



## 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

Competition Board Authorization for the Transfer of the Mares Hotel Lease Agreement to TBC Seyahat Acenteliği ve Turizm A.Ş.



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

# 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                                                                                                    | 27.08.2026                                                                                                                                                                                                                                                                                                                                                   |
| 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 | -                                             |
| <b>Explanations</b>                                                                     |                                               |

In our material event disclosure dated 27.08.2026, it was publicly announced that the parties had reached an agreement on the transfer of the lease agreement of Mares Hotel, currently operated by MP Hotel Management Turizm İnşaat Yatırım A.Ş. ("MP Hotel") as the existing lessee, to TBC Seyahat Acenteliği ve Turizm A.Ş., in consideration of a transfer fee payable to our Company and additional rental payments to be collected on top of the rent prepaid by MP Hotel. It was also disclosed that the authorizations of the Turkish Competition Board and the Republic of Türkiye Ministry of Agriculture and Forestry were required for the change of lessee.

It has been learned from the official website of the Turkish Competition Authority that the Competition Board has authorized the transfer transaction pursuant to the application submitted by the lessee. Efforts to obtain the remaining authorizations required for the change of lessee are ongoing.

Any material developments regarding this 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.

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.