



KAMUYU AYDINLATMA PLATFORMU

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Non-current Financial Asset Acquisition

Summary

Signing of an Agreement by Our Subsidiary for the Acquisition of the Shares of a Data Centre Company



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

Noncurrent Financial Asset Acquisition

Related Companies ☐

Related Funds ☐

Noncurrent Financial Asset Acquisition	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	*
Postponed Notification Flag	Evet (Yes)
Announcement Content	
Board Decision Date for Acquisition	18/09/2026
Were Majority of Independent Board Members' Approved the Board Decision for Acquisition	Yes
Title of Non-current Financial Asset Acquired	Datema Bilişim Ticaret A.Ş.
Field of Activity of Non-current Financial Asset whose Shares were being Acquired	Information Technologies (Data Center)
Capital of Noncurrent Financial Asset	80.000.000 TL
Acquirement Way	Satın Alma (Purchase)
Date on which the Transaction was/will be Completed	The share transfer will be completed upon obtaining the approval of the Information and Communication Technologies Authority and the fulfillment of other conditions set forth in the agreement.
Acquisition Conditions	Diğer (Other)
Detailed Conditions if it is a Timed Payment	It shall be paid in accordance with the payment schedule set forth in the agreement, subject to closing adjustments.
Nominal Value of Shares Acquired	80.000.000 TL
Purchase Price Per Share	5,5013 TL
Total Purchasing Value	440.107.200 TL
Ratio of New Shares Acquired to Capital of Non-current Financial Asset (%)	100
Total Ratio of Shares Owned in Capital of Non-current Financial Asset After Transaction (%)	100 (Indirect)
Total Voting Right Ratio Owned in Non-current Financial Asset After Transaction (%)	100 (Indirect)
Ratio of Non-current Financial Asset Acquired to Total Assets in Latest Disclosed Financial Statements of Company (%)	0,17
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	0,72
Effects on Company Operations	Positive

Did Takeover Bid Obligation Arised?	Hayır (No)
Will Exemption Application be Made, if Takeover Bid Obligation Arised?	Hayır (No)
Title/ Name-Surname of Counter Party	Datema Bilişim Ticaret A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Relation with Counter Party if any	*
Agreement Signing Date if Exists	28/09/2026
Value Determination Method of Non-current Financial Asset	It has been determined through negotiation between the parties, taking into account the independent valuation reports.
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	*
Date and Number of Valuation Report	Shares: Valuation report dated 08.09.2026. Real estate: Real estate appraisal report dated 10.09.2026 and numbered 26-147.
Title of Valuation Company Prepared Report	DRT Kurumsal Finans Danışmanlık Hizmetleri A.Ş. (shares); Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. (real estate)
Value Determined in Valuation Report if Exists	Shares: TL 626 million – TL 669 million. Real estate: TL 294 million.
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	The transaction is being carried out through negotiation based on the results in the valuation reports.
Explanations	

Our Company has accelerated its multi-stakeholder digital transformation initiative across all management and operational areas through the works carried out within the scope of the Key Ideas Summit (Anahtar Fikirler Zirvesi) and the Emlak Konut Innovation Platform (EKİP), the first of which was held in 2025 and the second in June 2026. The widespread adoption of new technologies across all processes—ranging from management and finance to field operations, sales, legal, and tender procedures—and the consequent increase in data volume necessitate the strengthening of institutional infrastructure capacity to guarantee technology integration, data security, and operational continuity.

Aligned with this strategy, through our data centre strategy implemented in this direction, we aim not only to meet the digital infrastructure requirements of our Group, but also to diversify our sustainable commercial revenue sources by integrating our deep-rooted experience in real estate development with data centre development and operations to be carried out through our Group companies, and to offer value-added digital platform services via the "City Cloud" (Şehir Bulutu) infrastructure we will develop.

In this context, EKA Enerji ve Teknoloji A.Ş., our indirect subsidiary operating in the technology and energy fields, signed a share purchase agreement on 28.09.2026 for the acquisition of all of the shares of Datema Bilişim Ticaret A.Ş., which provides data centre services in Başakşehir, İstanbul under the "DataCasa" brand, together with the real estate in which the facility is located. The evaluation and negotiation process regarding the investment was bound by contract following the completion of an independent valuation as well as legal, technical, financial, and tax due diligence reviews. The transaction consideration, subject to the closing adjustments provided for in the agreement, is TL 440,107,200 for the shares and TL 283,624,640 for the real estate, totalling TL 723,731,840 (excluding VAT). This consideration will be funded from the equity provided through the capital increase of our subsidiary Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş., announced in our material event disclosure dated 22.09.2026.

The share transfer will be completed upon the approval of the Information and Communication Technologies Authority (BTK) and the satisfaction of the other conditions set out in the agreement, and the share transfer will be announced separately. The sellers are not related parties of our Company.

Due to the uncertainties regarding the outcome of the contract negotiations and in order to protect the legitimate interests of our Company, the public disclosure of this inside information was postponed by the resolution of our Board of Directors.

As the grounds for postponement have ceased to exist upon the signing of the agreement, this disclosure is hereby made.

Respectfully announced to the public and to our investors.

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.