



INVESTOR PRESENTATION

2025

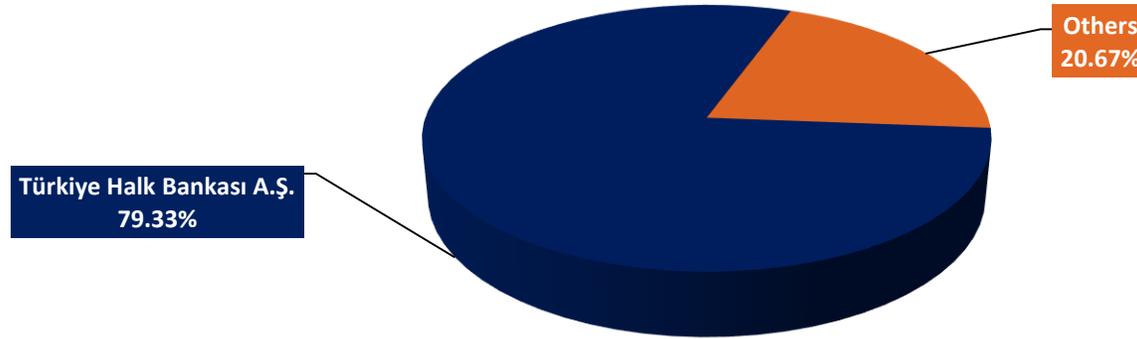
ABOUT HALK GYO

- Halk GYO, was established in 2010, invests in real estates, real estate projects, real estate based rights and capital market instruments.
- Our Company's initial public offering was held on the stock exchange on February 13-15, 2013, and began trading on the Stock Exchange on February 22, 2013. Our company is traded on the Borsa İstanbul- BIST under the code "HLGYO" in the STAR MARKET. The company is classified in Group 1 according to the Corporate Governance Communiqué No. II-17.1. The company's shares are included in the following indices: BIST REIT / BIST ALL / BIST FINANCIAL / BIST CORPORATE GOVERNANCE / BIST ALL-100 / BIST BUYBACK / BIST STAR / BIST 500.

As of December 31, 2025;

Halk GYO has an important position in the sector by the total asset value reaching **TL 81.0 billion**, equity of **TL 54.3 billion** and net profit of **13.3 billion TL**.

- As of December 31, 2025, **79.33%** of the capital is owned by Türkiye Halk Bankası A.Ş.

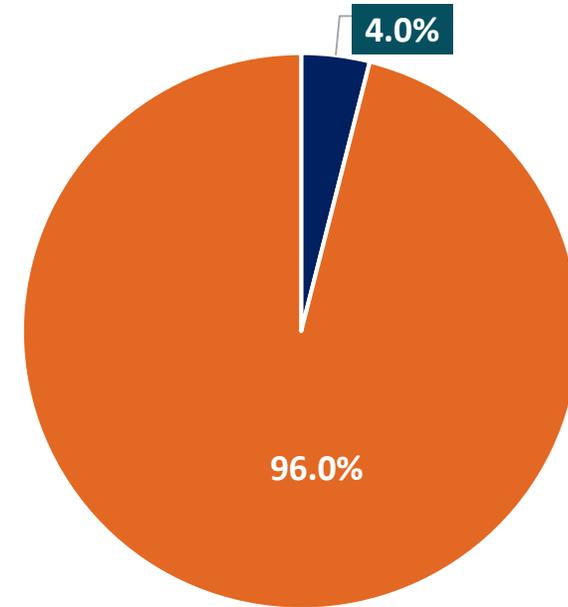


REAL ESTATE PORTFOLIO

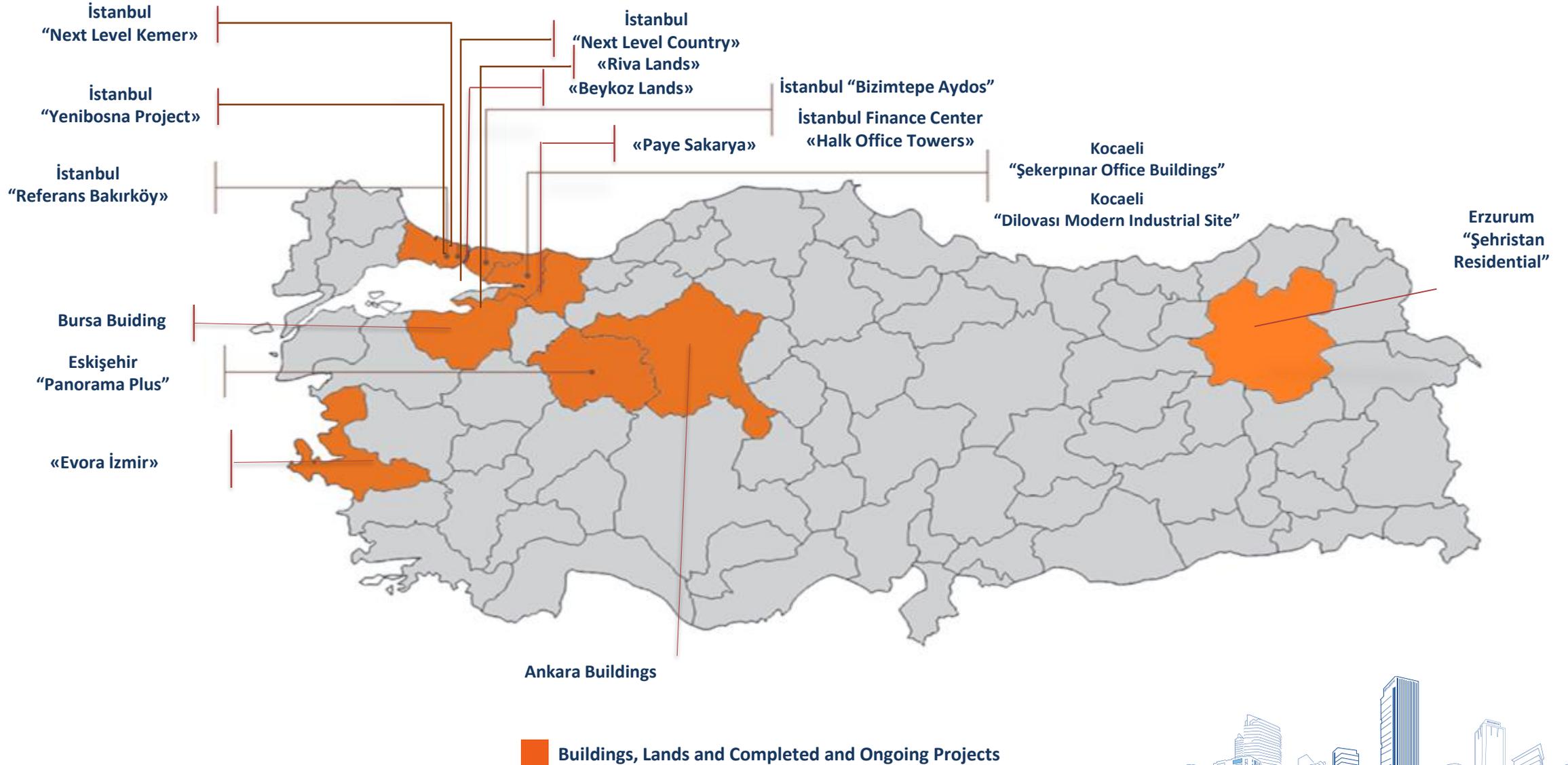


DISTRIBUTION OF PORTFOLIO

- Lands
- Buildings that generate rental income



REAL ESTATE PORTFOLIO REGIONAL DISPERSAL



REAL ESTATE PORTFOLIO

LANDS	Current Status	2025 December 1Fair Value(TL)
Antalya Lands	Land	-
Beykoz Land	Land	625,000,000
Salıpazarı Land	Land (Parking Lot)	66,400,000
İstanbul Riva Lands (4 Plots)	Land	1,714,275,000
TOTAL LANDS		2,405,675,000
PROJECTED LANDS & PROJECTS		
Dilovası Modern Industrial Site	In construction, sale and delivery phases	² 11,192,673,681
Paye Sakarya	In construction and sale phases	³ 566,225,000
Evora İzmir	In construction, sale, delivery phases	⁴ 4,194,190,799
Next Level Kemer	In construction and sale phases	⁵ 4,624,330,000
Next Level Country	In construction	⁵ 2,768,810,000
REAL ESTATE IN INVENTORIES		
Vesen Yalıları Project		178,387,750

¹ These are the fair values included in the Financial Report dated 31.12.2025.

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

³ It is the approximate value of our Company's share (%20) of the total land appraisal value of Paye Sakarya dated December 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 31.12.2025. 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.)

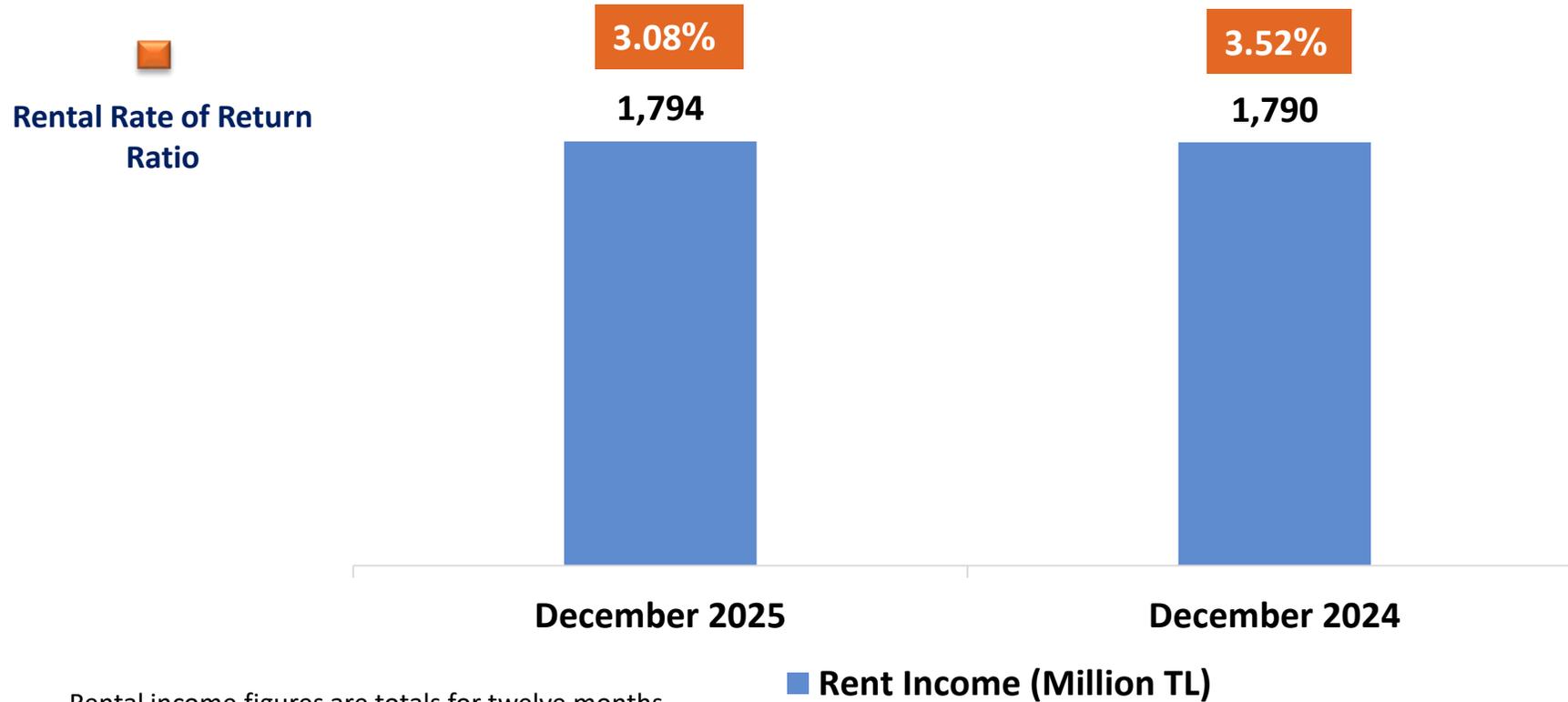
⁵ It is the incomplete value as of December 2025.



REAL ESTATE PORTFOLIO

BUILDINGS THAT GENERATE RENTAL INCOME	Tenant	2025 January - December Rental Income(TL)	2025 December Fair Value (TL)
İFM Halk Office Block A	Bank Headquarters	1,306,369,805	35,971,704,000
İFM Halk Office Block B (commercial units)	Empty	-	5,131,949,000
Ataşehir Finance Tower	Technopark	164,542,506	5,142,690,000
İstanbul Levent Hotel	Hotel	119,451,100	4,672,120,000
İstanbul Salıpazarı Hotel	Hotel	63,444,651	1,800,080,000
Şekerpınar Banking Center	Banking Center	44,084,678	1,076,600,000
İstanbul Beyoğlu Building	Hotel	6,176,768	726,800,000
İzmir Konak Building 1	Under Renovation	-	-
İstanbul Caddebostan Building	Bank Branch	8,002,368	387,530,000
İstanbul Etiler Building	Bank Branch	8,226,164	380,000,000
İstanbul Beşiktaş Building	Bank Branch	9,857,800	362,535,000
İstanbul Bakırköy Building	Bank Branch	11,557,421	360,000,000
İstanbul Şişli Building	Bank Branch	2,282,665	260,000,000
Ankara Kızılay Building	Bank Branch/Ministry	9,001,180	245,320,000
İzmir Konak Building-2	Empty	-	266,970,000
İstanbul Ataköy Building	Bank Branch	6,458,559	257,000,000
İstanbul Nişantaşı Building	Bank Branch	3,184,636	215,000,000
İstanbul Fatih Building	Bank Branch	5,506,771	191,500,000
Kocaeli Building	Bank Branch	6,798,483	174,861,000
Bursa Building	Empty	-	163,775,000
Ankara Başkent Building	Bank Office/Hotel	7,978,954	245,600,000
Ankara Bahçelievler Building-1	Bank Branch	5,438,786	124,225,000
Adapazarı Building	Bank Branch	2,475,966	101,192,000
Ankara Bahçelievler Building-2	Store	3,507,631	90,500,000
TOTAL RENTAL INCOME		1,794,346,892	
TOTAL BUILDING VALUE			58,347,951,000
TOTAL LAND VALUE			2,405,675,000
TOTAL PORTFOLIO			60,753,626,000

RENTAL INCOME - RATE OF RETURN



Rental income figures are totals for twelve months.



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

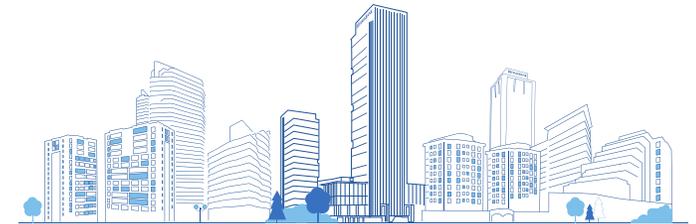
ESKİŞEHİR PANORAMA PLUS



The project located in Odunpazarı-Eskişehir, developed on an area of 9,811 m² and covers 102 independent units consists 97 residential and 5 commercial units.

Construction and sales commenced in November 2013, and the project was completed in 2015, with all independent sections sold.

Panorama Plus became the first project in Eskişehir to receive **LEED Silver** certification, achieving the highest score in the city, in line with sustainability efforts conducted by the USGBC (United States Green Building Council).



COMPLETED PROJECTS

ŞEKERPINAR BANKING CENTER



The "Şekerpınar Project," built on our 15,652 m² plot of land in Şekerpınar, Kocaeli, which was added to our company's portfolio in September 2012, has a total usable area of approximately 62,000 m², comprising Blocks A and B.

The "Şekerpınar Banking Center," comprising Block A with an area of 9,000 m², was leased for 10 years in April 2015. Designed to be an environmentally friendly building, it holds a **LEED Gold** certification.



COMPLETED PROJECTS

HALK OFFICE ŐEKERPINAR



Halk Office Őekerpınar located on our Őekerpınar-Kocaeli land which was purchased in September 2012, has an usage area of approximately 53K m².

Halk Office Őekerpınar 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 m², 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. All units within the project have been sold.



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 m², comprises 13 blocks with 13-storey in 3 different types, and totally 632 residential and 13 commercial units.

Construction and sale works of the project have been started in May 2016 and the construction finished in 2018. All units within the project have been sold.



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.



COMPLETED 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 and the lease agreement was extended for two years more in 2025.

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.

The 31,909 m² portion of the İFM Halk Office Building B (İFM Block B, 7th floor, unit number 77, offices located on floors 16 to 33 of the tower, and commercial units numbered 3, 10, and 15, totaling 72 units) was sold to our company's main shareholder, Türkiye Halk Bankası A.Ş., in October 2025.



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 1,7 billion TL and 35% administrative share.

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 December 31, 2025, sales promise contracts were signed for 847 independent units in the project.

Our project has reached the provisional acceptance stage, and the delivery of independent units has begun.



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 December 31, 2025, sales promise contracts were signed for 260 independent units in the project.

Our project has reached the provisional acceptance stage, and the delivery of independent units has begun.



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 m².

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 December 31, 2025, sales promise contracts were signed for 237 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 December 31, 2025, sales contracts have been signed for 69 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.



The construction permit was obtained on January 9, 2023. The project commenced in May 2023 with excavation and ground improvement works.



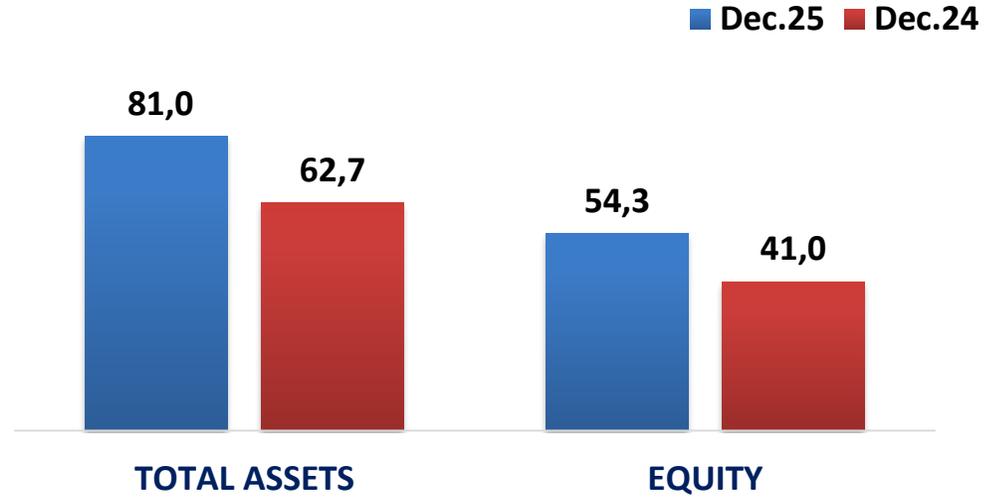
FINANCIAL TABLES (TAS-Consolidated)

BALANCE SHEET -TL	DECEMBER 2025	DECEMBER 2024
Current Assets	16,543,489,594	10,357,382,934
<i>Liquid Assets</i>	4,269,911,510	132,730,702
<i>Inventories</i>	10,865,538,211	8,779,905,679
Non-Current Assets	64,480,735,931	52,339,731,538
<i>Investment Properties</i>	60,753,626,000	52,231,443,964
TOTAL ASSETS	81,024,225,525	62,697,114,472
Short Term Liabilities	11,573,295,189	13,667,677,287
<i>Financial Liabilities</i>	6,050,184,443	6,777,872,725
<i>Liabilities Arising from Customer Contracts</i>	4,343,152,240	6,460,754,094
Long Term Liabilities	15,162,335,025	7,995,484,612
<i>Financial Liabilities</i>	4,591,653,143	3,985,245,294
<i>Liabilities Arising from Customer Contracts</i>	1,187,921,676	164,666,400
EQUITY	54,288,595,311	41,033,952,573
TOTAL LIABILITIES	81,024,225,525	62,697,114,472

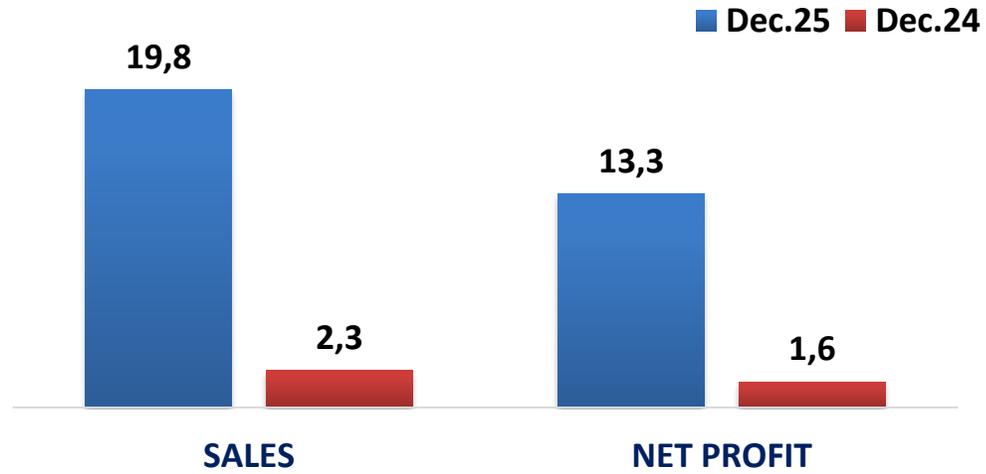
INCOME STATEMENT-TL	DECEMBER 2025	DECEMBER 2024
Revenue	19,783,252,343	2,294,152,956
<i>Income From Sale of Investment Property</i>	14,830,866,936	450,685,094
<i>Rental Income</i>	1,794,346,893	1,789,778,050
<i>Project Residential Sales Income</i>	3,581,162	-
<i>Project Commercial Unit Sales Income</i>	2,990,340,622	-
<i>Project Consultancy Income</i>	164,116,730	53,689,812
Cost of Sales	(16,527,487,065)	(587,930,325)
Gross Profit	3,255,765,278	1,706,222,631
General Administrative Expenses	(282,698,973)	(212,500,158)
Marketing Expenses	(175,608,436)	(129,107,817)
Other Operating Income	21,748,495,541	5,539,607,706
Other Operating Expenses	(1,075,799,711)	(549,257,150)
Operating Profit	23,470,153,699	6,354,965,212
Financial Expenses	(5,564,010,407)	(3,985,792,902)
Gains/(Losses) on Net Monetary Position	1,405,164,457	2,114,371,804
Current Period Tax (Expense)/Income	(500,228,190)	(44,242,289)
Deferred Tax (Expense)/Income	(5,532,468,725)	(2,840,023,061)
Profit for the Period (Loss)	13,278,610,834	1,599,278,764

(The amounts are expressed based on the purchasing power of the Turkish Lira as of December 31, 2025.)

Billion TL



Billion TL

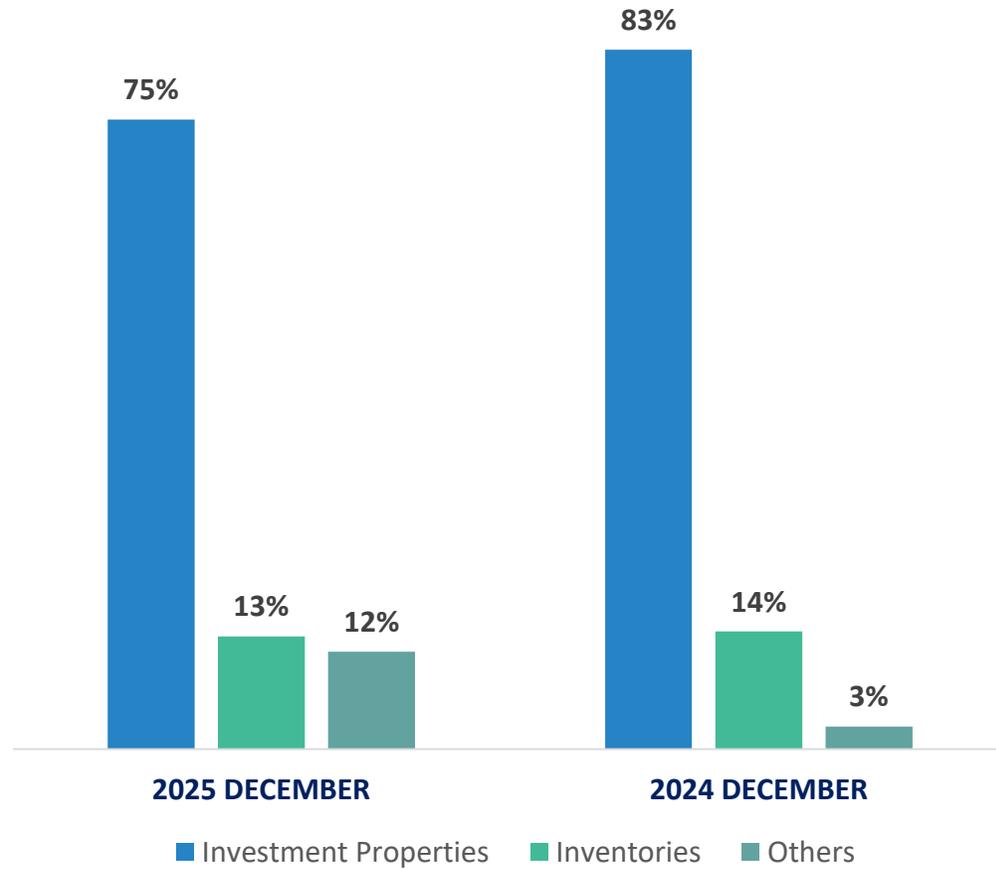


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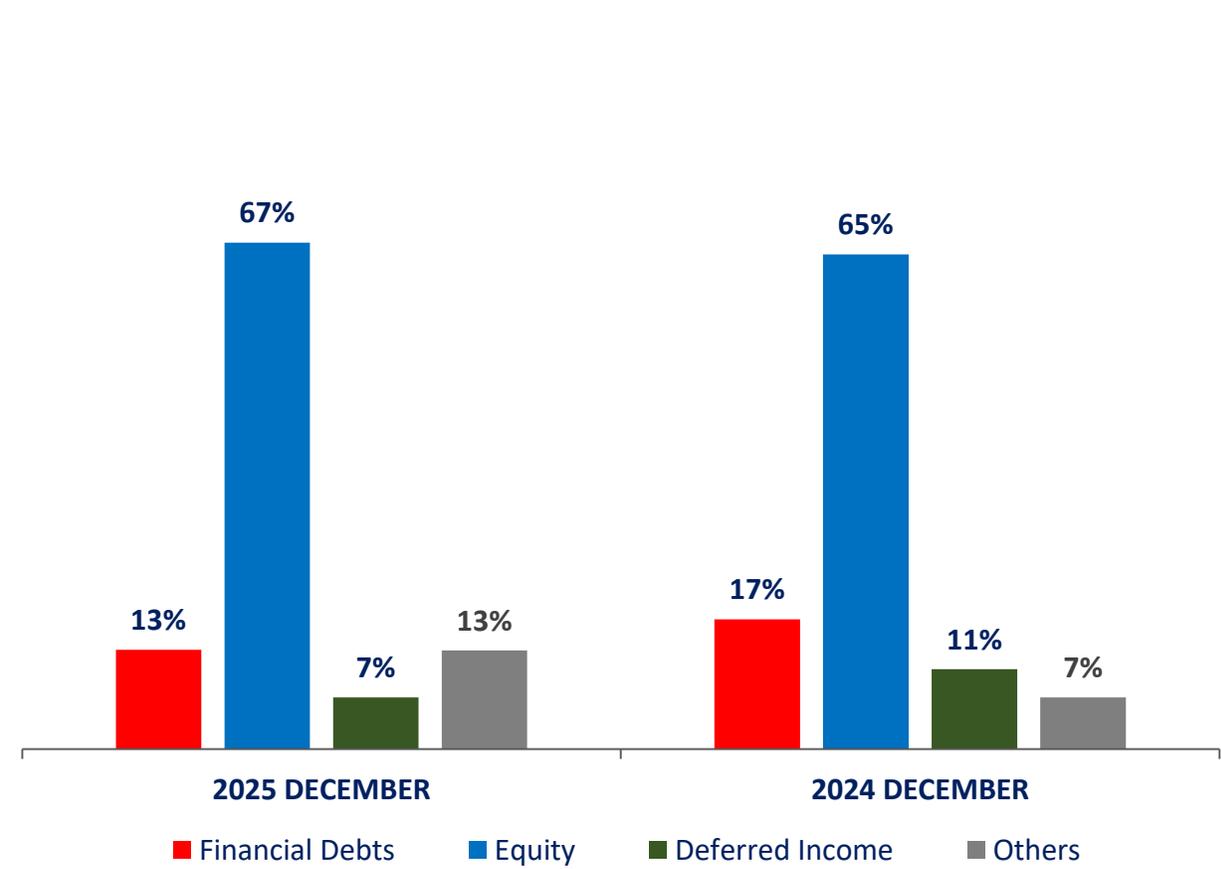


DISTRIBUTION OF ASSETS AND LIABILITIES

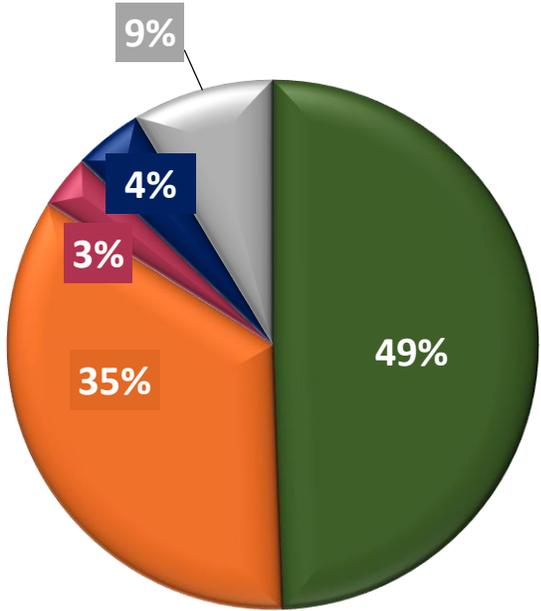
Distribution of Assets



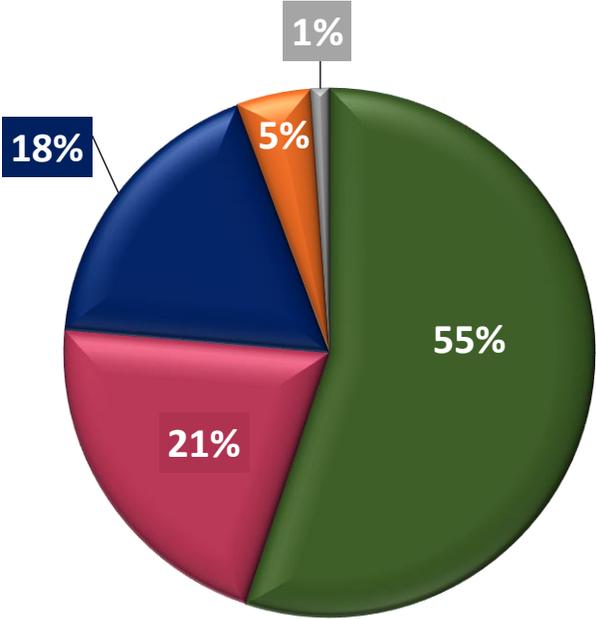
Distribution of Liabilities



DISTRIBUTION OF MAIN INCOME ITEMS



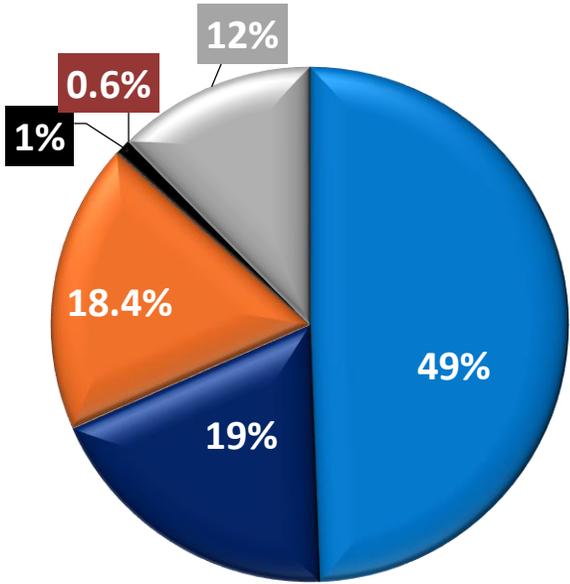
DECEMBER 2025



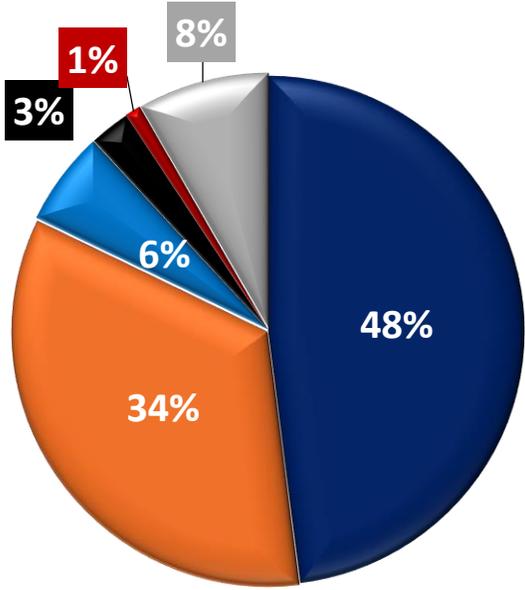
DECEMBER 2024



DISTRIBUTION OF MAIN EXPENSE ITEMS



DECEMBER 2025



DECEMBER 2024



For further information please contact:

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