

30.06.2026 Torunlar REIC Real Estate 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 m ²)	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
ANKA Mall and CPA Ankara 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%