KAMUYU AYDINLATMA PLATFORMU

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

Summary
Purchasing of Real Estate

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	3 independent units within the main real estate property qualified as reinforced concrete residential units, offices, commercial units and land.
Location and Area of Non-current Asset Bought	3 independent units within the main real estate property located on Parcel No. 13, Block 10661, Esentepe Neighborhood, Kartal District, Istanbul, with a land area of 6,642.08 m^2, qualified as 16-storey reinforced concrete residential, office and commercial building blocks H and I and the land thereof
Board Decision Date for Purchase	22.05.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	TRY 90,000,000 (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 (%)	0.43%
Ratio of Purchase Price to Paid-in Capital of Company (%)	22.50%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.16%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	70.68% (Ratio to Investment Property 0.19%)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	1.32%
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	Upon completion of the land registry procedures, it will be finalized
Aim of Purchase and Effects on Company Operations	Investment Property/Positive
Counter Party	Esentepe Adi Ortaklığı (Artaş İnşaat San. ve Tic. A.Ş. %75, Betatrans Lojistik İnşaat San. ve Tic. A.Ş. %25)
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	21.05.2026 - 2026/1105
Title of Valuation Company Prepared Report	İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	TRY 133,840,000 (VAT excluded)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

By the resolution of our Board of Directors;

It has been resolved to purchase, in cash, 3 independent sections (3 commercial units) located in the Avrupa Konutları Esentepe project, registered on parcels no. 13 of block 10661 in Esentepe Neighborhood, Kartal District, Istanbul, owned by Esentepe Joint Venture (Artaş İnşaat San. ve Tic. A.Ş. 75%, Betatrans Lojistik İnşaat San. ve Tic. A.Ş. 25%), for a total consideration of TRY 90,000,000 excluding VAT, within the scope of our Company's current investment strategy aimed at generating regular rental income.

According to the valuation report dated 21.05.2026 and numbered 2026/1105 prepared by İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş., the total market value of the aforementioned properties was appraised at TRY 133,840,000 excluding VAT, and the purchase price reflects an approximate discount of 33%.

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.