



KAMUYU AYDINLATMA PLATFORMU

AVRUPAKENT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Notification Regarding Dividend Payment



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Notification Regarding Dividend Payment

Summary Info	Board of Director's Decision with Regards to the Distribution of 2024 Profit
Update Notification Flag	No
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	18.03.2025
Type of Cash Dividend Payment	3 installment
Currency Unit	TRY
Stock Dividend	Will Not Be Paid
The Reason For Applying A Lower Dividend Withholding Rate Than The Current Rate In Calculating Net Amount	Since our company has the status of Real Estate Investment Company, the income tax withholding rate is zero.

Information Regarding How To Calculate That Lower Dividend Withholding Rate Than The Current Rate	Since our company has the status of Real Estate Investment Company, the income tax withholding rate is zero.
---	--

Cash Dividend Payment Amount and Rates

Share Group Info	Payment	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (%)	Withholding Rate (%)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (%)
A Grubu, İşlem Görmüyor, TREAVRK00016	1. Installment	1,5000000	150	0	1,5000000	150
A Grubu, İşlem Görmüyor, TREAVRK00016	2. Installment	1,5000000	150	0	1,5000000	150
A Grubu, İşlem Görmüyor, TREAVRK00016	3. Installment	1,9375000	193,75	0	1,9375000	193,75
A Grubu, İşlem Görmüyor, TREAVRK00016	TOTAL	4,9375000	493,75	0	4,9375000	493,75
B Grubu, İşlem Görmüyor, TREAVRK00032	1. Installment	1,5000000	150	0	1,5000000	150
B Grubu, İşlem Görmüyor, TREAVRK00032	2. Installment	1,5000000	150	0	1,5000000	150
B Grubu, İşlem Görmüyor, TREAVRK00032	3. Installment	1,9375000	193,75	0	1,9375000	193,75
B Grubu, İşlem Görmüyor, TREAVRK00032	TOTAL	4,9375000	493,75	0	4,9375000	493,75
C Grubu, AVPGY, TREAVRK00024	1. Installment	1,5000000	150	0	1,5000000	150

C Grubu, AVPGY, TREAVRK00024	2. Installment	1,5000000	150	0	1,5000000	150
C Grubu, AVPGY, TREAVRK00024	3. Installment	1,9375000	193,75	0	1,9375000	193,75
C Grubu, AVPGY, TREAVRK00024	TOTAL	4,9375000	493,75	0	4,9375000	493,75

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
1. Installment	25.04.2025		29.04.2025	28.04.2025
2. Installment	25.07.2025		29.07.2025	28.07.2025
3. Installment	27.10.2025		31.10.2025	30.10.2025

- (1) The date that the dividend will be paid and the share will start trading without dividend right (proposed).
(2) The date that the dividend will be paid and the share will start trading without dividend right (finalized).
(3) Date of entry to the accounts of the shareholders whose shares are traded on the stock exchange.
(4) Date of determination of the right holders of the type of shares traded on the stock exchange.

Amount and Rate of Cash Dividend Stock Dividend Payment

Share Group Info	Amount of Stock Dividend (TL)	Rate of Stock Dividend (%)
A Grubu, İşlem Görmüyor, TREAVRK00016	0	0
B Grubu, İşlem Görmüyor, TREAVRK00032	0	0
C Grubu, AVPGY, TREAVRK00024	0	0

Additional Explanations

The proposed dividend distribution table to be presented at the 2024 Ordinary General Assembly Meeting is attached.

Important:

The number of dividend payment installments and dates are entered as representative and may be subject to change.

These matters will be decided at the General Assembly and updated upon finalization.

Supplementary Documents

Appendix: 1	Avrupakent GYO 2024 Kar Dağıtım Tablosu.pdf
Appendix: 2	Avrupakent GYO Profit Distribution Table for 2024.pdf

DIVIDEND DISTRIBUTION TABLE

AVRUPAKENT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2024/31.12.2024 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital	400.000.000
----------------------------	-------------

2. Total Legal Reserves (According to Legal Records)

608.181.506,63

Information on privileges in dividend distribution, if any, in the Articles of Association:

There is no profit distribution privilege.

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	10.260.883.424	2.465.426.359,35
4. Taxes Payable (-)	2.880.283.267	0
5. Net Current Period Profit	7.380.600.157	2.465.426.359,35
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	0	0
8. Net Distributable Current Period Profit	7.380.600.157	2.465.426.359,35
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	7.380.600.157	2.465.426.359,35
9. Donations Made During The Year (+)	0	0
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	7.380.600.157	2.465.426.359,35
11. First Dividend to Shareholders	20.000.000	20.000.000
* Cash	20.000.000	20.000.000
* Stock	0	0
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees	0	0
* To the Members of the Board of Directors	0	0
* To Non-Shareholders	0	0
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	1.955.000.000	1.955.000.000
16. Secondary Legal Reserves	-195.500.000	-195.500.000
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	5.405.600.157	490.426.359,35
20. Other Distributable Resources	0	0

Dividend Payment Rates Table

Share Group	CASH DIVIDEND AMOUNT (TL) - NET	STOCK DIVIDEND AMOUNT (TL)	TOTAL DIVIDEND AMOUNT (TL) / NET DISTRIBUTABLE CURRENT PERIOD PROFIT (%)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (TL)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (%)
A Grubu	111.441.197	0	4,52	4,9375	494
B Grubu	7.021.194	0	0,28	4,9375	494
C Grubu	1.856.537.609	0	75,3	4,9375	494
TOTAL	1.975.000.000	0	80,11	4,9375	494

Dividend Rate Table Explanations

The Board of Directors resolved to submit the following decisions dated March 18,2025 to the approval of the Shareholders General Assembly:

Within the framework of capital market legislation, Article 32 of the Company's Articles of Association, and our Dividend Distribution Policy;

As a result of the review of the financial statements for the fiscal year January 1 to December 31, 2024, prepared in accordance with the Turkish Accounting Standards ("TAS")/ Turkish Financial Reporting Standards ("TFRS") issued by the KGK, and the Principle Decision of the Capital Markets Board dated December 28, 2023, regarding the application of inflation accounting, and audited by PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., and statutory records, as seen in the dividend distribution table attached;

a) According to the financial statements prepared in accordance with TFRS;

- A "Net Profit" of TL 7,380,600,157 has been generated,
- The general legal reserve fund amount, which is required to be set aside at a rate of 5% in accordance with Article 519 of the TCC, has reached the upper limit of 20% of the paid-in capital, and no donations were made in 2024,
- A "Net Distributable Profit" of TL 7,380,600,157 has been calculated for the fiscal year January 1 to December 31, 2024,

b) According to our statutory records;

- A "Net Distributable Profit" of TL 2,465,426,359.35 has been found for the fiscal year January 1 to December 31, 2024,

It has been understood that;

- In the dividend distribution, the Net Distributable Profit amount formed according to the statutory records should be taken as basis and a dividend of TL 1,975,000,000 will be distributed,
- Due to the cash dividend distribution to be made, an additional general legal reserve fund (Second Reserve Fund) of TL 195,500,000 should be set aside in accordance with the second paragraph of Article 519 of the TCC,
- After deducting the dividend and the general legal reserve fund, which are planned to be distributed in cash from the net distributable period profit of TL 2,465,426,359.35, the remaining TL 490,426,359.35 should be transferred to the extraordinary reserves account,
- The dividend will be paid in cash in three installments,
- The first installment of TL 600.000.000 should be distributed in cash on April 25, 2025 and the Board of Directors should be authorized to determine the remaining dividend installments and finalize the dividend distribution dates, and the dates on which the cash dividend distribution will be made should be announced to the public by our Company with a disclosure to be made on the PDP, by a board of directors decision to be taken at least fifteen days in advance,
- The matters mentioned above should be submitted for the approval of our shareholders at our Company's Ordinary General Assembly Meeting to be held on April 15, 2025.

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.