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

Summary
The partial sale of IFM Block B

Non-Current Asset Sale

Related Companies [HALKB]

Related Funds []

Non-Current Asset Sale	
Update Notification Flag	Evet (Yes)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	22.10.2025
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	Peşin (Cash)
Date on which the Transaction was/will be Completed	03.11.2025
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	-
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

In the statement made by our company on October 22, 2025, it was announced that the Company decided to sell partially of IFM Block B in Istanbul Financial Center in our company portfolio, with a total area of 31.909 m², a total of 72 independent units including independent units numbered 77 on the 7th floor of the IFM B Block, offices located on the 16th to 33rd tower floors, and workplaces numbered 3, 10, and 15, located at Istanbul Province, Ümraniye District, Finanskent Neighboorhood, 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. The sales transaction regarding the subject has been completed and the title deed transfer procedures have been carried out.

We kindly present to the knowledge of our investors and 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.