

## 30.06.2025 Torunlar REIC Portfolio Table (000 TRY)

|                                                                                                                                   | 31.12.2024        |                                           | 30.06.2025         |                                           |              |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------|--------------------|-------------------------------------------|--------------|
| 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       |
| <b>Landbank</b>                                                                                                                   | <b>1,892,475</b>  | <b>1.9%</b>                               | <b>2,288,115</b>   | <b>1.9%</b>                               | <b>20.9%</b> |
| İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m <sup>2</sup> )                                                                   | 888,635           | 0.9%                                      | 1,050,227          | 0.9%                                      | 18.2%        |
| Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )                                                                     | 385,185           | 0.4%                                      | 431,900            | 0.4%                                      | 12.1%        |
| Antalya Kepez Land plots - Antalya (50,292.59 m <sup>2</sup> )                                                                    | 618,655           | 0.6%                                      | 805,988            | 0.7%                                      | 30.3%        |
| <b>Buildings</b>                                                                                                                  | <b>80,304,440</b> | <b>81.3%</b>                              | <b>96,114,300</b>  | <b>80.6%</b>                              | <b>19.7%</b> |
| Zafer Plaza Shopping Mall - Bursa (72.26% share)                                                                                  | 1,713,800         | 1.7%                                      | 2,206,400          | 1.9%                                      | 28.7%        |
| Korupark Shopping Mall - Bursa                                                                                                    | 12,554,300        | 12.7%                                     | 15,318,130         | 12.8%                                     | 22.0%        |
| Torium Shopping Mall - İstanbul                                                                                                   | 3,325,100         | 3.4%                                      | 4,230,100          | 3.5%                                      | 27.2%        |
| Deepo Outlet Center - Antalya                                                                                                     | 4,147,300         | 4.2%                                      | 4,954,100          | 4.2%                                      | 19.5%        |
| Mall of Antalya - Antalya                                                                                                         | 5,623,400         | 5.7%                                      | 7,165,700          | 6.0%                                      | 27.4%        |
| Korupark 1., 2. and 3. Phases - Bursa - 5 retail units + several parking lots                                                     | 211,585           | 0.2%                                      | 203,250            | 0.2%                                      | -3.9%        |
| Torium Residence - İstanbul - 2 units                                                                                             | 7,560             | 0.0%                                      | 8,850              | 0.0%                                      | 17.1%        |
| Torium Dorm (2 dorms)                                                                                                             | 494,200           | 0.5%                                      | 491,400            | 0.4%                                      | -0.6%        |
| Mall of İstanbul Shopping Center - İstanbul                                                                                       | 29,300,000        | 29.7%                                     | 35,895,100         | 30.1%                                     | 22.5%        |
| Mall of İstanbul - 2 Residences, 2 Offices, 12 Commercial units - İstanbul                                                        | 261,330           | 0.3%                                      | 301,790            | 0.3%                                      | 15.5%        |
| Torun Center Project (Residence) (279 residences; Gross Sellable Area - 46,381.34 m <sup>2</sup> ) - İstanbul                     | 7,107,735         | 7.2%                                      | 8,082,100          | 6.8%                                      | 13.7%        |
| Torun Center Project (Offices and retail area) (Gross Leasable Area - 47,274.95 m <sup>2</sup> ) - İstanbul                       | 8,514,150         | 8.6%                                      | 9,381,810          | 7.9%                                      | 10.2%        |
| 5. Levent Project - İstanbul - 7 Residences + 50 Commercial units                                                                 | 786,980           | 0.8%                                      | 887,120            | 0.7%                                      | 12.7%        |
| Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 8,250.33 m <sup>2</sup> ) - İstanbul                    | 579,000           | 0.6%                                      | 679,420            | 0.6%                                      | 17.3%        |
| Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 199) - İstanbul                            | 4,183,000         | 4.2%                                      | 4,520,720          | 3.8%                                      | 8.1%         |
| Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 12,503.53 m <sup>2</sup> ) - İstanbul         | 1,495,000         | 1.5%                                      | 1,788,310          | 1.5%                                      | 19.6%        |
| <b>Real Estate Projects</b>                                                                                                       | <b>12,981,080</b> | <b>13.1%</b>                              | <b>16,983,669</b>  | <b>14.2%</b>                              | <b>30.8%</b> |
| İstanbul Paşabahçe Project (70,644.88m <sup>2</sup> )                                                                             | 6,246,100         | 6.3%                                      | 6,394,900          | 5.4%                                      | 2.4%         |
| Karaköy Hotel Project - İstanbul                                                                                                  | 1,616,100         | 1.6%                                      | 1,742,063          | 1.5%                                      | 7.8%         |
| 5. Levent Project Phase 2 - (480 residences; 80,708.96 m <sup>2</sup> ), (Commercial Units - 3,720.75 m <sup>2</sup> ) - İstanbul | 5,118,880         | 5.2%                                      | 8,846,706          | 7.4%                                      | 72.8%        |
| <b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>                                                                                 | <b>95,177,995</b> | <b>96.4%</b>                              | <b>115,386,084</b> | <b>96.8%</b>                              | <b>21.2%</b> |

  

| PARTICIPATIONS' REAL ESTATE PORTFOLIO                                                   | Appraisal Value   | Total Real Estate Portfolio Value Share % | Appraisal Value    | Total Real Estate Portfolio Value Share % | Change       |
|-----------------------------------------------------------------------------------------|-------------------|-------------------------------------------|--------------------|-------------------------------------------|--------------|
| ANKAmall and CPAnkara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara               | 2,198,375         | 2.2%                                      | 2,198,375          | 1.8%                                      | 0.0%         |
| Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla                   | 1,051,700         | 1.1%                                      | 1,249,000          | 1.0%                                      | 18.8%        |
| Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun | 315,500           | 0.3%                                      | 394,040            | 0.3%                                      | 24.9%        |
| <b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>                                      | <b>3,565,575</b>  | <b>3.6%</b>                               | <b>3,841,415</b>   | <b>3.2%</b>                               | <b>7.7%</b>  |
| <b>TOTAL REAL ESTATE PORTFOLIO*</b>                                                     | <b>98,743,570</b> | <b>100.0%</b>                             | <b>119,227,499</b> | <b>100.0%</b>                             | <b>20.7%</b> |

  

| MONEY AND CAPITAL MARKETS INSTRUMENTS                     | 31.12.2024         | Total Portfolio Value Share % | 30.06.2025         | Total Portfolio Value Share % | Change       |
|-----------------------------------------------------------|--------------------|-------------------------------|--------------------|-------------------------------|--------------|
| Demand/Time (Forex Deposit + FX Capital Markets Products) | 12,230,727         | 10%                           | 11,845,698         | 8%                            | -3.1%        |
| Demand/Time (TRY Deposit + TRY Capital Markets Products)  | 11,300,607         | 9%                            | 11,762,791         | 8%                            | 4.1%         |
| <b>TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS</b>        | <b>23,531,334</b>  | <b>19%</b>                    | <b>23,608,489</b>  | <b>17%</b>                    | <b>0.3%</b>  |
| <b>TOTAL PORTFOLIO VALUE</b>                              | <b>122,274,904</b> | <b>100%</b>                   | <b>142,835,988</b> | <b>100%</b>                   | <b>16.8%</b> |
| OTHER ASSETS                                              | 12,403,126         |                               | -6,332,219         |                               | -151.1%      |
| LIABILITIES                                               | 21,225,982         |                               | 22,556,970         |                               | 6.3%         |
| <b>NET ASSET VALUE</b>                                    | <b>113,452,048</b> |                               | <b>113,946,799</b> |                               | <b>0.4%</b>  |
| NUMBER OF SHARES                                          | 1,000,000,000      |                               | 1,000,000,000      |                               | 0.00%        |
| <b>NAV PER SHARE</b>                                      | <b>113.45</b>      |                               | <b>113.95</b>      |                               | <b>0.4%</b>  |
| <b>SHARE CLOSING PRICE</b>                                | <b>63.75</b>       |                               | <b>66.85</b>       |                               | <b>4.9%</b>  |

\*The 2024 appraisal values are the nominal year-end values for 2024. These values have not been adjusted for inflation.