

# Alarko REIT



**“Alkent Istanbul 2000”  
Büyüççekmece, Istanbul-  
Turkey**



**“Alkent Istanbul 2000” Büyüççekmece, Istanbul-Turkey**

## **Alarko Real Estate Investment Trust (Alarko REIT)**

- Is the first REIT IPO in Turkey (1997) and is a tax-exempt company.
- Generates rental revenue, approximately US\$ 5 – 5,5 million per year.
- Has recently completed the development and sales of 63 Lake Mansions in Büyükçekmece.

## Portfolio Value of ALARKO REIT

US\$ Million

	31.12.2016	30.09.2017
<b>CASH AND MARKETABLE SECURITIES</b>	<b>92,65</b>	<b>101,64</b>
<b>REAL ESTATE PORTFOLIO</b>	<b>121,61</b>	<b>115,63</b>
Land in Maslak, Istanbul	19,89	19,71
Land in Eskice Village, Buyukcekmece - Istanbul	14,12	13,99
Villa's in Eskice Village, Buyukcekmece - Istanbul	4,89	-
Alarko Business Center ( Karakoy )	2,41	2,39
Alarko Business Center ( Ankara )	1,46	1,45
Alarko Business Center ( Sishane )	2,11	2,09
Hillside Beach Club Holiday Village - Fethiye	57,54	57,01
Factory Building - Eyüp - İstanbul	12,33	12,22
Shops in Etiler - Alkent - Istanbul	4,62	4,58
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,22	2,20
<b>TOTAL PORTFOLIO (US\$ Million)</b>	<b>214,25</b>	<b>217,27</b>
<b>TOTAL PORTFOLIO (TL Million)</b>	<b>754,00</b>	<b>771,77</b>
TL / US\$ Exchange Rate	3,52	3,55

## IFRS Financials\*

(US\$ Million)

Selected Figures	31.12.2014	31.12.2015	31.12.2016	30.09.2017
Revenues	6,4	7,2	6,8	11
Operational Profit	33,7	45,3	37,8	10
EBITDA	33,7	45,3	37,8	10
Net Profit	33,7	45,3	37,9	10

EBITDA Margin (%)	524	627	559	90
-------------------	-----	-----	-----	----

Cash & Financial Inv. (1)	83	87	93	102
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	83	87	93	102

TL/US\$ Exchange Rate	2,32	2,91	3,52	3,55
-----------------------	------	------	------	------