



Investor Presentation 1Q24



This presentation contains information and analysis on financial statements as well as forward-looking statements that reflect the Company management's current views with respect to certain future events. Although it is believed that the information and analysis are correct and expectations reflected in these statements are reasonable, they may be affected by a variety of variables and changes in underlying assumptions that could cause actual results to differ materially.

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In case of any discrepancies between the Turkish and English versions, the Turkish statement shall prevail.



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2. Key Economic Data and Sector Overview

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Küçükaly Hilltown



Overview of RGY and 1Q24 Summary

RGY at a Glance



RGY is **Türkiye's largest shopping mall investor** both in terms of total gross leasable area (c. **640k m²**) and the number of malls (**12**). The Company also has a total Gross Leasable Area of c. **740k m²**, including about **100k m²** of office space.

16

The portfolio is consisting of **16 assets** with a value approaching **TL 100bn** as of March 31, 2024. Currently, there are **13 operational and income-generating properties**, including 9 shopping malls, 3 mixed-use projects, and one office building. Additionally, the portfolio includes two plots of land and one project.



RGY has a **strong asset portfolio**, primarily consisting of shopping malls and offices, which generates sustainable net operational income.



RGY has a **sustainable rental income** that provides both **protection against inflation** and **potential for growth** in rental income.



The Company's international recognition provides access to **international financing** and **investors**.



Of the 9 assets in the shopping mall portfolio, all have been awarded the highest **BREEAM certification, "Outstanding,"** and 8 assets have achieved **"Gold and Platinum" LEED certifications**.





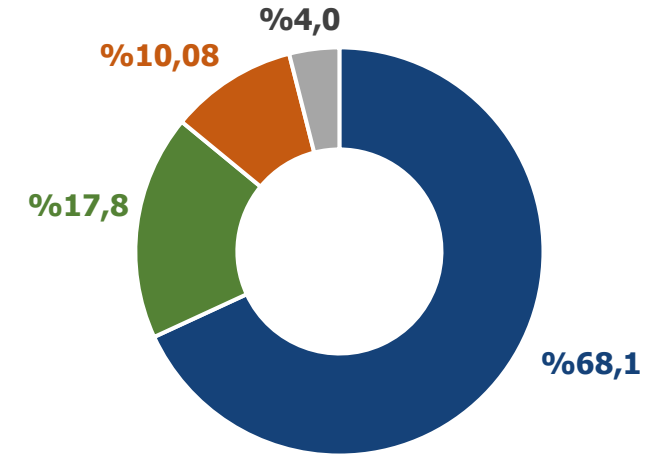
Overview of RGY and 1Q24 Summary

RGY Snapshot

- As of 1Q24, **the average occupancy rate** of the shopping malls reached **98%**.
- The **number of visitors increased by 18%** as of 1Q24.
- Occupancy Cost Ratio (OCR)** stands at **8.6%**.
- The adjusted gross asset value** reached **EUR 2.8bn**, while **EPRA NAD** increased to **EUR 2.2bn**.
- As of 1Q24, **adjusted rental income** increased by c. 10% on top of inflation, reaching **TL 1.7bn** (EUR 46.7m).
- Investment properties valuation** increased by 3% on top of inflation, raising the gross asset value to **TL 98.7bn**.
- During the same period, **net profit** increased by 13%, reaching **TL 3.2bn**.
- Construction work on the **MaltepePark Residential Project is ongoing**, while market conditions being monitored for sales timing.



Pioneering and experienced shareholders in their sectors: **Rönesans Varlık** ⁽¹⁾ and **Euro Cube** ⁽²⁾.



Rönesans Varlık ⁽¹⁾

68,1%



Euro Cube ⁽²⁾

17,8%



Free Float

10,08%



Other ⁽³⁾

4,0%

(1) Rönesans Holding, the sole owner of Rönesans Varlık ve Proje Yatırımları A.Ş., is indirectly the main shareholder of RGY.

(2) Euro Cube Private Limited is a subsidiary of GIC and is indirectly wholly owned by the Ministry of Finance of the Government of Singapore.

(3) It consists of the shares of Kamil Yanıkömeroğlu and Murat Özgümüş.

(3) The adjusted EPRA NAD is calculated using the standard method determined by the European Public Real Estate Association and shows financial data that excludes certain items not expected to be realized in the real estate investment business model, according to EPRA.

(4) Adjusted: It refers to the total of the Company's consolidated rental income and the rental income proportional to the Company's shares in its equity-accounted investments (Esentepo Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul).



Operations and Investments

- ↻ The Company achieved **its highest ever occupancy rate**, rising from 95.7% in 2021 to an average of 97.3% in 2023, and **reaching 98.8% in 1Q24**.
- ↻ By the end of 2022, **footfall had returned to pre-pandemic levels** observed in 2019. This upward trend continued in 2023, with an average annual increase of 15%, and an **18% increase as of 1Q24**.
- ↻ Due to tenant turnovers increasing above inflation, **the portfolio OCR**, which was 15.5% at the end of 2018, **dropped to 8.6% in March 2024**. Considering that **a sustainable OCR** in the retail sector is **c. 13-15%**, there is 50% rental income upside for RGY
- ↻ Construction work continues on the **MaltepePark Residential Project**, which will consist of a total of **478 residential units** and **25 commercial units across four blocks**, with market conditions being monitored for sales timing.
- ↻ **An independent office space of 1,602 m²** in Maltepe Piazza was sold in 1Q24.

Financial Update

- ↻ **Net profit for the period**, adjusted for inflation and **increasing by 12.6%** compared to the same period of the previous year, **reached TL 3.2bn in 1Q24**. This increase demonstrates the company's improved operational efficiency and strong market position.
- ↻ As part of a support program for regions affected by the February 6 earthquakes (Kahramanmaraş and Şanlıurfa), **the company secured long-term financing of EUR 30m** from the European Bank for Reconstruction and Development (**EBRD**) **in March 2024**.
- ↻ **The loan for Optimum Adana**, which was due in February 2024, **was paid off**, resulting in the release of security
- ↻ Loan-to-Value (LTV) ratio of leading shopping mall investors in Europe hovers around 40-50%, **RGY's LTV dropped to around 20% following the IPO**.
- ↻ The company's **net asset value increased by 8% in March 2024** compared to December 2023, **reaching TL 77bn**. This rise reflects solid growth and value appreciation in the asset base, coupled with reduced net financial debt.
- ↻ As stated in the prospectus, **the price stability fund, amounting to TL 1.1bn**, equivalent to **25% of the gross IPO proceeds**, was completed as of May 24, 2024. Details of its use have been announced on the Public Disclosure Platform (KAP). RGY did not use any IPO proceeds for this fund; **the transactions were carried out by Rönesans Holding A.Ş.**

(1) OCR = Occupancy Cost Ratio (The ratio of the total income obtained from a tenant to the tenant's turnover in that premises)

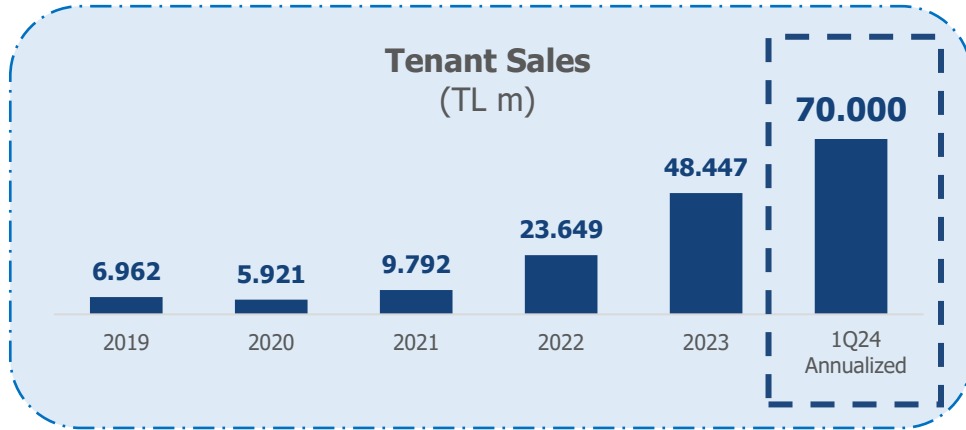
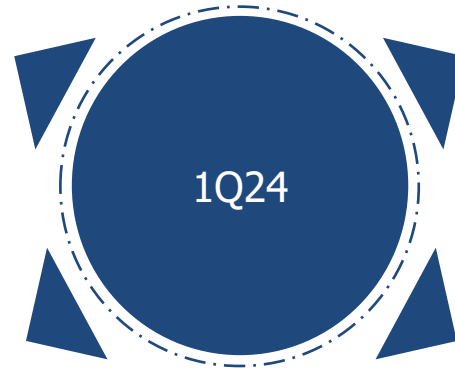
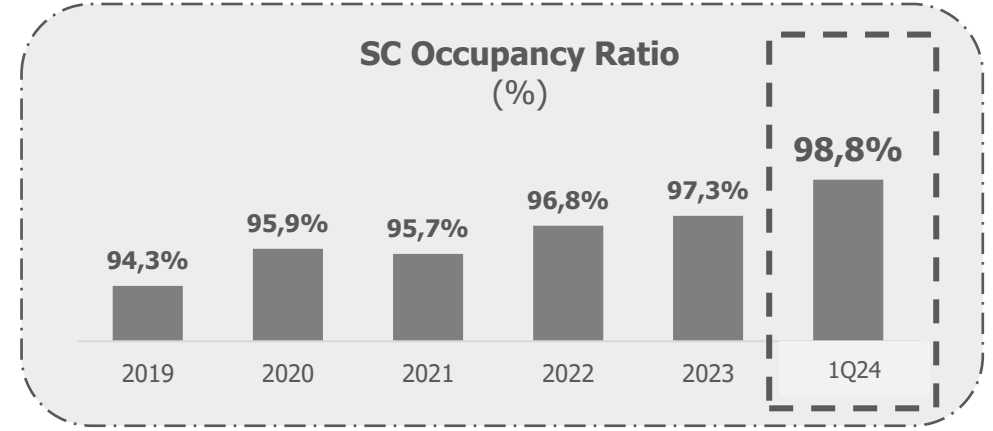
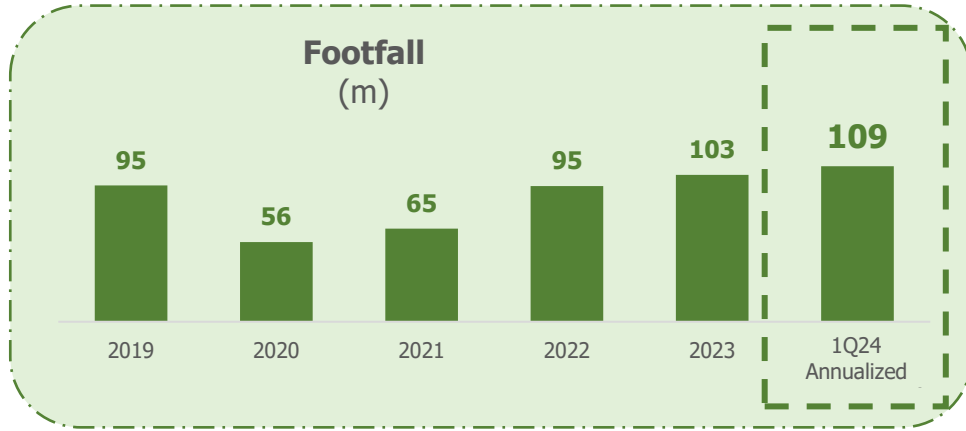
(2) LTV (Loan-to-Value) is calculated by dividing the company's net debt by its gross asset value and helps assess the company's financial strength and risk level.



Overview of RGY and 1Q24 Summary

1Q24 Operational Outlook

Improving operational indicators support the company's sustainable growth and operational success.



Source: Management accounts

(1) OCR = Tenant Cost Ratio (the ratio of the total income obtained from a tenant to the tenant's turnover in that location)

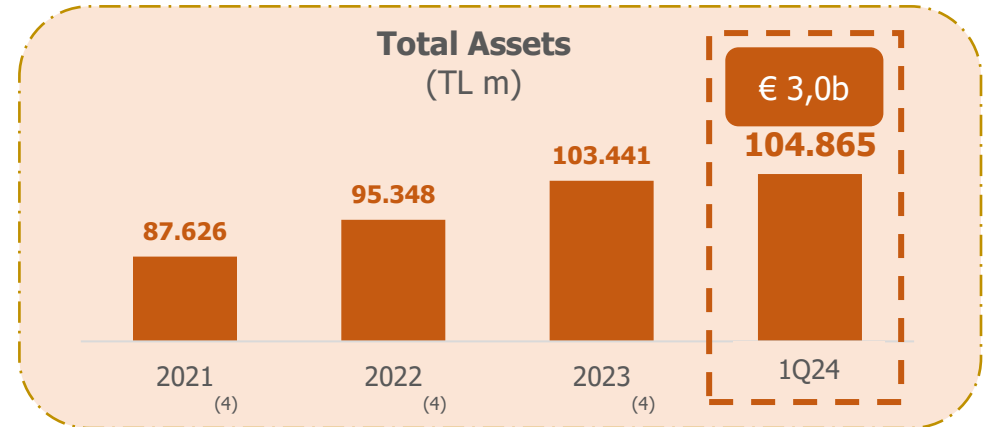
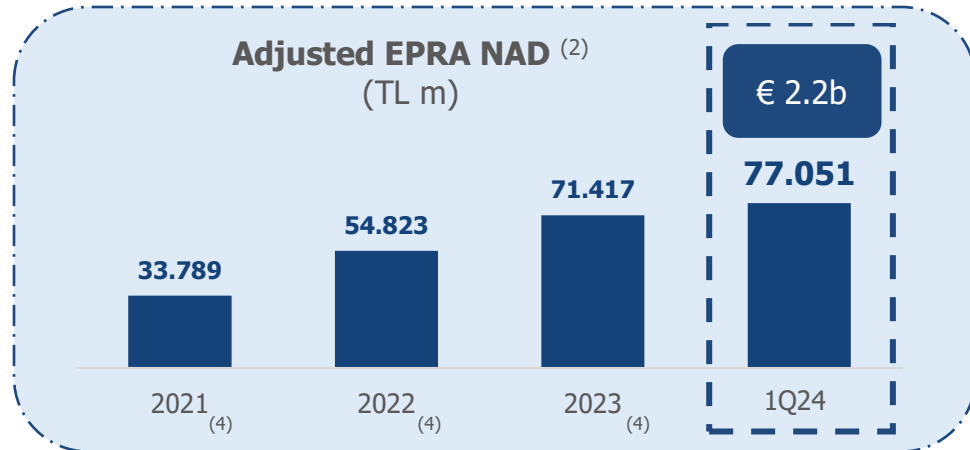
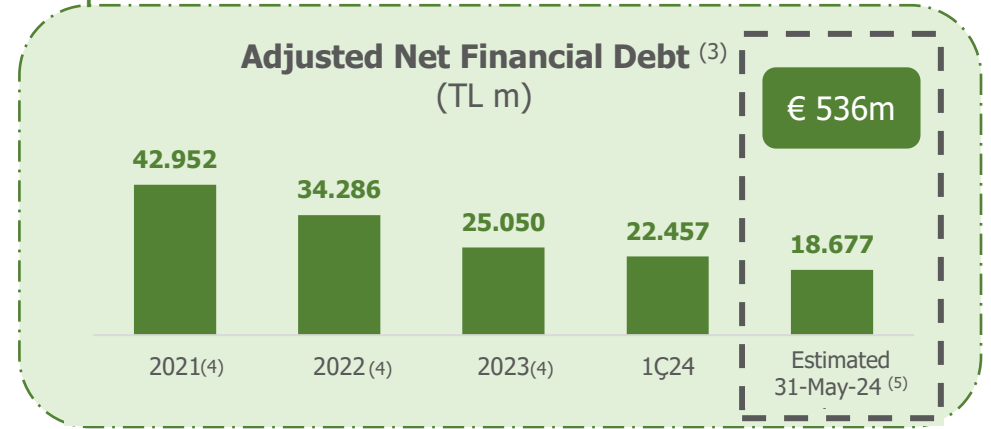
(2) LTM (Last Twelve Months) calculation is used to evaluate a company's performance over the most recent 12 months.



Overview of RGY and 1Q24 Summary

1Q24 Financial Outlook

As of March 2024, adjusted gross asset value increased by 3% compared to December 2023, while adjusted EPRA NAV⁽²⁾, supported by decreasing financial net debt, increased by 8% during the same period.



(1) Adjusted Gross Asset Value refers to the total of the company's consolidated gross asset value and the gross asset value of its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.

(2) Adjusted EPRA NAV is calculated using the standard calculation method determined by the European Public Real Estate Association (EPRA). According to EPRA, it represents a financial metric that excludes certain items not expected to materialize in the real estate investment business model, showing the net asset value.

(3) Adjusted Net Financial Debt refers to the total of the company's consolidated net debt and the net debt of its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.

(4) The reason for the difference in financial data for the years 2021, 2022, and 2023 compared to the prospectus financials is that they have been updated with the March 2024 CPI index.

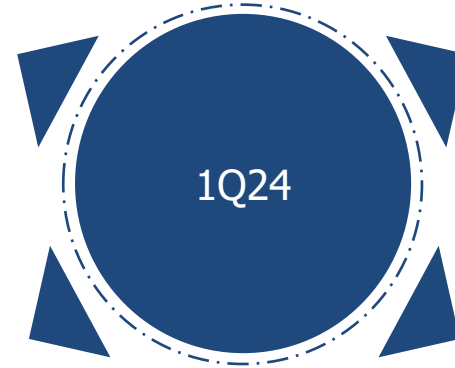
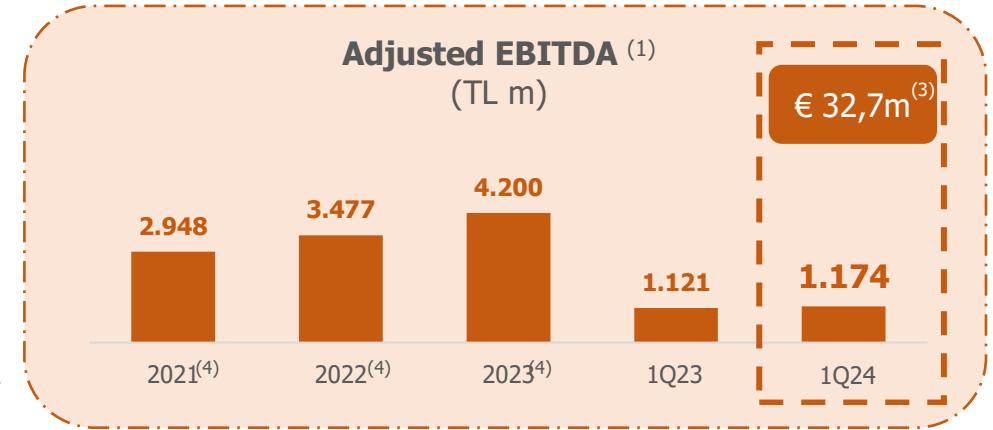
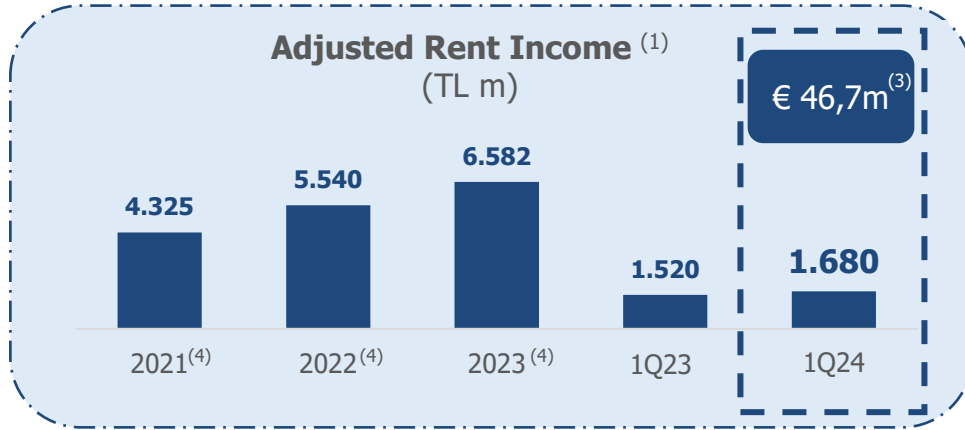
(5) As of May 31, 2024, the unaudited management calculation of the funds obtained through the capital increase, after a portion was used for financial debt repayment, is provided.



Overview of RGY and 1Q24 Summary

1Q24 Financial Outlook

As of Q1 2024, rental income increased by 10% compared to Q1 2023, while net profit rose by 13%, reaching TL 3.2bn.



(1) Adjusted refers to the total of the company's consolidated financials and the financials of its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.
(2) Net Profit for the Period includes the valuations of investment properties.
(3) It represents the amount calculated by deducting the effect of inflation accounting.
(4) The reason for the difference in financial data for the years 2021, 2022, and 2023 compared to the prospectus financials is that they have been updated with the March 2024 CPI index.



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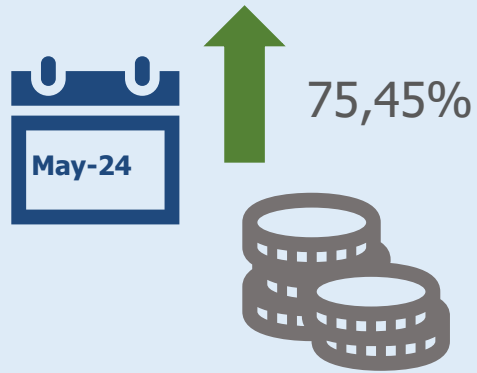
Appendix



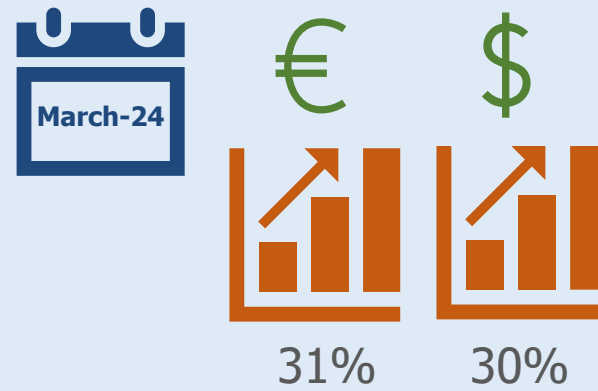
Küçükyalı Hilltown



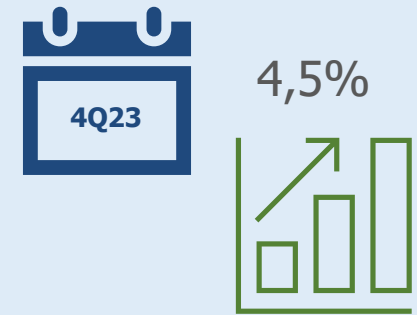
Inflation



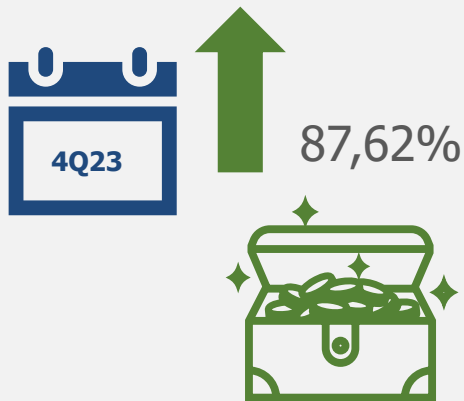
Exchange Rate Increase ⁽¹⁾



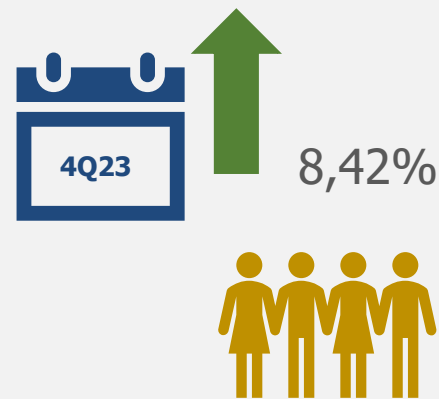
Yearly Growth (TL) ⁽²⁾



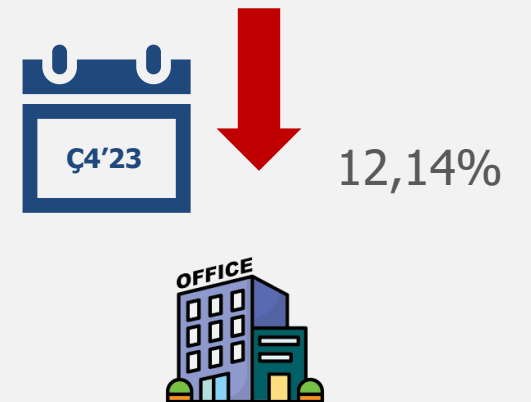
Turnover Index ⁽²⁾



Footfall Index ⁽³⁾



Office Vacancy Rate ⁽²⁾



(1) In 2024, the average exchange rate for the first three months was compared with the average exchange rate for the entire year of 2023.

(2) This analysis was reported using the chained volume index by GYODER.

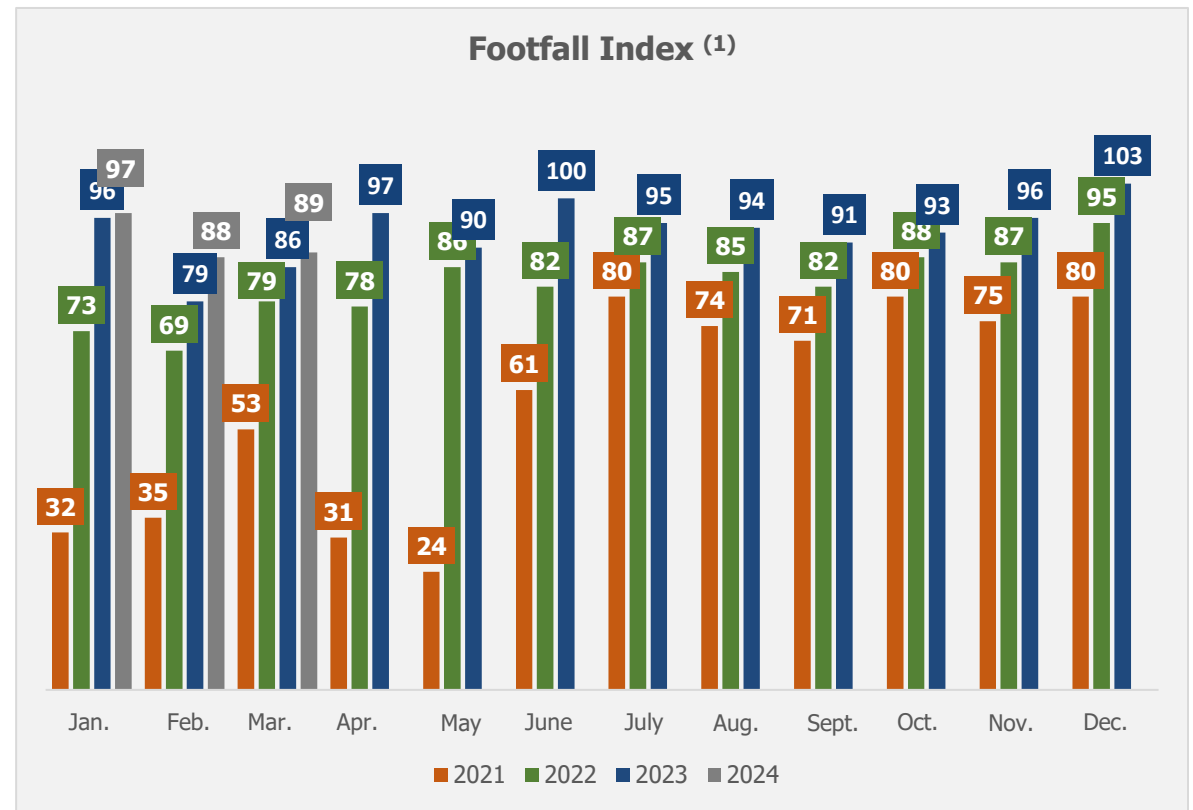
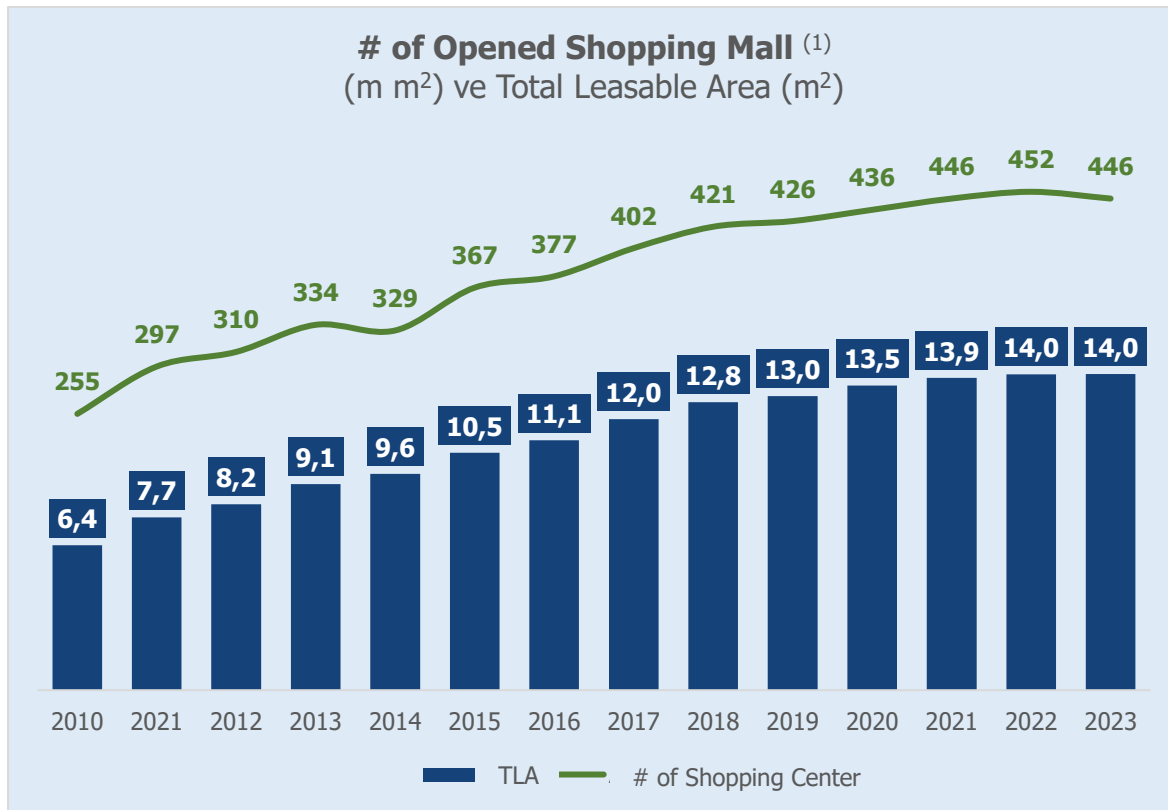
(3) The data was published in the Turkish Statistical Institute (TÜİK) report number #53756.



The number of shopping malls has stabilized, while the Commercial Real Estate Price Index continues to grow.

As of 4Q23, the total number of shopping malls in Turkey reached 446, with a total leasable area stock of 14m m². Istanbul accounts for c. 37.2% of the total leasable area stock. Nationwide, the average leasable area per 1,000 people is 164.28 m².

As of 2022, footfall have reached the levels observed in the pre-pandemic period (2019). The footfall index increased by 3.4% in March 2024 compared to the same month of the previous period, rising to 89 points.



(1) Source: GYODER



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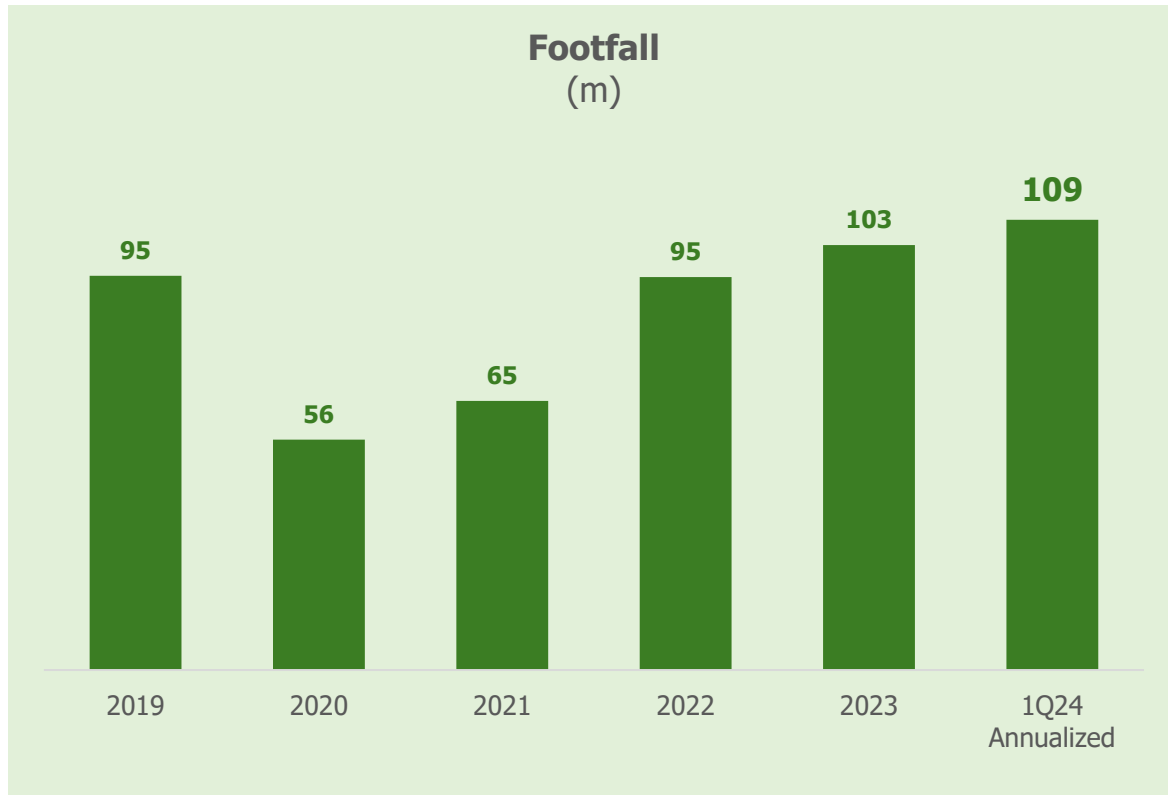


Küçükyalı Hilltown

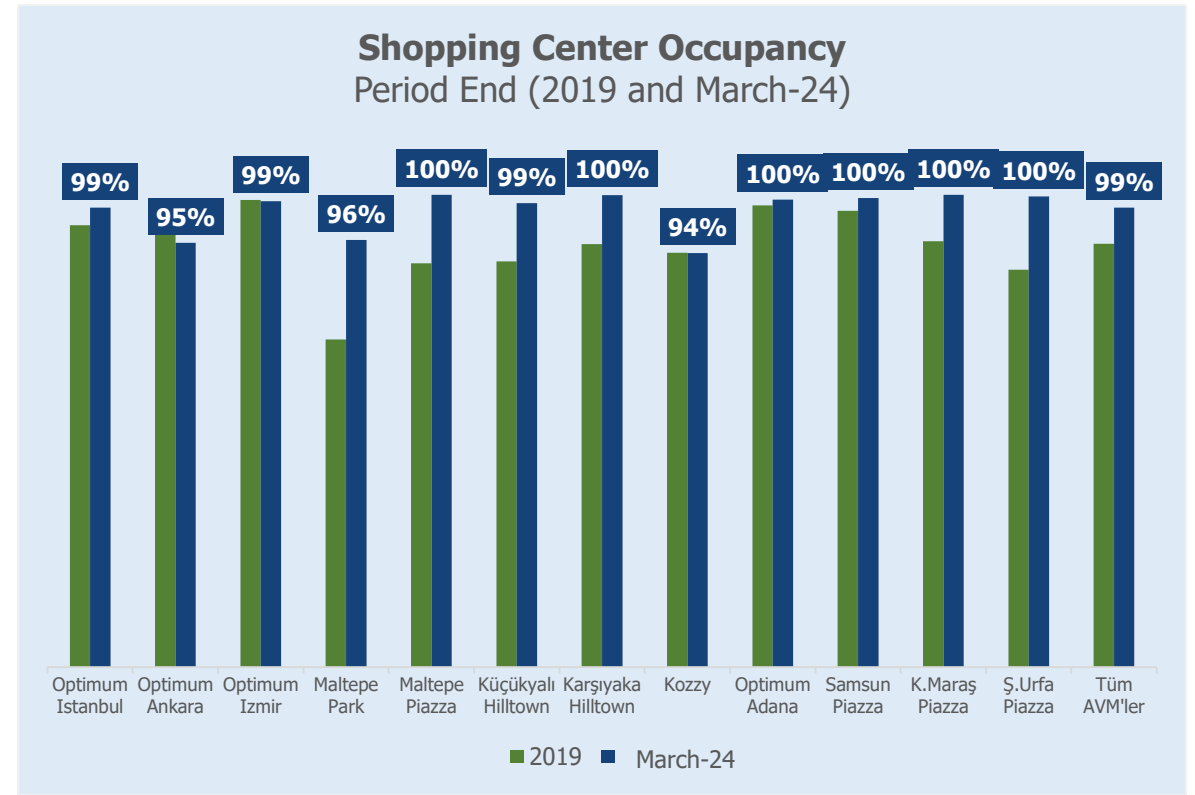


An all-time high occupancy of 98.8% has been achieved

By the end of 2022, footfall had reached the high levels observed in the pre-pandemic period, indicating a return to normalcy. Achieving similar levels to those seen in 2019 is a sign of positive development in the sector. This growth trend continues in 2024, with the total number of visitors exceeding 100 million.



As of March 2024, majority of shopping mall portfolio have reached full occupancy, and an overall increase in occupancy has been observed across all shopping centers. This indicates ongoing improvement and normalization in the sector, as well as the positive impact of the company's operational management.

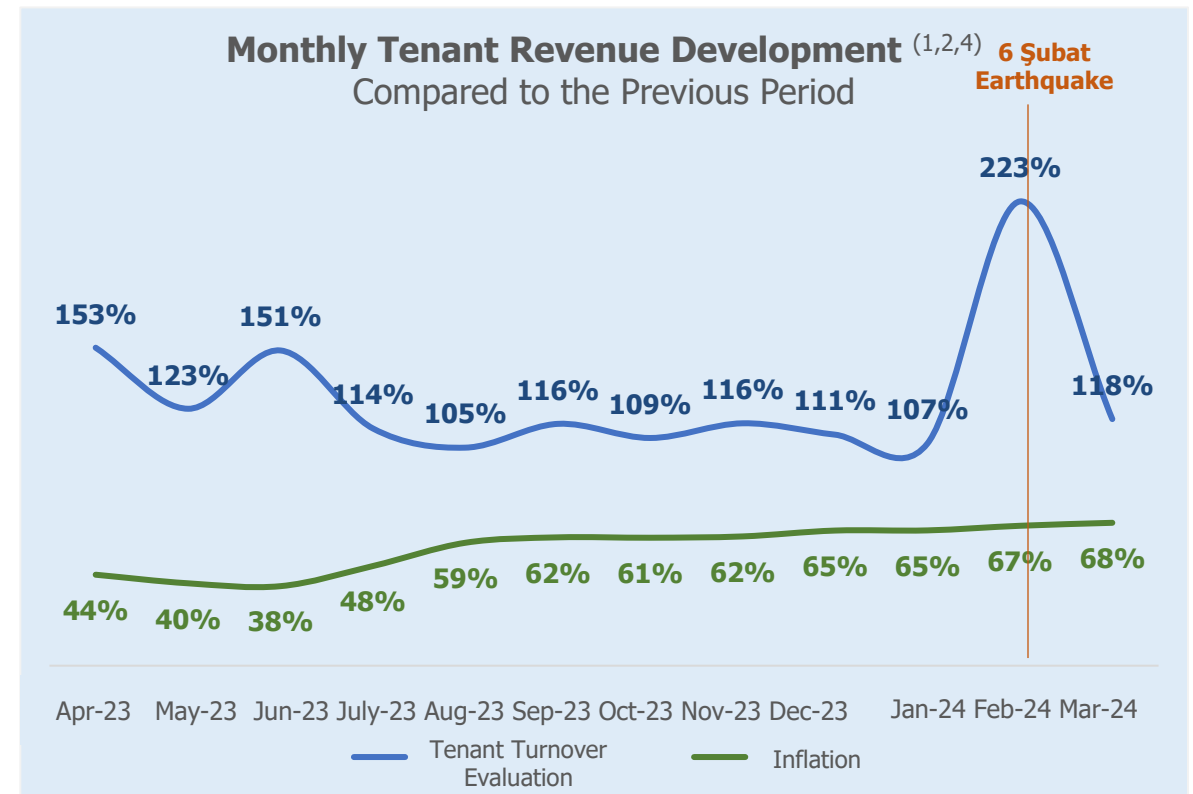
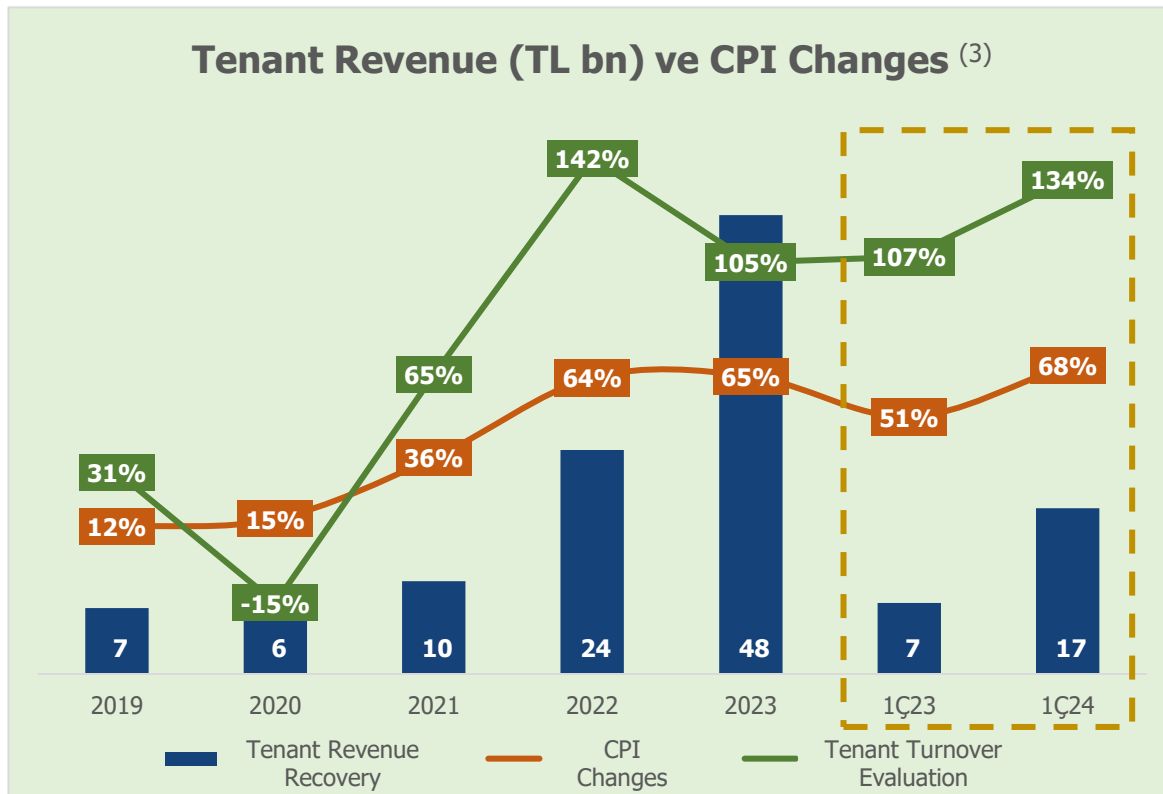




Strong performance supported by tenant sales

Tenant turnovers have shown a significant increase well above inflation over the past five years, excluding the pandemic period in 2020. As of 1Q24, **tenant turnovers have increased by 134% year-on-year, while inflation during the same period was 68%.**

As of March 2024, **tenant turnovers in shopping malls** have grown at an average rate of **118%**, significantly outpacing the **average inflation rate of 68% during the same period.**



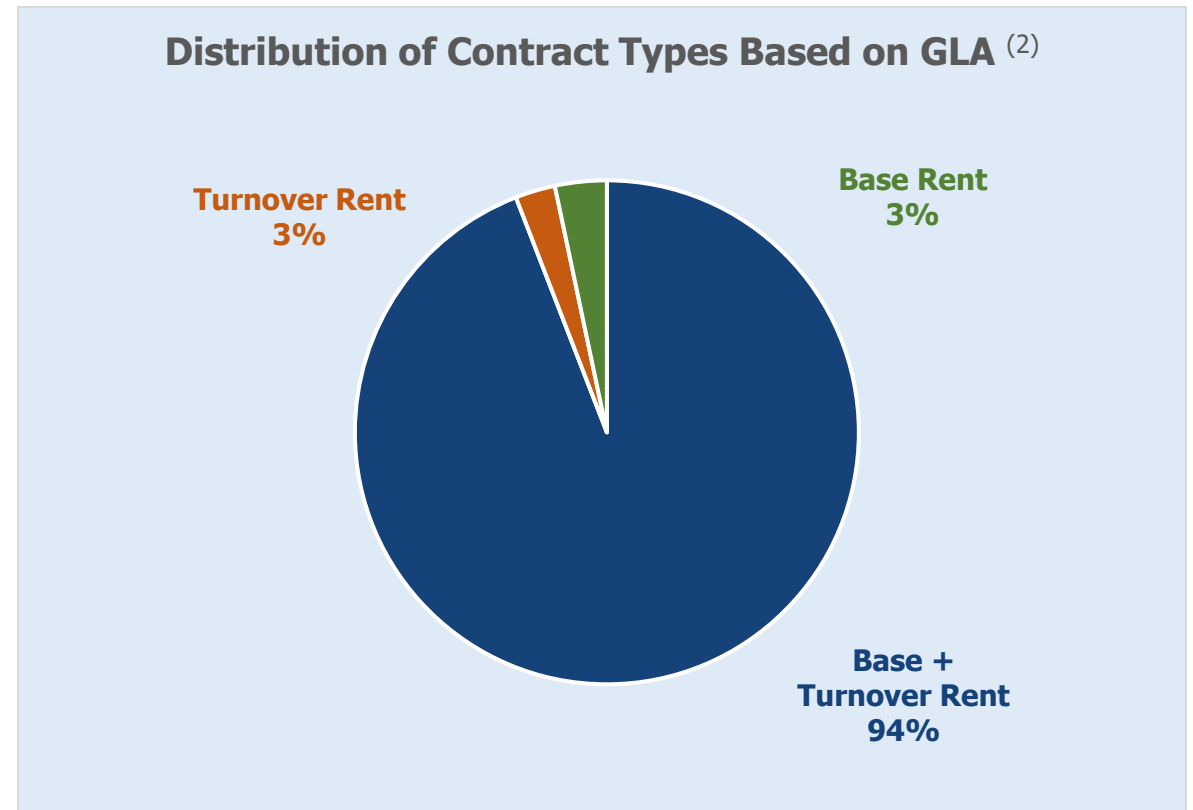
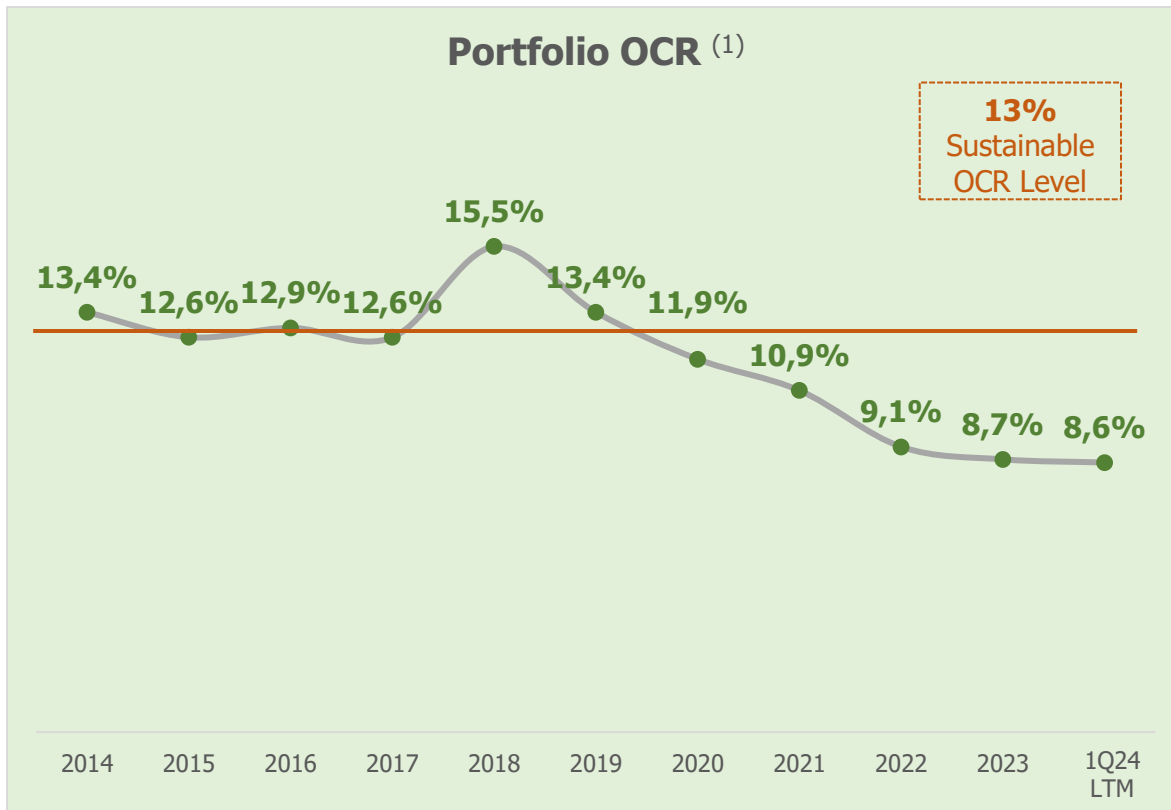
(1) Only operational shopping malls during the reviewed periods have been considered.
 (2) The data has been calculated by comparing with the previous period, excluding the times when the malls were fully or partially closed.
 (3) Tenant Revenue Growth = Current Tenant Revenue / Tenant Revenue in the Compared Period
 (4) Both Kahramanmaraş Piazza and Şanlıurfa Piazza were excluded from the calculation until June 2023. From June 2023 to August 2023, only Kahramanmaraş Piazza was excluded.



Regular monitoring of the OCR, along with opportunities for increases and turnover rent income, contributes to the company's financial health

Due to the tenant turnovers increasing above inflation, **the Portfolio OCR** dropped from 15.5% at the end of 2018 to **8.7% in December 2023**, and further to **8.6% in March 2024**. Considering that a sustainable OCR ratio in the retail sector is approximately 13-15%, **there is 50% rental income upside for RGY**

Thanks to the **base rent which provides inflation protection**, and **the turnover rent which adds extra value**, rental income has increased by c. 10% on top of inflation. **97% of the contracts include a turnover rent clause**, providing RGY with the opportunity to create additional value through turnover rent, on top of inflation protection.



(1) OCR (Occupancy Cost Ratio): This is the ratio of the total income obtained from a tenant to the tenant's turnover in that location. It is used as an important criterion in evaluating the tenant's financial strength, identifying opportunities to increase rental income, and making investment decisions.

(2) GLA (Gross Leasable Area): Refers to the total area available for leasing within a property.



A residential project located on the E-5 highway, adjacent to the metro line and two major shopping centers on the Asian side

- **MaltepePark Residential Project** is designed to integrate **residential units, offices, commercial spaces, and a shopping mall**. The project is anticipated to stand out due to its location, combined living/working areas, contribution to social life, and ease of transportation.
- It consists of a total of **478 residential units** and **25 commercial units** within 4 blocks.
- Mobilization and site preparation work began within the MaltepePark parcel with the removal of the existing infrastructure. **The construction permit for the project was obtained in December 2023.**
- The project is **expected to play a significant role in the urban transformation** of the area and is seen as a solution to the current housing needs in the region.



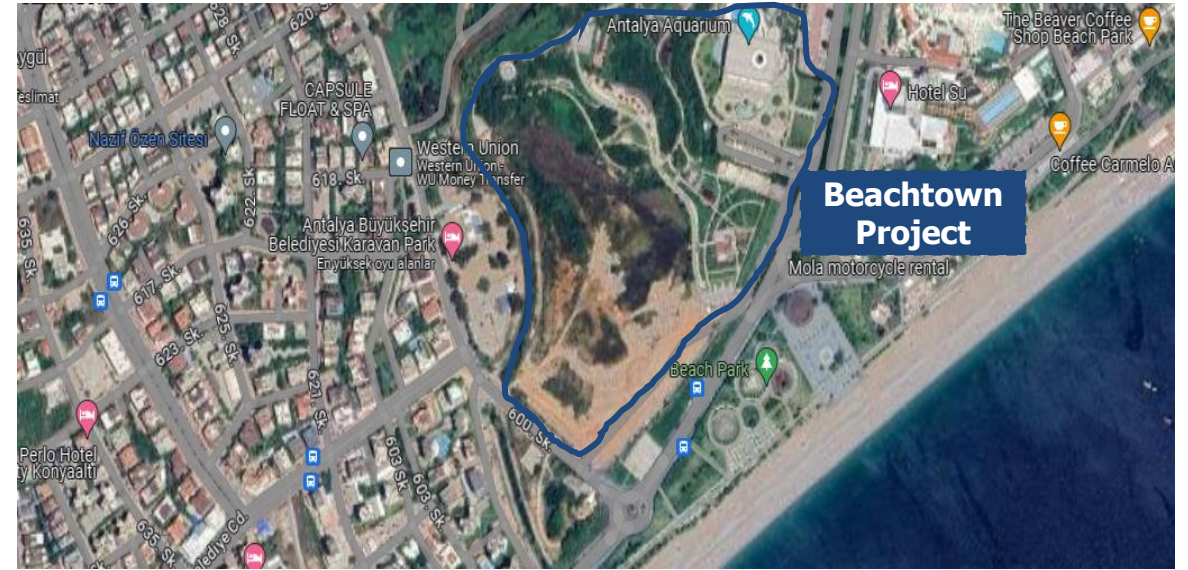
General Information

Construction Area	95.587 m ²
Sellable Area	72.246 m ²
Planned Residentials	478 units
Planned Commercial Units	25 units



The Company's current portfolio includes two plots of land suitable for future project development and the Beachtown Project.

- **Beachtown Project**, located in Konyaaltı, Antalya, presents a significant opportunity in a **potential development project scenario**.
 - Total Construction Area is c. **116.6k m²**.
 - Gross Leasable Area is c. **53.8k m²**.
 - There are **plans to develop a shopping mall project** in the medium to long term.
- **Ümraniye Land**, located in Tepeüstü, Ümraniye, is surrounded by two shopping centers (Meydan Istanbul Shopping Mall and Buyaka Shopping Mall), office units (Buyaka office towers), and residential blocks (TOKI residential areas).
 - The company shares ownership of the asset with **Doğan Holding** at a 50%-50% ratio.
 - Land Area is **23k m²**.
- In Ataşehir, Istanbul, there is a small share in the portfolio known as the **Ataşehir Land**, with an area of **458 m²**.





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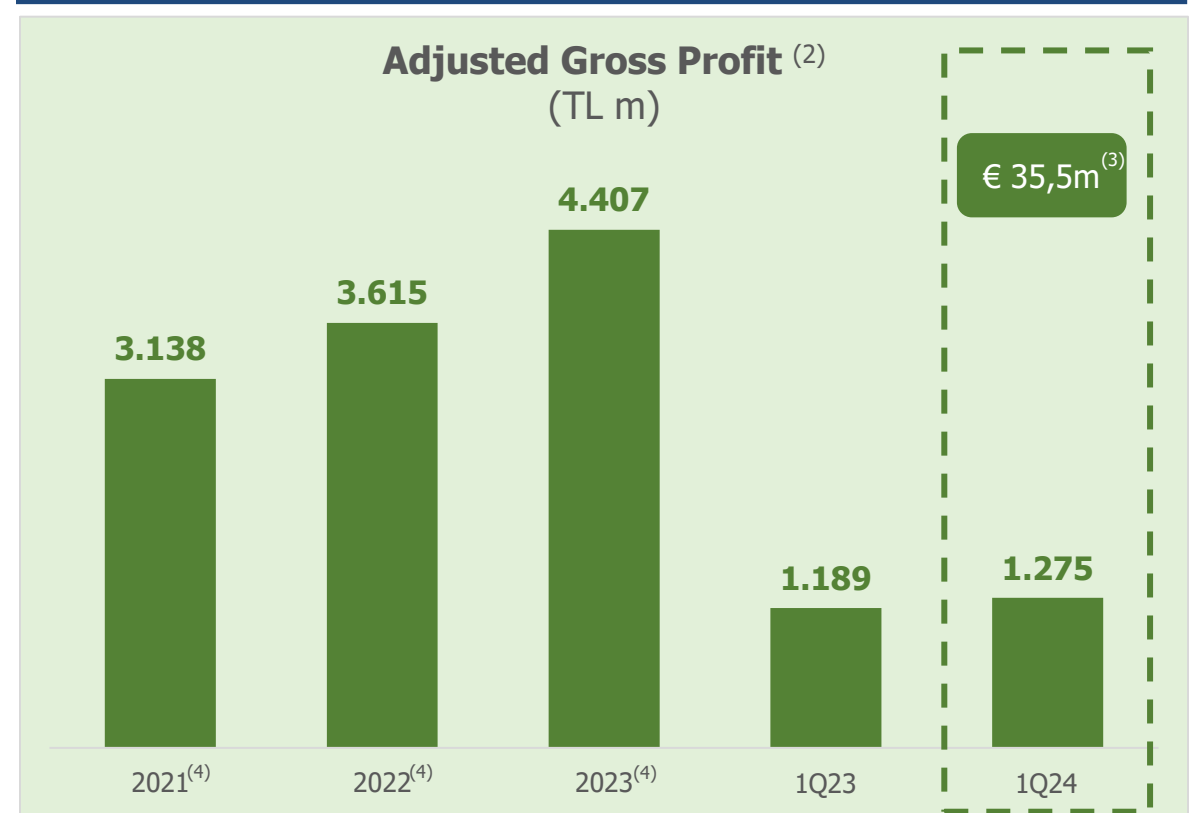
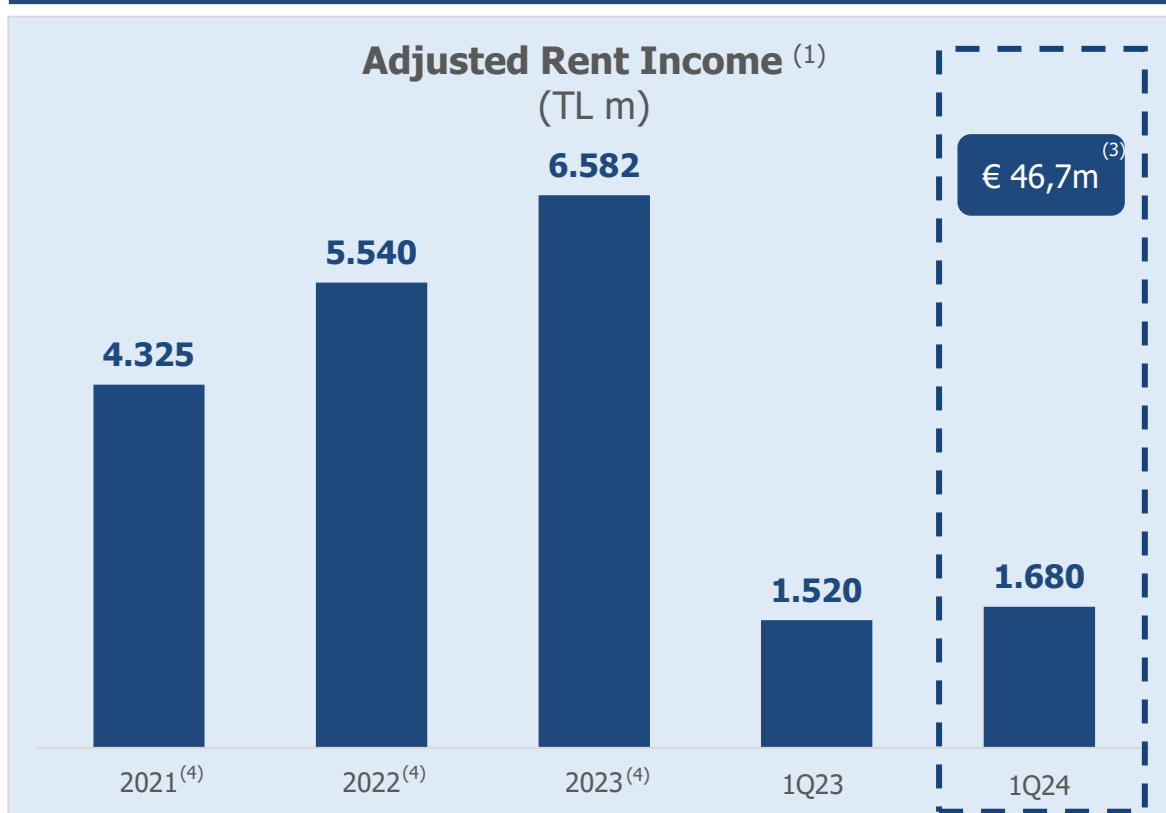
Küçükaly Hilltown



Strengthened operational income due to robust operational metrics

Due to the impact of **base rent income** that provides **protection against inflation** and **turnover rent income** that **creates additional value**, rental income from investment properties increased by c. 10% above inflation, **reaching TL 1.7bn as of 1Q24.**

Increased domestic demand post-pandemic, **rising occupancy in shopping malls**, and higher turnover rent rates have resulted in the company's **Adjusted Net Operational Income rising to TL 4.4bn** from the end of 2021 to **December 2023.** It stands at **TL 1.3bn as of March 2024.**



(1) The company's consolidated rental income includes the total of its consolidated rental income and the rental income from its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.

(2) The company's consolidated net operational income includes the total of its consolidated net operational income and the net operational income from its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.

(3) The amounts are calculated by deducting the effect of inflation accounting.

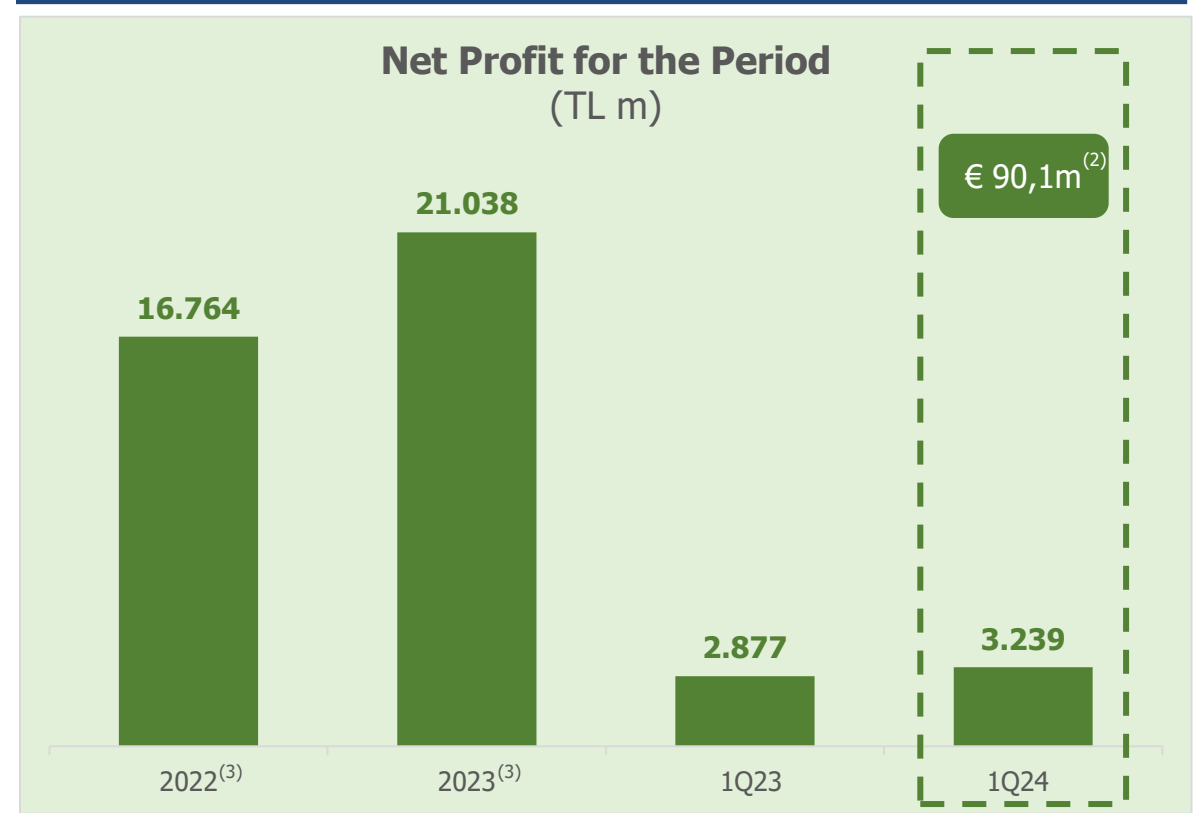
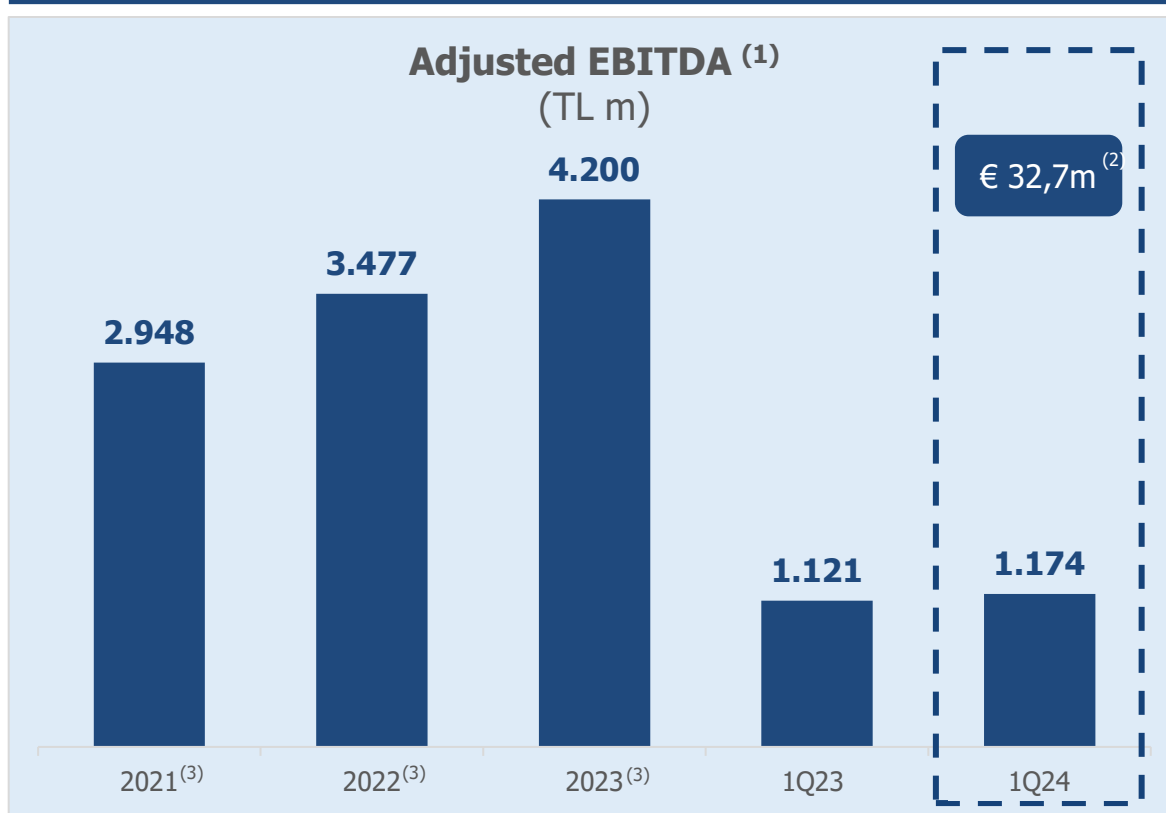
(4) The financial data for the years 2021, 2022, and 2023 differ from the prospectus financials because they have been updated with the March 2024 CPI index.



Increasing growth trajectory with rising EBITDA and Net Profit

Increased domestic demand post-pandemic, **rising occupancy rates in shopping malls**, and **increasing rental income** have resulted in the company's **Adjusted EBITDA rising to TL 4.2bn in 2023**, a 42% increase over the 2021 level, on top of inflation. It is tracked at **TL 1.2bn as of March 2024**.

Net period profit has shown an increasing trend. The net period profit, which was TL 16.8bn in 2022, increased by 25% to **TL 21bn in 2023**. It rose to **TL 3.2bn as of March 2024**, a 13% increase compared to the same period in March 2023.



(1) The company's consolidated EBITDA includes the total of its consolidated EBITDA and the EBITDA from its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.

(2) The amounts are calculated by deducting the effect of inflation accounting.

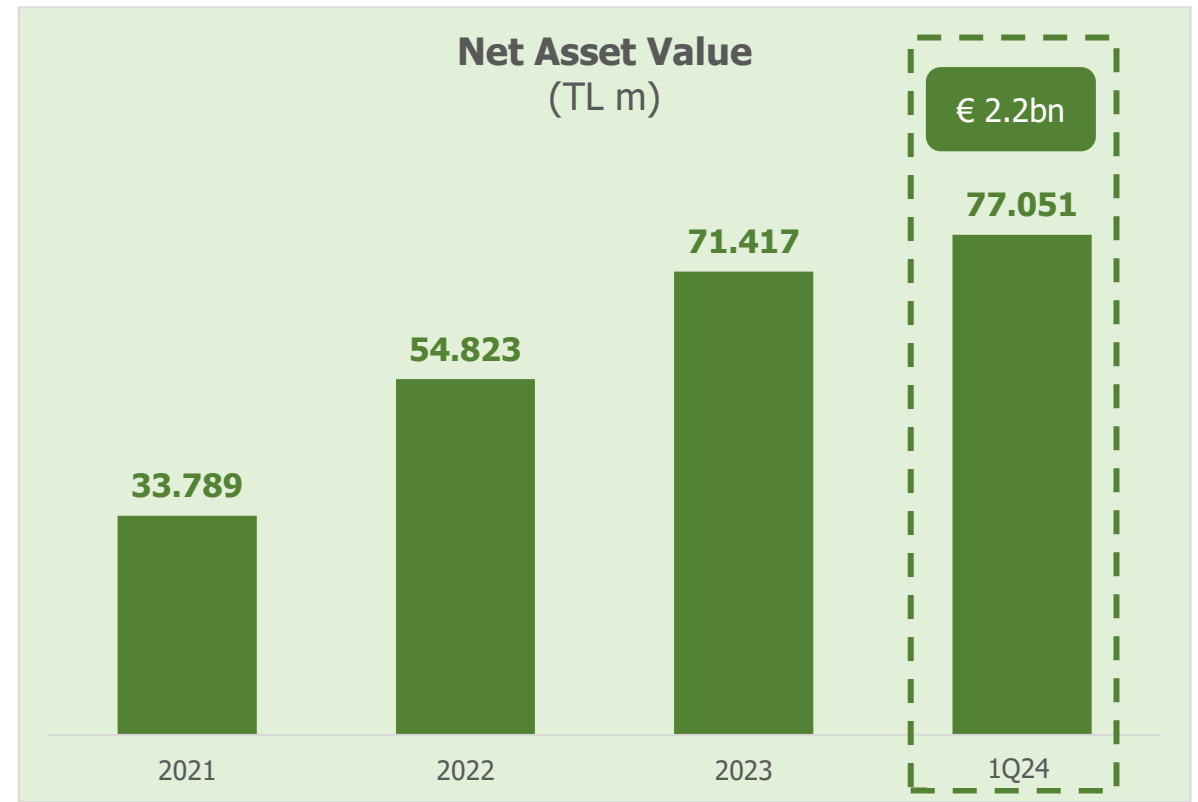
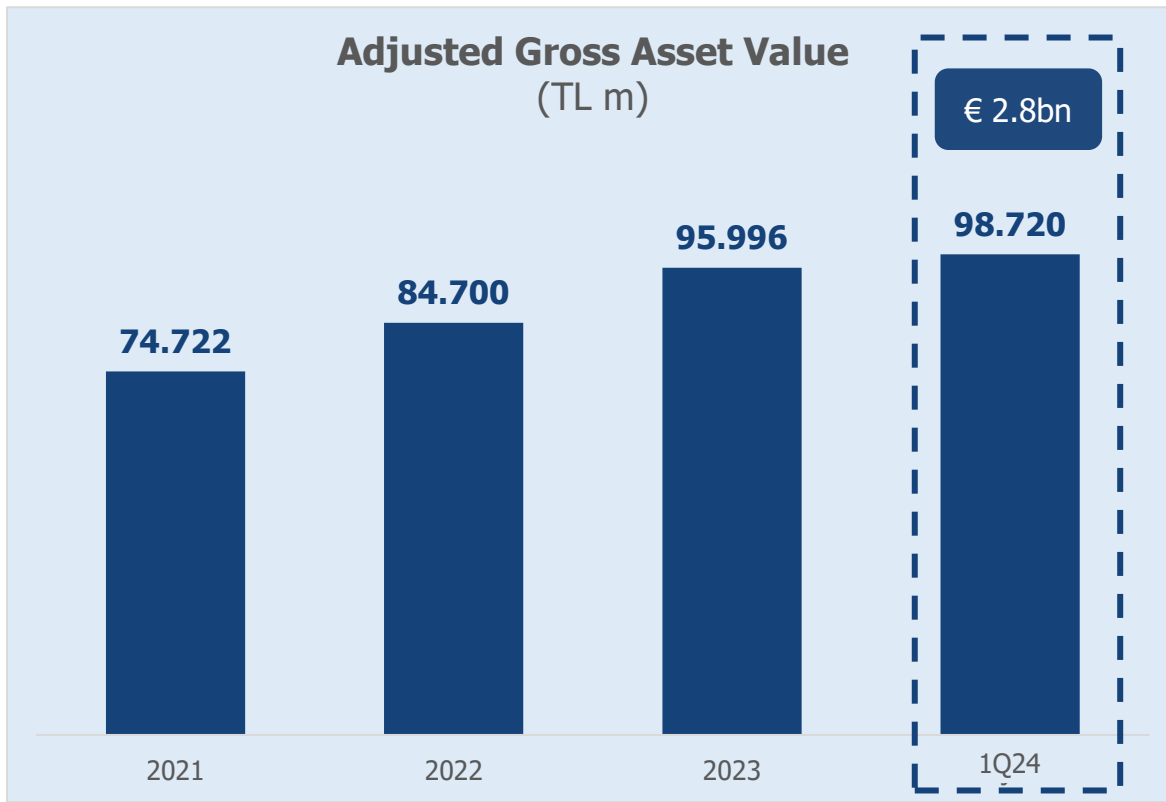
(3) The financial data for the years 2021, 2022, and 2023 differ from the prospectus financials because they have been updated with the March 2024 CPI index.



Gross asset value increases each year due to strong performance and favorable sector dynamics.

Since 2021, the company's **gross asset value** has increased from TL 74.7bn to c. **TL 100bn**. This growth is attributed to **strong operational and financial performance**, high inflation, increased household consumption expenditures, and the general rise in the real estate sector.

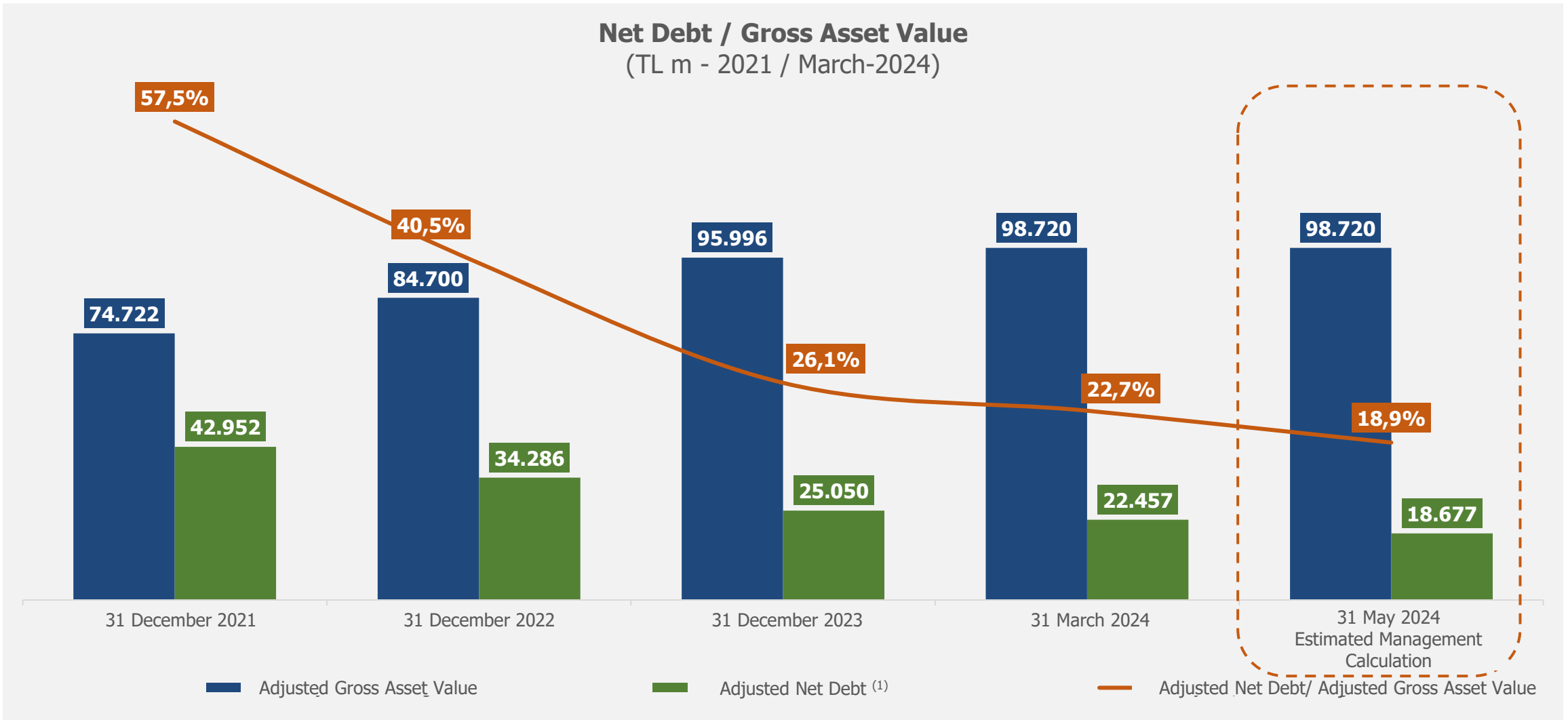
The company's **Net Asset Value** was TL **71bn as of December 2023**. By **March 2024**, it increased by 8% and **reached TL 77bn**.



(1) The company's consolidated gross asset value includes the total gross asset value of its consolidated assets and the gross asset value of its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.



With IPO proceeds of TL 3.8bn, the leverage ratio has fallen below 20%.



(1) Adjusted Net Debt: This represents the total of the company's consolidated net debt and the net debt of its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional to the company's share.

(2) As of May 31, 2024, the unaudited management calculation reflects the partial use of funds obtained through capital increase for financial debt repayment. It is assumed that the gross asset value remains the same as of March 31, 2024.



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RGY, Turkey's Leading Green Real Estate Investor

Principle of Sustainable Development

- RGY has been following an **eco-friendly real estate strategy** for many years in order to contribute more to society
- RGY adopts the principle of **sustainable development** from the beginning of the architectural design process to the development stage, including the continuous maintenance of its assets.

Renewable Energy Target

- It is targeted that by the end of 2026, **60% of total electricity consumption**,
- by the end of 2027, 70%**,
- and **by the end of 2029, 100%** will be sourced from renewable energy sources.

Carbon Footprint Target

- The goal of reducing the carbon footprint from **common area electricity consumption by 25% by 2023**, set in 2017, was achieved earlier than expected.
- By the end of 2022, carbon emissions from **common area electricity consumption were reduced by 46%**.
- The reduction in carbon emissions from **common area electricity consumption between 2022 and 2023 is 9%**.



46% Carbon Footprint Reduction



32m Annual Energy Savings (kWh) ⁽²⁾

(1) BREEAM Outstanding Certificates were obtained for 10 assets in the portfolio for the years 2019-2021, with a validity period of 3 years. Currently, certificates for 2 assets are active, and the goal is to renew all of them by 2024.

(2) This value has been achieved over a five-year period, and if the current level is maintained, an annual savings of 31.8 million kWh will be realized.

(3) The portfolio includes 10 assets, excluding Şanlıurfa Piazza and Kahramanmaraş Piazza.



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Küçükyalı Hilltown



#	Asset	Partner	Location	Opening Date	Asset Type	GLA ⁽¹⁾ /Land Area (k m ²)	31 March 2024 Value ⁽²⁾ (TL k)
1	Karşıyaka Hilltown	-	İzmir	October 2019	Shopping Center	64	18.042.405
2	Küçükyalı Hilltown	-	İstanbul	October 2017	Shopping Center / Office	63 / 10	9.332.155
3	Maltepe Piazza	-	İstanbul	April 2018	SC / Office / Residential	53 / 34	13.109.690
4	Samsun Piazza	-	Samsun	March 2013	Shopping Center / Hotel	62	8.876.710
5	Şanlıurfa Piazza	-	Şanlıurfa	October 2013	Shopping Center	42	3.912.705
6	Kahramanmaraş Piazza	-	Kahramanmaraş	April 2013	Shopping Center	48	5.047.430
7	Optimum İstanbul	GIC (50%)	İstanbul	November 2008	Shopping Center	41	9.367.540
8	Optimum İzmir	GIC (50%)	İzmir	March 2012	Shopping Center	84	18.611.150
9	Optimum Ankara	GIC (50%)	Ankara	October 2004	Shopping Center	38	7.285.040
10	Optimum Adana	-	Adana	April 2011	Shopping Center	60	8.940.065
11	Kozzy	-	İstanbul	April 2010	Shopping Center	14	722.185
12	Maltepe Park	-	İstanbul	January 2005	Shopping Center / Office	73 / 15	10.186.645
13	RönesansBiz Küçükyalı	-	İstanbul	December 2014	Office / School	52	3.173.130
14	Beachtown Project	-	Antalya	-	Land	121	827.250
15	Ümraniye Land	Doğan Group Holding (50%)	İstanbul	-	Land	23	1.839.365
16	Ataşehir Land	-	İstanbul	-	Land	0,5	17.860
Total							119.291.325

(1) Gross Leasable Area (GLA): Presented in thousand square meters.

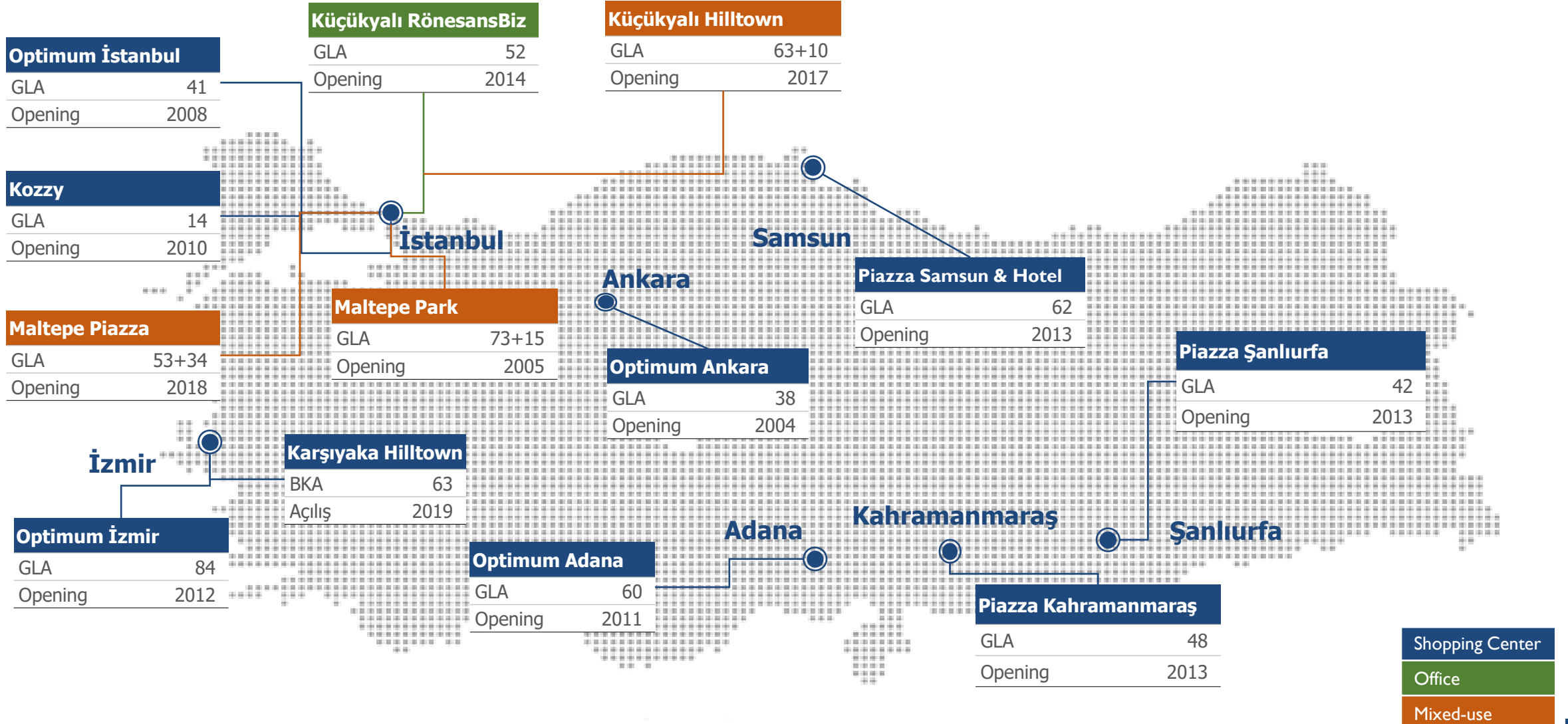
(2) These are the final values included in the year-end valuation reports prepared by TSKB.



Overview of RGY

Strong Real Estate Portfolio

The largest shopping mall investor in Turkey, based on Gross Leasable Area (GLA) and the number of malls, operates new and robust properties in central locations across 7 different cities.



(1) Gross Leasable Area (GLA): Presented in thousand square meters (m²).

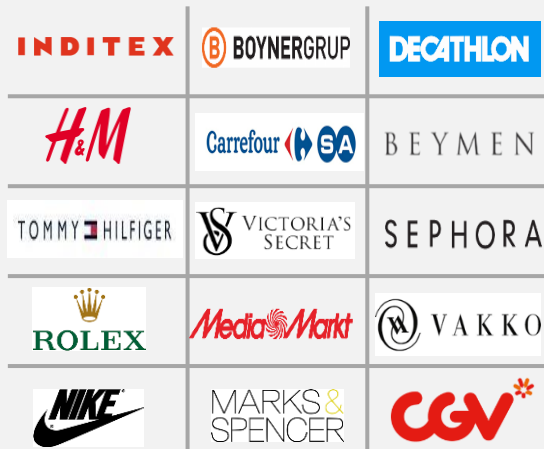
(2) This information is derived from the sector report prepared by TR International Gayrimenkul Danışmanlık Müessillik Tasarım Taahhüt ve İnşaat Hizmetleri Anonim Şirketi, which is also included in the annexes of the prospectus.



Karşıyaka Hilltown

Asset Type	SC & Office & Residence
Location	Maltepe / İstanbul
Opening	April 2018
Partner	-
İU ⁽¹⁾	Direct
GLA (m²)	53,000 / 34,000
Certificate	LEED Gold

Key Customers



Küçükyalı Hilltown

Asset Type	SC & Office
Location	Maltepe / İstanbul
Opening	October 2017
Partner	-
İU ⁽¹⁾	300 m
GLA (m²)	63,000 / 10,000
Certificate	LEED Gold

Key Customers



(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).



Maltepe Piazza

Asset Type	SC & Office & Residence
Location	Maltepe / İstanbul
Opening	April 2018
Partner	-
İU ⁽¹⁾	Direct
GLA (m²)	53,000 / 34,000
Certificate	LEED Gold

Key Customers



Kahramanmaraş Piazza

Asset Type	Shopping Center
Location	Onikişubat / K.maraş
Opening	April 2013
Partner	-
İU ⁽¹⁾	-
GLA (m²)	48,000
Certificate	BREEAM 'Outstanding'

Key Customers



(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).



Optimum İstanbul

Asset Type	Shopping Center
Location	Ataşehir / İstanbul
Opening	November 2008
Partner	GIC (50%)
İU ⁽¹⁾	650 m
GLA (m²)	41,000
Certificate	BREEAM 'Outstanding'

Key Customers



Optimum İzmir

Asset Type	Shopping Center
Location	Gazimir / İzmir
Opening	March 2012
Partner	GIC (50%)
İU ⁽¹⁾	50 m
GLA (m²)	84,000
Certificate	BREEAM 'Outstanding'

Key Customers



(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).



Optimum Adana

Asset Type	Shopping Center
Location	Yüreğir / Adana
Opening	April 2011
Partner	-
İU ⁽¹⁾	350 m
GLA (m²)	60,000
Certificate	BREEAM 'Outstanding'

Key Customers



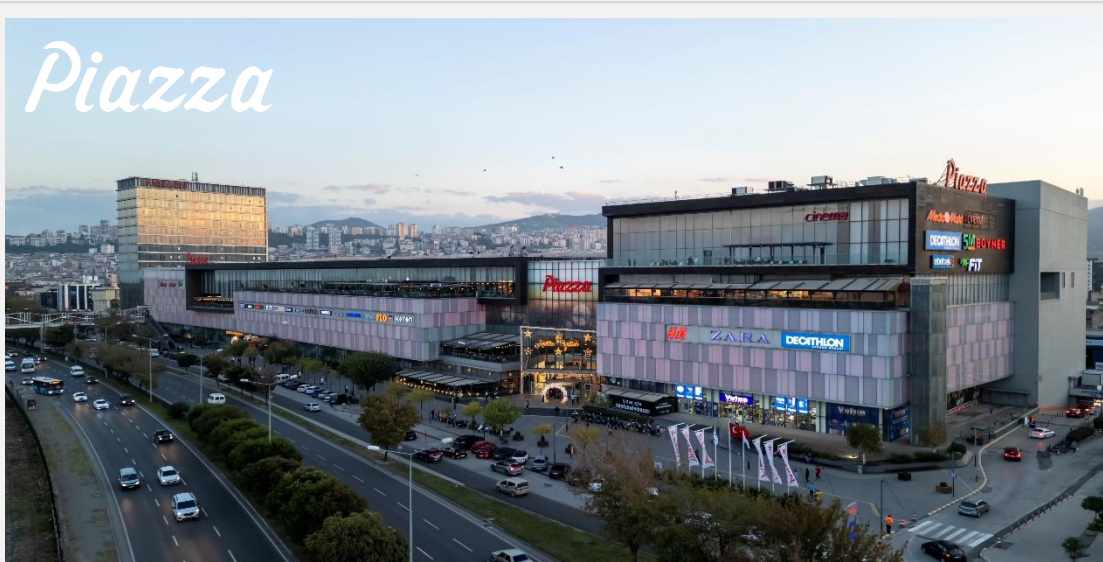
Optimum Ankara

Asset Type	Shopping Center
Location	Etimesgut / İstanbul
Opening	October 2004
Partner	GIC (50%)
İU ⁽¹⁾	1,600 m
GLA (m²)	38,000
Certificate	BREEAM 'Outstanding'

Key Customers



(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).

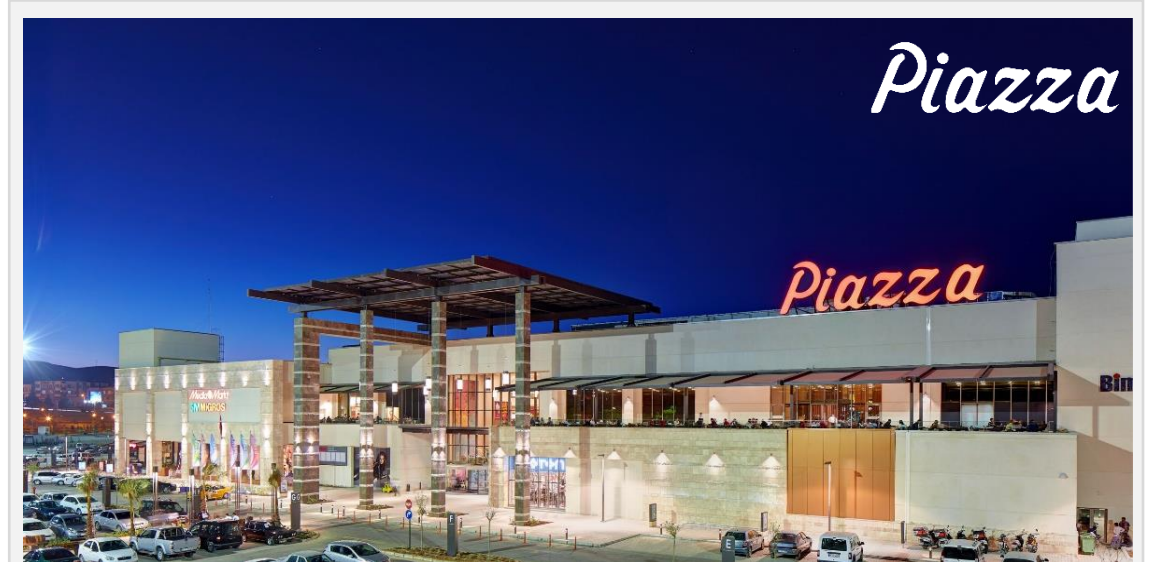


Samsun Piazza

Asset Type	Shopping Center & Office
Location	Canik / Samsun
Opening	March 2013
Partner	-
İU ⁽¹⁾	100 m
GLA (m²)	62,000
Certificate	BREEAM 'Outstanding'

Key Customers

INDITEX	BOYNERGRUP	CGV*
H&M	MediaMarkt	MIGROS
TOMMY HILFINGER	ebebek	DECATHLON
LACOSTE	MANGO	SEPHORA
BEYMEN	adidas	LC WAIKIKI



Şanlıurfa Piazza

Asset Type	Shopping Center
Location	Eyyübiye / Şanlıurfa
Opening	October 2013
Partner	-
İU ⁽¹⁾	-
GLA (m²)	42,000
Certificate	BREEAM 'Outstanding'

Key Customers

BOYNERGRUP	MediaMarkt	CGV*
KOTON	MIGROS	mavi
DeFacto	SARAR	TEKNOSA
LC WAIKIKI	VAKKO	DEICHMANN
FLO	adidas	YVES ROCHER

(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).



Maltepe Park

Key Customers

Asset Type	Shopping Center / Office
Location	Maltepe / İstanbul
Opening	January 2005
Partner	-
İU ⁽¹⁾	200 m
GLA (m²)	73,000 / 15,000
Certificate	-



Kozy

Key Customers

Asset Type	Shopping Center
Location	Kadıköy / İstanbul
Opening	April 2010
Partner	-
İU ⁽¹⁾	1,300 m
GLA (m²)	14,000
Certificate	BREEAM 'Outstanding'

(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).



A strong office portfolio in high demand by numerous well-known and prominent institutions



RönesansBiz Office

- RönesansBiz Küçükyalı, with a **Gross Leasable Area of c. 52k m²**, houses the headquarters of major companies like **Turkcell** and **Bosch**. The campus also includes **TED Rönesans College**. RönesansBiz is the first project in Europe to receive the **LEED Platinum Certification** for Office-Campus under the international sustainable building standards.



BOSCH



Maltepe Piazza Office

- With a **Gross Leasable Area of 34k m²**, the young and dynamic Maltepe Piazza Office building is strategically located on the E-5 highway and has direct access to the metro station.
- In 2022, the shared office project **OfficeLink** was launched within the building, featuring **38 private offices**, **46 fixed desks**, and additional workspaces suitable for mobile, daily, and virtual office memberships. The interior also includes a content and podcast room, seven meeting rooms, and a seminar hall.

**ACIBADEM
SİGORTA**



**OFFICE
LINK**

Intercity
SARF OL MARMAR VESE YOLU



A strong office portfolio in high demand by numerous well-known and prominent institutions



MaltepePark Ofis

↻ The Maltepe Park Office, part of the RGY portfolio with a **Gross Leasable Area of c. 15k m²**, is one of the leading and most prestigious office buildings in the region. It offers ease of access for employees through both road and public transportation. Acquired from **Carrefour** in 2018, the building continues to operate as Carrefour's headquarters after being leased back to the company.



Küçükyalı Hilltown Ofis

↻ Hilltown Office, with a **Gross Leasable Area of c. 10k m²**, is located near prominent institutions such as **Istanbul Commerce University, Marmara University campus, and RönesansBiz Küçükyalı**. Situated just 300 meters from the metro, it offers an accessible location and also features stunning views of the islands, making it attractive for office tenants. The building boasts a **LEED Gold Certification**.





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Küçükyalı Hilltown



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