

INVESTMENT PORTFOLIO of İŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. (ISGYO)
as of 30.09.2019

TOTAL INVESTMENT PORTFOLIO	TL mn	%
Office Buildings	2.736,7	57%
Tuzla Technology and Operation Center	1.076,5	
Istanbul Is Towers	900,0	
Tuzla Office	261,4	
Kartal Office	183,7	
Ankara Is Tower	149,6	
Maslak Building	112,5	
Office Lamartine	53,0	
Retail	1.171,2	24%
Kanyon Shopping Center	575,5	
Ege Perla Shopping Center	252,7	
Marmara Park Shopping Center	185,7	
Kule Carşı Shopping Center	71,7	
Kartal Retail	39,2	
Tuzla Retail	28,8	
Mallmarine Shopping Center	15,0	
Çınarlıbahçe Tuzla Retail	2,6	
Projects	339,2	7%
İnistanbul Topkapı Residentials*	139,1	
Istanbul Finance Center Project	200,1	
Inventories*	277,7	6%
Manzara Adalar Residentials	231,4	
Ege Perla Residentials and Offices	46,3	
Lands	225,9	5%
Tuzla Land	174,6	
Üsküdar Land	44,9	
Levent Land	6,4	
Hotel	29,7	1%
Kapadokya Lodge Hotel	29,7	
Cash and Marketable Securities	51,1	1%
Participations	3,4	0%
TOTAL PORTFOLIO VALUE	4.834,8	100%

**Shown with cost value, other assets are shown with appraisal values.*

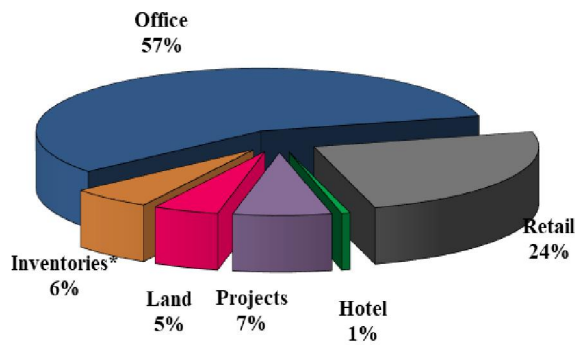
Company's investment portfolio is comprised of real estates, money & capital markets instruments and participations.

As of 30.09.2019 total portfolio value of the Company is TL 4.834,8 million.

Breakdown of Investment Portfolio (mn TL)	2018	2019 9M
Real Estate Portfolio	4.877,2	4.780,3
Money and capital market instruments	54,2	51,1
Participations	3,1	3,4
Total Portfolio Value	4.934,5	4.834,8

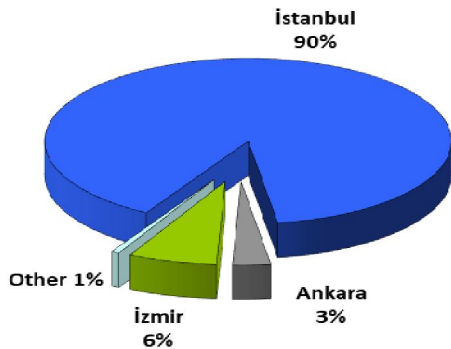
The majority of the Company's total portfolio is invested in real estate sector and the real estate portfolio is comprised of rent generating commercial assets, real estate projects, inventories and land investments.

I. REAL ESTATE PORTFOLIO



In terms of the real estate portfolio; 57% of the real estate investments is invested in office sector, 24% in retail sector, 7% in real estate projects, 6% in inventories, 5% is invested in land while the remaining 1% is invested in hotel.

**Inventories represent the undelivered units in Ege Perla and Manzara Adalar.*



In terms of geography; 90% of the investments is located in Istanbul, 6% in Izmir, 3% in Ankara and the remaining 1% is invested in Nevsehir and Mugla.

Rental Income Generated From The Portfolio

Property Name	2019 9M Rental Income TL mn (without VAT)	%
TUTOM	69,7	38,1%
Kanyon Shopping Center	31,3	17,1%
Is Towers Complex	29,1	15,9%
Marmara Park Shopping Center	19,9	10,9%
Tuzla Mixed Use	18,6	10,2%
İzmir Ege Perla Shopping Center	4,5	2,5%
Ankara Is Tower	4,1	2,2%
Others	5,7	3,1%
Total	182,9	100%

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, for turn-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

i. Completed Projects in which presales continue

Kartal Manzara Adalar

The deliveries in Kartal Manzara Adalar, comprising 975 residential units and office&commercial area, started in 2018. As of 30.09.2019; 606 residential units were delivered.

Ege Perla

Ege Perla, comprises 243 residential&office units and shopping center with ~22K GLA. As of 30.09.2019; 172 units were delivered.

ii. Projects Under Development

Topkapı İstanbul Residential Project

The project land having central location, was purchased in order to develop a joint project with NEF (Timur Real Estate) with cost and revenue sharing model. ISGYO and NEF both have 50% share in the project. The total expected cost and sales revenues of the project is TL 1,2 billion and TL 1,6 billion respectively.*

The residential project, comprising 2.724 residential units and 17 commercial units, has 4 stages. As of 30.09.2019, 2.079 residential units were delivered in the stages 1-2&3. Construction work still continues for the stage 4. The presales ratio for the total project is 99,7%.

**ISGYO has 50% share in the cost and sales revenues. Total expected cost does not include finance cost.*

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 with ~33K GLA, as a part of Istanbul Finance Project (IFP) of the government. ISGYO completed the core construction work in the project. The expected rental income of the project is TL 45-50 mn, while the expected development cost, excluding finance expense, is TL 320 mn.

Land Investments

Tuzla Land: The Company postponed the planned residential project on ~63K land due to the economic conjuncture.

Üsküdar Land: The Company plans to develop residential project on ~32K land. The works for taking the construction permit and project development still continue.

Levent Land: ~8K land in front of İş Towers is green area due to the zoning plans.

II. MONEY AND CAPITAL MARKETS INSTRUMENTS

As of 30.09.2019, the value of money&capital market instruments is TL 51,1 mn.

Breakdown of Money&capital Market Instruments		
30.09.2019	TL mn	%
<i>Time&Demand Deposits</i>	45,6	89,3%
<i>Mutual Funds</i>	5,42	10,6%
<i>Other</i>	0,05	0,1%
Total	51,1	

III. PARTICIPATIONS

The Company has 50% share in Kanyon Yönetim İşletim ve Pazarlama A.Ş.(Kanyon). The field of activity of Kanyon is primarily to engage in the management, operation and marketing activities of residencials, offices, commercial units and shopping centers.