KAMUYU AYDINLATMA PLATFORMU

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Notification Regarding General Assembly

Notification Regarding General Assembly

Summary Info	Announcement of an Extraordinary General Meeting
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

General Assembly Invitation

General Assembly Type	Extraordinary
Decision Date	06.08.2026
General Assembly Date	31.08.2026
General Assembly Time	14:00
Record Date (Deadline For Participation In The General Assembly)	30.08.2026
Country	Turkey
City	İSTANBUL
District	ŞİŞLİ
Address	Levent Loft Binası, Büyükdere Caddesi, No: 201 C Blok Kat: 8 Levent İstanbul

Agenda Items

1 - Opening and Election of the Chair of the Meeting

2 - Authorizing the Chair of the Meeting to sign the General Assembly Meeting Minutes

3 - Pursuant to the Board of Directors' Resolution No. 2026/5 dated February 26, 2026, the notice required under Article 171 of the Turkish Commercial Code was published on March 3, 2026; and that, in accordance with this notice, the General Meeting was informed that the Division Plan, the Division Report, the audited Financial Statements and Activity Reports for the last three years, the Announcement Text approved by the Capital Markets Board, and the real estate appraisal report prepared regarding the asset subject to the division are available for review.

4 - The notices required to be published pursuant to Article 174 of the Turkish Commercial Code were also published on March 3, 2026, March 11, 2026, and March 19, 2026; that the three-month period granted to creditors to file claims and request security has expired; and that no claims were received during this period. Shareholders should be informed of these matters.

5 - Since the assets and liabilities to be transferred by the company as part of the partial spin-off do not meet the materiality criteria set forth in Article 6 of the Capital Markets Board's Communiqué No. II-23.3 on "Transactions of a Material Nature and the Right of Withdrawal," and pursuant to the provisions of Article 5/2/b of said Communiqué, shareholders should be informed that the aforementioned partial spin-off transaction does not constitute a transaction of significant nature and, furthermore, that pursuant to subparagraph (ç) of the first paragraph of Article 15 of the aforementioned Communiqué, no right of withdrawal arises for our shareholders in connection with this partial spin-off transaction conducted under the simplified procedure.

6 - At its meeting held on June 24, 2026, under No. 39/1160, the CMB's Decision-Making Body resolved to approve the announcement text prepared regarding the partial spin-off transaction; and the CMB, via its letter dated June 29, 2026, No. E-65171090-340. 05.05-93340, and that the approved announcement text was published on KAP and the Company's website

7 - Presenting the Certified Public Accountant's Report to the General Assembly for Approval (Due to character limits, the agenda item has been abbreviated in the meeting notice.)

8 - Our company's "Report on the Determination of Net Assets in a Partial Spin-off ("YMM Report")," a portion of the Company's assets specified in the Division Plan and Division Report , to be submitted to the General Meeting for approval, regarding the partial division of the Company by transferring a portion of its assets, as specified in the Division Plan and Division Report, to a company to be established with the Istanbul Trade Registry Directorate in accordance with Articles 19 and 20 of the Corporate Tax Law and the provisions of the Turkish Commercial Code relating to partial division, under the principles of universal succession

9 - Submission to the general meeting for approval of the transfer of the shares to be acquired in the newly established company as a result of the partial spin-off to Akfen Real Estate Investment Trust A.Ş., which is the company transferring a portion of its assets through the spin-off

10 - Submission of the Spin-off Plan dated February 26, 2026, included in Appendix 1 and prepared for the purpose of a partial spin-off, to the general meeting for approval

11 - Submission of the Spin-off Report dated February 26, 2026, included in Appendix 2 and prepared for the purpose of a partial spin-off, to the general meeting for approval

12 - Wishes, good wishes, and closing remarks

Corporate Actions Involved In Agenda

Demerger

General Assembly Invitation Documents

Appendix: 1	OUGK_Bilgilendirme_Dokumani.pdf - General Assembly Informing Document
Appendix: 2	OUGK_Davet Yazısı.pdf - Announcement Document
Appendix: 3	OUGK_Gundem.pdf - Other Invitation Document
Appendix: 4	OUGK_Gundem_Ek-2_Bolunme Raporu.pdf - Other Invitation Document
Appendix: 5	OUGK_Vekaletname.pdf - Other Invitation Document
Appendix: 6	Duyuru-Metni-imzali_-Akfen-GYO_Bodrum-Loft-Bolunmesine-Iliskin.pdf - Other Invitation Document
Appendix: 7	OUGK_Gundem_Ek-1_Bolunme Plani.pdf - Other Invitation Document

Additional Explanations

The Extraordinary General Meeting of Shareholders, which our company will hold to discuss agenda items related to the partial spin-off, will take place on August 31, 2026, at 2:00 p.m. at the following address: Büyükdere Caddesi, Levent Loft, Block C, No. 201, 8th Floor, Levent, Beşiktaş, Istanbul. Information regarding the Extraordinary General Meeting of Shareholders is attached.