



KAMUYU AYDINLATMA PLATFORMU

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



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

Notification Regarding Dividend Payment

Summary Info	Payment Amount and Date for the 2nd Dividend Installment
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	18.03.2025
Date of Related General Assembly	15.04.2025
Was The Issue of Dividend Payment Negotiated?	Discussed
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.
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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	25.04.2025	29.04.2025	28.04.2025
2. Installment	25.07.2025	09.07.2025	11.07.2025	10.07.2025
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 specifics of the dividend distribution, announced on the Public Disclosure Platform on March 18, 2025, were discussed and approved at our Company's Ordinary General Assembly Meeting held on April 15, 2025. At the aforementioned General Assembly Meeting, it was resolved that the first installment of the 2024 dividend payment, amounting to TRY 600,000,000, would be paid on April 25, 2025, and that the amounts and payment dates for the 2nd and 3rd installments would be determined and publicly announced later. Subsequently, at the Board of Directors' meeting held on June 18, 2025, it was resolved to set the payment date for the second installment of the 2024 dividend payment, amounting to TRY 600,000,000, as July 9, 2025.

Important: The 3rd installment dividend payment amount and date are representative and subject to change. The relevant matters will be updated following a Board of Directors' resolution on the subject.

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

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

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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.