



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Land purchase



**MERKEZİ KAYIT
İSTANBUL**

Türkiye Sermaye Piyasası - Merkezi
Saklanması 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	14.04.2026
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Non Current Asset Bought	Land
Location and Area of Non-current Asset Bought	A 16,291.96 m ² portion of the land parcel with a total area of 27,153.26 m ² , registered as Block 1178, Parcel 2, and an 11,290.76 m ² portion of the land parcel with a total area of 18,817.94 m ² , registered as Block 1178, Parcel 3, both located within the boundaries of Kemberburgaz Neighborhood, Eyüpsultan District, Istanbul Province
Board Decision Date for Purchase	13.04.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	8.510.000.000 + VAT (our company's share is 60%)
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 (%)	%33,41
Ratio of Purchase Price to Paid-in Capital of Company (%)	%132,97
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	%5,62
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	%15.062,86 (If investment properties are included: % 7,31)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	%25,81
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	02.07.2026
Aim of Purchase and Effects on Company Operations	It will positively affect the company's profitability.
Counter Party	İstay Altyapı ve Yönetim Anonim Şirketi İstanbul Valiliği Yatırım İzleme ve Koordinasyon Başkanlığı
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Nature of Relation with Counter Party	None
Agreement Signing Date if Exists	-

Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	The Market Approach and the Development-Based Property Valuation Approach methods have been used.
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	13.04.2026/2026-PD-20
Title of Valuation Company Prepared Report	Alesta Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	8.630.000.000 TL + VAT
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

The title deed transfer procedures for the land plots designated as Block 1178, Parcels 2 and 3, located within the boundaries of Kemerburgaz Neighborhood, Eyüpsultan District, Istanbul, have been completed in accordance with the ownership share ratios specified in our Company's announcement dated April 14, 2026. Our Company holds a 3/5 (60%) share in the aforementioned land plots.

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.