



INVESTOR PRESENTATION
2025 Q1

ABOUT HALK GYO

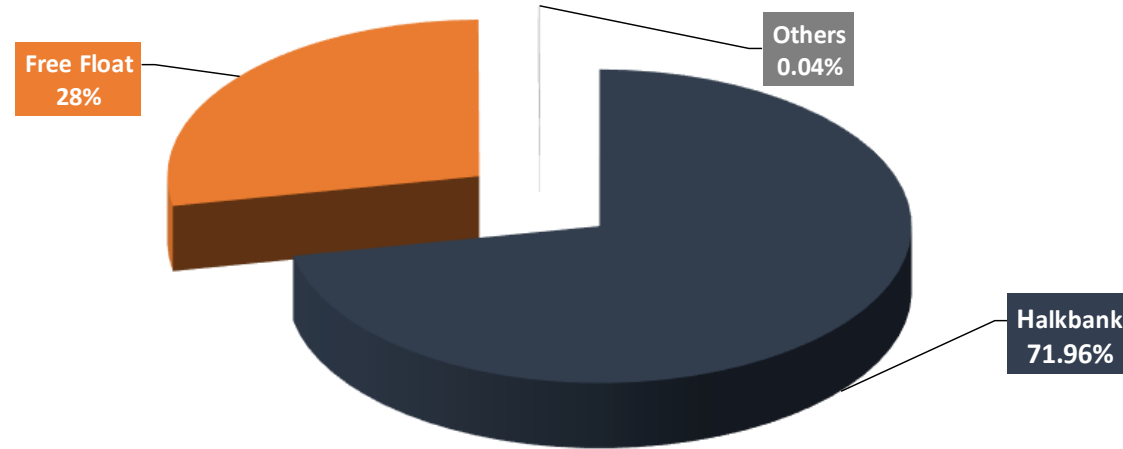
➤ Halk GYO, was established in 2010, invests in real estates, real estate projects, real estate based rights and capital market instruments.

➤ Halk GYO completed its IPO in February 2013 and is trading on the Borsa Istanbul -BIST with the code “HLGYO”

As of March 31, 2025;

Halk GYO has an important position in the sector by the total asset value reaching **TL 54.7 billion** and shareholders' equity **TL 35.9 billion**.

➤ **28%** of total shares are listed on the BIST.



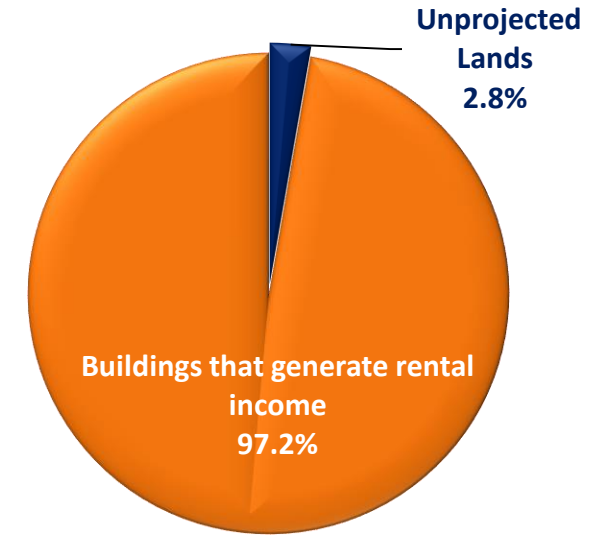
Together with the publicly held shares, the total share of Türkiye Halk Bankası A.Ş. in the capital rises to 79.33%.



REAL ESTATE PORTFOLIO



DISTRIBUTION OF PORTFOLIO



REAL ESTATE PORTFOLIO

REGIONAL DISPERSAL



REAL ESTATE PORTFOLIO

LANDS	Current Status	2025 March 1Fair Value(TL)
Antalya Lands	Land (Empty)	692,602,977
Beykoz Land	Land (Empty)	473,269,896
Salıpazarı Land	Land (Car Park)	49,673,528
TOTAL LANDS		1,215,546,401
PROJECTED LANDS & PROJECTS		
Dilovası Modern Industrial Site	In construction and sale	² 4,696,170,000
Paye Sakarya Project	In construction and sale	³ 810,888,000
İzmir Evora Project	In construction and sale	⁴ 3,429,994,538

¹These are the fair values included in the notes to the consolidated financial statements dated 31.03.2025 that have not undergone limited audit.

²It is the land appraisal value of Dilovası Modern Industrial Site as of December 2024.

³It is the approximate value of our Company's share of the total appraisal value dated March 2025. Projects are tracked in inventories and are not included in the total portfolio.

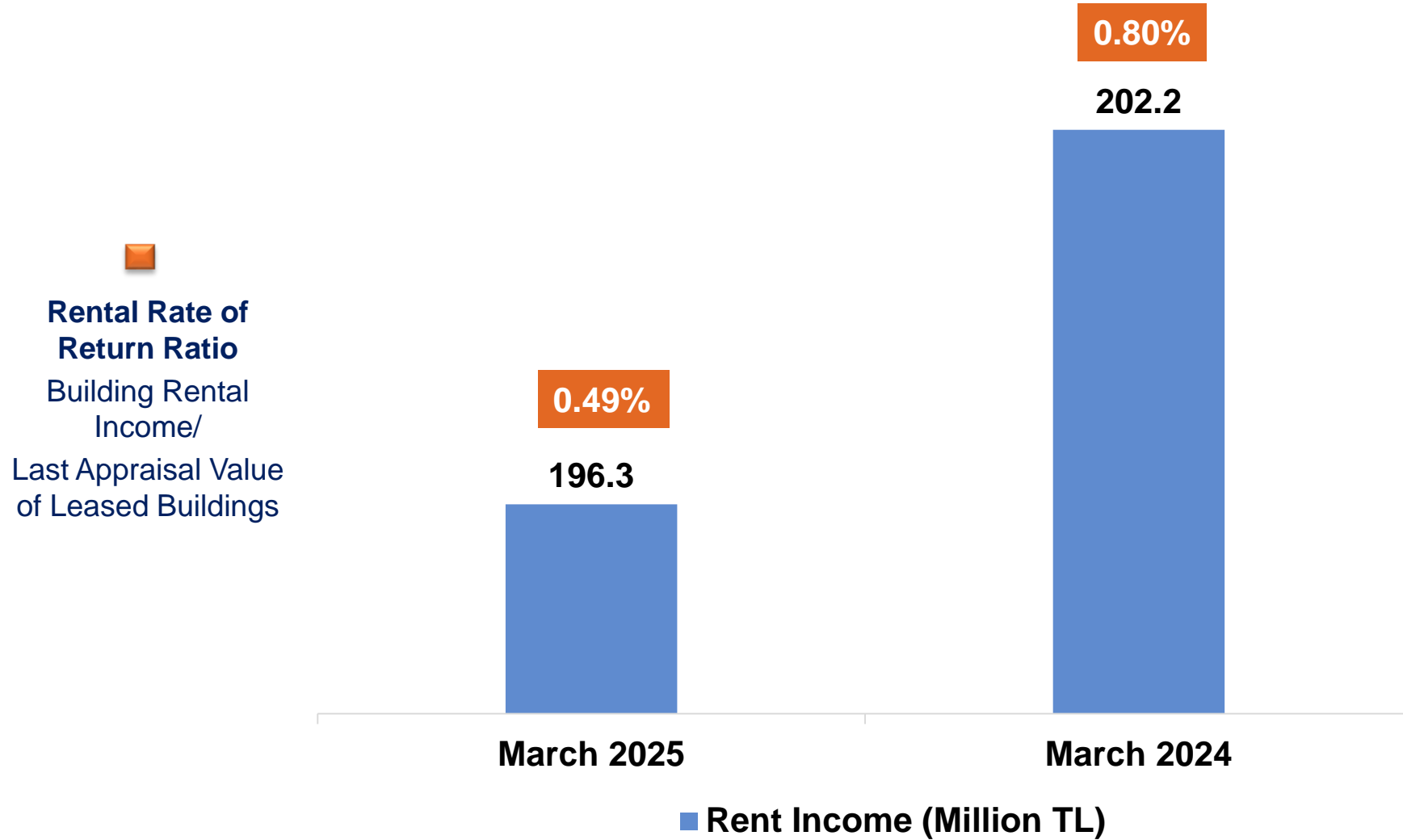
⁴It is the approximate value of It is the approximate value of our Company's share of the total appraisal value determined for the present value of the project if it is completed by December 2024. It is not included in the portfolio total and is written for informational purposes only.



REAL ESTATE PORTFOLIO

BUILDINGS THAT GENERATE RENTAL INCOME	Tenant	2025 January - March Rental Income(TL)	2025 March Fair Value (TL)
İFM Halk Office Block A	Bank Headquarters	97,773,668	19,777,901,000
İFM Halk Office Block B	Empty	-	8,130,147,000
Ataşehir Finance Tower	Technopark	36,973,605	3,742,134,063
İstanbul Levent Hotel	Hotel	19,898,506	3,632,071,297
İstanbul Salıpazarı Hotel	Hotel	13,484,367	1,328,851,617
Şekerpınar Banking Center	Banking Center	8,927,178	825,470,749
İstanbul Beyoğlu Building	Hotel	1,341,534	542,609,439
İzmir Konak Building-1	Under renovation	-	352,200,853
İstanbul Caddebostan Building	Bank Branch	1,798,176	284,798,416
İstanbul Etiler Building	Bank Branch	1,797,983	265,515,418
İstanbul Beşiktaş Building	Bank Branch	2,154,608	248,938,865
İstanbul Bakırköy Building	Bank Branch	2,526,092	247,641,225
İstanbul Şişli Building**	Bank Branch	-	219,153,092
Ankara Kızılay Building	Bank Branch/Ministry	871,767	188,207,331
İzmir Konak Building-2	Empty	-	188,207,331
İstanbul Ataköy Building	Bank Branch	1,411,640	193,710,469
İstanbul Nişantaşı Building	Bank Branch	671,548	157,389,756
İstanbul Fatih Building	Bank Branch	1,203,609	138,679,086
Kocaeli Building	Bank Branch	1,485,937	126,572,182
Bursa Building	Empty	-	121,069,043
Ankara Başkent Building	Bank Office/Hotel	1,687,011	156,311,141
Ankara Bahçelievler Building-1	Bank Branch	1,188,749	84,748,330
Adapazarı Building	Bank Branch	571,369	74,842,681
Ankara Bahçelievler Building-2	Store	590,006	66,037,660
TOTAL BUILDING VALUE		196,357,353	41,093,208,044
TOTAL LAND VALUE			1,215,546,401
TOTAL PORTFOLIO			42,308,889,349

RENTAL INCOME - RATE OF RETURN



COMPLETED PROJECTS

ATAŞEHİR FINANCE TOWER



In 2012, we acquired this 23-floor class A office tower located near the İstanbul Finance Center Project while it was under construction.

Being in Batı Ataşehir district, which is one of the closest areas to İstanbul Finance Center. Ataşehir Finance Tower substantially contributes in not only our portfolio but also our yearly rental income.



COMPLETED PROJECTS

REFERANS BAKIRKÖY



Referans Bakırköy is Halk GYO's first residential project, The project is developed based on a revenue sharing model in which our Company's share is 50,5 percent.

The project which carried out together with Biskon Yapı A.Ş., an association of Kiler Holding, has risen on one of the last lands in Bakırköy, Istanbul.

Our project, which was built in three blocks and consists of a total of 327 independent units, 254 of which are residential and 73 are commercial units, was completed in 2014. All independent units in the project have been sold.



COMPLETED PROJECTS

İSTANBUL LEVENT HOTEL



İstanbul Levent Hotel which was started in 2013 on the Levent land and completed in 2015 is the first hospitality project in Halk GYO's portfolio. It meets the much felt need for business hotels on Mecidiyeköy-Maslak line, Istanbul

Levent Hotel, which aims to be an environmentally friendly structure, has been awarded the **LEED Gold** "Leadership in Energy and Environmentally Friendly Design" certificate.



COMPLETED PROJECTS

ESKİŞEHİR PANORAMA PLUS



The project located in Odunpazarı-Eskişehir, developed on an area of 9,811 sqm and covers 102 independent units consists 97 residential and 5 commercial units.

The Project was completed in 2015 and all of the project was sold.

Panorama Plus is the first project which has “**LEED Silver Certification**” with the highest score in Eskişehir.



COMPLETED PROJECTS

ŞEKERPINAR BANKING CENTER



Şekerpınar Banking Center which developed on our Şekerpınar-Kocaeli land which was purchased in September 2012, has an usage area of approximately 9k sqm.

Project was completed in 2015 and leased in April of the same year.

Center is aimed to be an environmentally friendly building and received a certificate of **LEED Gold**.



COMPLETED PROJECTS

HALK OFFICE ŞEKERPINAR



Halk Office Şekerpınar located on our Şekerpınar-Kocaeli land which was purchased in September 2012, has an usage area of approximately 53k sqm.

Halk Office Şekerpınar was sold in May 2023.



COMPLETED PROJECTS

BİZİMTEPE AYDOS



The residential project, which was implemented through a partnership established in cooperation with Vakıf GYO, is located in the Sancaktepe district of Istanbul. The project is aimed to meet the residential demand in the region with its location close to the Istanbul Financial Center.

The project, rising with the slogan “Happiness begins at home,” spans an area of approximately 95,000 sqm, with 90% dedicated to landscaping. Offering 2+1, 3+1, and 4+1 apartment options, the development comprises 17 blocks, each with 13 floors, totaling 1,037 residential units and 47 commercial units. Within the project, there are hobby gardens, bicycle and jogging paths, children's playgrounds, gazebos, ornamental pools, grass amphitheatres, a private kindergarten, and a marketplace that includes commercial spaces.

Construction of the project began in November 2015 and was completed in 2018.



COMPLETED PROJECTS

ŞEHRİSTAN RESIDENTIAL



A residential project is planned to be developed on a land located in Yakutiye district of Erzurum province, which was included in the portfolio in April 2016. The land is co-owned equally by Er Konut, a subsidiary of Erzurum Metropolitan Municipality, and Halk GYO.

The project, developed through Halk GYO-Er Konut “Joint Venture”, land of approximately 24k sqm, comprises 13 blocks with 13-storey in 3 different types, and totally 632 residentials and 13 commercial units.

Construction and sale works of the project have been started in May 2016 and the construction finished in 2018. Project sales have been completed.



COMPLETED PROJECTS

SALIPAZARI HOTEL



The Salıpazarı Building, which served as a bank branch and office, started to serve as a hotel building in 2018 after its renovation was completed.



ONGOING PROJECTS

İSTANBUL FINANCE CENTER «HALK OFFICE TOWERS»



Our Company, as one of the main stakeholders in the Istanbul Financial Center (IFC) project coordinated by the Ministry of Environment, Urbanization and Climate Change, is constructing two towers on its land within the scope of the project: a 46-floor tower (Block A) and a 34-floor tower (Block B).

In June 2022, a lease agreement was signed with our main shareholder, Türkiye Halk Bankası A.Ş., for Block A, and rental payments commenced as of April 2023.

In March 2025, the sale transaction of a 36,655.89 m² area located in Block B of the Istanbul Financial Center was completed in favor of Türkiye Halk Bankası A.Ş.



ONGOING PROJECTS

EVORA İZMİR



“Teknik Yapı – Halk GYO Joint Venture” has been established providing all profits, liability and revenue to be divided equally with Teknik Yapı A.Ş., the winner of the Revenue Sharing Model Project in Return for Land Sale Tender, made by Emlak Konut GYO A.Ş., in 2017, for approximately 47 acres of land consisting 2 parcels in Alsancak, İzmir, with a commitment of a revenue of 1 billion 700 million TL and revenue share of 35%.

Teknik Yapı – Halk GYO Joint Venture and Emlak Konut GYO A.Ş., signed a “Revenue Sharing Model Agreement in Return for Land Sale”. According to the agreement details, revenue share ratio of Joint Venture was determined as 65%.



Evora İzmir project, which is designed in a mixed structure that contains housing, trade and social functions, has won **“2018 Best Architectural Design”** award of SOTCA -Sign of the City Awards organization made each year.

Construction works and sales process continue in the project, which includes 1195 independent units. As of March 31, 2025, sales promise contracts were signed for 811 independent units in the project.



ONGOING PROJECTS

DİLOVASI MODERN INDUSTRIAL SITE



In September 2022, the building construction licenses were obtained for the project, which was realized as a result of the revenue sharing agreement in return for land sales at the rate of 47% (Marmara Metal) - 53% (Halk Yapı - our company's 100% subsidiary).

Dilovası Modern Industrial Site Project, which consists of a total of 350 independent units, including 307 Workshops, 24 Shops, 18 Offices and 1 Health Center, will be located at the very center of the industry's development axis in the Istanbul, Bursa, Kocaeli triangle and will host hundreds of industrial establishments.

The Project, which makes a difference with a total of 307 workshops, 19 offices, 24 shops and its social facilities from 300 m2 to 1,500 m2, also supports sustainable energy production with its environmentally friendly design. Sales of the project started after the launch in December 2022.

As of March 31, 2025, sales promise contracts were signed for 189 independent units in the project.



ONGOING PROJECTS

PAYE SAKARYA



Paye Sakarya Project, which was implemented within the framework of the "Cooperation Protocol" signed in December 2021 between the Company and other 3rd party, consists of 426 residences and 34 commercial units of different scales on a total land of 60,000 sqm.

Our project, with its horizontal architecture and wide landscape areas, is aimed to be the best concept life project of Sakarya.



Sales and marketing activities of the project started in 2023. As of March 31, 2025, sales promise contracts were signed for 191 independent units in the project.

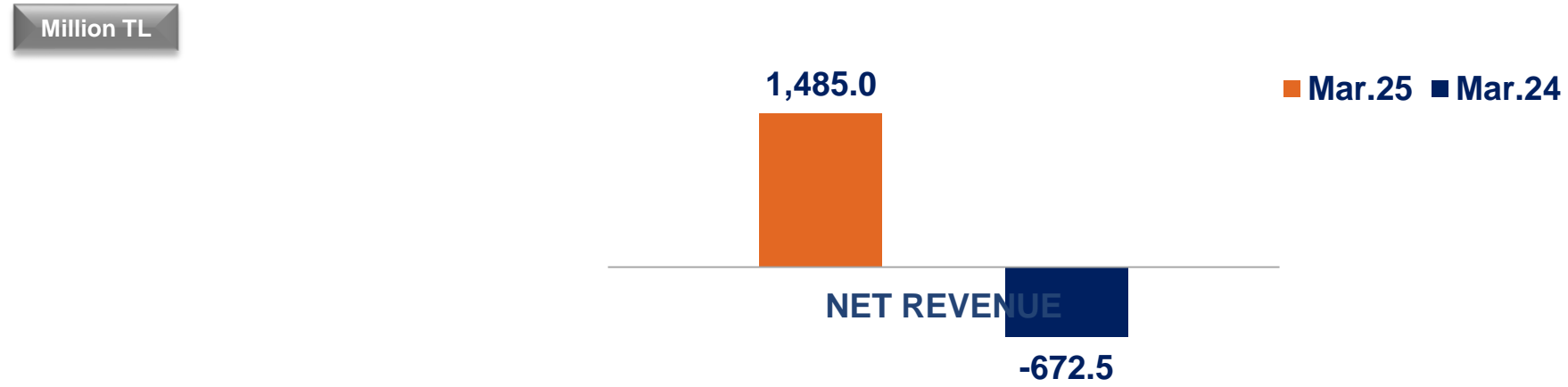
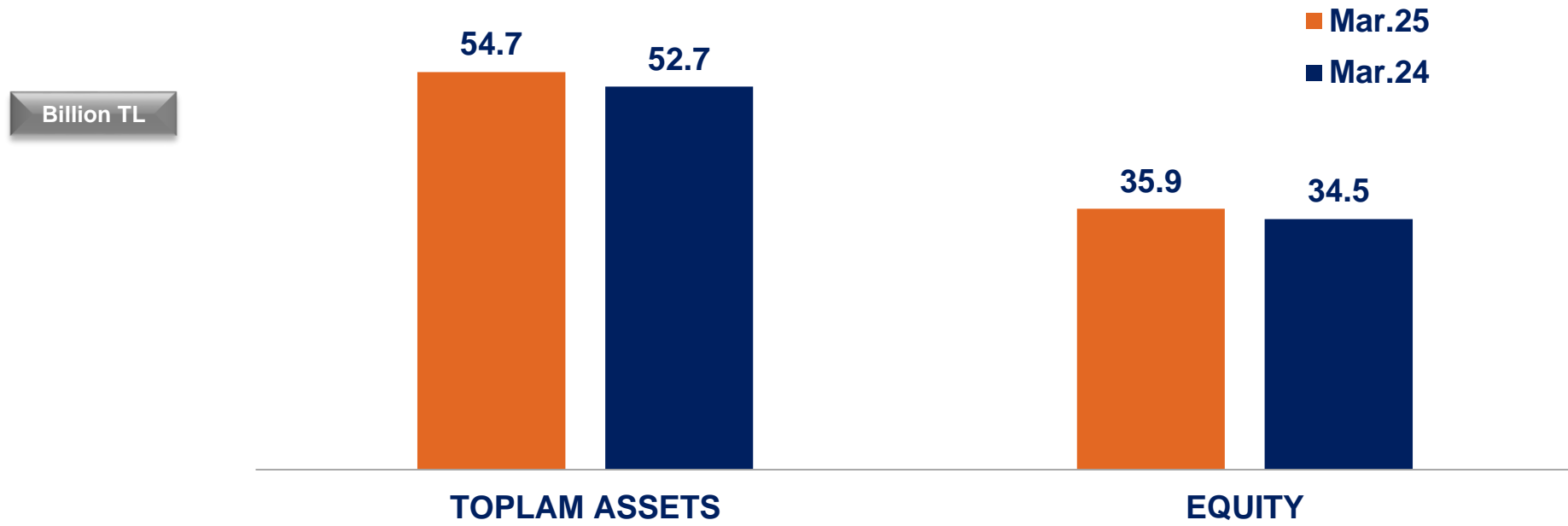


FINANCIAL TABLES (TAS-Consolidated)

BALANCE SHEET -TL	MARCH 2025	DECEMBER 2024
Current Assets	12,330,873,070	8,709,159,928
<i>Liquid Assets</i>	<i>2,487,124,744</i>	<i>111,608,590</i>
<i>Inventories</i>	<i>8,065,399,730</i>	<i>7,382,714,645</i>
Non-Current Assets	42,402,260,822	44,010,643,924
<i>Investment Properties</i>	<i>42,308,754,445</i>	<i>43,919,588,706</i>
TOTAL ASSETS	54,733,133,892	52,719,803,852
Short Term Liabilities	13,100,609,998	11,492,670,303
<i>Financial Liabilities</i>	<i>6,318,020,733</i>	<i>5,699,275,374</i>
<i>Liabilities Arising from Customer Contracts</i>	<i>5,388,722,722</i>	<i>5,432,621,444</i>
Long Term Liabilities	5,644,847,089	6,723,122,492
<i>Financial Liabilities</i>	<i>1,150,154,679</i>	<i>3,351,052,947</i>
<i>Liabilities Arising from Customer Contracts</i>	<i>269,936,171</i>	<i>138,462,199</i>
EQUITY	35,987,676,805	34,504,011,057
TOTAL LIABILITIES	54,733,133,892	52,719,803,852

INCOME STATEMENT-TL	MARCH 2025	MARCH 2024
Revenue	4,869,907,428	223,402,812
<i>Income From Sale of Investment Property</i>	<i>4,527,002,415</i>	<i>-</i>
<i>Rental Income</i>	<i>196,357,353</i>	<i>202,229,556</i>
<i>Project Consultancy Income</i>	<i>138,000,000</i>	<i>17,096,592</i>
<i>Interest and Finance Income on Deposits</i>	<i>8,547,660</i>	<i>4,076,664</i>
Cost of Sales	(4,614,025,284)	(14,252,466)
Gross Profit	255,882,144	209,150,346
General Administrative Expenses	(49,554,113)	(44,054,412)
Marketing Expenses	(56,163,409)	(21,141,774)
Other Operating Income	2,415,001,027	4,839,853
Other Operating Expenses	(1,327,743)	(645,668,334)
Operating Profit	2,563,837,906	(496,874,321)
Financial Expenses	(946,517,917)	(696,110,625)
Gains/(Losses) on Net Monetary Position	1,199,375,017	520,513,037
Current Period Tax (Expense)/Income	(44,975,344)	-
Deferred Tax (Expense)/Income	(1,286,689,167)	-
Profit for the Period (Loss)	1,485,030,495	(672,471,909)

(The amounts are expressed based on the purchasing power of the Turkish Lira as of December 31, 2024.)



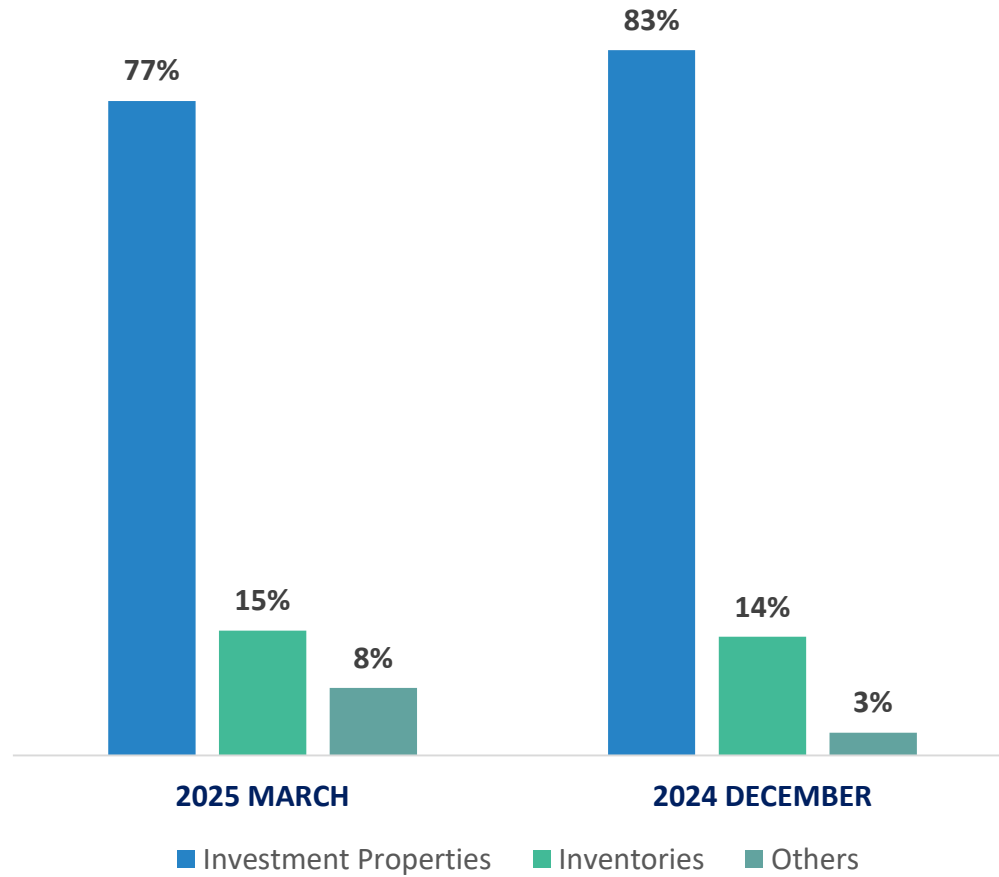
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Investor Relations

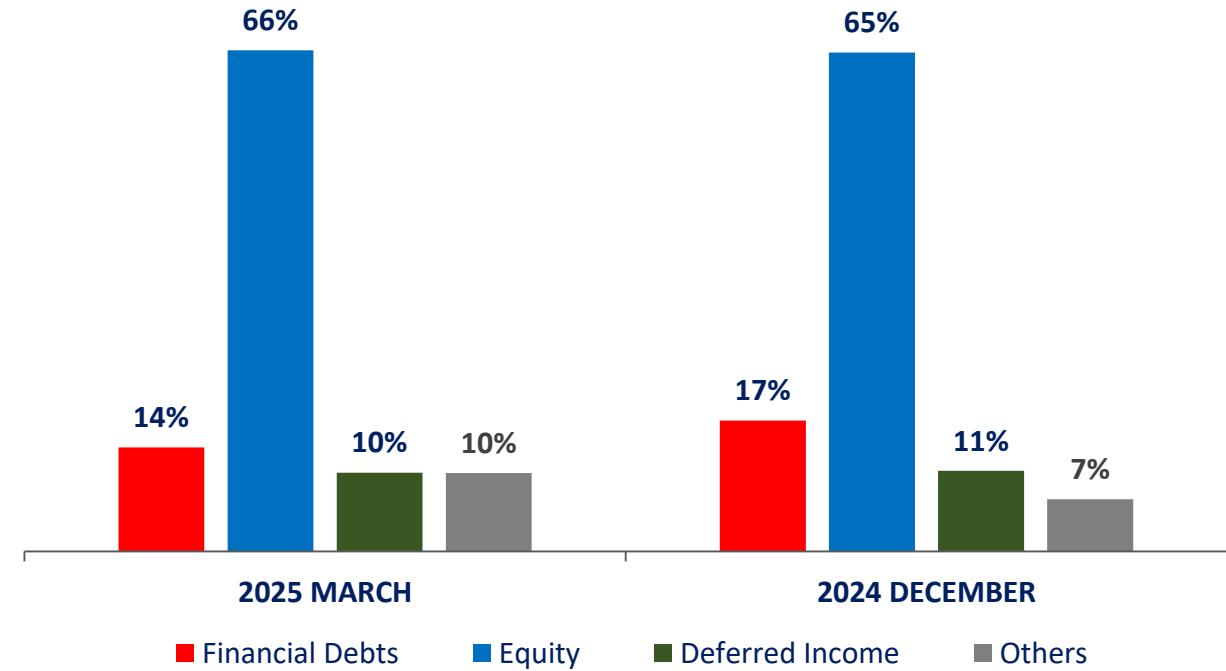


DISTRIBUTION OF ASSETS AND LIABILITIES

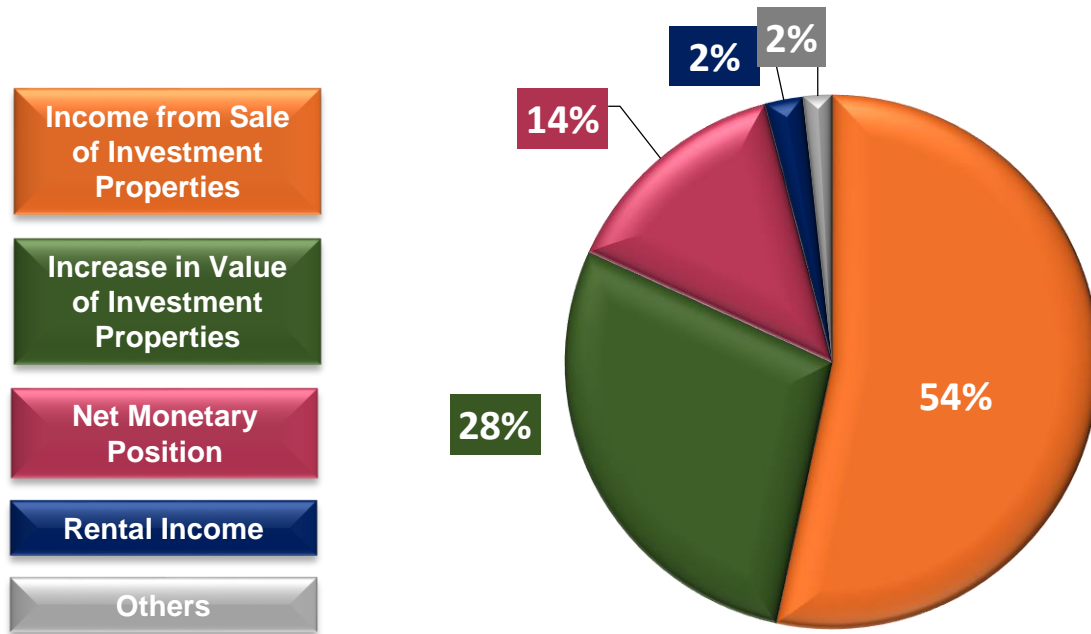
Distribution of Assets



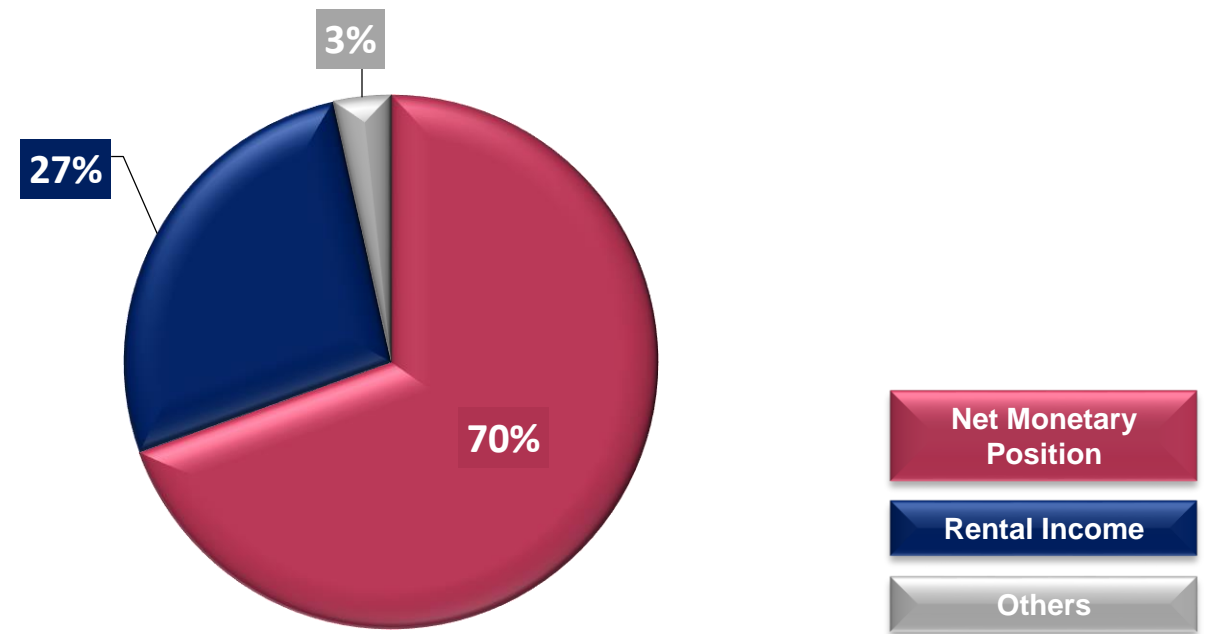
Distribution of Liabilities



DISTRIBUTION OF MAIN INCOME ITEMS



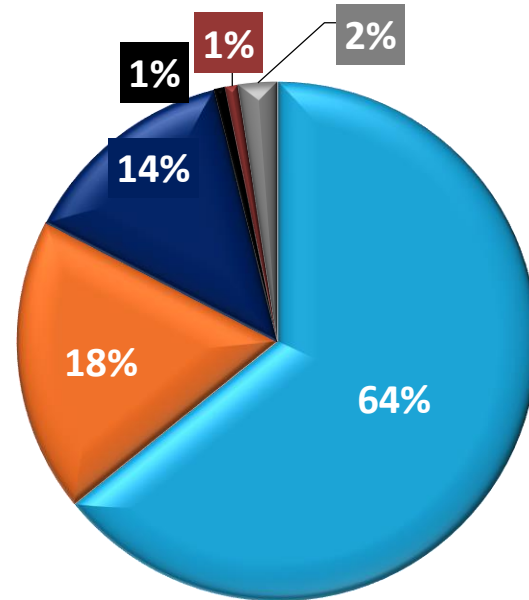
MARCH 2025



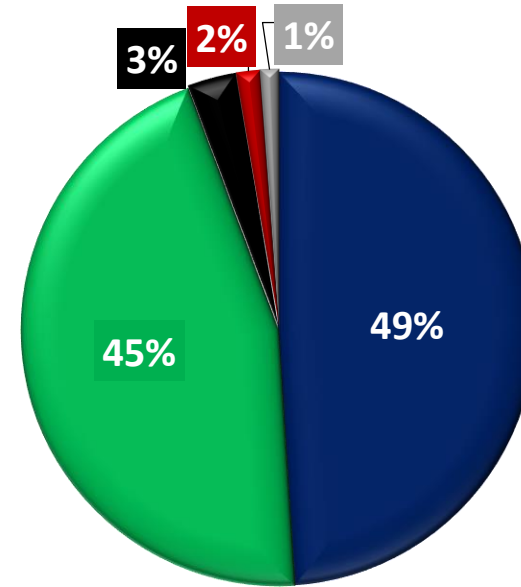
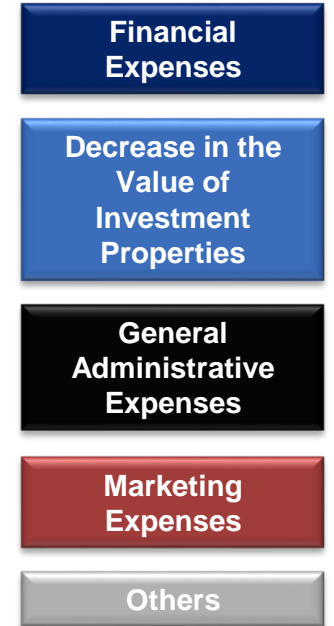
MARCH 2024



DISTRIBUTION OF MAIN EXPENSE ITEMS



MARCH 2025



MARCH 2024



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