



Investor Presentation 1H24



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.



1. Overview of RGY and 1H24 Summary

2. Key Economic Data and Sector Overview

3. Operations

4. Financial Overview

5. Sustainability

6. Portfolio

Appendix



Küçükyalı Hilltown



RGY is Türkiye's largest shopping mall investor both in terms of total GLA (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.
- The portfolio is consisting of **16 assets** with a value approaching **TL 107.7 bn** as of 31 March 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.
- It offers a **sustainable rental income** that both provides protection against inflation and offers the potential for increased rental revenue.
- The fact that **no tenant contributes to more than 5% of the total income** strengthens income diversification and enhances financial sustainability.
- RGY has a strong asset portfolio, primarily consisting of shopping malls and offices, which generates **sustainable net operational income**.
- As of June 30, 2024, with **over 100 million visitors**, steady growth continues to be maintained.
- An active leasing and asset management strategy applied to the assets enhances **operational efficiency**.
- 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**.

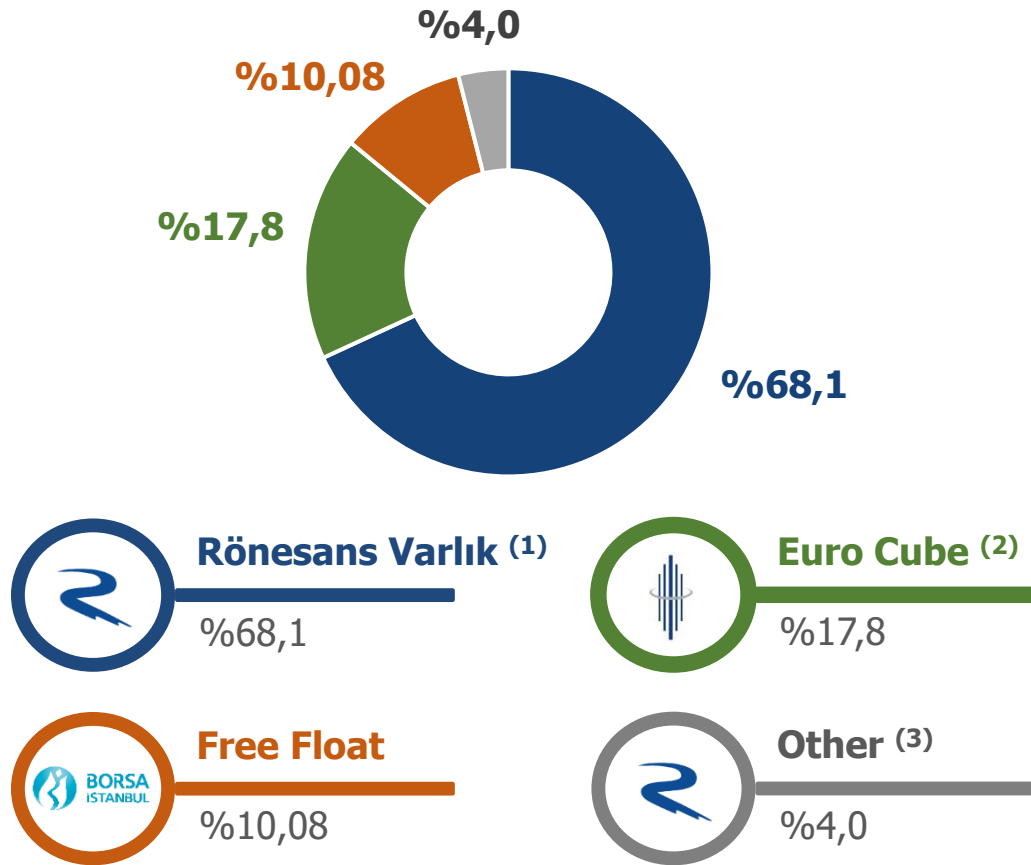




Overview of RGY and 1H24 Summary

Shareholder Structure

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



(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.



Overview of RGY and 1H24 Summary

Business Processes and Financial Strategies

The company's current operational, investment, and financial planning are being successfully executed, maintaining a strong and effective operation.

- The company's occupancy rate, which stood at **95.7% in 2021**, increased to an average of **97.3% in 2023** and reached **98.6% in 1H24**, marking the highest occupancy rate of all time.
- As of the end of 2022, **visitor numbers** have reached the same levels as in 2019, when high footfall was observed prior to the pandemic. This positive trend continued in 2023, with an **average increase of 8%** throughout the year and a **17% year-on-year increase as of annualized 1H24**.
- With tenant sales surpassing inflation, the portfolio **OCR⁽¹⁾ ratio**, which was 15.5% at the end of 2018, decreased to **8.7% as of June-24**. Considering that **the sustainable OCR ratio⁽¹⁾ in the retail sector is approximately 12-15%**, rental levels present significant growth potential.
- The total leasable area occupied by **the top 10 tenants covers 59,453 m²**, accounting for **only 9.3% of the total leasable area**.
- Construction is ongoing for the **MaltepePark Residential project**, which consists of 478 residential units and 25 commercial units across 4 blocks, with market conditions being closely monitored for the timing of sales.
- During the **1H24 period**, **1,602 m²** of independent office space at Maltepe Piazza was sold.



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

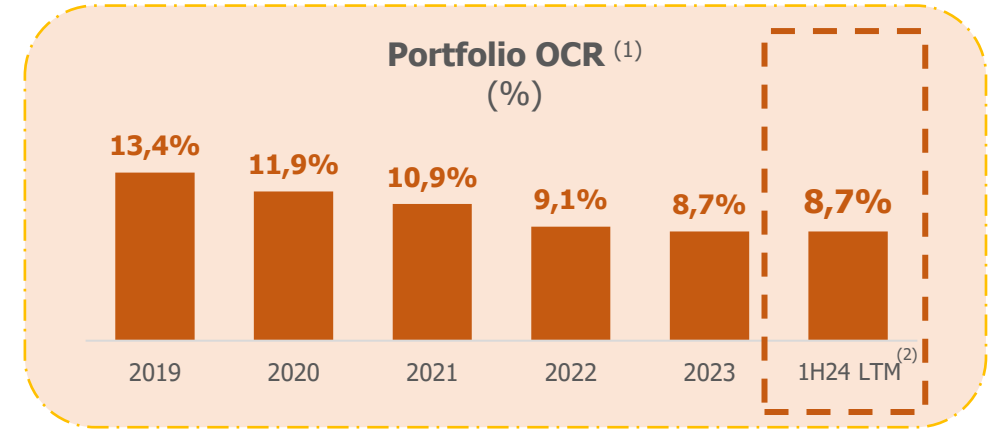
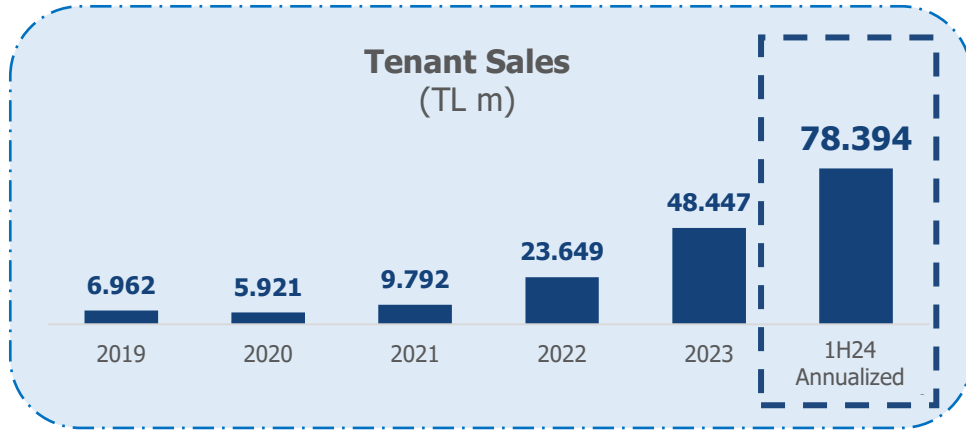
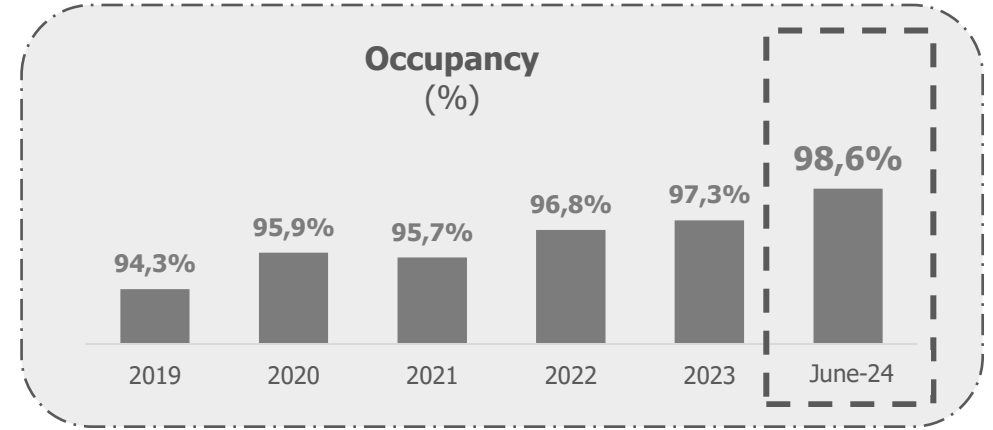
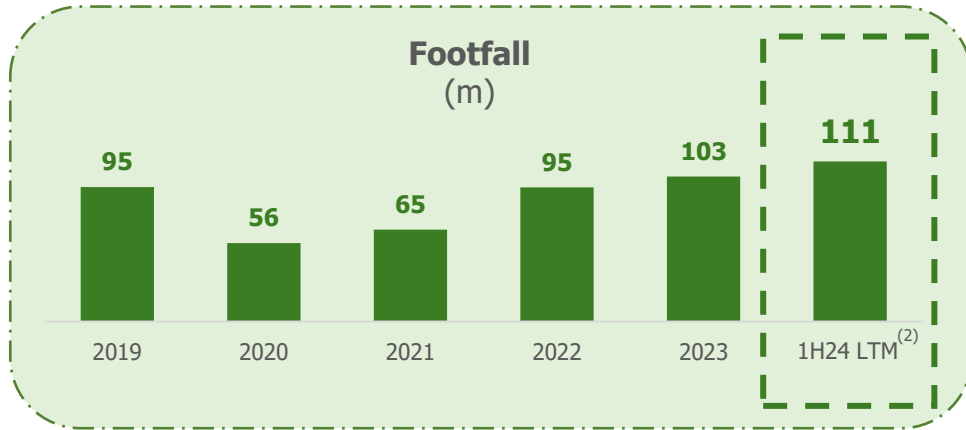
(2) LTM (Last Twelve Months) calculation is used to evaluate a company's performance over the most recent 12 months.



Overview of RGY and 1H24 Summary

1H24 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 1H24 Summary

Financial Outlook

- The company's current operational, investment, and financial planning are being successfully executed, maintaining a robust and efficient operation.
- ↻ The company's **adjusted net profit reached TL 5.3bn** during the 1H24 period.
 - ↻ While the **LTV** ⁽²⁾ ratio of leading publicly traded shopping center investors in Europe hovers around **40-50%**, RGY's LTV dropped to around **17% following the IPO**.
 - ↻ **The Net Debt/EBITDA ratio**, which stood at 14.6x on **31 December 2021, decreased to 4x** when calculated based on annualized financials as of 30 June 2024. This indicates a reduction in debt and a strengthening of operational profitability.
 - ↻ The company's **net asset value** increased by **16%** as of June 2024 compared to December 2023, rising to **TL 89.9bn**. This growth reflects a solid increase in the asset base and value appreciation, alongside reduced financial debt.
 - ↻ As stated in the prospectus, **the price stabilization fund**, amounting to **TL 1.1 bn** ⁽²⁾, equivalent to 25% of the gross IPO proceeds, was completed as of 24 May 2024, and the usage details have been announced on the PDP. RGY did not use any IPO proceeds for this fund; the transactions were carried out by **Rönesans Holding A.Ş.**
 - ↻ One of the company's shareholders, **Euro Cube**, purchased 1,787,838 shares acquired by Rönesans Holding from the stock exchange under the price stabilization program, for a total of **TL 225.2m**, through a private order method.
 - ↻ **Fitch Ratings** upgraded the company's Long-Term Foreign Currency Rating from "B" to "**B+**", with **a stable outlook**.



(1) OCR = Occupancy Cost Ratio (The percentage of a tenant's total revenue generated in a specific location that goes towards rent and related costs).

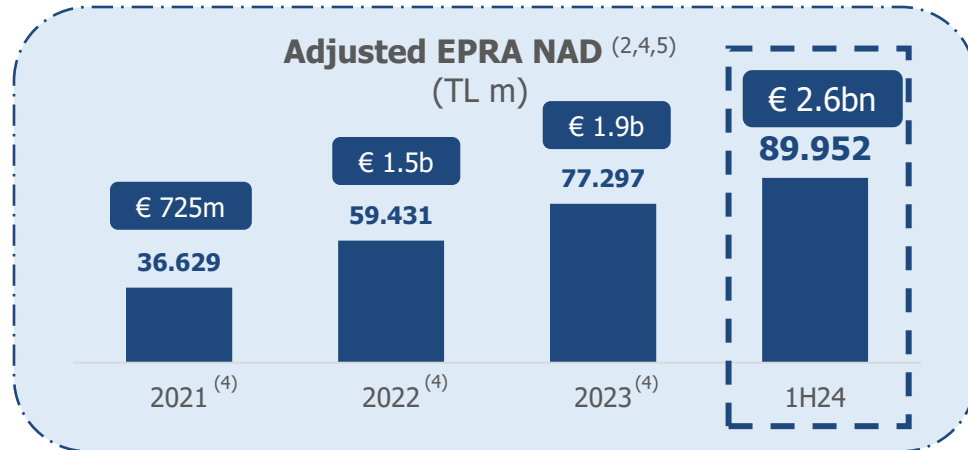
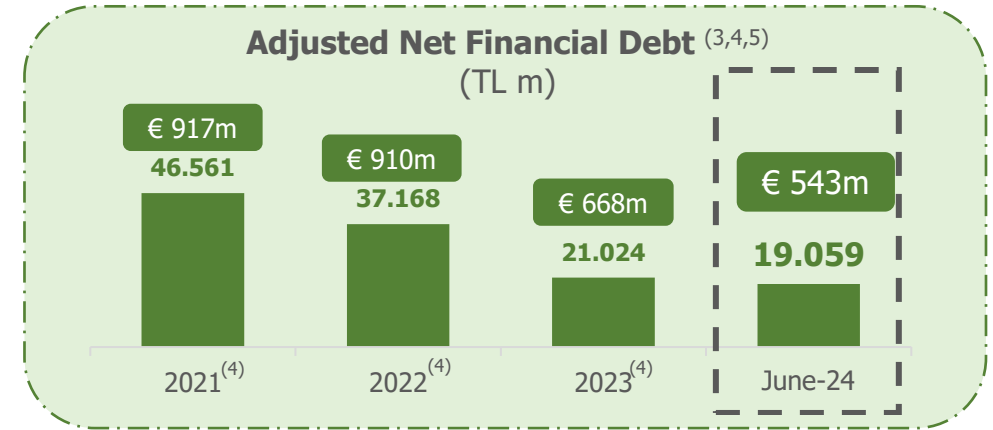
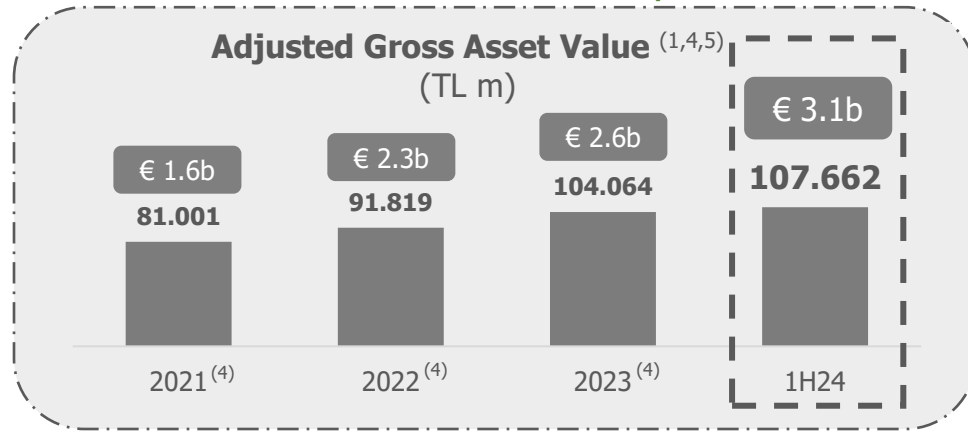
(2) LTV = Loan-to-Value ratio, determined by dividing the company's net debt by its gross asset value. This metric is key for evaluating the company's financial stability and risk exposure.



Overview of RGY and 1H24 Summary

1H24 Financial Outlook

As of June-24, the gross asset value increased by 4% compared to December-23, while the Adjusted EPRA NAV⁽²⁾, driven by the reduction in net debt, rose by 16% over the same period.



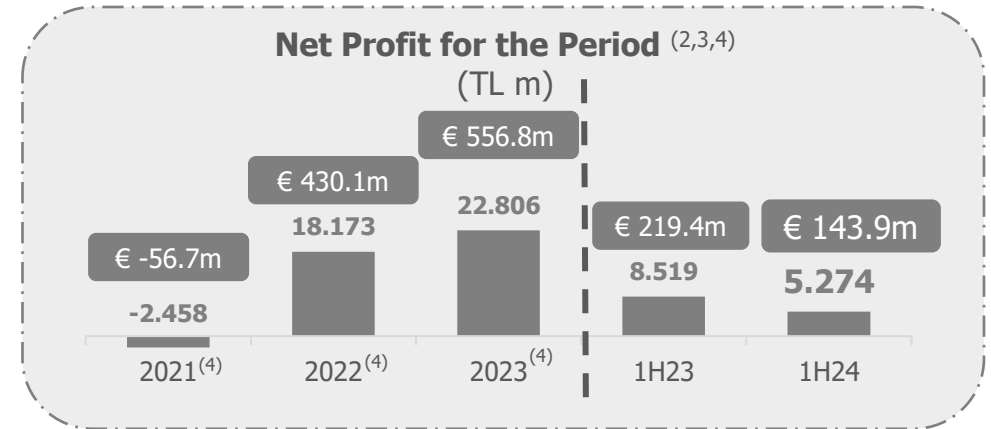
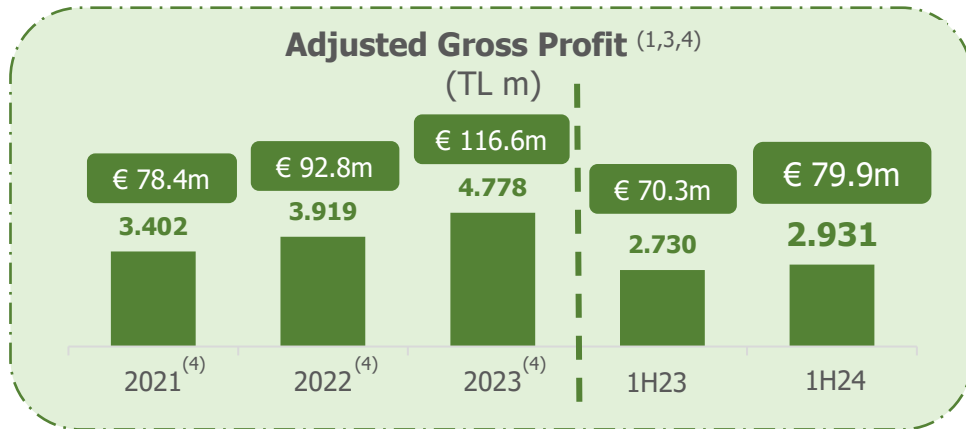
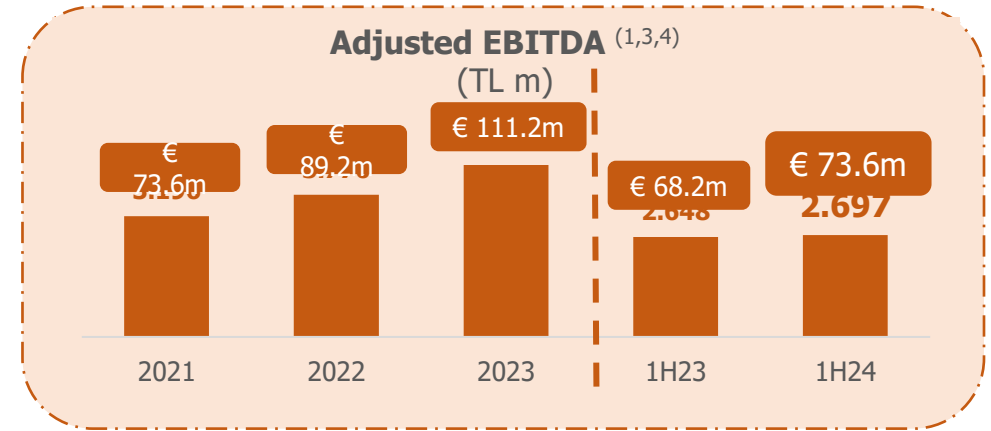
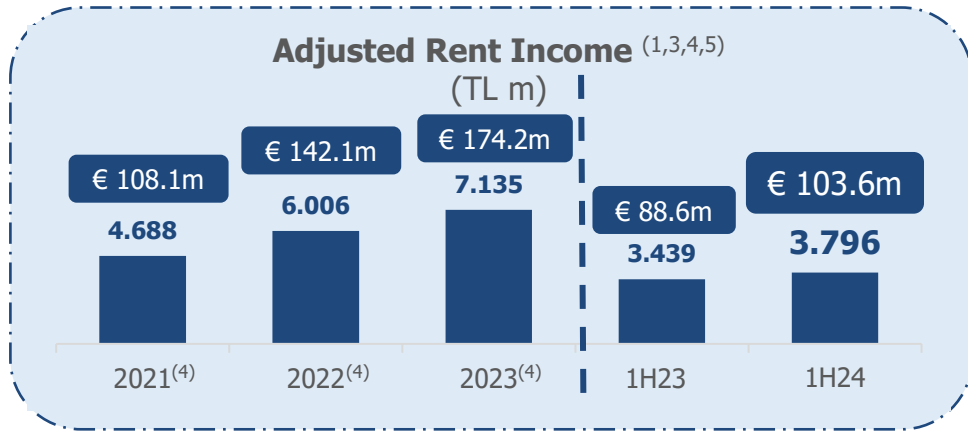
- (1) The Adjusted Gross Asset Value refers to the total of the company's consolidated gross asset value and the gross asset value of its equity-accounted investments (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) based on the company's ownership share.
- (2) The Adjusted EPRA NAV is calculated using the standard method established by the European Public Real Estate Association (EPRA) and represents the net asset value excluding certain items not expected to occur under the real estate investment business model, according to EPRA standards.
- (3) Adjusted Net Debt refers to the sum of the company's consolidated net debt and the net debt of its equity-accounted investments (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul), based on the company's ownership share.
- (4) The reason financial data for the years 2021, 2022, and 2023 differ from the financials in the prospectus is that they have been updated using the June-24 CPI index.
- (5) Euro balances reflect the amounts calculated after adjusting for the impact of inflation accounting.



Overview of RGY and 1H24 Summary

1H24 Financial Outlook

As of 1H24, rental income increased by 10,4% compared to 1H23, while net profit rose to TL 5.3bn.



(1) Adjusted: This refers to the sum of the company's consolidated financials and the financials of its equity-accounted investments (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) based on the company's ownership share.
 (2) The net profit for the period includes valuations of investment properties.
 (3) It reflects the amount calculated after adjusting for the effects of inflation accounting.
 (4) The reason the financial data for the years 2021, 2022, and 2023 differ from the figures in the prospectus is that they have been updated using the June-24 CPI index.
 (5) It also includes utility and common area expense invoices (electricity, water, and common area maintenance) related to the group's owned shopping centers and offices.



Content

1. Overview of RGY and 1H24 Summary

2. Key Economic Data and Sector Overview

3. Operations

4. Financial Overview

5. Sustainability

6. Portfolio

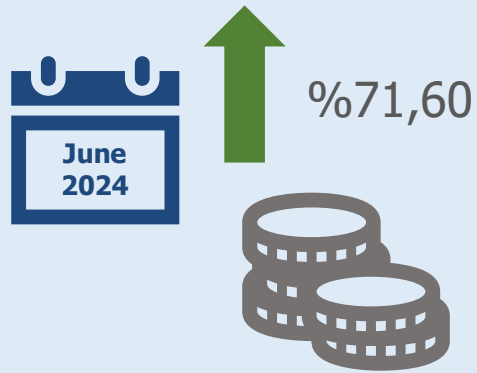
Appendix



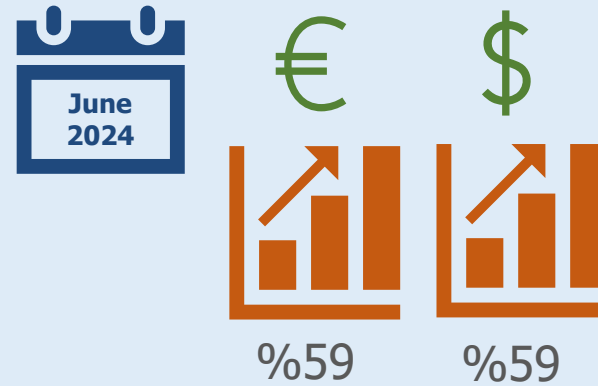
Küçükyalı Hilltown



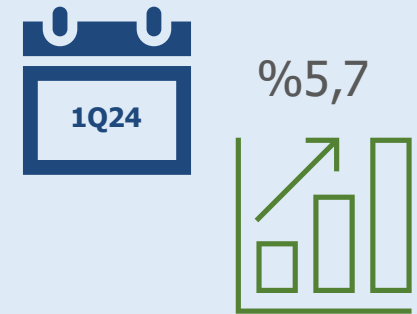
Inflation



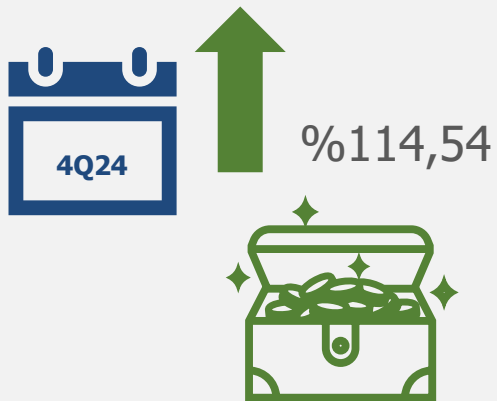
Exchange Rate Increase ⁽¹⁾



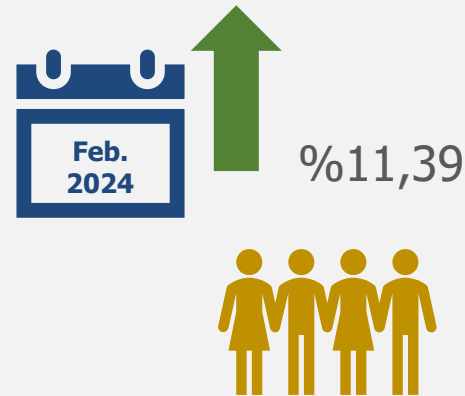
Yearly Growth (TL) ⁽²⁾



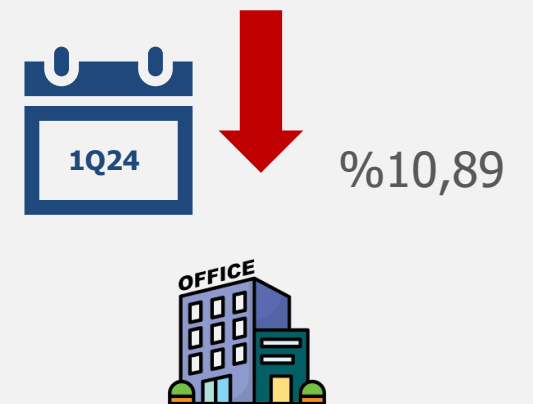
Turnover Index ⁽²⁾



Footfall Index ⁽³⁾



Office Vacancy Rate ⁽²⁾



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

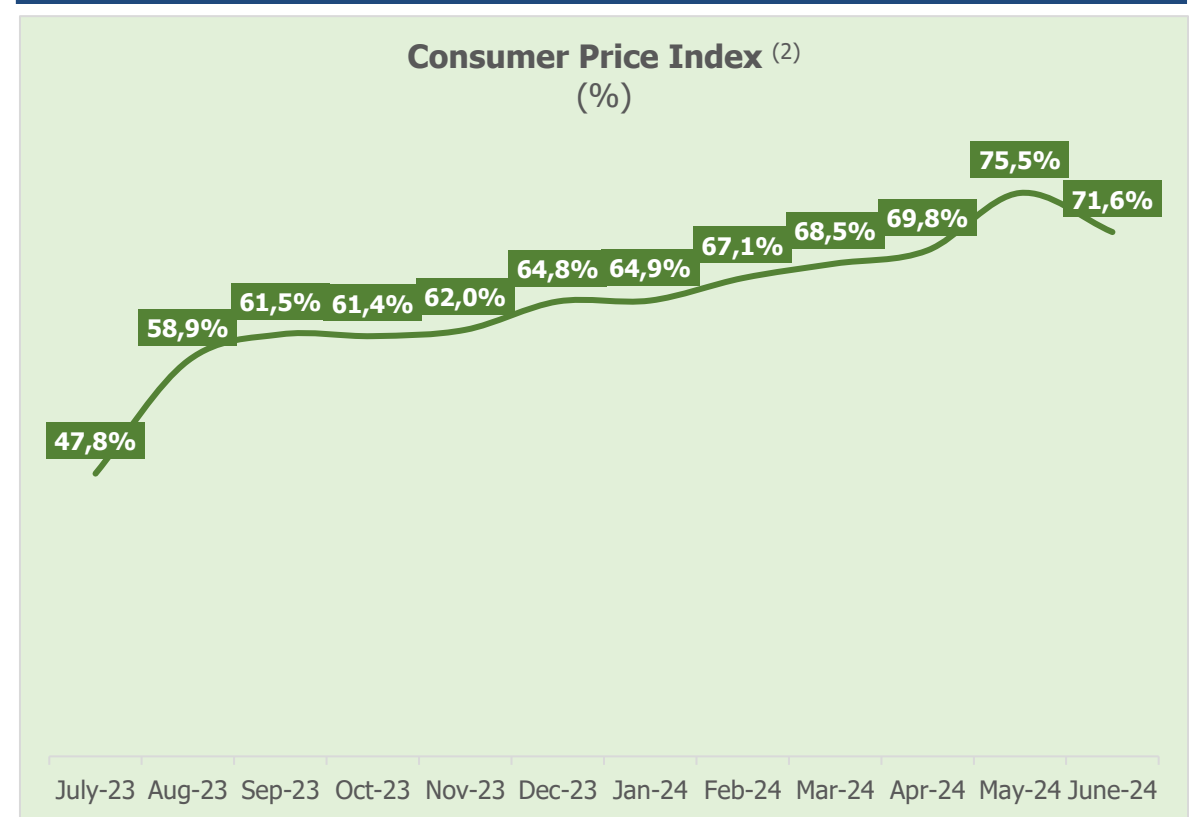
(2) This analysis was reported using the chained volume index by GYODER



The retail turnover index reflects the impact of inflation on consumer habits.

The rising **retail turnover index** indicates growth in consumer spending and economic activity. This increase is also **a positive signal for businesses in the retail sector, suggesting potential improvement in profit margins**, while **supporting expectations of economic stability and growth**.

As of June 2024, inflation reached 71.6%. Rising inflation directly impacts consumer behavior and costs. Despite high inflation, the elevated retail turnover index reveals **the complexity of economic dynamics** and **demonstrates that consumer behavior is influenced by various factors**.



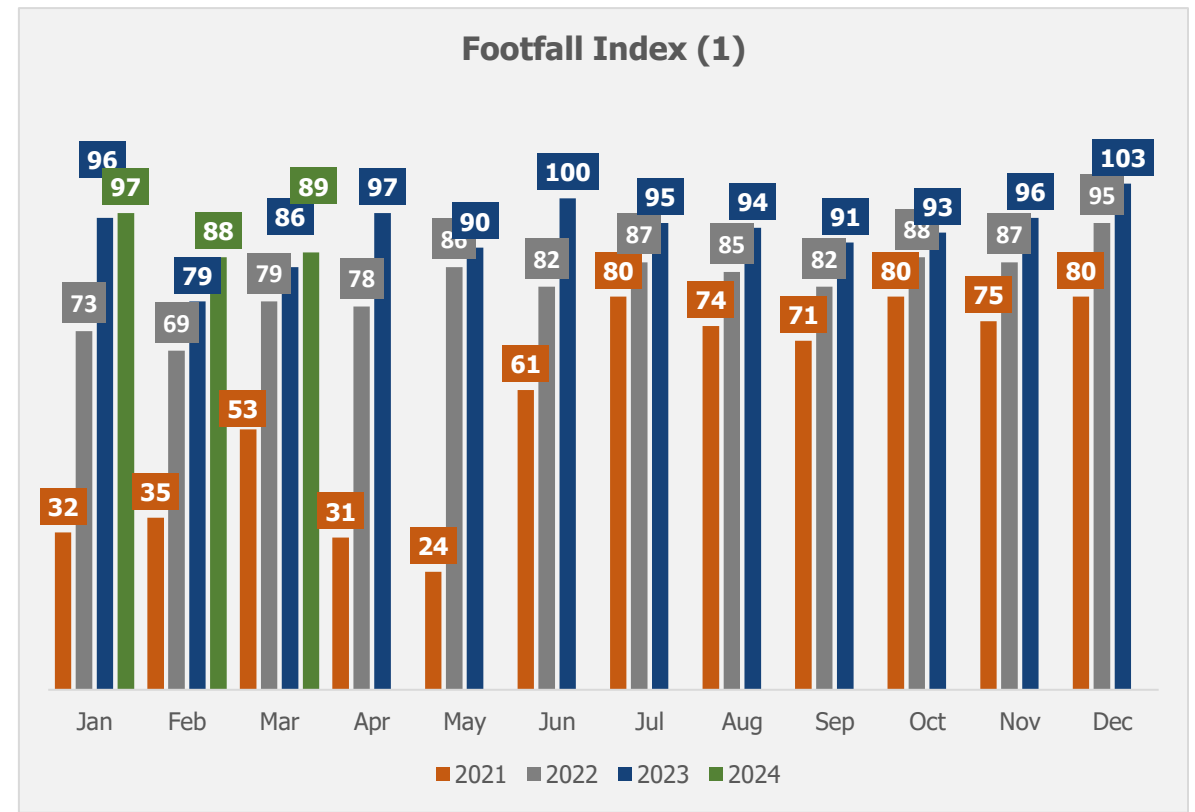
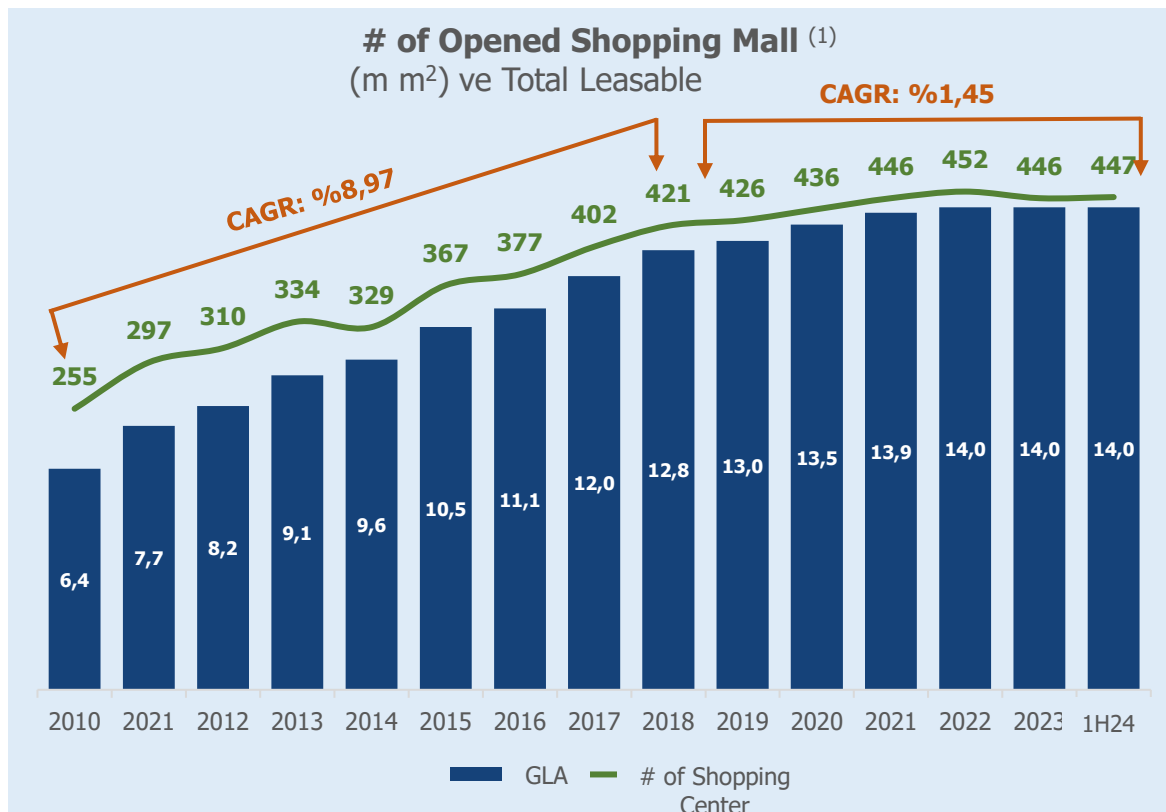
(1) Source: GYODER, the sector's turnover index has been calculated by weighting the GLA sizes of Anatolia and Istanbul.
(2) The inflation rates presented in the graph reflect a calculation covering the last 12-month period (LTM - Last Twelve Months).



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

In recent years, **the total number of shopping malls has decreased** due to the repurposing of existing malls. **Inflation and rising costs have limited new supply.** Until 2018, the average growth rate of leasable space was 8.97%, but in the following years, this rate **dropped to 1.45%.**

The year 2019 was the highest-performing year prior to the COVID-19 pandemic. As of 2022, **visitor numbers have returned to pre-pandemic levels (2019).** In March 2024, **the visitor index increased by 3.4%** compared to the same month of the previous year, reaching 89 points.



(1) Kaynak: GYODER



1. Overview of RGY and 1H24 Summary
 2. Key Economic Data and Sector Overview
 - 3. Operations**
 4. Financial Overview
 5. Sustainability
 6. Portfolio
- Appendix

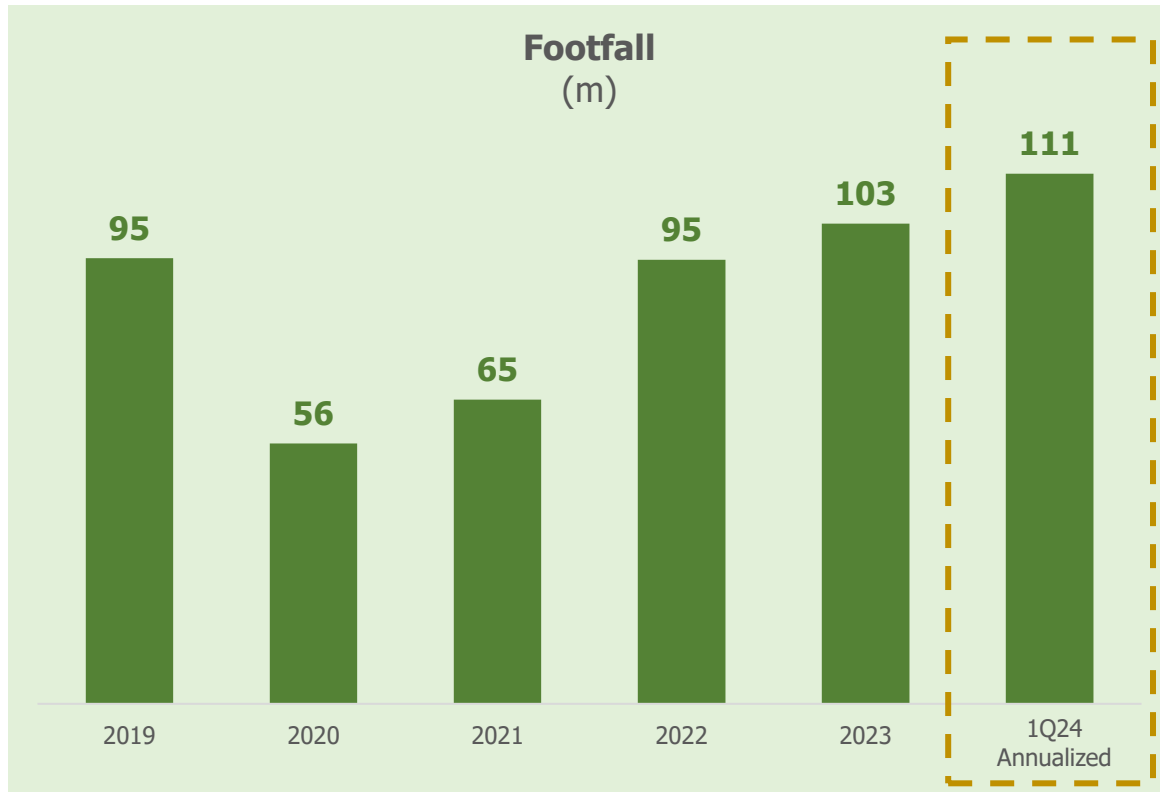


Küçükyalı Hilltown

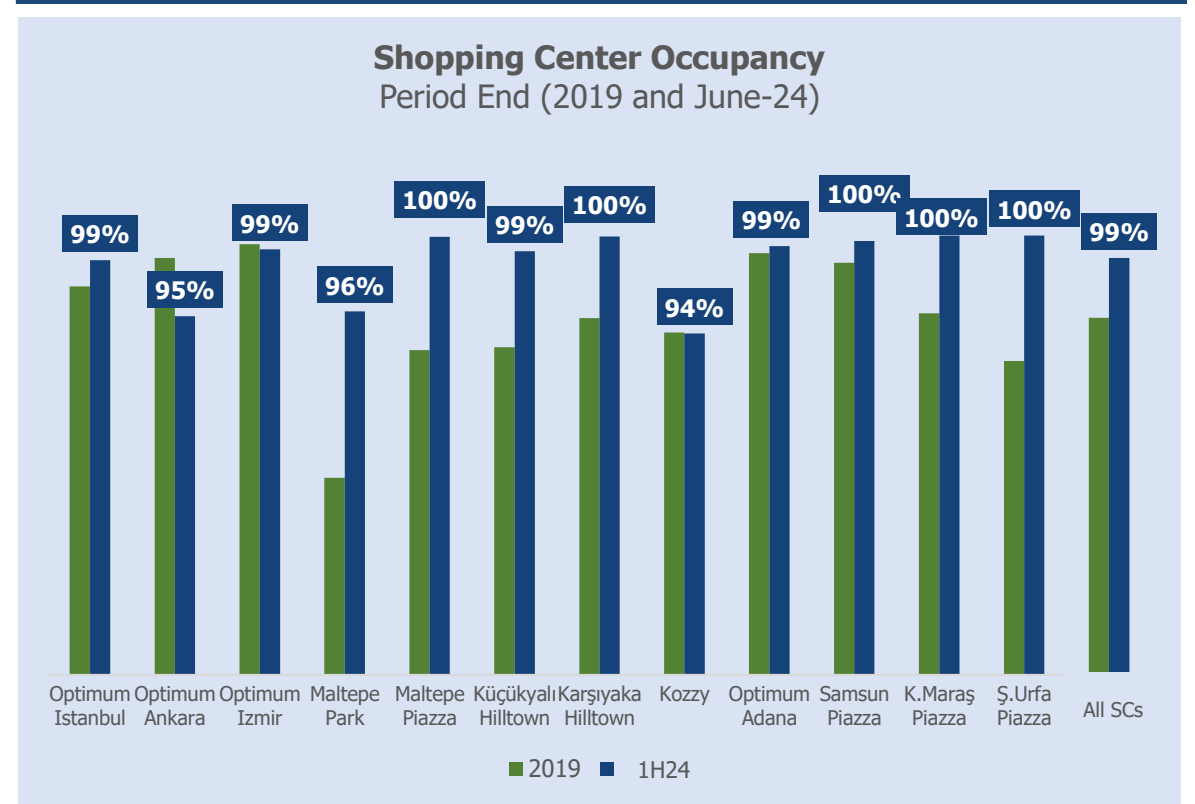


An all-time high occupancy of 98.8% has been achieved

By the end of 2022, visitor numbers had returned to the high levels observed before the pandemic, signaling a normalization. Reaching similar visitor numbers to 2019 serves as an indicator of positive development in the sector. **In 2023, visitor numbers surpassed 100 million, and the annualized visitor count for 2024 has been calculated at 111 million.**



As of June 2024, **many shopping malls in the portfolio have reached full occupancy**, and overall occupancy rates have increased across all malls. This reflects not only the continued recovery and normalization within the sector but also highlights the effectiveness of the Company’s operational management.

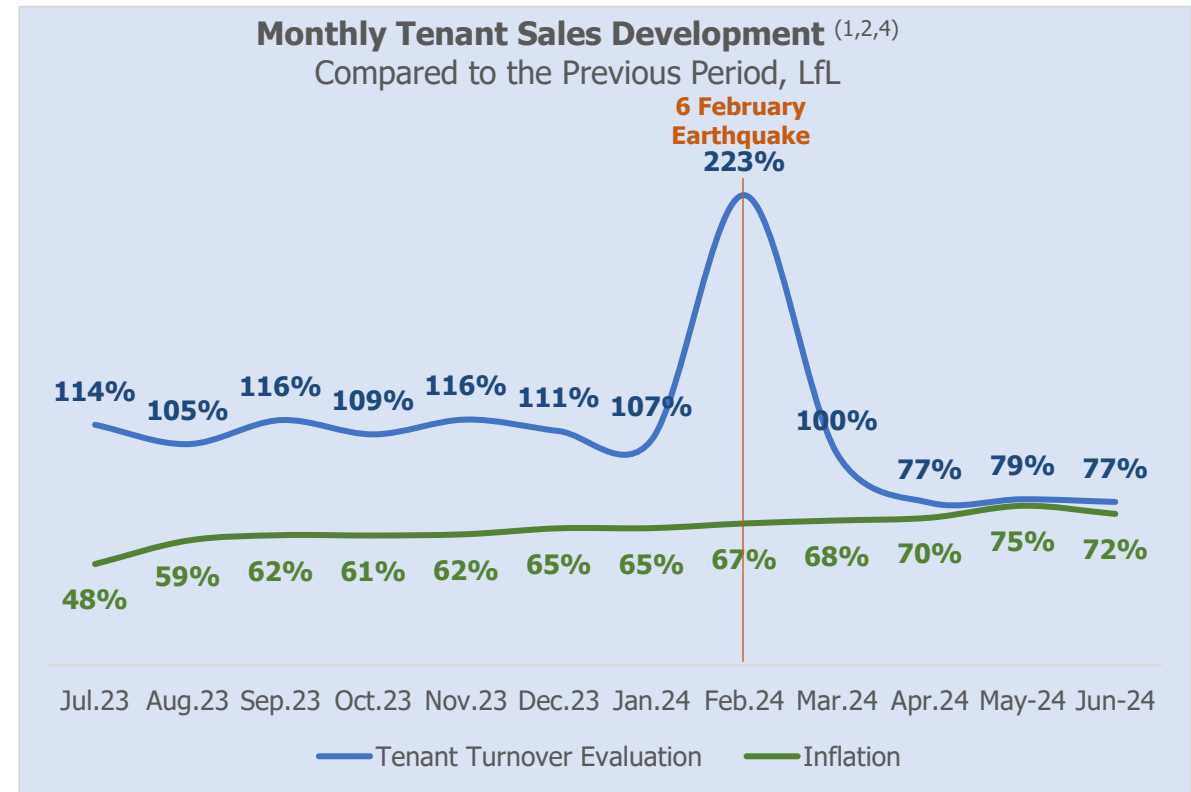
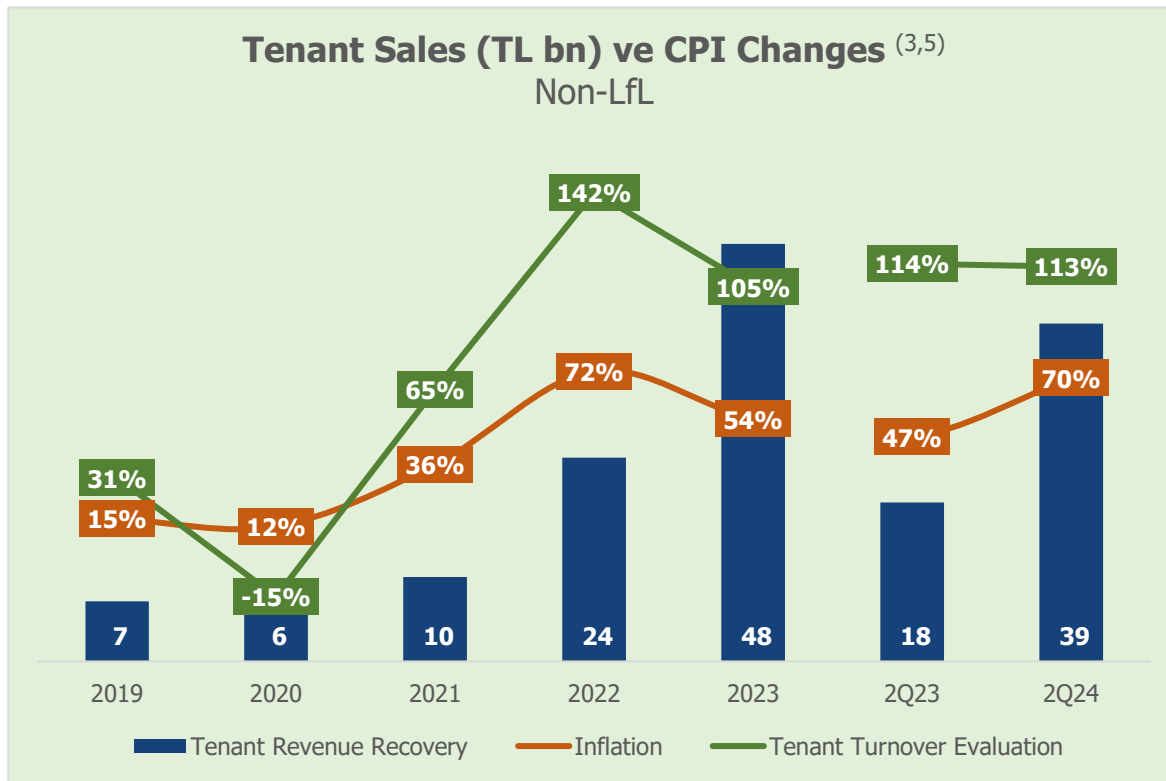




Strong Performance Supported by Tenant Turnovers

Tenant turnovers have shown a significant increase over the past five years, well above inflation, except for the pandemic period in 2020. As of 1H24, **tenant turnovers grew by 113% year-on-year, while inflation** during the same period was **70%**.

As of June 2024, **tenant turnovers in shopping malls** have grown at an average rate of **77%**. With decreasing inflationary expectations, the pull-forward demand is declining, causing **tenant turnovers to align more closely with inflation**.



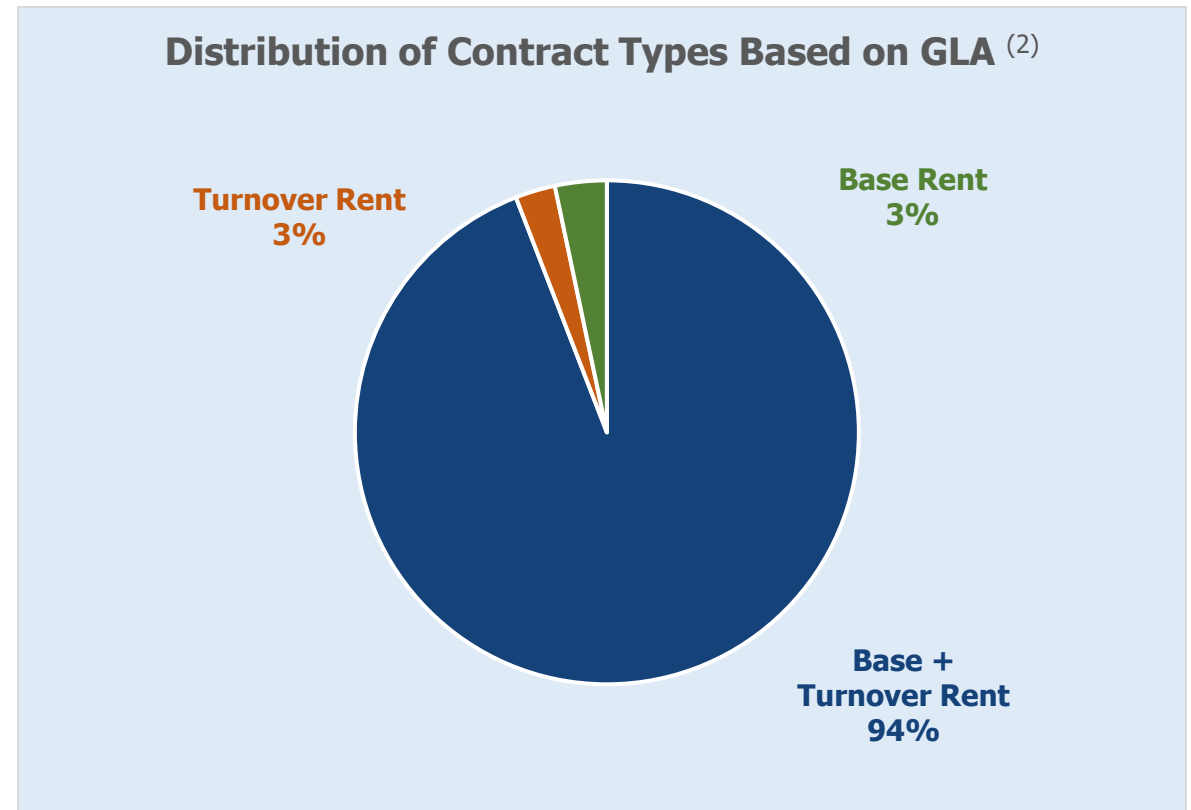
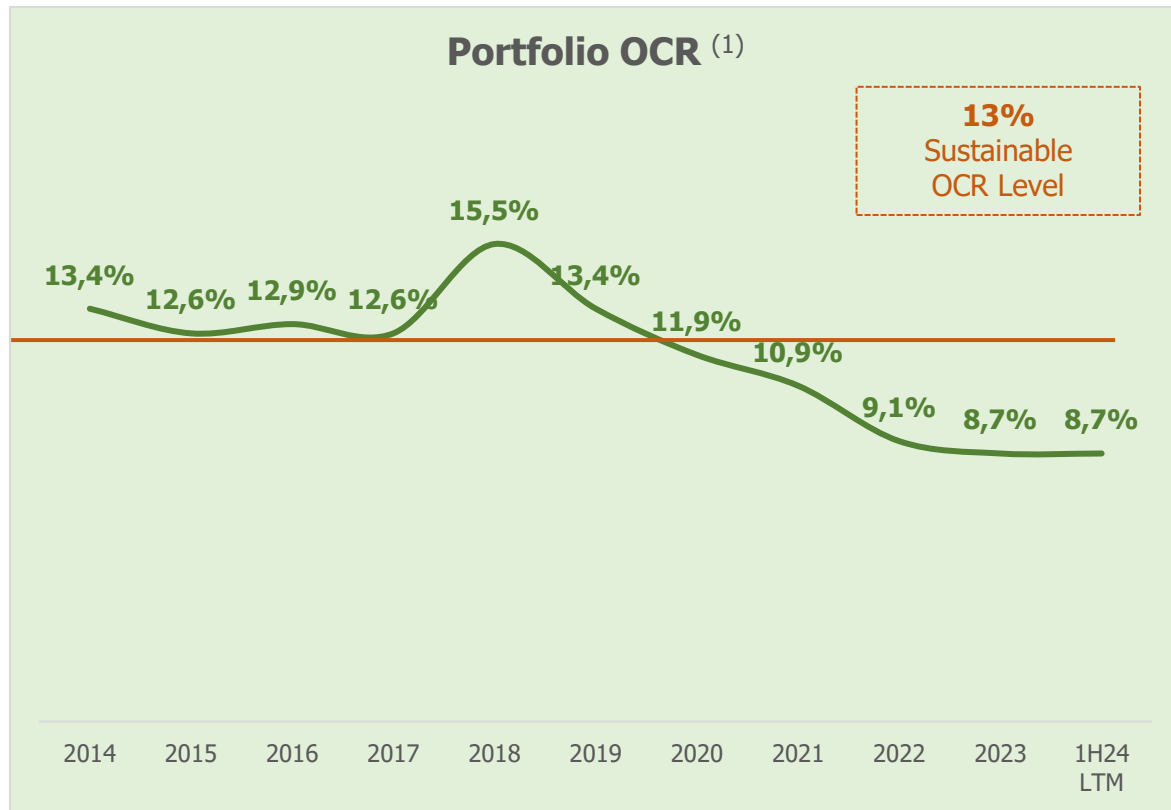
(1) During the analyzed periods, only operational shopping centers were taken into account.
 (2) The data were calculated by comparing them with the previous period, excluding periods when the shopping centers were fully or partially closed.
 (3) Tenant Sales Growth = Current tenant sales / tenant sales in the comparison period.
 (4) Until June 2023, neither Kahramanmaraş Piazza nor Şanlıurfa Piazza was included in the calculation, and from June 2023 to August 2023, only Kahramanmaraş Piazza was excluded.
 (5) Both Kahramanmaraş Piazza and Şanlıurfa Piazza are included in the calculations, but since these shopping centers were closed during parts of 2023, the comparison is not entirely equivalent.



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

Due to the increase in tenant turnovers above inflation, **the Portfolio OCR** dropped from 15.5% at the end of 2018 to **8.7% in December 2023**, and further to **8.7% in June 2024**. Considering that the sustainable OCR in the retail sector is approximately 12-15%, the current rent amounts paid by tenants indicate a high potential for further increases.

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.

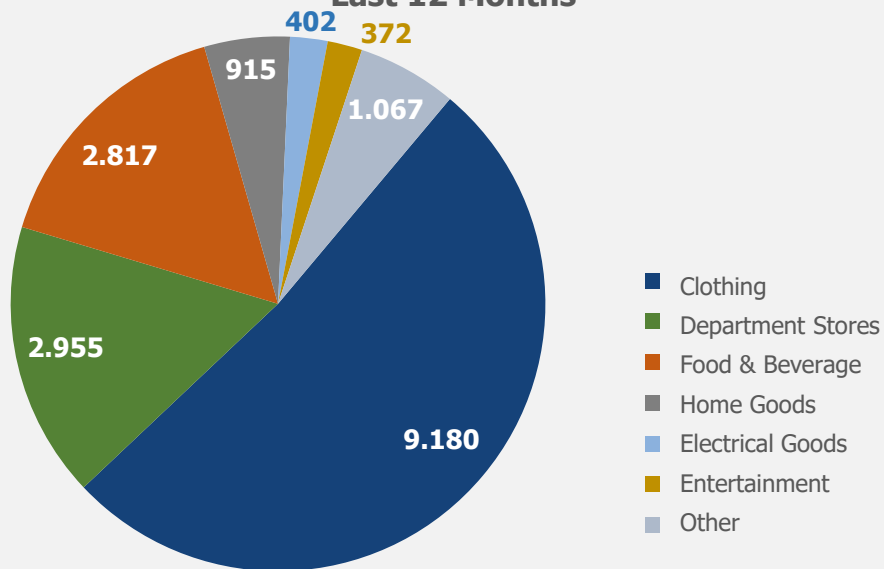
(2) GLA (Gross Leasable Area): Refers to the total area available for leasing within a property.



New Openings	17.708 m ² 86 opening (+6,2% YoY)
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Occupancy Rate	98,6% (+1,7% YoY)
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Category-Based Distribution of Openings in the Last 12 Months



Newly Opened Stores



VICTORIA'S SECRET



Stores to be Opened Soon





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

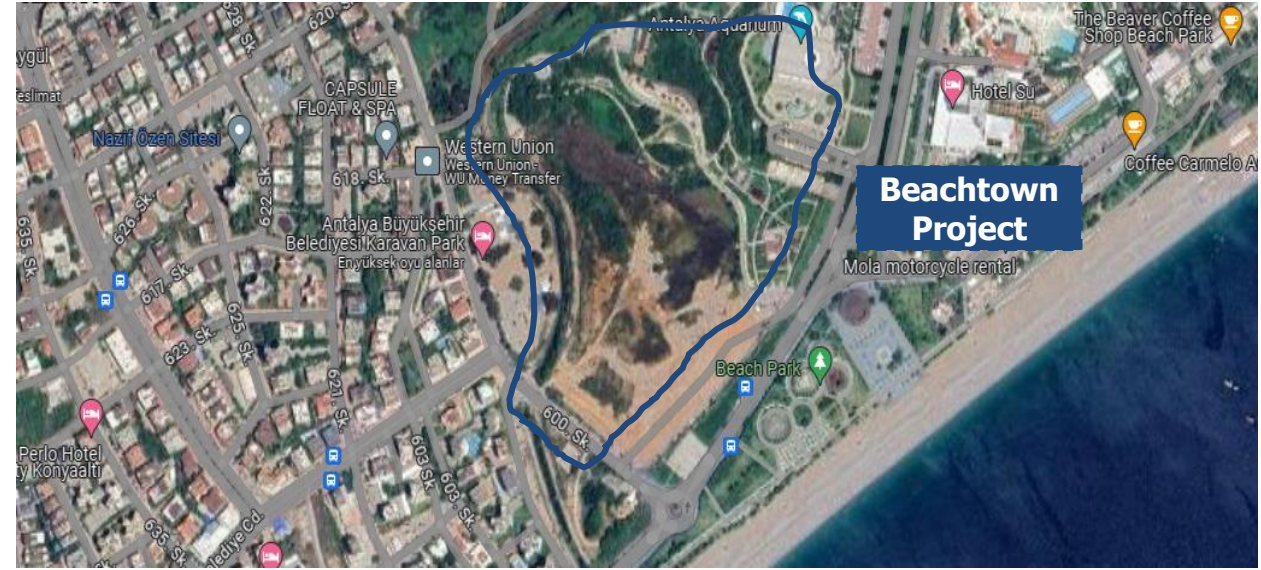
Construction Area	95.587 m ²
Sellable Area	72.246 m ²
Planned Residentials	478 units
Planned Commercial Units	25 units





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**.





Content

1. Overview of RGY and 1H24 Summary
 2. Key Economic Data and Sector Overview
 3. Operations
 - 4. Financial Overview**
 5. Sustainability
 6. Portfolio
- Appendix



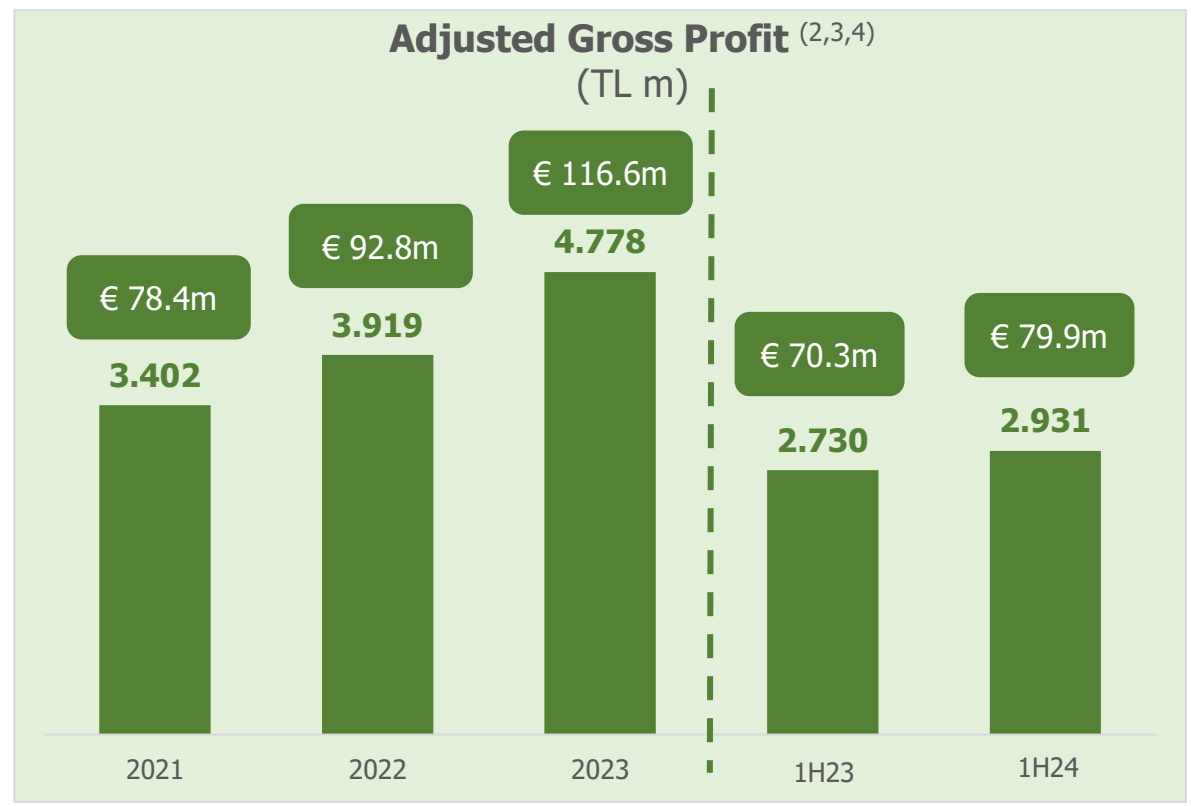
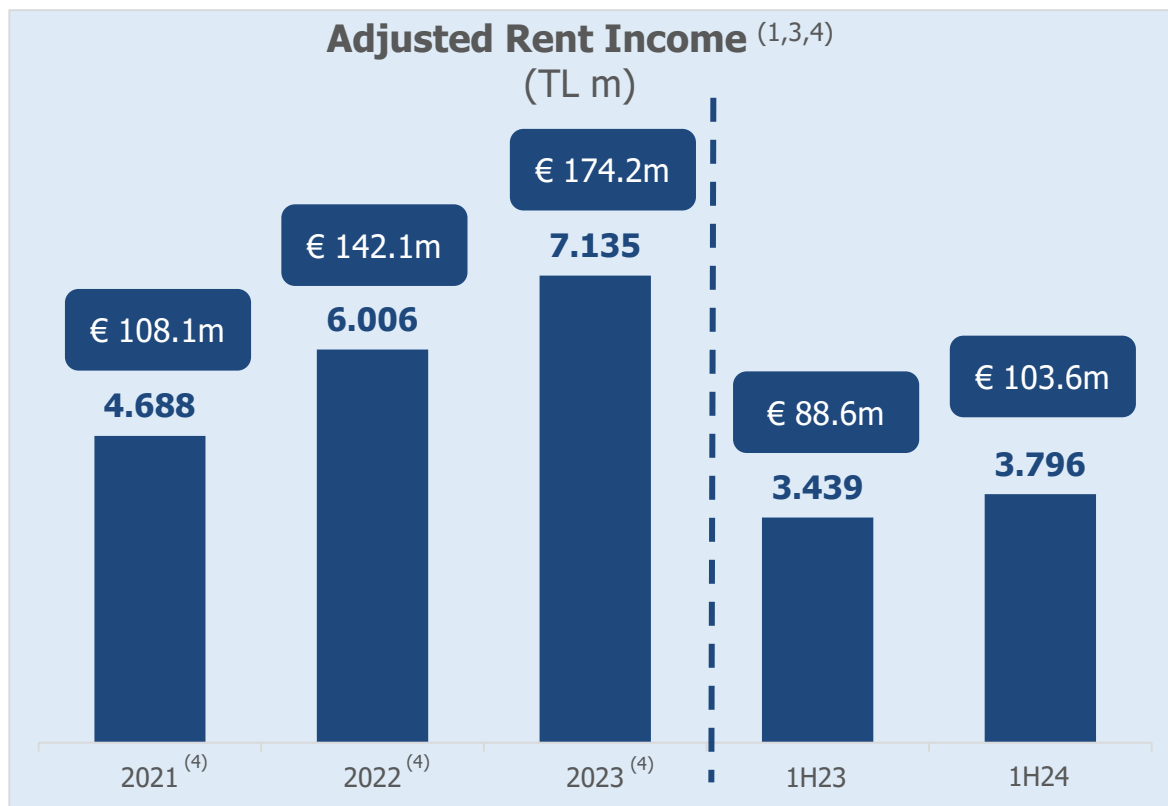
Küçükyalı Hilltown



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 3.8bn as of 1H24.**

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 4.8bn** from the end of 2021 to **December 2023.** As of June 2024, the figure stands at **TL 2.9 bn**, representing an increase of approximately **7.4% above the rate of inflation.**



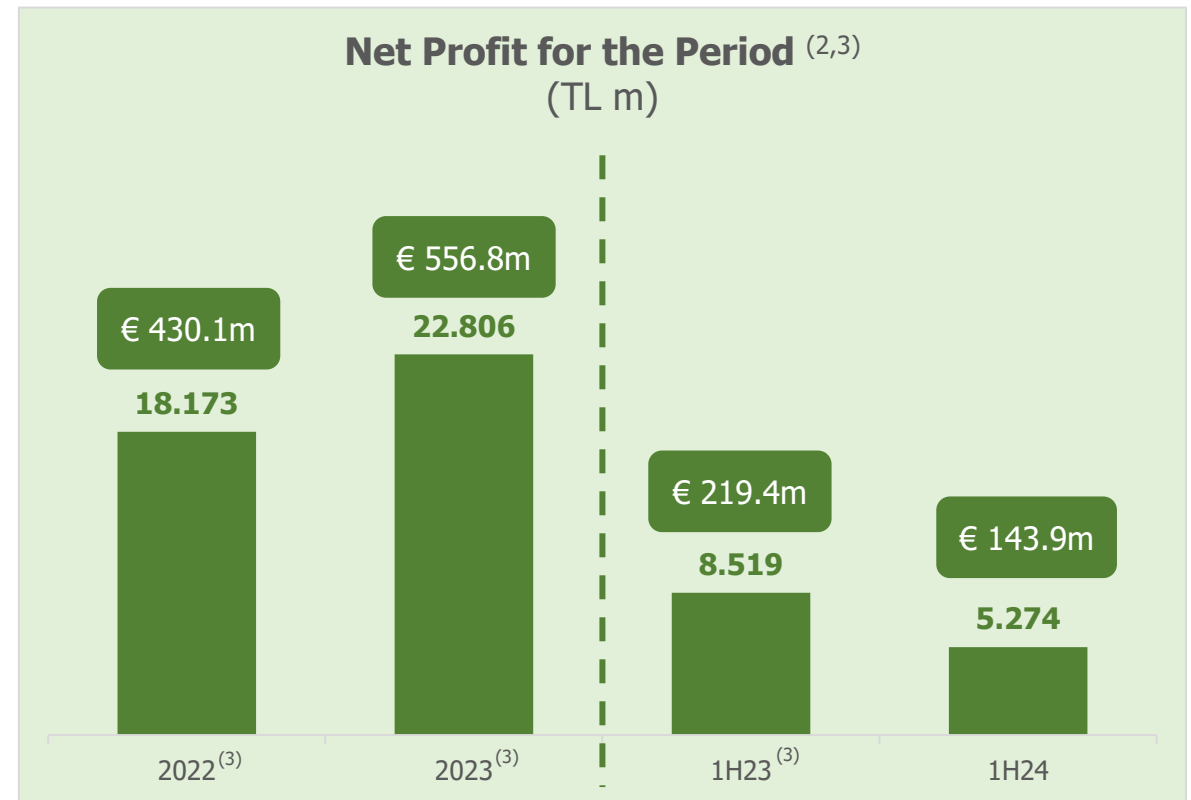
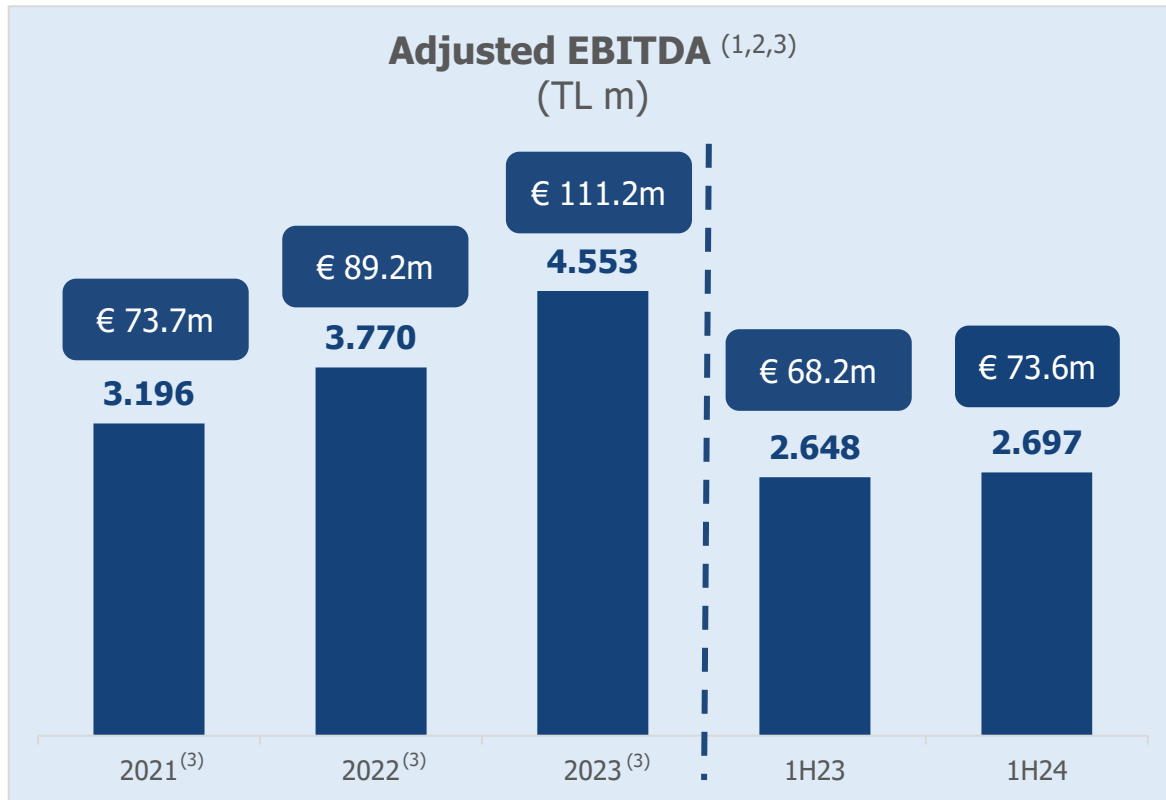
(1) The company's consolidated rental income includes the total of its consolidated rental income and the rental income from its investments accounted for using the equity method (Esentepe Gayrimenkul, Feriköy Gayrimenkul, Kurtköy Gayrimenkul, Kandilli Gayrimenkul, and Florya Gayrimenkul) proportional 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 June 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 2.7bn as of June 2024**.

Net period profit has shown an increasing trend. The net period profit, which was TL 18.2bn in 2022, increased by 25% to **TL 22.8bn in 2023** It rose to **TL 5.3bn as of June 2024**. In 2023, asset valuations demonstrated a notable increase due to the rapid rise in inflation, the conclusion of the impact of the pandemic, and rising property values. As of June 2024, the growth in **investment properties** had a significant impact on net income, amounting to **3.3 bn**.



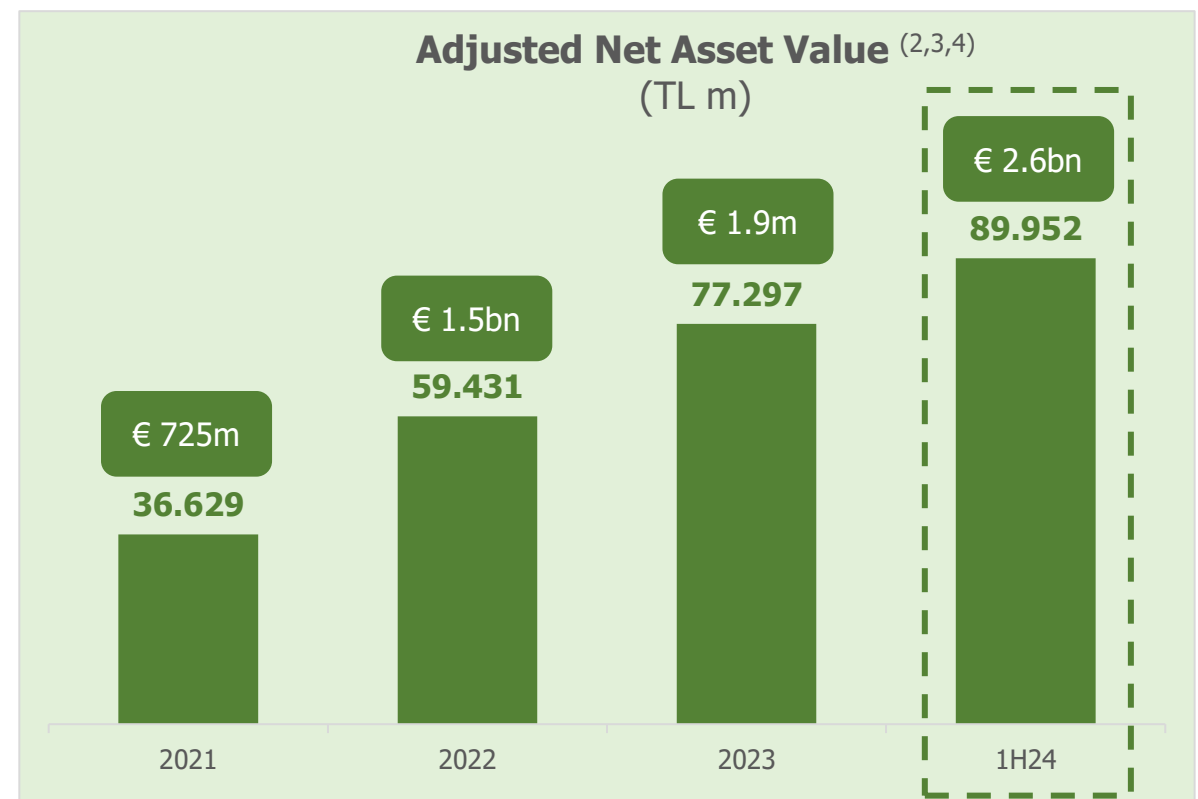
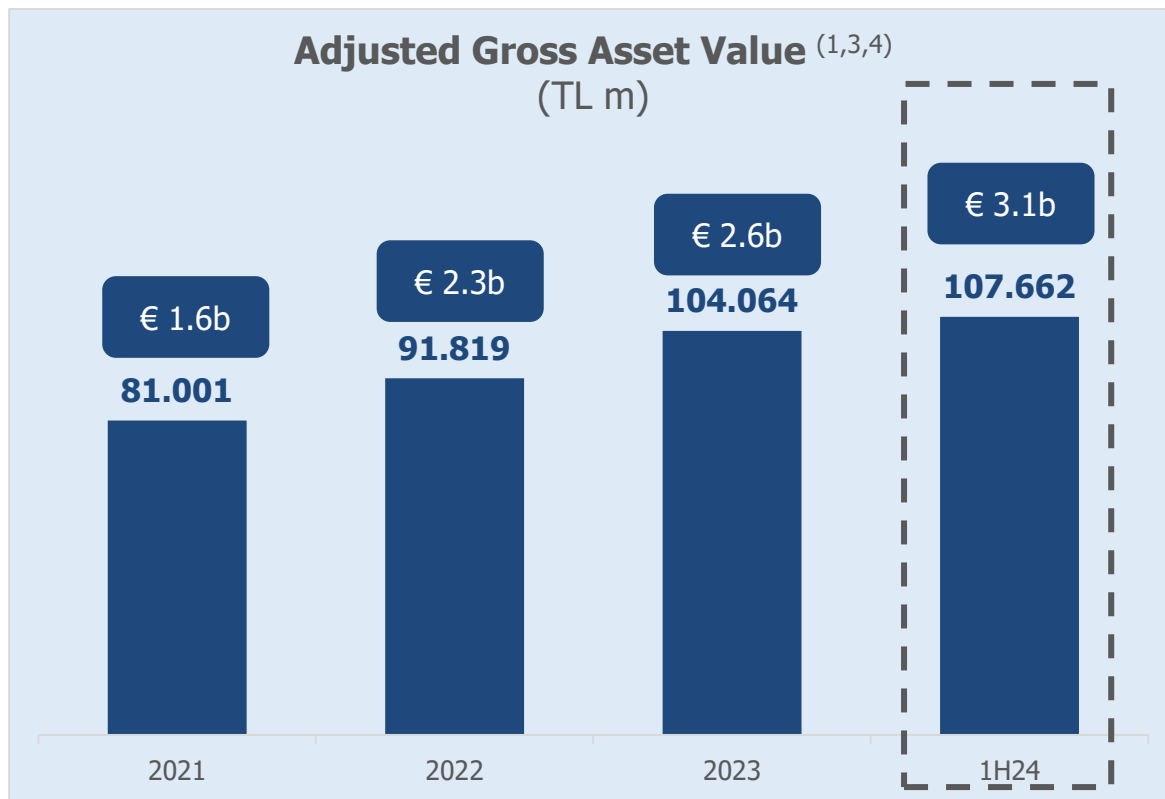
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Gross asset value increases each year due to strong performance and favorable sector dynamics.

Since 2021, the Company's **gross asset value** has increased from TL 81bn to **c. TL 107.7bn**. This growth is primarily attributed to **strong operational and financial performance**, high inflation, rising household consumption, and the overall expansion in the real estate sector.

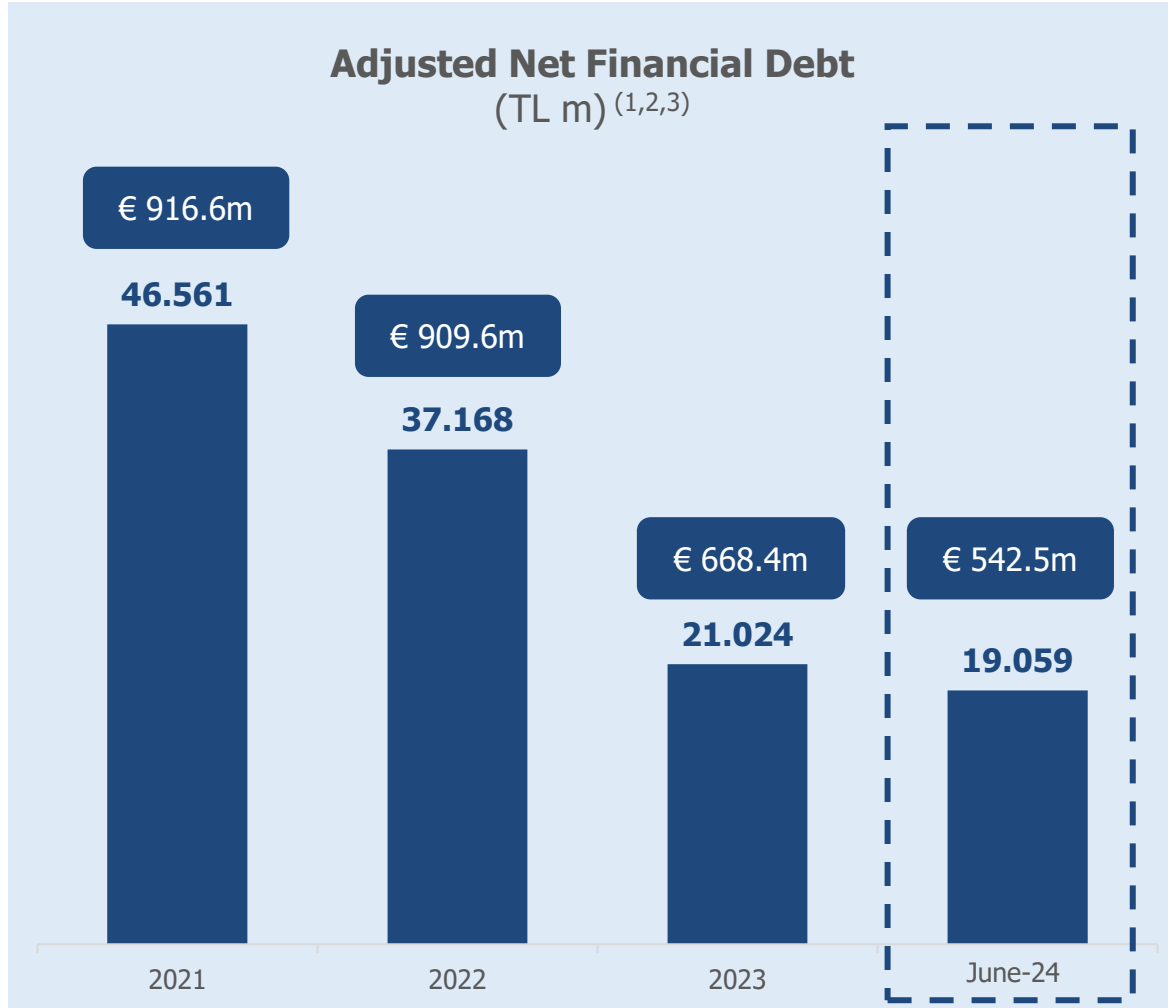
As of December 2023, the Company's **Adjusted Net Asset Value** stood at TL 77.3bn, rising by 12% to reach **TL 89.9bn by June 2024**.



- (1) The Company's consolidated gross asset value includes the gross asset value of its investments accounted for using the equity method (Esentepe Real Estate, Feriköy Real Estate, Kurtköy Real Estate, Kandilli Real Estate, and Florya Real Estate) in proportion to the Company's share.
- (2) The Adjusted EPRA Net Asset Value is calculated using the standard method determined by the European Public Real Estate Association (EPRA) and reflects a financial figure that excludes specific items not expected to occur under the real estate investment business model according to EPRA.
- (3) Euro balances represent amounts calculated after adjusting for the impact of inflation accounting.
- (4) The reason the financial figures for 2021, 2022, and 2023 differ from those in the prospectus is that they have been updated using the June 2024 CPI index.



Fitch Ratings upgraded the company's Long-Term Foreign Currency Rating from "B" to "B+", with a stable outlook.



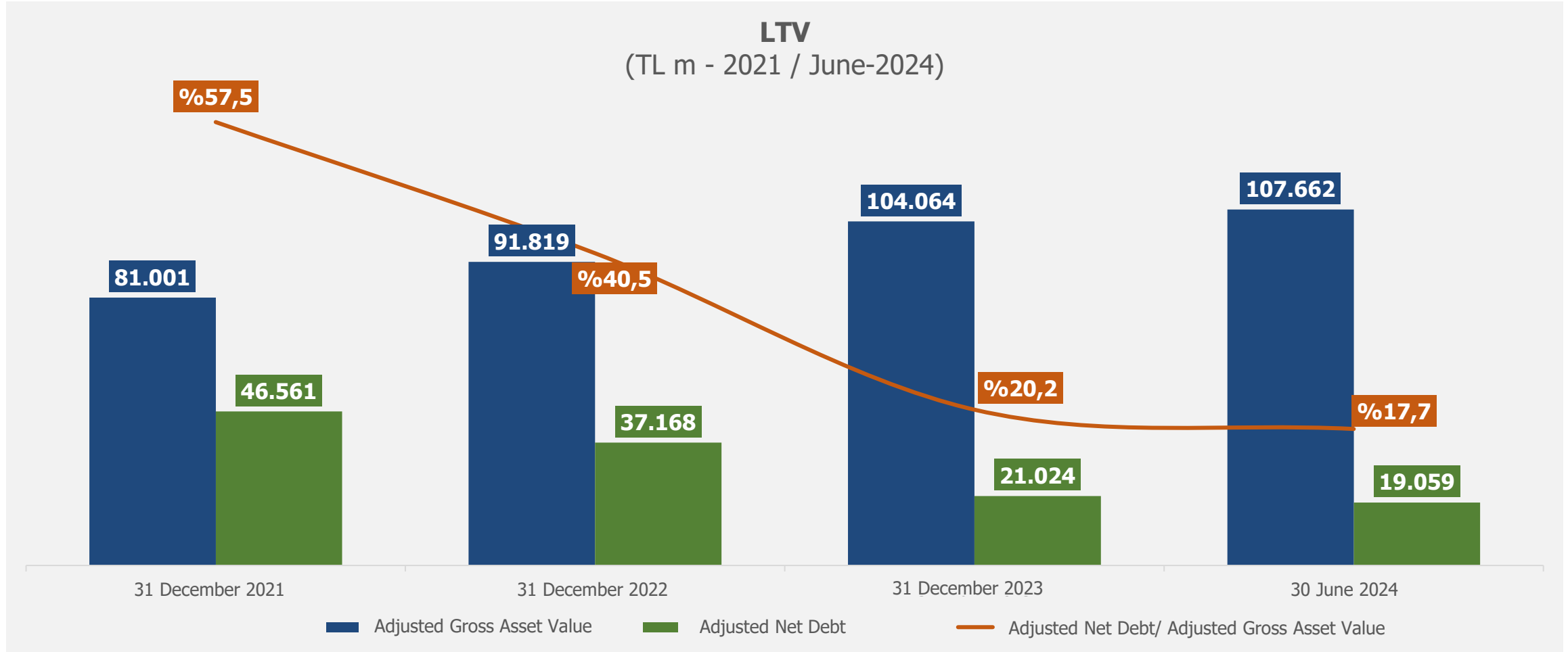
Fitch Ratings

	2023	2024
Outlook	Stable	Stable
Foreign Currency Long-Term Credit Rating	B	B+
Senior Unsecured Rating	B	B+

(1) The Company's consolidated net debt includes the net debt of its investments accounted for using the equity method (Esentepe Real Estate, Feriköy Real Estate, Kurtköy Real Estate, Kandilli Real Estate, and Florya Real Estate) in proportion to the Company's share.
 (2) Euro balances represent amounts calculated after adjusting for the impact of inflation accounting.
 (3) The reason the financial figures for 2021, 2022, and 2023 differ from those in the prospectus is that they have been updated using the June 2024 CPI index.

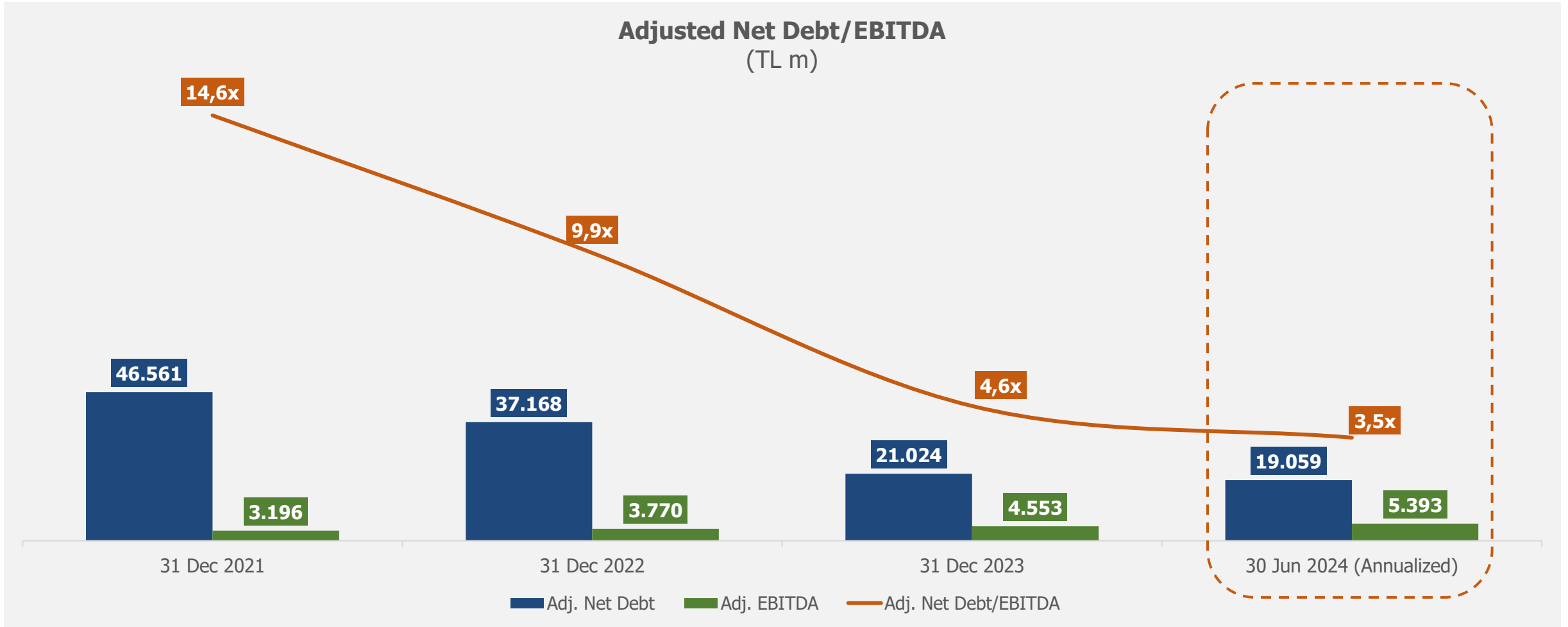


With IPO proceeds of TL 3.8bn, the leverage ratio has fallen below 18%.





The ratio of Net Debt to EBITDA, which was 14.6x in 2021, has decreased to 4x in 2024, thanks to strategies aimed at improving operational performance and strengthening the financial structure.





Content

1. Overview of RGY and 1H24 Summary
 2. Key Economic Data and Sector Overview
 3. Operations
 4. Financial Overview
 - 5. Sustainability**
 6. Portfolio
- Appendix



Küçükaly Hilltown



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%.** (3)



51% Carbon Footprint Reduction



33m 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.



Content

1. Overview of RGY and 1H24 Summary
 2. Key Economic Data and Sector Overview
 3. Operations
 4. Financial Overview
 5. Sustainability
 - 6. Portfolio**
- Appendix



Küçükyalı Hilltown



Since 2021, the gross asset value of the company has increased from TL 65 billion to approximately TL 128.7 billion.

#	Asset	Partner	Location	Opening Date	Asset Type	GLA ⁽¹⁾ /Land Area (k m ²)	30 June 2024 Value ⁽²⁾ (TL m)
1	Karşıyaka Hilltown	-	İzmir	October 2019	Shopping Center	64	19.926
2	Küçükyalı Hilltown	-	İstanbul	October 2017	Shopping Center / Office	63 / 10	11.227
3	Maltepe Piazza	-	İstanbul	April 2018	SC / Office / Residential	53 / 34	14.374
4	Samsun Piazza	-	Samsun	March 2013	Shopping Center / Hotel	62	9.779
5	Şanlıurfa Piazza	-	Şanlıurfa	October 2013	Shopping Center	42	4.235
6	Kahramanmaraş Piazza	-	Kahramanmaraş	April 2013	Shopping Center	48	5.437
7	Optimum İstanbul	GIC (50%)	İstanbul	November 2008	Shopping Center	41	10.174
8	Optimum İzmir	GIC (50%)	İzmir	March 2012	Shopping Center	84	20.210
9	Optimum Ankara	GIC (50%)	Ankara	October 2004	Shopping Center	38	7.918
10	Optimum Adana	-	Adana	April 2011	Shopping Center	60	9.695
11	Kozzy	-	İstanbul	April 2010	Shopping Center	14	825
12	Maltepe Park	-	İstanbul	January 2005	Shopping Center / Office	73 / 15	8.365
13	RönesansBiz Küçükyalı	-	İstanbul	December 2014	Office / School	52	3.634
14	Beachtown Project	-	Antalya	-	Land	121	862
15	Ümraniye Land	Doğan Group Holding (50%)	İstanbul	-	Land	23	1.992
16	Ataşehir Land	-	İstanbul	-	Land	0,5	19
Total							128.671

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

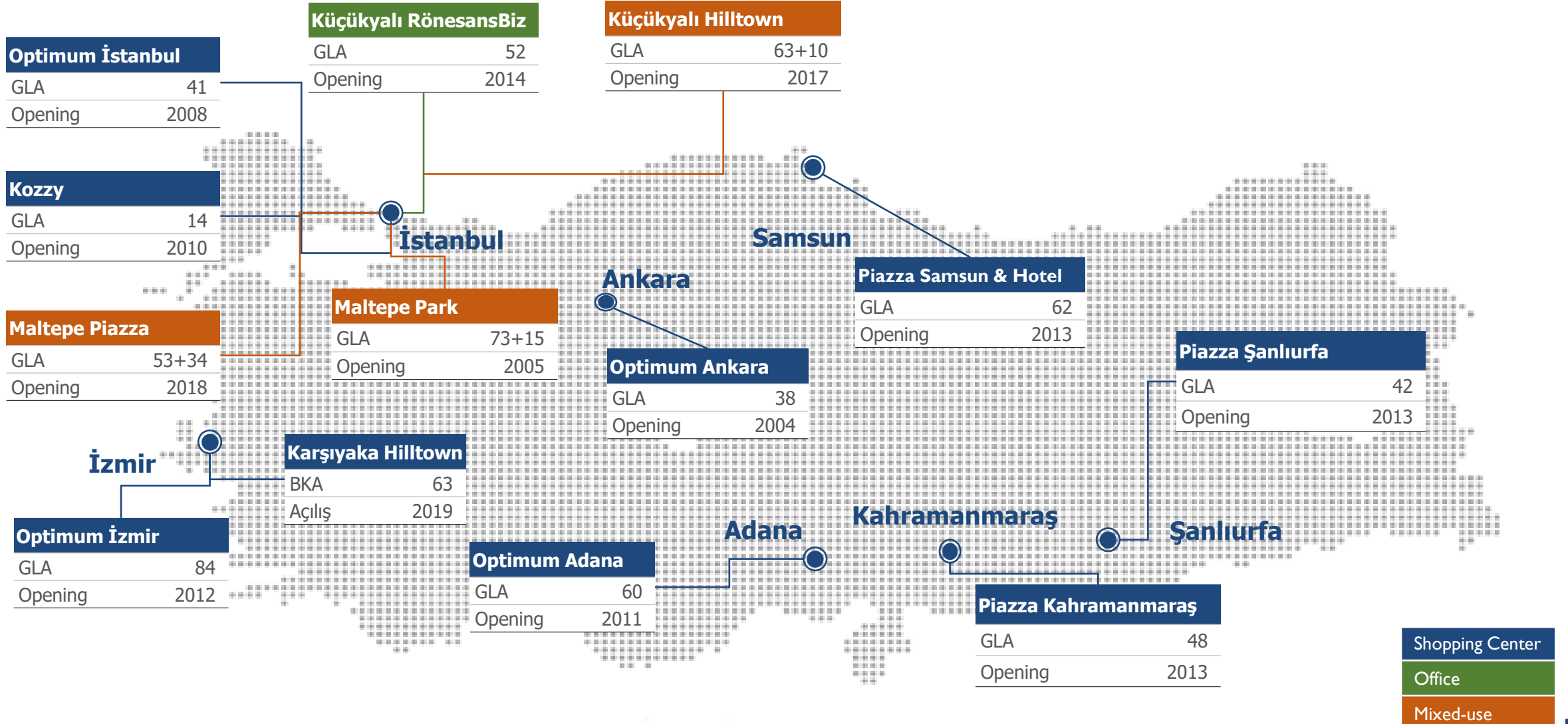
(2) These are the final values included in the year-end valuation reports prepared by TSKB.



Overview of RGY

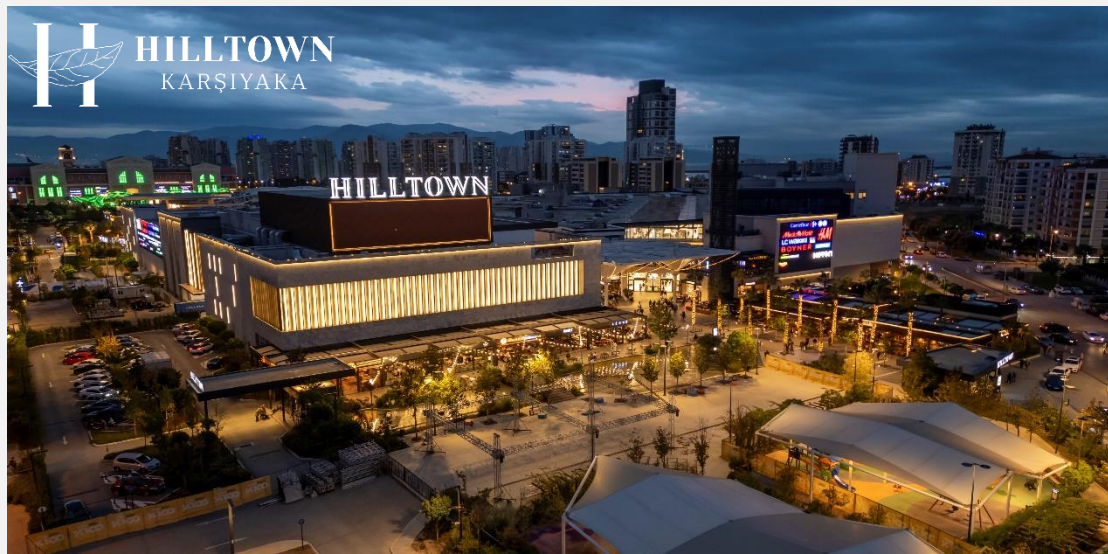
Strong Real Estate Portfolio

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).

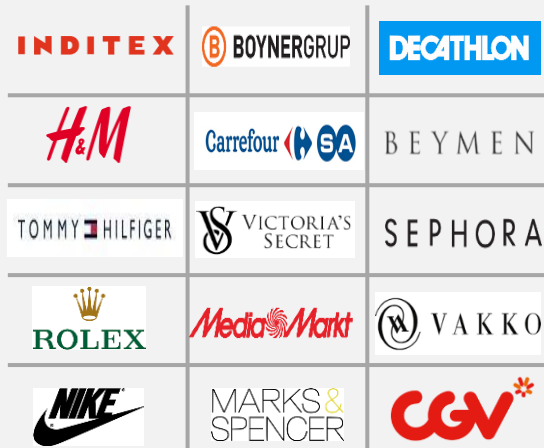
(2) This information is derived from the sector report prepared by TR International Gayrimenkul Danışmanlık Müessillik Tasarım Taahhüt ve İnşaat Hizmetleri Anonim Şirketi, which is also included in the annexes of the prospectus.



Karşıyaka Hilltown

Asset Type	SC & Office & Residence
Location	Maltepe / İstanbul
Opening	April 2018
Partner	-
İU ⁽¹⁾	Direct
GLA (m ²)	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 (m ²)	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⁾	N/A
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

Key Customers

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



Optimum İzmir

Key Customers

Asset Type	Shopping Center
Location	Gaziemir / İzmir
Opening	March 2012
Partner	GIC (50%)
İU ⁽¹⁾	50 m
GLA (m²)	84,000
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).



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



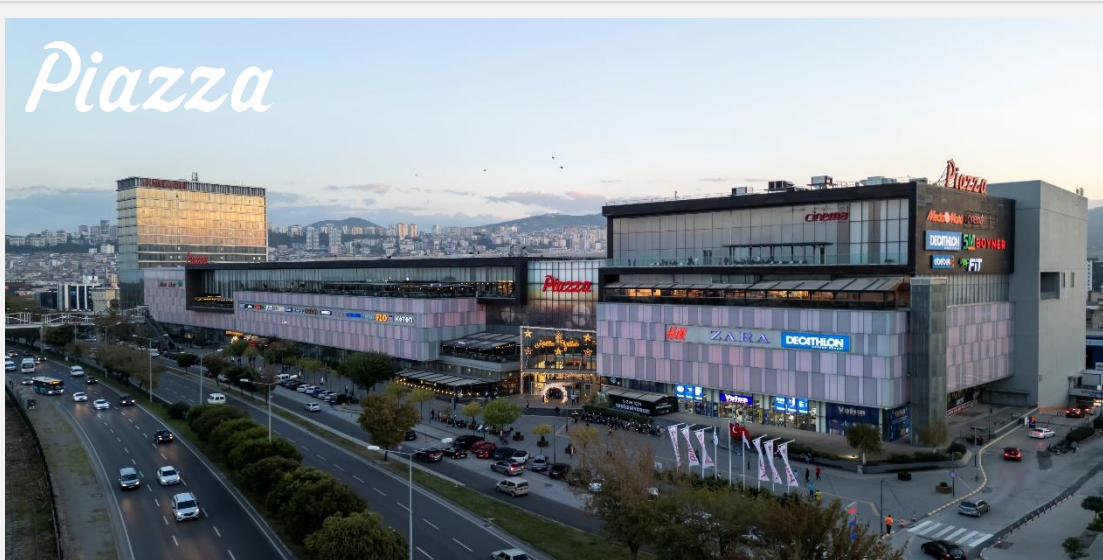
Optimum Ankara

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



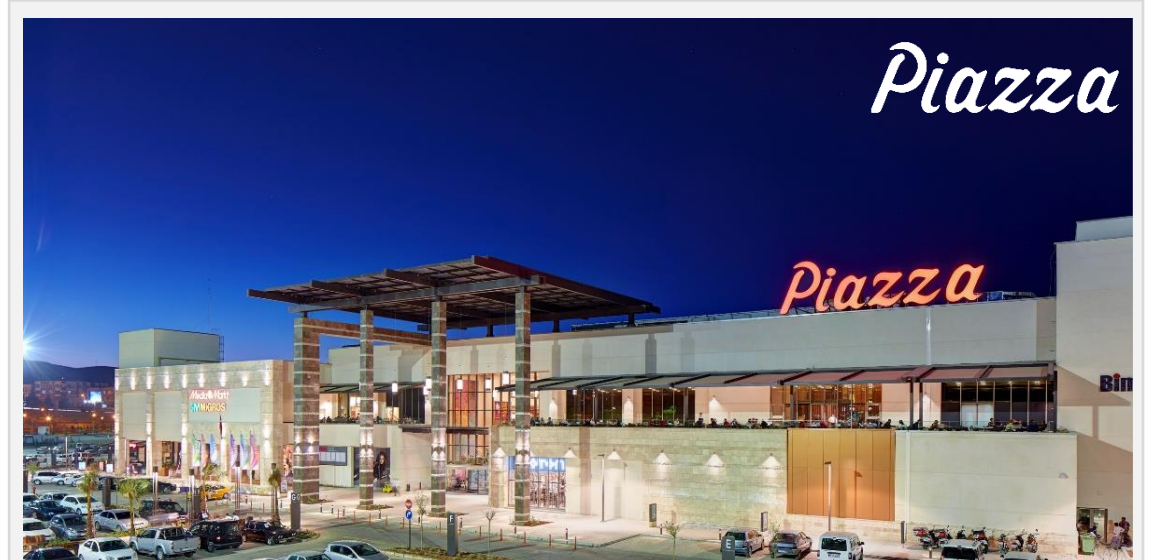
(1) This section provides the distance to the nearest metro and/or train station.
 (2) The Gross Leasable Area (GLA) is presented in thousand square meters (m²).



Samsun Piazza

Key Customers

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



Şanlıurfa Piazza

Key Customers

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



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 Ofis

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. Furthermore, the project has been awarded the highest **BREEAM** certificate, the **'Outstanding'** BREEAM Certificate.



Maltepe Piazza Ofis

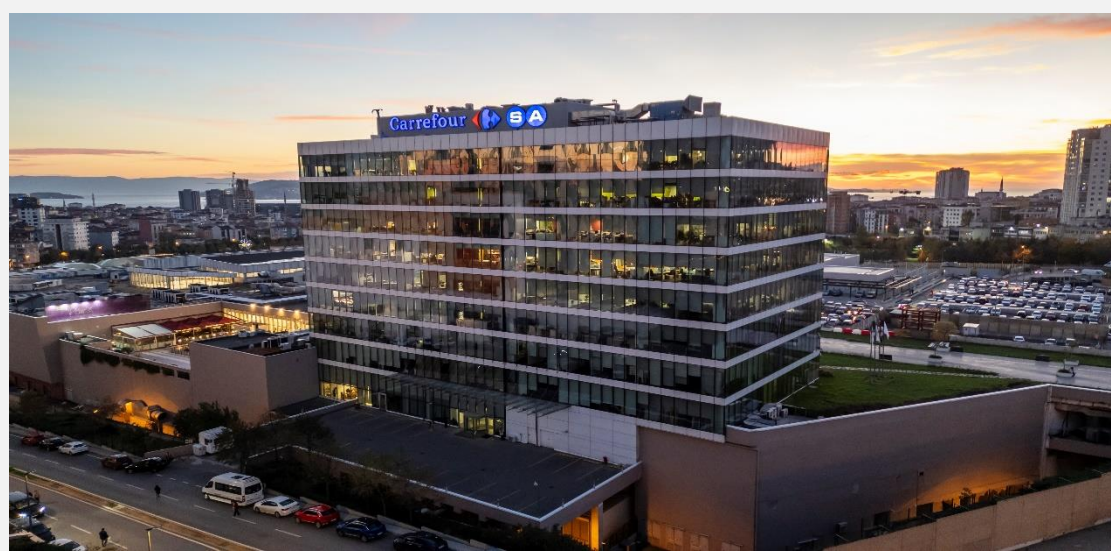
With a **Gross Leasable Area of 34k m²**, the young and dynamic Maltepe Piazza Office building is strategically located on the E-5 highway and has direct access to the metro station.

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.





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. Furthermore, the project has been awarded **LEED Gold** certification.



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**.





Content

1. Overview of RGY and 1H24 Summary
2. Key Economic Data and Sector Overview
3. Operations
4. Financial Overview
5. Sustainability
6. Portfolio

Appendix



Küçükyalı Hilltown



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