

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

	31.12.2017	31.03.2018
CASH AND MARKETABLE SECURITIES	101,76	106,71
REAL ESTATE PORTFOLIO	154,73	147,80
Land in Maslak, Istanbul	21,67	20,70
Land in Eskice Village, Buyukcekmece - Istanbul	17,63	16,84
Alarko Business Center (Karakoy)	2,84	2,71
Alarko Business Center (Ankara)	1,83	1,75
Alarko Business Center (Sishane)	2,36	2,25
Hillside Beach Club Holiday Village - Fethiye	81,13	77,49
Factory Building - Eyüp - İstanbul	17,21	16,44
Shops in Etiler - Alkent - Istanbul	7,49	7,15
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,58	2,47
TOTAL PORTFOLIO (US\$ Million)	256,49	254,51
TOTAL PORTFOLIO (TL Million)	967,44	1.005,03
TL / US\$ Exchange Rate	3,77	3,95

IFRS Financials*

(US\$ Million)

Selected Figures	31.12.2015	31.12.2016	31.12.2017	31.03.2018
Revenues	7,2	6,8	10,8	1,0
Operational Profit	45,3	37,8	40,3	6,2
EBITDA	45,3	37,8	40,4	6,2
Net Profit	45,3	37,9	40,4	6,2

EBITDA Margin (%)	627	559	372	628
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Cash & Financial Inv. (1)	87	93	102	107
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	87	93	102	107

TL/US\$ Exchange Rate	2,91	3,52	3,77	3,95
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