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KAMUYU AYDINLATMA PLATFORMU

MHR GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Notification Regarding Dividend Payment

Notification Regarding Dividend Payment

Summary Info	Our Company's Dividend Payment
Update Notification Flag	No
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	25.05.2026
Type of Cash Dividend Payment	Payment In Advance
Currency Unit	TRY
Stock Dividend	Will Not Be Paid
The Reason For Applying A Lower Dividend Withholding Rate Than The Current Rate In Calculating Net Amount	Since our company is a real estate investment trust (REIT), the income tax withholding rate is 0%.
Information Regarding How To Calculate That Lower Dividend Witholding Rate Than The Current Rate	Since our company is a real estate investment trust (REIT), the income tax withholding rate is 0%.

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, TREMHRG00026	Payment In Advance	0,0680959	6,80959	0	0,0680959	6,80959
B Grubu, MHRGY, TREMHRG00018	**Payment In Advance**	**0,0680959**	**6,80959**	**0**	**0,0680959**	**6,80959**

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	22.06.2026		24.06.2026	23.06.2026

(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, TREMHRG00026	0	0

B Grubu, MHRGY, TREMHRG00018	0	0

Supplementary Documents

Appendix: 1	2025 Yılı Kar Dağıtım Tablosu.pdf
Appendix: 2	2025 Dividend Distribution Table.pdf

DIVIDEND DISTRIBUTION TABLE

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

1.Paid-In / Issued Capital	1.240.500.000
2. Total Legal Reserves (According to Legal Records)	18.640.149
Information on privileges in dividend distribution, if any, in the Articles of Association:	None

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	941.165.184	803.409.962
4. Taxes Payable (-)	452.304.555	17.783.793
5. Net Current Period Profit	488.860.629	785.626.169
6. Losses in Previous Years (-)		
7. Primary Legal Reserve (-)	39.281.308	39.281.308
8. Net Distributable Current Period Profit	449.579.321	746.344.861
Dividend Advance Distributed (-)		
Dividend Advance Less Net Distributable Current Period Profit		
9. Donations Made During The Year (+)		
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	449.579.321	746.344.861
11. First Dividend to Shareholders	84.473.016	84.473.016
* Cash	84.473.016	84.473.016
* Stock		
12. Dividend Distributed to Owners of Privileged Shares		
13. Other Dividend Distributed		
* To the Employees		
* To the Members of the Board of Directors		
* To Non-Shareholders		
14. Dividend to Owners of Redeemed Shares		
15. Second Dividend to Shareholders		
16. Secondary Legal Reserves	2.244.802	2.244.802
17. Statutory Reserves		
18. Special Reserves	362.861.503	659.627.043
19. Extraordinary Reserves		
20. Other Distributable Resources		

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	18.998.767,8		4,23	0,0680959	6,80959
B Grubu	65.474.248,19		14,56	0,0680959	6,80959
TOTAL	84.473.015,99		18,78		

Dividend Rate Table Explanations

Regarding our company's 2025 dividend distribution:

In accordance with the Company's dividend distribution policy and Articles of Association, as well as Capital Markets Legislation and Law No. 7524 published on August 2, 2024, 50% of the net distributable profit from which the first dividend on real estate gains is calculated, and 18.79% , amounting to 84,473,016 TL of the net profit, be distributed as a cash dividend; 2,244,802 TL be allocated to the General Legal Reserve; and the remaining amount be transferred to the extraordinary reserves account.

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.