



KAMUYU AYDINLATMA PLATFORMU

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

Summary

Land Purchase in Exchange for Collateral



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

Non-Current Asset Purchase

Related Companies ☐

Related Funds ☐

Non-Current Asset Purchase	
Update Notification Flag	Evet (Yes)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	01.04.2026
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Non Current Asset Bought	Land
Location and Area of Non-current Asset Bought	Land with a total area of 29,739.30 m ² located on Parcel No. 29, Block 198, within the boundaries of Yassiören Neighborhood, Arnavutköy District, Istanbul
Board Decision Date for Purchase	30.03.2026
Were Majority of Independent Board Members' Approved the Board Decision for Purchase	Yes
Total Purchasing Value	Without consideration (Title Deed Transfer Value: TRY 204,349,000)
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 (%)	1.37% (Calculated based on the title deed value.)
Ratio of Purchase Price to Paid-in Capital of Company (%)	5.32% (Calculated based on the title deed value.)
Ratio of Purchasing Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.23% (Calculated based on the title deed value.)
Ratio of Purchasing Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	602.84% of the title deed value (0.29% if investment properties are included)
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	1.03% (Calculated based on the title deed value.)
Purchasing Conditions	It has been obtained as collateral within the scope of the project.
Date on which the Transaction was/will be Completed	03.07.2026
Aim of Purchase and Effects on Company Operations	It serves as collateral and will have a positive impact.
Counter Party	Vega Group Taahhüt Yapı A.Ş.
Is Counter Party a Related Party According to CMB Regulations?	Hayır (No)
Nature of Relation with Counter Party	Revenue Sharing Project Based on Land Sale
Agreement Signing Date if Exists	01/04/2026
Exercise Price of Retirement Right Relating to Significant Transaction	-

Value Determination Method of Non-Current Asset	Comparable Sales 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	26.03.2026-2025_ÖZL_76
Title of Valuation Company Prepared Report	AREA Gayrimenkul Değerleme A.Ş.
Value Determined in Valuation Report if Exists	900.000.000+VAT
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	-
Explanations	

In our company's statement dated April 1, 2026,

Pursuant to the executed agreement, the title deed transfer of the land with a total area of 29,739.30 m², located in the "Special Industrial Zone" on Parcel No. 29, Block 198, in Yassiören Neighborhood, Arnavutköy District, Istanbul, has been completed today in favor of our Company (as collateral).

We respectfully submit this information for the knowledge of our investors and the public.

Kind regards,

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.