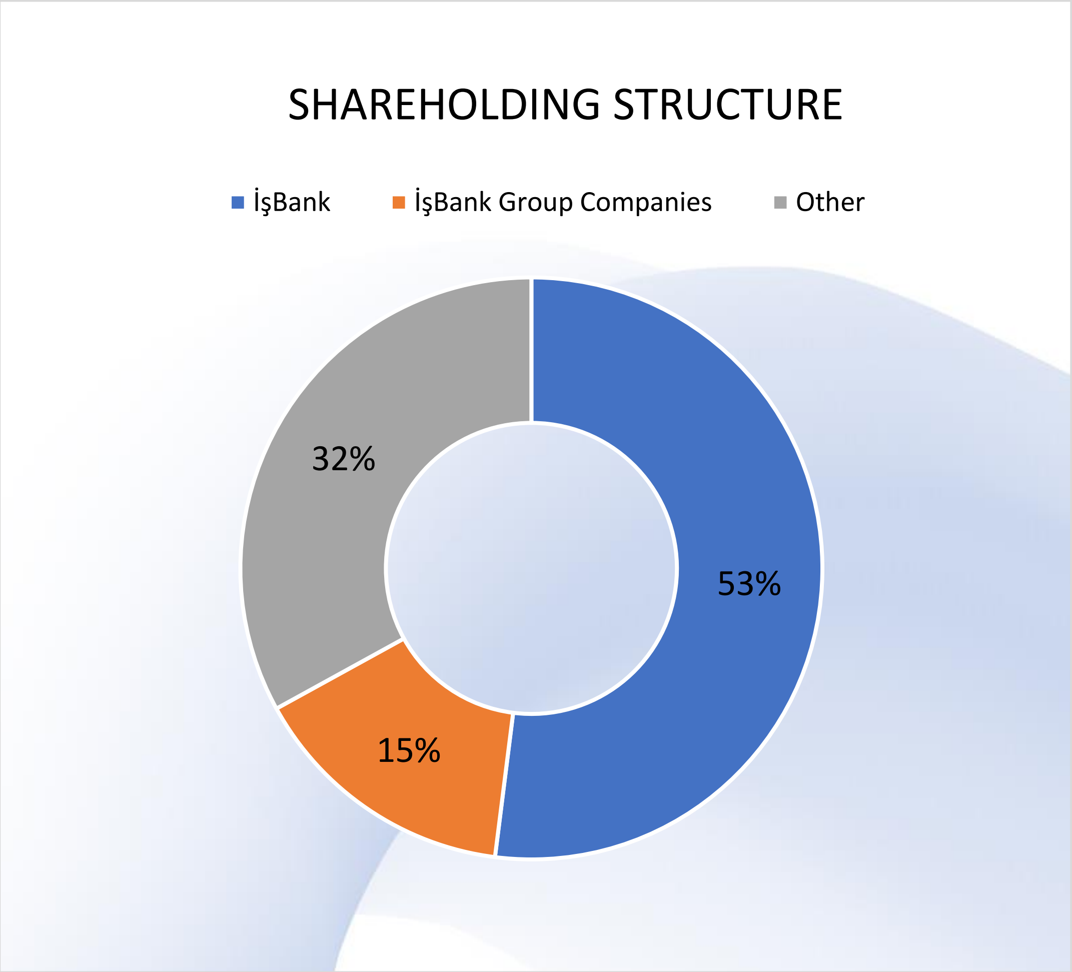
İŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
INVESTOR PRESENTATION

2025 – 3Q

İŞ REIC AT A GLANCE



Around 68% of the capital is held by IsBank & Group Companies

Mcap
TRY 18 Billion

Real Estate Portfolio
TRY 50 Billion

Asset Size
TRY 56 Billion

Rental Portfolio
TRY 38 Billion

Equity Size
TRY 49 Billion

Rental Income
(9M 2025)
TRY 1,3 Billion

İŞ REIC AT A GLANCE

İŞ GYO

1999

İŞ REIC Established

İŞ TOWER COMPLEX

2000

Kanyon

2006

real hipermarket

2007

Çınarlı Bahçe

2011

MARMARA PARK

2012

ofis Lamartine

2013

inistanbul

2015

TUTOM and TUZLA MIX

2016

EGE PERLA

2017

2018

MANZARA ADALAR

2022

İş GYO KASABA

2023

İFC OFFICE BUILDING

2024

LİTUS İSTANBUL

KASABA modern

2025

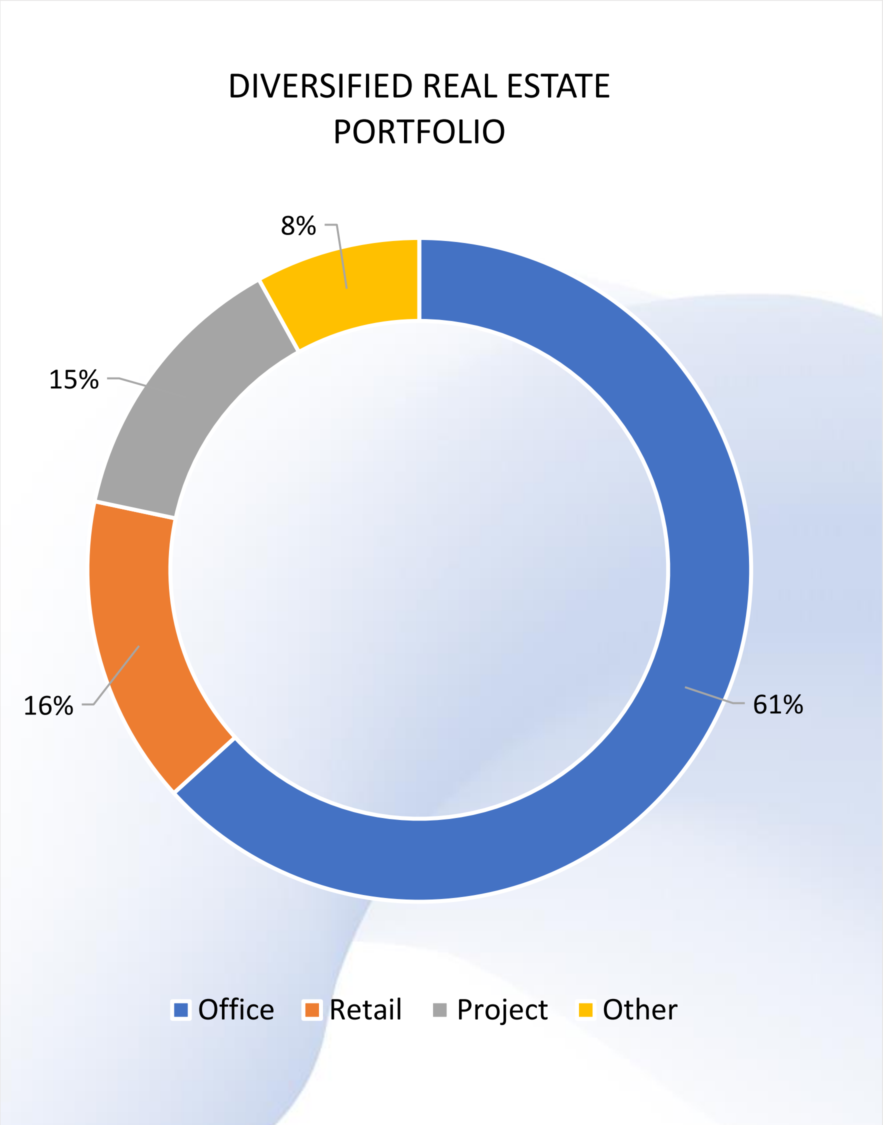
İZMİR ŞEHİTLER LAND

İÇERENKÖY OFFICE BUILDINGS

İZMİR OFFICE BUILDING

PARMAKKAPI BUILDING

İŞ REIC INVESTMENTS



Diversified Real Estate Portfolio

Financially Strong Tenants

Strong Capital Structure

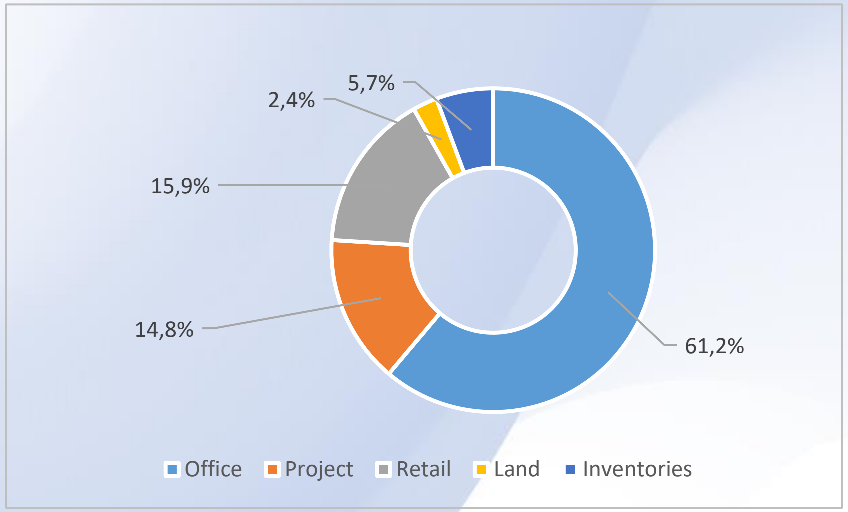
REAL ESTATE PORTFOLIO

REAL ESTATE PORTFOLIO

	Mio TRY	% SHARE	
OFFICE	30.404	61,2%	Rental Portfolio
RETAIL	7.877	15,9 %	
PROJECTS	7.374	14,8%	
LAND	1.215	2,4%	
INVENTORIES	2.838	5,7%	
TOTAL	49.708	100%	

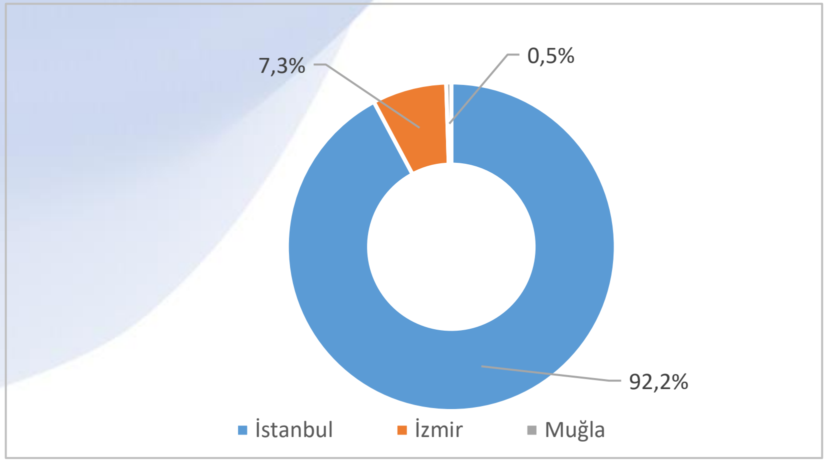
REAL ESTATE PORTFOLIO VALUE

ASSET BREAKDOWN



REAL ESTATE PORTFOLIO

GEOGRAPHICAL BREAKDOWN



Sınıflandırma: GENEL | Classification: PUBLIC

OFFICE INVESTMENTS







	TUTOM *Technology Operation Center of Tuzla*	İŞ TOWERS *Tower 1 (Bank Brunch)* *Tower 2-3*	Office Lamartine & Maslak Office	İÇERENKÖY BUILDINGS	İZMİR OFFICE BUILDING	PARMAKKAPI BUILDING
2025 9M Rental Income	*406 Mio TRY*	*391 Mio TRY*	*16 Mio TRY*	*6 Mio TRY*	*36 Mio TRY*	*7 Mio TRY*
Appraisal Value	*12,566 Mio TRY*	*12,757 Mio TRY*	*3,078 Mio TRY*	*365 Mio TRY*	*1,039 Mio TRY*	*600 Mio TRY*
% of Value Share in Office Investments	**40%**	**41%**	**10%**	**1%**	**4%**	**2%**

Total Office Investments

30,404 Mn TL

RETAIL INVESTMENTS

KANYON*

2025 9M Rental Income: 291 Mio TRY

Appraisal Value*: 4,983 Mio TRY

% of Value Share in Retail Investments: **63%**

EGE PERLA

2025 9M Rental Income: 47 Mio TRY

Appraisal Value: 1,585 Mio TRY

20%

OTHER

SHOPPING CENTERS

- ***KULE ÇARŞI***
- ***TUZLA MEYDAN***
- ***MALLMARINE***

2025 9M Rental Income: 48 Mio TRY

Appraisal Value: 1,309 Mio TRY

17%

TUZLA MEYDAN ÇARŞI

MALLMARINE

Total Retail Investments: 7,876 Mio TRY

Sınıflandırma: GENEL | Classification: PUBLIC

** Represents ISGYO's 50% share.*

RESIDENTIAL PROJECTS

LITUS ISTANBUL

LOCATION
ALTUNIZADE, ISTANBUL

PROJECT TYPE:
RESIDENTAL PROJECT

TOTAL SALEABLE AREA:
35.800 Sqm

DEVELOPMENT COST*:
96 Mio USD

NUMBER OF UNITS: 98
NUMBER OF UNITS SOLD: 59

**Inc. Land*

PROJECTS UNDER DEVELOPMENT

KASABA MODERN PROJECT

LOCATION
OMERLI, ISTANBUL

NUMBER OF UNITS
165 VILLA

PROJE TYPE
VILLA

TOTAL LAND AREA
138.000 Sqm

EST. DEVELOPMENT COST (PHASE I-II)
$ 140 Mio

INVESTMENT MODEL
44% ISGYO
56% TECİM
COST & REVENUE INVESTMENT MODEL

KASABA MODERN PROJECT

PHASE I

NUMBER OF UNITS: 61 VILLA
NUMBER OF UNITS SOLD: 13

EST. DEVELOPMENT COST
$ 80 Mio (Inc. Land)

CONSTRUCTION AREA –PHASE 1:
20.789 Sqm

SALEABLE AREA
19.000 Sqm

CONSTRUCTION PROGRESS
%70

PHASE II

NUMBER OF UNITS
44 VILLA

EST. DEVELOPMENT COST
$ 59 Mio (Inc. Land)

CONSTRUCTION AREA –PHASE 2:
13.000 Sqm

SALEABLE AREA
13.000 Sqm

CONSTRUCTION PROGRESS
c.%40

PROFILO RESIDENTIAL PROJECT

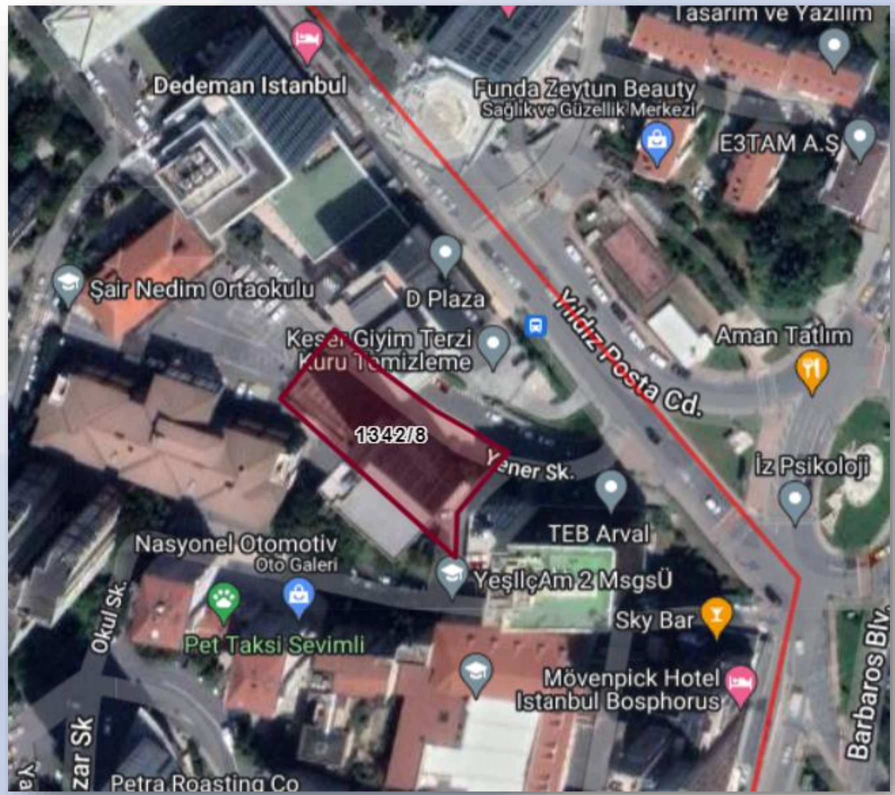
INVESTMENT MODEL
Revenue Sharing Based on Land.
The project will be developed by Artaş İnşaat.

İŞ REIC MINIMUM REVENUE
65 Mio USD + VAT

A Residential Project c.313 Units.

İŞ REIC REVENUE SHARE:
40%.

BALMUMCU PROJECT



LOCATION
GAYRETTEPE, ISTANBUL

67 RESIDENTAL UNITS
6 Commercial-Use Residential Unit

TOTAL CONSTRUCTION AREA:
11.045 Sqm

PROJECT TYPE
RESIDENCE PROJECT

EST. DEVELOPMENT COST
27 Mio USD (Inc. Land)

PLANNED PROJECTS

TUZLA RESIDENTIAL PROJECT

İŞ GYO

LOCATION
TUZLA, İSTANBUL

INVESTMENT MODEL
Revenue Sharing Based on Land.
Contractor: Yapıtaş İnşaat (Akgün Grup) & Misek İnşaat

TOTAL LAND AREA
~ 60.000 Sqm

İŞ REIC REVENUE SHARE
35%.

FINANCIALS

FINANCIALS

BALANCE SHEET 30.09.2025			
ASSETS (Mio TRY)	55.920	TOTAL EQUITY & LIABILITIES	55.920
Current Assets	*4.348*	*Short-Term Liabilities*	*1.886*
Non-current Assets	*51.572*	*Long-Term Liabilities*	*5.224*
		Equity	*48.810*

30.09.2025

EQUITY/TOTAL ASSETS	87%
LIABILITIES/TOTAL ASSETS	13%
FINANCIAL LIABILITIES/TOTAL ASSETS	2%

MARGINS	30.09.2024	30.09.2025
GROSS PROFIT MARGIN	37%	54%
EBIT MARGIN	102%	56%
NET PROFIT MARGIN	88%	n.a

INCOME STATEMENT (Mio TRY)	30.09.2025	30.09.2024
Sales Revenue	*2.340*	*3.655*
Cost of Sales	*-1.084*	*-2.306*
Gross Profit/Loss	***1.255***	***1.349***
EBIT	***1.301***	***3.732***
Net Finance Expense	*-521*	*-2.558*
Monetary Position Gain/Loss	*-607*	*2.026*
Deffered Tax	*-987*	-
Net Profit/Loss	***-253***	***3.206***

Notes:

- As of the period ending September 30, 2025, the Company's revenue was TRY 2.340 million, of which;
  - c.54% (TRY 1,260 million) was generated from rental income
  - c.43% (TRY 996 million) was derived from residential unit sales at the Litus Istanbul and Manzara Adalar projects.

- The Company also reported:
  - Gross profit of TRY 1,255 million,
  - Operating profit of TRY 1,301 million.
  - As a result of inflation accounting adjustments, a monetary loss of approximately TRY 607 million was recorded. Additionally, financial expenses for the period amounted to TRY 1,111 million, while financial income totaled TRY 590 million.

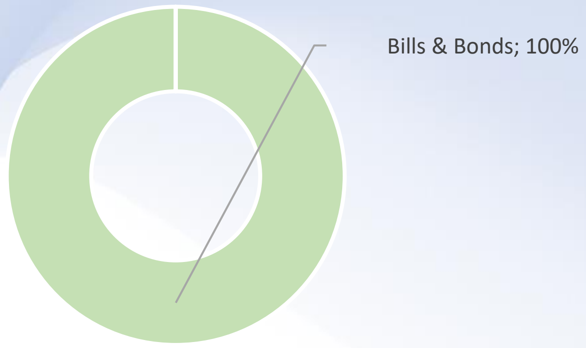
FINANCIAL DEBT AND CASH POSITION

FINANCIAL DEBT AS OF (30.06.2025)

BANK LOANS	None.
BILLS AND BONDS	1.065 Mio TRY
	COST OF DEBT: %43-%48

TOTAL FINANCIAL DEBT	1.965 Mio TRY
NET FINANCIAL DEBT	314 Mio TRY
TOTAL FINANCIAL DEBT/ASSETS	2%
CASH AND CASH EQUIVALENT	751 Mio TRY

Financial Debt Breakdown



Company has no debt in foreign currency.

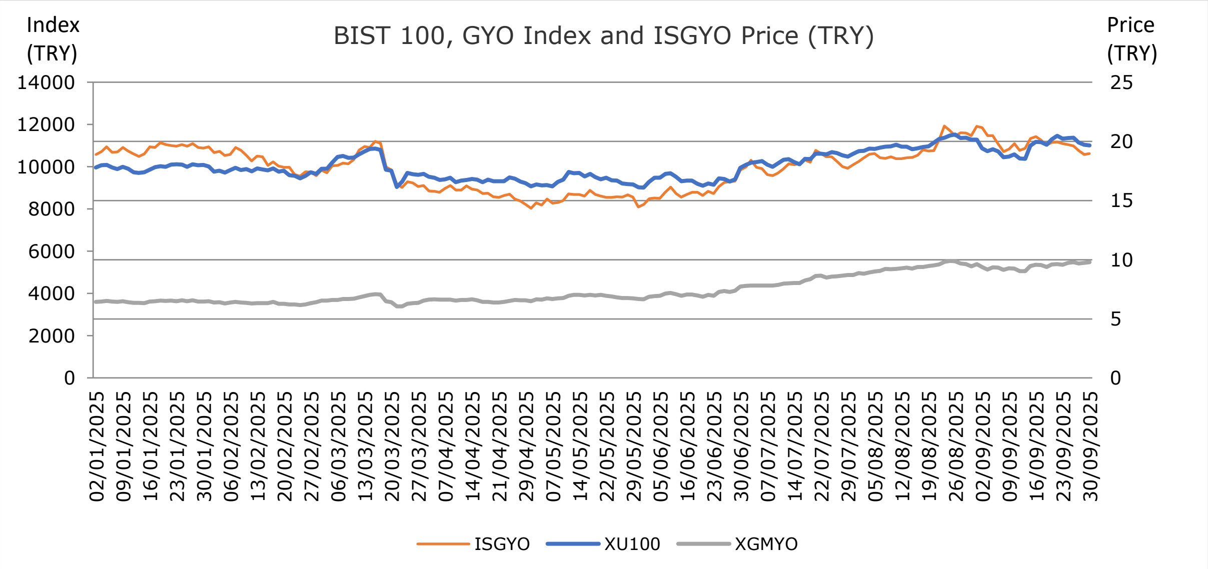
SAHA

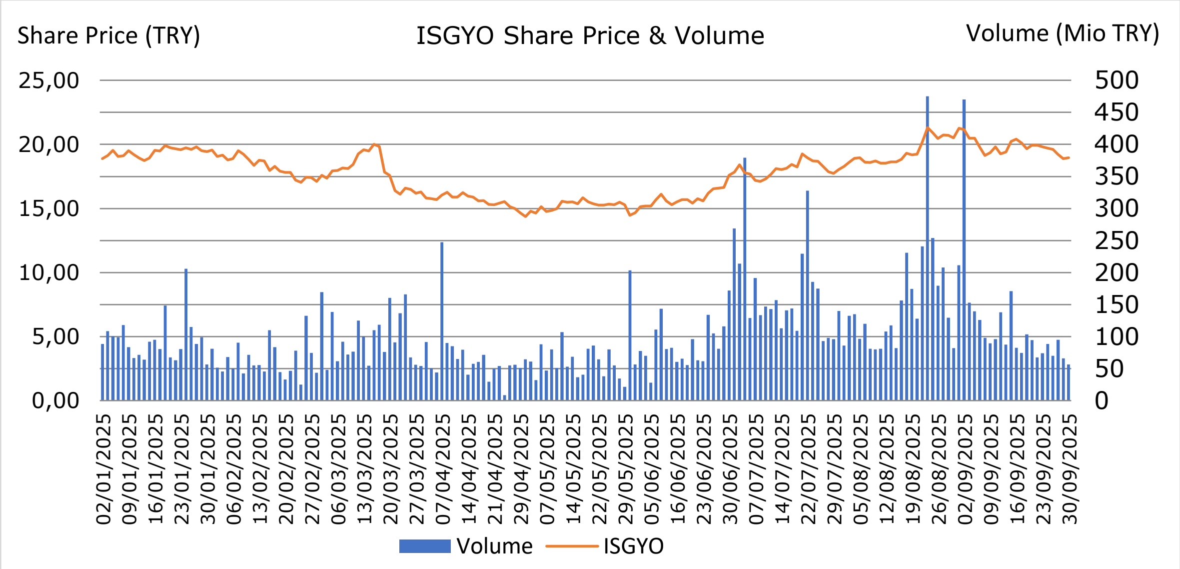
Short Term National Rating:	Long Term National Rating:
(TR) A1+	(TR) AA
Outlook: Stable	Outlook: Stable

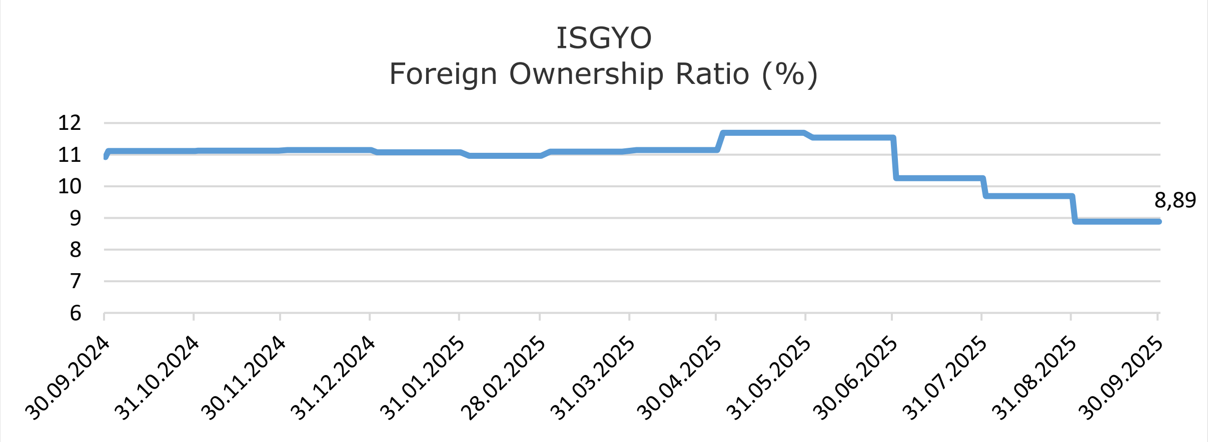
SHARE PERFORMANCE

SHARE PRICE VS INDEX PERFORMANCE

İŞ GYO







Return (%)			
Period	**ISGYO**	**XU100**	**XGMYO**
2024	20.95	31.60	46.49
9M2025	1.1	12.0	52.9

Period	Daily Average Trading Volume (Mio TRY)	Closing Price at the End of the Period (TRY)
Jan-Dec 2024	160	18,76
Jan-September 2025	104,2	18,97

CONTACTS

Ayşegül Şahin Kocameşe
Assistant General Manager
Phone : 0 850 724 23 50
E-mail : aysegul.sahin@isgyo.com.tr

Mehmet Erdem Aykın
Investor Relations & Sustainability Manager
Phone: 0850 724 23 50
E-mail: mehmet.aykin@isgyo.com.tr

Selim Can Zöhre
Investor Relations & Sustainability Assistant Specialist
Phone: 0850 724 23 50
E-mail: selim.zohre@isgyo.com.tr

THANK YOU