



KAMUYU AYDINLATMA PLATFORMU

HALK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Non-current Asset Sale

Summary

Regarding the Sale of İzmir Konak-1 Building



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Non-Current Asset Sale

Related Companies []

Related Funds []

Non-Current Asset Sale	
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 Sold	Building
Location and Area of Non-current Asset Sold	İzmir Province, Konak District, Akdeniz Neighbourhood, Block 971, Parcel 17 with a land 739 m2 area of 5433 m2
Board Decision Date for Sale	26/06/2025
Were Majority of Independent Board Members' Approved the Board Decision for Sale?	Yes
Total Sales Value	370.000.000,- TL + 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 (%)	%3,73
Ratio of Sales Price to Paid-in Capital of Company (%)	%10,1
Ratio of Sales Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	%0,68
Ratio of Sales Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	%0,87
Ratio of Value of Non-current Asset to Total Assets in Latest Disclosed Financial Statements of Company (%)	%0,64
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	%20,91
Sales Conditions	Vadeli (Timed)
Date on which the Transaction was/will be Completed	27.06.2025
Aim of Sale and Effects on Company Operations	For the purpose of reducing financial costs and financing new projects
Profit / Loss Arised After Sale of Non-Current Asset	-
How will Sales Profit be Used if Exists?	-
Board Decision Date for Use of Sales Profit if Exists	-
Counter Party	Megapol Emlak Yatırım AŞ
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)

Nature of Relation with Counter Party	-
Agreement Signing Date if Exists	27/06/2025
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Market value 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	26.06.2025-Özel 2025-215
Title of Valuation Company Prepared Report	Net Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	331.824.000 TL
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

At the meeting of our Company's Board of Directors;

It has been resolved to sell our İzmir Konak-1 Building — which is registered in our portfolio and located at parcel no. 971, block no. 17 in Akdeniz Neighborhood, Konak District, İzmir Province, consisting of a land area of 739 m² and composed of a ground floor, one mezzanine floor, six standard floors, and one attic floor — to Megapol Emlak Yatırım AŞ for a price of TL 370,000,000 excluding VAT, and to sign a Real Estate Preliminary Sales Agreement with the company.

Within this scope, the Real Estate Preliminary Sales Agreement has been signed with the relevant company today.

This is hereby announced to our investors and the public.

Respectfully,

This statement has been translated into English for informational purposes. In case of any discrepancy between the Turkish and 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.