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KAMUYU AYDINLATMA PLATFORMU

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Notification Regarding Dividend Payment

Notification Regarding Dividend Payment

Summary Info	Regarding the Determination of the Date for the Distribution of the 2025 Dividend
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	09.04.2026
Date of Related General Assembly	07.05.2026
Was The Issue of Dividend Payment Negotiated?	Discussed
Type of Cash Dividend Payment	Payment In Advance
Currency Unit	TRY
Stock Dividend	Will Not Be Paid

Cash Dividend Payment Amount and Rates

Share Group Info	Payment	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (%)	Withholding Rate (%)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (%)
A Grubu, İşlem Görmüyor, TREAKFG00020	Payment In Advance	0,0136764	1,36764	15	0,0116249	1,16249
B Grubu, AKFGY, TREAKFG00012	**Payment In Advance**	**0,0136764**	**1,36764**	**15**	**0,0116249**	**1,16249**
C Grubu, İşlem Görmüyor, TREAKFG00038	Payment In Advance	0,0136764	1,36764	15	0,0116249	1,16249
D Grubu, İşlem Görmüyor, TREAKFG00046	Payment In Advance	0,0136764	1,36764	15	0,0116249	1,16249

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	15.09.2026	15.09.2026	17.09.2026	16.09.2026

(1) The date that the dividend will be paid and the share will start trading without dividend right (proposed).

(2) The date that the dividend will be paid and the share will start trading without dividend right (finalized).

(3) Date of entry to the accounts of the shareholders whose shares are traded on the stock exchange.

(4) Date of determination of the right holders of the type of shares traded on the stock exchange.

Amount and Rate of Cash Dividend Stock Dividend Payment

Share Group Info	Amount of Stock Dividend (TL)	Rate of Stock Dividend (%)
A Grubu, İşlem Görmüyor, TREAKFG00020	0	0
B Grubu, AKFGY, TREAKFG00012	**0**	**0**

C Grubu, İşlem Görmüyor, TREAKFG00038	0	0
D Grubu, İşlem Görmüyor, TREAKFG00046	0	0

Additional Explanations

At our Company's annual general meeting held on May 7, 2026, regarding our 2025 operations, it was resolved to distribute 53,338,034.19 TL of our Company's 2025 distributable profits to shareholders in cash and in advance, in proportion to their shareholdings, and to authorize our Company's Board of Directors to determine the payment date.

Accordingly, by a resolution of our Company's Board of Directors dated July 20, 2026 (today), it was decided that the distribution date for the cash dividend of 53,338,034.19 TL to be distributed to our Company's shareholders shall be September 15, 2026.

This is respectfully announced to the public and our investors.

Supplementary Documents

Appendix: 1	2025OGK_Kar Dağıtım Tablosu.pdf

DIVIDEND DISTRIBUTION TABLE

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2025/31.12.2025 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital	3.900.000.000
2. Total Legal Reserves (According to Legal Records)	140.859,02
Information on privileges in dividend distribution, if any, in the Articles of Association:	NO

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	4.158.131.724	213.352.136,74
4. Taxes Payable (-)	-1.546.165.873	0
5. Net Current Period Profit	2.611.965.851	213.352.136,74
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	10.667.606,84	10.667.606,84
8. Net Distributable Current Period Profit	2.601.298.244,16	202.684.529,9
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	0	0
9. Donations Made During The Year (+)	364.489	0
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	2.601.662.733,16	0
11. First Dividend to Shareholders	53.338.034,19	53.338.034,19
* Cash	53.338.034,19	53.338.034,19
* Stock	0	0
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees	0	0
* To the Members of the Board of Directors	0	0
* To Non-Shareholders	0	0
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	0	0

16. Secondary Legal Reserves	0	0
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	2.547.960.209,98	149.346.495,72
20. Other Distributable Resources	0	0

Dividend Payment Rates Table

Share Group	CASH DIVIDEND AMOUNT (TL) - NET	STOCK DIVIDEND AMOUNT (TL)	TOTAL DIVIDEND AMOUNT (TL) / NET DISTRIBUTABLE CURRENT PERIOD PROFIT (%)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (TL)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (%)
A Grubu	131,55	0	0	0,01	1,16
B Grubu	45.336.934,41	0	1,74	0,01	1,16
C Grubu	131,55	0	0	0,01	1,16
D Grubu	131,55	0	0	0,01	1,16
TOTAL	45.337.329,06	0	1,74	0,01	1,16

Dividend Rate Table Explanations

In accordance with the condition stipulated in clause (d) of paragraph 1 of article 5 of the Corporate Tax Law No. 5520, which requires that at least 50% of real estate gains be distributed as dividends, no tax base has been formed based on the total gains obtained from the owned real estate in 2025.

We proclaim that our above disclosure is in conformity with the principles set down in "Material Events Communiqué" of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we're personally liable for the disclosures.