

31.12.2019 Torunlar Portfolio Table (000 TRY)

	31.12.2018		31.12.2019		
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	200,420	1.6%	215,355	1.6%	7.5%
İstanbul Eyüpsultan Land (1,035 m ²)*	5,280	0.0%	6,055	0.0%	14.7%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m ²)	64,785	0.5%	74,215	0.6%	14.6%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	68,120	0.6%	71,820	0.5%	5.4%
Antalya Kepez Land plots - Antalya	62,235	0.5%	63,265	0.5%	1.7%
Buildings	10,455,553	85.7%	11,075,333	84.8%	5.9%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	352,400	2.9%	366,700	2.8%	4.1%
Korupark Shopping Mall - Bursa	1,540,000	12.6%	1,710,000	13.1%	11.0%
Torium Shopping Mall - İstanbul	490,000	4.0%	540,000	4.1%	10.2%
Deepo Outlet Center - Antalya	410,000	3.4%	465,000	3.6%	13.4%
Mall of Antalya - Antalya	490,000	4.0%	575,000	4.4%	17.3%
Korupark 1. and 2. Phases - Bursa - 5 retail units + warehouses of 201 residential units + 1 power center	22,433	0.2%	24,093	0.2%	7.4%
Niş İstanbul - İstanbul - 7 retail stores	15,535	0.1%	13,230	0.1%	-14.8%
Korupark Residences 3.Phase - Bursa - 9 residences + 1 parking lot + 1 power center	12,135	0.1%	10,820	0.1%	-10.8%
Torium Residence - İstanbul - 2 units	625	0.0%	685	0.0%	9.6%
Torium Dorm (2 dorms)	0	0.0%	42,300	0.3%	NM
Mall of İstanbul Shopping Center - İstanbul	2,590,000	21.2%	3,000,000	23.0%	15.8%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 3 Flat offices, 8 Power centers - İstanbul	80,120	0.7%	14,560	0.1%	-81.8%
Torun Tower (Office building) - İstanbul	1,724,000	14.1%	1,853,000	14.2%	7.5%
Torun Center Project (Residence) (Gross Sellable Area - 61,667.76 m ²) - İstanbul	1,116,639	9.2%	998,999	7.6%	-10.5%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 61,367.81 m ²) - İstanbul	1,086,976	8.9%	1,039,726	8.0%	-4.3%
5. Levent Project - İstanbul - 281 Residences, 50 Commercial units	524,690	4.3%	421,220	3.2%	-19.7%
Real Estate Projects	1,176,104	9.6%	1,379,055	10.6%	17.3%
Mall of İstanbul Project 2. Phase (Hotel, convention center, residence) - İstanbul	313,344	2.6%	442,585	3.4%	41.2%
İstanbul Paşabahçe Project	801,100	6.6%	861,500	6.6%	7.5%
Karaköy Hotel Project - İstanbul	61,660	0.5%	74,970	0.6%	21.6%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	11,832,077	97.0%	12,669,743	97.0%	7.1%

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	267,195	2.2%	281,451	2.2%	5.3%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	45,545	0.4%	55,550	0.4%	22.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	52,400	0.4%	58,800	0.5%	12.2%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	365,140	3.0%	395,801	3.0%	8.4%
TOTAL REAL ESTATE PORTFOLIO	12,197,217	100.0%	13,065,544	100.0%	7.1%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2018	Total Portfolio Value Share %	31.12.2019	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	145,445	1%	146,720	1%	0.9
Demand/Time TRY Deposit	58,892	0%	592,391	4%	905.9
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	204,337	2%	739,111	5%	261.7
TOTAL PORTFOLIO VALUE	12,401,554	100%	13,804,655	100%	11.3
OTHER ASSETS	-127,115		-84,582		-33.5
LIABILITIES	4,660,721		5,241,934		12.5
NET ASSET VALUE	7,613,718		8,478,139		11.4
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.0
NAV PER SHARE	7.61		8.48		11.4
SHARE CLOSING PRICE	1.51		2.75		82.1

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.