Date and time of publication on KAP: 19.06.2026 18:01:31
https://www.kap.org.tr/en/Bildirim/1619083

KAMUYU AYDINLATMA PLATFORMU

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

Notification Regarding Dividend Payment

Summary Info	Regarding the Finalized Ex-Dividend Date
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	23.03.2026
Date of Related General Assembly	21.04.2026
Was The Issue of Dividend Payment Negotiated?	Discussed
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 classified as a Real Estate Investment Trust, the income tax withholding rate is zero.
Information Regarding How To Calculate That Lower Dividend Witholding Rate Than The Current Rate	Since our company is classified as a Real Estate Investment Trust, the income tax withholding rate is 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, TREZRGY00015	Payment In Advance	0,0929499	9,29499	0	0,0929499	9,29499
B Grubu, ZRGYO, TREZRGY00023	**Payment In Advance**	**0,0929499**	**9,29499**	**0**	**0,0929499**	**9,29499**

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance		25.06.2026	29.06.2026	26.06.2026

(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.

Cash Dividend Payment Time Interval

First Ex-Date Possible (Proposed)	Last Ex-Date Possible (Proposed)	First Ex-Date Possible (Approved by General Assembly)	Last Ex-Date Possible (Approved by General Assembly)
	30.06.2026		30.06.2026

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, TREZRGY00015	0	0
B Grubu, ZRGYO, TREZRGY00023	**0**	**0**

Additional Explanations

The cash dividend ex-date is determined as June 25, 2026.

Respectfully announced to the public.

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

Supplementary Documents

Appendix: 1	ZİRAAT GYO 2025 KÂR DAĞITIM TABLOSU.pdf
Appendix: 2	ZİRAAT GYO PROFIT DISTRUBITION STATEMENT FOR 2025.pdf

DIVIDEND DISTRIBUTION TABLE

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

1.Paid-In / Issued Capital	4.693.620.000
2. Total Legal Reserves (According to Legal Records)	233.332.323,57
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	10.083.324.227	948.333.197
4. Taxes Payable (-)	2.527.672.787	0
5. Net Current Period Profit	7.555.651.440	948.333.197
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	47.416.660	47.416.660
8. Net Distributable Current Period Profit	7.508.234.780	900.916.537
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	0	0
9. Donations Made During The Year (+)	0	0
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	7.508.234.780	900.916.537
11. First Dividend to Shareholders	234.681.000	234.681.000
* Cash	234.681.000	234.681.000
* 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	201.590.519	201.590.519
16. Secondary Legal Reserves	20.159.052	20.159.052
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	7.051.804.209	444.485.966
20. Other Distributable Resources	0	0

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	66.386.598,06	0	7,37	0,0929499	9,29499
B Grubu	369.884.921,03	0	41,06	0,0929499	9,29499
TOTAL	436.271.519,09	0	48,43	0,0929499	9,29499

Dividend Rate Table Explanations

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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.