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KAMUYU AYDINLATMA PLATFORMU

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

Summary
Control of Compliance with Portfolio Limitations

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	18.02.2026
Explanation	

In accordance with the instruction conveyed by the Capital Markets Board to the Central Securities Depository (MKK), a new notification template has been introduced for Real Estate Investment Trusts (REITs) to submit the "Compliance with Portfolio Limitations" table—found in the footnotes of their unconsolidated financial statements—to the Public Disclosure Platform (KAP) in an analyzable data format.

This requirement applies to all Real Estate Investment Trusts regarding their annual financial reporting notifications for the year 2025; they are required to submit the relevant data to KAP using this new template.

The "Compliance with Portfolio Limitations" table, contained in the footnotes of the Company's unconsolidated financial statements dated December 31, 2025, is hereby disclosed to the public using the new KAP template, in accordance with the relevant regulations and notification requirements.

This disclosure aims to submit the information previously announced in our financial statements dated December 31, 2025, to KAP in the required analyzable data format. No changes have been made to the information or figures contained in our financial statements.

Respectfully announced to the public.

	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	839.962.507	988.255.433

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	11.857.786.610	4.587.656.238
C) Subsidiaries	1.884.730.915	1.884.730.915
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	556.701.392	321.513.524
D) Total Assets	15.139.181.424	7.782.156.110
E) Financial Debts	387.718.725	0
F) Other Financial Liabilities	0	0
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	25.610.029	15.081.583
İ) Shareholders' Equity	12.759.407.452	7.413.092.635
Other Liabilities	1.966.445.218	353.981.892
D) Total Liabilities	15.139.181.424	7.782.156.110
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	35.192.508	2.113.567
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	0	0
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	389.520.000	568.596.274
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]	% 78,33	% 58,95
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [≤ %49]	% 18	% 36,92
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]	% 0	% 0
6) Participation in Operator Company (C2/D) [≤ %10]	% 0	% 0

7) Limit of Indebtedness ((E+F+G+H+J)/İ) [≤ %500]	% 3,24	% 0,2
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [≤ %10]	% 0,23	% 0,03
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [≤ %10]	% 2,57	% 7,31