KAMUYU AYDINLATMA PLATFORMU

AVRUPAKENT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Non-current Asset Purchase

Summary
Purchasing of Real Estate

Non-Current Asset Purchase

Related Companies []

Related Funds []

Non-Current Asset Purchase	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	-
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Non Current Asset Bought	Production Facility with Storage
Location and Area of Non-current Asset Bought	The commercial properties designated as independent units No. 11 and 26, located within the six-story reinforced concrete office building, workplace, and land plot registered with an area of 60,034.44 m^2, situated at Block 0, Parcel No. 13656 on Güvercin Street, Cihangir Neighborhood, Avcılar District.
Board Decision Date for Purchase	20.07.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	150,000,000 TRY (VAT Excluded)
Ratio of Transaction Amount to Value of Company Based on the Mathematical Weighted Average on a Daily Basis, Six Months Prior to Date of Board Decision (%)	0.71%
Ratio of Purchase Price to Paid-in Capital of Company (%)	37.50%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.27%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	117.79% (Ratio to Investment Property 0.31%)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	2.19%
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	Upon completion of the land registry procedures, it will be finalized
Aim of Purchase and Effects on Company Operations	Investment Property/Positive
Counter Party	Artaş İnşaat San. ve Tic. A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	Artaş İnşaat Sanayi ve Ticaret A.Ş. is the majority shareholder

Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Valuation Report
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	14.07.2026 - 2026/1398
Title of Valuation Company Prepared Report	İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	182,510,000 TRY (VAT Excluded)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

By the resolution of our Board of Directors;

In line with the Company's current investment strategy and with the objective of generating recurring rental income, it has been resolved to acquire, on a cash basis, Independent Units No. 11 and No. 26 located within the Artaş Ticaret ve Sanayi Merkezi, registered on Parcel No. 13656, Block No. 0, Cihangir Neighborhood, Avcılar District, Istanbul, and owned by Artaş İnşaat San. ve Tic. A.Ş.

According to the valuation report dated 14 July 2026 and numbered 2026/1398, prepared by İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş., the total market value of the aforementioned properties has been appraised at TRY 182,510,000 (excluding VAT). Within the scope of the transaction, an approximate 18% discount has been applied to the appraised value, and it has been resolved to purchase Independent Unit No. 11 for TRY 115,000,000 (excluding VAT) and Independent Unit No. 26 for TRY 35,000,000 (excluding VAT), corresponding to a total purchase price of TRY 150,000,000 (excluding VAT).

This statement was 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.