



INVESTOR PRESENTATION

2025 Q3

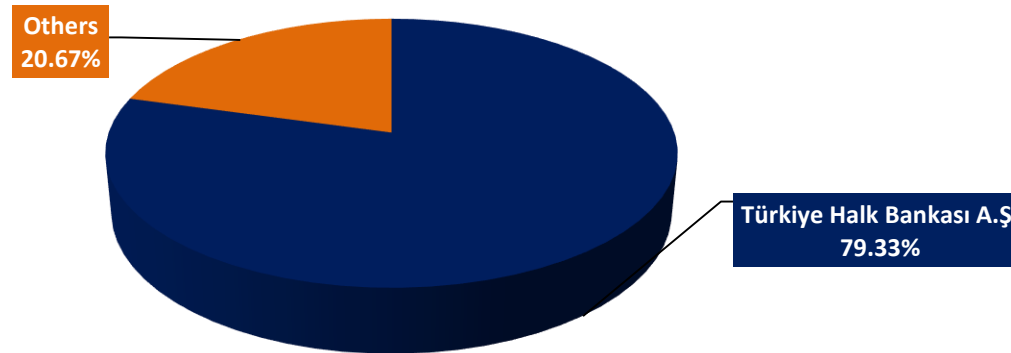
ABOUT HALK GYO

- 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”

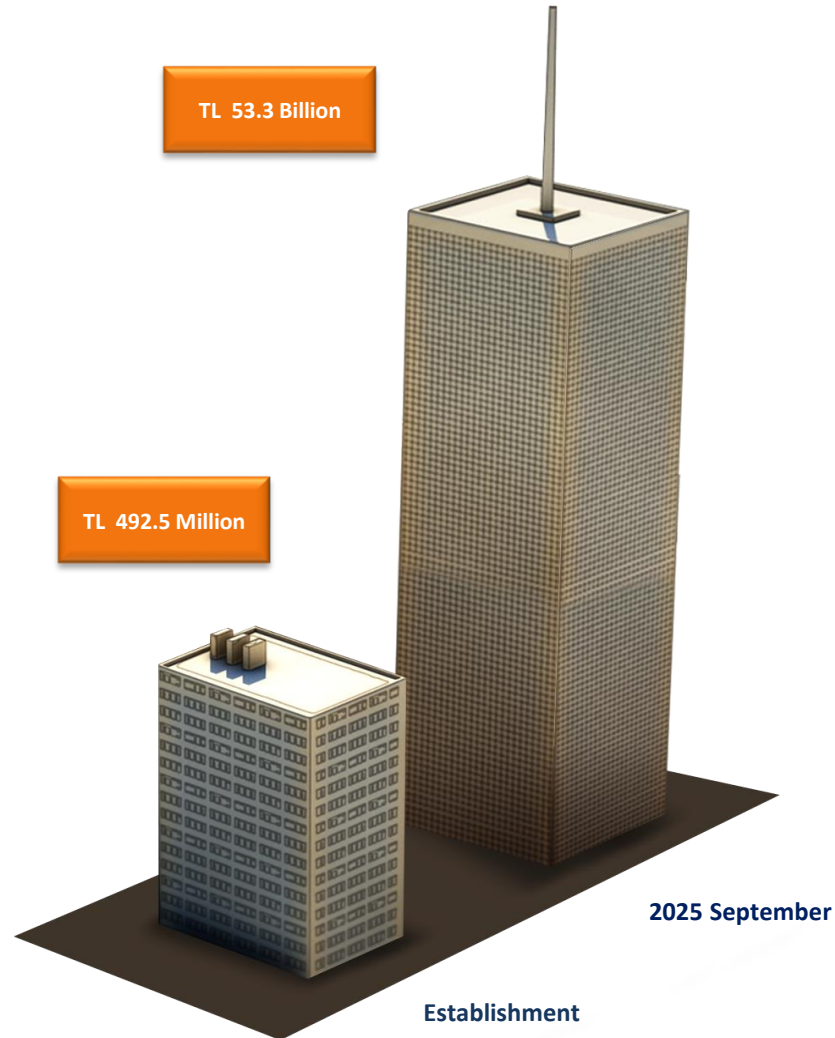
As of September 30, 2025;

Halk GYO has an important position in the sector by the total asset value reaching **TL 70.1 billion** and shareholders’ equity **TL 43.7 billion**.

- As of September 30, 2025, **79.33%** of the capital is owned by Türkiye Halk Bankası A.Ş.

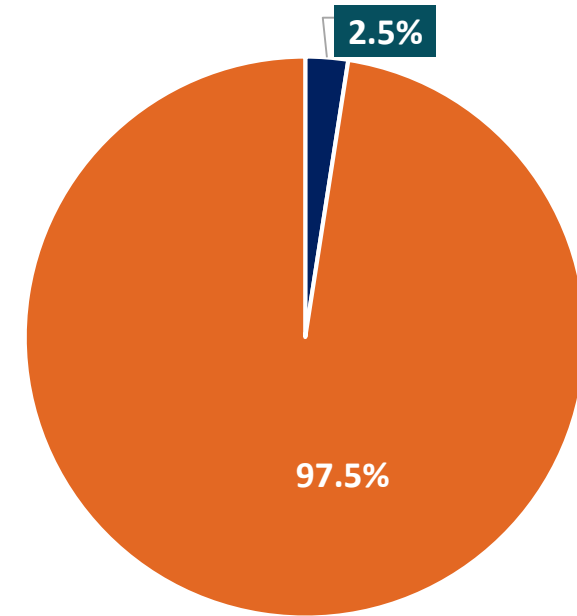


REAL ESTATE PORTFOLIO



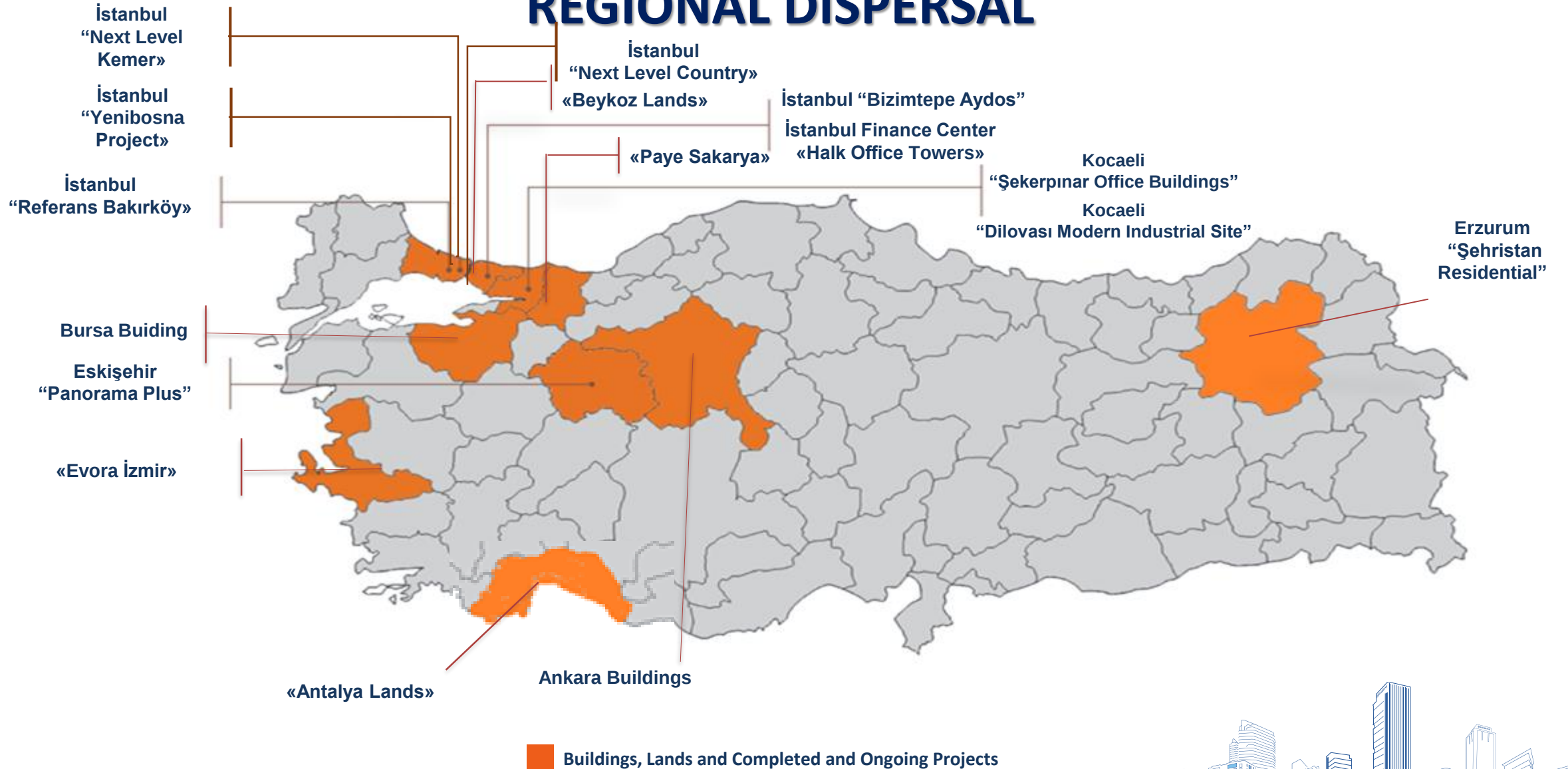
DISTRIBUTION OF PORTFOLIO

- Lands
- Buildings that generate rental income



REAL ESTATE PORTFOLIO

REGIONAL DISPERSAL



REAL ESTATE PORTFOLIO

LANDS	Current Status	2025 September 1Fair Value(TL)
Antalya Lands	Land (On sale)	679,438,443
Beykoz Land	Land (Empty)	576,967,418
Salıpazarı Land	Land (Car Park)	58,517,860
TOTAL LANDS		1,314,923,721
PROJECTED LANDS & PROJECTS		
Dilovası Modern Industrial Site	In construction and sale	26,662,520,000
Paye Sakarya Project	In construction and sale	3810,888,000
İzmir Evora Project	In construction and sale	43,184,287,820
Next Level Kemer	In construction and sale	54,431,980,000
Next Level Country	In construction and sale	52,768,900,000
REAL ESTATE IN INVENTORIES		
Vesen Yalıları Project		170,942,806

¹ These are the fair values included in the Financial Report dated 30.09.2025.

² It is the incomplete value of Dilovası Modern Industrial Site as of June 2025.

³ It is the approximate value of our Company's share of the total land appraisal value of Paye Sakarya dated March 2025.

⁴ This is the approximate value of our Company's share of the total appraised value determined for the project's current value upon completion in December 2024. It is not included in the portfolio total and is provided for informational purposes only. (65% of the project value is the Ordinary Partnership share, and 50% of the partnership share is calculated as Halk GYO's share.)

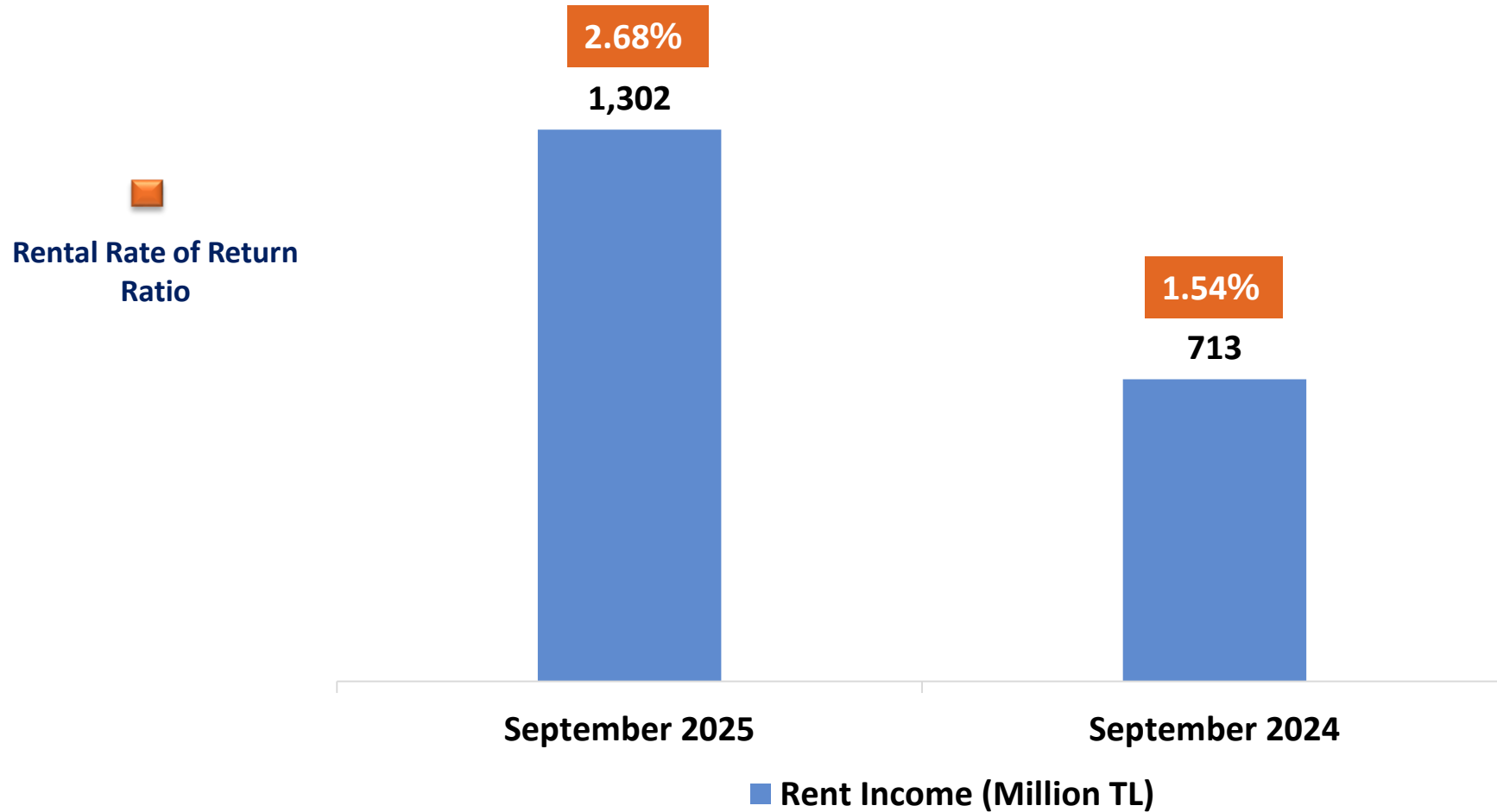
⁵ It is the incomplete value as of June 2025.



REAL ESTATE PORTFOLIO

BUILDINGS THAT GENERATE RENTAL INCOME	Tenant	2025 January - September Rental Income(TL)	2025 September Fair Value (TL)
İFM Halk Office Block A	Bank Headquarters	961,822,131	25,768,931,429
İFM Halk Office Block B	Empty	-	10,606,847,283
Ataşehir Finance Tower	Technopark	118,634,528	4,569,129,741
İstanbul Levent Hotel	Hotel	83,445,468	4,394,452,227
İstanbul Salıpazarı Hotel	Hotel	43,266,310	1,616,291,831
Şekerpınar Banking Center	Banking Center	32,094,235	976,795,565
İstanbul Beyoğlu Building	Hotel	4,304,483	653,734,148
İstanbul Caddebostan Building	Bank Branch	5,769,678	348,300,222
İstanbul Etiler Building	Bank Branch	5,769,059	326,688,616
İstanbul Beşiktaş Building	Bank Branch	6,913,336	299,130,943
İstanbul Bakırköy Building	Bank Branch	8,105,290	301,012,269
İstanbul Şişli Building	Under Renovation	-	265,668,998
Ankara Kızılay Building	Bank Branch/Ministry	2,797,176	225,189,429
İzmir Konak Building-2	Empty	-	229,611,084
İstanbul Ataköy Building	Bank Branch	4,529,427	236,509,640
İstanbul Nişantaşı Building	Bank Branch	1,881,281	184,907,537
İstanbul Fatih Building	Bank Branch	3,861,932	168,781,881
Kocaeli Building	Bank Branch	4,767,818	154,021,528
Bursa Building	Empty	-	146,189,834
Ankara Başkent Building	Bank Office/Hotel	5,639,310	188,132,668
Ankara Bahçelievler Building-1	Bank Branch	3,814,254	103,204,207
Adapazarı Building	Bank Branch	1,833,310	91,378,725
Ankara Bahçelievler Building-2	Store	2,518,853	80,628,286
TOTAL RENTAL INCOME		1,301,767,879	
TOTAL BUILDING VALUE			51,935,538,091
TOTAL LAND VALUE			1,314,923,721
TOTAL PORTFOLIO			53,250,461,812

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

ŞEKERPİRAR BANKİNG 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 Ordinary Joint Venture 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 amphitheaters, 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 “Ordinary 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 to Türkiye Halk Bankası A.Ş.



ONGOING PROJECTS

EVORA İZMİR

“Teknik Yapı – Halk GYO Ordinary 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 Ordinary 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 Ordinary 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 September 30, 2025, sales promise contracts were signed for 843 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 November 2022.

As of September 30, 2025, sales promise contracts were signed for 223 independent units in the project.

Our project has reached the provisional acceptance stage.



ONGOING PROJECTS

PAYE SAKARYA



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

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 September 30, 2025, sales promise contracts were signed for 225 independent units in the project.



ONGOING PROJECTS

NEXT LEVEL KEMER



The project, developed on parcel 1 of block 244 in the Mithatpaşa neighborhood of the Eyüpsultan district of Istanbul, was acquired through a "Construction and Revenue Sharing Agreement in Return for Land Share" signed on July 22, 2025.

The Next Level Kemer project, which provides easy access to Istanbul Airport and is located close to Levent and main transportation arteries, offers the advantage of access to central locations while also providing a quiet, noise-free living space.

Next Level Kemer comprises a 78,952 m² construction area on a 35,966.98 m² plot.

The project includes 9 blocks and 274 apartments, with residence types ranging from 1+1 to 5.5+1 units, ranging in size from 80 m² to 438 m².

As of September 30, 2025, sales contracts have been signed for 61 independent units.



ONGOING PROJECTS

NEXT LEVEL COUNTRY



The project, located on Block 244, Parcel 1, in the Mithatpaşa neighborhood of Eyüpsultan district, Istanbul Province, was developed on July 22, 2025, through a "Construction and Revenue Sharing Agreement in Return for Land Share" signed in the project.



The project, which will be developed on a 42,596.97 m² plot located on Block 246, Parcel 5, in the Mithatpaşa neighborhood of Kemerburgaz, Eyüpsultan district, Istanbul Province, was developed on July 22, 2025, through a "Construction and Revenue Sharing Agreement in Return for Land Share" signed in the project.

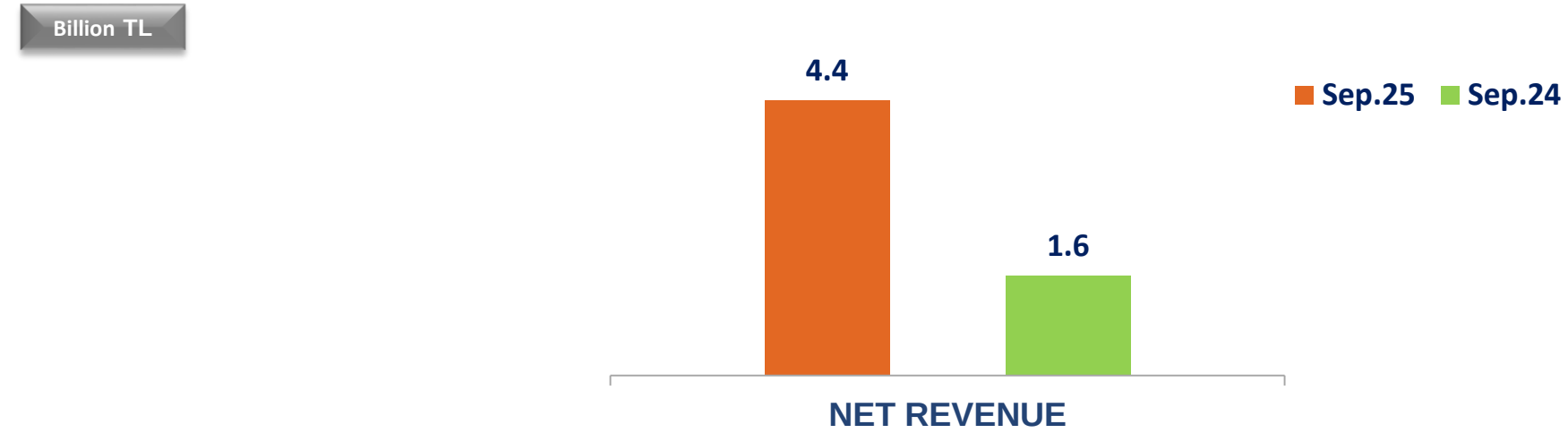
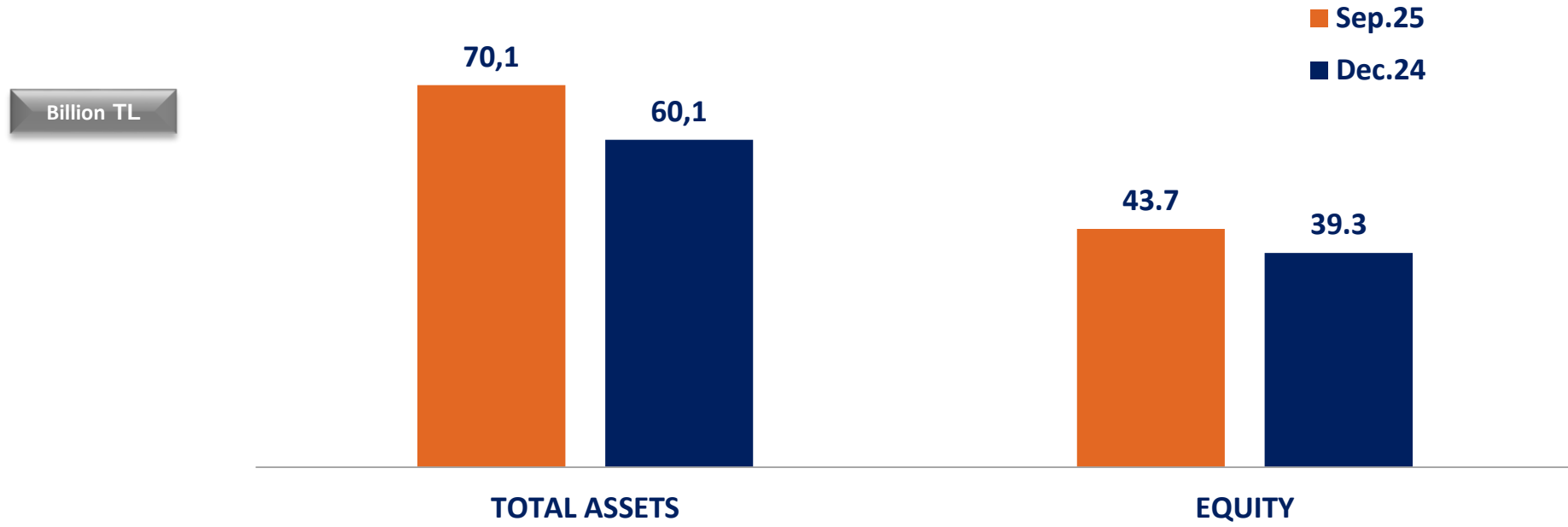


FINANCIAL TABLES (TAS-Consolidated)

BALANCE SHEET -TL	SEPTEMBER 2025	DECEMBER 2024
Current Assets	13,454,225,913	9,925,121,584
<i>Liquid Assets</i>	<i>269,434,283</i>	<i>127,191,238</i>
<i>Inventories</i>	<i>11,769,306,014</i>	<i>8,413,479,725</i>
Non-Current Assets	56,652,640,242	50,155,353,163
<i>Investment Properties</i>	<i>53,250,461,812</i>	<i>50,051,584,932</i>
TOTAL ASSETS	70,106,866,155	60,080,474,747
Short Term Liabilities	17,108,106,756	13,097,262,083
<i>Financial Liabilities</i>	<i>10,234,006,706</i>	<i>6,495,000,839</i>
<i>Liabilities Arising from Customer Contracts</i>	<i>6,245,763,429</i>	<i>6,191,117,030</i>
Long Term Liabilities	9,273,253,742	7,661,796,168
<i>Financial Liabilities</i>	<i>2,253,290,653</i>	<i>3,818,922,630</i>
<i>Liabilities Arising from Customer Contracts</i>	<i>1,121,252,776</i>	<i>157,794,112</i>
EQUITY	43,725,505,657	39,321,416,496
TOTAL LIABILITIES	70,106,866,155	60,080,474,747

INCOME STATEMENT-TL	SEPTEMBER 2025	SEPTEMBER 2024
Revenue	7,145,181,962	764,337,030
<i>Income From Sale of Investment Property</i>	<i>5,541,024,255</i>	<i>-</i>
<i>Rental Income</i>	<i>1,301,767,882</i>	<i>713,213,684</i>
<i>Project Consultancy Income</i>	<i>157,267,382</i>	<i>36,180,627</i>
<i>Interest and Finance Income on Deposits</i>	<i>145,122,443</i>	<i>14,942,719</i>
Cost of Sales	(5,624,978,337)	(55,499,326)
Gross Profit	1,520,203,625	708,837,704
General Administrative Expenses	(183,930,241)	(151,065,917)
Marketing Expenses	(104,348,413)	(87,205,292)
Other Operating Income	8,189,831,112	2,399,956,234
Other Operating Expenses	(791,316,395)	(224,897,912)
Operating Profit	8,630,439,688	2,645,624,817
Financial Expenses	(3,962,234,755)	(2,493,131,484)
Gains/(Losses) on Net Monetary Position	2,552,663,065	1,345,329,957
Current Period Tax (Expense)/Income	(116,028,511)	2,290,360
Deferred Tax (Expense)/Income	(2,678,110,484)	106,432,045
Profit for the Period (Loss)	4,426,729,003	1,606,545,695

(The amounts are expressed based on the purchasing power of the Turkish Lira as of September 30, 2025.)

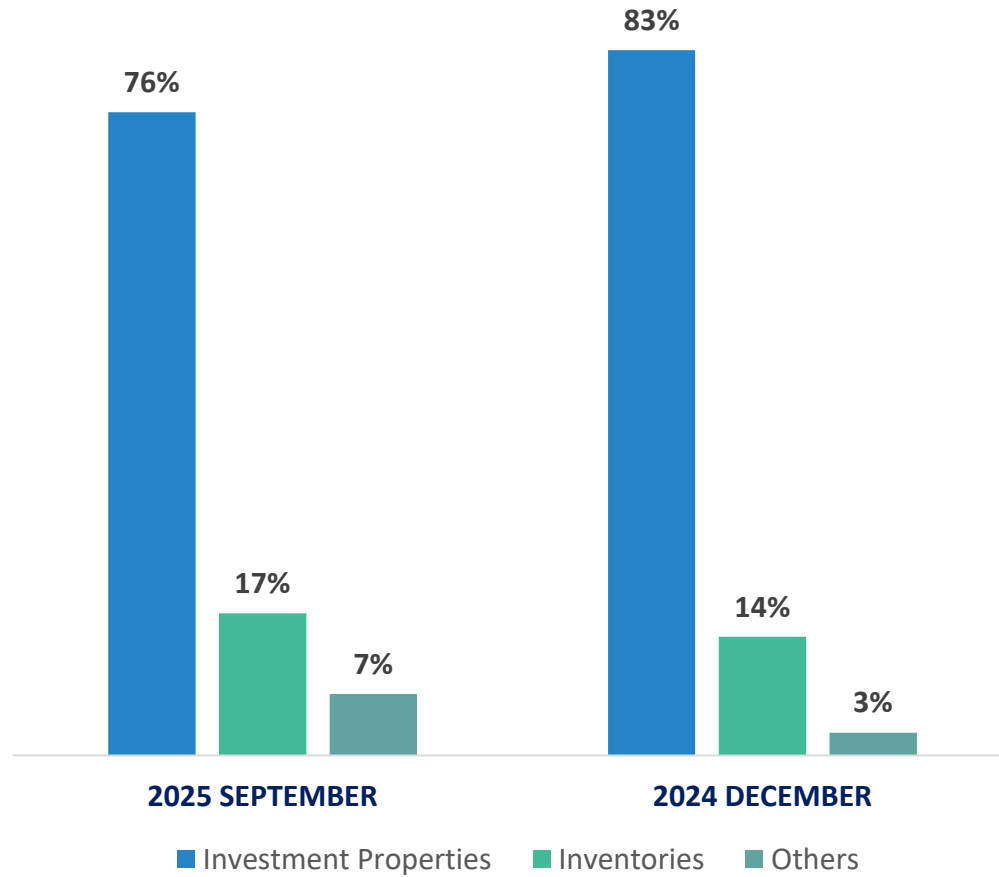


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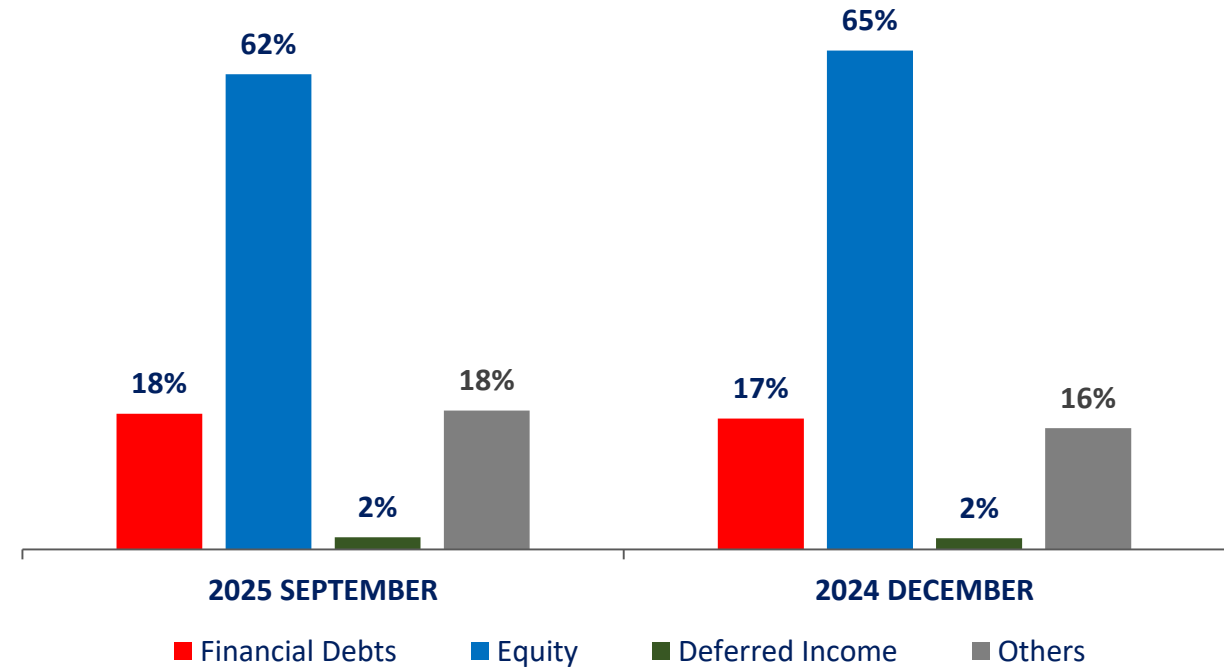


DISTRIBUTION OF ASSETS AND LIABILITIES

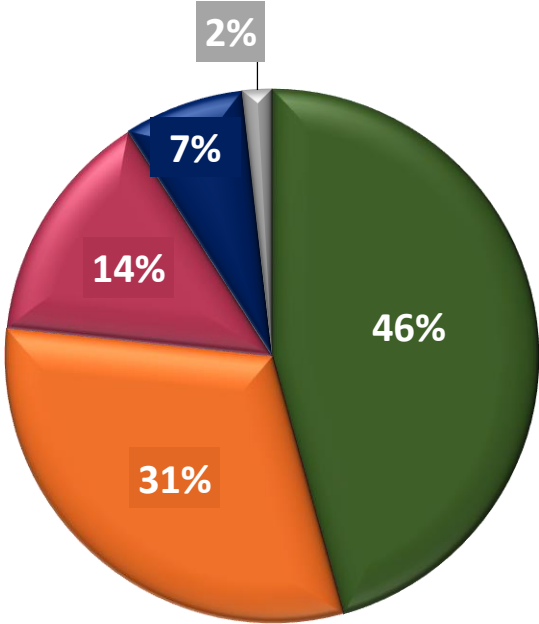
Distribution of Assets



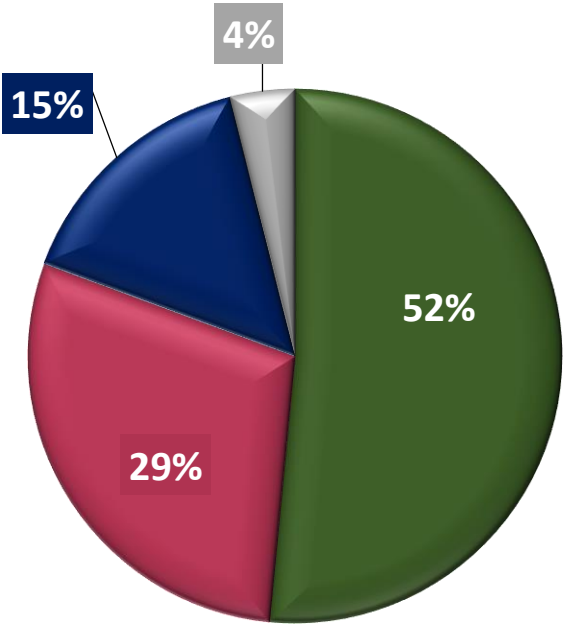
Distribution of Liabilities



DISTRIBUTION OF MAIN INCOME ITEMS



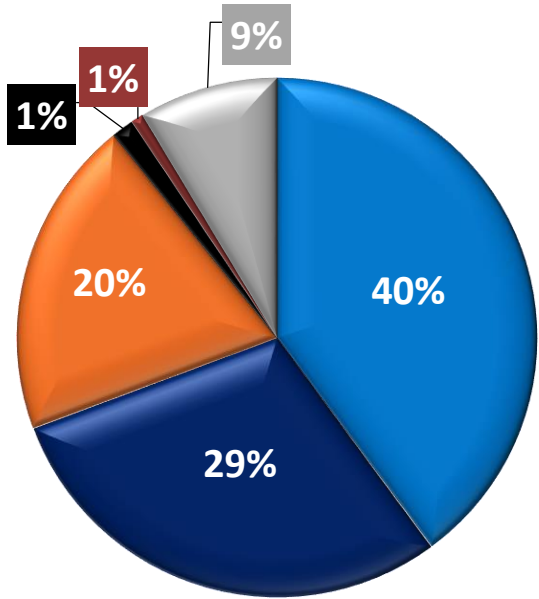
SEPTEMBER 2025



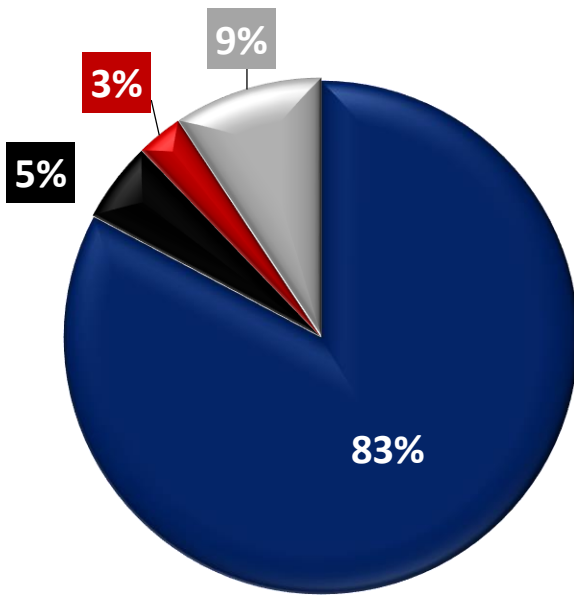
SEPTEMBER 2024



DISTRIBUTION OF MAIN EXPENSE ITEMS



SEPTEMBER 2025



SEPTEMBER 2024



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