



KAMUYU AYDINLATMA PLATFORMU

AVRUPAKENT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Non-current Asset Purchase

Summary

Purchasing of Real Estate



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

Non-Current Asset Purchase

Related Companies ☐

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	Reinforced Concrete Restaurant, Office Workplace and Land, Study Center and Land, Polyclinic-Dispensary and Land, and Sports Facility and Land
Location and Area of Non-current Asset Bought	Located in Istanbul Province, Kağıthane District, Merkez Neighborhood, the 1,759.66 m ² 7-storey Reinforced Concrete Polyclinic-Dispensary and Land on Block 7755, Parcel 1; the 8,688.04 m ² 4-storey Reinforced Concrete Restaurant, Sports Facility and Land on Block 7755, Parcel 2; the 4,138.51 m ² 3-storey Reinforced Concrete Office, Workplace and Land on Block 7753, Parcel 5; and the 2,379.72 m ² 7-storey Reinforced Concrete Study Center and Land on Block 7753, Parcel 3
Board Decision Date for Purchase	11.12.2025
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	VAT excluded 851,600,000 TRY
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 (%)	3.59
Ratio of Purchase Price to Paid-in Capital of Company (%)	212.9
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	1.71
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	778.37 (Ratio to Investment Property %2.08)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	11.43
Purchasing Conditions	TRY 340,640,000 will be paid upfront, with the remaining TRY 510,960,000 to be paid by 31 December 2026.

Date on which the Transaction was/will be Completed	Upon completion of the land registry procedures, the transaction will be finalized.
Aim of Purchase and Effects on Company Operations	Investment Property/Positive
Counter Party	Artaş İnşaat Sanayi ve Ticaret A.Ş., Aksoylar Mermer Sanayi ve Ticaret A.Ş., Akar Madencilik Sanayi ve Ticaret Ltd.
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	Artaş İnşaat Sanayi ve Ticaret A.Ş. is the majority shareholder, Aksoylar Mermer Sanayi ve Ticaret A.Ş. and Akar Madencilik Sanayi ve Ticaret Ltd. Şti. are partners of Avrupakent Aksoylar Adi Ortaklığı
Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Valuation Report
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	2025/2737, 2025/2738, 2025/2739
Title of Valuation Company Prepared Report	İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	VAT excluded 1,410,000,000 TRY
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

The Board of Directors, at its meeting on 11.12.2025, approved the acquisition of four buildings (7 commercial units) in the Avrupa Konutları Çamlıvadi project located on the parcels 7755 Block 1 and 2 and 7753 Block 3 and 5 in Istanbul Province, Kağıthane District, Merkez Neighborhood, from the companies that hold shares in the commercial properties amounting to %60 (Artaş İnşaat Sanayi ve Ticaret A.Ş.), %30 (Akar Madencilik Sanayi ve Ticaret Ltd. Şti.) and %10 (Aksoylar Mermer Sanayi ve Ticaret A.Ş.).

The purchase price is TRY 851.600.000 (excluding VAT), reflecting a 40% discount from the appraised value of TRY 1.410.000.000 (excluding VAT) as per İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş.'s reports dated 10.12.2025. The payment of TRY 340.640.000 (excluding VAT) to Aksoylar Group (%40) will be made in cash, and the payment of TRY 510,960,000 (excluding VAT) to Artaş İnşaat Sanayi ve Ticaret A.Ş. (%60) will be made until 31.12.2026.

Respectfully submitted to the public.

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.