



## KAMUYU AYDINLATMA PLATFORMU

# VESTEL ELEKTRONİK SANAYİ VE TİCARET A.Ş. Non-current Asset Sale

### Summary

Sale of Land and Building in Manisa Organized Industrial Zone

## Non-Current Asset Sale

Related Companies

Related Funds

Non-Current Asset Sale	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	-
Postponed Notification Flag	Evet (Yes)
Announcement Content	
Nature of Non Current Asset Sold	Land and the building located on the land.
Location and Area of Non-current Asset Sold	107,148.5 sqm land together with the building thereon located in Manisa Organized Industrial Zone III,Section 3307 No 34.
Board Decision Date for Sale	16/12/2022
Were Majority of Independent Board Members' Approved the Board Decision for Sale?	Yes
Total Sales Value	TL 674,000,000.00 (Excluding VAT)
Ratio of Transaction Amount to Value of Company Based on the Mathematical Weighted Average on a Daily Basis, Six Months Prior to Date of Board Decision (%)	5.4%
Ratio of Sales Price to Paid-in Capital of Company (%)	200.9%
Ratio of Sales Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	1.1%
Ratio of Sales Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	7.1%
Ratio of Value of Non-current Asset to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.6%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	2.1%
Sales Conditions	Peşin (Cash)
Date on which the Transaction was/will be Completed	21/12/2022
Aim of Sale and Effects on Company Operations	The aim of transaction is the transfer of the Company's non-current assets, which is comprised of a land and a building thereon, already leased to its subsidiary, Vestel Beyaz Eşya Sanayi ve Ticaret A.Ş., to the latter. There will be positive impact on the consolidated financial statements.
Profit / Loss Arised After Sale of Non-Current Asset	-
How will Sales Profit be Used if Exists?	-
Board Decision Date for Use of Sales Profit if Exists	-

Counter Party	Vestel Beyaz Eşya Sanayi ve Ticaret A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	Subsidiary with a shareholding rate of 80.66%.
Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	It is not a significant transaction.
Value Determination Method of Non-Current Asset	Market Approach and Cost Approach.
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	16.12.2022 / 70 and 16.12.2022 / 2022 ÖZEL - 870
Title of Valuation Company Prepared Report	Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş. ( Aden) and Çelen Gayrimenkul Değerleme ve Danışmanlık A.Ş. (Çelen)
Value Determined in Valuation Report if Exists	Aden: 692 mn TL (excluding VAT) and Çelen: 656 mn TL (excluding VAT )
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	The transaction will be undertaken in accordance with the valuation reports. Transaction price is calculated as the average of the values determined in two valuation reports.
<b>Explanations</b>	

As per the Company's Board of Directors' resolution on 16.12.2022,

It has been decided to sell and transfer the Company's 107,148.5 sqm of land registered in Manisa Province, Organized Industrial Zone III, Section 3307, parcel no. 34 and the building on the cited land to Vestel Beyaz Eşya Sanayi ve Ticaret A.Ş., which is currently occupying the properties as the lessee, in consideration for 674,000,000.00 TL, which is the average of the values determined in the valuation reports, dated 16.12.2022, issued by Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Çelen Gayrimenkul Değerleme ve Danışmanlık A.Ş. both licensed by the Capital Markets Board and to collect the sales price in cash.

Regarding the above-mentioned transaction, as the will of the parties regarding the transaction will become concrete as a result of the parceling and allotment transactions and the property valuation studies, in order to prevent any misleading of investors, the public announcement on the subject was postponed with the decision of the Board of Directors dated 23.11.2022 and numbered 2022/49 within the framework of the Article 6 of the Communiqué on Material Events Disclosure numbered II-15.1.

This statement was translated into English for informational purposes. In case of a discrepancy between the Turkish and the English versions of this disclosure statement, the Turkish version shall prevail.

We proclaim that our above disclosure is in conformity with the principles set down in “Material Events Communiqué” of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we’re personally liable for the disclosures.