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KAMUYU AYDINLATMA PLATFORMU

MARMARİS ALTINYUNUS TURİSTİK TESİSLER A.Ş.
Renting Non-current Asset of Company or Establishment of Real Claim on Non-Current Assets of Company

Summary

Transfer of the Lease Agreement signed with MP Hotel Management Turizm İnşaat Yatırım A.Ş. regarding the Mares Hotel Facilities to TBC Seyahat Acenteliği ve Turizm A.Ş.

Renting Non-Current Asset of Company or Establishment of Real Claim on Non-Current Assets of Company

Related Companies []

Related Funds []

Renting Non-Current Asset of Company or Establishment of Real Claim on Non-Current Assets of Company	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	21.02.2018
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Transaction	Maddi Duran Varlık Kiraya Verilmesi (Renting Non-Current Asset of Company)
Nature of Non-current Asset Subject to Transaction	Tourist Hotel Establishment
Location and Area of Non-current Asset Subject to Transaction	Hotel located in the Pamucak area of Marmaris, situated on a 110-decare plot of land.
Board Decision Date for Transaction	27.08.2026
Were Majority of Independent Board Members' Approved the Board Decision for Transaction?	Yes
Ratio of Value of Non-current Asset to Total Assets in Latest Disclosed Financial Statements of Company (%)	6%
Rent Value and Conditions	Our Company will be paid USD 400,000 + VAT as the transfer fee, as well as, for the period from January 1, 2027 to May 1, 2035, an additional annual rent, to be calculated based on the revenue generated during the relevant operating period in accordance with the terms set forth in the agreement, subject to a minimum of USD 400,000 + VAT per year.
Real Claim Value and Conditions	None.
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 (%)	The annual additional rental payments could not be calculated as they will be determined based on the revenue generated in the relevant year.
Counter Party	TBC Seyahat Acenteliği ve Turizm A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Nature of Relation with Counter Party	-
Agreement Signing Date if Exists	27/08/2026
Renting Period	Until May 1, 2035
Exercise Price of Retirement Right Relating to Significant Transaction	-
Did Valuation Report be Prepared?	Düzenlenmedi (Not Prepared)

Reason for not Preparing Valuation Report if it was not Prepared	Not required under the applicable regulation.
Date and Number of Valuation Report	-
Title of Valuation Company Prepared Report	-
Value Determined in Valuation Report if Exists	-
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

It has been agreed among the parties that the lease agreement for the Mares Hotel, which is currently operated by our Company's tenant, MP Hotel Management Turizm İnşaat Yatırım A.Ş. ("MP Hotel"), will be transferred to TBC Seyahat Acenteliği ve Turizm A.Ş. ("TBC") in consideration of a transfer fee payable to our Company, as described below, and additional rental payments to be collected in addition to the rental payments already paid in advance by MP Hotel.

As previously disclosed to the public in our material event disclosures and financial reports, the Mares Hotel has been leased to MP Hotel until May 1, 2035, and our Company has already collected a total rental amount of USD 21,850,000, excluding VAT.

Pursuant to the agreement reached among the parties, our Company will receive, in cash, USD 400,000, excluding VAT, as the agreement transfer fee, as well as an additional annual rental payment for the period from January 1, 2027 to May 1, 2035, to be determined based on the revenue generated during the relevant operating period, subject to a minimum of USD 400,000 per year, excluding VAT. The transaction is expected to contribute positively to our Company's cash flow.

The change of tenant is subject to obtaining the necessary approvals from the Turkish Competition Board and the Ministry of Agriculture and Forestry of the Republic of Türkiye. If such approvals are not obtained by March 25, 2027, the agreements will become null and void.

Material developments regarding the matter will be disclosed to the public.

This statement has been translated into English and simultaneously announced for informational purposes. In the event of any discrepancy between the Turkish and the English versions, the Turkish version shall prevail.