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Good results in 2Q

Backed by rental revenues and financial gains

Torunlar REIT (TRGYO) announced a net profit of TL3.49 billion for 2Q25, significantly higher than TL780 million in 1Q25 and a strong turnaround from the net loss of TL6.24 billion recorded in 2Q24. On a year-to-date basis, net income reached TL4.32 billion, compared to a net loss of TL4.72 billion in the same period last year. The prior year's performance had been negatively impacted by sales and revaluation losses. EBITDA showed strong growth both quarter-over-quarter and year-over-year, driven by a surge in rental income. Revenues from hotel management also contributed positively to the top line. TRGYO's net cash position increased by 3% q/q and 51% y/y to TL22.3 billion in 2Q25, supporting earnings through higher financial income.

NAV discount prevails; MP rating maintained

TRGYO trades at a 33% discount to its current NAV vs 5Y average of 37%. Our revised SOTP model post 2Q25 results indicates a 12M TP of TL88.25/share (previous TL75.65). We maintain our Marketperform rating for the stock.

TRGYO TI / TRGYO.IS

Current Rating			Marketperform
Expected Market Reaction		📈	Slightly Positive
Analyst Action		📈	Price Revision
Price	TL72.50	Mcap (mnTL)	72,450
Target Price	TL88.25	Mcap (mn\$)	1,772
Upside	22%	Prev. Target Price	TL75.65
High /Low 30Day	74.5 / 67.5	Free Float	21%

BB 2025FY Consensus

Estimate Revisions	1W	4W	3M
EPS	-	-	-
# of Buy/Hold/Sell	6/1/0	6/1/0	6/1/0
Rel Perf. XU030	2.2%	-2.6%	0.0%
ADV (USDmn)	2.1	2.4	2.6

OYAK vs BB consensus

(25E TLmn)	OYAK	Cons.	% Diff
NI	11,368	13,949	-19%

Multiples & Ratios

(OYAK Est)	2024	2025E	2026E
P/E	8.73x	6.38x	4.96x
P/B	0.69x	0.64x	0.58x
RoE	7.6%	9.5%	11.0%
(TLmn)	2024	2025E	2026E
Net income	8,303	11,368	14,611
Equity	113,975	125,342	139,953

Torunlar GYO

mnTL	2Q25	1Q25	2Q24	Δq/q %	Δy/y %	6M25	6M24	Δy/y %
Net sales	2,030	1,768	1,866	15	9	3,904	3,781	3
EBITDA	3,211	1,112	(5,577)	189	nm	4,384	(4,081)	nm
EBITDA (%)	158	63	(299)	95 ppt	nm	112	(108)	nm
Net Profit	3,488	780	(6,240)	nm	nm	4,315	(4,723)	nm
Net debt	(22,292)	(21,561)	(14,729)	3	51	(22,292)	(14,729)	51

Source: Company; Oyak Securities Research

Analyst: Övünç Gürsoy, PhD, CFA

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Valuation tools employed most frequently are Discounted Cash Flow (DCF) and International Peer Group Comparison, though other metrics such as Dividend Discount, Gordon Growth, and Replacement Value Methods are also used wherever appropriate. Oyak Securities analysts may calculate the target return of each stock considering only one method or assigning different weights to more than one method depending on the analyst's opinion. The "Expected Market Return" (EMR) of the BIST-100 is determined through aggregate target returns of each stock under coverage based on their respective free float market capitalization.

Rating Methodology

Oyak Securities assigns recommendations to each stock according to the following criteria:

Price target for a stock represents the value analyst expects the stock to reach during our performance horizon, which is 12 months. For stocks with an OUTPERFORM recommendation, target return must exceed the EMR by at least 40% over the next 12 months. For a stock to be classified as UNDERPERFORM, the stock must be expected to underperform the EMR more than 25% over the next 12 months. Stocks that an analyst expects to perform parallel to the EMR within a band of +40%/-25% are rated as MARKETPERFORM. Oyak Securities analysts review their recommendations under continuous screening. Nevertheless, at times, target return of a stock may be allowed to move outside our rating intervals as a result of share price fluctuations. Under such circumstances, the analyst may choose not to change his/her recommendation.