



## KAMUYU AYDINLATMA PLATFORMU

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

### Summary

Land Purchase in Kocaeli/Gebze



**MERKEZİ KAYIT  
İSTANBUL**  
Türkiye Sermaye Piyasası - 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	Land
Location and Area of Non-current Asset Bought	Located in Balçık Neighborhood, Gebze District, Kocaeli Province, on parcel 1 of plot 526, it has an area of 141,007.78 m <sup>2</sup> .
Board Decision Date for Purchase	23/12/2025
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Approved
Total Purchasing Value	TRY 1,391,247,000+ 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 (%)	13,01%
Ratio of Purchase Price to Paid-in Capital of Company (%)	35,67%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	3,54%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	3,83%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	114,39%
Purchasing Conditions	Paid in cash.
Date on which the Transaction was/will be Completed	23/12/25
Aim of Purchase and Effects on Company Operations	Real Estate for Investment Purposes/Positive
Counter Party	Al Hussaini Adel Hamada
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Nature of Relation with Counter Party	-
Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Appraisal 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	23/12/2025 - AFNGY-2025-00002
Title of Valuation Company Prepared Report	Epos Gayrimenkul Danışmanlık ve Değerleme A.Ş.
Value Determined in Valuation Report if Exists	TRY 1,671,080,000 + VAT
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
<b>Explanations</b>	

At the meeting of our Company's Board of Directors held on December 23, 2025 (today);

1) The real estate property classified as "Land" with an area of 141,007.78 m<sup>2</sup>, located on parcel 1, block 526, in Balçık Neighborhood, Gebze District, Kocaeli Province, is valued at 1.671,080,000 TL excluding VAT, as determined by Epos Real Estate Consulting and Appraisal Inc. in its Appraisal Report No. AFNGY-2025-00002 dated December 23, 2025, at a price of 1,391,247,000 TL + VAT, which is a 17% discount from the market value of 1,671,080,000 TL excluding VAT, and to pay the full amount in advance,

2) It has been decided to disclose these matters and the real estate valuation report prepared for the property on KAP (Public Disclosure Platform).

The purchase transaction was completed today, December 23, 2025.

The increase in value of the land in question and the potential rental income from developments for storage purposes are expected to make a significant contribution to our Company's equity and profitability.

This is respectfully announced to the public and our investors.

The English translation of this disclosure is attached hereto and in case of any discrepancy in the texts of the disclosure, the Turkish disclosure will be taken as the basis.

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.