HALKGYO

INVESTOR PRESENTATION

2026 Q2

ABOUT HALK GYO

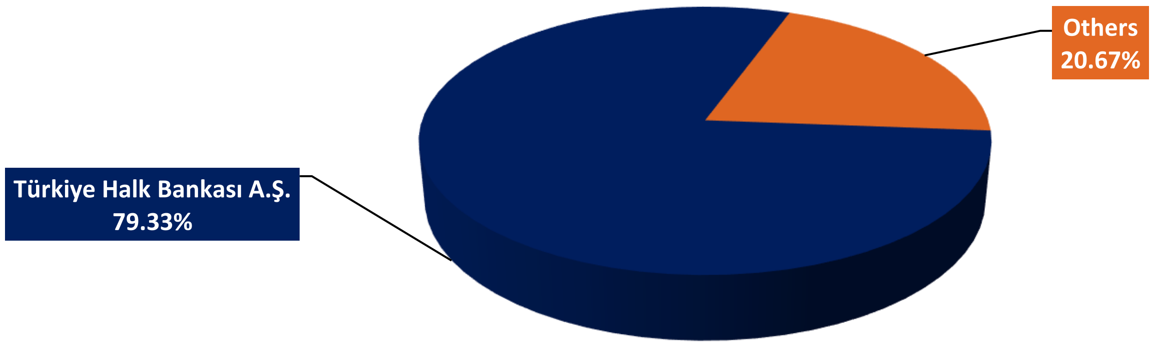
➢ Halk GYO, was established in 2010, invests in real estates, real estate projects, real estate based rights and capital market instruments.

➢ 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 STAR / BIST 500.

<u>As of June 30, 2026;</u>

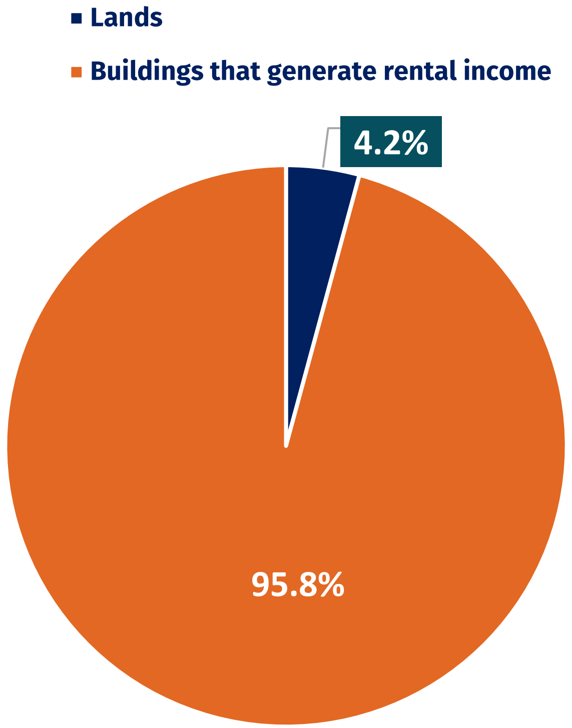
Halk GYO has an important position in the sector by the total asset value reaching **103.1 billion TL**, equity of **65.2 billion TL** and net profit of **3.5 billion TL.**

➢ As of June 30, 2026, **79.33%** of the capital is owned by Türkiye Halk Bankası A.Ş.



REAL ESTATE PORTFOLIO

DISTRIBUTION OF PORTFOLIO



REAL ESTATE PORTFOLIO REGIONAL DISPERSAL

Buildings, Lands and Completed and Ongoing Projects

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

LEVENT HOTEL

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. All independent units have been 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. The lease agreement was extended for another 10 years in 2025. Designed to be an environmentally friendly building, it holds a **LEED Gold** certification.

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 m².

Halk Ofis Şekerpınar was sold in May 2023 for a price of 210 million TL plus VAT.

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 amphitheaters, 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 residentials 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 FINANCIAL 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 IFC 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.

COMPLETED 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).

The project consists of a total of 353 independent units, including 310 workshops, 26 shops, 17 offices.

Ranging from 300 m² to 1,500 m² and standing out with its social amenities, the project also supports sustainable energy generation through its eco-friendly design.

As of June 30, 2026, sales promise contracts have been signed for a total of 298 independent units within the project, and 162 units have been delivered in total.

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 June 30, 2026, sales promise contracts were signed for 879 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 June 30, 2026, sales promise contracts were signed for 308 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 June 30, 2026, sales contracts have been signed for 81 independent units.

ONGOING PROJECTS

NEXT LEVEL COUNTRY

The company became involved in the Next Level Country project, which will be developed on a 42,596.97 m² plot of land located in Parcel 5, Block 246, Kemerburgaz Mithatpaşa Neighborhood, Eyüpsultan District, Istanbul Province, through the "Construction and Revenue Sharing Agreement in Exchange for Land Share" signed on July 22, 2025.

ONGOING PROJECTS

KONUM iSTANBUL

Our company became involved in the project with the contract signed on May 22, 2025 within the scope of Yenibosna Urban Transformation. A building permit has been obtained within the scope of the project.

ONGOING PROJECTS

UZUNKEMER PROJECT

An ordinary joint venture was established between our Company and Kuzu Toplu Konut on April 14, 2026, and the relevant land was acquired by the firms constituting the Ordinary Joint Venture in July 2026, in proportion to their respective shares. Project development activities regarding the land are ongoing.

ONGOING PROJECTS

ARNAVUTKÖY NORTHERN MARMARA WORKPLACE PROJECT

A "Revenue Sharing Agreement in Return for Land Sale" was signed with Vega Group Taahhüt Yapı A.Ş. on April 1, 2026, for a project designated as commercial premises/workplaces planned for development on the plot located within the "Private Industrial Zone." The transfer of the plot to our Company took place in July 2026.

REAL ESTATE PORTFOLIO

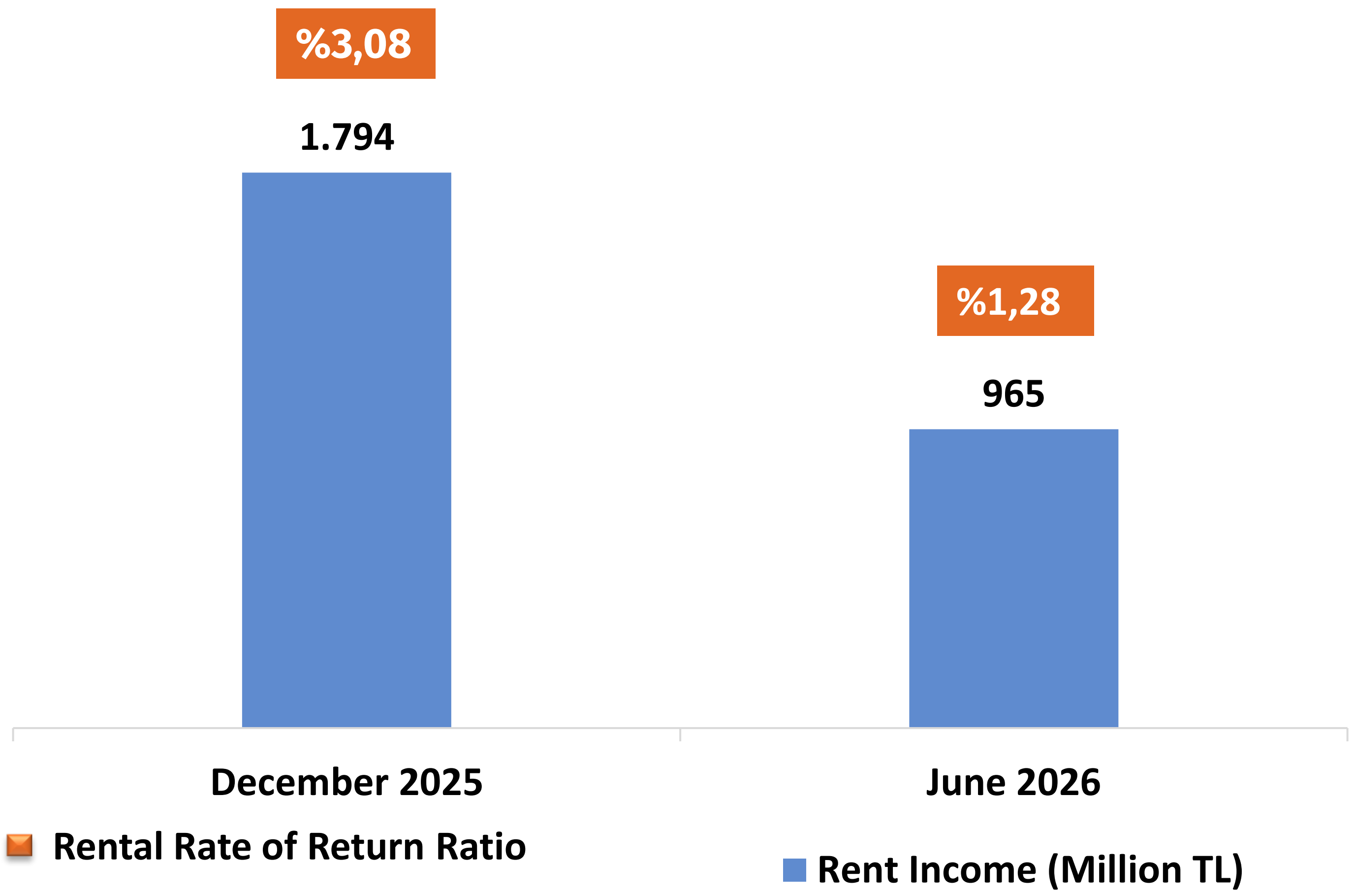
LANDS	Current Status	2026 June [1]Fair Value(TL)
Beykoz Land	Land	810,000,000
Salıpazarı Land	Land (Parking Lot)	86,000,000
İstanbul Riva Lands (5 Plots)	Land	2,145,000,000
TOTAL LANDS		**3,311,000,000**
PROJECTED LANDS & PROJECTS		
Dilovası Modern Industrial Site	Sale and delivery phases	[2]12,026,435,000
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

[1] These are the fair values included in the Financial Report dated 30.06.2026.
[2] It is the project value of Dilovası Modern Industrial Site as of June 2026.
[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 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	2026 January - June Rental Income(TL)	2026 June [1]Fair Value (TL)
İFM Halk Office Block A	Bank Headquarters	671,560,462	47,312,030,000
İFM Halk Office Block B	**Empty**	-	6,302,320,000
Ataşehir Finance Tower	Technopark	103,385,210	6,500,000,000
İstanbul Levent Hotel	Hotel	60,309,658	5,425,050,000
İstanbul Salıpazarı Hotel	Hotel	38,210,025	2,289,230,000
Şekerpınar Banking Center	Banking Center	25,023,227	1,376,100,000
İstanbul Beyoğlu Building	Hotel	5,057,034	875,050,000
İstanbul Caddebostan Building	Bank Branch	5,028,042	527,215,000
İstanbul Etiler Building	Bank Branch	5,073,372	517,600,000
İstanbul Beşiktaş Building	Bank Branch	6,079,661	497,750,000
İstanbul Bakırköy Building	Bank Branch	7,127,878	462,400,000
İstanbul Şişli Building	Bank Branch	5,157,229	353,250,000
Ankara Kızılay Building	Bank Branch/Ministry	6,403,763	310,000,000
İzmir Konak Building-2	**Empty**	-	310,000,000
İstanbul Ataköy Building	Bank Branch	3,983,226	346,000,000
İstanbul Nişantaşı Building	Bank Branch	2,809,222	315,270,000
İstanbul Fatih Building	Bank Branch	3,396,224	275,000,000
Kocaeli Building	Bank Branch	4,192,869	255,950,000
Bursa Building	**Empty**		240,150,000
Ankara Başkent Building	Bank Office/Hotel	4,811,214	211,000,000
Ankara Bahçelievler Building-1	Bank Branch	3,354,296	155,000,000
Adapazarı Building	Bank Branch	1,585,548	128,000,000
Ankara Bahçelievler Building-2	Store	2,125,618	115,000,000
İstanbul Tuzla Vesen Yalıları (3 units)	**Empty**	-	173,949,610
TOTAL RENTAL INCOME		**964,673,778**	
TOTAL BUILDING VALUE			**75,273,314,610**
TOTAL LAND VALUE			**3,311,000,000**
TOTAL PORTFOLIO			**78,584,314,610**

RENTAL INCOME - RATE OF RETURN



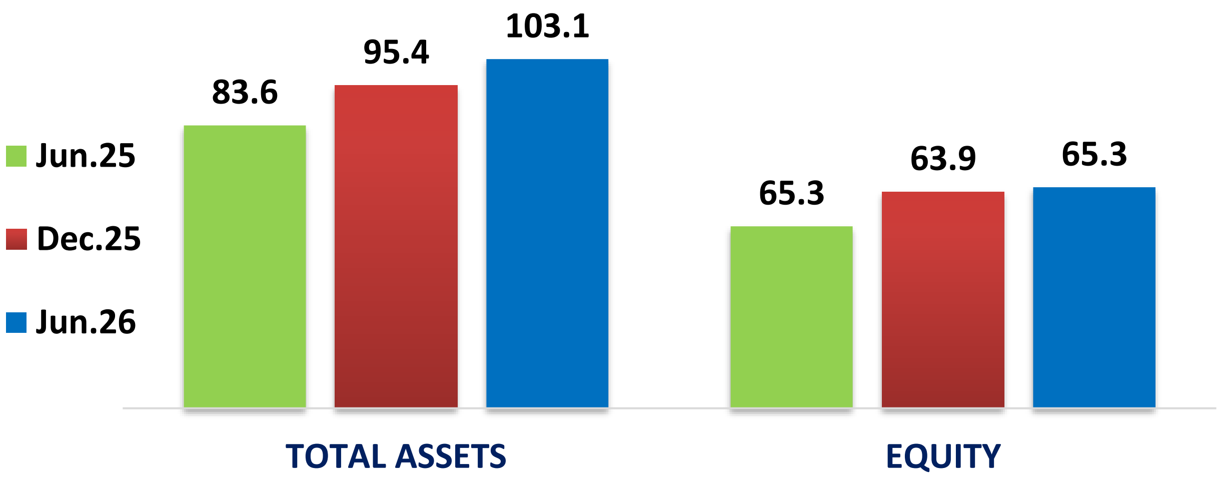
FINANCIAL TABLES (TAS-Consolidated)

BALANCE SHEET -TL	JUNE 2026	DECEMBER 2025
Current Assets	**19,633,417,788**	**19,481,362,348**
Liquid Assets	*1,921,770,742*	*5,028,183,012*
Inventories	*15,988,089,563*	*12,795,092,947*
Non-Current Assets	**83,500,304,283**	**75,931,536,343**
Investment Properties	*78,584,314,610*	*71,542,548,231*
TOTAL ASSETS	**103,133,722,071**	**95,412,898,691**
Short Term Liabilities	**15,037,405,111**	**13,628,536,825**
Financial Liabilities	*9,103,571,247*	*7,124,605,407*
Liabilities Arising from Customer Contracts	*5,503,048,503*	*5,114,430,184*
Long Term Liabilities	**22,825,988,796**	**17,854,935,686**
Financial Liabilities	*9,507,640,622*	*5,407,061,078*
Liabilities Arising from Customer Contracts	-	*1,398,878,543*
EQUITY	**65,270,328,164**	**63,929,426,180**
TOTAL LIABILITIES	**103,133,722,071**	**95,412,898,691**

INCOME STATEMENT–TL	JUNE 2026	JUNE 2025
Revenue	**4,843,980,628**	**7,635,937,583**
Income From Sale of Investment Property	-	6,339,816,615
Rental Income	964,673,778	1,102,859,597
Project Residential Sales Income	1,161,641,071	-
Project Commercial Unit Sales Income	2,717,665,779	-
Project Consultancy Income	-	193,261,371
Cost of Sales	**(3,658,789,872)**	**(6,529,148,596)**
Gross Profit	**1,185,190,756**	**1,106,788,987**
General Administrative Expenses	(222,765,253)	(153,339,737)
Marketing Expenses	(56,942,238)	(101,404,742)
Other Operating Income	7,563,477,411	10,184,036,226
Other Operating Expenses	(132,554,232)	(958,332,861)
Operating Profit	8,336,406,444	10,077,747,873
Financial Expenses	(2,910,508,692)	(2,555,886,167)
Gains/(Losses) on Net Monetary Position	336,057,505	808,114,192
Current Period Tax (Expense)/Income	-	(102,356,325)
Deferred Tax (Expense)/Income	(2,261,296,374)	(2,776,913,638)
Profit for the Period (Loss)	**3,500,658,883**	**5,450,705,935**

(The amounts are expressed based on the purchasing power of the Turkish Lira as of June 30, 2026.)

TOTAL ASSETS – EQUITY (Billion TL)



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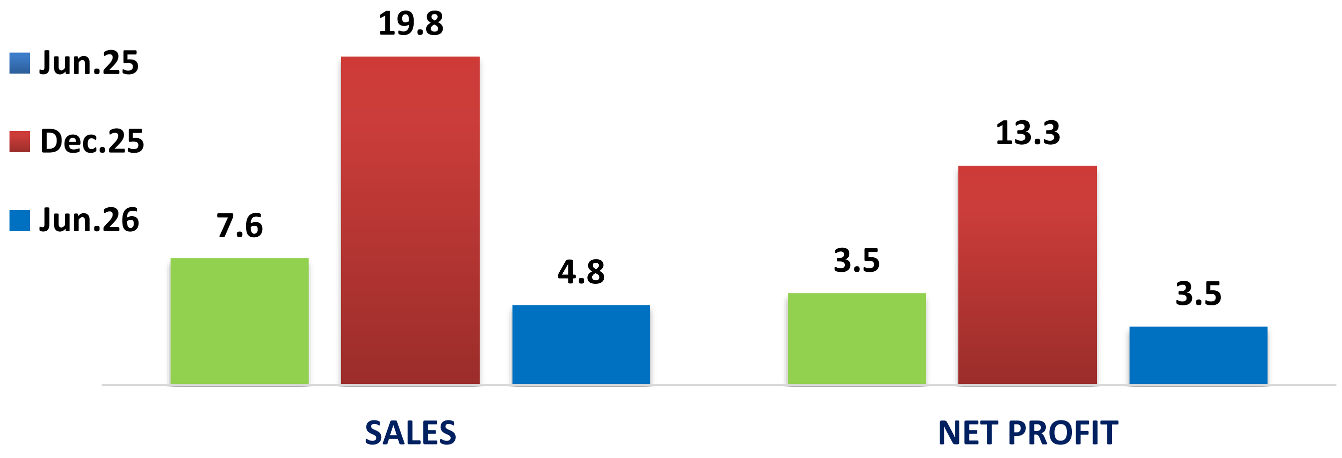
SELES – NET PROFIT (Billion TL)



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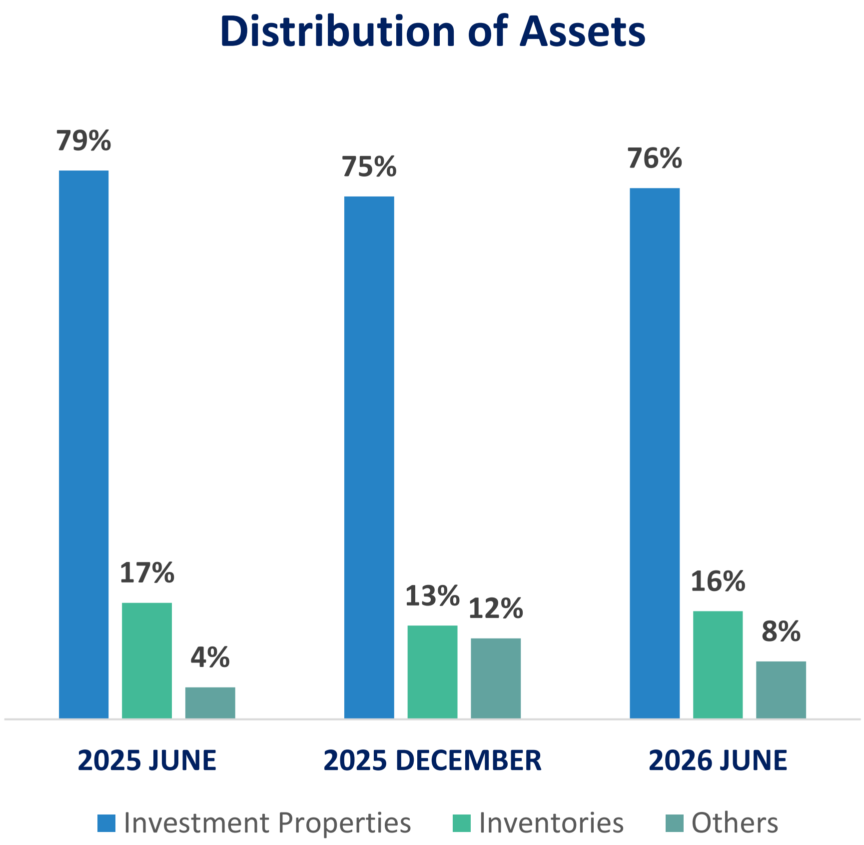
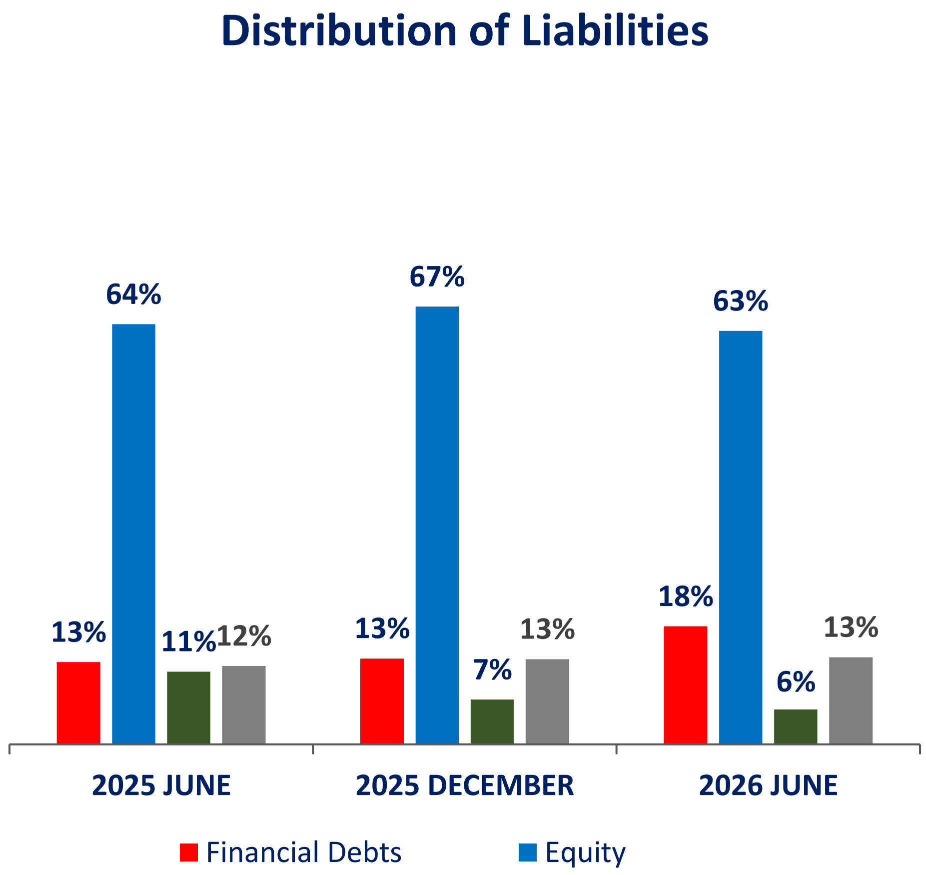
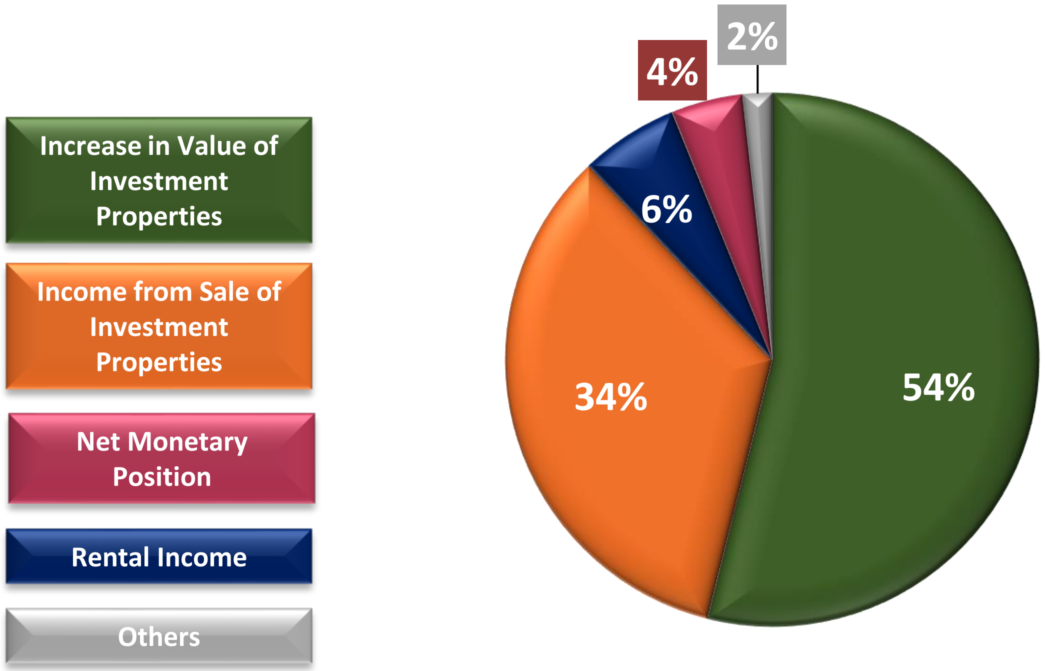
DISTRIBUTION OF ASSETS AND LIABILITIES

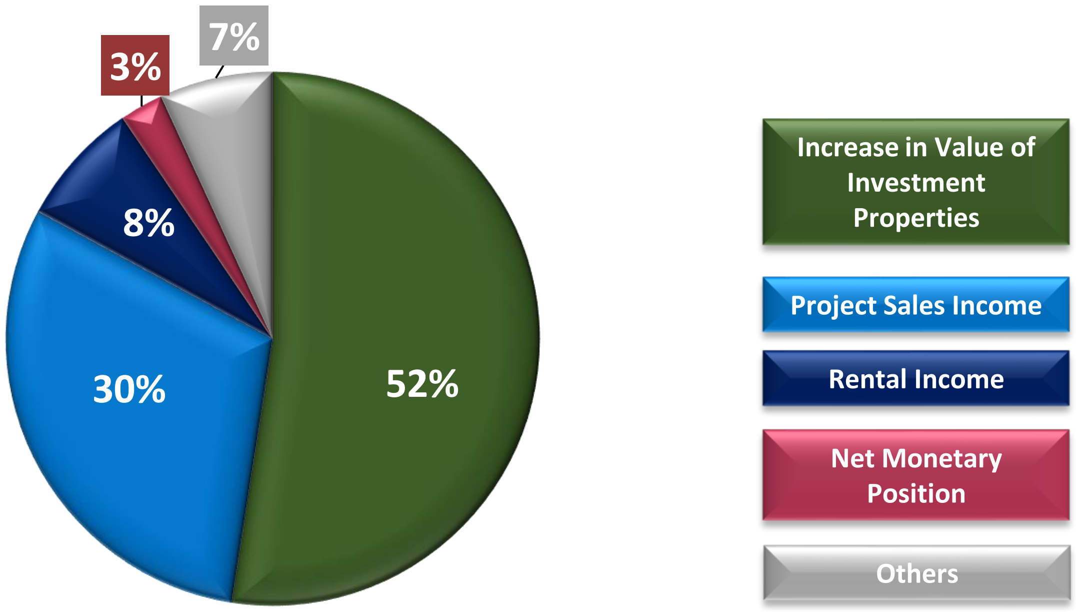




DISTRIBUTION OF MAIN INCOME ITEMS

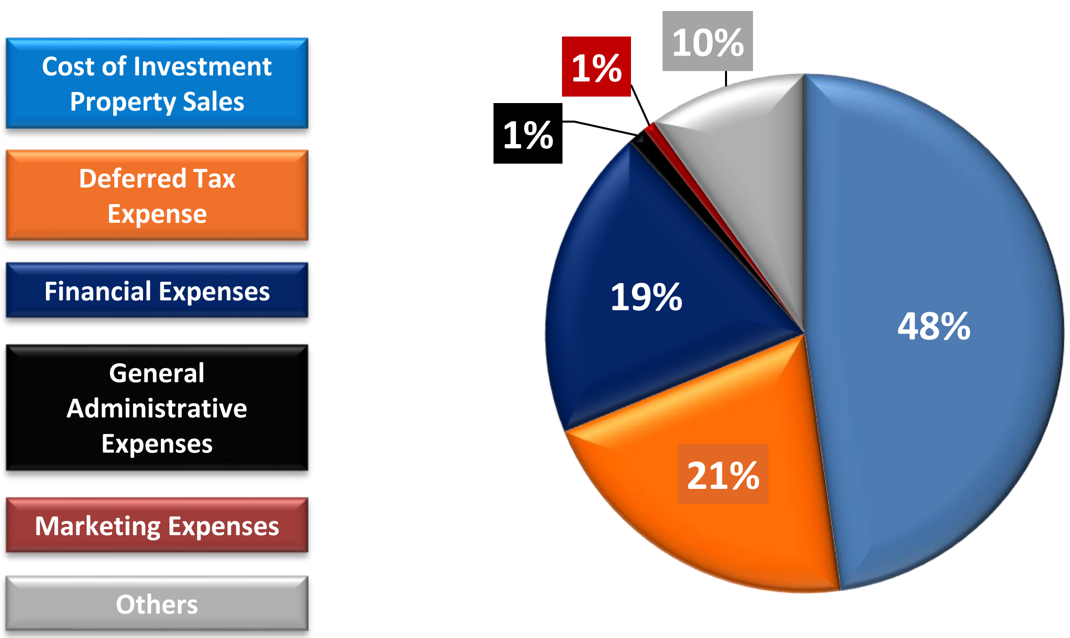


JUNE 2025

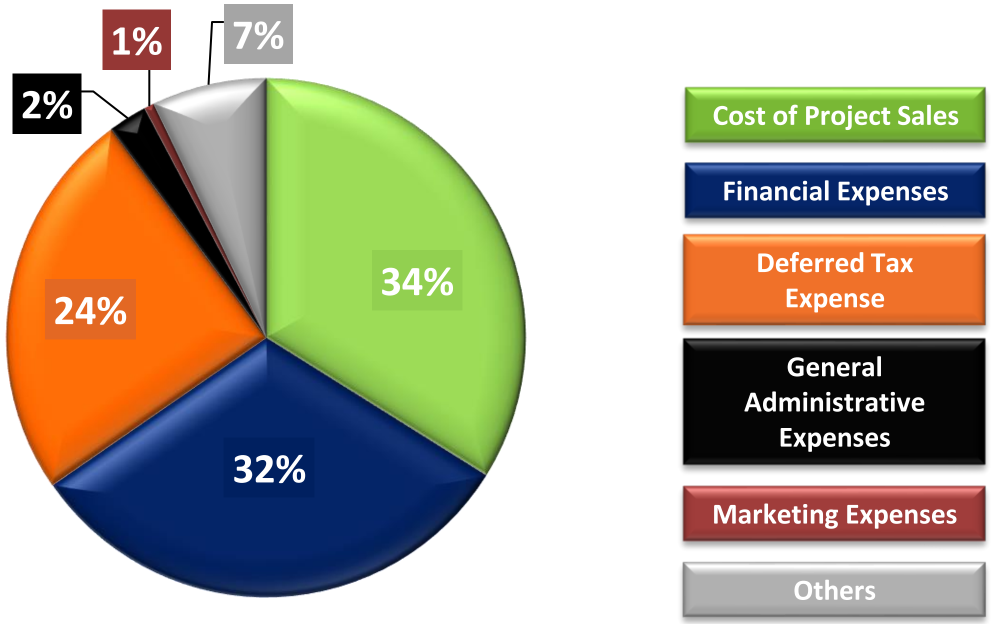


JUNE 2026

DISTRIBUTION OF MAIN EXPENSE ITEMS



JUNE 2025



JUNE 2026

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