



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Monitoring Compliance with Portfolio Limits



**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	07.05.2026
Explanation	

In accordance with the instruction transmitted by the Capital Markets Board to the Central Securities Depository (MKK), new notifications are being submitted to the Public Disclosure Platform (KAP) to enable the processing—as analyzable data—of the "Compliance with Portfolio Limitations" table found in the notes to the non-consolidated financial statements of Real Estate Investment Trusts.

This facility allows for the submission of the summary regarding the "Compliance with Portfolio Limitations" table for the first quarter of 2026 to the KAP, utilizing the newly established reporting method.

The "Compliance with Portfolio Limitations" table, contained in the notes to our Company's non-consolidated financial statements dated March 31, 2026, is being disclosed to the public using the new KAP template, in accordance with the relevant legislation and reporting framework.

The said summary reflects the information previously disclosed to the public and presented in our financial statements dated March 31, 2026, and is published in a format suitable for KAP data analysis; there are no changes to the underlying information contained in the 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	820.510.396	924.296.159
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	13.015.754.476	13.048.328.356
C) Subsidiaries	2.073.961.073	2.073.961.073
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	712.960.593	612.595.152
D) Total Assets	16.623.186.538	16.659.180.740
E) Financial Debts	122.773.422	426.646.337
F) Other Financial Liabilities	0	0
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	10.050.029	28.181.319
İ) Shareholders' Equity	14.007.072.822	14.040.473.456
Other Liabilities	2.483.290.265	2.163.879.628
D) Total Liabilities	16.623.186.538	16.659.180.740
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	11.680.396	38.725.897
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
L) Total Sum of Investments in Money and Capital Market Instruments of a Single Company	509.280.000	428.628.464
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]	% 78,3	% 78,33
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [$\leq$ %49]	% 17,41	% 18
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
7) Limit of Indebtedness ((E+F+G+H+J)/i) [$\leq$ %500]	% 0,95	% 3,24
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [$\leq$ %10]	% 0,07	% 0,23
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [$\leq$ %10]	% 3,06	% 2,57