

İŞ GYO



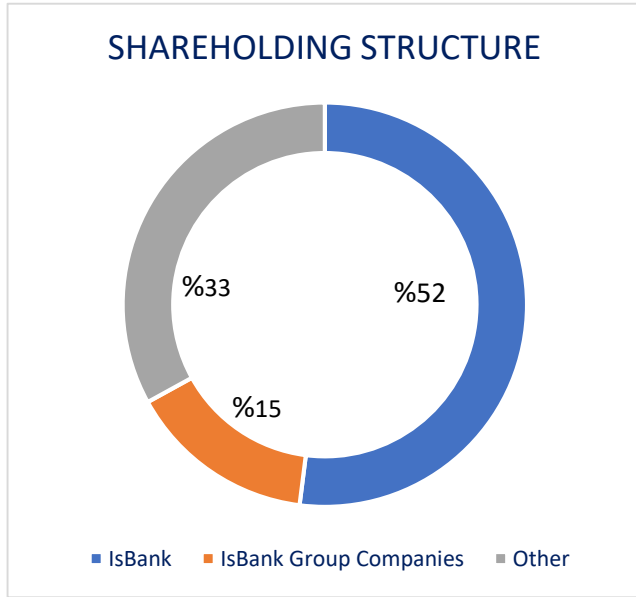
25TH
YEARS

INVESTOR
PRESENTATION

31.12.2024

İŞ GAYRİMENKUL YATIRIM
ORTAKLIĞI A.Ş

IS REIC AT A GLANCE



Around 67% of the capital is held by IsBank & Group Companies

Mcap
TRY 16,7
Billion*

Asset Size
TRY 47,7 Billion

Equity Size
TRY 39 Billion

Real Estate
Portfolio
TRY 40,3 Billion

Rental Portfolio
TRY 31,3 Billion

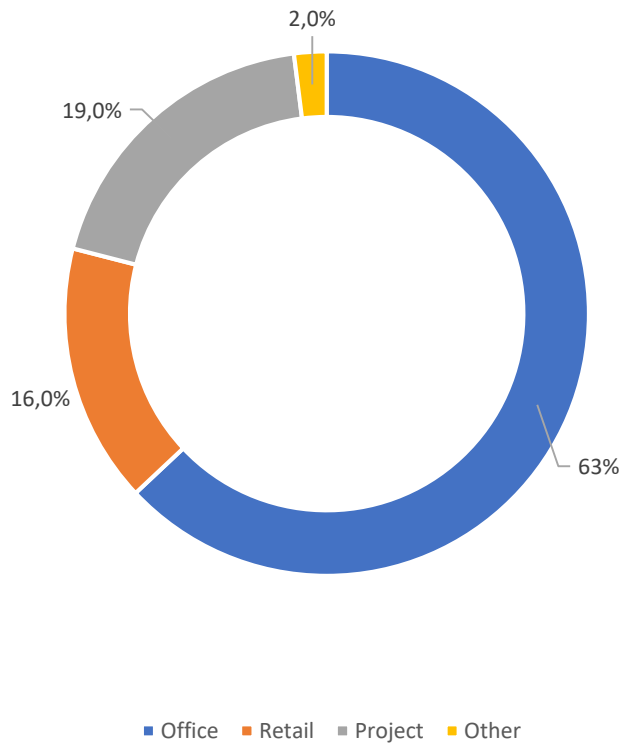
Rental Income
(2024)
TRY 1,1 Billion

IS REIC AT A GLANCE



IS REIC INVESTMENT HIGHLIGHTS

DIVERSIFIED REAL ESTATE PORTFOLIO



Diversified Real Estate Portfolio



Financially Strong Tenants



Strong Capital Structure





REAL ESTATE PORTFOLIO

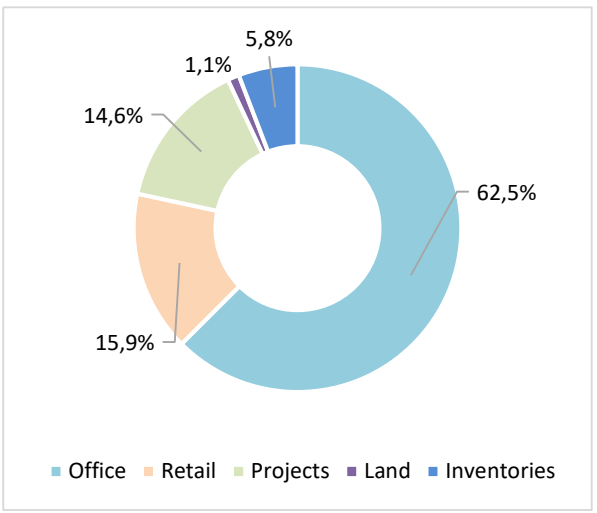
REAL ESTATE PORTFOLIO

	TRY Mn	% SHARE
OFFICE	25.024	62,5 %
RETAIL	6.351	16%
PROJECTS	5.860	14,6%
LAND	460	1,2%
INVENTORIES	2.334	5,8%
TOTAL	40,031	100%

Rental Portfolio

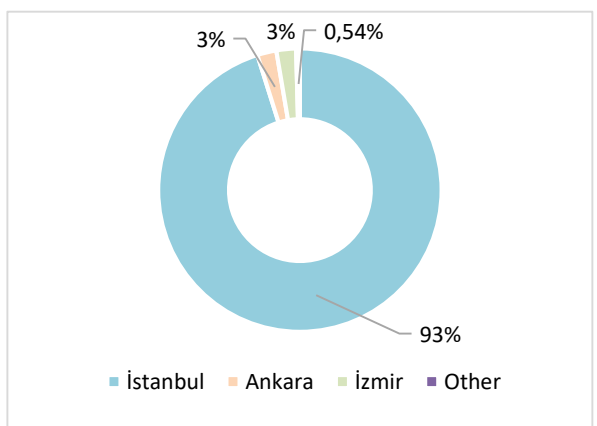
REAL ESTATE PORTFOLIO VALUE

ASSET BREAKDOWN



REAL ESTATE PORTFOLIO

GEOGRAPHICAL BREAKDOWN



Sınıflandırma: GENEL | Classification: PUBLIC

OFFICE INVESTMENTS



TUTOM

Technology Operation Centre
of Tuzla



IŞ TOWERS

Tower 2-3 and Bank Brunch



Ankara
IŞ Tower



Office Lamartine
Maslak Office



2024
Rental
Income

TRY 416 Mn

2024
Rental
Income

TRY 265 Mn

2024
Rental
Income

TRY 55 Mn

Appraisal
Value

TRY 10.450 Mn

Appraisal
Value

TRY 10.791 Mn

Appraisal
Value

TRY 3.783 Mn

% of Value
Share in
Office
Investments

42%

43%

15%

OFFICE PORTFOLIO

Total Appraisal Value: 25.024 Mn TRY

Total Rental Income 2024: 736 Mn TRY

RETAIL INVESTMENTS



KANYON*

2024
Rental
Income

TRY 295 Mn

Appraisal
Value

TRY 4.017 Mn



EGE PERLA

2024
Rental
Income

TRY 40 Mn

Appraisal
Value

TRY 1.250 Mn

SHOPPING CENTRES

- KULE ÇARŞI
- TUZLA MEYDAN
- MALLMARINE

OTHERS

2024
Rental
Income

TRY 41,5 Mn

Appraisal
Value

TRY 1.084 Mn

% of Value Share in
Retail Investments

63%

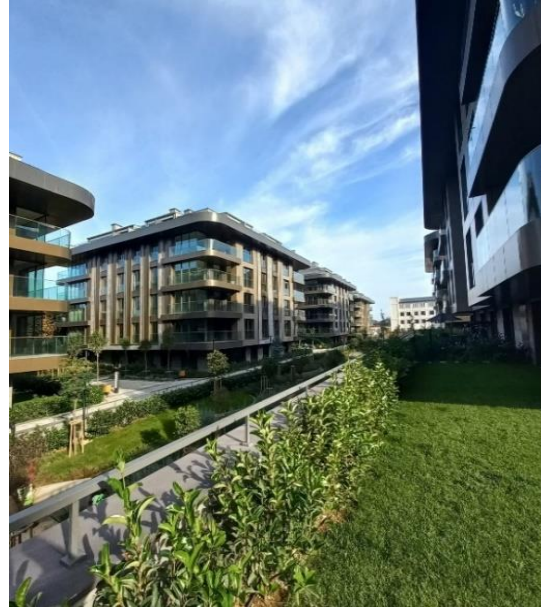
20%

17%

RETAIL PORTFOLIO

Total Appraisal Value: 6.351 Mn TRY
Total Rental Income 2024: 376,5 Mn TRY

LITUS ISTANBUL



LOCATION
ALTUNIZADE, ISTANBUL

PROJECT TYPE:
RESIDENTIAL PROJECT

NUMBER OF UNITS: 98
NUMBER OF UNITS SOLD: 55
(As of December 2024)

DEVELOPMENT COST*:
96 Mn USD

INVESTMENT MODEL:
50%-50% COST & REVENUE
SHARING WITH TECIM

TOTAL SALEABLE AREA:
c. 35.800 Sqm



PROJECTS UNDER DEVELOPMENT

KASABA MODERN PROJECT

LOCATION
OMERLI, ISTANBUL

TOTAL LAND AREA:
138.000 Sqm



PROJECT TYPE:
VILLA

NUMBER OF UNITS
165 VILLA

EST. DEVELOPMENT COST:
\$ 210 Mn (Inc. Land)

44% ISGYO
56% TECİM
COST & REVENUE INVESTMENT MODEL

KASABA MODERN PROJECT

KASABA MODERN PROJECT PHASE 1



CONSTRUCTION AREA –PHASE 1
20.789 sqm

SALEABLE AREA:
19.000 Sqm



PROJECT TYPE:
VILLA

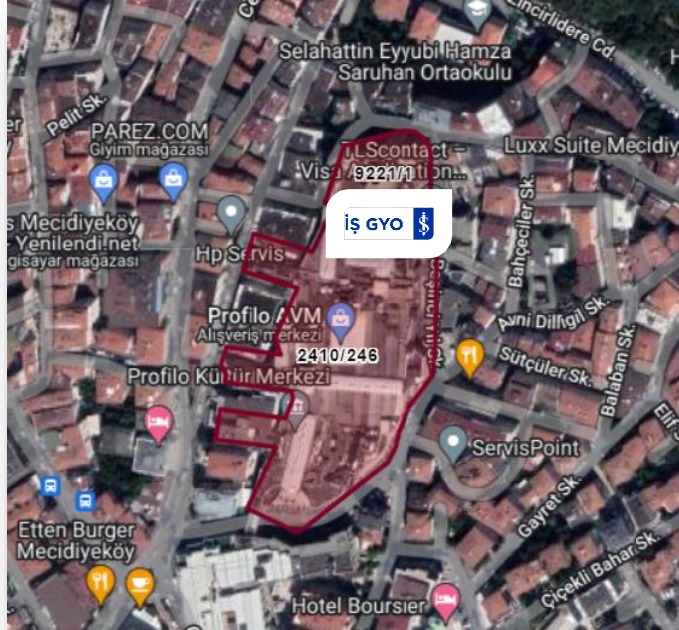
NUMBER OF UNITS
61 VILLA



CONSTRUCTION PROGRESS
48%

EST. DEVELOPMENT COST:
\$ 78 Mn (Inc. Land)

PROFILO RESIDENTIAL PROJECT



INVESTMENT MODEL:

Revenue Sharing Agreement In Return for Land.
ARTAS will develop the residential project for which undertakes all project expenses



IS REIC MINIMUM REVENUE

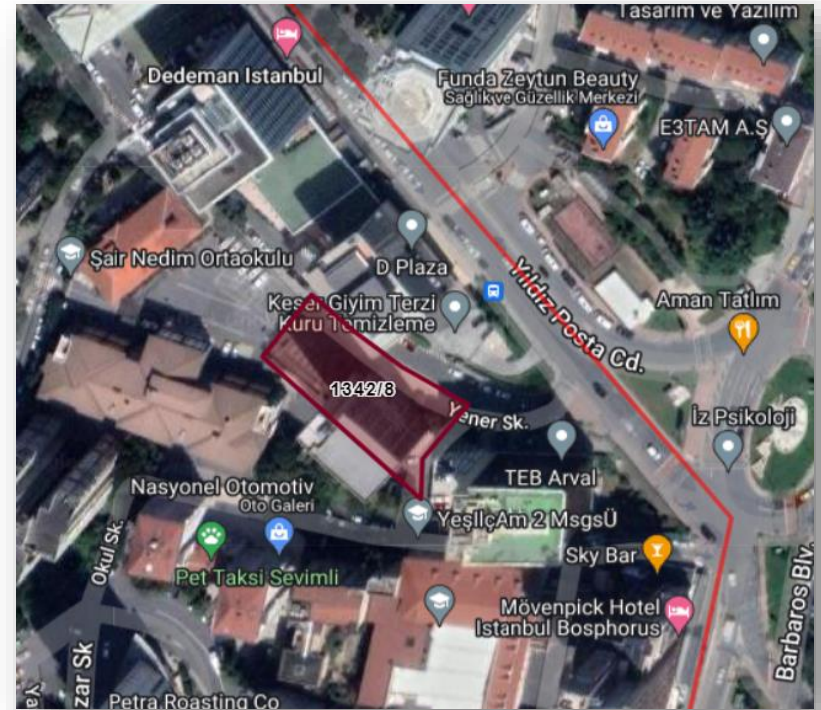
\$ 65 Mn + VAT

RESIDENTIAL PROJECT OF c.200 UNITS

IS REIC REVENUE SHARE:

40%.

BALMUMCU PROJECT



LOCATION

GAYRETTEPE, İSTANBUL

70 UNITS

ESTIMATED DEVELOPMENT COST

30 Mn USD



PLANNED PROJECTS

TUZLA RESIDENTIAL PROJECT



LOCATION

TUZLA, ISTANBUL

TOTAL LAND AREA:

~ 59.900 Sqm

PROJECT TYPE

RESIDENTILAN PROJECT OF ~ 1.115 UNITS

Sınıflandırma: **GENEL** | Classification: **PUBLIC**



FINANCIALS

FINANCIALS

BALANCE SHEET 31.12.2024

ASSETS (Mn TRY)		LIABILITIES	
	47.658		47.658
<i>Current Assets</i>	3,085	<i>Short-Term Liabilities</i>	4.935
<i>Non-current Assets</i>	44.573	<i>Long-Term Liabilities</i>	3.613
		<i>Equity</i>	39,110

31.12.2024

EQUITY/TOTAL ASSETS

82%

LIABILITIES/TOTAL ASSETS

18%

FINANCIAL LIABILITIES /TOTAL ASSETS

9%

MARGINS

31.12.2024

31.12.2023

GROSS PROFIT MARGIN

34%

72%

EBIT MARGIN

98%

225%

NET MARGIN

22%

274%

INCOME STATEMENT (Mn TRY)

31.12.2024

31.12.2023

<i>Sales Revenue</i>	4.047	1.650
<i>Cost of Sales</i>	-2.674	-462
Gross Profit/Loss	1.374	1.188
EBIT	3.972	3.719
<i>Net Finance Expense</i>	-2.491	-1.993
<i>Monetary Position Gain/Loss</i>	1.920	2.744
<i>Deffered Tax</i>	-2.516	-
Net Period Income/loss	892	4.521

Notes:

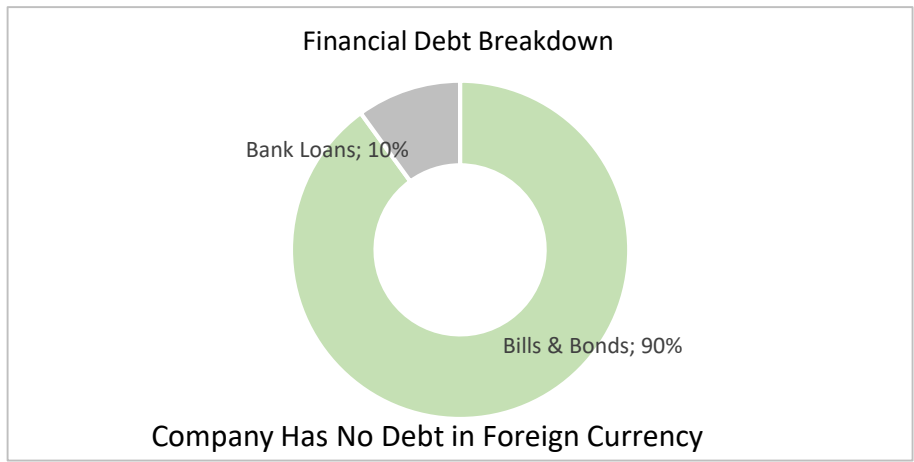
- As of 31.12.2024, a total revenue of 4.047 million TL was realized.
 - 27,5 % of the revenue was obtained from rental income and right of construction income (1.115 million TL).
 - The remaining approximately 67% (2.702 million TL) was obtained from the residential sales mainly of Litus Istanbul and Manzara Adalar.

FINANCIAL DEBT & CASH POSITION

FINANCIAL DEBT AS OF 31.12.2024

BANK LOANS	BILLS & BONDS	TOTAL FINANCIAL DEBT	4.283 Mn TRY
434 Mn TRY	3.849 Mn TRY	NET FINANCIAL DEBT	3.943 Mn TRY
COST OF DEBT: 49,5 %	COST OF DEBT: 39-53 %	TOTAL FINANCIAL DEBT / ASSETS	9 %

TOTAL OUTSTANDING FINANCIAL DEBT : 4.283 Mn TRY



CASH & CASH EQUIVALENT 340 Mn TRY

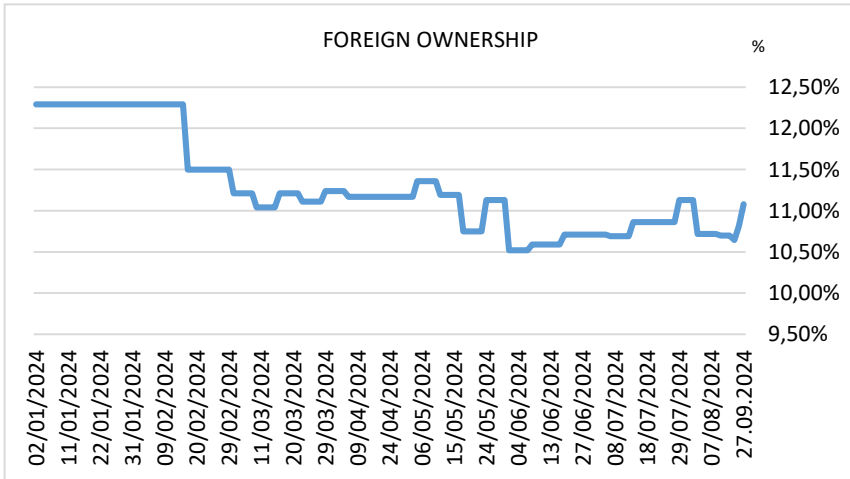
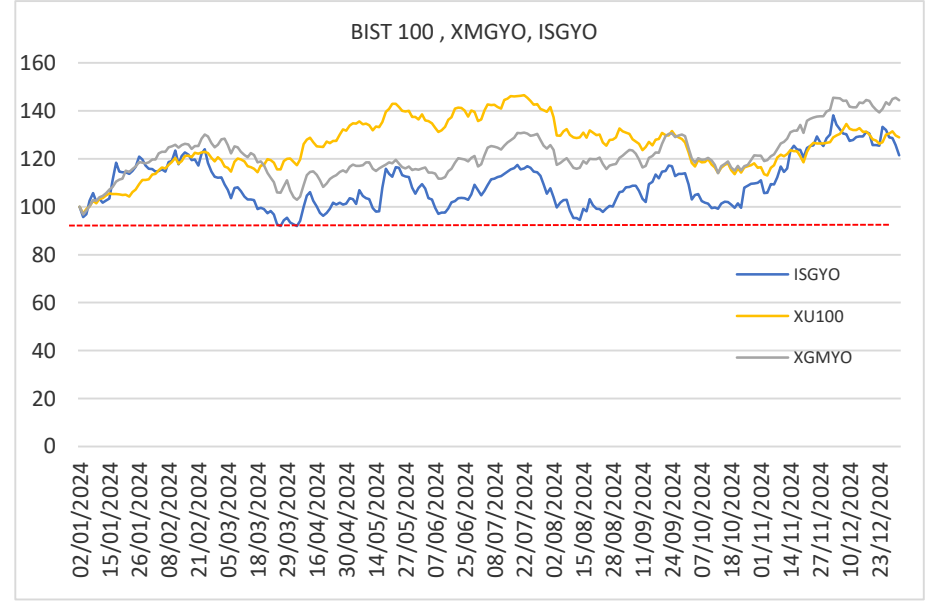
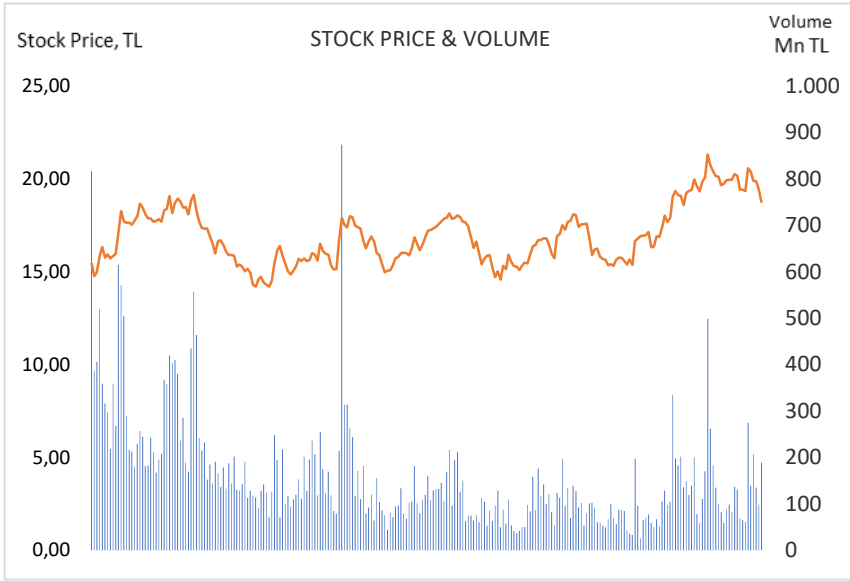
Short Term National Rating: (TR) A1+ Outlook: Stable	Long Term National Rating: (TR) AA Outlook: Stable
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STOCK PERFORMANCE

SHARE PRICE VS INDEX PERFORMANCE



AVERAGE DAILY TRADING VOLUME	INDEX PERFORMANCE YTD*	
	XU100	-2,6%
TRY 136 Mn	XMGYO	-3%
	ISGYO	-7%

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