



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Purchasing of Real Estate



**MERKEZİ KAYIT
İSTANBUL**

Türkiye Sermaye Piyasası - Merkezi
Saklanması 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	24 independent units within the main real estate classified as 'land'
Location and Area of Non-current Asset Bought	24 independent units within the main real estate classified as land, located in Kirazlı Neighborhood, Bağcılar District, İstanbul Province, on Parcel No. 23, Block No. 2587, with a land area of 72,148.53 m ² .
Board Decision Date for Purchase	15.04.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes.
Total Purchasing Value	1,950,000,000 TRY (VAT excluded)
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 (%)	9.01%
Ratio of Purchase Price to Paid-in Capital of Company (%)	488%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	3.82%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	1713.35% (Ratio to Investment Property 4.44%)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	28.52%
Purchasing Conditions	200,000,000 TRY cash, the remaining to be paid in installments until March 2027.
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	İçdaş Çelik Enerji Tersane ve Ulaşım Sanayi A.Ş. (landowner), Artaş İnşaat San. ve Tic. A.Ş. (contractor company)
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
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	14.04.2026 - 2026/0330
Title of Valuation Company Prepared Report	İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	1,414,740,000 TRY (VAT Excluded - as of the current construction completion level)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	Since the counterparty committed to completing the construction, the purchase price was determined based on the finished state of the project.
Explanations	

The Board of Directors has resolved to acquire 24 independent units located on parcel 23, block 2587, Kirazlı Neighborhood, Bağcılar District, İstanbul, within the Avrupa Konutları Güneşli project, which is being developed under a revenue sharing model between İçdaş Çelik Enerji Tersane ve Ulaşım Sanayi A.Ş. (37%) as the landowner and Artaş İnşaat Sanayi ve Ticaret A.Ş. (63%) as the contractor.

According to the valuation report dated 14.04.2026 and numbered 2026/0330 prepared by İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş., the total appraised value of the project upon completion is TRY 1,962,205,000 (excluding VAT).

In line with our Company's investment strategy to generate regular rental income, the aforementioned 24 independent units will be acquired for a total consideration of TRY 1,950,000,000 (excluding VAT). The payment of TRY 200,000,000 (excluding VAT) will be made in cash, and the remaining amount will be paid in installments until March 2027.

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.