



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
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	Field
Location and Area of Non-current Asset Bought	Classified as field, located in Turgutreis Neighborhood, Bodrum District, Muğla Province, on Parcel No. 1, Block No. 184, with a land area of 5,369.08 m ²
Board Decision Date for Purchase	04.05.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	180,000,000 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 (%)	0.83%
Ratio of Purchase Price to Paid-in Capital of Company (%)	45%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.32%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	141% (Ratio to Investment Property 0.37%)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	2.63%
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	04.05.2026
Aim of Purchase and Effects on Company Operations	Investment Property/Positive
Counter Party	Individual Owners
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	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	02.05.2026 - 2026/0897
Title of Valuation Company Prepared Report	İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş
Value Determined in Valuation Report if Exists	195,285,000 TRY (VAT Excluded)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

Our Board of Directors has resolved to acquire all shares held by private individuals in the real estate registered at Block 184, Parcel 1, comprising 5,369 m² and located in the Turgutreis Neighborhood of Bodrum, Muğla, which is adjacent to our portfolio asset Swissotel Resort Bodrum Beach.

The acquisition was completed today, May 4, 2026, for a total cash consideration of TRY 180,000,000, representing an approximate 8% discount on the fair market value of TRY 195,285,000 (excluding VAT) as appraised in the valuation report dated May 2, 2026, by Invest Gayrimenkul Değerleme ve Danışmanlık A.Ş. The full purchase price has been paid upfront in cash.

Within the scope of this investment, we plan to develop a project on the aforementioned property to enhance our current portfolio structure and generate sustainable rental income.

This statement is respectfully disclosed to the public and our investors.

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.