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First Half 2019 Highlights

€2.35bn

Portfolio Valuation €1.28bn

EPRA NAV

€51m

Net Operating Income 6 months

€48m

EBITDA 6 months

700k m²

Gross Leasable Area 46 mill.

Visitors 6 months

93.9%

Average Retail
Occupancy
6 months

1.1%

Net Bad Debt
Ratio
6 months



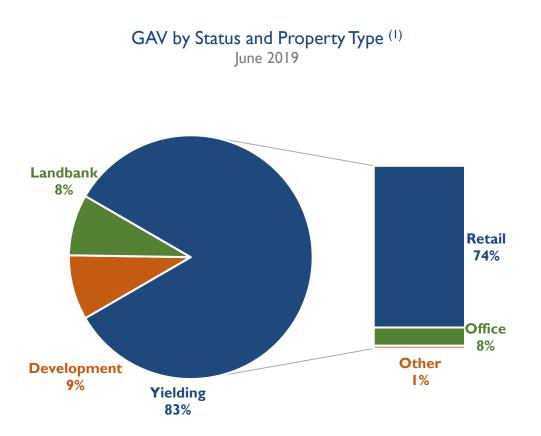


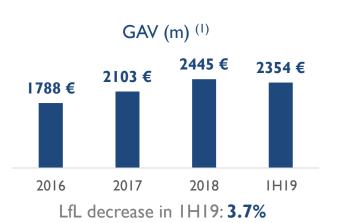
First Half 2019 Highlights

- Robust operating performance despite challenging market conditions: 6-months NOI of € 51m (up by 3% compared to 1H18 thanks to the contribution of new openings and acquisitions). In line with the budget so far, and is expected to be slightly over it by the end of the year.
- Retail occupancy has slightly decreased to 94.2% at the end of period, which is close to the long term trend and above 2019 budget of 93%.
- Consumer activity at the malls has showed significant progress through the end of the first half, beating the inflation for two consecutive months the first time since June 2018. LfL growth in tenant sales was 14.8% while the average inflation was 18.9% in 1H19.
- Karşıyaka Hilltown project which is under development is scheduled to open on 18th October 2019. Current pre-lease rate reached 90.8% with several prime brands such as Inditex, H&M, Decathlon, Tommy Hilfiger, CGV, Victoria's Secret, Vakko, Beymen, CarrefourSA and Brooks Brothers. The mall is expected to generate NOI of € 17m per annum.
- Leasings in office business were active in the first half. Total of 6,400 sqm was leased in Küçükyalı Hilltown and Mecidiyeköy offices.
- ₹ Final payment of project finance loan of Mecidiyeköy office (€ 10m) has been repaid and asset has been unencumbered.

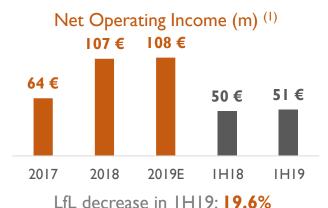


RGY has recorded an NOI of € 51m in the first half of 2019 while EPRA NAV has decreased by 6.6% due to the decrease in valuations.







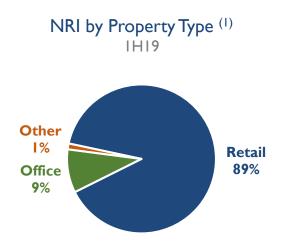




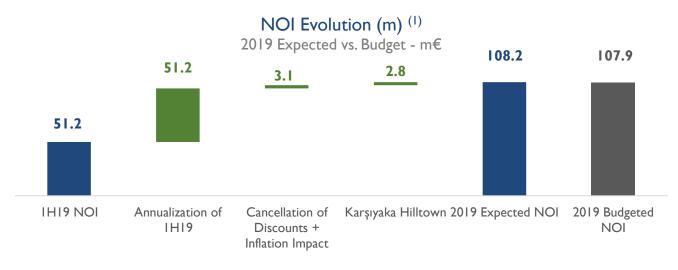


Net operating income has remained stable at € 51m in 1H19 through new openings and acquisitions and LFL decrease offsetting each other.

- New openings and acquisitions made in 2018 have helped NOI to grow by 3.3% in IHI9, remedying the LFL loss of 19.6% due to negative macroeconomic conditions.
- Recovering market conditions, stabilization of exchange rates and declining inflation in the second half of the year is expected to grow NOI compared to the first half. Along with opening of Karşıyaka Hilltown, expectation is to close the year slightly above the budget.



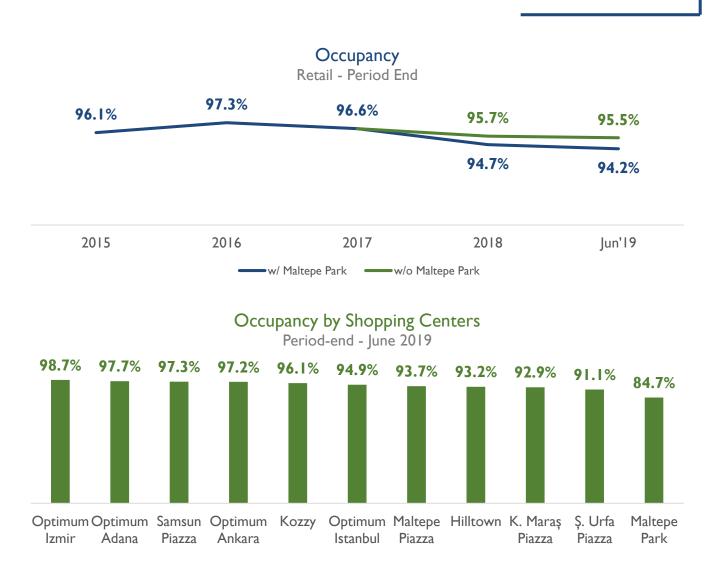






Retail occupancy level has slightly declined in the first half of 2019 but still solid at 94.2%.

- Active tenant management helped occupancy level to remain flat despite economic slowdown. Slight decline was mainly related with the eviction of some weakly performing tenants. (Budgeted occupancy for 2019 is 93%)
- The occupancy excluding Maltepe Park, which was acquired in 2018, is 95.5%, in line with long term trend.





Tenants' sales showed significant recovery towards the end of the first half, beating the annual inflation.

- Despite the lower occupancy compared to IH18, average LfL growth was 14.8% while the average inflation was 18.9% in IH19.
- First time since June 2018, tenant sales have recorded a growth above the annual inflation in May. June was remarkable as well since some of the malls have reached all-time-high in in terms of monthly space productivity in TL.



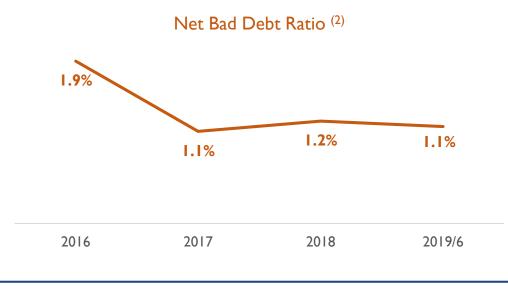




⁽¹⁾ Optimum İzmir Extension (opened in Mar'17), Hilltown (opened in Oct'17), Maltepe Piazza (opened in Apr'18), and Maltepe Park (acquired in Jun'18) are excluded for a like-for-like comparison.

Tenants' affordability has remained at sustainable levels with temporary incentives to tenants.

- Tenants' affordability has remained flat at 15.2%, owing to declining inflation and temporary incentives provided.
- Conversion of contracts into Turkish Lira has also reduced the indirect exposure of tenants to currency risks due to the mismatch between eurolinked leases and local-currency revenue.
- Net bad debt ratio has remained flat at 1.1%.





2017

2018



2016

2015

Jun'19

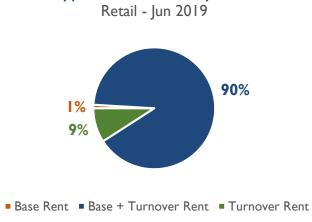
⁽¹⁾ Occupancy Cost Ratio = (Base rent + turnover rent + service charges [incl. management costs] + marketing contribution) / tenants' sales in preceding 12 months

⁽²⁾ Including recoveries through legal process

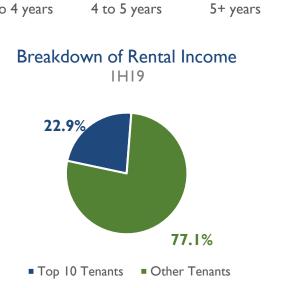
Active tenant management ensures sustainable rental income through long term contract profile and low concentration to any single tenant.

- **6.7** years for shopping centers while the majority of lease contracts (**52**%) will expire after 5 years thanks to long term contracting profile.
- Approximately 99% of rental contracts have turnover rent component which enables RGY to benefit from tenants' growth.
- Tenant concentration remains low as the top 10 tenants hold only 22.9% of the rental income.





Type of Contracts by GLA





Karşıyaka Hilltown project under development is scheduled to open by October 2019 and is progressing as planned.

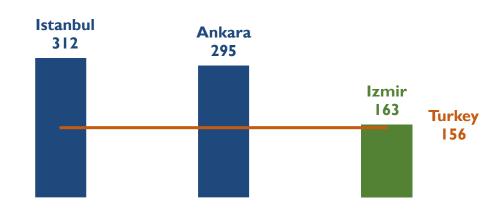
Karşıyaka Hilltown		
Туре	Retail	
Location	Karşıyaka / İzmir	
Opening	October 2019 (1)	
Distance from Station (2)	850 m	
GLA (sqm)	63,000	
Pre-lease	90.8% (3)	
Equity Need	-	

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INDITEX	B BOYNERGRUP	CGV*
H ₂ M	Carrefour (DEC4THLON
T O M M Y 🍱 HILFIGER	VICTORIA'S SECRET	GANT
NAUTICA	& BrooksBrothers	SEPHORA
MIKE	UNDER ARMOUR	





Shopping Center GLA Per 1000 Capita (4)



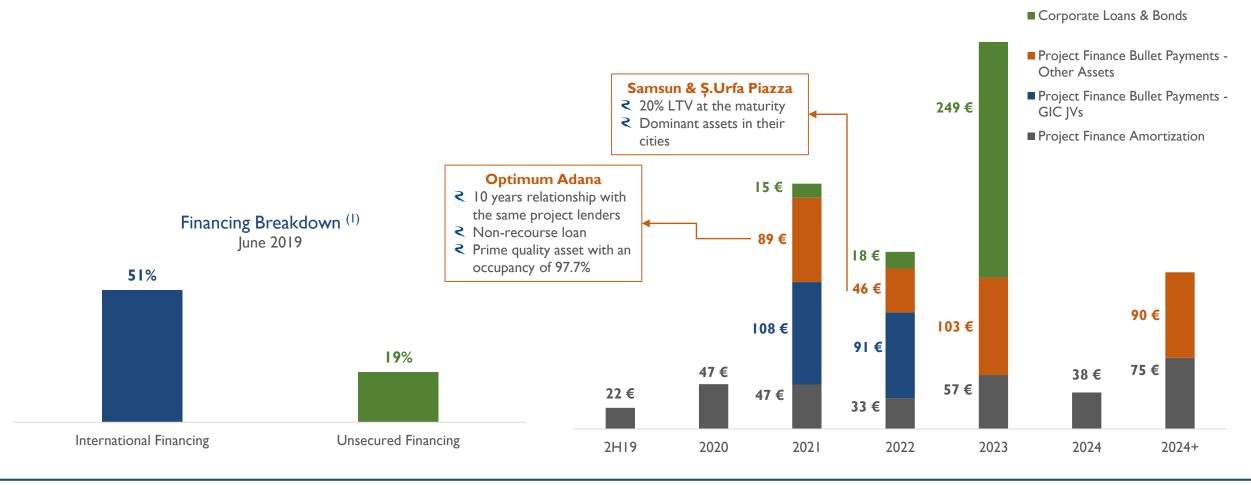


- (1) The latest project completion date committed as per project finance documentation is October 2020.
- (2) Distance from station refers to distance to metro, light or high speed train
- (3) Contract and letter of intent signed
- (4) Source: Colliers

There is no bullet repayment in short term and dependency on local banking system is at a moderate level.

- Total financial debt is € 1.15m as at June 2019.
- The earliest bullet repayment is due in **May 2021**.

Debt Maturity Profile (m€) (1) (2) (3) June 2019 – Proportionately Consolidated





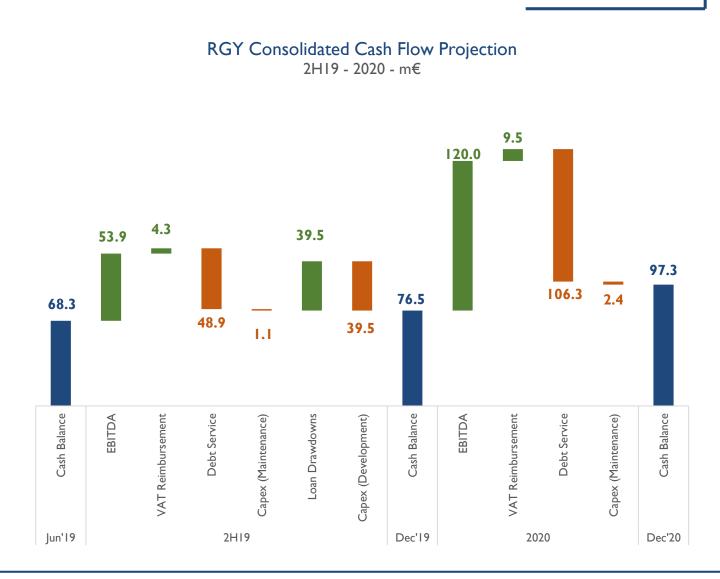
⁽¹⁾ Proportionate figures for the assets fully consolidated and the ownership at share of the assets accounted for using the equity method.

⁽²⁾ Interest accruals are excluded. Besides, swapped value of Eurobond (€ 249m) is taken into account instead of the book value (\$ 300m), which brings c.€ 23m difference with the audited financials.

⁽³⁾ There is also € 39.5 committed loan facility available for Karşıyaka project with repayment in 2023.

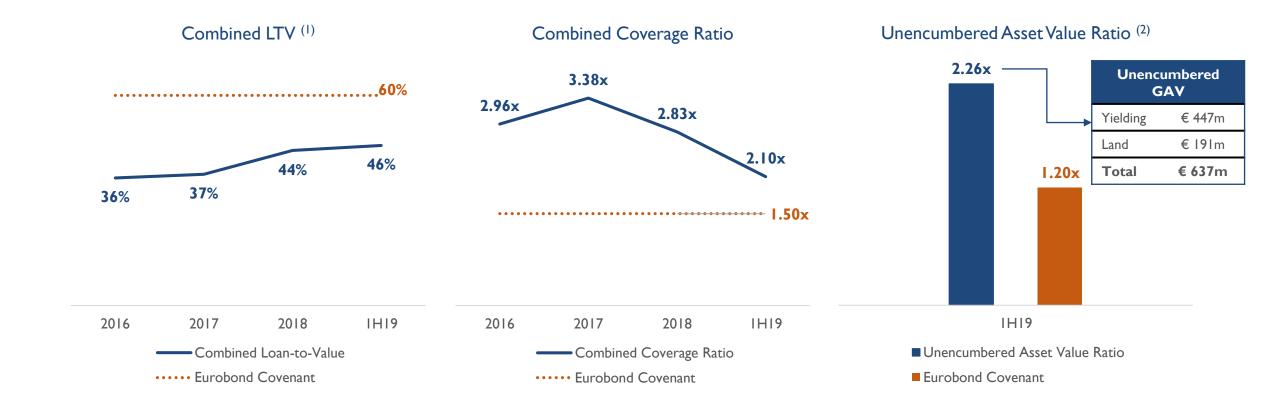
Cash generated from operational activities comfortably services debt.

- Operational activities are able to generate sufficient amount of cash to cover principal and interest payments.
- Reing either new or recently renovated, properties does not require vast amount of capex.
- The only project under development is funded via its committed project finance loan.
- No potential acquisitions or exits are taken into account for this projection.
- No loan utilization or early repayment is foreseen for this projection.





Financial ratios provide sufficient headroom to meet the required covenants.





⁽¹⁾ Off balance sheet liabilities, which is a part of indebtedness as per offering circular of Eurobond, has been reduced by 20% to € 44m and is expected to decrease to c. € 15m by the end of the year.

⁽²⁾ Previous years are not provided as there was a little amount of unsecured debt.



Property Portfolio (1 / 2)

#	Property	Partner	Status	Location	Opening	Туре	Encumbrance	GAV (m€)	GLA (sqm)	Occupancy
1	Maltepe Piazza	-	Yielding	Maltepe / İstanbul	April 2018	Retail / Office / Residence	Yes	309.8	53,000 / 34,000	93.7% / -
2	Küçükyalı Hilltown	-	Yielding	Maltepe / İstanbul	October 2017	Retail / Office	Yes	324.4	63,000 / 9,500	93.2% / 51.7%
3	Şanlıurfa Piazza	AGP (50%)	Yielding	Eyyübiye / Şanlıurfa	October 2013	Retail	Yes	68.2	42,000	91.1%
4	Kahramanmaraş Piazza	-	Yielding	Onikişubat / K.Maraş	April 2013	Retail	No	100.7	48,000	92.9%
5	Samsun Piazza	-	Yielding	Canik / Samsun	March 2013	Retail / Hotel	Yes	209.7	62,000	97.3%
6	Optimum İzmir	GIC (50%)	Yielding	Gaziemir / İzmir	March 2012	Retail	Yes	414.5	84,000	98.7%
7	Optimum Adana	-	Yielding	Yüreğir / Adana	April 2011	Retail	Yes	189.4	60,000	97.7%
8	Kozzy	-	Yielding	Kadıköy / İstanbul	April 2010	Retail	Yes	36.9	14,000	96.1%
9	Optimum İstanbul	GIC (50%)	Yielding	Ataşehir / İstanbul	November 2008	Retail	Yes	230.9	41,000	94.9%
10	Maltepe Park	-	Yielding	Maltepe / İstanbul	January 2005	Retail / Office	No	214.6	73,000 / 16,000	84.7% / 100%
П	Optimum Ankara	GIC (50%)	Yielding	Etimesgut / Ankara	October 2004	Retail	Yes	173.1	38,000	97.2%
12	RönesansBiz Küçükyalı	-	Yielding	Maltepe / İstanbul	December 2014	Office / School	No	95.2	52,000	100%
13	RönesansBiz Mecidiyeköy	-	Yielding	Şişli / İstanbul	March 2013	Office	No	36.2	15,000	70.4%
14	Karşıyaka Hilltown	-	Development	Karşıyaka / İzmir	October 2019	Retail	Yes	202.5	63,000	90.8%



Property Portfolio (2 / 2)

#	Property	Partner	Status	Location	Encumbrance	GAV (m€)	Area (sqm)
15	Antalya Beachtown Land	-	Land	Konyaaltı / Antalya	No	34.5	121,000
16	Konak Land	Tekfen Group (50%)	Land	Konak / İzmir	No	57.7	49,000
17	Mamak Land	-	Land	Mamak / Ankara	No	12.0	46,000
18	Silivri Land	-	Land	Silivri / Istanbul	No	5.9	42,000
19	Optimum Antalya Land	-	Land	Muratpaşa / Antalya	Yes	20.7	31,000
20	İzmit Land	-	Land	Körfez / İzmit	No	2.9	30,000
21	Bursa Land	-	Land	Nilüfer / Bursa	No	17.6	25,000
22	Bayraklı Land	-	Land	Bayraklı / Izmir	No	45.5	24,000
23	Ümraniye Land	Doğan Group (50%)	Land	Ümraniye / Istanbul	No	26.5	23,000
24	Antalya Land	-	Land	Muratpaşa / Antalya	No	3.4	13,000
25	Ayazağa Land	-	Land	Sarıyer / Istanbul	No	6.4	7,000



Maltepe Piazza

Project Overview		
Туре	Retail & Office & Resi	
Location	Maltepe / İstanbul	
Opening	April 2018	
Partner	-	
Distance from Station (1)	Direct	
GLA (sqm)	53,000 / 34,000	
Occupancy	93.7% / 0% / 90.5% (2)	
GAV	€ 309.8m ⁽³⁾	

INDITEX	B BOYNERGRUP	CGV*
HaM	LC Walkiki	K ∳ T ∳ ∩
▶ DeFacto	mavi	(N) VAKKO
Migros	Media Markt	SEPHORA
adidas	Levi's	









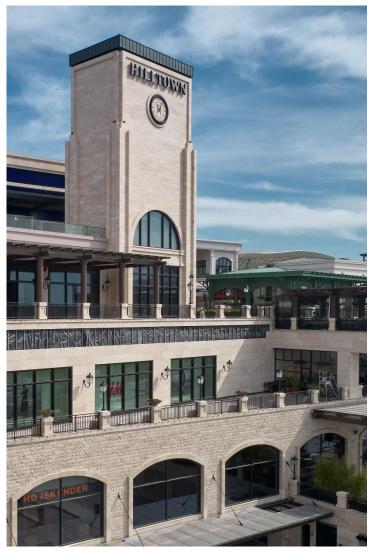
- (1) Distance from station refers to distance to metro, light or high speed train
- (2) Share of residences sold
- (3) Residences are not included

Küçükyalı Hilltown

Project Overview		
Туре	Retail & Office	
Location	Maltepe / İstanbul	
Opening	October 2017	
Partner	-	
Distance from Station (1)	300 m	
GLA (sqm)	63,000 / 9,500	
Occupancy	93.2% / 51.7%	
GAV	€ 324.4m	

Major Tenants (2)

INDITEX	B BOYNERGRUP	CGV*
H ₂ M	LC Walkiki	K∳T∳N
TOMMY T HILFIGER	mavi	(N) VAKKO
LACOSTE	CALVIN KLEIN	A X ARMANI EXCHANGE
TRELLEBORG	Co latuk dingger	Polisan









- (1) Distance from station refers to distance to metro, light or high speed train
- (2) Trelleborg, Tavuk Dünyası And Polisan are office tenants.

Şanlıurfa Piazza

Project Overview		
Туре	Retail	
Location	Eyyübiye / Şanlıurfa	
Opening	October 2013	
Partner	AGP (50%)	
Distance from Station (1)	N/A ⁽²⁾	
GLA (sqm)	42,000	
Occupancy	91.1%	
GAV	€ 68.2m	

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B BOYNERGRUP	Media Markt	CGV*
КФТФП	TEKZEN	Migros
▶ DeFacto	ebebek 🙆	mavi
LC Walkiki	(8) VAKKO	D DEICHMANN
FLO	adidas	YVES ROCHER









- (1) Distance from station refers to distance to metro, light or high speed train
- (2) No metro or light train line in the city

Kahramanmaraş Piazza

Project Overview		
Туре	Retail	
Location	Onikişubat / K.Maraş	
Opening	April 2013	
Partner	-	
Distance from Station (1)	N/A ⁽²⁾	
GLA (sqm)	48,000	
Occupancy	92.9%	
GAV	€ 100.7m	

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H ₂ M	<i>M</i> edia [©] Markt	CGV*		
КФТФП	TEKZEN	Migros		
Mudo	ebebek 🙆	mavi		
LC Walkiki	MANGO	D DEICHMANN		
NIKE	adidas	YVES ROCHER		









- (1) Distance from station refers to distance to metro, light or high speed train
- (2) No metro or light train line in the city

Samsun Piazza

Project Overview		
Туре	Retail & Hotel	
Location	Canik / Samsun	
Opening	March 2013	
Partner	-	
Distance from Station (1)	100 m	
GLA (sqm)	62,000	
Occupancy	97.3%	
GAV	€ 209.7m	

	•	
INDITEX	B BOYNERGRUP	CGV*
H ₂ M	Media Markt	Migros
T O M M Y 🍱 HILFIGER	ebebek 🔞	DECATHLON
LACOSTE	MANGO	SEPHORA
MIKE	adidas	LC Walkiki









Optimum İzmir

Project Overview		
Туре	Retail	
Location	Gaziemir / İzmir	
Opening	March 2012 (2)	
Partner	GIC (50%)	
Distance from Station ⁽¹⁾	50 m	
GLA (sqm)	84,000	
Occupancy	98.7%	
GAV	€ 414.5m	

INDITEX	B BOYNERGRUP	CGV*
HaM	Media Markt	Migros
TOMMY T HILFIGER	OLEG CASSINI	DECATHLON
NYX	HARLEY DAYDOON	GUESS
NIKE	■ Xiaomi	









- (1) Distance from station refers to distance to metro, light or high speed train
- (2) Extension part was opened in March 2017.

Optimum Adana

Project Overview		
Туре	Retail	
Location	Yüreğir / Adana	
Opening	April 2011	
Partner	-	
Distance from Station (1)	350 m	
GLA (sqm)	60,000	
Occupancy	97.7%	
GAV	€ 189.4m	

INDITEX	B BOYNERGRUP	ebebek 🙆
H ₂ M	Media Markt	Migros
LC Walkiki	mavi	DECATHLON
Levi's	MANGO	GUESS
NIKE	adidas	K∳T∳∩









Kozzy

Project Overview		
Туре	Retail	
Location	Kadıköy / İstanbul	
Opening	April 2010	
Partner	-	
Distance from Station (1)	1,300 m	
GLA (sqm)	14,000	
Occupancy	96.1%	
GAV	€ 36.9m	

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Migros	LC Walkiki	Mudo
КФТФП	UNITED COLORS OF BENETTON.	AVŞAR SINEMA
Ptayland W. R. L. R. R. R. R. R. R. R. R. R. R. R. R. R.	MANGO	mavi
YARGICI	≯INTERSPORT	watsons
U.S. POLO ASSN. SINCE 1890	F Tchibo	D & R









Optimum İstanbul

Project Overview		
Туре	Retail	
Location	Ataşehir / İstanbul	
Opening	November 2008	
Partner	GIC (50%)	
Distance from Station (1)	650 m	
GLA (sqm)	41,000	
Occupancy	94.9%	
GAV	€ 230.9m	

DECATHLON	B BOYNERGRUP	ebebek 🙆
LC Walkiki	Media Markt	Migros
TOMMY T HILFIGER	Polo Ralph Lauren	Mudo
MARKS & SPENCER	CALVIN KLEIN	\$\$ BrooksBrothers
NIKE	adidas	Sams onte









Maltepe Park

Project Overview		
Туре	Retail / Office	
Location	Maltepe / İstanbul	
Opening	January 2005	
Partner	-	
Distance from Station (1)	200 m	
GLA (sqm)	73,000 / 16,000	
Occupancy	84.7% / 100%	
GAV	€ 214.6m	

Major Tenants (2)

Carrefour (SA	B BOYNERGRUP	CGV*
КФТФП	UNITED COLORS OF BENETTON.	mavi
POLOGARAGE [*]	ebebek 🙆	Mudo
MANGO	TEKNOSA	▶ DeFacto
MIKE	♦ Columbia	new balance









- (1) Distance from station refers to distance to metro, light or high speed train
- (2) CarrefourSA and TeknoSA are tenants on both retail and office parts.

Optimum Ankara

Project Overview			
Туре	Retail		
Location	Etimesgut / İstanbul		
Opening	October 2004		
Partner	GIC (50%)		
Distance from Station (1)	1,600 m		
GLA (sqm)	38,000		
Occupancy	97.2%		
GAV	€ 173.1m		

Media Markt	® BOYNERGRUP ▶DeFacto		
LC Walkiki	I< MiGROS		
TOMMY I HILFIGER	mavi	Mudo	
⊗ VAKKO	TEKNOSA	GUESS	
MIKE	adidas	R⊛SSMANN	





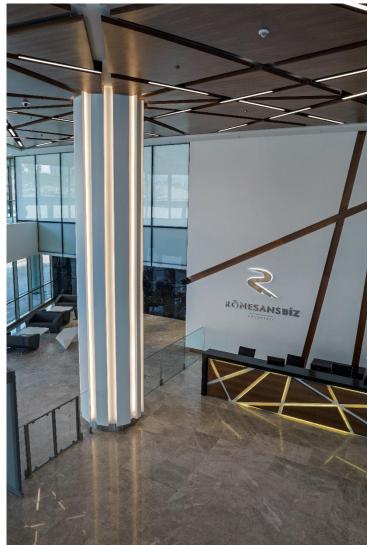




RönesansBiz Küçükyalı

Project Overview			
Туре	Office / School		
Location	Maltepe / İstanbul		
Opening	December 2014		
Partner	-		
Distance from Station (1)	500 m		
GLA (sqm)	52,000		
Occupancy	100%		
GAV	€ 95.2m		

TURKCELL	BOSCH	





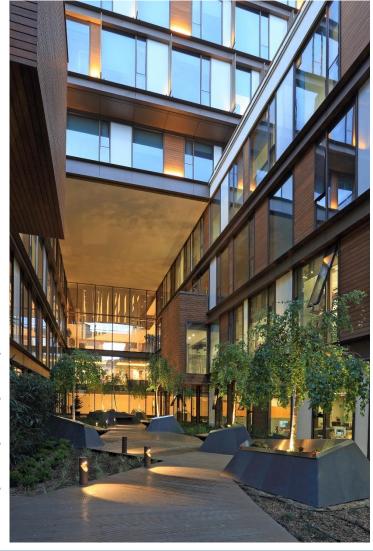




RönesansBiz Mecidiyeköy

Project Overview			
Туре	Office		
Location	Şişli / İstanbul		
Opening	March 2013		
Partner	-		
Distance from Station (1)	900 m		
GLA (sqm)	15,000		
Occupancy	70 . 4% ⁽²⁾		
GAV	€ 36.2m		

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ARKEMA	George.	c <mark>ộ</mark> nectys









- (1) Distance from station refers to distance to metro, light or high speed train
- (2) Occupancy is 80.7% including Conectys which has signed the rental contract after June 2019.

First Half 2019 - Financial Highlights

	Consolidated (000 TRY)		Combined (Combined (000 TRY) (1)		Combined (000 EUR) (1)	
	2019-06	2018	2019-06	2018	2019-06	2018	
Cash and cash equivalents	421,095	316,356	447,343	349,005	68,289	57,897	
Trade Receivables	108,786	88,817	129,244	340,716	19,730	56,522	
Investments accounted for using the equity method	1,888,537	1,814,356					
Investment Properties	12,237,465	11,686,567	15,417,355	14,736,605	2,353,543	2,444,692	
VAT Receivable	416,038	395,312	428,341	408,796	65,389	67,816	
Other Assets	396,660	322,318	709,146	380,166	108,255	63,067	
Total Assets	15,468,581	14,623,726	17,131,429	16,215,288	2,615,206	2,689,995	
Financial Borrowings	6,241,864	5,471,293	7,712,156	6,840,054	1,177,303	1,134,714	
Trade Payables	176,522	230,968	190,119	262,653	29,023	43,572	
Deferred Tax Liabilities	1,069,286	1,035,356	1,537,006	1,478,814	234,632	245,324	
Other Liabilities	910,569	920,774	621,808	668,432	94,922	110,888	
Total Liabilities	8,398,241	7,658,391	10,061,089	9,249,953	1,535,880	1,534,498	
Total Shareholders' Equity	7,070,340	6,965,335	7,070,340	6,965,335	1,079,326	1,155,497	
	IHI9	IHI8	IHI9	IHI8	IHI9	IHI8	
Revenue	368,279	349,250	462,999	457,666	72,964	92,615	
Cost of Sales	(115,831)	(181,705)	(133,933)	(208,387)	(21,106)	(42,170)	
Gross Profit	252,448	167,545	329,066	249,279	51,857	50,445	
Operating Expenses	(22,004)	(17,792)	(24,377)	(25,707)	(3,842)	(5,202)	
EBITDA	230,444	149,753	304,689	223,572	48,016	45,243	
NOI	245,703	167,043	324,630	245,124	51,158	49,604	



⁽¹⁾ Proportionate figures for the assets fully consolidated and the ownership at share of the assets accounted for using the equity method.

Covenant Calculation

IH19 (000)	TRY	EUR
Total Current and Non-Current Financial Debt (1)	6,241,864	952,855
Less: Current Portion of Long Term Operational Lease (1)	3,744	572
Less: Long Term Obligation under Operational Lease (1)	171,586	26,194
Current Financial Debts of JVs (2)	42,083	6,424
Non-Current Financial Debts of JVs (2)	1,428,039	217,998
Off Balance Sheet (3)	290,271	44,311
Total Indebtedness	7,826,927	1,194,823
Total Assets (4)	17,131,429	2,615,206
Combined LTV	45.7%	45.7%
Gross Profit (5)	329,066	51,857
Operating Expense (6)	(24,377)	(3,842)
Combined Adjusted EBITDA	304,689	48,015
VAT Recovery (7)	27,460	4,327
Interest Expenses (8)	(161,324)	(25,423)
Interest Income ⁽⁹⁾	3,506	553
Combined Interest Expense	(157,818)	(24,870)
Combined Coverage Ratio	2.10x	2.10x
Short term portion of issued corporate bonds (10)	22,231	3,394
Corporate bonds (10)	1,726,530	263,564
Corporate Loans (11)	219,939	33,575
Less: Secured Corporate Loans (12)	120,076	18,330
Combined Unsecured Indebtedness	1,848,624	282,203
Unencumbered Total Assets (13)	4,307,766	657,604
Less: Encumbered Landplot Value (14)	135,777	20,727
Combined Unencumbered Total Assets	4,171,989	636,877
Unencumbered Asset Value Ratio	2.26x	2.26x

Related Footnotes in the Independent Auditor's Report – June 2019

- (I) Note 22 (p.53)
- (2) Share of RGY (50%) in joint ventures' financial debts, Note 3 (p. 21)
- (3) Second paragraph, Note 14 (p. 46)
- (4) "Combined" line, Note 4a (p.25)
- (5) "Combined" line, Note 4e (p.29)
- (6) "Combined" line, Note 4f (p.30)
- (7) (2018 balance minus June-2019 balance for yielding assets named Bostanci, Mel2, Mel4) + (1H19's gross profit times 0.18 for yielding assets named Tarabya, Salacak, Bakırköy), Note 4d (p.28)
- (8) "Combined" line, Note 4h (p.32)
- (9) "Combined" line, Note 4g (p.31)
- (10) Note 22 (p.53) (Refers to unsecured Eurobond issued by RGY)
- (11) Note 22 (p.54) (Refers to unsecured corporate loans utilized by RGY)
- (12) Secured corporate loan amount including interest accrual as per management reporting
- (13) Sum of assets of Balmumcu, Kabataş Rönesans, Nakkaştepe, Nisbetiye, Pendik, Mel3, Florya, Bostancı, Bakırköy, Kavacık, Kuzguncuk, Mecidiyeköy, Sancaktepe, Akatlar, Kandilli, Rönesans Gayrimenkul Yatırım, Rönesans Yönetim and Other, Note 4a (p.25)
- (14) Optimum Antalya property value, Note 10b (p.43)



June 2019 ending EUR/TRY: 6.5507 1H19 average EUR/TRY: 6.3456

Covenant Headroom Analysis

Combined LTV Headroom Sensitivity to Valuation Change

