



## KAMUYU AYDINLATMA PLATFORMU

# MHR GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Non-current Asset Purchase

### Summary

Regarding Our Company's Real Estate Investment



**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                                                                                                                                    | Evet (Yes)                                                                                          |
| Correction Notification Flag                                                                                                                                | Hayır (No)                                                                                          |
| Date Of The Previous Notification About The Same Subject                                                                                                    | 08.05.2026                                                                                          |
| Postponed Notification Flag                                                                                                                                 | Hayır (No)                                                                                          |
| Announcement Content                                                                                                                                        |                                                                                                     |
| Nature of Non Current Asset Bought                                                                                                                          | 27 Offices, 6 Retail Units                                                                          |
| Location and Area of Non-current Asset Bought                                                                                                               | İstanbul İli, Pendik İlçesi, Kurtköy Mahallesi, 3991 Ada 14 Nolu Parsel - - 10307,85 m <sup>2</sup> |
| Board Decision Date for Purchase                                                                                                                            | 27.04.2026                                                                                          |
| Were Majority of Independent Board Members' Approved the Board Decision for Purchase                                                                        | Yes                                                                                                 |
| Total Purchasing Value                                                                                                                                      | 642.235.692 TL+KDV                                                                                  |
| 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 (%) | 14,37 %                                                                                             |
| Ratio of Purchase Price to Paid-in Capital of Company (%)                                                                                                   | 51,77 %                                                                                             |
| Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)                                                           | 5,74 %                                                                                              |
| Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)                                           | 603,22 % ( Ratio of Purchase Price to Investment Property: 8.36%)                                   |
| Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)                                                                    | 169,25 %                                                                                            |
| Purchasing Conditions                                                                                                                                       | Cash                                                                                                |
| Date on which the Transaction was/will be Completed                                                                                                         | 08.06.2026                                                                                          |
| Aim of Purchase and Effects on Company Operations                                                                                                           | Rental income                                                                                       |
| Counter Party                                                                                                                                               | Esas Burda Turizm ve İnşaat Sanayi Ticaret Anonim Şirketi                                           |
| Is Counter Party a Related Party According to CMB Regulations?                                                                                              | Hayır (No)                                                                                          |
| Nature of Relation with Counter Party                                                                                                                       | Commercial                                                                                          |
| Agreement Signing Date if Exists                                                                                                                            | 27/04/2026                                                                                          |
| 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                                                     | Dated April 27, 2026, No. MHRGY-2601040                                                |
| Title of Valuation Company Prepared Report                                              | Reel Gayrimenkul Değerleme AŞ                                                          |
| Value Determined in Valuation Report if Exists                                          | 781.853.000 TL + KDV                                                                   |
| Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report | The transaction was conducted in accordance with the findings of the valuation report. |
| <b>Explanations</b>                                                                     |                                                                                        |

Regarding the real estate investment we announced in our KAP disclosure dated May 8, 2026;

The attached appraisal report, prepared by Reel Real Estate Appraisal Inc. for the property owned by Esas Burda Turizm ve İnşaat Sanayi Ticaret Anonim Şirketi, values the total market value (excluding KDV) at 781,853,000 TL excluding KDV, located at Yenişehir, Osmanlı Bulvarı No. 11, 34912 Pendik/Istanbul, within the 12-story mixed-use real estate project named Esas Aeropark consisting of Blocks A and B, comprising 27 offices and 6 retail units totaling 33 independent units, has been purchased for 642,235. 692 TL + KDV, and the title deed transfer procedures were completed today (June 8, 2026).

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.