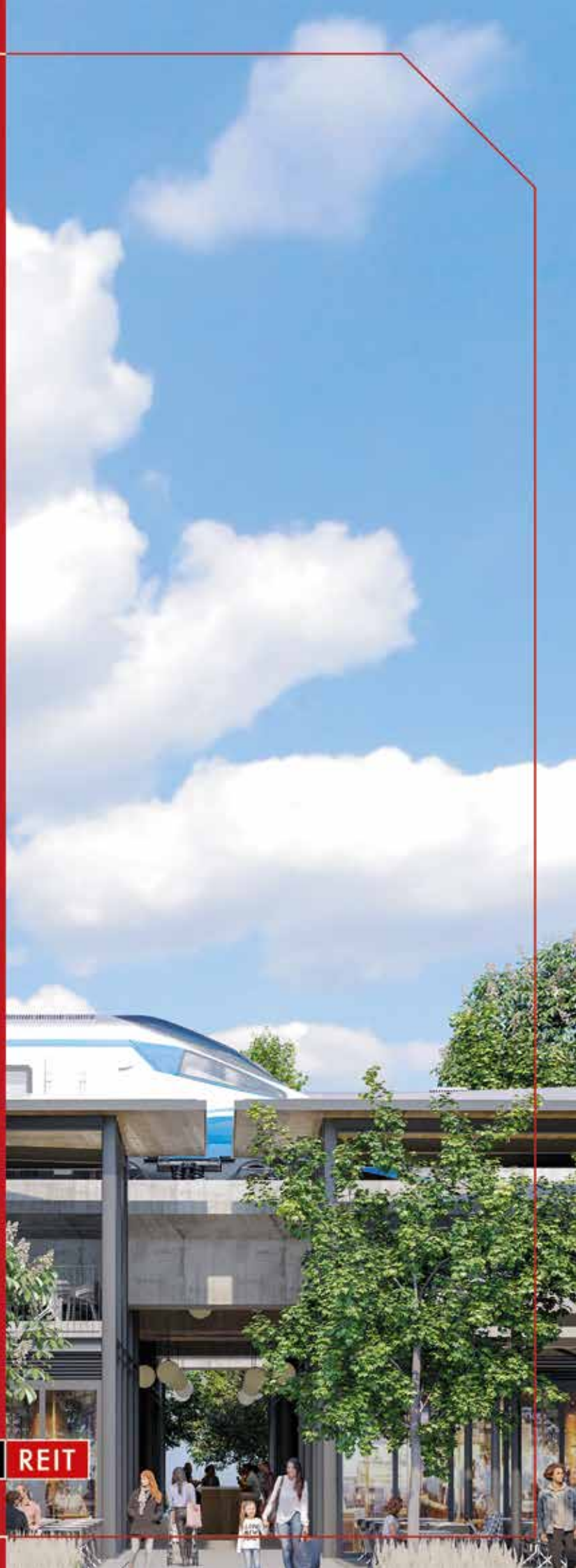


AK FEN REIT

Annual Report

2023

1st Half





KPMG Bağımsız Denetim
Serbest Muhasebeci ve Mali Müşavirlik A.Ş.
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Review Report on the Compliance of the Interim Activity Report

To the Board of Directors of Akfen Gayrimenkul Yatırım Ortaklığı Şirketi Anonim Şirketi

We have been engaged to review whether the consolidated financial information included in the interim activity report of Akfen Gayrimenkul Yatırım Ortaklığı Şirketi ("the Company") and its subsidiaries (together will be referred to as "the Group") as at 30 June 2023 is consistent with the audited interim consolidated financial statements. The interim report is the responsibility of the Group management. Our responsibility, as reviewers, is to express our conclusion on whether the consolidated financial information in the interim activity report is consistent with the audited interim consolidated financial statements and explanatory notes which are the subject of our review report dated 2 August 2022.

We conducted our review in accordance with the Standard on Review Engagements ("SIA") 2410 "Review of Interim Financial Information by the Auditor who conducted the audit of the Company's Annual Financial Statements". Our review included examining whether the consolidated financial information in the interim activity report is consistent with the audited interim consolidated financial statements and explanatory notes. A review of interim consolidated financial information is substantially less in scope than an audit conducted in accordance with Standards on Auditing and whose objective is to express an opinion on the consolidated financial statements. Consequently, a review of the interim consolidated financial information does not provide assurance that the audit firm will be aware of all significant matters that might be identified in an audit. Accordingly, We do not express an audit opinion.



On the Compliance of the Interim Activity Report Limited Audit Report

Based on our review, nothing has come to our attention that causes us to believe that the consolidated financial information provided in the accompanying interim activity report is not consistent, in all material respects, with the information provided in the audited interim consolidated financial statements and explanatory notes.

KPMG Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi

H.Nesrin Tuncer
CPA Sorumlu Denetçi
August 7, 2023
Istanbul, Turkey





ibis HOTEL

ibis HOTEL

01

02

03

Overview

4

Overview of Akfen REIT	5
Vision / Mission	6
Strategy	7
Milestones	8
Developments in Q1 2023	10
Developments after the 1 st Quarter of 2023	10
Organizational Structure	11
Shareholding Structure	12
Subsidiaries/Affiliates	13
Operational Map	14

Akfen REIT Portfolio

15

Portfolio Table	16
Novotel and Ibis H.Istanbul	17
Ibis H. Istanbul Esenyurt	18
Novotel Istanbul Bosphorus	19
Ibis Hotel Tuzla	20
Ibis Hotel Bursa	21
Ibis Hotel Alsancak	22
Ibis Hotel Eskisehir	23
Ibis Hotel Ankara Airport	24
Ibis Hotel Adana	25
Novotel Trabzon	26
Novotel and Ibis Hotel Gaziantep	27
Novotel and Ibis Hotel Kayseri	28
Merit Park Hotel Kyrenia	29
Ibis Hotel Moscow	30
Ibis Hotel Kaliningrad	31
Ibis Hotel Yaroslavl	32
Ibis Hotel Samara	33
Samara Office	34
Bodrum Loft	35
Isparta Student Dormitory	36
Kütahya Student Dormitory	37
Söğütlüçeşme Project	38
Yalıkavak Project	39
Kıyıkışlacık Project	40
Fabrika Hadımköy	41

Financial

Development

41

Summary Financial Information	42
Investment Properties	43
Portfolio Table	43
Rental Incomes	44
Total Financial Debt	45
Related Party Balances	45
Affiliate Acquisition	46
Rent Expense	46
Operational and Financial Performance	47
Accor Hotels	
Operational Data	48
Share Performance	49
Portfolio Limitations	50

1

OVERVIEW

Akfen REIT Overview

Vision / Mission

Strategy

Milestones

2023 Developments after the 1st Half

Developments in Half Year of 2023

Organizational Structure

Capital and Shareholding Structure

Subsidiaries/Associates

Operational Map

Overview of Akfen REIT

**AKFEN REIT'S
INVESTMENT
PROPERTY
PORTFOLIO VALUE
TL 15.4 BILLION AS
OF THE END OF THE
SECOND QUARTER
OF 2023***

(* Including the value of Merit Park Hotel which is recognized under non-current assets classified as held for sale in the consolidated financial statements.

(**) The transfer of Hadımköy factory building and land was completed on 26.07.2023, which is after the reporting period.

With the "Contemporary City Hotels" project pioneered in the sector, Akfen REIT has reached a portfolio of 21 hotels, 1 holiday village, 2 dormitories and 1 office building in 14 years since 2007. Thus, Akfen REIT has become one of the leading hotel investors in Turkey, primarily with Accor expertise. The company, which started its operations in 1997 as Aksel Turizm Yatırımları ve İşletmecilik A.Ş., was transformed into a real estate investment trust in 2006.

Opened to public on 11 May 2011, Akfen REIT has been traded on Borsa Istanbul AŞ (BIST) with the share code "AKFGY" since that date. As of the end of 2022, the free float rate is 44.55%. As of the end of the first 6 months of 2023, the free float rate is 42.24%. As of the end of the 2nd quarter of 2023, Akfen REIT share closing price was TL 4.20, (Closing market capitalisation: TL 5.46 billion/US\$211 million). Akfen REIT is currently traded on the Stars Market and is traded in the BIST100 in 2022 and is listed among the CMB's Group 1 companies in 2023.

From Hotel Investments to Portfolio Diversification

Akfen REIT has developed Novotel and Ibis Hotel branded hotel projects in Turkey and Russia and has leased a total of 19 hotels, 15 in Turkey and 4 in Russia, to Accor Group, one of the world's largest hotel operators. Akfen REIT's portfolio also includes Merit Park Hotel in the Turkish Republic of Northern Cyprus (TRNC) and Bodrum Loft, a 5-star holiday village in Bodrum.

A transfer agreement has been signed between the Company and Merit Kıbrıs Turizm Ltd. for the transfer of Merit Park Hotel in April 2023. The purchase price is USD 70.000.000 + variable share price and will be collected in cash and in advance on the closing date of the share transfer.

The number of rooms is 3,720. Apart from the hotel portfolio, an office building in Russia, Two dormitory complexes in Turkey, totaling 13 blocks, and the latest addition Akfen REIT has 124,072 m² of land and 7,207 m² of factory investments. Commercial in Istanbul Sogutluceme, villas in Bodrum Yalılıkavak and Milas It has three ongoing projects, including a touristic project in Kıyıkışlacık.

Akfen REIT's total real estate portfolio value reached approximately EUR 622 million (**) as of the end of the second quarter of 2023.

Strategic Partnerships and Long-Term Leases

Akfen REIT, which became a strategic partner with Accor, one of the world's leading hotel chains, in 2005, has signed long-term lease agreements for 19 hotels opened in Turkey and Russia, generating regular and predictable rental income.

In the contracts made with Accor regarding Akfen REIT's hotels; there is a minimum guarantee condition for Akfen REIT's rental income. Rental income is determined as the higher of a certain percentage of turnover or adjusted hotel gross profit. This sharing; on the one hand, has a minimum income guarantee and on the other hand, has the potential to share the income increase to be provided by the performance of the hotels. Akfen REIT's 5-star hotel in TRNC is operated by Merit Kıbrıs Turizm Ltd. which is a subsidiary of Net Holding A.Ş., Bodrum Loft holiday village is operated by Akfen Turizm and dormitory complexes are operated by General Directorate of Credit and Dormitories ("KYK").

VISION

Akfen REIT, which carries out qualified projects in the real estate sector, has a net asset value of among the top REITs in Turkey in terms of its reliability in the sector. aims to maintain its position.

MISSION

Akfen REIT has adopted the mission of constantly increasing its regular rental income from its strong equity and qualified portfolio, while expanding its portfolio size and value to a higher level, and to provide information to its shareholders in a transparent manner in the process.



STRATEGY



Earlier dividend distribution with reduced debt and increased revenue



Growth in revenue and profitability through new investments without additional financial burden



Evaluating more profitable and sustainable investment opportunities by exiting less profitable investments



Potential to make new investments, distribute dividends and repay loans early with rapidly declining net debt / EBITDA contribution and increased cash surplus due to operational profitability



Growing portfolio with sustainable cash flow through long-term contracts and new asset acquisitions expected to increase profitability in the long term



To be included in the BIST 50 index with increased trading volume and liquidity as a result of increased actual circulation



Stronger balance sheet and income statement with rapidly growing assets and profitability, minimal currency risk and high EBITDA margin driven by low operational/overhead expenses



Increase in net asset value, potential to create more value in the future with the transition from premium to discount



Milestones

2005

- Collaboration between Accor S.A. and Akfen Holding was formed.

2006

- Following CMB approval, Aksel Turizm Yatırımları A.Ş. was transformed into Akfen REIT.

2007

- Goldman Sachs, became a partner in Akfen REIT by acquiring a minority stake.
- Novotel Istanbul (208 rooms)
- Ibis H. Istanbul (228 rooms)
- Ibis H. Eskisehir (108 rooms)
- Merit Park Hotel (286 rooms)

2008

- Novotel Trabzon (200 rooms)

2010

- Company capital was increased from TL 72 million to TL 138 million.
- Akfen Holding bought back 32.46% of the shares held by Goldman Sachs.
- Novotel Gaziantep (92 rooms)
- Ibis Hotel Gaziantep (177 rooms)
- Novotel Kayseri (96 rooms)
- Ibis Hotel Kayseri (160 rooms)
- Ibis O. Bursa (200 rooms)

2011

- Akfen REIT went public on Borsa Istanbul under the code AKFGY.
- The company increased its paid-in capital from TL 138 million to TL 184 million with the public offering realized in May 2011.
- The Company increased its share in joint investments in Russia from 50% to 95%.
- Ibis H. Yaroslavl (177 rooms)

2012

- Ibis H. Samara (204 rooms)
- Samara Office (4,637 m2)
- Ibis Hotel Adana (165 rooms)

2013

- Ibis H. Esenyurt (156 rooms)
- Ibis H. Alsancak (140 rooms)
- Ibis H. Kaliningrad (167 rooms)

2014

- Ibis Hotel Ankara Airport (147 rooms)

2015

- EUR 220 million of project financing was secured from Credit Europe and Fiba-banka for the refinancing of existing investments and the financing of the last 5 Accor hotels with a maturity of 10 years.
- Ibis H. Moscow (317 rooms)

2016

- Novotel Istanbul Bosphorus (200 rooms)

2017

- Shares corresponding to 2.3% of the company were bought back on the stock exchange.
- Bulvar Loft taken over from Akfen Construction.
- Ibis H. Tuzla (200 rooms)

2018

- Issued Convertible Bonds for the first time as a publicly traded company in Turkey (Nominal TL 170 million)
- Akfen Holding's 1000 Group A and D privileged shares were transferred to Hamdi Akin.
- Based on the 'Revenue Sharing Model' with the Bank of Provinces, the Bulvar Loft Project was completed by the end of 2018. The project, which includes 822 residences and 31 commercial areas, was built by Akfen İnşaat (99%) and Akfen GYO (1%).

2021

- TL 238 million of convertible bonds were converted into shares and redeemed.
- Three new assets worth 62.5 million Euros (Isparta and Kütahya Student Dormitories, Bodrum Loft) were purchased for 53 million Euros, with a 450 million TL allocated capital increase.
- Revised lease agreements of 19 hotels with Accor, resulting in approximately 15% rent increase.
- EUR 177.7 mn of financial debt was refinanced with a 10-year maturity.
- After EUR 55 mn 3rd capital increase, financial debt was reduced to EUR 132 million.
- BBB rating from JCR.
- Acquired a 51% stake in Firatcan İnşaat, the owner of the Söğütlüçeşme Project, for EUR 6.2 million.
- All shares (6.2 million shares) repurchased by the company were sold.
- Euribor based interest rate on loans hedged with IRS transaction.
- 44% bonus issue was realized and the capital was increased to TL 1,300,000,000.

2019

- Bulvar Loft Project was sold in bulk. The project generated TL 380 million in revenue.
- With the repurchases made during the year, the ratio of the repurchased shares to the company's capital reached 3.39%.

2020

- Within the scope of coronavirus measures, 13 hotels stopped their activities for an average of 4 months.
- 3 hotels were allocated to healthcare workers for 2 months.
- Credit Europe and Fibabanka agreed to restructure their current 177.7 million Euro bank debt to a 10-year maturity after signing a protocol.

2022

- Akfen REIT's authorized capital ceiling was increased from TL 1 billion to TL 6.5 billion.
- Major shareholder Hamdi Akin sold his 10.29% stake (133,707,223 shares) in Akfen REIT. After-sales free float ratio increased to 24.5%.
- Despite the fact that Accor Group stopped its growth operations in Russia due to the Ukraine-Russia War, it continued its activities in four Akfen REIT's hotels in Russia; tenants in Samara Office also continued to work.
- JCR Eurasia affirmed Akfen REIT's long-term national corporate credit rating of BBB. Upgraded to A-.
- Akfen REIT started to be traded on BIST 100 under the share code AKFGY.
- Acquired 22,197 m² of land in Yalikhavak, Bodrum, Muğla for TL 365 million in cash.
- Akfen REIT terminated its share buyback program (September 29)
- Akfen Holding's TL 129,990,000 and Akfen International Holding BV's TL 129,990,000 (20% of Akfen REIT) nominal TL 1 shares were sold at a price of TL 3.70.
- Akfen REIT purchased 83,625 m² of land in Milas Kıyıkışlacık for 477 million TL.
- Akfen REIT purchased the entirety of Gökliman Investment Inc., which owns an 83,625 m² land in Milas Kıyıkışlacık, from Akfen Real Estate Port. Man. Inc. for a price of 477 million TL with a 40% discount.

2023 Half Year Developments

FEBRUARY

FORWARD INTEREST RATE SWAP CLOSED

FEBRUARY 16: The Interest Rate SWAP Transaction (Interest Rate SWAP) we executed with our lender (Credit Europe Bank NV) on November 10, 2021, IRS) remaining balance of EUR 74 million has been settled and net of IRS transactions EUR 8.5 million profit was realized.

APRIL

BAFRA REAL ESTATE ESTABLISHED

APRIL 3: A new subsidiary, Akfen Bafra Real Estate and Investment Inc., was established with a capital of 50 thousand TL, and was participated in 100% of its total capital.

CONTRACT SIGNED FOR THE TRANSFER OF MERİT PARK HOTEL

APRIL 13: A transfer agreement (Contract) was signed between Akfen REIT and Merit Kıbrıs Tourism Ltd. (Buyer) on 13.04.2023 regarding the transfer of the Merit Park Hotel & Casino (Hotel) whose investment was completed in TRNC. Since the most suitable method of transfer of the hotel for our Company is that our subsidiary Akfen Real Estate Trade and Construction Inc. (Akfen GT)

LONG TERM NATIONAL CORPORATE RATING UPGRADED

APRIL 20: Our Long-Term National Corporate Credit Rating (high credit quality) to AA- (very high credit quality) from A- (high credit quality), and our Short-Term National Corporate Credit Rating From J2 (BBB) to J1+ (AA).

MAY

TAKEOVER OF ULUDAĞ HOTEL

It was decided to take over Uludağ Hotel, which is among Akfen Tourism assets, following the completion of the necessary permits.

AKFEN KARAKÖY SHARE PURCHASE

FEBRUARY 16: 85.16% of the 8.53% shares of Akfen Karaköy held by third parties (7.25% of the total shares) was purchased by Akfen GT against Akfen GT's receivables from Akfen Karaköy's other shareholders with accrued interest until the date of share transfer, and 14.84% of the remaining shares

(1.27% of the total shares) was purchased by Akfen Holding for USD 1,500,000.

Akfen GYO's direct and indirect ownership in Akfen Karaköy became 98.73%. Following the acquisition, Akfen REIT's direct and indirect ownership in Akfen Karaköy became 98.73%.

AMENDMENT TO CAPITAL AND SHARES ARTICLE

APRIL 12: The Capital Markets Board (CMB) and the Republic of Turkey Article 8 of the Articles of Association titled "Capital and Shares" was amended as attached and the necessary applications were made to the CMB and the Ministry of Trade.

Ministry of Trade for the amendment of

Article 8 of the Articles of Association titled "Capital and Shares" as attached and the necessary applications were made to the Capital Markets Board and the Ministry of Trade and the The new article, which was amended at the General Assembly held on and has been approved by the Ministry of Finance.

is turned to a special purpose company related to the Hotel and the transaction is made in the form of a share transfer (Transaction), in case the transaction is approved by our Company's Board of Directors after the fulfillment of the conditions in the Contract, in which there will be no activities and assets other than the Hotel, all necessary legal permissions are taken, and the valuation is made in

accordance with the CMB legislation, Akfen GT will be transferred to the Buyer with USD 70.000.000 +Variable share price.

With the amount gained from the transaction, 30 million EURO loan early payment will be made and the rest will be used in our ongoing and new investments..

COMMENCEMENT OF SHARE BUYBACKS

APRIL 24: Due to the discounted share price compared to our net asset value (share price is TL 6.25 according to 31.12.2022 net asset value) and compared to the market, the Board of Directors initiated a share buyback program on 24.04.2023 in order to protect the interests of shareholders

by considering the share price and price movements. The duration of the buyback program is 1 year, the maximum amount of funds that can be allocated is TL 200,000,000 and the maximum number of shares that can be subject to share buyback is TL 65,000,000 (5% of the Company's issued capital).

ACQUISITION OF AKFEN KARAKÖY SHARES

MAY 2: Akfen REIT acquired 1.27% of Akfen Holding's 1.27% stake in Akfen Karaköy. Akfen Karaköy became a 100% direct and indirect subsidiary of Akfen REIT with the share transfer on May 2, 2023 for TL 16.048.940.

MAY

AKFEN KARAKÖY'S PURCHASE OF ERAYSAN FACTORY BUILDING AND LAND

5 MAYIS: Karaköy signed an agreement with the seller to purchase the factory building and land with a closed area of 16,119 m² on a 7,027 m² land belonging

to Eraysan İmalat İthalat İhracat Plastik Makina Ve Sanayi Ticaret Anonim Şirketi (Eray-san) located on block 267, parcel 5, block 267, plot 5, Ömerli Neighborhood,

Arnavutköy District, Istanbul for €3.1 million together with the right of usufruct and the transfer of the right of usufruct under the agreement was completed on May 5, 2023.

After the 1st Half 2023 Developments

JULY

INTERIM VALUATION OF REAL ESTATES

JULY 10: Changes in real estate prices after 2022 year-end valuations of the assets in the portfolio and increased business volume in 2023. Since it is foreseen that it may cause significant changes in the values of the assets in the portfolio, the results of the interim real estate valuation studies to be seen in the limited audited financial reports dated June 30, 2023 results are explained.

EFFECTS OF THE INCREASE IN THE EXCHANGE RATE

JULY 14: At the end of 2022, the forward transaction of €5 mn fixed on July 14, 2023 was realized at an exchange rate of 23.79, resulting in a profit of approximately 28 million TL.

ACQUISITION OF THE REMAINING SHARES OF FIRATCAN CONSTRUCTION

JULY 18: 51% of the shares of Söğütlüçeşme train station in Kadıköy, Istanbul, which was acquired on 31.03.2021, to be leased for 2 years for permission - license, 2 years for construction period and until 2051 for operation within the scope of High Speed Train Station project Fıratcan İnşaat, which owns the remaining 49 share, the valuation dated 17.07.2023 prepared in accordance with the CMB legislation. The Company was acquired

for TL equivalent of €10 million at a price 8% below the value determined in the report. The acquired Company is committed to TCDD's Söğütlüçeşme High Speed Train Station Project, which will be completed in 2024. The areas will be operated until 2051.

MERGER OF FIRATCAN THROUGH TRANSFER

JULY 25: The Company acquired 100% of the shares of Fıratcan İnşaat Turizm ve Ticaret Anonim Şirketi "Fıratcan" and all of its assets and liabilities of the Company as a whole. Within the scope of the relevant provisions of the Turkish Commercial Code and the CMB and the scope of the provisions of merger in simplified procedure, the company applied approvals from authorities for the merger of the Company via Fıratcan. With this merger, the Co. has maximized its sustainable rental revenues in the last 2 years, acquired 49% of Fıratcan's shares on 18.07.2023 and acquired the ongoing investment of Fıratcan, in which the Company owns 100% of the shares, and will continue to invest in Fıratcan until 2024. aims to significantly increase its revenues from now on.

TERMINATION OF THE BUY-BACK PROGRAM

JULY 25: The "Share Buyback Program" initiated with the decision of

the Company's Board of Directors on April 24, 2023 within the framework of the Capital Markets Legislation and the principle regarding the share buyback transactions in the CMB's bulletin dated Feb.14,'23 and numbered 2023/10 "Akfen Karaköy's Acquisition of Eraysan Factory Building and Land" has been terminated within the scope of the decision taken today (July 25, '23).

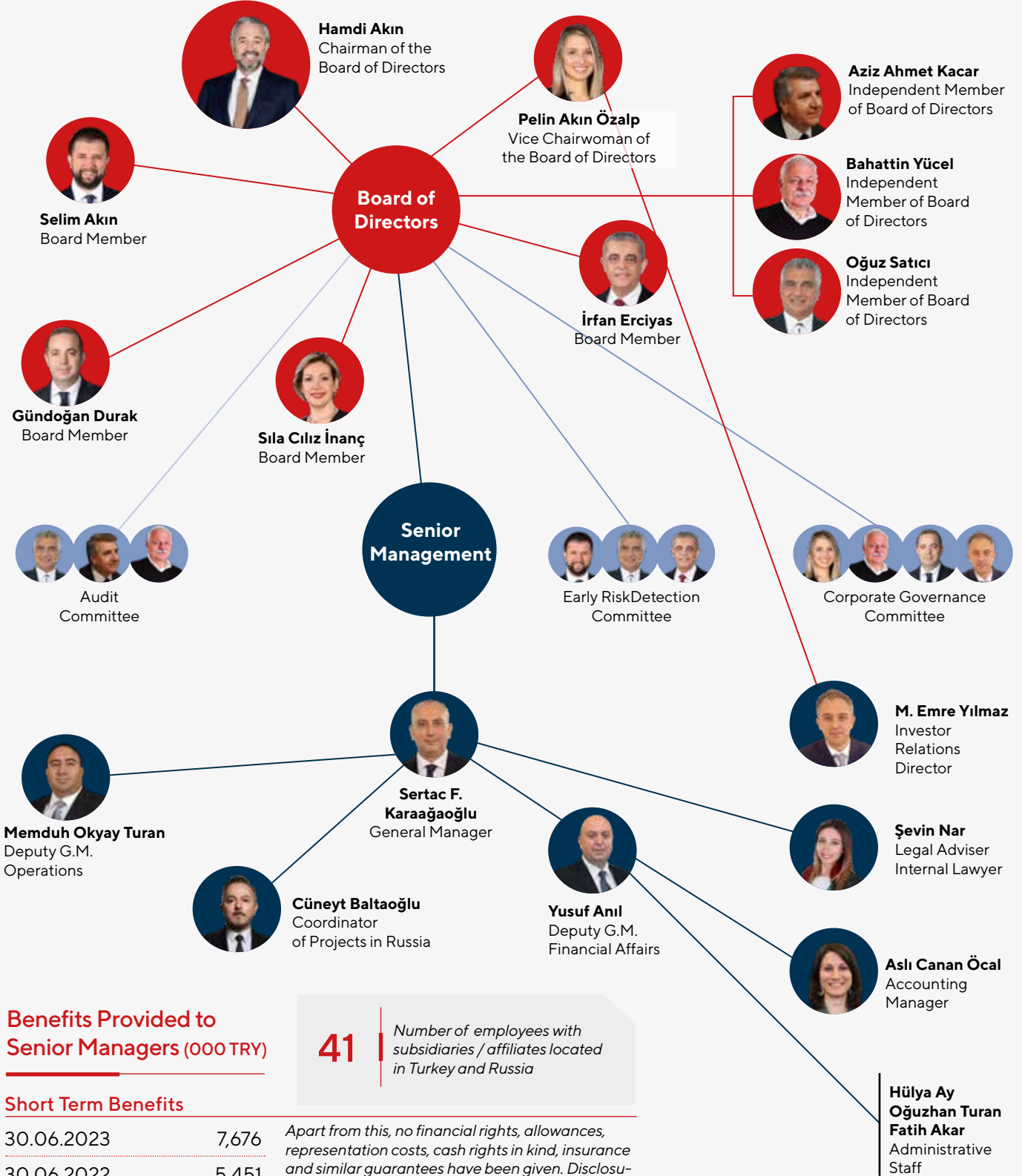
Within this framework;

- The max. price paid for the repurchased shares is 4.06 TL per share and the av. price is TL 3.45 per share;
- The total no. of shares repurchased is 30,000,000 shares and the ratio of these shares to the capital is 2.31
- The cost of these repurchases amounted to TL 103,583,277.17 in total and this cost was covered from the Company's own resources.

TRANSFER OF ERAYSAN FACTORY BUILDING AND LAND

JULY 26: The right of redemption of 77,80% of the subsidiary Akfen Karaköy factory building and land (the remaining part belongs to TCDD) was purchased on 5.5.2023 and the transaction was completed by transferring the real estate to Akfen Karaköy today (26.7.2023). Akfen Karaköy has rented the factory building and land to Eraysan operating in the factory. The factory will be leased for an annual rent of €314,000 equivalent of TL and the Seller has a 3-year right of repurchase at the same transfer price.

Organizational Chart



Benefits Provided to Senior Managers (000 TRY)

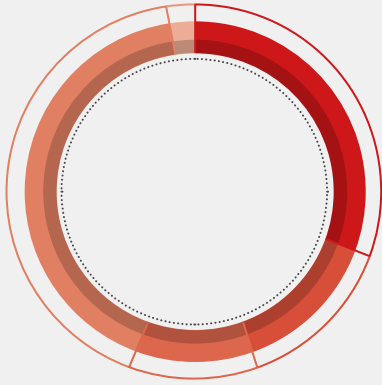
Short Term Benefits

30.06.2023	7,676
30.06.2022	5,451
Değişim	41%

41 | Number of employees with subsidiaries / affiliates located in Turkey and Russia

Apart from this, no financial rights, allowances, representation costs, cash rights in kind, insurance and similar guarantees have been given. Disclosures made in accordance with the legal regulations are complied with and actions are taken in line with the company's remuneration policy.

Capital/ Shareholder Structure



Shareholder	Share Amount (TL)	Share (%)
■ Hamdi Akin	397,127,739	30.55
■ Akfen Holding	181,238,585	13.94
■ Akfen International Holding B.V.	142,479,136	10.96
■ Free Float	549,154,540	42.24
Akfen REIT*	30,000,000	2.31
Total	1,300,000,000	100

(*) Consists of the number of shares repurchased as of 30.06.2023.

Group	Registered/ Bearer	Nominal Value of Each Share (TL)	Total Nominal Share (TL)	Ratio of Capital (%)	Privilege Type	Traded on the Stock Exchange or Not
A	Registered	1	3,772	<0.001	The privilege of choosing 2 members of the board of directors in General Meetings	Shares are not traded on the stock exchange
B	Bearer	1	1,299,988,684	99.99	No privileges	Shares in public status are traded on the BIST STARS Market
C	Registered	1	3,772	<0.001	The privilege of choosing 2 members of the board of directors in General Meetings	Shares are not traded on the stock exchange
D	Registered	1	3,772	<0.001	The privilege of choosing 2 members of the board of directors in General Meetings	Shares are not traded on the stock exchange
Total			1,300,000,000	100		

Group A, C and D shares have the privilege to nominate candidates for the election of Board Members. Two members of the Board of Directors are elected by the General Assembly from among the candidates nominated by Group A, two by Group C and two by Group D shareholders.

Subsidiaries/Affiliates

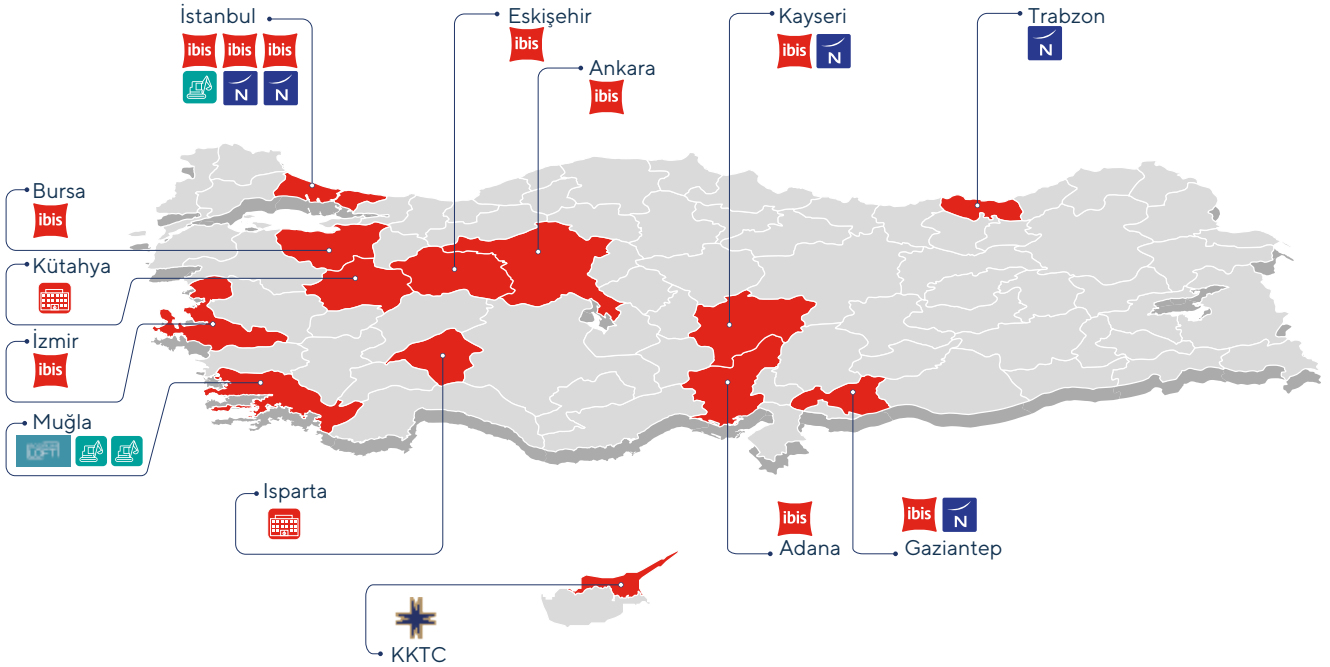
Trade Name	Field of Activity	Paid In / Issued Capital	Company's Share in Capital	Currency	Company's Share in Capital (%)	The Nature Relationship with the Company
Akfen Real Estate and Construction Inc.	Creating a real estate portfolio	200,000,000	200,000,000	TRY	100%	Affiliate
Akfen Karaköy Real Estate Inv. and Construction Inc. *	Investing in real estate	121,000,000	26,611,697	TRY	21.17%	Indirect Affiliate
Akfen Construction Tourism and Trade Inc. and Akfen REIT Inc. Ordinary Partnership	Building Contract with Shared Revenue of Land Sales	10,000	9,900	TRY	99%	Affiliate
Yaroslavl Hotel Invest Ltd.**	Developing a hotel project in Yaroslavl, Russia	5,000,000	4,889,845	Ruble	97.8%	Affiliate
Samstroykom Ltd.**	Developing a hotel project in Samara, Russia	5,000,000	4,889,845	Ruble	97.8%	Affiliate
Volgastroykom Ltd.**	Developing a hotel project in Samara, Russia	5,000,000	4,808,303	Ruble	96.17%	Affiliate
KaliningradInvest Ltd.**	Developing a hotel project in Kaliningrad, Russia	5,000,000	4,889,845	Ruble	97.8%	Affiliate
Severnyi Avtovokzal Ltd.**	Developing a hotel project in Moscow, Russia	136,709,700	136,709,700	Ruble	100%	Affiliate
Fıratcan Construction Trade and Tourism Inc.***	Construction of High Speed Train Viaduct and Terminal in Kadıköy Söğütlüçeşme and operation of commercial areas until 2051	6,000,000	3,060,000	TRY	51%	Investments accounted using the equity method
Gökliman Investment Const. Tourism and Geothermal Inc.	Development and operating of tourism investments	3,000,000	3,000,000	TRY	100%	Affiliate
Akfen Bafra Real Estate Trade and Tourism Inc.	Investing in real estate	50,000	50,000	TRY	100%	Affiliate

* Akfen Karaköy Yatırımları ve İnşaat A.Ş. is owned 21,2% by Akfen REIT A.Ş. and 78,8% by Akfen GT A.Ş. The total shareholding of Akfen REIT A.Ş. in Akfen Karaköy is 100%.

** Akfen GT owns 97,8% of YaroslavlInvest Limited (YaroslavlInvest), Samstroykom Limited (Samstroykom) and Kaliningrad Invest Limited (KaliningradInvest), which have hotel investments in Russia, 96,17% of Volgastroykom Limited (Volgastroykom), which has an office investment in Russia, and 100% of Severnyi Avtovokzal Limited (Severnyi), which has a hotel investment in Moscow. The main activities of these companies are to implement hotel and office projects in Russia.

*** On 25 July, Akfen REIT increased its 51% stake in Fıratcan İnşaat to 100% with the acquisition of the company. With the acquisition, Fıratcan İnşaat has become a subsidiary of Akfen REIT.

Operational Map



<p>Number of countries operating</p> <p>3 (Russia, Türkiye, TRNC)</p>	<p>Resort</p> <p>1 Bodrum Loft (Muğla)</p>	<p>Student Housing</p> <p>2 Kütahya and Isparta Student Housing</p>
<p>Hotels</p> <p>20 14 Ibis Hotel, 5 Novotel, 1 Merit Park Hotel</p>	<p>Construction Ongoing</p> <p>3 Söğütlüçeşme (İstanbul) Yalıkavak (Muğla) Kıyıkışlacık (Muğla)</p>	<p>Factory Building/Land</p> <p>1 Hadımköy Factory (İstanbul)</p>



<p>Office</p> <p>1 Samara Office (Russia)</p>



AKFEN REIT PORTFOLIO

- Real Estate Portfolio Table
- Hotels (Turkey, TRNC, Russia)
- Office
- Holiday Village
- Student Dormitories
- Other Projects



Real Estate Portfolio Table

		Capacity	Opening Date	Lease End Date	Appraisal Value 30.06.2023 (m.Euro)*	Investment (m.Euro)
Hotels 20 units (3,628 rooms)	HOTELS					
	Türkiye					
Resort 1 unit (36 villas)	Novotel ve Ibis H. Z.burnu	208 / 228 rooms	March 2007	2067	63.9	23.1
	Ibis Hotel Eskişehir	108 rooms	April 2007	2029	1.1	4.6
	Novotel Trabzon	200 rooms	Oct. 2008	2058	24.4	13.9
	Novotel ve Ibis H. Gaziantep	92 / 177 rooms	Jan. 2010	2038	11.5	16.2
	Novotel ve Ibis H. Kayseri	96 / 160 rooms	March 2010	2058	10.8	12.2
Office 1 unit (4,637 m ²)	Ibis Hotel Bursa	200 rooms	Nov. 2010	2040	7.8	8.9
	Ibis Hotel Adana	165 rooms	Sept. 2012	Freehold	11.5	9.7
	Ibis Hotel Esenyurt	156 rooms	Jan. 2013	Freehold	10.9	8.0
	Ibis Hotel İzmir Alsancak	140 rooms	June 2013	2059	12.3	6.5
	Ibis Hotel Ankara Airport	147 rooms	Sept. 2014	Freehold	7.9	8.8
Student Housing 2 units (7,840 beds)	Novotel Karaköy	200 rooms	Feb. 2016	2058	93.9	35.6
	Ibis Hotel Tuzla	200 rooms	April 2017	Freehold	20.2	16.0
Factory 1 unit (7,207 m ²)	TRNC					
	Merit Park Hotel	286 rooms	April 2007	2052	94.5	33.9
	Russia					
	Ibis Hotel Yaroslavl	177 rooms	Sept. 2011	Freehold	13.4	16.1
	Ibis Hotel Samara	204 rooms	March 2012	Freehold	10.2	14.7
Ongoing Projects 3 units (Söğütlüçeşme, Kıyıkışlacık, Yalıkavak)	Ibis Hotel Kaliningrad	167 rooms	Aug. 2013	Freehold	17.4	15.0
	Ibis Hotel Moscow	317 rooms	July 2015	2059	26.4	33.0
	OFİS					
	Samara Office	4,637 m ²	March 2012	Freehold	4.0	7.3
	RESORT					
	Bodrum Loft	92 rooms	July 2020	2067	38.1	27.6
	STUDENT HOUSING					
	Isparta Student Housing	4,032 beds	Dec. 2018	2042	13.2	14.4
	Kütahya Student Housing	3,808 beds	Sept. 2019	2045	9.9	10.9
	OTHERS					
	Söğütlüçeşme Project	19,375 m ²	2024 Q1 Plan	2051	43.1	20.9
	Yalıkavak Land	~22,197 m ²	2025(Plan)	Freehold	23.3	21.6
	Kıyıkışlacık Land	~83,625 m ²	-	Freehold	39.1	24.0
	Hadımköy Factory**	~ 7,027 m ²	-	Freehold	13.5	3.1
	TOTAL				622.3	406.0

(*) Includes the appraisal report values dated June 27, 2023 and the expenditures realized from the date of the appraisal report until the reporting period.

(**) The transfer of the factory building and land of Eraysan was completed on July 26, 2023.

Novotel Istanbul and Ibis Hotel

The land of Novotel Istanbul and Ibis Hotel Istanbul was allocated from the Treasury for 49 years with the right of construction agreement dated 04.12.2013, and the contract was extended for 49 years on 22.12.2018.

As a location on the Zeytinburnu seaside, it is a suitable accommodation point for commercial

and touristic trips with its proximity to the historical areas and business centers of Istanbul. Being 0.5 km from Veliefendi Hippodrome and Abdi İpekçi Sports Hall, 6 km from the Olympic Stadium and 10 km from Sultanahmet and Beyazıt regions, the hotel guests can easily access the activities they want.



Novotel Istanbul / Ibis Otel			
 Land Area 11,720 m²	 No. of Rooms 228/208 (Ibis/Novotel)	 Real Estate Value 59.3 m Euro	 Operator Tamaris Tourism (Accor)
 Const. Area 26,372 m²	 Total Investment 23.1 m Euro	 Operational Date March 2007	










Ibis Hotel Esenyurt

Ibis Hotel Istanbul Esenyurt is located in Esenyurt, one of the rapidly developing regions of Istanbul with its suburban projects. The hotel opened on January 25, 2013, and the Akfen REIT owns the property. The hotel is near to the TÜYAP Fair and Congress Center and faces the E-5 highway.



Ibis Hotel Esenyurt

	Land Area 1,755.4 m²
	Construction Area 7,331 m²
	No. of Rooms 156
	Total Investment 8.0 m Euro
	Real Estate Value 10.9 m Euro
	Operational Date January 2013
	Operator Tamaris Tourism (Accor)



Novotel Istanbul Bosphorus

The land on which Novotel Bosphorus was located was leased from the General Directorate of Foundations for a period of 49 years, was built on the land of the old Kozluca Han on Karakör Rıhtım Avenue, that is the one of the most valuable regins of Istanbul in terms of historical and touristic value.

As the world’s first five-star Novotel, the hotel was opened in February 2016. Located opposite the Galataport Project, which is under construction and will, when completed, become the tourist attraction center of Istanbul in terms of cruise tourism, Novotel Karaköy also hosts the famous Mürver Restaurant.



Novotel Istanbul Bosphorus



Land Area
21,440 m²



Construction A.
3,074.58 m²



No. of Rooms
200



Total Investment
€35.6 million



Real Estate Value
€84.3 million



Operational Date
February 2016



Operator
Tamaris Tourism (Accor)



Ibis Hotel Tuzla

Ibis Hotel Tuzla is located on the Anatolian side of Istanbul, on the E5 in Tuzla, close to the Shipyard, Metro, Organized Industrial Zones and Sabiha Gökçen Airport.

Ibis Hotel Tuzla



Land Area
4,668 m²



Construction Area
9,480 m²



No. of Rooms
200



Total Investment
€16.0 million



Real Estate Value
€20.2 million



Operational Date
April 2017



Operator
**Tamaris Tourism
(Accor)**



Ibis Hotel Bursa

In Bursa, which is one of the most important industrial and commercial regions of Turkey, the land of the Ibis Hotel Bursa, which provides an advantage with its proximity to the trade centers, was leased from the Bursa International Textile Trade Center Business Cooperative on 09.05.2008. The 30-year permanent and independent right of construction has been registered in the title deed.



Ibis Hotel Bursa



Land Area
7,962 m²



No. of Rooms
200



Real Estate Value
€7.9 million



Operator
**Tamaris
Tourism
(Accor)**



Construction A.
7,523 m²



Total Investment
€8.9 million



Operational Date
November 2010

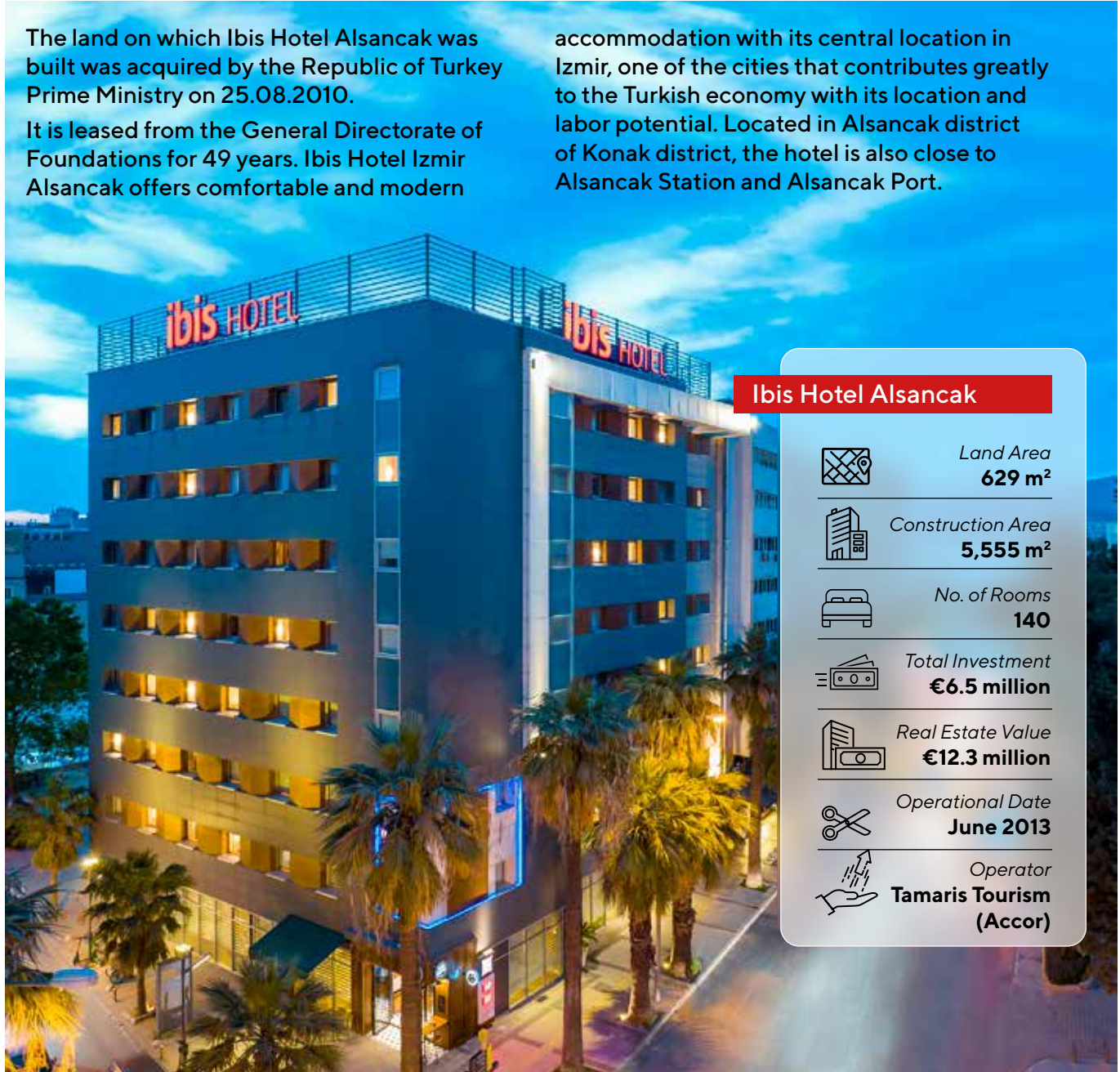


Ibis Hotel Alsancak







The land on which Ibis Hotel Alsancak was built was acquired by the Republic of Turkey Prime Ministry on 25.08.2010.

It is leased from the General Directorate of Foundations for 49 years. Ibis Hotel Izmir Alsancak offers comfortable and modern

accommodation with its central location in Izmir, one of the cities that contributes greatly to the Turkish economy with its location and labor potential. Located in Alsancak district of Konak district, the hotel is also close to Alsancak Station and Alsancak Port.



Ibis Hotel Alsancak

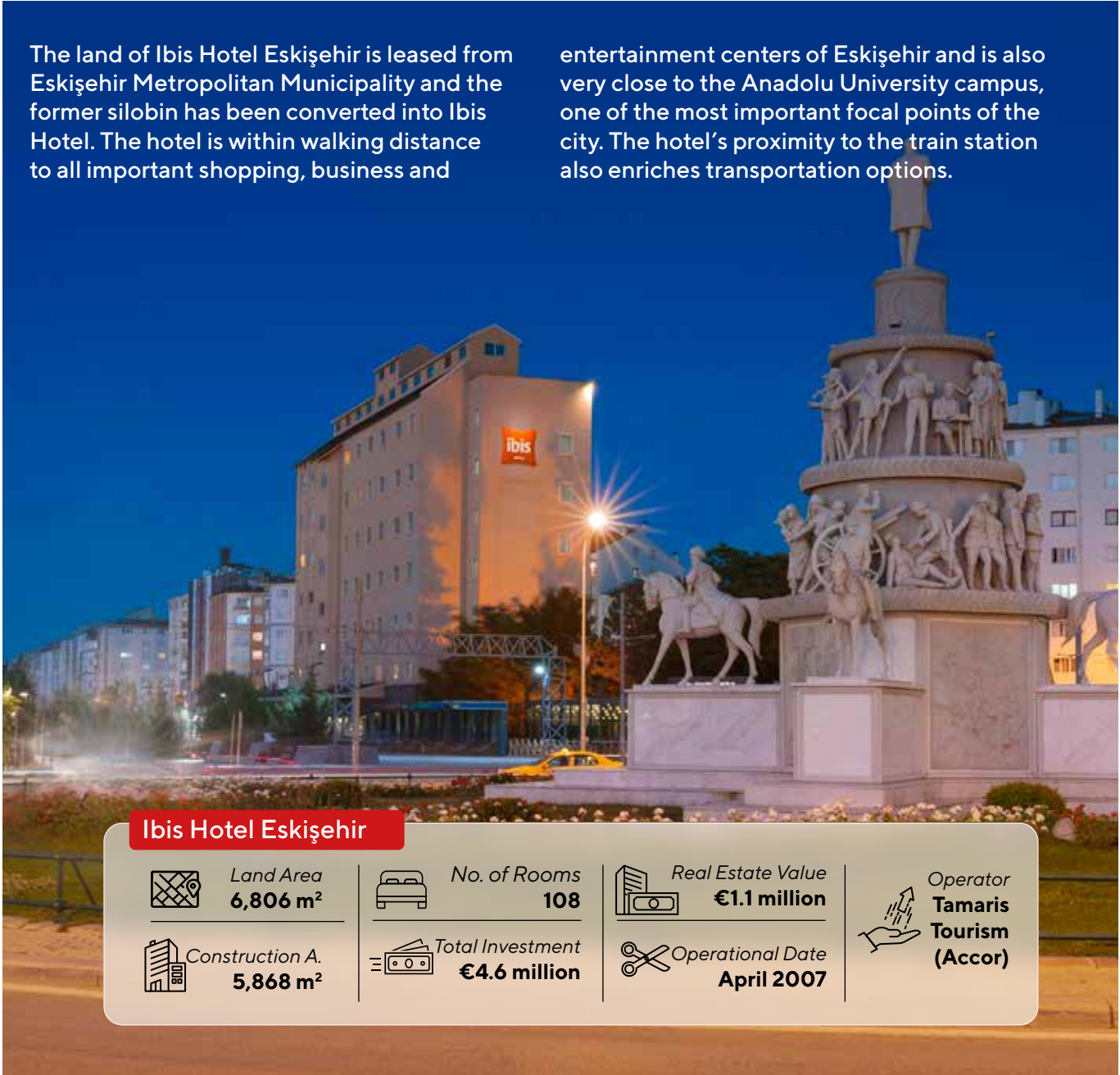
	<i>Land Area</i> 629 m²
	<i>Construction Area</i> 5,555 m²
	<i>No. of Rooms</i> 140
	<i>Total Investment</i> €6.5 million
	<i>Real Estate Value</i> €12.3 million
	<i>Operational Date</i> June 2013
	<i>Operator</i> Tamaris Tourism (Accor)



Ibis Hotel Eskişehir

The land of Ibis Hotel Eskişehir is leased from Eskişehir Metropolitan Municipality and the former silobin has been converted into Ibis Hotel. The hotel is within walking distance to all important shopping, business and

entertainment centers of Eskişehir and is also very close to the Anadolu University campus, one of the most important focal points of the city. The hotel's proximity to the train station also enriches transportation options.



Ibis Hotel Eskişehir



Land Area
6,806 m²



No. of Rooms
108



Real Estate Value
€1.1 million



Operator
**Tamaris
Tourism
(Accor)**



Construction A.
5,868 m²



Total Investment
€4.6 million



Operational Date
April 2007



Ibis Hotel Ankara Airport

The land of Ibis Hotel Ankara Airport was purchased by Akfen REIT on 21.07.2011. Located only 1 km from Esenboğa Airport, Ibis Hotel Ankara Airport is only 28 km from Ankara city center.

Ibis Hotel Ankara Airport



Land Area
14,443 m²



Construction Area
7,593 m²



No. of Rooms
147



Total Investment
€8.8 million



Real Estate Value
€7.9 million



Operational Date
September 2014



Operator
**Tamaris Tourism
(Accor)**










Ibis Hotel Adana

Ibis Hotel Adana land was purchased by Akfen REIT on 03.08.2010. It is located in the city center of Adana, which is among the important industrial, commercial and agricultural centers of Anatolia.



Ibis Hotel Adana

	Land Area 2,213 m²
	Construction Area 9,047 m²
	No. of Rooms 165
	Total Investment €9.7 million
	Real Estate Value €11.5 million
	Operational Date September 2012
	Operator Tamaris Tourism (Accor)



Novotel Trabzon








The land of Novotel Trabzon, located on the Black Sea coast, was leased from Trabzon World Trade Center on 09.12.2005 for a period of 49 years. On 27.02.2008, the permanent and independent right of construction for 49 years was registered in favor of Akfen REIT. Offering the advantage of transportation to its guests with its proximity to the airport and the city center, Novotel

Trabzon is also of particular importance as it is the first international chain hotel of the city and the region.

Located right next to the World Trade Center, the hotel is one of the most admired hotels in Trabzon with its central location and design. As of 2021, Novotel Trabzon has entered the 5-star hotel category.



Ibis Hotel Trabzon

	<i>Land Area</i> 13,450 m²
	<i>Construction Area</i> 15,232 m²
	<i>No. of Rooms</i> 200
	<i>Total Investment</i> €13.9 million
	<i>Real Estate Value</i> €24.4 million
	<i>Operational Date</i> October 2008
	<i>Operator</i> Tamaris Tourism (Accor)



Novotel and Ibis Hotel Gaziantep

On the land of Novotel and Ibis Hotel Gaziantep, which was leased from Gaziantep Metropolitan Municipality for 30 years on 31.05.2007, 30-year permanent and independent right of construction was registered in favor of Akfen GYO on 17.07.2007.

The area where both hotels are located is within walking distance of the city center where public institutions such as the Governor's Office, Metropolitan Municipality, shopping areas and historical places are located.



Novotel ve Ibis Hotel Gaziantep



Land Area
6,750 m²



No. of Rooms
177 / 92
(Ibis/Novotel)



Real Estate Value
€11.5 million



Operator
**Tamaris Tourism
(Accor)**



Construction A.
18,825 m²



Total Investment
16.2 m Euro



Operational Date
January 2010



Novotel and Ibis Hotel Kayseri

The land of Novotel and Ibis Hotel Kayseri was leased from Kayseri Chamber of Industry and Commerce on 04.11.2006 for a period of 49 years. On 17.08.2007, permanent and independent right of construction for 49 years

was registered in favor of Akfen GYO on this land.

The hotels located in the city center are 10 minutes from the airport and 30 minutes from Erciyes Ski Center.

Novotel ve Ibis Hotel Kayseri



Land Area
11,035.4 m²



Construction Area
11,064 m²



No. of Rooms
160 (Ibis), 90 (Novotel)



Total Investment
€12.2 million



Real Estate Value
€10.8 million



Operational Date
March 2010



Operator
Tamaris Tourism (Accor)



Merit Park Hotel Kyrenia (TRNC)

The land on which the Girne Merit Park Hotel is built has been allocated by the TRNC Ministry of Finance for a period of 49 years. With the Lease Agreement signed on 15.05.2012, the hotel in the portfolio of Akfen Real Estate Trade and Construction Inc., a subsidiary of Akfen REIT, was leased to Merit Kibris Tourism Limited until 2032, together with its casino.

Merit Park Hotel Kyrenia



Land Area
37,000 m²



Construction Area
33,387 m²



No. of Rooms
286



Total Investment
€33.9 million



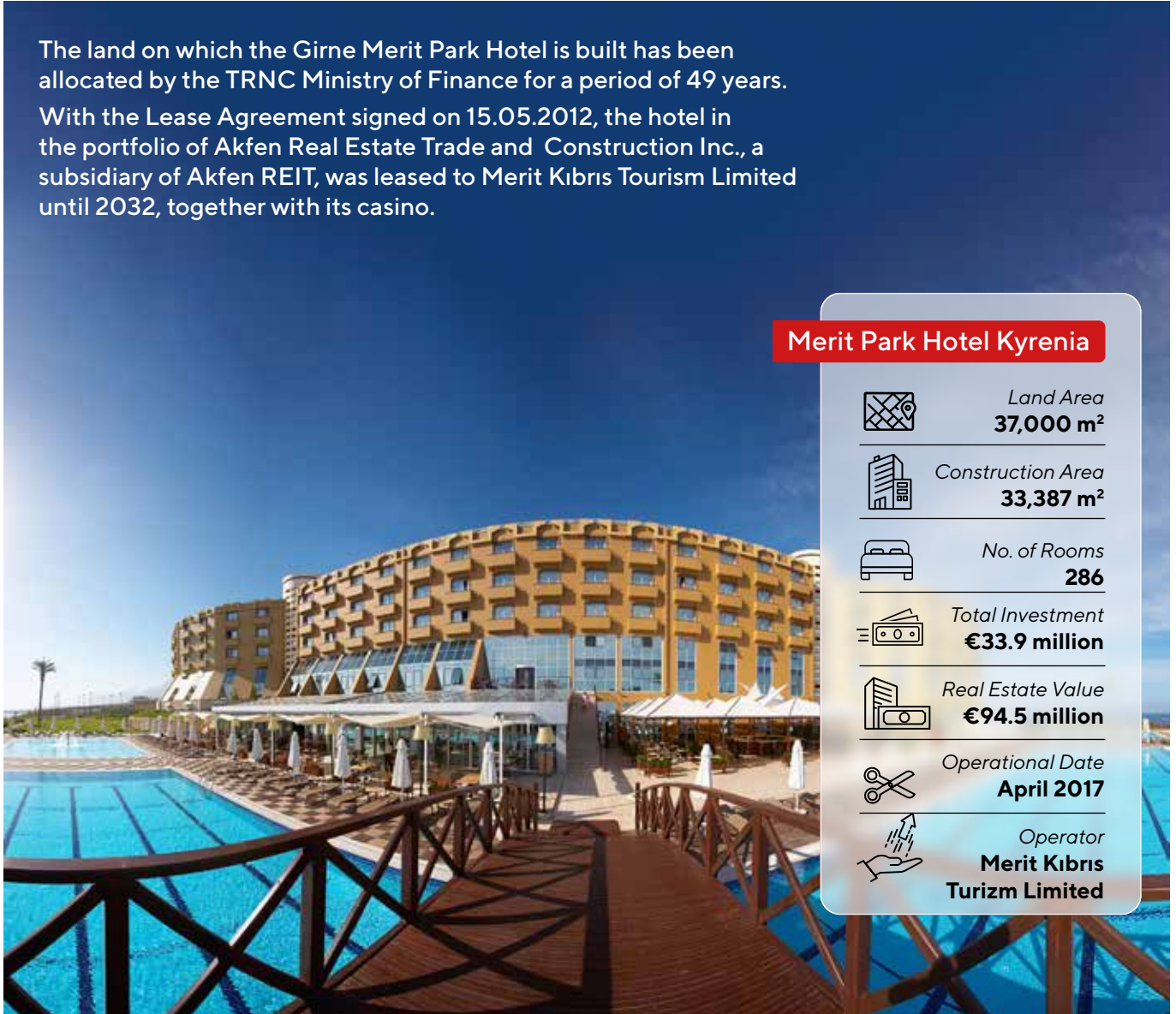
Real Estate Value
€94.5 million



Operational Date
April 2017



Operator
**Merit Kibris
Turizm Limited**



Ibis Hotel Moscow

Located in the center of Moscow, the hotel is next to the sports facilities in the Dynamo area, a 15-minute walk from the world-famous Tretyakov Gallery and a 10-minute walk from Paveletsky Train Station.

With its warmly decorated, bright rooms and modern architectural design, Ibis Hotel Moscow offers a comfortable alternative for business and tourism travelers. The metro station, located in the immediate vicinity of the hotel, provides an advantage in city transportation.



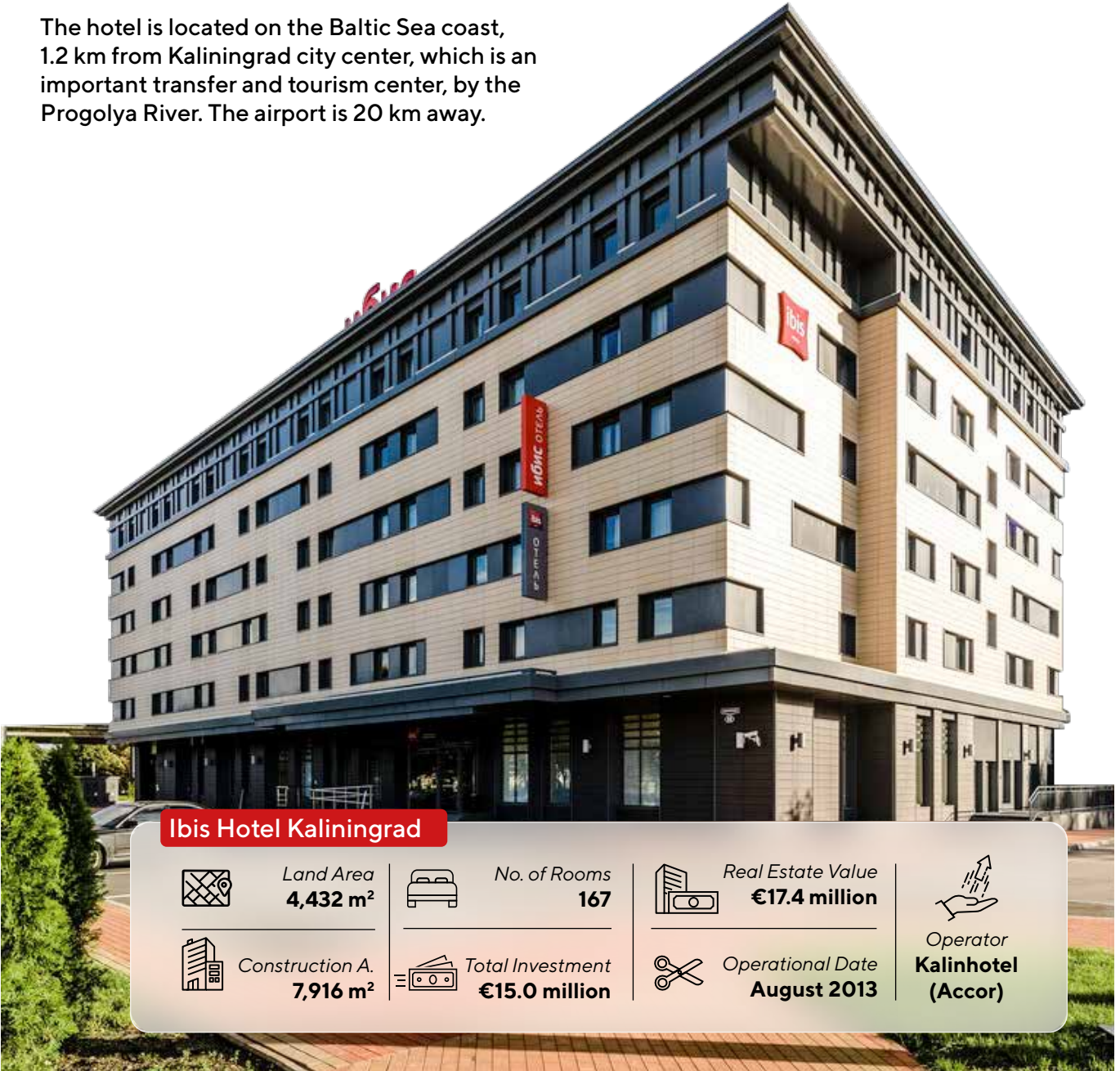
Ibis Hotel Moscow

	Land Area 2,010 m²
	Construction Area 13,250 m²
	No. of Rooms 317
	Total Investment €33.0 million
	Real Estate Value €26.4 million
	Operational Date July 2015
	Operator RHPC (Accor)



Ibis Hotel Kaliningrad

The hotel is located on the Baltic Sea coast, 1.2 km from Kaliningrad city center, which is an important transfer and tourism center, by the Progolya River. The airport is 20 km away.



Ibis Hotel Kaliningrad



Land Area
4,432 m²



No. of Rooms
167



Real Estate Value
€17.4 million



Operator
**Kalinhotel
(Accor)**



Construction A.
7,916 m²



Total Investment
€15.0 million



Operational Date
August 2013










Ibis Hotel Yaroslavl

The three-star Ibis Hotel Yaroslavl stands out with its quality service in Yaroslavl, one of the most popular destinations for local and foreign tourists.

Located on the periphery 250 km from Moscow, Yaroslavl is a very active region with business tourism and cultural tourism, which is a result of both tourist cruises on the Volga River and international conferences.



Ibis Hotel Yaroslavl

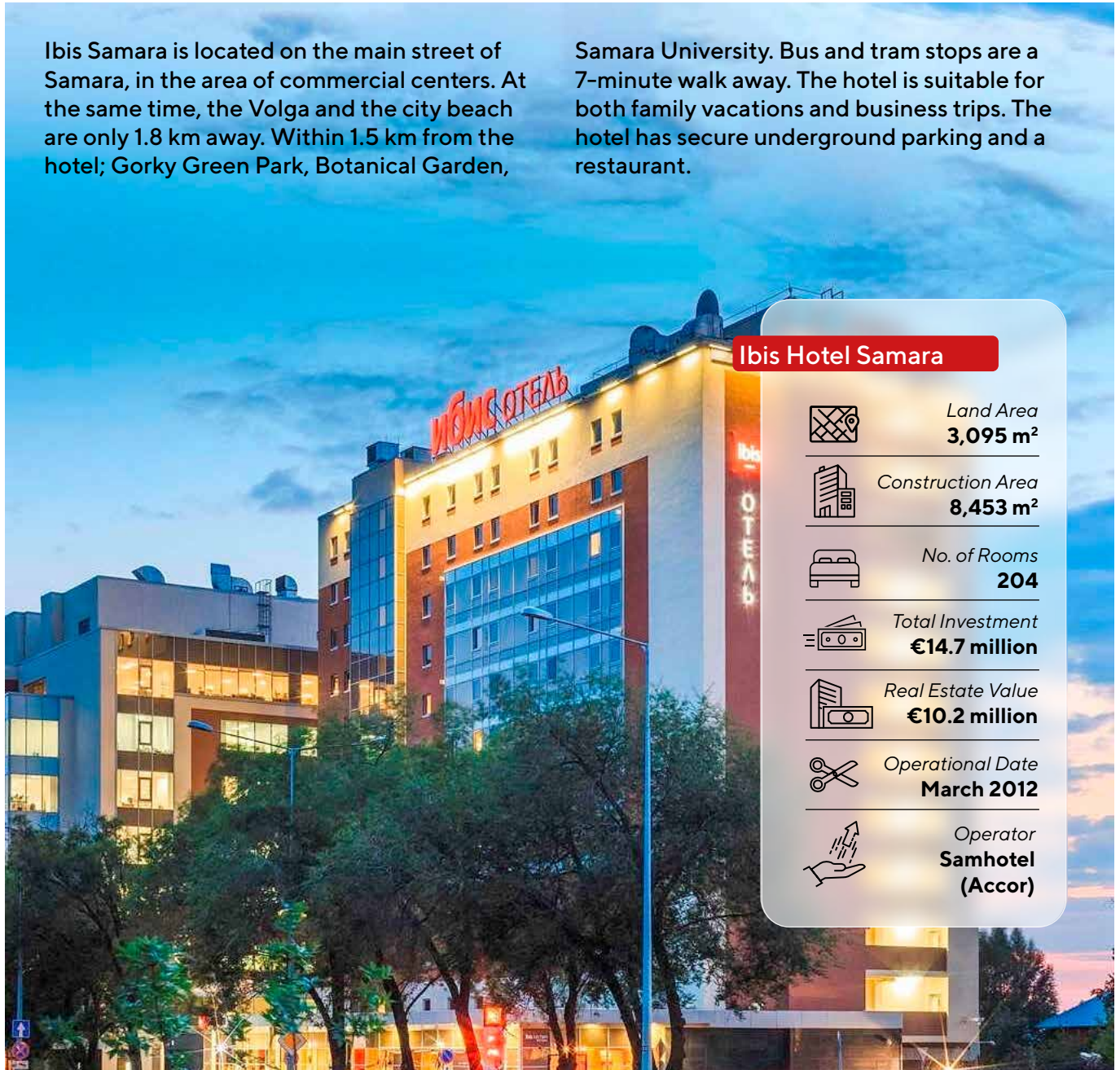
	Land Area 7,916 m²
	Construction Area 4,432 m²
	No. of Rooms 177
	Total Investment €16.1 million
	Real Estate Value €13.4 million
	Operational Date September 2011
	Operator Yarhotel (Accor)



Ibis Hotel Samara

Ibis Samara is located on the main street of Samara, in the area of commercial centers. At the same time, the Volga and the city beach are only 1.8 km away. Within 1.5 km from the hotel; Gorky Green Park, Botanical Garden,

Samara University. Bus and tram stops are a 7-minute walk away. The hotel is suitable for both family vacations and business trips. The hotel has secure underground parking and a restaurant.



Ibis Hotel Samara



Land Area
3,095 m²



Construction Area
8,453 m²



No. of Rooms
204



Total Investment
€14.7 million



Real Estate Value
€10.2 million



Operational Date
March 2012



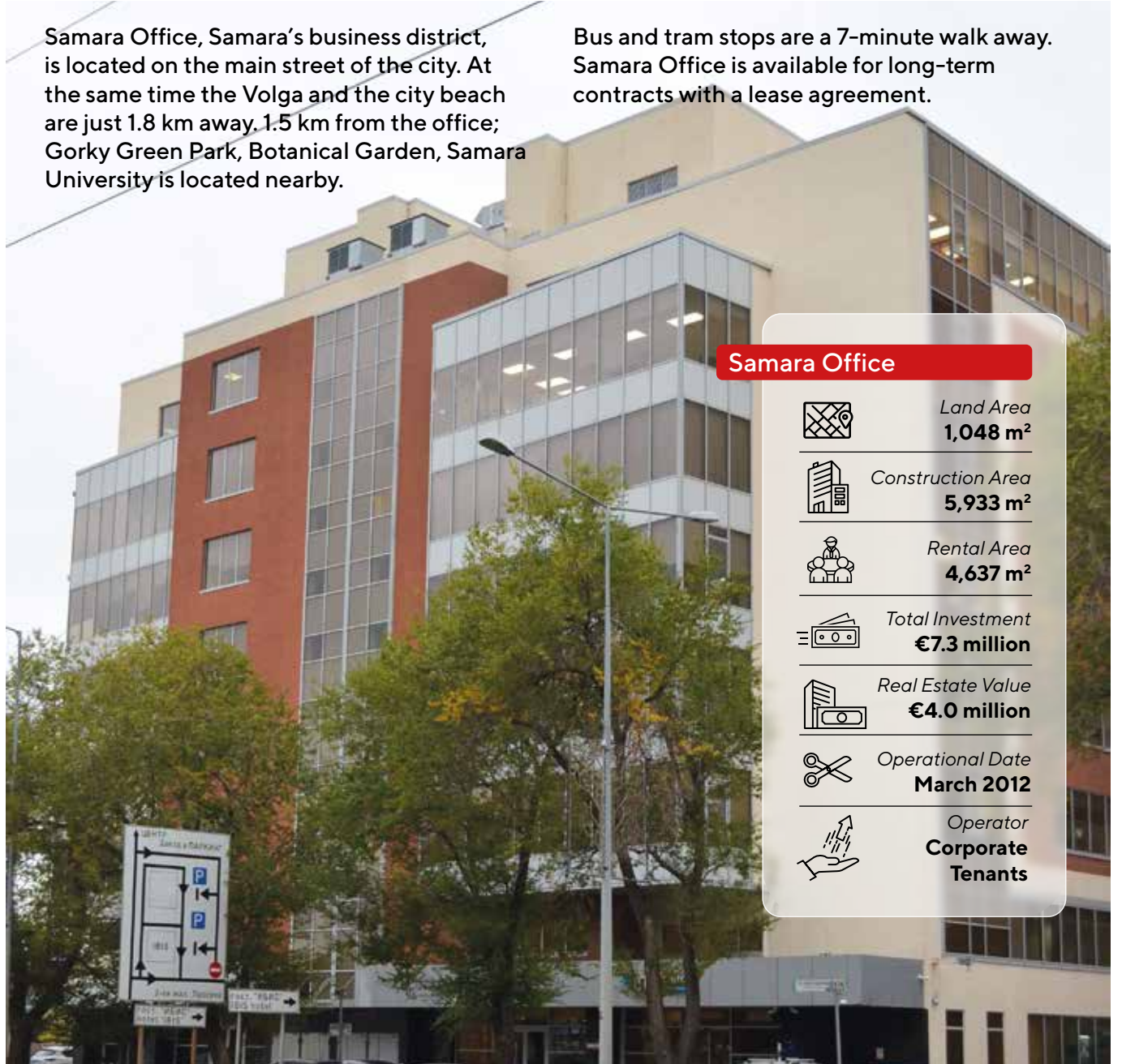
Operator
**Samhotel
(Accor)**



Samara Office

Samara Office, Samara’s business district, is located on the main street of the city. At the same time the Volga and the city beach are just 1.8 km away. 1.5 km from the office; Gorky Green Park, Botanical Garden, Samara University is located nearby.

Bus and tram stops are a 7-minute walk away. Samara Office is available for long-term contracts with a lease agreement.



Samara Office



Land Area
1,048 m²



Construction Area
5,933 m²



Rental Area
4,637 m²



Total Investment
€7.3 million



Real Estate Value
€4.0 million



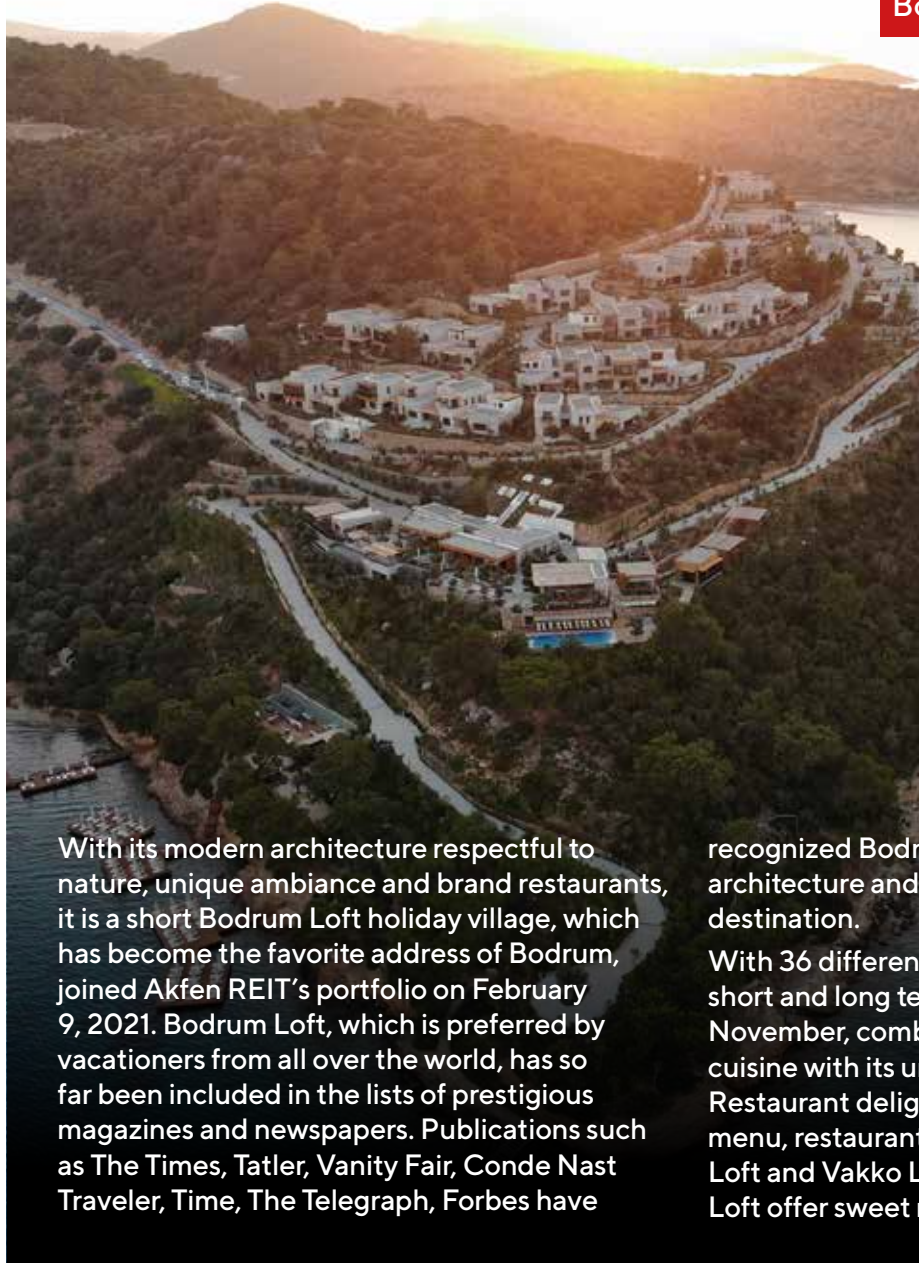
Operational Date
March 2012












Operator
Corporate Tenants



Bodrum Loft



Bodrum Loft

	Land Area 57,000 m²
	Construction Area 22,586 m²
	Bed Capacity 184
	Independent Sections 36 villa
	Total Investment 27.6 m Euro
	Real Estate Value €38.1 million
	Akfen REIT Rental Income €1.8 million
	Operational Date July 2020
	Operator Akfen Tourism

With its modern architecture respectful to nature, unique ambiance and brand restaurants, it is a short Bodrum Loft holiday village, which has become the favorite address of Bodrum, joined Akfen REIT's portfolio on February 9, 2021. Bodrum Loft, which is preferred by vacationers from all over the world, has so far been included in the lists of prestigious magazines and newspapers. Publications such as The Times, Tatler, Vanity Fair, Conde Nast Traveler, Time, The Telegraph, Forbes have

recognized Bodrum Loft for its nature-friendly architecture and quality as a prominent holiday destination.

With 36 different villa types, Bodrum Loft offers short and long term rental options from May to November, combining local and international cuisine with its unique nature. While Loft Elia Restaurant delights the palate with its rich menu, restaurants such as Paper Moon Bodrum Loft and Vakko L'Atelier Patisserie de Bodrum Loft offer sweet memories to vacationers.



Isparta Student Housing

Isparta Student Dormitory opened its doors to students in March 2017. Drawing attention with its modern architecture and well-equipped facilities, the dormitory is located in the commercial area of Isparta City Hospitals. The dormitory building consists of six blocks; there are four dormitory and two social facility blocks. Built as ground floor + seven floors,

the dormitory has a capacity of 1,016 rooms / 4,032 beds.

Isparta Student Dormitory, which became operational in 2018 as a result of the contract signed with KYK.

The dormitory aims to provide students with a quality education and a warm home away from home.



Isparta Student Housing



Construction Area
67,000 m²



No. of Beds
4,032



Total Investment
€14.4 million



Real Estate Value
€13.2 million



Concession period
25 years (2042)



Operational Date
December 2018



Operator
State Institution of Student Housing

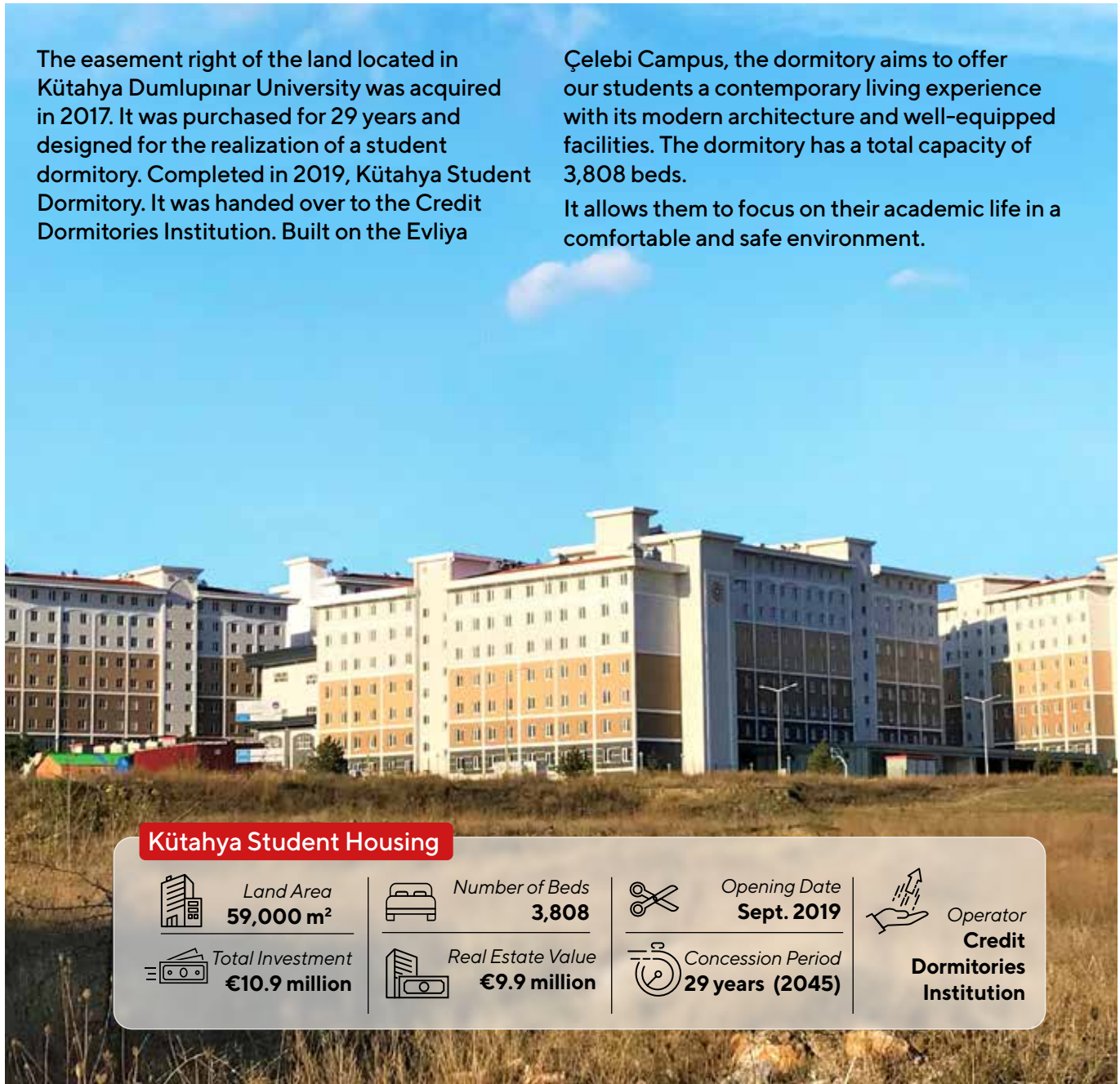


Kütahya Student Housing

The easement right of the land located in Kütahya Dumlupınar University was acquired in 2017. It was purchased for 29 years and designed for the realization of a student dormitory. Completed in 2019, Kütahya Student Dormitory. It was handed over to the Credit Dormitories Institution. Built on the Evliya

Çelebi Campus, the dormitory aims to offer our students a contemporary living experience with its modern architecture and well-equipped facilities. The dormitory has a total capacity of 3,808 beds.

It allows them to focus on their academic life in a comfortable and safe environment.



Kütahya Student Housing



Land Area
59,000 m²



Number of Beds
3,808



Opening Date
Sept. 2019



Operator
**Credit
Dormitories
Institution**



Total Investment
€10.9 million



Real Estate Value
€9.9 million



Concession Period
29 years (2045)



Söğütlüçeşme Project

Akfen REIT is continuing the construction of TCDD's High Speed Train Viaduct and Terminal located in Söğütlüçeşme neighborhood of Kadıköy district of Istanbul. The \$42 million Söğütlüçeşme Project is planned to be opened in the first quarter of 2024.

In the project developed by Tabanlıoğlu Architecture, Akfen REIT aims to create food and beverage and culture and arts areas on an area of 19 thousand square meters with environmentally friendly buildings. Realization of the open air market concept

The target of the project, which is planned to be realized in London, Barcelona, Paris and Moscow to offer the same experience as its counterparts in cities. It will cover a total area of 41,700 m² with 120,000 people passing by daily.

The project aims to generate an annual rental income of 10 million dollars from the 19 thousand square meters of leasable area consisting of a food and beverage center, a culture and arts area and a parking lot.

Söğütlüçeşme Project



Project Area
41,700 m²



Construction Area
20,695 m²



Rentable Area
19,375 m²



Car Park
130



Concession period
27 years



Realised Investment
€20.9 million



Value
€43.1 million



Target
Operational Date
March 2024



Yalıkavak Project

On September 15, 2022, Akfen REIT made a significant investment by acquiring 22,197 square meters of land in Yalıkavak, Bodrum. A villa project is planned to be built and sold on the land. In this project, which will be realized with an investment of approximately 38 million dollars, it is planned to build 29 villas in a magnificent location overlooking the harbor in Bodrum Yalıkavak.

Akfen REIT will generate approximately 60 million dollars in revenue from the sale of the villas to build a new building. The project, undertaken by Tabanlıoğlu Architecture, is planned to be completed and delivered in 2025. Akfen REIT, with this investment It aims to add value to the existing value of Bodrum and offer a unique living space to its investors.

Yalıkavak Project



Project Area
22,197 m²



Closed (Gross) Area
5,655 m²



Terrace Area
729 m²



No. of Villas
29



Realised Investment
€21.6 million



Value
€23.3 million





Construction Start Date
December 2022




Kiyikislacik Project

Kiyikislacik Project

 **Project Area**
83,625 m²

 **Investment**
€24.0 million

 **Value**
€39.1 million

Akfen REIT’s Kiyikışlacık Project is considered as the future of Bodrum. 90 million dollars on a total of 83.5 acres of land in the Kiyikışlacık Region will be realized with investment. Bodrum center is only 15 minutes by sea Kiyikışlacık, which is minutes away, also draws attention with its location close to the airport. Within the scope of the project, where single-storey and duplex houses consisting of garden and

roof duplexes will be built, tourism areas are also planned to take place. Designed to be located in a natural harbor The project will be in harmony with the unique landscapes of nature.

Akfen REIT aims to make the most of Bodrum’s beauties with its new project, provide added value to the region and create unforgettable living spaces aims to achieve.



Hadımköy Factory Building and Land

Akfen Karaköy has purchased 16.119 m² closed area real estate on 7.027 m² land belonging to Eraysan İmalat İthalat İhracat Plastik Makine AŞ (“Eraysan”) located in Istanbul Province, Arnavutköy District, Ömerli Neighborhood, 267 block 5 parcel.

The right of redemption of 77,80% of the factory building and land (the remaining part belongs to TCDD) was purchased on 5.5.2023 and the transaction was completed by

transferring the real estate to Akfen Karaköy on 26.7.2023. Akfen Karaköy has rented the factory building and land to Eraysan company operating in the factory. The factory building and land will be leased for an annual rent amounting to TL equivalent of Euro 314 thousand.

The Seller has a 3-year repurchase right at the same transfer price.



Hadımköy Factory and Land



Land Area
7,027 m²



Investment
€3.1 million



Close Area
16,119 m²



Value
€13.5 million

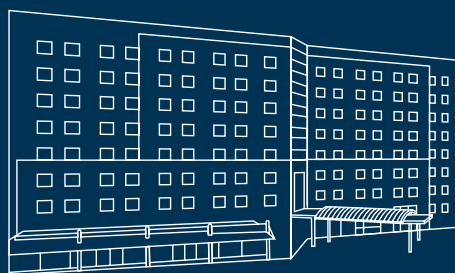
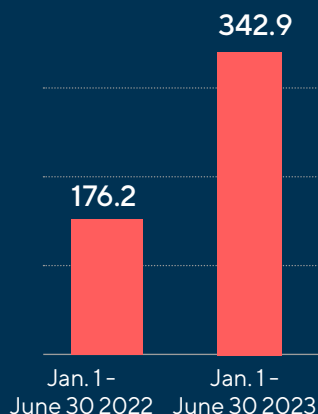


FINANCIAL DEVELOPMENT

Summary Financial Information
Investment Properties
Portfolio Table
Rental Income
Total Financial Debt
Related Party Balances
Operational and Financial Performance
Accor Hotel Operational Data
Share Performance
Portfolio Limitations

Summary Financial Information

Consolidated Revenue (million TRY)



(*) Based on the fair value of Akfen REIT's subsidiaries and associates according to the company valuations prepared as of June 30, 2023. Hadımköy factory building and land was purchased on May 5, 2023 and the transfer transaction was realized on 26.07.2023, which is after the reporting period. (EUR 13.5M) is shown in the total real estate portfolio value as of June 30, 2023.

(million TRY)	Jan. 1 - June 30, 2023	Jan. 1 - June 30, 2022	Change (%)
Revenue	342.9	176.2	94.6
Cost of Sales	-14.3	-8.4	70.6
Real Operating Profit	4,744.90	1,564.30	203.3
Financing Expense, net	-1,759.50	-1,507.90	16.7
Period Profit	2,519.70	1,281.40	96.6
EBITDA	311.12	160.25	94.1
EBITDA Margin	90.70%	91.00%	
Investment Expenditures	59	0.9	3,456

	June 30, 2023	Dec.31, 2022	(%)
Investment Properties	12,618	10,621	18.8
Paid Capital	1,300	1,300	-
Equity Capitals	10,238	7,852	30.4
Financial Liability**	3,550	2,680	32.4
Net Financial Liability	3,400	2,545	33.6
Total Assets	16,637	12,386	34.3
Financial Liability/Total Assets	21.34%	21.64%	-

(*) Expenditures related to investments and inventories amounting to TL 57,569,885 For the purchase of land within the scope of the villa project in Yalika-vak, Bodrum related to the acquisition of shares in subsidiaries and associates. Excluding investments in subsidiaries and associates

(**) Amounts excluding the effect of TFRS 16 accounting. Amounts held for sale amounting to TL 2.66 billion recognized under non-current assets classified under non-current assets Excluding the value of Merit Park Hotel.

Total Portfolio Value* (mn Euro)

31.12.2022	489.2	30.06.2023	471.4
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Net Asset Value (mn Euro)*

31.12.2022	408	30.06.2023	383
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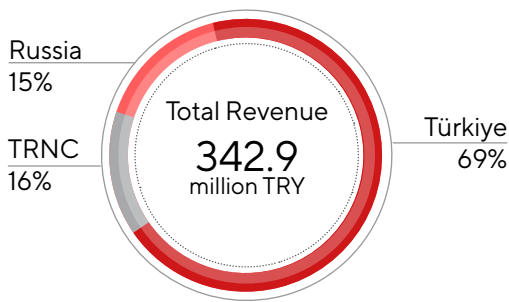
Investment Properties

(*) Recognized under non-current assets classified as held for sale in the consolidated financial statements as of June 30, 2023

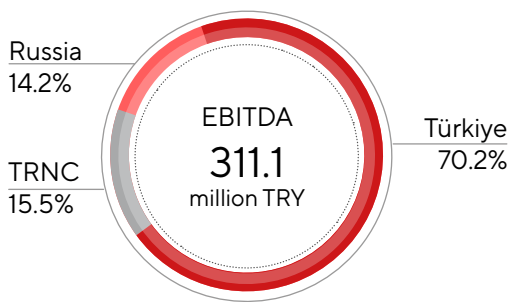
(million TRY)	30.06.2023	31.03.2022	Change
Türkiye	10,601	7,103	49%
TRNC*	2,660	1,974	35%
Russia	2,017	1,544	31%
TOTAL	15,279	10,621	44%

Portfolio Table

Regional Revenue Distribution (30.06.2023)



Regional EBITDA Distribution (30.06.2023)



Regional Real Estate Distribution (30.06.2023)



(million TRY)	30.06.2023	31.12.2022
Hotels, Resort		
Ibis Otel ve Novotel Zeytinburnu	1,798	1,182
Ibis Otel Eskişehir	32	23
Novotel Trabzon	687	488
Ibis Otel ve Novotel Kayseri	305	183
Ibis Otel ve Novotel Gaziantep	324	190
Ibis Otel Bursa	220	128
Ibis Otel Esenyurt	308	192
Ibis Otel Adana	323	165
Ibis Otel İzmir Alsancak	347	191
Ibis Otel Ankara Airport	222	157
Ibis Otel Tuzla	569	363
Isparta Yurt	372	371
Kütahya Yurt	279	265
Bodrum Loft	1,073	760
Ongoing Investment Projects		
Yalıkavak Project	655	440
Subsidiaries		
	4.733	4.641
Akfen Gayrimenkul Ticareti ve İnşaat A.Ş.	4.056	3.288
Akfen Karaköy Gayrimenkul Yat. ve İnş. A.Ş.	399	233
Gökliman Yatırım İnş. Tur. Jeotermal A.Ş.	881	790
Fırat Can İnşaat	319	239
Money & Capital Market Instruments		
	102	92
TOTAL PORTFOLIO VALUE		
	13.271	9.741
Other Assets & Receivables		
	258	338
Liabilities		
	2.749	1.949
NET ASSET VALUE (TRY)		
	10.780	8.129
NET ASSET VALUE (Euro)		
	383	408

Rental Income

(thousand TRY)	30.06.2023	30.06.2022	Change
Ibis Hotel Zeytinburnu	12,404	10,424	19%
Novotel Zeytinburnu	21,213	12,065	76%
Ibis Hotel Eskişehir	3,002	1,419	112%
Novotel Trabzon	7,051	2,635	168%
Ibis Hotel Gaziantep	6,988	2,988	134%
Novotel Gaziantep	3,505	2,200	59%
Ibis Hotel Kayseri	4,379	2,366	85%
Novotel Kayseri	3,005	1,175	156%
Ibis Hotel Bursa	4,391	2,340	88%
Ibis Hotel Adana	10,301	2,441	322%
Ibis Hotel Esenyurt	7,241	3,239	124%
Ibis Hotel İzmir Alsancak	12,321	3,405	262%
Ibis Hotel Ankara Airport	5,059	1,315	285%
Ibis Hotel Tuzla	18,258	9,423	94%
Novotel İstanbul Bosphorus, Karaköy	70,887	39,077	81%
Ibis Hotel Yaroslavl	9,429	4,882	93%
Ibis Hotel Samara	6,023	1,231	389%
Samara Ofis	5,595	4,173	34%
Ibis Hotel Kaliningrad	17,048	7,464	128%
Ibis Hotel Moskova	17,375	5,455	219%
Merit Park Hotel - TRNC Kyrenia	50,835	37,410	36%
Isparta&Kütahya Student Housing	24,027	15,543	55%
Bodrum Loft	22,523	3,504	
Total	342,862	176,175	95%
Türkiye Total - Ibis	84,345	39,362	114%
Türkiye Total - Novotel	105,662	57,152	85%
Türkiye Total - Ibis&Novotel	190,007	96,513	97%
Student Housing Income	24,027	15,543	55%
Bodrum Loft	22,523	3,504	543%
Russia Income - Ibis	49,874	19,032	162%
Türkiye & Russia Total	286,432	131,088	119%
Grand Total (TRY) *	342,862	176,175	95%

(*) Included Merit Park Hotel ve Samara Office



Total Financial Liability

Book Value (million TRY)	31.03.2023	31.12.2022	Change
Less than 1 year	397	254	56%
1 - 2 yıl arası	341	224	52%
2 - 3 year	332	222	50%
3 - 4 year	332	235	41%
4 - 5 year	358	249	44%
5 years and longer	1.791	1.497	20%
TOTAL	3,550	2,680	32%
Nominal Value (million TRY)			
Less than 1 year	123	83	49%
1 - 2 year	148	105	42%
2 - 3 year	179	126	42%
3 - 4 year	224	166	35%
4 - 5 year	294	208	41%
5 years and longer	2,260	1,866	21%
TOTAL	3,228	2,554	26%

Related Party Balances

(*) Consists of trade receivables related to BodrumLoft project.

(**) As of June 30, 2023, trade payables to related parties due to Akfen İnşaat amounting to TL 12.322.282 consist of the Company's Yalıkavak project and TL 6.384.927 consist of payables related to Bulvar Loft project (December 31, 2022: TL 4.629.930 Bulvar Loft project).

(***) As of June 30, 2023 and December 31, 2022, trade payables to related parties to Akfen İnşaat consist of the Group's payables related to Bulvar Loft project.

(****) is owned by the Group's shareholders. As at June 30, 2023 and December 31, 2022, other payables to Akfen International BV

The payables balance consists of long-term borrowings obtained by the Group for the villa project in Bodrum Yalıkavak and Gökli-man share purchase.

The long-term borrowings received from Akfen International on September 14, 2022 and December 29, 2022 will be repaid in 3 years and 5 years from the date of borrowing, respectively, together with the accumulated interest.

(*****) Consists of construction advances given for the project that Akfen REIT plans to develop on Yalıkavak land.

	30.06.2023	31.12.2022
Current trade payables to related parties (Short Term-TRY)		
Akfen Turizm (*)	-	5,403,192
	-	5,403,192
Current trade payables to related parties (Short Term-TRY)		
Akfen İnşaat(**)	18,707,209	4,629,930
Akfen Holding	-	1,518,150
Akfen GPYŞ 1. GMY Fonu	-	221,746
Total	18,707,209	6,369,826
Non-current trade payables to related parties (Long Term-TL)		
Akfen İnşaat (***)	3,033,985	4,844,815
	3,033,985	4,844,815
Current other payables to related parties (Short Term-TRY)		
Akfen GPYŞ 1. GMY Fonu	-	1,429,324
Total	-	1,429,324
Non-current other payables to related parties (Long Term-TRY)		
Akfen International BV (****)	1,064,026,257	759,701,501
	1,064,026,257	759,701,501
Prepaid expense from related parties (TRY)		
Akfen İnşaat (*****)	-	17,348,018
	-	17,348,018

Related Party Transactions

	01.01.2023- 30.06.2023	01.04.2023- 30.06.2023	01.01.2022- 30.06.2022	01.04.2022 30.06.2022
Interest income				
Akfen Turizm	-	-	285,892	138,210
Akfen Holding	-	-	1,693	687
	-	-	287,585	138,897
Interest Expenditure				
Akfen International	14,823,077	9,358,306	-	-
	14,823,077	9,358,306	-	-

	01.01.2023- 30.06.2023	01.04.2023- 30.06.2023	01.01.2022- 30.06.2022	01.04.2022 30.06.2022
Rent Incomes / Payments				
Isparta Şehir Hastanesi (Isparta Yurt)	1,135,929	586,119	705,426	470,084
Akfen GPYŞ 1. GMY Fonu (Central Office)	661,017	330,508	-	-
	1,796,946	916,627	705,426	470,084

Rent Income				
Akfen Turizm (Bodrum Loft)	22,523,200	22,523,200	3,504,420	3,504,420
	22,523,200	22,523,200	3,504,420	3,504,420

	01.01.2023- 30.06.2023	01.04.2023- 30.06.2023	01.01.2022- 30.06.2022	01.04.2022 30.06.2022
Share Purchases				
Akfen Holding (Note 3)	16,048,940	16,048,940	-	-
	16,048,940	16,048,940	-	-

On May 2, 2023, Akfen REIT acquired 1.27% of Akfen Holding's 1.27% stake in Akfen Karaköy shares for TL 16,048,940.

Ongoing construction progress payments

Akfen İnşaat	57,038,912	24,928,609	-	-
	57,038,912	24,928,609	-	-

Construction progress billings of Akfen İnşaat consist of progress billings received by the Group for Yalıkavak project.

Operational and Financial Performance

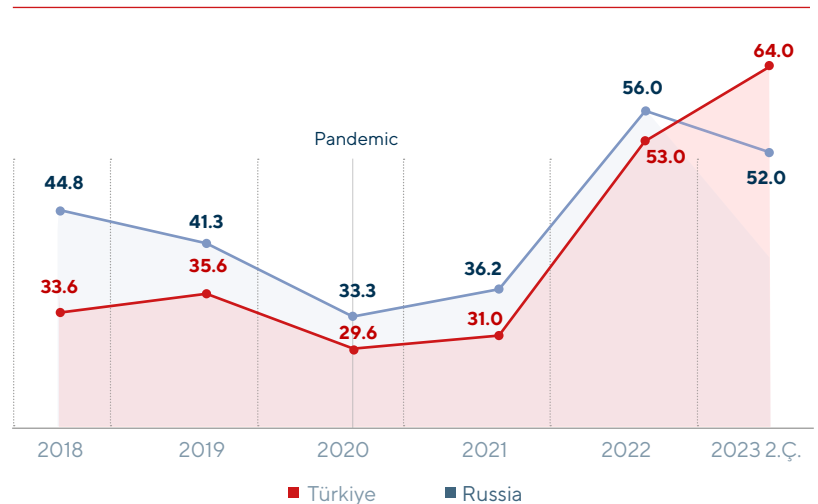
AS OF THE FIRST HALF OF 2023, RENTAL REVENUES INCREASED BY 33% IN EUR TERMS AND 95% IN TL TERMS IN THE FIRST 6 MONTHS OF THIS YEAR COMPARED TO LAST YEAR, REACHING 14.2 MILLION EUR (TL 343 MILLION)

As of the end of the first 6 months of 2023, Akfen REIT generated revenues of EUR 14.2 million from its 24 assets. This income increased by 40% in Euro terms and 95% in TL terms compared to the same period of the previous year and continued to improve the financial performance. In addition, the Company continues to prepay loans with the surplus income generated and continued to minimize operational risks by diversifying investments.

As of June 30, 2023, the number of employees of Akfen REIT and its subsidiaries is 41.



Average Daily Room Rate (EUR)



Accor Hotels Operational Data

	01.01-30.06. 2023	01.01-30.06. 2022	Change (%)
Occupancy Rates (%)			
Türkiye Total - Ibis	64.2%	65.0%	-0.9%
Türkiye Total- Novotel	60.7%	59.4%	1.2%
Türkiye Total- Ibis&Novotel	63.0%	63.2%	-0.2%
Russia Total- Ibis	60.0%	65.5%	-11.1%
Türkiye & Rusya Grand Total	62.2%	60.0%	2.2%

Average Room Rate (VAT Excluded-TRY)

Türkiye Total - Ibis	993	458	117%
Türkiye Total- Novotel	2,252	1,181	91%
Türkiye Total- Ibis&Novotel	1,382	676	104%
Russia Total- Ibis	1,196	930	28%
Türkiye & Russia Grand Total	1,307	670	95%

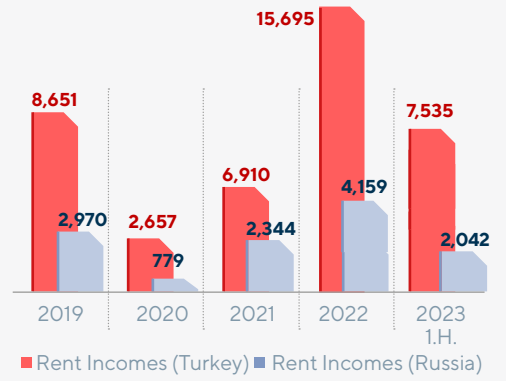
Total Revenue for Available Rooms (VAT Excluded-TRY)

Türkiye Total - Ibis	785	377	108%
Türkiye Total - Novotel	1,699	861	97%
Türkiye Total - Ibis&Novotel	1,078	532	103%
Russia Total - Ibis	842	797	6%
Türkiye & Russia Grand Total	1,013	509	99%

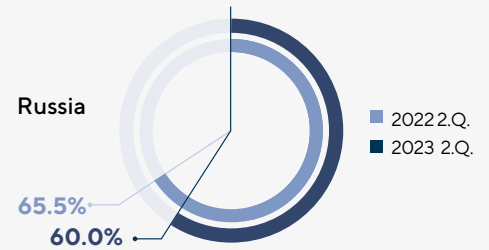
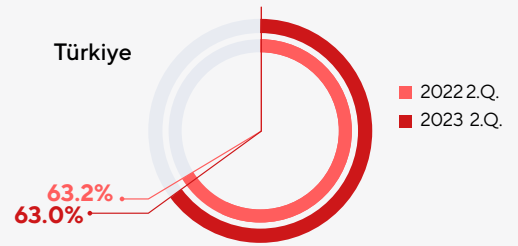
Tourism revenues increased by 32.3% yoy to USD 8.6 billion in the first quarter of the year. 20.8% of tourism revenue was generated from non-resident citizens visiting Turkey.

Average daily room rates at Akfen REIT's hotels operated by Accor in Turkey increased from EUR 53 to EUR 64 in the first 6 months of 2023 compared to the end of the year.

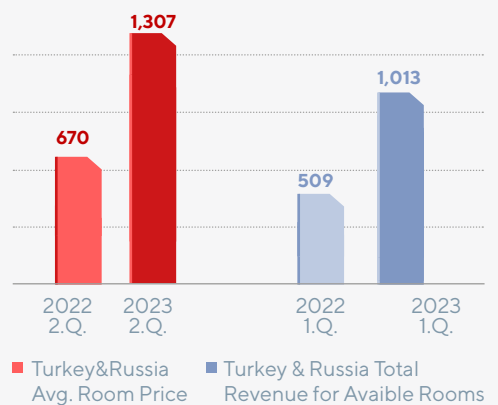
Total Hotel Revenues (thousand €)



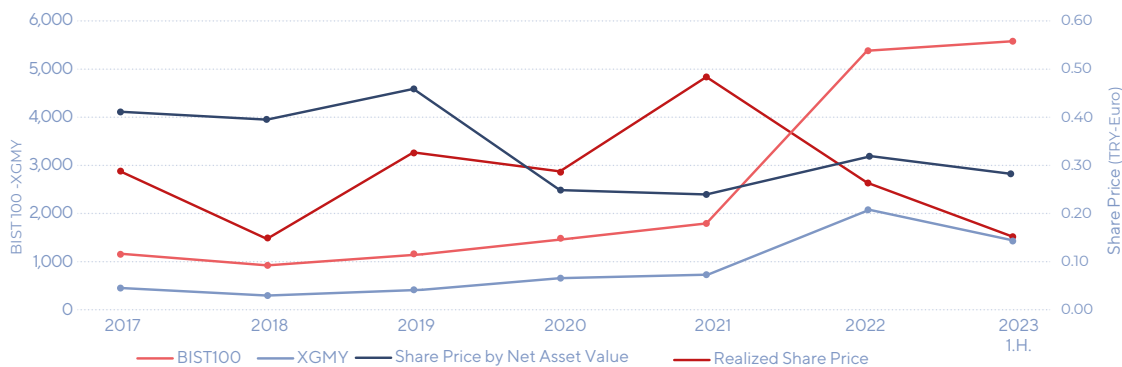
Occupancy Rates (%)



Average Room Price (VAT Excluded-TRY)



Share Performance



	2017	2018	2019	2020	2021	2022	2023 1.H.
BIST 100	1,153	913	1,144	1,477	1,858	5,509	5,759
XGMYO	441	285	405	647	721	2,099	1,834
Market Cap (million Euro)	98	50	112	98	633	344	193.3
Net Asset Value (million Euro)	141	135	157	83	299	408	383.1
Share Price by Net Asset Value	0.41	0.39	0.46	0.24	0.23	0.31	0.29
Realized Share Price (Euro)	0.29	0.15	0.33	0.29	0.49	0.26	0.15



Portfolio Limitations

The Group's control of compliance of the portfolio limits according to the CMB Communiqué Serial: III, No. 48.1 "Communiqué on Principles Regarding Real Estate Investment Trusts" is as follows:

Unconsolidated (separate) financial statement main account items	Related Regulation	June 30, 2023	December 31, 2022
A Cash and capital market instruments	III-48.1. Md. 24 / (b)	102,435,709	91,554,243
B Investment properties, investment property-based projects, investment property-based rights	III-48.1. Md. 24 / (a)	7,342,082,384	5,083,598,690
C Participations	III-48.1. Md. 24 / (b)	925,553,252	879,454,312
Due from related parties (non-trade)	III-48.1. Md. 23 / (f)	45,871,665	-
Other assets		165,725,174	293,841,284
D Toplam varlıklar (aktif toplamı)	III-48.1. Md. 3 / (p)	8,581,668,184	6,348,448,529
E Financial liabilities	III-48.1. Md. 31	1,576,578,412	1,108,747,558
F Other financial liabilities	III-48.1. Md. 31	52,375,425	50,672,929
G Finance lease liabilities	III-48.1. Md. 31	-	-
H Due to related parties (non-trade)	III-48.1. Md. 23 / (f)	1,064,026,257	759,701,501
I Shareholders' equity	III-48.1. Md. 31	5,832,825,438	4,399,169,725
Other liabilities		55,862,652	30,156,816
D Total liabilities and equity	III-48.1. Md. 3 / (p)	8,581,668,184	6,348,448,529

Unconsolidated (separate) other financial information	Related Regulation	June 30, 2023	December 31, 2022
A1 Cash and capital market instruments held for payments of investment properties for 3 years	III-48.1. Md. 24 / (b)	-	-
A2 Time / demand TRY/ foreign currency/	III-48.1. Md. 24 / (b)	102,375,983	91,504,089
A3 Foreign capital market instruments	III-48.1. Md. 24 / (d)	-	-
B1 Foreign inv. property, inv. property-based projects, investment property-based rights	III-48.1. Md. 24 / (d)	-	-
B2 Idle lands	III-48.1. Md. 24 / (c)	-	-
C1 Foreign subsidiaries	III-48.1. Md. 24 / (d)	-	-
C2 Participation to the operator company	III-48.1. Md. 28//1 (a)	-	-
J Non-cash loans	III-48.1. Md. 31	1,099,148,895	891,806,142
K Pledges on land not owned by the Investment Trust which will be used for project developments	III-48.1. Md. 22 / (e)	-	-
L Money and capital market instrument Inv. held on One Unique Company	III-48.1. Md. 22 / (I)	-	-

Controlling Compliance with Portfolio Limitations

Portfolio Constraints	Related Regulation	Current Period	Min./ Previous Year	Max. Ratio
1 Pledges on Land not Owned by the Investment Trust which will be Used for Project Developments	III-48.1. Md. 22 / (e)	0.00%	0,00%	<10%
2 Investment Property, Investment Property Based Projects, Investment Property Based Rights	III-48.1. Md. 24 / (a).(b)	85.56%	74.09%	>51%
3 Cash and Capital Market Instruments and Participations	III-48.1. Md. 24 / (b)	11.98%	15.30%	<50%
4 Foreign Investment Property, Investment Property based Projects, Investment Property Based Rights, Participations, Cap. Market Instruments	III-48.1. Md. 24 / (d)	10.79%	13,85%	<50%
5 Idle Lands	III-48.1. Md. 24 / (c)	0.00%	0.00%	<20%
6 Participation to the Operator Company	III-48.1. Md. 28 / 1(a)	0.00%	0.00%	<10%
7 Borrowing Limit	III-48.1. Md. 31	65.01%	63.90%	<500%
8 Time / Demand TRY / Foreign Currency	III-48.1. Md. 24 / (b)	1.19%	1.44%	<10%
9 Money and capital market instrument Investments held on One Unique Co.	III-48.1. Md. 22 / (I)	0.00%	0.00%	<10%

As of 30 June 2023 and 31 December 2022, the information included in the footnote titled "Control of Compliance with Portfolio Limitations"; In accordance with Article 16 of the CMB Serial: II, No: 14.1 "Communiqué on the Principles of Financial Reporting in the Capital Markets", it is summary information derived from the financial statements and published in the Official Gazette Serial: III, No: 48.1 on 28 May 2013. It has been prepared within the framework of the provisions of the Communiqué on Principles Regarding Investment Trusts" and "Communiqué on Amendments to the Communiqué on Principles Regarding Real Estate Investment Trusts", Serial: III, No: 48.1a, published in the Official Gazette No: 28891 on 23 January 2014, on the control of compliance with portfolio limitations. In addition, since the information in the table is unconsolidated data, it may not overlap with the information in the consolidated tables.

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