

# Alarko REIT



**“Alkent Istanbul 2000”  
Büyükkçekmece, 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 recently completed the development of 63 Lake Mansions in Büyükçekmece and most of the units are sold.

## Portfolio Value of ALARKO REIT

US\$ Million

	31.12.2014	30.09.2015
<b>CASH AND MARKETABLE SECURITIES</b>	<b>83,24</b>	<b>86,91</b>
<b>REAL ESTATE PORTFOLIO</b>	<b>130,95</b>	<b>99,78</b>
Land in Maslak, Istanbul	20,44	15,58
Land in Eskice Village, Buyukcekmece - Istanbul	20,50	15,62
Villa's in Eskice Village, Buyukcekmece - Istanbul	8,42	6,42
Alarko Business Center ( Karakoy )	1,87	1,42
Alarko Business Center ( Ankara )	1,68	1,28
Alarko Business Center ( Sishane )	1,27	0,97
Hillside Beach Club Holiday Village - Fethiye	54,98	41,90
Factory Building - Eyüp - İstanbul	14,23	10,84
Shops in Etiler - Alkent - Istanbul	4,96	3,78
Shops in Buyukcekmece - Alkent 2000 - Istanbul	2,59	1,97
<b>TOTAL PORTFOLIO (US\$ Million)</b>	<b>214,18</b>	<b>186,68</b>
<b>TOTAL PORTFOLIO (TL Million)</b>	<b>496,67</b>	<b>568,13</b>
TL / US\$ Exchange Rate	2,32	3,04

## IFRS Financials\*

(US\$ Million)

Selected Figures	31.12.2012	31.12.2013	31.12.2014	30.09.2015
Revenues	8,6	15,1	6,4	6,7
Operational Profit	9,7	39,5	33,7	25,7
EBITDA	9,7	39,5	33,7	25,7
Net Profit	8,0	39,5	33,7	25,7

EBITDA Margin (%)	113	262	526	283
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Cash & Financial Inv. (1)	74	80	83	87
Financial Liabilities (2)	-	-	-	-
Net Cash Position (1-2)	74	80	83	87

TL/US\$ Exchange Rate                      1,78                      2,13                      2,32                      3,04

\*The financials above are the solo figures of Alarko REIT company