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KAMUYU AYDINLATMA PLATFORMU

TURKCELL İLETİŞİM HİZMETLERİ A.Ş.
Non-current Asset Purchase

Summary

Announcement Regarding the Acquisition of Real Estate

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	Evet (Yes)
Announcement Content	
Nature of Non Current Asset Bought	Building
Location and Area of Non-current Asset Bought	A total of 171 independent units located in Buildings A and B on Plot 2, Block 3328, in Finanskent Neighborhood, Ümraniye District, İstanbul Province
Board Decision Date for Purchase	24.09.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	TRY 16,511,700,000 (excluding VAT)
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 (%)	5.87%
Ratio of Purchase Price to Paid-in Capital of Company (%)	751%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	2.5%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	8.5%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	6.8%
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	22.10.2026
Aim of Purchase and Effects on Company Operations	Technology and Management Center / Positive
Counter Party	TVF İFM Gayrimenkul İnşaat ve Yönetim A.Ş
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	A subsidiary of Türkiye Wealth Fund, the controlling shareholder of our Company
Agreement Signing Date if Exists	09/10/2026
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Market Approach

Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	03.08.2026 / TRKCL-202600002
Title of Valuation Company Prepared Report	Denge Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	Building A: TRY 9,879,000,000 (excluding VAT) / Building B: TRY 7,238,100,000 (excluding VAT)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	Acquired through negotiation at a 4% discount
Explanations	

Our Company's Board of Directors has resolved to purchase the property located in İstanbul Financial Center, Building B, on Plot 2, Block 3328, Finanskent Neighborhood, Ümraniye District, İstanbul, owned by TVF İFM Gayrimenkul İnşaat ve Yönetim A.Ş., for a total consideration of TRY 6,983,204,159, excluding VAT, and for our subsidiary Turkcell Teknoloji Araştırma ve Geliştirme A.Ş. (TTECH) to purchase the property located in Building A at the same location for a total consideration of TRY 9,528,495,841, excluding VAT.

Considering that public disclosure of the acquisition prior to the completion of the title deed transfer procedures could adversely affect the acquisition process and harm our Company's legal rights and interests, it was resolved by the Board of Directors on September 24, 2026, to postpone the public disclosure of the information in question pursuant to Article 6 of the Capital Markets Board's Communiqué on Material Events.

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.