



KAMUYU AYDINLATMA PLATFORMU

KUZUGRUP GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Control of Compliance with Portfolio Limitations 2025 - 4. 3 Monthly Notification

Summary

Verification of Compliance with Portfolio Restrictions



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Control of Compliance with Portfolio Limitations

Related Companies ☐

Related Funds ☐

Control of Compliance with Portfolio Limitations	
Announcement Content	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date of the previous notification about the same subject	-
Explanation	

The Company's Portfolio Restrictions Compliance Report dated 31 December 2025 is hereby submitted to the public and is attached herewith.

	Current Period	Previous Period (Year End)
Control of Compliance with Portfolio Limitations		
Main Account Items of Non-consolidated / Solo Financial Statements		
A) Money and Capital Market Instruments	2.299.484	407.526.090
B) Real Estate, Real Estate-Based Projects, Real Estate-Based Rights, units of Real Estate Investment Funds and corporations under Article 28 paragraph one subparagraph (ç) , where there is a 100% participation in capital	17.160.270.000	16.495.624.055
C) Subsidiaries	0	179.665
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	47.872.173	101.184.319
D) Total Assets	17.210.441.657	17.004.514.129
E) Financial Debts	473.830.590	1.401.129.970
F) Other Financial Liabilities	789.377	587.974
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	390.626.169	0
İ) Shareholders' Equity	12.759.056.837	12.746.702.732
Other Liabilities	3.588.216.495	2.856.093.453
D) Total Liabilities	17.212.519.468	17.004.514.129

Other Non-consolidated / Solo Financial Information		
A1) Portion of Money and Capital Market Instruments Held For Real Estate Payments of 3 Years	0	0
A2) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposit / Participation Accounts	17.390	406.863.895
A3) Foreign Capital Market Instruments	0	0
B1) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights	0	0
B2) Lands/Fields Kept Idle	0	0
C1) Foreign Subsidiaries	0	0
C2) Participation in Operator Company	179.665	179.665
J) Non-cash Credits	0	0
K) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development	0	0
L) Total Sum of Investments in Money and Capital Market Instruments of a Single Company	0	0
Portfolio Limitations %		
1) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development (K/D) [$\leq$ % 10]	% 0	% 0
2) Real Estate, Real Estate-Based Projects, Real Estate-Based Rights, units of Real Estate Investment Funds and corporations under Article 28 paragraph one subparagraph (ç) , where there is a 100% participation in capital ((B+A1)/D) [$\geq$ % 51]	% 99,7	% 97,01
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [$\leq$ %49]	% 0,01	% 2,4
4) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights, Subsidiaries, Capital Market Instruments ((A3+B1+C1)/D) [$\leq$ %49]	% 0	% 0
5) Lands/Fields Kept Idle (B2/D) [$\leq$ %20]	% 0	% 0
6) Participation in Operator Company (C2/D) [$\leq$ %10]	% 0	% 0,001
7) Limit of Indebtedness ((E+F+G+H+J)/i) [$\leq$ %500]	% 6,78	% 10,99
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [$\leq$ %10]	% 0	% 2,39
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [$\leq$ %10]	% 0	% 0