

## 30.06.2024 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2023		30.06.2024		
<b>REAL ESTATE, REAL ESTATE PROJECTS, REAL ESTATE RIGHTS</b>	<b>Appraisal Value</b>	<b>Total Real Estate Portfolio Value Share %</b>	<b>Appraisal Value</b>	<b>Total Real Estate Portfolio Value Share %</b>	<b>Change</b>
<b>Landbank</b>	<b>1,413,670</b>	<b>1.7%</b>	<b>1,671,820</b>	<b>1.9%</b>	<b>18.3%</b>
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m <sup>2</sup> )*	710,370	0.9%	820,675	1.0%	15.5%
Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )	272,965	0.3%	307,540	0.4%	12.7%
Antalya Kepez Land plots - Antalya (50,347.96m <sup>2</sup> )	430,335	0.5%	543,605	0.6%	26.3%
<b>Buildings</b>	<b>66,740,010</b>	<b>80.7%</b>	<b>65,733,310</b>	<b>76.6%</b>	<b>-1.5%</b>
Zafer Plaza Shopping Mall - Bursa (72.26% share)	940,500	1.1%	1,499,920	1.7%	59.5%
Korupark Shopping Mall - Bursa	7,665,000	9.3%	9,750,000	11.4%	27.2%
Torium Shopping Mall - İstanbul	2,220,000	2.7%	3,050,000	3.6%	37.4%
Deepo Outlet Center - Antalya	2,850,000	3.4%	3,620,000	4.2%	27.0%
Mall of Antalya - Antalya	3,535,000	4.3%	4,550,000	5.3%	28.7%
Korupark 1., 2. and 3. Phases - Bursa - 7 residences + 5 retail units + several power centers and parking lots	180,160	0.2%	197,320	0.2%	9.5%
Torium Residence - İstanbul - 2 units	5,830	0.0%	6,920	0.0%	18.7%
Torium Dorm (2 dorms)	270,200	0.3%	275,900	0.3%	2.1%
Mall of İstanbul Shopping Center - İstanbul	18,000,000	21.8%	22,800,000	26.6%	26.7%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 1 Flat offices, 12 Commercial units - İstanbul	201,640	0.2%	228,240	0.3%	13.2%
Torun Tower (Office building) - İstanbul	12,400,000	15.0%	0	0.0%	-100.0%
Torun Center Project (Residence) (284 residences; Gross Sellable Area - 47,766.56 m <sup>2</sup> ) - İstanbul	6,241,740	7.5%	6,451,515	7.5%	3.4%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 49,494.10 m <sup>2</sup> ) - İstanbul	7,375,230	8.9%	7,866,795	9.2%	6.7%
5. Levent Project - İstanbul - 7 Residences, 50 Commercial units, 17 power centers	657,710	0.8%	684,700	0.8%	4.1%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 10,247.59 m <sup>2</sup> ) - İstanbul	590,000	0.7%	680,000	0.8%	15.3%
Mall of İstanbul Project 2. Phase - MOI Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	3,040,000	3.7%	3,437,000	4.0%	13.1%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Net Leasable Area - 12,503.53 m <sup>2</sup> ) - İstanbul	567,000	0.7%	635,000	0.7%	12.0%
<b>Real Estate Projects</b>	<b>12,025,100</b>	<b>14.5%</b>	<b>15,633,200</b>	<b>18.2%</b>	<b>30.0%</b>
İstanbul Paşabahçe Project (70,644.88m <sup>2</sup> )	4,062,600	4.9%	4,887,200	5.7%	20.3%
Karaköy Hotel Project - İstanbul	1,187,500	1.4%	1,352,000	1.6%	13.9%
5. Levent Project Phase 2 - İstanbul (43,405.61 m <sup>2</sup> )**	6,775,000	8.2%	9,394,000	10.9%	38.7%
<b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>	<b>80,178,780</b>	<b>96.9%</b>	<b>83,038,330</b>	<b>96.8%</b>	<b>3.6%</b>
<b>PARTICIPATIONS' REAL ESTATE PORTFOLIO</b>	<b>Appraisal Value</b>	<b>Total Real Estate Portfolio Value Share %</b>	<b>Appraisal Value</b>	<b>Total Real Estate Portfolio Value Share %</b>	<b>Change</b>
ANKA Mall and CP Ankara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	1,658,811	2.0%	1,658,811	1.9%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	744,400	0.9%	880,400	1.0%	18.3%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	162,650	0.2%	220,550	0.3%	35.6%
<b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>	<b>2,565,861</b>	<b>3.1%</b>	<b>2,759,761</b>	<b>3.2%</b>	<b>7.6%</b>
<b>TOTAL REAL ESTATE PORTFOLIO</b>	<b>82,744,641</b>	<b>100.0%</b>	<b>85,798,091</b>	<b>100.0%</b>	<b>3.7%</b>
<b>MONEY AND CAPITAL MARKETS INSTRUMENTS</b>	<b>31.12.2023</b>	<b>Total Portfolio Value Share %</b>	<b>30.06.2024</b>	<b>Total Portfolio Value Share %</b>	<b>Change</b>
Demand/Time Forex Deposit	2,006,648	2%	7,027,565	7%	250.2%
Demand/Time TRY Deposit	2,425,410	3%	9,711,973	9%	300.4%
<b>TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS</b>	<b>4,432,058</b>	<b>5%</b>	<b>16,739,538</b>	<b>16%</b>	<b>277.7%</b>
<b>TOTAL PORTFOLIO VALUE</b>	<b>87,176,699</b>	<b>100%</b>	<b>102,537,629</b>	<b>100%</b>	<b>17.6%</b>
OTHER ASSETS	13,349,093		-6,244,234		-146.8%
LIABILITIES	10,418,308		9,685,477		-7.0%
<b>NET ASSET VALUE</b>	<b>90,107,484</b>		<b>86,607,918</b>		<b>-3.9%</b>
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	90.11		86.61		-3.9%
SHARE CLOSING PRICE	31.70		53.65		69.2%