KAMUYU AYDINLATMA PLATFORMU

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Non-current Asset Purchase

Summary

Our Company's Acquisition of Tangible Fixed Assets

Non-Current Asset Purchase

Related Companies []

Related Funds []

Non-Current Asset Purchase	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	-
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Non Current Asset Bought	LAND
Location and Area of Non-current Asset Bought	A 1/3 share of the real property located in the Yakacık Neighborhood, Kartal District, Istanbul Province, with parcel number 1 on plot 12760 and a total area of 37,915.84 m^2, amounting to 12,638.61 m^2, A 1/3 share of the real property located in the Çavuşoğlu Neighborhood, on Plot No. 2 of Block No. 12759, with a total area of 2,929.96 m^2, corresponding to an area of 976.65 m^2
Board Decision Date for Purchase	03.09.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	YES
Total Purchasing Value	1.200.000.000,-TL
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 (%)	13,30%
Ratio of Purchase Price to Paid-in Capital of Company (%)	27,27%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	3,22%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	7614,44%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	44,87%
Purchasing Conditions	CASH
Date on which the Transaction was/will be Completed	03.09.2026
Aim of Purchase and Effects on Company Operations	POSITIVE
Counter Party	DOĞUŞ HOLDİNG AŞ
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Nature of Relation with Counter Party	-
Agreement Signing Date if Exists	-

Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	APPRAISAL REPORTDETERMINATION OF MARKET VALUE
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	REPORT NO. 2026.1349 DATED AUGUST 20, 2026, AND REPORT NO. VKGYO-2607045 DATED AUGUST 20, 2026
Title of Valuation Company Prepared Report	Vera Gayrimenkul Değerleme ve Danışmanlık AŞ - Reel Gayrimenkul Değerleme AŞ
Value Determined in Valuation Report if Exists	3.894.500.000,-TL - 3.986.870.000, -TL (Average Value 3.940.685.000,-TL)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	IT WAS CARRIED OUT IN ACCORDANCE WITH THE FINDINGS IN THE APPRAISAL REPORT.
Explanations	

Our Company

Pursuant to a decision by the Board of Directors, a 1/3 share of the property located in the Yakacık Neighborhood, with a total area of 37,915.84 m², for a 1/3 share amounting to 12,638.61 m² at a price of 1,125,000,000,-TL , and the 976.65 m² area corresponding to a 1/3 share of the property located in Çavuşoğlu Neighborhood, Plot No. 2 of Block No. 12759, with a total area of 2,929.96 m², was purchased

75,000,000 TL, for a total of 1,200,000,000 TL. The title registration procedures for the property were completed as of September 3, 2026.

The total value of the two plots of land subject to the appraisal, with a combined area of 40,845.8 m², was determined by Vera Real Estate Appraisal and Consulting Inc. to be 3,894,500,000,- TL, while the total value determined by Reel Real Estate Appraisal Inc. is 3,986,870,000 TL. The average value of the relevant appraisal reports is 3,940,685,000 TL, and the reports are attached hereto.

This is respectfully announced to the public.

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.