MEETING MINUTES OF THE ORDINARY GENERAL ASSEMBLY OF RÖNESANS GAYRİMENKUL YATIRIM ANONİM ŞİRKETİ FOR THE YEAR 2025, HELD ON 10.08.2026

The Ordinary General Assembly meeting of Rönesans Gayrimenkul Yatırım A.Ş. ("**Company**") for the year 2025 was held on Monday, 10.08.2026, at 1:00 p.m., at the meeting address, Çankaya Mahallesi Atatürk Bulvarı No:144-146 Çankaya/Ankara, under the supervision of the Ministry Representative **NİLÜFER TEPE**, assigned by the letter dated 07.08.2026 and numbered 125077286 issued by the Ankara Provincial Directorate of the Ministry of Commerce.

The meeting invitation, including the meeting agenda, was made in a timely manner in accordance with the Capital Markets Law No. 6362, the Turkish Commercial Code No. 6102, the Company's articles of association and the relevant legislation. The invitation was sent by registered mail with return receipt from the Post and Telegraph Organization (PTO) on 23.07.2026 to Rönesans Varlık ve Proje Yatırımları A.Ş., Kamil Yanıkömeroğlu and Murat Özgümüş, the shareholders of registered shares not traded in Borsa Istanbul, was announced on pages 252 and 253 of the Turkish Trade Registry Gazette dated 17.07.2026 and numbered 11624, and was also announced on 16.07.2026 on the Company's official website www.rgy.com.tr and on the Public Disclosure Platform (PDP), and on 16.07.2026 via e-GAS, where the Electronic General Assembly would be held. It was confirmed that the invitation was duly made within the prescribed period and that there were no objections to the Ordinary General Assembly meeting.

It was determined that all documents required by the legislation were available at the meeting place. As understood from the list of attendees, out of 331,000,000 shares corresponding to the total capital of our Company amounting to TRY 331,000,000; 168,810,000 Group A shares corresponding to TRY 168,810,000 were represented by proxy, 39,283 Group B shares corresponding to TRY 39,283 were represented in person, and 92,561,033 Group B shares corresponding to TRY 92,561,033 were represented by proxy. Thus, it was determined that the minimum meeting quorum stipulated by both the law and the articles of association was met.

Pursuant to paragraphs 5 and 6 of Article 1527 of the Turkish Commercial Code No. 6102, it was determined that the Company had fulfilled the preparations for the electronic general assembly in accordance with the relevant legislation. Özlem Songur, who holds the "Central Registry Agency Electronic General Assembly System Certificate Expertise", was appointed for the use of the electronic general assembly system, and the meeting was simultaneously opened both physically and electronically by Sercan Yüksel, Member of the Board of Directors, and the agenda was opened for discussion.

AGENDA ITEMS

Article 1 – Pursuant to the 1st item of the Agenda, the opening and election of the Chairmanship of the Meeting was put to vote. In accordance with the proposal submitted by Rönesans Varlık ve Proje Yatırımları Anonim Şirketi, one of the shareholders of the Company, it was proposed that Murat Ayyıldız be elected as the Chairman of the Meeting, and this proposal was accepted by **majority vote**, with 261,410,315 votes in favor and 1 votes against. Dilay Mergen was appointed by the Chairman of the Meeting Murat Ayyıldız, as the secretary of the meeting and Hakan Mirza was appointed as the vote collector. The General Assembly was informed that, pursuant to the Company's Internal Directive on the Working Principles and Procedures of the General Assembly, the Meeting Chairmanship is authorized to sign the minutes of the meeting and other documents forming the basis of these minutes.

It was confirmed that the necessary documents for the agenda items to be discussed at the General Assembly meeting were available at the meeting place. It was also noted that Sercan Yüksel, Member of the Board of Directors of the Company, and Ömer Ata Karakaş, representing the Independent Audit Company DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., attended the meeting. The agenda was read out by the Chairman of the Meeting and it was asked whether there was any proposal for a change in the order of the agenda items, and since there was no proposal from the shareholders, the discussion of the agenda items started in accordance with the order stated in the announcement.

Article 2 - Pursuant to the 2nd item of the Agenda, the presentation and discussion of the Board of Directors' Annual Report for the 2025 activity period was initiated. In line with the proposal submitted by Rönesans Varlık ve Proje Yatırımları Anonim Şirketi, one of the shareholders of the Company, since the Board of Directors' Annual Report prepared by the Company's Board of Directors for the year 2025 had been made available for the review of our shareholders on the Public Disclosure Platform (PDP) and on the Company's official website www.rgy.com.tr at least three weeks prior to the meeting date, excluding the announcement and meeting days, in accordance with the regulations, it was resolved that the Board of Directors' Annual Report be deemed to have been read and therefore not be read aloud, by **majority vote**, with 248,958,299 votes in favor and 12,452,017 votes against.

The 2025 Annual Report was discussed. No shareholder took the floor either in favor or against.

Article 3 – Pursuant to the 3rd item of the Agenda, the presentation and discussion of the summary of the Independent Audit Report prepared by the Independent Audit Company for the activity period of 2025 was initiated. In line with the proposal submitted by Rönesans Varlık ve Proje Yatırımları Anonim Şirketi, one of the shareholders of the Company, since the Independent Audit Report prepared by DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. for the year 2025 had been made available for the review of our shareholders by being published on the Company's official website www.rgy.com.tr and on the Public Disclosure Platform (PDP) at least three weeks prior to the meeting date, excluding the announcement and meeting days, in accordance with the regulations, it was resolved that the summary of the Independent Auditor's Report be deemed to have been read and therefore not be read aloud and that only the independent auditor's opinion be read, by **majority vote**, with 248,958,299 votes in favor and 12,452,017 votes against.

The independent auditor's opinion included in the Independent Audit Report was read to the General Assembly by the Independent Auditor Ömer Ata Karakaş and was discussed. No shareholder took the floor either in favor or against.

Article 4 - Pursuant to the 4th item of the Agenda, the presentation, discussion and approval of the Financial Statements for the activity period of 2025 was initiated. In line with the proposal submitted by Rönesans Varlık ve Proje Yatırımları Anonim Şirketi, one of the shareholders of the Company, since the Financial Statements included in the Independent Audit Report prepared by DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. for the year 2025 had been made available for the review of our shareholders by being published on the Public Disclosure Platform (PDP) and on the Company's official website www.rgy.com.tr at least three weeks prior to the meeting date, excluding the announcement and meeting days, in accordance with the regulations, it was resolved that the Financial Statements be deemed to have been read and therefore not be read aloud, by **majority vote**, with 261,410,316 votes in favor and 0 votes against.

The Financial Statements were discussed. No shareholder took the floor either in favor or against. As required by the agenda item, the Financial Statements for the year 2025 were submitted for approval. As a result of the voting, the Financial Statements were approved by **majority vote**, with 261,410,316 votes in favor and 0 votes against.

Article 5 - Pursuant to Article 5 of the Agenda, the General Assembly proceeded to the resolution on the release of the Members of the Board of Directors separately for their activities and transactions for the year 2025:

As a result of the voting, **İPEK ILICAK KAYAALP** was released by **majority vote** of those voting, with 261,000,362 votes in favor and 409,954 votes against, for her activities during the 2025 fiscal year.

As a result of the voting, **KAMİL YANIKÖMEROĞLU** was released by **majority vote** of those voting, with 253,842,362 votes in favor and 409,954 votes against, for his activities during the 2025 fiscal year. Kamil Yanıkömeroğlu did not vote on his own release.

As a result of the voting, **ÖZGÜR CANBAŞ** was released by **majority vote** of those voting, with 261,000,362 votes in favor and 409,954 votes against, for his activities during the 2025 fiscal year.

As a result of the voting, **SERCAN YÜKSEL** was released by **majority vote** of those voting, with 261,000,362 votes in favor and 409,954 votes against, for his activities during the 2025 fiscal year.

As a result of the voting, **DERAN TAŞKIRAN** was released by **majority vote** of those voting, with 261,000,362 votes in favor and 409,954 votes against, for her activities during the 2025 fiscal year.

As a result of the voting, **BETÜL EBRU EDİN** was released by **majority vote** of those voting, with 261,000,362 votes in favor and 409,954 votes against, for her activities during the 2025 fiscal year.

Article 6 - Pursuant to the 6th item of the Agenda, the discussion and resolution on the proposal of the Board of Directors regarding the profit/loss for the year 2025, prepared within the framework of the Company's Dividend Distribution Policy, was initiated.

Within the framework of the provisions of the Capital Markets Board's Communiqué on Principles of Financial Reporting in Capital Markets (Serial II, No. 14.1), the General Assembly was informed that, as a result of the examination of the financial statements for the accounting period of January 1, 2025 – December 31, 2025, which were prepared in compliance with the Turkish Accounting Standards ("**TAS**") enacted by the Public Oversight, Accounting and Auditing Standards Authority ("**KGK**") in accordance with the principles regarding international financial reporting and audited by DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., together with the financial statements prepared in accordance with the statutory records, there was a net period profit of **TRY 16,306,362,000** and a net period loss of **TRY 1,991,150,534.34** according to our financial statements prepared in accordance with the Tax Procedure Law.

Although there is no distributable net period profit in our Company's statutory records maintained in accordance with the provisions of the Tax Procedure Law, since there are other sources in the statutory records available for dividend distribution, it was proposed, within the scope of the dividend distribution proposal prepared in accordance with the provisions of the Communiqué on Dividends No. II-19.1 and the Dividend Guide, that a cash dividend in the amount of TRY 2,588,456,614.21 be distributed from such other distributable resources available in the statutory records.

The proposal of the Board of Directors regarding the dividend distribution for the year 2025 was opened for discussion. No one took the floor.

As a result of the voting, the proposal of the Board of Directors regarding the dividend distribution for the year 2025 was accepted by **majority vote**, with 261,000,362 votes in favor and 409,954 votes against.

Accordingly, pursuant to the dividend distribution proposal approved by the General Assembly, a cash dividend in the amount of TRY 2,588,456,614.21 shall be distributed to the holders of Group A and Group B shares by 31.12.2026.

Article 7 - Pursuant to the 7th item of the Agenda, the election of the members of the Board of Directors, which shall consist of 6 members pursuant to the Company's Articles of Association, and the determination of their terms of office was initiated. In line with the proposal of the Board of Directors under its resolution dated 16.07.2026 and numbered 2026/29, adopted by taking into consideration the recommendation of the Corporate Governance Committee, the Chairman of the Meeting, Murat

Ayyıldız, took the floor and announced the Board of Directors member candidates and stated that, as a result of the application made to the Capital Markets Board for obtaining a positive opinion regarding the independent board member candidates, the Capital Markets Board did not express any adverse opinion regarding such candidates in its letter dated 22.05.2026 and numbered E-29833736-110.07.07-91840.

Pursuant to Article 9 of the Company's Articles of Association titled "Board of Directors and Term of Office", it was proposed that the Board of Directors, consisting of 6 members, serve for a term of three years. Following the nomination of İpek Ilıcak Kayaalp, Kamil Yanıkömeroğlu and Özgür Canbaş as Board of Directors member candidates by the Group A shareholders, who have the privilege of nominating candidates in the election of members of the Board of Directors, by their letter dated 10.07.2026, the Board of Directors, taking into consideration the recommendation of the Corporate Governance Committee, resolved by its resolution dated 16.07.2026 and numbered 2026/29 that, in addition to such candidates, it would be appropriate for Sercan Yüksel, who currently serves as a member of the Board of Directors of our Company, to continue serving as a member of the Board of Directors. Under the same resolution, taking into consideration that the CMB did not express any adverse opinion regarding the independent board member candidates in its letter dated 22.05.2026 and numbered E-29833736-110.07.07-91840, it was resolved that it would be appropriate for Deran Taşkıran and Betül Ebru Edin to continue serving as independent members of the Board of Directors. Accordingly, it was proposed that İpek Ilıcak Kayaalp, Kamil Yanıkömeroğlu, Özgür Canbaş and Sercan Yüksel be elected as members of the Board of Directors and that Deran Taşkıran and Betül Ebru Edin be elected as independent members of the Board of Directors.

In line with the proposal submitted by Rönesans Varlık ve Proje Yatırımları A.Ş., one of the shareholders of the Company, since the curricula vitae of the Board of Directors member candidates and the independence declarations of the independent board member candidates had been made available for the review of the shareholders on the Public Disclosure Platform (PDP) within the prescribed period in accordance with the relevant regulations, it was proposed that they be deemed to have been read and therefore not be read aloud. This proposal of Rönesans Varlık ve Proje Yatırımları A.Ş. was accepted by **majority vote**, with 260,991,277 votes in favor and 419,039 votes against.

Accordingly, to serve for a term of 3 years until 10.08.2029 on the Company's Board of Directors, which shall consist of a total of 6 members, including 2 independent members:

- İpek Ilıcak Kayaalp
- Kamil Yanıkömeroğlu
- Sercan Yüksel
- Özgür Canbaş

and, to serve as Independent Members of the Board of Directors for a term of 3 years until 10.08.2029:

- Deran Taşkıran
- Betül Ebru Edin

were elected by **majority vote**, with 260,991,277 votes in favor and 419,039 votes against.

Article 8 - Pursuant to the 8th item of the Agenda, the discussion and approval of the remuneration, attendance fees, bonuses and premiums to be paid to the Members of the Board of Directors was initiated. In line with the proposal of the Board of Directors regarding the remuneration, attendance fees, bonuses and premiums to be paid to the Members of the Board of Directors under its resolution dated 16.07.2026 and numbered 2026/30, adopted by taking into consideration the recommendation of the Corporate Governance Committee, it was resolved, effective as of this General Assembly meeting, that Independent Board Member Deran Taşkıran shall be paid a monthly net fee of EUR 4,166.60 and Independent Board Member Betül Ebru Edin shall be paid a monthly net fee of TRY 296,385; that no additional remuneration, attendance fee, bonus, premium or similar financial right shall be granted to Board Member Sercan Yüksel, who was elected as a Member of the Board of Directors from among the Company's personnel, without prejudice to all financial rights he enjoys independently of his duties as a member of the Board of Directors; and that no remuneration, attendance fee, bonus, premium or similar financial right shall be granted to the other members of the Board of Directors. As a result of the voting, this was resolved by **majority vote**, with 251,723,821 votes in favor and 9,686,495 votes against.

Article 9 - Pursuant to the 9th item of the Agenda, informing the shareholders about the payments made to the members of the Board of Directors and senior executives in accordance with the Corporate Governance Principles was initiated. Ömer Sinan Tekol provided information about the payments made to the members of the Board of Directors and senior executives during the 2025 activity period. Since this agenda item was for informational purposes only, it was submitted to the information of the Company's Shareholders as no voting would be held. No shareholder took the floor either in favor or against.

Article 10- Pursuant to the 10th item of the Agenda, the independent audit institution determined by the Board of Directors for the year 2026 was submitted for the approval of the General Assembly. In accordance with the principles determined pursuant to the Turkish Commercial Code No. 6102 and the Capital Markets Law No. 6362, and taking into consideration the recommendation of the Audit Committee, within the framework of the resolution adopted at the meeting of the Company's Board of Directors dated 16.07.2026, it was resolved to appoint DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş., located at Maslak Mahallesi Eski Büyükdere Cadde No:1/1, Address No: 2554345328, Ofis ve İşyeri Sarıyer/İstanbul, registered with the Istanbul Trade Registry under registration number 304099-0 and MERSIS number 0291001097600016, to audit the Company's financial reports for the 2026 fiscal year and to perform the other relevant activities within the scope of the relevant provisions of the aforementioned laws. As a result of the voting, this was resolved by **majority vote**, with 258,637,190 votes in favor and 2,773,126 votes against.

Article 11- Pursuant to the 11th item of the Agenda, the presentation and discussion of the Sustainability Report for the years 2024 and 2025, prepared in accordance with the Turkish Sustainability Reporting Standards pursuant to the regulations of the Public Oversight, Accounting and Auditing Standards Authority (**"KGK")** and subjected to a mandatory sustainability assurance audit, and the submission thereof to the General Assembly for approval was initiated.

In line with the proposal submitted by Rönesans Varlık ve Proje Yatırımları Anonim Şirketi, one of the shareholders of the Company, since the Sustainability Reports for the years 2024 and 2025 prepared by DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. had been made available for the review of our shareholders by being published on the Company's official website www.rgy.com.tr and on the Public Disclosure Platform (PDP) at least three weeks prior to the meeting date, excluding the announcement and meeting days, in accordance with the regulations, it was resolved that the Sustainability Reports prepared for the years 2024 and 2025 be deemed to have been read and therefore not be read aloud, by **majority vote**, with 261,000,362 votes in favor and 409,954 votes against.

The Sustainability Reports prepared for the years 2024 and 2025 were discussed. No shareholder took the floor either in favor or against. As required by the agenda item, the Sustainability Reports prepared for the years 2024 and 2025 were submitted for approval. As a result of the voting, the Sustainability Reports prepared for the years 2024 and 2025 were approved by **majority vote**, with 261,000,362 votes in favor and 409,954 votes against.

Article 12- Pursuant to the 12th item of the Agenda, the submission to the approval of the General Assembly of the appointment of the independent audit company, as determined by the Board of Directors for the sustainability assurance audit for the year 2026, pursuant to the regulations of the Public Oversight, Accounting and Auditing Standards Authority, was initiated.

Within the scope of the resolution of the Board of Directors dated 16.07.2026 and numbered 2026/28, it was resolved to appoint DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi, located at Maslak Mahallesi Eski Büyükdere Cadde No:1/1, Address No: 2554345328, Ofis ve İşyeri Sarıyer/İstanbul, registered with the Istanbul Trade Registry under Trade Registry Number 304099-0 and MERSIS number 0291001097600016, as the audit institution authorized in the field of sustainability to conduct the assurance audits of the Sustainability Report for the year **2026**, to be prepared in accordance with the Turkish Sustainability Reporting Standards published by the Public Oversight, Accounting and Auditing Standards Authority, and to carry out other activities within the scope of the relevant regulations. As a result of the voting, this was resolved by **majority vote**, with 261,000,361 votes in favor and 409,955 votes against.

Article 13- Pursuant to the 13th item of the Agenda, informing the shareholders about the donations and aids made by the Company in 2025 within the scope of the Company's Donation and Aid Policy in accordance with the regulations of the Capital Markets Board and determining the upper limit for donations to be made in 2026 was initiated. The shareholders were informed about the donations and aids amounting to TRY 79,255,123 made by our Company to various institutions and organizations in 2025. Pursuant to the same agenda item and in line with the proposal submitted by Rönesans Varlık ve Proje Yatırımları A.Ş., one of the shareholders of the Company, it was proposed that the upper limit for donations for the 2026 fiscal year be set at 0.1% (one per thousand) of the Company's total assets as of 31.12.2025, based on the latest consolidated financial statements prepared in accordance with TFRS. As a result of the voting, this was resolved by **majority vote**, with 251,723,822 votes in favor and 9,686,494 votes against.

Article 14- Pursuant to the 14th item of the Agenda, informing the shareholders about the guarantees, pledges, mortgages and sureties given by the Company in favor of third parties in 2025 within the framework of Capital Markets Board regulations, and the income or benefits derived therefrom, was initiated. Within the scope of the Capital Markets Board's Corporate Governance Communiqué numbered II-17.1, Ömer Sinan Tekol informed the shareholders about the guarantees, pledges, mortgages and sureties given by the Company in favor of third parties and the income or benefits obtained therefrom in 2025. It was noted for the information of the Company's Shareholders that, since this agenda item was for informational purposes only, no voting would be held. No shareholder took the floor either in favor or against.

Article 15- Pursuant to the 15th item of the Agenda, the authorization of the members of the Board of Directors for the performance of the transactions specified in Articles 395 and 396 of the Turkish Commercial Code No. 6102 and informing the shareholders about the transactions carried out within this scope in 2025 in line with Principle 1.3.6 of the Corporate Governance Communiqué of the Capital Markets Board was initiated.

As a result of the voting, it was resolved by **majority vote**, with 261,000,361 votes in favor and 409,955 votes against, to grant permission to the members of the Board of Directors within the scope of Articles 395 and 396 of the Turkish Commercial Code No. 6102. Pursuant to the same agenda item, the General Assembly was informed by Ömer Sinan Tekol about the transactions carried out within this scope during 2025 and within the scope of Principle 1.3.6 of the Capital Markets Board's Corporate Governance Communiqué No. II-17.1.

Article 16- Wishes and closure.

Since there were no further items to be discussed on the agenda and no shareholders objected to the resolutions adopted, the Chairman of the Meeting Murat Ayyıldız, adjourned the General Assembly at **2:01 p.m.**

CHAIRMAN OF THE MEETING	SECRETARY OF MEETING	VOTE COLLECTOR
MURAT AYYILDIZ	DİLAY MERGEN	HAKAN MİRZA

MINISTRY REPRESENTATIVE
NİLÜFER TEPE