



## KAMUYU AYDINLATMA PLATFORMU

# AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Notification Regarding Demerger



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

# Notification Regarding Demerger

|                              |                                                                                                                                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Summary Info                 | Regarding the General Meeting's Approval of the Partial Spin-Off Transaction Under Our Company's Simplified Participation Model |
| Update Notification Flag     | Yes                                                                                                                             |
| Correction Notification Flag | No                                                                                                                              |
| Postponed Notification Flag  | No                                                                                                                              |

|                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Board Decision Date                                                       | 26.02.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Demerger Model                                                            | Partial demerger through associate model                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Title of New Company/Companies Established After Demerger                 | Time-in Turizm Yatırımları A.Ş.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Scope of Activities of Company Established After Demerger                 | Operating, managing, and leasing all types of tourism and accommodation facilities; establishing the necessary national and international organizations for their operation; constructing, commissioning, and operating tourist facilities based on allocations obtained in accordance with relevant legislation; to invest in all types of real estate projects, to carry out all types of construction and contracting work and all types of international tenders and contracting work, to enter into agreements |
| Paid-in Capital of Company Established After Demerger                     | 1.094.173.000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Will Be Applied to Stock Exchange For Listing of New Established Company? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Currency Unit                                                             | TRY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Date Of Financial Statements Base To Demerger                             | 31.12.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Paid-in Capital (TL)                                                      | 3.900.000.000,003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Target Capital (TL)                                                       | 3.900.000.000,003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Share Group Info                      | Paid-in Capital ( TL)    | Share Exchange Rate | Capital To Be Decreased Due To Demerger (TL) | Capital To Be Decreased Due To Demerger (%) | Amount Of Bonus Issue From Internal Resources Due to Demerger (TL) | Rate Of Bonus Issue From Internal Resources Due to Demerger(%) | New Shares " ISIN | Amount of Shares Issued Due To Demerger |
|---------------------------------------|--------------------------|---------------------|----------------------------------------------|---------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------|-------------------|-----------------------------------------|
| A Grubu, İşlem Görmüyor, TREAKFG00020 | 11.315,949               |                     |                                              |                                             |                                                                    |                                                                |                   |                                         |
| <b>B Grubu, AKFGY, TREAKFG00012</b>   | <b>3.899.966.052,156</b> |                     |                                              |                                             |                                                                    |                                                                |                   |                                         |
| C Grubu, İşlem Görmüyor, TREAKFG00038 | 11.315,949               |                     |                                              |                                             |                                                                    |                                                                |                   |                                         |
| D Grubu, İşlem Görmüyor, TREAKFG00046 | 11.315,949               |                     |                                              |                                             |                                                                    |                                                                |                   |                                         |

|                                                            |            |
|------------------------------------------------------------|------------|
| Capital Market Board Application Date Regarding Demerger   | 26.02.2026 |
| Capital Market Board Application Result Regarding Demerger | APPROVAL   |
| Capital Market Board Approval Date Regarding Demerger      | 24.06.2026 |
| Date of Related General Assembly                           | 31.08.2026 |
| Was The Issue Of Demerger Negotiated? Was It Accepted?     | Accepted   |
| Capital Market Board Application Date                      | 26.02.2026 |
| Capital Market Board Application Result                    | APPROVAL   |
| Capital Market Board Approval Date                         | 24.06.2026 |

## Additional Explanations

In our Company's KAP announcement dated June 29, 2026, in accordance with Articles 159 through 179 of the Turkish Commercial Code No. 6102, the Capital Markets Law No. 6362, and the provisions of the Capital Markets Board's (SPK) Merger and Division Communiqué No. II-23. 2 of the Capital Markets Board (CMB) on Mergers and Divisions, the surface rights and all related rights and obligations pertaining to the real property located in Muğla Province, Bodrum District, Göl Neighborhood, Block 112, Parcel 4—on which the Bodrum Loft Holiday Village is situated—which is part of our Company's portfolio, will be transferred to Time-in Tourism Investments Inc., to be established as a wholly-owned subsidiary of our Company. It has been announced that the text of the notice prepared regarding the partial demerger to be carried out under a simplified procedure through this participation model has been approved by the Capital Markets Board (CMB) Decision-Making Body's resolution dated June 24, 2026, and that the approved notice text was communicated to our Company via the CMB's letter dated June 29, 2026.

At our Company's extraordinary general meeting held on August 31, 2026 (today), a resolution was passed to approve the partial spin-off under the simplified procedure based on the aforementioned partnership model.

We respectfully announce this to the public and our investors.

The English translation of this announcement is attached; in the event of any discrepancy between the texts, the Turkish version shall prevail.

## Documents Regarding Demerger

|                    |                                                       |
|--------------------|-------------------------------------------------------|
| <b>Appendix: 1</b> | Bölünme Planı_AKFGY_BodrumLoft.pdf - Demerger Plan    |
| <b>Appendix: 2</b> | Bölünme Raporu_AKFGY_BodrumLoft.pdf - Demerger Report |
| <b>Appendix: 3</b> | Duyuru Metni imzalı_.pdf - Announcement Text          |
| <b>Appendix: 4</b> | OUGK_Bilgilendirme_Dokumani.pdf - Other               |
| <b>Appendix: 5</b> | OGK_Toplanti Tutanağı_31.08.2026_.pdf - Other         |
| <b>Appendix: 6</b> | OGK_31.08.2026_hazir_bulunanlar listesi.pdf - Other   |

We proclaim that our above disclosure is in conformity with the principles set down in "Material Events Communiqué" of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we're personally liable for the disclosures.