30.06.2026 Torunlar REIC Portfolio Table (000 TRY)					
	31.12.2025		30.06.2026		
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	**1,449,490**	**1.1%**	**2,563,645**	**1.5%**	**76.9%**
Mall of İstanbul Project 3. Phase (12,131.79 m^2)	527,730	0.4%	612,660	0.4%	**16.1%**
Antalya Kepez Land plots - Antalya (52,546.67 m2)	921,760	0.7%	1,140,985	0.7%	**23.8%**
Samsun İlkadım Land plots - Samsun (37,000 m^2)	0	0.0%	810,000	0.5%	**NM**
Buildings	**107,113,980**	**82.8%**	**146,691,395**	**86.2%**	**36.9%**
Zafer Plaza Shopping Mall - Bursa (72.26% share)	2,401,700	1.9%	2,877,500	1.7%	**19.8%**
Korupark Shopping Mall - Bursa	17,167,500	13.3%	20,563,400	12.1%	**19.8%**
Torium Shopping Mall - İstanbul	4,764,700	3.7%	5,664,300	3.3%	**18.9%**
Deepo Outlet Center - Antalya	5,516,000	4.3%	6,450,400	3.8%	**16.9%**
Mall of Antalya - Antalya	8,587,800	6.6%	9,848,700	5.8%	**14.7%**
Forum Mersin Shopping Mall - Mersin	0	0.0%	12,617,300	7.4%	**NM**
Forum Kayseri Shopping Mall - Kayseri	0	0.0%	8,330,400	4.9%	**NM**
Korupark 1., 2. and 3. Phases - Bursa - 5 retail units + several parking lots	233,480	0.2%	275,550	0.2%	**18.0%**
Torium Residence - İstanbul - 2 units	9,560	0.0%	11,270	0.0%	**17.9%**
Torium Dorm (2 dorms)	520,500	0.4%	604,900	0.4%	**16.2%**
Mall of İstanbul Shopping Center - İstanbul	39,331,200	30.4%	46,646,200	27.4%	**18.6%**
Mall of İstanbul - 2 Residences, 2 Offices, 12 Commercial units - İstanbul	346,570	0.3%	403,150	0.2%	**16.3%**
Torun Center Project (Residence) (274 residences; Gross Sellable Area - 45,288.22 m^2) - İstanbul	9,337,670	7.2%	10,657,070	6.3%	**14.1%**
Torun Center Project (Offices and retail area) (Gross Leasable Area - 45,137.48 m^2) - İstanbul	10,294,440	8.0%	11,845,490	7.0%	**15.1%**
5. Levent Project - İstanbul - 8 Residences + 50 Commercial units	1,033,300	0.8%	1,190,045	0.7%	**15.2%**
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 8,250.33 m^2) - İstanbul	715,200	0.6%	837,810	0.5%	**17.1%**
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 199) - İstanbul	4,799,240	3.7%	5,439,140	3.2%	**13.3%**
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 12,503.53 m^2) - İstanbul	2,055,120	1.6%	2,428,770	1.4%	**18.2%**
Real Estate Projects	**15,913,335**	**12.3%**	**15,749,683**	**9.3%**	**-1.0%**
İstanbul Paşabahçe Project (70,644.88m^2)	7,534,030	5.8%	8,755,910	5.1%	**16.2%**
Karaköy Hotel Project - İstanbul	2,120,093	1.6%	2,373,503	1.4%	**12.0%**
5. Levent Project Phase 2 - (165 residences; 27,758.85 m^2), (Commercial Units -20 units; 3,720.75 m^2) - İstanbul	6,259,212	4.8%	4,620,270	2.7%	**-26.2%**
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	**124,476,805**	**96.2%**	**165,004,723**	**97.0%**	**32.6%**

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	3,018,454	2.3%	3,018,454	1.8%	**0.0%**
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	1,413,100	1.1%	1,644,500	1.0%	**16.4%**
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	418,760	0.3%	507,400	0.3%	**21.2%**
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	**4,850,314**	**3.8%**	**5,170,354**	**3.0%**	**6.6%**
TOTAL REAL ESTATE PORTFOLIO	**129,327,119**	**100.0%**	**170,175,077**	**100.0%**	**31.6%**
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2025	Total Portfolio Value Share %	30.06.2026	Total Portfolio Value Share %	Change
Demand/Time (Forex Deposit + FX Capital Markets Products)	19,952,002	12%	19,445,087	10%	-2.5%
Demand/Time (TRY Deposit + TRY Capital Markets Products)	17,324,749	10%	11,954,122	6%	-31.0%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	**37,276,751**	**22%**	**31,399,209**	**16%**	**-15.8%**
TOTAL PORTFOLIO VALUE	**166,603,870**	**100%**	**201,574,286**	**100%**	**21.0%**
OTHER ASSETS	18,138,201		-3,346,191		-118.4%
LIABILITIES	30,982,042		43,652,359		40.9%
NET ASSET VALUE	**153,760,029**		**154,575,736**		**0.5%**
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	**153.76**		**154.58**		**0.5%**
SHARE CLOSING PRICE	74.00		100.00		35.1%

*The 2025 appraisal values are the nominal year-end values for 2025. These values have not been adjusted for inflation.