

INVESTMENT PORTFOLIO of İŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. (ISGYO)
as of 30.06.2018

TOTAL INVESTMENT PORTFOLIO	TL mn	%
Office Buildings	2.452,4	52%
Tuzla Technology and Operations Center	941,3	
Tuzla Office	232,4	
Istanbul Is Towers	833,9	
Kartal Office	151,1	
Ankara Is Tower	135,4	
Maslak Building	107,6	
Office Lamartine	50,5	
Shopping Centers & Retail	1.094,7	23%
Kanyon Shopping Center	510,1	
Ege Perla Shopping Center	245,1	
Marmara Park Shopping Center	162,0	
Kule Carşı Shopping Center	66,4	
Kartal Retail	57,5	
Tuzla Retail	37,9	
Mallmarine Shopping Center	13,0	
Çınarlıbahçe Tuzla Retail	2,6	
Projects	384,6	8%
Istanbul Finance Center Project	191,9	
İnistanbul Topkapı Residential Project	192,7	
Hotels	25,6	1%
Kapadokya Lodge Hotel	25,6	
Inventories	382,6	8%
Residentials and offices (Ege Perla)	70,4	
Residentials (Manzara Adalar)	312,1	
Lands	215,7	5%
Tuzla Land	168,1	
Üsküdar Land	43,3	
Levent Land	4,3	
Cash and Marketable Securities	165,5	4%
Participations	0,5	0%
TOTAL PORTFOLIO VALUE	4.721,6	100%

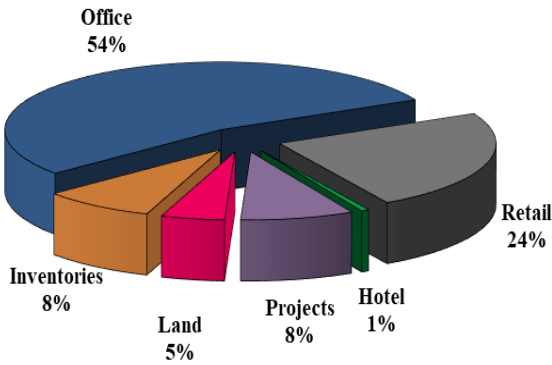
Company's investment portfolio is comprised of real estates, money & capital markets instruments and participations.

As of 30.06.2018 total portfolio value of the Company is TL 4.722 million.

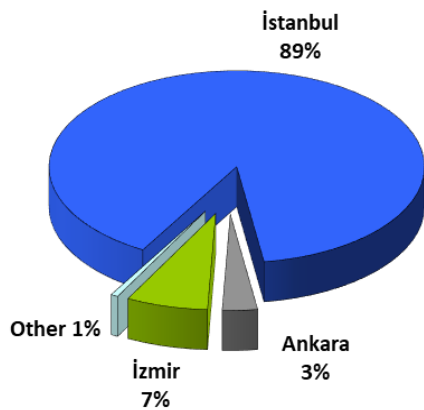
Breakdown of Investment Portfolio (mn TL)	2016	2017	2018 1H
Real Estate Portfolio	4.762,7	5.132,0	4.555,5
Money and capital market instruments	127,3	83,1	165,5
Participations	0,5	0,5	0,5
Total Portfolio Value	4.890,4	5.215,6	4.721,6

96% of the Company's total portfolio is invested in real estate sector and the real estate portfolio is comprised of rent generating commercial assets, real estate projects, inventories and land investments.

I. REAL ESTATE PORTFOLIO



In terms of the appraisal values; 54% of the real estate investments is invested in office sector, 24% in retail sector, 8% in real estate projects, 8% in inventories while the remaining 5% is invested in land.



In terms of geography; 89% of the investments is located in Istanbul, 7% in Izmir, 3% in Ankara and the remaining 1% is invested in Nevsehir and Mugla.

Rental Income Generated From The Rental Portfolio

Property Name	2018 1H Rental Income mn TL (without VAT)	%
TUTOM	38,2	37,0%
Is Towers Complex	18,8	18,2%
Kanyon Shopping Center	18,6	18,0%
Marmara Park Shopping Center	9,9	9,6%
Tuzla Mixed Use Project	9,2	8,9%
İzmir Ege Perla Shopping Center	3,6	3,5%
Maslak Building	2,9	2,8%
Ankara Ulus Building*	1,8	2,8%
Office Lamartine	0,9	0,9%
Ankara Is Tower	0,4	0,4%
Others	0,8	0,7%
Total	103,3	100%

*Ankara Ulus Building was sold in May 2018.

- Whilst the average duration of the lease agreements is 5 years, on the other hand the duration may vary depending on the type of the agreement or the investment model. For example, forturn-key investment model, the average duration may be longer than 15 years while projects with B.O.T. model have longer durations.

REAL ESTATE PROJECTS

Projects Under Development

Topkapı İstanbul Residential Project

The project land having central location, was purchased from Şişe Cam Group in order to develop a joint project with NEF (Timur Real Estate) with cost and revenue sharing model. The total development cost of the project excluding borrowing cost is TL 1.2 billion and expected sales revenue for the project is TL 1.6 billion. ISGYO and NEF both have 50% share in the project.

İstanbul consists of 4 stages. As of 30.06.2018, first 2 stages have been completed and deliveries started. 1.282 units were delivered in Q2.

Istanbul Finance Center Project

The project land is located in the heart of Istanbul Finance Center Project in Atasehir and additionally has a high accessibility thanks to the close location to the main highways of the city. On this land plot, ISGYO is developing a mixed use project including offices and commercial areas as a part of Istanbul Finance Project (IFP) of the government. Estimated project development cost including land

(excluding borrowing cost) is approximately TL 270-280 mn. Total expected rental income from the project in the completion year is approximately TL 45-50 mn.

II. MONEY AND CAPITAL MARKETS INSTRUMENTS

Money and capital market instruments represent 4% of the investment portfolio. As of 30.06.2018, the value of money&capital market instruments is TL 165,5 mn.

Breakdown of Money&capital Market Instruments		
30.06.2018	TL mn	%
<i>Time&Demand Deposits (Local currency)</i>	123,0	74%
<i>Time&Demand Deposits (Foreign currency)</i>	34,6	21%
<i>Mutual Fund</i>	7,6	5%
<i>Other</i>	0,2	0%
Total	165,5	