



## KAMUYU AYDINLATMA PLATFORMU

# İŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Non-current Asset Purchase

### Summary

Purchase of Real Estates



**MERKEZİ KAYIT  
İSTANBUL**

Türkiye Sermaye Piyasası - Merkezi  
Saklanması ve Vadi Depolama Kuruluşu

## Non-Current Asset Purchase

### Related Companies [ISCTR]

### Related Funds []

Non-Current Asset Purchase	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	-
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Non Current Asset Bought	Building & Land
Location and Area of Non-current Asset Bought	1-İzmir Hizmet Binası: İzmir, Konak District, Akdeniz Neighborhood, 950 Block 6 Parcel - 1.220 m2, - 2- İzmir Şehitler Arsaları: İzmir, Konak District, Umurbey Neighborhood, 3535 Block 8 ve 9 Parcels - 14.704 m2, 3- İçerenköy Binaları: İstanbul, Ataşehir District, İçerenköy Neighborhood, 3219 Block 165 Parcel - 2.196 m2 .
Board Decision Date for Purchase	19.03.2025
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	Total: 2.255.000.000 (Ex VAT) - (1- İzmir Hizmet Binası : 975.000.000 TL, 2- İzmir Şehitler Arsaları: 945.000.000 TL, 3- İçerenköy Binaları: 335.000.000 TL)
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 (%)	12,78%
Ratio of Purchase Price to Paid-in Capital of Company (%)	235,20%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	4,73%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	6,07%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	55,71 %
Purchasing Conditions	The purchase price will be paid in cash on the deed transfer date.
Date on which the Transaction was/will be Completed	-
Aim of Purchase and Effects on Company Operations	Positive
Counter Party	Türkiye İş Bankası A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)

Nature of Relation with Counter Party	The main shareholder holding 52,27% of Company's share
Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	-
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	1-İzmir Hizmet Binası : Reel Gayrimenkul Değerleme A.Ş. Date 19.03.2025 - Number SGY-2503020 , 2-İzmir Şehitler Arsaları: Reel Gayrimenkul Değerleme A.Ş. Date: 19.03.2025 - Number SGY-2503024, 3- İçerenköy Binaları: Vera Gayrimenkul Değerleme A.Ş. Date: 19.03.2025 - Number: 2025/361
Title of Valuation Company Prepared Report	REEL GAYRİMENKUL DEĞERLEME A.Ş. and Vera Gayrimenkul Değerleme A.Ş.
Value Determined in Valuation Report if Exists	1- İzmir Hizmet Binası : 980.000.000 TL (Ex-VAT), 2- İzmir Şehitler Arsaları: 950.000.000 TL (Ex-VAT), 3- İçerenköy Binaları: 337.810.000 TL (Ex-VAT)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
<b>Explanations</b>	

Within the framework of the Board of Directors' decision dated 19.03.2025; in order to expand the real estate portfolio which will contribute to the future project development and rental income of our Company, the Izmir Office Building, which is owned by Türkiye İş Bankası A.Ş. registered in İzmir Province, Konak District, Akdeniz Neighborhood, Block 950, Parcel 6 for TL 975.000.000 (Ex-VAT), the land plots registered in İzmir Province, Konak District, Umurbey Neighborhood, Block 3535, Parcel 8 and 9 for TL 945.000.000 (Ex-VAT) and the office building consisting of two blocks registered in İstanbul Province, Ataşehir District, İçerenköy Neighborhood, Block 3219, Parcel 165, for TL 335.000.000 (Ex-VAT) with a total amount of TL 2.255.000.000 (Ex-VAT). The annual appraised rental value of the Izmir Service Building is TL 58,8 million (Ex-VAT); the annual appraised rental value of the İçerenköy Buildings is TL 20 million (Ex-VAT).

The valuation reports prepared for the related real estates are attached.

In contradiction between the Turkish and English version of this public disclosure, 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.