

# 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 recently completed the development of 63 Lake Mansions in Büyükçekmece and most of the units are sold.

## Portfolio Value of ALARKO REIT

US\$ Million

	31.12.2015	30.09.2016
<b>CASH AND MARKETABLE SECURITIES</b>	<b>87,04</b>	<b>92,66</b>
<b>REAL ESTATE PORTFOLIO</b>	<b>127,58</b>	<b>122,39</b>
Land in Maslak, Istanbul	18,64	18,09
Land in Eskice Village, Buyukcekmece - Istanbul	16,58	16,09
Villa's in Eskice Village, Buyukcekmece - Istanbul	6,59	4,96
Alarko Business Center ( Karakoy )	2,30	2,23
Alarko Business Center ( Ankara )	1,73	1,68
Alarko Business Center ( Sishane )	2,14	2,08
Hillside Beach Club Holiday Village - Fethiye	58,47	56,74
Factory Building - Eyüp - İstanbul	13,65	13,25
Shops in Etiler - Alkent - Istanbul	5,09	4,94
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,41	2,34
<b>TOTAL PORTFOLIO (US\$ Million)</b>	<b>214,62</b>	<b>215,05</b>
<b>TOTAL PORTFOLIO (TL Million)</b>	<b>624,03</b>	<b>644,26</b>
TL / US\$ Exchange Rate	2,91	3,00

## IFRS Financials\*

(US\$ Million)

Selected Figures	31.12.2013	31.12.2014	31.12.2015	30.09.2016
Revenues	15,1	6,4	7,2	7,1
Operational Profit	39,5	33,7	45,3	8,9
EBITDA	39,5	33,7	45,3	8,9
Net Profit	39,5	33,7	45,3	8,9

EBITDA Margin (%)	262	526	529	125
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Cash & Financial Inv. (1)	80	83	87	93
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	80	83	87	93

TL/US\$ Exchange Rate                      2,13                      2,32                      2,91                      3,00

\*The financials above are the solo figures of Alarko REIT company