

# Alarko REIT



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



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## **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 completed the development and sales of 63 Lake Mansions in Büyükçekmece as of 2017.

## Portfolio Value of ALARKO REIT

US\$ Million

	31.12.2017	31.12.2018
<b>CASH, MARKETABLE SECURITIES &amp; PARTICIPATIONS</b>	<b>101,76</b>	<b>99,40</b>
<b>REAL ESTATE PORTFOLIO</b>	<b>154,73</b>	<b>127,71</b>
Land in Maslak, Istanbul	21,67	17,30
Land in Eskice Village, Buyukcekmece - Istanbul	17,63	14,22
Alarko Business Center ( Karakoy )	2,84	2,24
Alarko Business Center ( Ankara )	1,83	1,51
Alarko Business Center ( Sishane )	2,36	1,83
Hillside Beach Club Holiday Village - Fethiye	81,13	68,62
Factory Building - Eyüp - İstanbul	17,21	13,53
Shops in Etiler - Alkent - Istanbul	7,49	6,33
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,58	2,12
<b>TOTAL PORTFOLIO (US\$ Million)</b>	<b>256,49</b>	<b>227,11</b>
<b>TOTAL PORTFOLIO (TL Million)</b>	<b>967,44</b>	<b>1.194,83</b>
TL / US\$ Exchange Rate	3,77	5,26

## IFRS Financials\*

(US\$ Million)

Selected Figures	31.12.2015	31.12.2016	31.12.2017	31.12.2018
Revenues	7,2	6,8	10,8	5,6
Operational Profit	45,3	37,8	40,3	51,2
EBITDA	45,3	37,8	40,4	51,3
Net Profit	45,3	37,9	40,4	51,2

EBITDA Margin (%)	627	559	372	923
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Cash & Financial Inv. (1)	87	93	102	98
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	87	93	102	98

TL/US\$ Exchange Rate	2,91	3,52	3,77	5,26
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