

31.03.2025 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2024		31.03.2025		
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>1,892,475</b>	<b>1.9%</b>	<b>0.0%</b>
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m <sup>2</sup> )*	888,635	0.9%	888,635	0.9%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )	385,185	0.4%	385,185	0.4%	0.0%
Antalya Kepez Land plots - Antalya (50,347.96m <sup>2</sup> )	618,655	0.6%	618,655	0.6%	0.0%
<b>Buildings</b>	<b>80,304,440</b>	<b>81.3%</b>	<b>80,304,440</b>	<b>81.3%</b>	<b>0.0%</b>
Zafer Plaza Shopping Mall - Bursa (72.26% share)	1,713,800	1.7%	1,713,800	1.7%	0.0%
Korupark Shopping Mall - Bursa	12,554,300	12.7%	12,554,300	12.7%	0.0%
Torium Shopping Mall - İstanbul	3,325,100	3.4%	3,325,100	3.4%	0.0%
Deepo Outlet Center - Antalya	4,147,300	4.2%	4,147,300	4.2%	0.0%
Mall of Antalya - Antalya	5,623,400	5.7%	5,623,400	5.7%	0.0%
Korupark 1., 2. and 3. Phases - Bursa - 4 residences + 5 retail units + several power centers and parking lots	211,585	0.2%	211,585	0.2%	0.0%
Torium Residence - İstanbul - 2 units	7,560	0.0%	7,560	0.0%	0.0%
Torium Dorm (2 dorms)	494,200	0.5%	494,200	0.5%	0.0%
Mall of İstanbul Shopping Center - İstanbul	29,300,000	29.7%	29,300,000	29.7%	0.0%
Mall of İstanbul - 2 Residences, 2 Offices, 12 Commercial units - İstanbul	261,330	0.3%	261,330	0.3%	0.0%
Torun Center Project (Residence) (275 residences; Gross Sellable Area - 47,073.55 m <sup>2</sup> ) - İstanbul	7,107,735	7.2%	7,107,735	7.2%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 47,121 m <sup>2</sup> ) - İstanbul	8,514,150	8.6%	8,514,150	8.6%	0.0%
5. Levent Project - İstanbul - 7 Residences, 50 Commercial units	786,980	0.8%	786,980	0.8%	0.0%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 8,250.33 m <sup>2</sup> ) - İstanbul	579,000	0.6%	579,000	0.6%	0.0%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 199) - İstanbul	4,183,000	4.2%	4,183,000	4.2%	0.0%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Net Leasable Area - 12,503.53 m <sup>2</sup> ) - İstanbul	1,495,000	1.5%	1,495,000	1.5%	0.0%
<b>Real Estate Projects</b>	<b>12,981,080</b>	<b>13.1%</b>	<b>12,981,080</b>	<b>13.1%</b>	<b>0.0%</b>
İstanbul Paşabahçe Project (70,644.88m <sup>2</sup> )	6,246,100	6.3%	6,246,100	6.3%	0.0%
Karaköy Hotel Project - İstanbul	1,616,100	1.6%	1,616,100	1.6%	0.0%
5. Levent Project Phase 2 - (355 residences; 56,544.05 m <sup>2</sup> ), (Commercial Units - 3,720.74 m <sup>2</sup> ) - İstanbul	5,118,880	5.2%	5,118,880	5.2%	0.0%
<b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>	<b>95,177,995</b>	<b>96.4%</b>	<b>95,177,995</b>	<b>96.4%</b>	<b>0.0%</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	2.2%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	1,051,700	1.1%	1,051,700	1.1%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	315,500	0.3%	315,500	0.3%	0.0%
<b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>	<b>3,565,575</b>	<b>3.6%</b>	<b>3,565,575</b>	<b>3.6%</b>	<b>0.0%</b>
<b>TOTAL REAL ESTATE PORTFOLIO</b>	<b>98,743,570</b>	<b>100.0%</b>	<b>98,743,570</b>	<b>100.0%</b>	<b>0.0%</b>

  

MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2024	Total Portfolio Value Share %	31.03.2025	Total Portfolio Value Share %	Change
Demand/Time (Forex Deposit + FX Capital Markets Products)	11,540,271	10%	11,901,729	10%	3.1%
Demand/Time (TRY Deposit + TRY Capital Markets Products)	10,657,693	9%	11,326,737	9%	6.3%
<b>TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS</b>	<b>22,197,964</b>	<b>18%</b>	<b>23,228,466</b>	<b>19%</b>	<b>4.6%</b>
<b>TOTAL PORTFOLIO VALUE</b>	<b>120,941,534</b>	<b>100%</b>	<b>121,972,036</b>	<b>100%</b>	<b>0.9%</b>
OTHER ASSETS	6,105,154		6,525,342		6.9%
LIABILITIES	20,023,241		20,716,833		3.5%
<b>NET ASSET VALUE</b>	<b>107,023,447</b>		<b>107,780,545</b>		<b>0.7%</b>
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
<b>NAV PER SHARE</b>	<b>107.02</b>		<b>107.78</b>		<b>0.7%</b>
SHARE CLOSING PRICE	63.75		60.70		-4.8%