

i – Real Estates

Real Estates, Real Estate Projects, Chattel Real		Appraisal date	Appraisal Value (TL)	
			VAT excluded	VAT Included
- Land in Büyükçekmece Eskice Village	Büyükçekmece / İstanbul, 3 parcels 622.651,10 m ² .	29.05.2020	83.670.000	98.730.600
- Maslak Land	Sarıyer / İstanbul, 2 parcels, in Maslak, on the Şişli-İstinye Büyükdere motorway 18.961,90 m ² .	29.05.2020	101.000.000	119.180.000
- İstanbul Şişhane Business Center	Beyoğlu / İstanbul, gross 730 m ² , 3 floors offices, 1 floor/entrance-store, with elevator, generator, air conditioning and floor heating	29.05.2020	10.900.000	12.862.000
- İstanbul Karaköy Business Center	Karaköy / İstanbul, gross 1.730 m ² , single block, elevator, air conditioning heating, ½ bought in 1997, ½ bought in 1999.	30.12.2019	13.200.000	15.576.000
- Ankara Çankaya Business Center	Çankaya / Ankara, gross 1.887 m ² , single block, 6 storeys, elevator, chiller air conditioning, natural gas heating.	30.12.2019	8.800.000	10.384.000
- Fethiye Hillside Beach Club Holiday Village	10.128,09 m ² , in Fethiye / Muğla, Parcel 3 with 1. Class Holiday Village in Kaya Village, Kalemya Bay.	29.05.2020	55.704.500	65.731.310
- Fethiye Hillside Beach Club Holiday Village (usufruct)	Fethiye / Muğla, 2 parcels, 84.762 m ² , usufruct for parcel 1 in Kaya Village, Kalemya Bay.	29.05.2020	562.795.500	664.098.690
- Factory and land in Eyüp - Topçular	Eyüp / İstanbul, 15.675 m ² , facilities located in Topçular neighborhood. Door no. 8 block 247, parcel 56.	29.05.2020	79.650.000	93.987.000
-39 shops in Etiler Alkent Housing Estate	39 shops in Etiler Alkent Shopping Center in Beşiktaş, İstanbul.	30.12.2019	37.690.000	44.474.200
-10 shops in Büyükçekmece Alkent 2000 Yeditepe Housing Estate	10 shops in Büyükçekmece Alkent 2000 Shopping Center in Büyükçekmece, İstanbul.	29.05.2020	12.600.000	14.868.000
TOTAL			966.010.000	1.139.891.800

ii – Money and Capital Market Instruments

Type	Total (TL)	Ratio (%)
Government Bonds and Bills	471.761.995	78,58
Foreign Currency Time Deposits	118.980.037	19,82
Share Certificates	7.044.574	1,17
TL Time Deposit	1.827.409	0,30
Mutual Funds	733.252	0,12
TL Deposit	60.590	0,01
TOTAL	600.407.857	100

iii – Participations

Type	Total (TL)	Ratio (%)
Participations	8.646.941	55,11

INFORMATION REGARDING PORTFOLIO ASSETS LEASED

Information Regarding Portfolio Assets Leased	Insurance Value (TL)	Rent Appraisal Date	Rent Appraisal Value (TL)	Monthly Rent(TL)	
- İstanbul Şişhane Business Center	825.000	30.12.19	43.950	-	Not rented as of 31.12.2019
- İstanbul Karaköy Business Center	1.950.000	30.12.19	57.090	61.854	
- 39 shops in Etiler Alkent Shopping Center	3.875.000	30.12.19	227.413	263.207	
- 10 shops in Büyükçekmece Alkent 2000	1.315.000	30.12.19	68.640	86.624	
- Factory in Eyüp - Topçular	2.288.000	30.12.19	100.000	105.000	
- Ankara Çankaya Business Center	2.200.000	30.12.19	62.176	91.776	
- Fethiye Hillside Beach Club Holiday Village (*)	201.669.790	10.01.20	32.280.000	32.745.008	

Footnotes:

(*) The main operator of Hillside Beach Club Holiday Resort in Fethiye is Attaş Alarko Turistik Tesisler A.Ş. According to the operation contract, the annual rent income is minimum USD 2.582.000. This rent includes 2 shops within the Holiday Resort. Pursuant to the operation contract, the rent income from the said shops belongs to the operator. Leasing is done by our company and the rent earned from these shops is deducted from the main rent income of USD 2.582.000. Value appraisal report covers the entire facility, including these shops. Hillside Beach Club Holiday Resort in Fethiye has been rented for Turkish Lira equivalent of US Dollar. Turkish lira value of the rent changes according to the change in the exchange rate. In addition to the annual fixed rent of USD 2.582.000, if the amount of land allocation fee paid in TL to the Ministry of Forestry for the facility, the rent for land paid in TL at 2% of the operation income, and the annual gross operation profit of the operator exceed USD 3.500.000, 50 % of the sum in excess is added to the annual rent.

