

30.09.2020 Torunlar Portfolio Table (000 TRY)

	31.12.2019		30.09.2020		
REAL ESTATE, REAL ESTATE PROJECTS, REAL ESTATE RIGHTS	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
Landbank	215,355	1.6%	215,355	1.6%	0.0%
İstanbul Eyüpsultan Land (1,035 m ²)*	6,055	0.0%	6,055	0.0%	0.0%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m ²)	74,215	0.6%	74,215	0.6%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	71,820	0.5%	71,820	0.5%	0.0%
Antalya Kepez Land plots - Antalya	63,265	0.5%	63,265	0.5%	0.0%
Buildings	11,075,333	84.8%	11,075,333	84.8%	0.0%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	366,700	2.8%	366,700	2.8%	0.0%
Korupark Shopping Mall - Bursa	1,710,000	13.1%	1,710,000	13.1%	0.0%
Torium Shopping Mall - İstanbul	540,000	4.1%	540,000	4.1%	0.0%
Deepo Outlet Center - Antalya	465,000	3.6%	465,000	3.6%	0.0%
Mall of Antalya - Antalya	575,000	4.4%	575,000	4.4%	0.0%
Korupark 1. and 2. Phases - Bursa - 5 retail units + warehouses of 201 residential units + 1 power center	24,093	0.2%	24,093	0.2%	0.0%
Niş İstanbul - İstanbul - 7 retail stores	13,230	0.1%	13,230	0.1%	0.0%
Korupark Residences 3.Phase - Bursa - 9 residences + 1 parking lot + 1 power center	10,820	0.1%	10,820	0.1%	0.0%
Torium Residence - İstanbul - 2 units	685	0.0%	685	0.0%	0.0%
Torium Dorm (2 dorms)	42,300	0.3%	42,300	0.3%	NM
Mall of İstanbul Shopping Center - İstanbul	3,000,000	23.0%	3,000,000	23.0%	0.0%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 3 Flat offices, 8 Power centers - İstanbul	14,560	0.1%	14,560	0.1%	0.0%
Torun Tower (Office building) - İstanbul	1,853,000	14.2%	1,853,000	14.2%	0.0%
Torun Center Project (Residence) (Gross Sellable Area - 61,667.76 m ²) - İstanbul	998,999	7.6%	998,999	7.6%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 61,367.81 m ²) - İstanbul	1,039,726	8.0%	1,039,726	8.0%	0.0%
5. Levent Project - İstanbul - 281 Residences, 50 Commercial units	421,220	3.2%	421,220	3.2%	0.0%
Real Estate Projects	1,379,055	10.6%	1,379,055	10.6%	0.0%
Mall of İstanbul Project 2. Phase (Hotel, convention center, residence) - İstanbul	442,585	3.4%	442,585	3.4%	0.0%
İstanbul Paşabahçe Project	861,500	6.6%	861,500	6.6%	0.0%
Karaköy Hotel Project - İstanbul	74,970	0.6%	74,970	0.6%	0.0%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	12,669,743	97.0%	12,669,743	97.0%	0.0%

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKA Mall and Crowne Plaza - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	281,451	2.2%	281,451	2.2%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	55,550	0.4%	55,550	0.4%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	58,800	0.5%	58,800	0.5%	0.0%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	395,801	3.0%	395,801	3.0%	0.0%

TOTAL REAL ESTATE PORTFOLIO	13,065,544	100.0%	13,065,544	100.0%	0.0%
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MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2019	Total Portfolio Value Share %	30.09.2020	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	146,720	1%	178,034	1%	21.3
Demand/Time TRY Deposit	592,391	4%	160,047	1%	-73.0
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	739,111	5%	338,081	3%	-54.3
TOTAL PORTFOLIO VALUE	13,804,655	100%	13,403,625	100%	-2.9
OTHER ASSETS	-84,582		-171,025		102.2
LIABILITIES	5,241,934		5,200,007		-0.8
NET ASSET VALUE	8,478,139		8,032,593		-5.3
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.0
NAV PER SHARE	8.48		8.03		-5.3
SHARE CLOSING PRICE	2.75		3.67		33.5

Note: 5. Levent project with 340,000,000 TRY appraisal value is not included in the portfolio table as it is not annotated on the title deed.

*The land which was 5,720.90 m² at 5. Levent Eyüpsultan area in 2017 is currently decreased to 1,035 m² after some occupancy permits have been granted.