

31.03.2022 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2021		31.03.2022		
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	909,825	4.2%	909,825	4.2%	0.0%
İstanbul Eyüpsultan Land (25,882.45 m ²)*	446,470	2.0%	446,470	2.0%	0.0%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m ²)	248,805	1.1%	248,805	1.1%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	116,550	0.5%	116,550	0.5%	0.0%
Antalya Kepez Land plots - Antalya	98,000	0.4%	98,000	0.4%	0.0%
Buildings	18,589,032	85.1%	18,589,032	85.1%	0.0%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	457,000	2.1%	457,000	2.1%	0.0%
Korupark Shopping Mall - Bursa	2,150,000	9.8%	2,150,000	9.8%	0.0%
Torium Shopping Mall - İstanbul	750,000	3.4%	750,000	3.4%	0.0%
Deepo Outlet Center - Antalya	693,520	3.2%	693,520	3.2%	0.0%
Mall of Antalya - Antalya	1,035,065	4.7%	1,035,065	4.7%	0.0%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + warehouses of 201 residential units + 3 power centers + 1 parking lot	58,917	0.3%	58,917	0.3%	0.0%
Torium Residence - İstanbul - 2 units	1,835	0.0%	1,835	0.0%	0.0%
Torium Dorm (2 dorms)	50,000	0.2%	50,000	0.2%	0.0%
Mall of İstanbul Shopping Center - İstanbul	4,800,000	22.0%	4,800,000	22.0%	0.0%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 2 Flat offices, 12 Commercial units - İstanbul	81,510	0.4%	81,510	0.4%	0.0%
Torun Tower (Office building) - İstanbul	2,700,000	12.4%	2,700,000	12.4%	0.0%
Torun Center Project (Residence) (334 residences; Gross Sellable Area - 55,293.58 m ²) - İstanbul	1,936,270	8.9%	1,936,270	8.9%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 52,628.42 m ²) - İstanbul	2,146,510	9.8%	2,146,510	9.8%	0.0%
5. Levent Project - İstanbul - 15 Residences, 50 Commercial units, 17 power centers	274,405	1.3%	274,405	1.3%	0.0%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 15,250 m ²) - İstanbul	358,500	1.6%	358,500	1.6%	0.0%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	723,750	3.3%	723,750	3.3%	0.0%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 18,755 m ²) - İstanbul	371,750	1.7%	371,750	1.7%	0.0%
Real Estate Projects	1,782,720	8.2%	1,782,720	8.2%	0.0%
İstanbul Paşabahçe Project (70,644.88m ²)	1,430,000	6.5%	1,430,000	6.5%	0.0%
Karaköy Hotel Project - İstanbul	352,720	1.6%	352,720	1.6%	0.0%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	21,281,577	97.4%	21,281,577	97.4%	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 CPAnkara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	334,242	1.5%	334,242	1.5%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	127,350	0.6%	127,350	0.6%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	105,200	0.5%	105,200	0.5%	0.0%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	566,792	2.6%	566,792	2.6%	0.0%
TOTAL REAL ESTATE PORTFOLIO	21,848,369	100.0%	21,848,369	100.0%	0.0%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2021	Total Portfolio Value Share %	31.03.2022	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	61,082	0%	170,997	1%	179.9
Demand/Time TRY Deposit	186,485	1%	355,841	2%	90.8
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	247,567	1%	526,838	2%	112.8
TOTAL PORTFOLIO VALUE	22,095,936	100%	22,375,207	100%	1.3
OTHER ASSETS	-2,188,937		-2,151,657		-1.7
LIABILITIES	5,387,989		5,535,074		2.7
NET ASSET VALUE	14,519,010		14,688,476		1.2
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.0
NAV PER SHARE	14.52		14.69		1.2
SHARE CLOSING PRICE	3.92		6.09		55.4

100% ownership of the title deed for the 5. Levent project with 1,604,175,000 TRY appraisal value has been granted to Torunlar REIC on 18.04.2022. The project will be included under "Real Estate Projects" on the portfolio table by the end of Q2 2022 period.