



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Control of Compliance with Portfolio Limitations December 31,25



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasaları - 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	-
Explanation	

The "Control of Compliance with Portfolio Limitations" table, included in our financial statements dated 31.12.2025, is hereby disclosed to the public in the attachment using the new Public Disclosure Platform (KAP) template, in accordance with the relevant regulations and disclosure obligations.

	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	58.144.510	37.380.176
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	19.399.257.400	19.357.362.766
C) Subsidiaries	0	0
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	144.235.640	95.965.643
D) Total Assets	19.601.637.550	19.490.708.585
E) Financial Debts	2.943.733.766	2.958.228.871
F) Other Financial Liabilities	0	0
G) Financial Leasing Debts	978.702.227	1.143.330.713
H) Payables To Related Parties (Non-commercial)	0	0
i) Shareholders' Equity	13.783.698.042	14.018.822.743
Other Liabilities	1.895.503.515	1.370.326.257

D) Total Liabilities	19.601.637.550	19.490.708.585
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	58.142.633	37.375.355
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	30.472	39.886
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	56.357.374	29.852.448
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]	% 98,97	% 99,32
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [$\leq$ %49]	% 0,3	% 0,19
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]	% 28,46	% 29,26
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [$\leq$ %10]	% 0,3	% 0,19
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [$\leq$ %10]	% 0,29	% 0,15