



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Purchases of Tangible Fixed Assets



**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	B.A.K. Factory Building and Land? qualified immovable property
Location and Area of Non-current Asset Bought	It is located in Istanbul/Arnavutköy/Ömerli Neighborhood, on plot 5 of parcel 10714, with an area of 7,116.72 m ² .
Board Decision Date for Purchase	31/12/2025
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Approved
Total Purchasing Value	10,260,000 Euros + VAT (The amount pertaining to the termination of the repurchase right held by Eraysan İmalat İthalat İhracat Plastik Makina Sanayi Ticaret A.Ş. and our Company's obligation to sell real estate under the contract, in accordance with the Right of First Refusal Transfer and Real Estate Sale Promise Agreement dated May 5, 2023)
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 (%)	4.81%
Ratio of Purchase Price to Paid-in Capital of Company (%)	13.27%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	1.32%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	1.43%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	42.56%
Purchasing Conditions	1,200,000 euros will be paid in advance, and the remaining amount will be paid by January 23, 2026, subject to the fulfillment of the conditions specified in the contract.
Date on which the Transaction was/will be Completed	31/12/2025
Aim of Purchase and Effects on Company Operations	Real Estate for Investment Purposes/Positive

Counter Party	Eraysan İmalat İthalat İhracat Plastik Makina Sanayi Ticaret A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Nature of Relation with Counter Party	-
Agreement Signing Date if Exists	31/12/2025
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	31/12/2025 - SM-25-SPK-026
Title of Valuation Company Prepared Report	Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	10,645,000 Euros + VAT (The amount pertaining to the termination of the repurchase right held by Eraysan İmalat İthalat İhracat Plastik Makina Sanayi Ticaret A.Ş. and our Company's obligation to sell real estate under the contract, in accordance with the Right of First Refusal Transfer and Real Estate Sale Promise Agreement dated May 5, 2023)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

At the meeting of our Company's Board of Directors held on December 31, 2025 (today);

A) Regarding the "Transfer of Preemptive Right and Real Estate Sales Promise Agreement" signed with Eraysan İmalat İthalat İhracat Plastik Makina Sanayi Ticaret A.Ş. ("Eraysan") on May 5, 2023, the real estate located in İstanbul/Arnavutköy/Ömerli Mahallesi, with an area of 7,116.72 m², on parcel 5 of block 10714, described as "B.A.K. Factory Building and Land, owned by Eraysan, and the termination of our Company's real estate sale promise obligation ("Obligation") under the agreement, and that the following shall be stipulated in the agreement:

- 1) Termination of the right to lease and sell the aforementioned real estate to Eraysan until 2028, which is associated with the "Right of First Refusal Transfer and Real Estate Sales Promise Agreement" and the 76.53% (544663/711672) share held on the said real estate,
 - 2) The purchase transaction shall be carried out based on the residual value calculated by deducting the previously paid pre-emption right and purchase price from the relevant share of the real estate (544,663/711,672) in accordance with the "Pre-emption Right Transfer and Real Estate Sales Promise Agreement."
 - 3) In this context, the termination of our Company's Liability on the real estate shall be carried out at a value of EUR 10,260,000 (excluding VAT), in the same manner as determined by the real estate appraisal report at a value below EUR 10,645,000 (excluding VAT),
- B) Simultaneously with the above transaction, the area corresponding to approximately one-fourth of the said real estate shall be leased to the company named Farklı Yatırım İnşaat A.Ş. at an annual rent of 250,000 Euros (excluding VAT) (the annual rent per square meter is 57 euros, while the annual rent per square meter determined by the appraisal report is approximately 49 euros).

The aforementioned purchase transaction and the signing of the lease agreement were completed today, December 31, 2025.

The real estate valuation report prepared by Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. regarding the said property is attached hereto. The purchase transaction was carried out below the value determined in the valuation report, while the lease transaction was carried out above the value determined in the valuation report. 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.