

Real Estate Investment Trusts Premium/Discount Table (Mn TRY)

| No. | Ticker | Company Name | Closing Price (17.04.2026) | XGMYO Index Weight | Land and Plots | Investments in Progress | Buildings | Real Estate Portfolio Value | Associates and Subsidiaries | Other Data | Total Portfolio Value | Financial Liabilities | Non- Financial Liabilities | Total Liabilities | Net Asset Value (NAV) | Market Value (MV) | MV/NAV | NAV Premium/ Discount (-) | Book Value (BV) | Price to Book Ratio (P/B) | P/B Premium/ Discount (-) | Last 1- Year Return | Year-to- Date Return | Return Since 30.06.2025 | |
|-----|--------|-----------------------|-------------------------------|--------------------------|-------------------|----------------------------|----------------|-----------------------------------|-----------------------------------|----------------|-----------------------------|--------------------------|----------------------------------|----------------------|-----------------------------|-------------------------|-------------|---------------------------------|--------------------|---------------------------------|---------------------------------|---------------------------|----------------------------|-------------------------------|--|
| 1 | ADGYO | Adra REIT | 60.30 | 1.91% | 3.268 | 1.776 | 3.551 | 8.595 | 3.950 | 2.870 | 15.415 | 0 | 406 | 406 | 15.009 | 32.915 | 2.19 | 119.3% | 14.576 | 2.26 | 125.8% | 93.0% | 37.1% | 73.1% | |
| 2 | AGYO | Atakule REIT | 8.80 | 0.11% | 1.175 | 0 | 4.449 | 5.624 | 15 | 205 | 5.844 | 0 | 624 | 624 | 5.220 | 2.265 | 0.43 | -56.6% | 5.786 | 0.39 | -60.9% | 41.9% | 21.5% | 28.6% | |
| 3 | AHSGY | Ahes REIT | 18.09 | 0.98% | 18 | 0 | 6 | 24 | 5 | 3.351 | 3.380 | 0 | 953 | 953 | 2.427 | 13.052 | 5.38 | 437.8% | 9.184 | 1.42 | 42.1% | 226.5% | 8.2% | 217.5% | |
| 4 | AKFGY | Akfen REIT | 2.89 | 1.47% | 17 | 2.808 | 20.016 | 22.841 | 8.614 | 2.312 | 33.767 | 2.129 | 2.888 | 5.017 | 28.750 | 11.271 | 0.39 | -60.8% | 32.674 | 0.34 | -65.5% | 53.7% | 12.5% | 12.9% | |
| 5 | AKMGY | Akmerkez REIT | 282.50 | 0.24% | 0 | 0 | 9.329 | 9.329 | 0 | 604 | 9.933 | 0 | 1.690 | 1.690 | 8.243 | 10.527 | 1.28 | 27.7% | 9.590 | 1.10 | 9.8% | 33.1% | 48.4% | 55.4% | |
| 6 | AKSGY | Akiş REIT | 9.53 | 3.60% | 595 | 693 | 41.273 | 42.561 | 88 | 2.328 | 44.977 | 2.653 | 4.613 | 7.266 | 37.711 | 23.015 | 0.61 | -39.0% | 44.595 | 0.52 | -48.4% | 53.4% | 26.6% | 46.8% | |
| 7 | ALGYO | Alarko REIT | 5.42 | 1.53% | 2.093 | 5.171 | 10.681 | 17.945 | 98 | 3.846 | 21.889 | 1.890 | 4.188 | 6.078 | 15.811 | 10.995 | 0.70 | -30.5% | 15.557 | 0.71 | -29.3% | 111.6% | 27.6% | 94.9% | |
| 8 | ASGYO | Asce REIT | 11.27 | 0.54% | 12.391 | 0 | 11.923 | 24.314 | 0 | 13.509 | 37.823 | 0 | 5.520 | 5.520 | 32.303 | 7.427 | 0.23 | -77.0% | 20.006 | 0.37 | -62.9% | 10.0% | 5.6% | 6.3% | |
| 9 | ATAGY | Ata REIT | 13.30 | 0.11% | 30 | 0 | 676 | 706 | 0 | 0 | 706 | 0 | 93 | 93 | 613 | 632 | 1.03 | 3.1% | 729 | 0.87 | -13.4% | 25.8% | -14.1% | 23.3% | |
| 10 | AVGYO | Avrasya REIT | 13.07 | 0.23% | 423 | 0 | 1.129 | 1.552 | 226 | 247 | 2.025 | 3 | 87 | 90 | 1.935 | 1.459 | 0.75 | -24.6% | 2.076 | 0.70 | -29.8% | 61.4% | 37.7% | 44.3% | |
| 11 | AVPGY | Avrupakent REIT | 56.50 | 1.64% | 0 | 0 | 45.817 | 45.817 | 0 | 1.845 | 47.662 | 0 | 10.926 | 10.926 | 36.736 | 22.600 | 0.62 | -38.5% | 40.224 | 0.56 | -43.8% | 12.7% | 8.7% | -6.8% | |
| 12 | BEGYO | Batı Ege REIT | 4.55 | 0.33% | 1.735 | 0 | 2.419 | 4.154 | 0 | 133 | 4.287 | 0 | 10 | 10 | 4.277 | 3.708 | 0.87 | -13.3% | 5.202 | 0.71 | -28.7% | -71.4% | -2.1% | -58.3% | |
| 13 | DGGYO | Doğuş REIT | 31.56 | 0.15% | 35 | 0 | 17.252 | 17.287 | 0 | 128 | 17.415 | 3.808 | 1.252 | 5.060 | 12.355 | 10.478 | 0.85 | -15.2% | 13.784 | 0.76 | -24.0% | -3.5% | -0.7% | 4.6% | |
| 14 | DZGYO | Deniz REIT | 8.33 | 0.23% | 1.504 | 0 | 2.688 | 4.192 | 0 | 1.459 | 5.651 | 16 | 832 | 848 | 4.803 | 3.332 | 0.69 | -30.6% | 5.672 | 0.59 | -41.3% | 32.4% | 11.2% | 43.1% | |
| 15 | EAGEGY | Egeyapı Avrupa REIT | 31.06 | 0.56% | 1.176 | 2.966 | 325 | 4.467 | 0 | 0 | 4.467 | 258 | 6.352 | 6.610 | -2.143 | 6.212 | -2.90 | NA | 1.716 | 3.62 | 262.0% | 77.4% | 18.0% | 34.6% | |
| 16 | EKGYO | Emlak Konut REIT | 22.34 | 12.55% | 66.741 | 103.030 | 54.242 | 224.013 | 4.602 | 37.321 | 265.936 | 21.336 | 80.490 | 101.826 | 164.110 | 84.892 | 0.52 | -48.3% | 129.709 | 0.65 | -34.6% | 101.3% | 9.3% | 24.1% | |
| 17 | EYGYO | EYG REIT | 2.80 | 0.20% | 1.292 | 1.709 | 619 | 3.620 | 0 | 242 | 3.862 | 974 | 315 | 1.289 | 2.573 | 1.960 | 0.76 | -23.8% | 1.827 | 1.07 | 7.3% | 17.1% | -26.1% | 20.6% | |
| 18 | FZLGY | Fuzul REIT | 16.13 | 1.23% | 651 | 7.977 | 711 | 9.339 | 159 | 1.819 | 11.317 | 692 | 6.830 | 7.522 | 3.795 | 20.163 | 5.31 | 431.3% | 4.088 | 4.93 | 393.2% | 91.6% | 25.2% | 78.6% | |
| 19 | HLGYO | Halk REIT | 5.84 | 1.36% | 1.223 | 0 | 48.400 | 49.623 | 382 | 7.741 | 57.466 | 4.151 | 11.597 | 15.748 | 41.998 | 22.426 | 0.53 | -46.6% | 54.289 | 0.41 | -58.7% | 141.3% | 55.7% | 92.2% | |
| 20 | IDGYO | İdealist REIT | 3.73 | 0.11% | 178 | 16 | 168 | 362 | 0 | 41 | 403 | 136 | 153 | 289 | 114 | 560 | 4.91 | 390.8% | 405 | 1.38 | 38.0% | 49.2% | 2.5% | 49.8% | |
| 21 | ISGYO | İş REIT | 21.00 | 2.22% | 3.615 | 4.712 | 40.796 | 49.123 | 41 | 3.267 | 52.431 | 2.147 | 4.590 | 6.737 | 45.694 | 20.134 | 0.44 | -55.9% | 50.250 | 0.40 | -59.9% | 35.1% | 0.4% | 19.8% | |
| 22 | KGYO | Koray REIT | 11.38 | 0.76% | 4.901 | 0 | 130 | 5.031 | 0 | 7.542 | 12.573 | 1 | 5.786 | 5.787 | 6.786 | 11.380 | 1.68 | 67.7% | 1.216 | 9.36 | 836.0% | 250.2% | 127.1% | 221.5% | |
| 23 | KLGYO | Kiler REIT | 5.45 | 1.01% | 2.413 | 20.561 | 10.435 | 33.409 | 1.804 | 2.854 | 38.067 | 92 | 7.816 | 7.908 | 30.159 | 7.603 | 0.25 | -74.8% | 23.662 | 0.32 | -67.9% | 23.6% | -10.5% | -12.4% | |
| 24 | KRGYO | Körfez REIT | 2.90 | 0.18% | 555 | 0 | 1.621 | 2.176 | 0 | 170 | 2.346 | 0 | 162 | 162 | 2.184 | 2.871 | 1.31 | 31.5% | 2.408 | 1.19 | 19.2% | -43.3% | 1.8% | 1.0% | |
| 25 | KZBGY | Kızılıbük REIT | 3.25 | 1.32% | 0 | 21.835 | 0 | 21.835 | -121 | 2.433 | 24.147 | 2.539 | 6.993 | 9.532 | 14.615 | 13.000 | 0.89 | -11.1% | 21.936 | 0.59 | -40.7% | 23.1% | -0.6% | -2.8% | |
| 26 | KZGYO | Kuzugrup REIT | 23.96 | 0.35% | 0 | 0 | 15.244 | 15.244 | 0 | 85 | 15.329 | 762 | 3.000 | 3.762 | 11.567 | 4.792 | 0.41 | -58.6% | 12.754 | 0.38 | -62.4% | 24.0% | 3.3% | 12.7% | |
| 27 | MHRGY | MHR REIT | 3.88 | 0.35% | 0 | 162 | 5.923 | 6.085 | 0 | 2.083 | 8.168 | 0 | 1.365 | 1.365 | 6.803 | 4.813 | 0.71 | -29.2% | 8.207 | 0.59 | -41.3% | 17.2% | 12.5% | 0.5% | |
| 28 | MSGYO | Mistral REIT | 8.13 | 0.31% | 400 | 2.702 | 3.268 | 6.370 | 0 | 1.401 | 7.771 | 0 | 1.448 | 1.448 | 6.323 | 3.819 | 0.60 | -39.6% | 4.795 | 0.80 | -20.4% | 110.9% | 31.1% | 102.7% | |
| 29 | NUGYO | Nuroi REIT | 9.72 | 0.48% | 0 | 0 | 5.260 | 5.260 | 0 | 1.036 | 6.296 | 125 | 263 | 388 | 5.908 | 3.260 | 0.55 | -44.8% | 6.423 | 0.51 | -49.3% | 43.8% | -12.4% | 26.7% | |
| 30 | OZGYO | Özderici REIT | 2.10 | 0.22% | 0 | 0 | 5.061 | 5.061 | 498 | 0 | 5.559 | 32 | 272 | 304 | 5.255 | 2.100 | 0.40 | -60.0% | 6.084 | 0.35 | -65.5% | 61.5% | 1.9% | 13.5% | |
| 31 | OZKGY | Özak REIT | 13.18 | 1.39% | 14.397 | 18.936 | 13.766 | 47.099 | 578 | 17.554 | 65.231 | 602 | 6.003 | 6.605 | 58.626 | 19.190 | 0.33 | -67.3% | 65.369 | 0.29 | -70.6% | 26.9% | -7.3% | 71.5% | |
| 32 | PAGYO | Panora REIT | 129.70 | 1.24% | 1.623 | 0 | 10.080 | 11.703 | 73 | 178 | 11.894 | 0 | 1.394 | 1.394 | 10.500 | 11.284 | 1.07 | 7.5% | 15.174 | 0.74 | -25.6% | 126.2% | 57.5% | 72.3% | |
| 33 | PEKGY | Peker REIT | 14.38 | 17.08% | 0 | 0 | 611 | 611 | 10.186 | 10.136 | 20.933 | 4.461 | 1.548 | 6.009 | 14.924 | 71.900 | 4.82 | 381.8% | 5.970 | 12.04 | 1104.4% | 1161.3% | 14.1% | 834.8% | |
| 34 | PSGYO | Pasifik REIT | 3.02 | 2.60% | 0 | 33.879 | 0 | 33.879 | 7.731 | 46.605 | 88.215 | 13.999 | 23.049 | 37.048 | 51.167 | 20.841 | 0.41 | -59.3% | 35.421 | 0.59 | -41.2% | 67.6% | 21.3% | 44.5% | |
| 35 | RYGYO | Reysaş REIT | 33.80 | 5.88% | 8.228 | 1.858 | 55.417 | 65.503 | 1.058 | 3.317 | 69.878 | 3.597 | 6.686 | 10.283 | 59.595 | 67.600 | 1.13 | 13.4% | 86.176 | 0.78 | -21.6% | 147.8% | 61.0% | 70.3% | |
| 36 | SNGYO | Sinpaş REIT | 3.80 | 2.42% | 15.848 | 15.983 | 14.514 | 46.345 | 16.576 | 23.256 | 86.177 | 5.236 | 6.978 | 12.214 | 73.963 | 15.200 | 0.21 | -79.4% | 51.996 | 0.29 | -70.8% | 18.4% | -16.3% | -12.4% | |
| 37 | SRVGY | Servet REIT | 3.31 | 0.65% | 0 | 3.316 | 13.082 | 16.398 | 15.051 | 4.665 | 36.114 | 226 | 5.708 | 5.934 | 30.180 | 10.758 | 0.36 | -64.4% | 27.871 | 0.39 | -61.4% | 7.8% | 4.4% | 22.1% | |
| 38 | SURGY | Sur Tatil Evleri REIT | 70.00 | 0.75% | 0 | 26.332 | 0 | 26.332 | 0 | 2.572 | 28.904 | 41 | 3.164 | 3.205 | 25.699 | 11.725 | 0.46 | -54.4% | 9.060 | 1.29 | 29.4% | 75.0% | 59.1% | 41.2% | |
| 39 | TDGYO | Trend REIT | 16.70 | 0.29% | 209 | 37 | 0 | 246 | 0 | 104 | 350 | 0 | 0 | 0 | 350 | 1.152 | 3.29 | 229.2% | 392 | 2.94 | 194.2% | 9.5% | -56.0% | 3.9% | |
| 40 | TRGYO | Torunlar REIT | 92.95 | 5.66% | 2.288 | 16.984 | 96.114 | 115.386 | 3.841 | 23.581 | 142.808 | 1.289 | 20.821 | 22.110 | 120.698 | 92.950 | 0.77 | -23.0% | 130.571 | 0.71 | -28.8% | 64.5% | 25.6% | 39.0% | |
| 41 | TSGYO | TSKB REIT | 6.99 | 0.14% | 0 | 0 | 5.883 | 5.883 | 39 | 224 | 6.146 | 131 | 480 | 611 | 5.535 | 4.544 | 0.82 | -17.9% | 6.204 | 0.73 | -26.8% | -0.3% | 2.6% | 7.2% | |
| 42 | VKGYO | Vakıf REIT | 2.84 | 0.82% | 3.297 | 8.948 | 15.293 | 27.538 | 0 | 2.495 | 30.033 | 0 | 4.148 | 4.148 | 25.885 | 9.798 | 0.38 | -62.1% | 24.557 | 0.40 | -60.1% | 47.9% | 14.5% | 27.9% | |
| 43 | VRGYO | Vera Konsept REIT | 2.48 | 0.41% | 474 | 4.714 | 0 | 5.188 | 0 | 1.464 | 6.652 | 137 | 1.642 | 1.779 | 4.873 | 2.034 | 0.42 | -58.3% | 4.889 | 0.42 | -58.4% | 6.4% | 3.3% | -7.1% | |
| 44 | YGGYO | Yeni Gimat REIT | 215.10 | 11.61% | 543 | 0 | 17.296 | 17.839 | 91 | 3.426 | 21.356 | 1 | 4.744 | 4.745 | 16.611 | 52.037 | 3.13 | 213.3% | 25.700 | 2.02 | 102.5% | 201.9% | 76.1% | 173.3% | |
| 45 | ZRGYO | Ziraat REIT | 21.62 | 5.59% | 2.818 | 9.996 | 57.592 | 70.406 | 925 | 2.745 | 74.076 | 4.533 | 3.501 | 8.034 | 66.042 | 101.476 | 1.54 | 53.7% | 79.328 | 1.28 | 27.9% | -6.2% | -7.8% | -10.9% | |
| | | Total | 92,81% | | 156.154 | 317.101 | 663.060 | 1.136.315 | 76.450 | 243.194 | 1.455.959 | 77.997 | 261.380 | 339.377 | 1.116.582 | 856.146 | 0,77 | -23,3% | 1.118.098 | 0,77 | -23,4% | | | | |

Resources: TCMA, Finnet, Şeker Invest Research

Notes

- The total portfolio and total liabilities values in the table correspond to the data for 06/2025 period published by the TCMA (Turkish Capital Markets Association).
- The USD/TRY exchange rate for the relevant period (30.06.2025) has been calculated as TRY 39.8835.
- The BIST Real Estate Investment Trusts (XGMYO) Index includes a total of 53 companies. The data for companies named Ağaoglu Avrasya REIT, Başkent Natural Gas Distribution REIT, Luxera REIT, Savur REIT, Şeker REIT, Z REIT, and Zera REIT are not included in the table, as they are not accessible on the TCMA website. The company Marti REIT is also excluded from the table because its reporting period differs.