



## KAMUYU AYDINLATMA PLATFORMU

# KIZILBÜK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Control of Compliance with Portfolio Limitations 2026 - 2. 3 Monthly Notification

### Summary

Table on Compliance with Portfolio Limitations - June 30, 2026



**MERKEZİ KAYIT  
İSTANBUL**  
Türkiye Sermaye Piyasası - Merkezi  
Saklama ve Veri Depolama Kuruluşu

## Control of Compliance with Portfolio Limitations

Related Companies []

Related Funds []

|                                                          |            |
|----------------------------------------------------------|------------|
| <b>Control of Compliance with Portfolio Limitations</b>  |            |
| <b>Announcement Content</b>                              |            |
| Update Notification Flag                                 | Hayır (No) |
| Correction Notification Flag                             | Hayır (No) |
| Date of the previous notification about the same subject | -          |
| <b>Explanation</b>                                       |            |

In accordance with the relevant instruction of the Capital Markets Board, the "Compliance with Portfolio Limitations" table, prepared in line with our financial statements as of June 30, 2026, is hereby disclosed.

Respectfully announced to the public.

Kızılbük REIT Inc.

This English disclosure is a translation of the Turkish public disclosure. In the event of any discrepancy or inconsistency between the Turkish and English versions, the Turkish version will be taken as basis.

|                                                                                                                                                                                                                               | Current Period | Previous Period (Year End) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------|
| <b>Control of Compliance with Portfolio Limitations</b>                                                                                                                                                                       |                |                            |
| <b>Main Account Items of Non-consolidated / Solo Financial Statements</b>                                                                                                                                                     |                |                            |
| A) Money and Capital Market Instruments                                                                                                                                                                                       | 25.860.284     | 2.468.485                  |
| 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 | 39.290.864.144 | 37.779.911.994             |
| C) Subsidiaries                                                                                                                                                                                                               | 743.072.476    | 743.072.474                |
| Receivables From Related Parties (Non-commercial)                                                                                                                                                                             | 0              | 0                          |
| Other Assets                                                                                                                                                                                                                  | 2.629.855.504  | 3.251.762.318              |
| D) Total Assets                                                                                                                                                                                                               | 42.689.652.408 | 41.777.215.271             |
| E) Financial Debts                                                                                                                                                                                                            | 4.676.505.965  | 4.222.907.041              |
| F) Other Financial Liabilities                                                                                                                                                                                                | 0              | 0                          |
| G) Financial Leasing Debts                                                                                                                                                                                                    | 158.319.005    | 175.471.646                |

|                                                                                                                                                                                                                                                         |                |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|
| H) Payables To Related Parties (Non-commercial)                                                                                                                                                                                                         | 0              | 0              |
| I) Shareholders' Equity                                                                                                                                                                                                                                 | 26.830.236.971 | 26.804.274.990 |
| Other Liabilities                                                                                                                                                                                                                                       | 11.024.590.467 | 10.574.561.594 |
| D) Total Liabilities                                                                                                                                                                                                                                    | 42.689.652.408 | 41.777.215.271 |
| <b>Other Non-consolidated / Solo Financial Information</b>                                                                                                                                                                                              |                |                |
| 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                                                                                                                                   | 25.860.324     | 2.429.071      |
| 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                                                                                                                                                                                                                                     | 1.002.629.817  | 1.179.495.598  |
| 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                                                                                                                                                                 | 25.996.600     | 4.768.010      |
| <b>Portfolio Limitations %</b>                                                                                                                                                                                                                          |                |                |
| 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] | % 92,04        | % 90,43        |
| 3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [ $\leq$ %49]                                                                                                                                                                    | % 1,8          | % 1,78         |
| 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]                                                                                                                                                                                                 | % 21,76        | % 20,81        |
| 8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [ $\leq$ %10]                                                                                                         | % 0,06         | % 0,01         |
| 9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [ $\leq$ %10]                                                                                                                                             | % 0,06         | % 0,01         |