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KAMUYU AYDINLATMA PLATFORMU

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Control of Compliance with Portfolio Limitations
2026 - 1. 3 Monthly Notification

Summary

Portfolio Compliance Monitoring Table-March 31, 2026

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	

In accordance with the written instructions transmitted by the Capital Markets Board to the Central Securities Depository Inc., a new disclosure template has been created in the KAP system to ensure that the "Verification of Compliance with Portfolio Limits" table, included in the notes to the unconsolidated financial statements prepared by Real Estate Investment Trusts, can be retrieved as analyzable data.

The "Verification of Compliance with Portfolio Limits" table included in the notes to our Company's unaudited financial statements as of March 31, 2026, is being disclosed to the public using the new KAP template in accordance with the relevant regulations and disclosure requirements.

This disclosure pertains to the publication of information previously disclosed in our financial statements as of March 31, 2026, in an analyzable data format within the KAP system; there are no changes to the information contained in the financial statements.

We respectfully announce this to the public.

This statement has been 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.

	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	1.230.797.068	925.692.485
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	32.015.310.039	31.882.046.061
C) Subsidiaries	6.891.138.674	6.891.138.674
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	453.157.095	502.704.359
D) Total Assets	40.590.402.876	40.201.581.579
E) Financial Debts	4.035.761.290	3.390.753.753
F) Other Financial Liabilities	122.350.098	136.705.436
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	0	0

İ) Shareholders' Equity	31.405.863.645	31.593.768.293
Other Liabilities	5.026.427.843	5.080.354.097
D) Total Liabilities	40.590.402.876	40.201.581.579
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	1.162.410.393	845.589.804
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	1.867.514.027	1.859.718.753
C1) Foreign Subsidiaries	0	0
C2) Participation in Operator Company	0	0
J) Non-cash Credits	390.262.579	420.576.525
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	1.160.579.432	801.711.255
Portfolio Limitations %		
1) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development (K/D) [≤ % 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) [≥ % 51]	% 78,87	% 79,31
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [≤ %49]	% 20,01	% 19,44
4) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights, Subsidiaries, Capital Market Instruments ((A3+B1+C1)/D) [≤ %49]	% 0	% 0
5) Lands/Fields Kept Idle (B2/D) [≤ %20]	% 4,6	% 4,63
6) Participation in Operator Company (C2/D) [≤ %10]	% 0	% 0
7) Limit of Indebtedness ((E+F+G+H+J)/İ) [≤ %500]	% 14,48	% 12,5
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [≤ %10]	% 2,86	% 2,1
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [≤ %10]	% 2,86	% 1,99