



KAMUYU AYDINLATMA PLATFORMU

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

Summary

The partial sale of IFM Block B



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklanması ve Vadi Depolama Kuruluşu

Non-Current Asset Sale

Related Companies [HALKKB]

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	41-storey reinforced concrete office, workplace and land registered in the land registry
Location and Area of Non-current Asset Sold	A 31,909 m ² portion of the property registered in Istanbul Province, Ümraniye District, Finanskent Neighborhood, Block 3328, Parcel 11.
Board Decision Date for Sale	22/10/2025
Were Majority of Independent Board Members' Approved the Board Decision for Sale?	Yes
Total Sales Value	8.320.135.000,-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 (%)	%65,86
Ratio of Sales Price to Paid-in Capital of Company (%)	%216,7
Ratio of Sales Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	%13,15
Ratio of Sales Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	%16,69
Ratio of Value of Non-current Asset to Total Assets in Latest Disclosed Financial Statements of Company (%)	%9,41
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	%470,29
Sales Conditions	Henüz Belli Değil (Not Determined Yet)
Date on which the Transaction was/will be Completed	-
Aim of Sale and Effects on Company Operations	Reducing borrowing costs and providing resources for new projects
Profit / Loss Arised After Sale of Non-Current Asset	It will be calculated after the sale transaction is completed.
How will Sales Profit be Used if Exists?	-
Board Decision Date for Use of Sales Profit if Exists	-
Counter Party	Türkiye Halk Bankası Anonim Şirketi

Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	Controlling shareholder
Agreement Signing Date if Exists	-
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Market Value Method
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	22.10.2025-2025.HALKGYO.17
Title of Valuation Company Prepared Report	Form Gayrimenkul Değerleme ve Danışmanlık A.Ş
Value Determined in Valuation Report if Exists	8.161.673.000 TL (Market value of the entire property: 12.821.583.000 TL)
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

It has been decided to sell partially of İFM Block B in Istanbul Financial Center in our company portfolio, with a total area of 31.909 m², including 72 independent units, located at Istanbul Province, Ümraniye District, Finanskent Neighborhood, Finans Street,Nr:28 and registered in the Land Registry at Block 3328, Plot 11, to our company's main shareholders, Türkiye Halk Bankası AŞ, for a total of 8,320,135,000 TL + VAT.

Respectfully announced to the public.

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.