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KAMUYU AYDINLATMA PLATFORMU

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

Notification Regarding Dividend Payment

Summary Info	Update to the General Assembly Resolution Regarding Dividend Distribution
Update Notification Flag	No
Correction Notification Flag	Yes
Postponed Notification Flag	No
Reason of Correction	**Within the scope of our Company's Announcement Regarding Dividend Distribution Transactions, there is no discrepancy between the value stated as "Cash Dividend per Share with a Nominal Value of TRY 1 – Net (TRY)" in the table titled "Cash Dividend Payment Amounts and Ratios" and the value stated as "Dividend per Share with a Nominal Value of TRY 1 – Amount (TRY) – Net" in the table titled "Dividend Ratios". The relevant amount is TRY 0.3076920 as a result of the detailed calculation and has been rounded to TRY 0.3077 in the relevant table. This announcement is made to ensure that all decimal places are displayed in full. There is no change in the dividend distribution amounts or ratios. We respectfully submit this information for the attention of our investors.**

Decision Date	15.05.2026
Date of Related General Assembly	18.06.2026
Was The Issue of Dividend Payment Negotiated?	Discussed
Type of Cash Dividend Payment	4 Installment
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	As our Company operates under the status of a Real Estate Investment Trust (REIT), the applicable withholding tax rate on dividend distributions is 0% (zero)
Information Regarding How To Calculate That Lower Dividend Witholding Rate Than The Current Rate	As our Company operates under the status of a Real Estate Investment Trust (REIT), the applicable withholding tax rate on dividend distributions is 0% (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, TRESRGY00028	1. Installment	0,0769230	7,6923	0	0,0769230	7,6923
A Grubu, İşlem Görmüyor, TRESRGY00028	2. Installment	0,0769230	7,6923	0	0,0769230	7,6923
A Grubu, İşlem Görmüyor, TRESRGY00028	3. Installment	0,0769230	7,6923	0	0,0769230	7,6923
A Grubu, İşlem Görmüyor, TRESRGY00028	4. Installment	0,0769230	7,6923	0	0,0769230	7,6923
A Grubu, İşlem Görmüyor, TRESRGY00028	TOTAL	0,3076920	30,7692	0	0,3076920	30,7692

B Grubu, SRVGY, TRESRGY00010	**1. Installment**	**0,0769230**	**7,6923**	**0**	**0,0769230**	**7,6923**
B Grubu, SRVGY, TRESRGY00010	**2. Installment**	**0,0769230**	**7,6923**	**0**	**0,0769230**	**7,6923**
B Grubu, SRVGY, TRESRGY00010	**3. Installment**	**0,0769230**	**7,6923**	**0**	**0,0769230**	**7,6923**
B Grubu, SRVGY, TRESRGY00010	**4. Installment**	**0,0769230**	**7,6923**	**0**	**0,0769230**	**7,6923**
B Grubu, SRVGY, TRESRGY00010	**TOTAL**	**0,3076920**	**30,7692**	**0**	**0,3076920**	**30,7692**

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
1. Installment	25.06.2026	25.06.2026	29.06.2026	26.06.2026
2. Installment	26.10.2026	26.10.2026	30.10.2026	27.10.2026
3. Installment	25.12.2026	25.12.2026	29.12.2026	28.12.2026
4. Installment	25.02.2027	25.02.2027	01.03.2027	26.02.2027

(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, TRESRGY00028	0	0
B Grubu, SRVGY, TRESRGY00010	**0**	**0**

Additional Explanations

The Board of Directors' proposal regarding the distribution of dividends in the total amount of **TRY 1,000,000,000,** consisting of **TRY 198,000,000** from the net profit for the period generated from the activities of **2025** and TRY **802,000,000** from extraordinary reserves, and the payment of the said dividend in **4 equal installments** as follows:

1. The 1st installment dividend payment amounting to **TRY 250,000,000** on **25.06.2026,**
2. The 2nd installment dividend payment amounting to **TRY 250,000,000** on **26.10.2026,**
3. The 3rd installment dividend payment amounting to **TRY 250,000,000** on **25.12.2026,**
4. The 4th installment dividend payment amounting to **TRY 250,000,000** on **25.02.2027,**

was **submitted** for the approval of the General Assembly held today. The proposal was approved by majority vote of the attendees at the General Assembly.

Respectfully announced to the public.

The English translation of this disclosure is attached hereto, and in case of any discrepancy between the disclosure texts, the Turkish version shall prevail.

Supplementary Documents

Appendix: 1	Dividend-Payment-Table-TRY-SERVET-GYO-SRVGY Dosyasının Kopyası.pdf
Appendix: 2	KAR-PAYI-SRVGY-KAR-PAYI-DAGITIM-TABLOSU-SERVET-GYO-2025 Dosyasının Kopyası.pdf

DIVIDEND DISTRIBUTION TABLE

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

1.Paid-In / Issued Capital	3.250.000.000
2. Total Legal Reserves (According to Legal Records)	449.650.088,39
Information on privileges in dividend distribution, if any, in the Articles of Association:	There is no profit distribution privilege

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	6.633.151.196	234.976.448,83
4. Taxes Payable (-)	-2.608.168.709	-22.455.206,68
5. Net Current Period Profit	4.024.982.487	212.521.242,15
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	-10.626.062,11	-10.626.062,11
8. Net Distributable Current Period Profit	4.014.356.424,89	201.895.180,04
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	0	0
9. Donations Made During The Year (+)	10.365.500	0
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	4.024.721.924,89	201.895.180,04
11. First Dividend to Shareholders	198.000.000	198.000.000
* Cash	198.000.000	198.000.000
* Stock	0	0
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees	0	0
* To the Members of the Board of Directors	0	0
* To Non-Shareholders	0	0
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	0	0
16. Secondary Legal Reserves	3.550.000	3.550.000
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	3.812.806.424,89	345.180,04
20. Other Distributable Resources	802.000.000	802.000.000

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	19.428.387,88	0	0,48	0,307692	0,30769
B Grubu	980.571.612,12	0	24,43	0,307692	0,30769
TOTAL	1.000.000.000	0	24,91	0,307692	0,30769

Dividend Rate Table Explanations

With respect to the accounting period between **01.01.2025** and **31.12.2025,** it has been observed that our Company generated a **net profit** for the period amounting to **TRY 3,338,733,847** based on the independently audited consolidated financial statements prepared in accordance with the provisions of the Capital Markets Board's ("CMB") Communiqué Serial II-14.1 on the "Principles of Financial Reporting in Capital Markets", while the **net profit** for the period according to the statutory books maintained in accordance with the provisions of the Tax Procedure Law ("TPL") amounted to **TRY 234,976,448.83.**

In line with our Company's dividend distribution policy and pursuant to the Turkish Commercial Code, capital markets legislation, the CMB's Dividend Communiqué No. II-19.1 and the relevant regulations, it has been resolved to submit for the approval of the shareholders at the first Ordinary General Assembly Meeting the proposal for the distribution of a total gross cash dividend amounting to **TRY 1,000,000,000**, consisting of **TRY 198,000,000** to be distributed from the **profit** generated from the Company's **2025** operations and **TRY 802,000,000** to be distributed from extraordinary reserves, in **four equal installments** as follows:

1. First installment dividend payment of **TRY 250,000,000** on **25.06.2026,**

2. Second installment dividend payment of **TRY 250,000,000** on **26.10.2026,**

3. Third installment dividend payment of **TRY 250,000,000** on **25.12.2026,**

4. Fourth installment dividend payment of **TRY 250,000,000** on **25.02.2027.**

The Board Members attending the meeting unanimously resolved accordingly.

This statement has been translated into English for informational purposes. In case of any discrepancy between the Turkish and English versions of this disclosure statement, the Turkish version shall prevail.

Respectfully announced to the public.

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.