



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Land Acquisition in Exchange for Collateral



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

Non-Current Asset Purchase

Related Companies ☐

Related Funds ☐

Non-Current Asset Purchase	
Update Notification Flag	Evet (Yes)
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	İstanbul Province, Arnavutköy District, Yassiören Neighborhood, Block 194, Parcel 7 ? 43,898.30 m ²
Board Decision Date for Purchase	31.07.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	Free of charge (Title Deed Transfer Value: TRY 328,397,506)
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 (%)	4.92% (Calculated based on the title deed value.)
Ratio of Purchase Price to Paid-in Capital of Company (%)	7.00% (Calculated based on the title deed value.)
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.29% (Calculated based on the title deed value.)
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	0.31% (Calculated based on the title deed value.)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	9.65% (Calculated based on the title deed value.)
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	06.10.2026
Aim of Purchase and Effects on Company Operations	It serves as collateral and is expected to have a positive impact.
Counter Party	Berimeks Turizm Emlak ve Teknoloji Hizmetleri Dış Ticaret Ltd. Şti., Boğaziçi İmar Planlama Sanayi Ticaret A.Ş., Büşra Grup İnşaat A.Ş., İpkon Kumaş Sanayi ve Ticaret Ltd. Şti., MFD İnşaat ve Turizm Otelcilik Sanayi Tic. A.Ş., Motus Otomotiv Makina ve Metalurji San. ve Tic. A.Ş., Weymo Mobilya Mustafa Aktaş, Tolga Kisbu İnşaat Yatırımları A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)

Nature of Relation with Counter Party	Revenue Sharing in Return for Land Sale
Agreement Signing Date if Exists	28/08/2026
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Discounted Cash Flows
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	30.07.2026 2026.ZGYO.2
Title of Valuation Company Prepared Report	FORM Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	1,423,180,000 TL + VAT
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

In connection with the "Revenue Sharing in Return for Land Sale Agreement," which was stated to have been signed in our Company's KAP disclosure dated 28 August 2026, the title deed of the land located in Yassiören Neighborhood, Arnavutköy District, Istanbul, with a total area of 43,898.30 m², registered as Block 194, Parcel 7, and situated within the "Special Industrial Zone," was transferred to our Company on 6 October 2026 as collateral.

Respectfully announced to the public.

This statement has been translated into English for informational purposes. In case of a discrepancy between the Turkish and the English versions of this disclosure statement, the Turkish version shall prevail.

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.