

# Alarko REIT



**“Alkent Istanbul 2000”  
Büyüçekmece, 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

	31.12.2018	31.03.2019
<b>CASH, MARKETABLE SECURITIES &amp; PARTICIPATIONS</b>	<b>99,40</b>	<b>103,22</b>
<b>REAL ESTATE PORTFOLIO</b>	<b>127,71</b>	<b>119,37</b>
Land in Maslak, Istanbul	17,30	16,17
Land in Eskice Village, Buyukcekmece - Istanbul	14,22	13,29
Alarko Business Center ( Karakoy )	2,24	2,10
Alarko Business Center ( Ankara )	1,51	1,41
Alarko Business Center ( Sishane )	1,83	1,71
Hillside Beach Club Holiday Village - Fethiye	68,62	64,14
Factory Building - Eyüp - İstanbul	13,53	12,65
Shops in Etiler - Alkent - Istanbul	6,33	5,92
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,12	1,98
<b>TOTAL PORTFOLIO (US\$ Million)</b>	<b>227,11</b>	<b>222,60</b>
<b>TOTAL PORTFOLIO (TL Million)</b>	<b>1.194,83</b>	<b>1.252,86</b>
TL / US\$ Exchange Rate	5,26	5,63

## IFRS Financials\*

(US\$ Million)

<b>Selected Figures</b>	<b>31.12.2016</b>	<b>31.12.2017</b>	<b>31.12.2018</b>	<b>31.03.2019</b>
Revenues	6,8	10,8	5,6	0,9
Operational Profit	37,8	40,3	51,2	8,1
EBITDA	37,8	40,4	51,3	8,1
Net Profit	37,9	40,4	51,2	8,1

<b>EBITDA Margin (%)</b>	<b>559</b>	<b>372</b>	<b>923</b>	<b>870</b>
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Cash & Financial Inv. (1)	93	102	98	103
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	93	102	98	103

TL/US\$ Exchange Rate	3,52	3,77	5,26	5,63
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