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MINUTES OF THE 2025 ORDINARY GENERAL ASSEMBLY MEETING OF

AVRUPAKENT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

HELD ON 15 MAY 2026

The Ordinary General Assembly Meeting of Avrupakent Gayrimenkul Yatırım Ortaklığı A.Ş. (the “Company”) was held on Friday, 15 May 2026 at 10:30 a.m. at Radisson Collection Hotel, Vadistanbul, Ayazağa Mah. Azerbaycan Cad. 1A Apt. No:3A, Sarıyer/İstanbul, in the presence of the Ministry Representative, Mr. Mehmet Zafer Karakoç, who was assigned by the Istanbul Directorate of Commerce via letter dated 13.05.2026, and numbered E-90726394-431.03-00122182626.

The meeting was held in accordance with the provisions of the Turkish Commercial Code, the Capital Markets Law, and the Company’s Articles of Association. The meeting announcement, including the agenda and proxy form, was published within the legal period on 20 April 2026 on the Public Disclosure Platform (“KAP”), the Company’s corporate website and the Electronic General Assembly System (“e-GKS”) of the Central Securities Depository of Türkiye (Merkezi Kayıt Kuruluşu A.Ş.), as well as in the Turkish Trade Registry Gazette dated 22.04.2026 and numbered 11569. Accordingly, all legal requirements regarding the agenda items were duly fulfilled and the information required to be disclosed was announced to the public.

It was determined that Mr. Süleyman Çetinsaya, Chairman of the Board of Directors, Board Members Mr. Muhsin Erkoç, Mr. Fatih Rüştü Kaplan, Mr. Vahdettin Ertaş, Mr. Ferda Besli as well as Mr. Baran Yılmaz, representative of PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., were present at the meeting. According to the list of attendees, out of the Company’s total 400,000,000 shares corresponding to a total share capital of TRY 400,000,000, shares with a nominal value of TRY 298.431.755, corresponding to 298.431.755 shares, were represented at the meeting; of such shares, the portion with a nominal value of TRY 296.299.333 was represented physically and the remaining portion electronically; of the shares represented at the meeting, the portion with a nominal value of TRY 98.403.250 (98.403.250 shares) was represented in person and the portion with a nominal value of TRY 200.028.504 (200.028.504 shares) was represented by proxy; and the attendance ratio corresponded to 75% of the total number of shares. Accordingly, it was determined by the Ministry Representative Mr. Mehmet Zafer Karakoç that, as stipulated in the Company’s Articles of Association, the minimum meeting quorum of one-fourth required under the Turkish Commercial Code and the Capital Markets Law was exceeded. Thereafter, the list of attendees was signed by the Chairman of the Board of Directors, Board Members, the Chairman of the Meeting and the Ministry Representative. Subsequently, the meeting was simultaneously opened in physically and electronically by the Chairman of the Board of Directors, Mr. Süleyman Çetinsaya, in accordance with the TCC and capital markets legislation. The discussion of the General Assembly agenda then commenced.

1. The first item on the agenda, “Opening of the meeting and election of the Chairmanship Council”, was proceeded with Mr. Süleyman Çetinsaya, Chairman of the Board of Directors, invited the participants to observe a moment of silence in memory of Mustafa Kemal Atatürk and the martyrs of the Republic of Türkiye. Mr. Süleyman Çetinsaya stated that the required quorum was present at the General Assembly.

Ms. Ecem Mete was invited to read the motion submitted by Mr. Sırrı Orhan, representative of the Company’s shareholder Artaş İnşaat Sanayi ve Ticaret A.Ş.. Pursuant to the aforementioned motion, Mr.

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Vahdettin Ertaş was nominated to serve as the Chairman of the Meeting. The proposal was put to vote. The proposal was approved by majority vote of the attendees, with affirmative votes corresponding to a nominal value of TRY 298.430.645 (298.430.645 shares) and dissenting votes corresponding to a nominal value of TRY 1.110 (1.110 shares).

Mr. Vahdettin Ertaş, Chairman of the Meeting, delivered his opening remarks and, in accordance with Article 419 of the Turkish Commercial Code, appointed Ms. Funda Akyüzlü as the clerk of the meeting minutes and Mr. Hasan Ali Yaktı as the vote collector, thereby establishing the Meeting Presidency.

For the execution of the technical procedures relating to the Electronic General Assembly System (“e-GKS”) during the meeting, Ms. Rabia Çetinkaya, holder of the Central Securities Depository of Türkiye Electronic General Assembly System Certificate, was appointed by the Chairman of the Meeting as the specialist authorized to operate the e-GKS during the meeting.

Thereafter, Ms. Ecem Mete was given the floor to read the meeting agenda, and the agenda was duly read. The Chairman of the Meeting asked the shareholders whether there was any proposal regarding a change in the order of discussion of the agenda items. No proposal for amendment was submitted.

2. The second item on the agenda, namely “Presentation, discussion and approval of the Board of Directors’ Annual Report for the year 2025.”, was proceeded with. The Chairman of the Meeting gave the floor to Ms. Ecem Mete to read the motion submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş.. Pursuant to the aforementioned motion, it was stated that the Board of Directors’ Annual Report for the year 2025 was available at the meeting and had also been disclosed on the Public Disclosure Platform (“KAP”) and the Company’s corporate website and was therefore deemed to have been read by all attendees. Accordingly, it was proposed that the Board of Directors’ Annual Report for the year 2025 be deemed as read. The proposal was put to vote and was approved by majority vote of the attendees, with affirmative votes corresponding to a nominal value of TRY 298.430.645 (298.430.645 shares) and dissenting votes corresponding to a nominal value of TRY 1.110 (1.110 shares).

The Board of Directors’ Annual Report for the year 2025 was opened for discussion. The Chairman of the Meeting asked whether there was anyone wishing to speak regarding the annual report. No one took the floor.

The Board of Directors’ Annual Report for the year 2025 was then put to vote and approved by majority vote of the attendees, with affirmative votes corresponding to a nominal value of TRY 298.430.645 (298.430.645 shares) and dissenting votes corresponding to a nominal value of TRY 1.110 (1.110 shares).

3. The third item on the agenda, “Presentation of the summary of the Independent Audit Report for the year 2025.”, was proceeded with. Upon the invitation of the Chairman of the Meeting, Mr. Baran Yılmaz, representative of PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., read the opinion section of the Independent Audit Report. The Chairman of the Meeting asked whether there was anyone wishing to take the floor. No one took the floor.

4. The fourth item on the agenda, “Presentation, discussion and approval of the Financial Statements for the year 2025.”, was proceeded with. The Chairman of the Meeting invited Ms. Ecem Mete to read the motion submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş..

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Taking into consideration that the Company's balance sheet dated 31.12.2025, income statement for the year 2025 and other financial statements were included in the annual reports available at the meeting venue, and that shareholders attending the meeting electronically had access to such financial statements through the Public Disclosure Platform ("KAP") and the Company's corporate website, the motion regarding deeming the Company's financial statements for the year 2025, prepared in accordance with the capital markets legislation, as read was read and submitted for voting.

The proposal was approved by majority vote of the attendees, with affirmative votes corresponding to a nominal value of TRY 298.430.655 (298.430.655 shares) and dissenting votes corresponding to a nominal value of TRY 1.100 (1.100 shares), and the discussions commenced.

Following the discussions, the approval of the Company's financial statements was submitted to vote. The financial statements were approved by majority vote of the attendees, with affirmative votes corresponding to a nominal value of TRY 298.430.655 (298.430.655 shares) and dissenting votes corresponding to a nominal value of TRY 1.100 (1.100 shares).

5. According to agenda item 5, titled "Release of each member of the Board of Directors from their liability for the Company's activities in 2025," the release of each Board Member from liability for the Company's activities in 2025 was submitted to the vote.

As a result of the voting, the release of Board Member Süleyman ÇETİNSAYA was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

As a result of the voting, the release of Board Member Gökhan ÇETİNSAYA was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

As a result of the voting, the release of Board Member Muhsin ERKOÇ was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.645 (298.430.645 shares) and negative votes corresponding to shares with a nominal value of TRY 1.110 (1.110 shares).

As a result of the voting, the release of Board Member Fatih Rüştü KAPLAN was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.645 (298.430.645 shares) and negative votes corresponding to shares with a nominal value of TRY 1.110 (1.110 shares).

As a result of the voting, the release of Board Member Ferda BESLİ was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

As a result of the voting, the release of Board Member Vahdettin ERTAŞ was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

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As a result of the voting, the release of Board Member Şebnem ERGÜN was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.645 (298.430.645 shares) and negative votes corresponding to shares with a nominal value of TRY 1.110 (1.110 shares).

The Board Members did not exercise their voting rights arising from their own shares.

6. According to agenda item 6, “Adoption of a resolution on the Board of Directors’ profit distribution proposal for the year 2025,” the Meeting Chairman invited Ms. Ecem Mete to read out the Board of Directors’ proposal and the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş..The proposal regarding the distribution of the dividend in two equal installments, with the first installment to be paid on 20 May 2026 and the second installment to be paid on 5 June 2026, was read out.

The Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the proposal was submitted to the vote.

The proposal was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

7. According to agenda item 7, titled “Determining the remuneration of the Board Members,” the Meeting Chairman invited Ms. Ecem Mete to read out the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş..The proposal regarding the payment of a monthly net remuneration of TRY 104,000.00 to the independent members of the Board of Directors and no remuneration to the other members of the Board of Directors was read out. The Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş., was submitted to the vote. The proposal was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 296.445.041 (296.445.041 shares) and negative votes corresponding to shares with a nominal value of TRY 1.986.714 (1.986.714 shares).

8. According to agenda item 8, titled “Election of the members of the Board of Directors, including independent board members, and determination of their tenures,” the Meeting Chairman invited Ms. Ecem Mete to read out the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş.. The proposal regarding the election of Süleyman Çetinsaya, Erdem Güler, Muhsin Erkoç, Fatih Rüştü Kaplan as members of the Board of Directors, and Ferda Besli, Vahdetin Ertaş and Mustafa Erdin as Independent Members of the Board of Directors, each to serve for a term of three years, was read out. The Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş., was submitted to the vote. The proposal was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 296.445.041 (296.445.041 shares) and negative votes corresponding to shares with a nominal value of TRY 1.986.714 (1.986.714 shares).

9. According to agenda item 9, “Submission for approval of the Independent Audit Firm and the Sustainability Auditor, as determined by the Board of Directors in accordance with the Turkish

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Commercial Code and the regulations of the Capital Markets Board,” the appointment of the Auditor was discussed.

The appointment of PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., which had been approved by the Board of Directors upon the recommendation of the Audit Committee, to conduct the audit of the financial statements for the 2026 fiscal year and to perform other activities within the scope of the relevant regulations, including but not limited to the mandatory sustainability assurance audit for the 2026 fiscal year to be prepared in accordance with the Türkiye Sustainability Reporting Standards published by the Public Oversight, Accounting and Auditing Standards Authority (“KGK”), was submitted to the approval of the General Assembly. The Board of Directors’ proposal was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

10. According to agenda item 10, titled “Informing the General Assembly of the donations made by the Company in 2025 within the scope of the Company’s Donation and Aid Policy and determining an upper limit for donations in 2026,” Ms. Ecem Mete stated, upon the invitation of the Meeting Chairman, that no donations had been made in 2025, and read out the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş. Ms. Ecem Mete informed the General Assembly regarding the proposal to determine the upper limit for donations for the year 2026 as TRY 4,000,000. The Meeting Chairman asked whether anyone wished to take the floor. The proposal was submitted to the vote and was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 296.445.041 (296.445.041 shares) and negative votes corresponding to shares with a nominal value of TRY 1.986.714 (1.986.714 shares).

11. According to agenda item 11, titled “Informing the General Assembly of the Information and Personal Data Security Policy and the Sustainability Policy approved by the Board of Directors,” the Meeting Chairman invited Ms. Ecem Mete to read out the proposal submitted by Mr. Sırrı Orhan, representative of Artaş İnşaat Sanayi ve Ticaret A.Ş.. Pursuant to the proposal, it was stated that the Information and Personal Data Security Policy and the Sustainability Policy were available on the Public Disclosure Platform (“KAP”) and on the Company’s corporate website and were therefore deemed to have been read. The proposal was submitted to the vote and was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 296.818.140 (296.818.140 shares) and negative votes corresponding to shares with a nominal value of TRY 1.613.615 (1.613.615 shares).

12. According to agenda item 12, titled “Informing the General Assembly of the purchase, sale and lease transactions made in 2025 pursuant to Article 37 of the Communiqué on Principles of Real Estate Investment Companies,” Ms. Ecem Mete, upon the invitation of the Meeting Chairman, stated that there had been no transaction in 2025 requiring disclosure to the shareholders pursuant to Article 37 of the Communiqué on Principles of Real Estate Investment Companies. The Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the agenda item was concluded.

13. According to agenda item 13, titled “Informing the General Assembly of any guarantees, pledges, mortgages and sureties issued by the Company in favour of third parties in 2025 and the income or benefit obtained by the Company, in accordance with Capital Markets Board regulations,” Ms. Ecem

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Mete, upon the invitation of the Meeting Chairman, informed the shareholders that there were no guarantees, pledges, mortgages or sureties granted in favour of third parties pursuant to the Corporate Governance Communiqué of the Capital Markets Board. The Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the agenda item was concluded.

14. According to agenda item 14, titled “Granting authority to the Members of the Board of Directors according to Articles 395 and 396 of TCC,” Ms. Ecem Mete, upon the invitation of the Meeting Chairman, provided information regarding the relevant provisions. Following the information provided, the Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the granting of the permissions set forth under Articles 395 and 396 of the Turkish Commercial Code regarding the prohibition on transactions with the Company and the prohibition on competition applicable to the members of the Board of Directors was submitted to the approval of the General Assembly.

The granting of such permissions was approved by majority of the votes of the shareholders attending the meeting, with affirmative votes corresponding to shares with a nominal value of TRY 298.430.655 (298.430.655 shares) and negative votes corresponding to shares with a nominal value of TRY 1.100 (1.100 shares).

15. According to agenda item 15, titled “Informing the General Assembly about the transactions carried out within the scope of Corporate Governance Principle numbered (1.3.6) set out in the annex of the Capital Markets Board’s Corporate Governance Communiqué (II-17.1), by the shareholders holding the management control, members of the Board of Directors, executives with administrative responsibility, and their spouses as well as their blood and affinity relatives up to the second degree,” Ms. Ecem Mete, upon the invitation of the Meeting Chairman, informed the shareholders that no transaction had been carried out within the scope of Corporate Governance Principle numbered (1.3.6) by the shareholders holding management control, members of the Board of Directors, executives with administrative responsibility, or their spouses and blood and affinity relatives up to the second degree. The Meeting Chairman asked whether anyone wished to take the floor. As no one requested to speak, the agenda item was concluded.

16. The Meeting Chairman asked whether anyone wished to take the floor regarding wishes and opinions.

Chairman of the Board of Directors Mr. Süleyman Çetinsaya took the floor. He provided information regarding the investments made by the Company following the initial public offering, the dividends distributed, and the Company’s Dividend Distribution Policy.

Shareholder Mr. Doğan Sami Çiçek took the floor and expressed his satisfaction with the dividend distributions.

Shareholder Mr. Selman Sarıçiçek took the floor and asked about the reason for the inventory impairment loss reflected in the financial statements. Board Member Mr. Fatih Rüştü Kaplan stated that the inventory impairment arose due to the effects of inflation accounting following the capitalization of the Demirlife project at its fair value.

As no further comments were made and there remained no other item to be discussed on the agenda, the meeting was adjourned at 12:12 p.m, and these minutes consisting of 16 agenda items were signed in four counterparts at the meeting venue following the meeting.

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15 May 2026, Sarıyer/İstanbul

Chairman of the General Assembly Meeting

Vahdettin Ertař

Representative of the Ministry of Trade

Mehmet Zafer Karakoç

Meeting Minutes Clerk

Funda Akyüzlü

Vote Collection Officer

Hasan Ali Yaktı

This document 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.