



## KAMUYU AYDINLATMA PLATFORMU

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Notification Regarding Dividend Payment



**MERKEZİ KAYIT  
İSTANBUL**  
Türkiye Sermaye Piyasası - Merkezi  
Saklanması ve Veri Depolama Kuruluşu

# Notification Regarding Dividend Payment

<b>Summary Info</b>	2025 Profit Distribution
<b>Update Notification Flag</b>	Yes
<b>Correction Notification Flag</b>	No
<b>Postponed Notification Flag</b>	No

<b>Decision Date</b>	05.03.2026
<b>Date of Related General Assembly</b>	29.04.2026
<b>Was The Issue of Dividend Payment Negotiated?</b>	Discussed
<b>Type of Cash Dividend Payment</b>	Payment In Advance
<b>Currency Unit</b>	TRY
<b>Stock Dividend</b>	Will Not Be Paid
<b>The Reason For Applying A Lower Dividend Withholding Rate Than The Current Rate In Calculating Net Amount</b>	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.

## 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, TREEGYO00025	Payment In Advance	0,6000000	60	0	0,6000000	60
<b>B Grubu, EKGYO, TREEGYO00017</b>	<b>Payment In Advance</b>	<b>0,6000000</b>	<b>60</b>	<b>0</b>	<b>0,6000000</b>	<b>60</b>

## Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	24.06.2026	24.06.2026	26.06.2026	25.06.2026

- (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, TREEGYO00025	0	0
<b>B Grubu, EKGYO, TREEGYO00017</b>	<b>0</b>	<b>0</b>

## Additional Explanations

The net profit for the period, as reflected in our consolidated financial statements prepared in accordance with the principles of the Capital Markets Board's (CMB) Communiqué Serial: XI, No: 29, amounts to TL 6,002,283,000.00, while the net profit for the period prepared in accordance with the provisions of the Tax Procedure Law is TL 8,255,515,379.25.

The total amount of the First Legal Reserve, appropriated in accordance with the Turkish Commercial Code, is TL 760,000,000.00. As this amount has reached the upper limit of 20% of the paid-in capital (TL 3,800,000,000.00 \* 0.20 = TL 760,000,000.00), it was resolved that no further appropriation to the First Legal Reserve be made in accordance with the provisions of the Tax Procedure Law.

From the net profit for the period of TL 6,002,283,000.00 as reflected in our consolidated financial statements prepared in accordance with the principles of the CMB's Communiqué Serial: XI, No: 29, after adding donations and aid made during 2025 totaling TL 109,790,000.00, resulting in a distributable net profit of TL 6,112,073,000.00; it was resolved to distribute TL 2,280,000,000.00, representing 0.373032193823601 of the distributable net profit, as the First Dividend.

Since the total First Dividend to be distributed to shareholders, amounting to TL 2,280,000,000.00, exceeds 5% of the paid-in capital (TL 190,000,000.00), in accordance with the provisions of the Turkish Commercial Code, 10% of the remaining profit after deducting 5% of the paid-in capital from the profit to be distributed to shareholders (( 2,280,000,000.00 TL- 190,000,000.00 TL) \*0,10) 209,000,000 should be appropriated as the Second Legal Reserve.

It was further resolved that the remaining profit of TL 5,766,515,379.25, based on our statutory records, should not be distributed and should be appropriated as an Extraordinary Reserve.

The Board of Directors of our Company has resolved to propose to the General Assembly for its approval the following: That the First Dividend amount of TL 2,280,000,000.00, allocated for distribution to our shareholders from the net profit for the period, be distributed in cash/through accounts at a gross (=net) amount of TL 0.60 per share against the 2025 profit share coupons of our shareholders' shares, and that the profit distribution be made on June 24, 2026.

## Supplementary Documents

### Appendix: 1

Emlak Konut GYO A.Ş. 31.12.2025 Kar Dağıtım Tablosu.pdf

### Appendix: 2

Emlak Konut GYO A.Ş. 31.12.2025 Profit Distribution Table\_EN.pdf

## DIVIDEND DISTRIBUTION TABLE

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2025/31.12.2025 Period Dividend Payment Table (TL)

**1.Paid-In / Issued Capital** 3.800.000.000

**2. Total Legal Reserves (According to Legal Records)** 760.000.000

	Based on CMB Regulations	Based on Legal Records
*		
3. Current Period Profit	18.484.994.000	8.889.942.282,38
4. Taxes Payable (-)	12.482.711.000	634.426.903,13
5. Net Current Period Profit	6.002.283.000	8.255.515.379,25
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	0	0
8. Net Distributable Current Period Profit	6.002.283.000	8.255.515.379,25
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	6.002.283.000	8.255.515.379,25
9. Donations Made During The Year ( + )	109.790.000	103.104.260,35
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	6.112.073.000	8.358.619.639,6
11. First Dividend to Shareholders	2.280.000.000	2.280.000.000
* Cash	2.280.000.000	2.280.000.000
* Stock		
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees		
* To the Members of the Board of Directors		
* To Non-Shareholders		
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	0	0
16. Secondary Legal Reserves	209.000.000	209.000.000
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	3.513.283.000	5.766.515.379,25
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	152.021.951,4		2	0,6	60
B Grubu	2.127.978.048,6		35	0,6	60
TOTAL	2.280.000.000		37	0,6	60

## Dividend Rate Table Explanations

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.