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KAMUYU AYDINLATMA PLATFORMU

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

Summary

Purchase of 15 Independent Units from Avrupa Residence Oryapark

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	Hayır (No)
Announcement Content	
Nature of Non Current Asset Bought	7 offices and 8 retail units located within the main property classified as a plot of land
Location and Area of Non-current Asset Bought	7 offices and 8 retail units located within the main property classified as a plot of land situated in İnkılap Neighborhood, Ümraniye District, Istanbul Province, registered under Block 874, Parcel 201, with a land area of 8,956.70 m^2.
Board Decision Date for Purchase	17.11.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	TRY 400,000,000 (VAT excluded)
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 (%)	1.88%
Ratio of Purchase Price to Paid-in Capital of Company (%)	100.00%
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.65%
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	291.82% (Ratio to Investment Property 0.75%)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	5.85%
Purchasing Conditions	Cash
Date on which the Transaction was/will be Completed	Land registry procedures completed.
Aim of Purchase and Effects on Company Operations	Investment Property/Positive
Counter Party	Oryataş İnşaat Otelcilik ve Turizm Ticaret Anonim Şirketi (land owner), Artaş İnşaat San. ve Tic. A.Ş. (contractor company)
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	Artaş İnşaat Sanayi ve Ticaret A.Ş. is the majority shareholder

Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Valuation Report
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	16.11.2026 - 2026/2194
Title of Valuation Company Prepared Report	İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	TRY 400,605,000 (VAT excluded - based on the completion level of the existing construction)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

The Board of Directors has resolved to acquire 7 offices and 8 retail units located on parcel 201, block 874, İnkılap Neighborhood, Ümraniye District, İstanbul, within the Avrupa Residence Oryapark project, which is being developed under a revenue sharing model between Artaş İnşaat Sanayi ve Ticaret A.Ş. (%55) as the contractor and Oryataş İnşaat Otelcilik ve Turizm Ticaret Anonim Şirketi (45%) as the land owner.

According to the valuation report dated 16.11.2026 and numbered 2026/2194 prepared by İnvest Gayrimenkul Değerleme ve Danışmanlık A.Ş., the total appraised value of the project upon completion is TRY 424,910,000 (excluding VAT).

In line with our Company's investment strategy to generate regular rental income, the aforementioned 15 independent units will be acquired for a total consideration of TRY 400,000,000 (excluding VAT), payable in cash.

Respectfully submitted to the public.

This statement was 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.