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KAMUYU AYDINLATMA PLATFORMU

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

Summary

Control of Compliance with Portfolio Limitations December 31,2025

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 (MKK), to ensure that the "Control of Compliance with Portfolio Limitations" table included in the notes to the unconsolidated financial statements prepared by Real Estate Investment Trusts (REITs) is available as analyzable data, following the disclosure of the financial reports on the Public Disclosure Platform (KAP), it must also be disclosed on KAP using the new disclosure template; furthermore, it has been announced that disclosures for the financial reporting periods ending December 31, 2025, and March 31, 2026, must also be submitted to KAP using this new template.

Accordingly, the "Control of Compliance with Portfolio Limitations" table included in our financial statements as of December 31, 2025, which were disclosed to the public on February 10, 2026, is here by disclosed to the public in the attachment using the new KAP template, in accordance with the relevant regulations and disclosure requirements; there are no changes to the information contained in the financial statements.

This is the translation of the Turkish disclosure made through the Public Disclosure Platform. In accordance with CMB legislation, in case of any difference between the Turkish and English versions of this disclosure, 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	451.683.303	1.041.054.718
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	56.670.336.615	60.552.699.814

C) Subsidiaries	55.860.872	48.395.215
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	1.014.889.577	738.996.844
D) Total Assets	58.192.770.367	62.381.146.591
E) Financial Debts	1.011.695.200	5.605.670.853
F) Other Financial Liabilities	8.695.004	59.693.760
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	0	0
İ) Shareholders' Equity	50.250.172.911	51.192.053.861
Other Liabilities	6.922.207.252	5.523.728.117
D) Total Liabilities	58.192.770.367	62.381.146.591
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	237.717.257	445.182.577
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	28.630.000	30.759.697
C1) Foreign Subsidiaries	0	0
C2) Participation in Operator Company	55.860.872	48.395.215
J) Non-cash Credits	392.215.634	548.863.495
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	237.697.257	444.779.420
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]	% 97	% 97
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [≤ %49]	% 1	% 2
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	% 12
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [≤ %10]	% 0	% 1

9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [≤ %10]	% 0	% 1