

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	30.09.2018
CASH, MARKETABLE SECURITIES & PARTICIPATIONS	101,76	103,22
REAL ESTATE PORTFOLIO	154,73	102,76
Land in Maslak, Istanbul	21,67	14,69
Land in Eskice Village, Buyukcekmece - Istanbul	17,63	12,07
Alarko Business Center (Karakoy)	2,84	1,95
Alarko Business Center (Ankara)	1,83	1,25
Alarko Business Center (Sishane)	2,36	1,59
Hillside Beach Club Holiday Village - Fethiye	81,13	53,17
Factory Building - Eyüp - İstanbul	17,21	11,27
Shops in Etiler - Alkent - Istanbul	7,49	5,02
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,58	1,75
TOTAL PORTFOLIO (US\$ Million)	256,49	205,97
TOTAL PORTFOLIO (TL Million)	967,44	1.233,82
TL / US\$ Exchange Rate	3,77	5,99

IFRS Financials*

(US\$ Million)

Selected Figures	31.12.2015	31.12.2016	31.12.2017	30.09.2018
Revenues	7,2	6,8	10,8	5,1
Operational Profit	45,3	37,8	40,3	47,9
EBITDA	45,3	37,8	40,4	47,9
Net Profit	45,3	37,9	40,4	47,9

EBITDA Margin (%)	627	559	372	945
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Cash & Financial Inv. (1)	87	93	102	102
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	87	93	102	102

TL/US\$ Exchange Rate	2,91	3,52	3,77	5,99
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