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KAMUYU AYDINLATMA PLATFORMU

ZERAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Control of Compliance with Portfolio Limitations
2026 - 3. 3 Monthly Notification

Summary

Portfolio Limitations Compliance Table

Control of Compliance with Portfolio Limitations

Related Companies

Related Funds

Control of Compliance with Portfolio Limitations	
Announcement Content	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date of the previous notification about the same subject	10.08.2026
Explanation	

2026 Nine-Month Portfolio Limitations Table

	Current Period	Previous Period (Year End)
Control of Compliance with Portfolio Limitations		
Main Account Items of Non-consolidated / Solo Financial Statements		
A) Money and Capital Market Instruments	6.942.260	1.135.963.123
B) Real Estate, Real Estate-Based Projects, Real Estate-Based Rights, units of Real Estate Investment Funds and corporations under Article 28 paragraph one subparagraph (ç) , where there is a 100% participation in capital	6.544.553.564	8.419.953.734
C) Subsidiaries	0	0
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	4.171.751.520	2.156.681.834
D) Total Assets	10.723.247.344	11.712.598.691
E) Financial Debts	1.427.510.631	1.160.594.891
F) Other Financial Liabilities	0	0
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	0	0
İ) Shareholders' Equity	3.298.510.622	3.000.072.649
Other Liabilities	5.997.226.091	7.551.931.151
D) Total Liabilities	10.723.247.344	11.712.598.691

Other Non-consolidated / Solo Financial Information		
A1) Portion of Money and Capital Market Instruments Held For Real Estate Payments of 3 Years	0	0
A2) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposit / Participation Accounts	3.281.545	11.203.037
A3) Foreign Capital Market Instruments	0	0
B1) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights	0	0
B2) Lands/Fields Kept Idle	0	0
C1) Foreign Subsidiaries	0	0
C2) Participation in Operator Company	0	0
J) Non-cash Credits	31.229.000	38.823.065
K) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development	0	0
L) Total Sum of Investments in Money and Capital Market Instruments of a Single Company	3.944.311	530.489.278
Portfolio Limitations %		
1) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development (K/D) [≤ % 10]	% 0	% 0
2) Real Estate, Real Estate-Based Projects, Real Estate-Based Rights, units of Real Estate Investment Funds and corporations under Article 28 paragraph one subparagraph (ç) , where there is a 100% participation in capital ((B+A1)/D) [≥ % 51]	% 61,03	% 71,89
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [≤ %49]	% 0,06	% 9,7
4) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights, Subsidiaries, Capital Market Instruments ((A3+B1+C1)/D) [≤ %49]	% 0	% 0
5) Lands/Fields Kept Idle (B2/D) [≤ %20]	% 0	% 0
6) Participation in Operator Company (C2/D) [≤ %10]	% 0	% 0
7) Limit of Indebtedness ((E+F+G+H+J)/İ) [≤ %500]	% 44,22	% 39,98
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [≤ %10]	% 0,03	% 0,1
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [≤ %10]	% 0,04	% 4,53