

Corporate Governance Rating

This report has been prepared by JCR-ER in compliance with the regulations of Capital Markets Board of Turkey

Publication Date: 23/02/2024

Sector: Real Estate Investment Trust (REIT)

Halk Gayrimenkul Yatırım Ortaklığı A.Ş.

Ratings

Overall Score	9.21	AAA(Trk)/aa (Stable)
Shareholders	9.12	AAA(Trk)/aa (Stable)
Public Disclosure & Transparency	9.46	AAA(Trk)/aa (Stable)
Stakeholders	9.44	AAA(Trk)/aa (Stable)
Board of Directors	9.00	AAA(Trk)/aa (Stable)

Company Profile

Trade Name	Halk Gayrimenkul Yatırım Ortaklığı A.Ş.
Address	Barbaros Mah. Begonya Sk. WBC İş Merkezi N:2H Ataşehir/İstanbul
Chairman	Mr. Ergin Kaya
General Manager	Mr. Erdal Bekin
Investor Contact	Phone: +90 216 600 10 33 ir@halkgyo.com.tr
Web	https://www.halkgyo.com.tr/
Investor Relations	Ms. Serpil Yörük

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Company Overview

Halk Gayrimenkul Yatırım Ortaklığı A.Ş. (Halk GYO or the Company), (credit ratings by JCR Eurasia Rating on April 25, 2023: **"AA+ (tr)/Stable"** on the Long-Term National Scale and **"J1+ (tr) Stable"** on the Short-Term National Scale) was founded in 2010 as a subsidiary of Türkiye Halk Bankası A.Ş. (hereinafter referred to as Halkbank). Halk GYO's shares have been listed on the Borsa İstanbul (BIST) index with the ticker symbol of 'HLGYO' since February 2013 with a current free-float rate of 20.67% whilst Halkbank is the controlling shareholder with a rate of 79.33%.

The main operating field of Halk Gayrimenkul Yatırım Ortaklığı A.Ş. is to manage a portfolio consisting of real estate, real estate projects, rights based on real estate, capital market instruments and other assets and rights to be determined by the Capital Market Board (CMB). The Company's operating principles with respect to portfolio investment policies and management restrictions are in compliance with the regulations of the CMB and relevant legislation. Investment property portfolio of the Company consists of lands, ongoing project and rental properties which are used as bank branches, bank headquarter, store and hotels. The Company's current registered capital ceiling is TRY 7.50bn and its paid-in capital is TRY 3.15bn.

There are two independent members in the six-member board of directors, the majority of which are non-executive members, and only the general manager has undertaken executive duties in addition to his board membership. Five functional committees have been established under the Board of Directors: Audit, Corporate Governance, Early Detection of Risk, Remuneration and Sustainability. The total number of employees across the Company's operations was 43 as of FY2023. BIST Indices that the Company is included can be listed as BIST Corporate Governance / BIST Stars / BIST All Shares-100 / BIST All Shares / BIST Real Est. Inv. Trusts / BIST Financials.

Strengths

- Delivering broad information to both domestic and foreign investors via an efficient website,
- Comprehensive annual report with high level of compliance with legislation and principles,
- Experienced investor relations department involved in the protection and exercise of shareholders' rights,
- Existence of two members fulfilling the independence criteria to serve on the board of directors,
- Well established committee structure with clearly defined responsibilities and independent status of committee chairs,
- Presence of a comprehensive and effective risk management, internal control system and internal audit activities structured in accordance with international practices, principles and organizational framework,
- Attaching importance to occupational safety and supporting employees with trainings for their professional and personal development.

Constraints

- The privilege on the A group shares to determine the majority of board members,
- Absence of internal procedures to extend the exercise of minority rights beyond the current legislation,
- Non-disclosure of remunerations provided to the top management per person,
- Non-existence of a female member in the Board and the lack of a policy in this regard,
- Directors and Officers Liability Insurance below 25% of the Company's capital,
- Absence of an incentive system based on performance evaluation for Board members.

1. Rating Methodology and Executive Summary

This report has been prepared in light of JCR Eurasia Rating's original methodological procedures in accordance with the Corporate Governance Principles (the Code) set by the Capital Markets Board (CMB) and states Halk GYO's level of compliance with Corporate Governance Principles as of February 2024.

The Capital Markets Board's Corporate Governance Principles were first made public in 2003. Important revisions and changes were made on February 11, 2012, January 3, 2014 and October 2, 2020 as detailed in the Communiqué II-17.1 (accessible on www.spk.gov.tr).

The CMB pursued a significant change regarding the methodology of calculation of compliance rating scores in the beginning of 2014. Based on the recent CMB legislation, the new scoring methodology consists of two stages in which companies are allocated a base and a full score. In the new system, companies are first assigned a base score with a maximum of 85 points determining their compliance with the rules and practices outlined in the Code. In the second stage, an additional 15 points may be awarded depending on the efficient implementation and value creation achieved through practices exceeding those specified in the principles. Practices not stated in the Code but determined by JCR Eurasia Rating as best governance practices are also taken into account in the assignment of additional points. With these changes, CMB has placed special emphasis on functional compliance along with structural compliance with the Code and scores have been depressed as a result of the new calculation in two stages.

The Code consists of four main sections: Shareholders, Public Disclosure and Transparency, Stakeholders and Board of Directors. These main sections' coefficients, which were determined by the CMB, have been recently changed with the latest weight composition outlined below;

- Shareholders: 25%
- Public Disclosure and Transparency: 25%
- Stakeholders: 15%
- Board of Directors: 35%

These coefficients were 25%, 35%, 15% and 25%, respectively, in the previous years.

Subject to the preservation of the integrity of CMB regulations and regulations related to Borsa İstanbul Corporate Governance Index and compliance with the limitations thereof, this report also covers "Outlook" determinations which exists in JCR Eurasia Rating's original methodological structure.

Findings and assessments within the content of the report are based on information and documents disclosed by the Company to the public through various channels and also submitted to JCR Eurasia Rating in writing and verbally, as well as reports and statistics disclosed on Public Disclosure Platform (PDP).

Distinct levels of the 4 main categories regarding compliance with the CMB Corporate Governance Principles are exhibited in the following table. The overall score has been calculated based on weightings determined for these 4 categories in line with CMB regulations.

Through the analysis of JCR ER's original methodology, the general compliance level of the Company with corporate governance principles as of February 2023, can be seen in the table below.

- Numerical value of 9.23
- Convergence Level **AAA(Trk)** representing the category of "**Distinctive Compliance**"
- Notch degree **(aa)** representing the category of "**Superior**"
- Outlook (**Stable**)

February 24, 2023				
Fields	Numerical Value	Convergence Level	Notch degree	Outlook
Shareholders	91.18	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Public Disclosure and Transparency	95.50	AAA (Trk) (Distinctive)	(aaa) (Exceptional)	Stable
Stakeholders	94.38	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Board of Directors	90.03	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Overall	92.34	AAA(Trk) (Distinctive)	(aa) (Superior)	Stable

Finally, since the previous monitoring period, a comprehensive review was performed in February 2024. The Company's overall compliance note has been revised from 9.23 to 9.21.

- The administrative fine received due to the late and incorrect template of the PDP announcement regarding the sale of fixed assets in the Company's portfolio

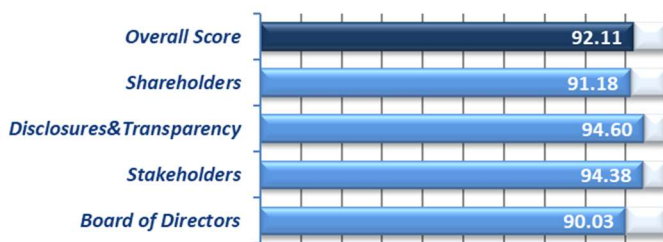
has been the factor behind this decrease in compliance. The Company's compliance level and their corresponding notes are outlined below:

- Numerical value of 9.21
- Convergence Level **AAA(Trk)** representing the category of **"Distinctive Compliance"**
- Notch degree **(aa)** representing the category of **"Superior"**
- Outlook (**Stable**)

February 23, 2024				
Fields	Numerical Value	Convergence Level	Notch degree	Outlook
Shareholders	91.18	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Public Disclosure and Transparency	94.60	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Stakeholders	94.38	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Board of Directors	90.03	AAA (Trk) (Distinctive)	(aa) (Superior)	Stable
Overall	92.11	AAA(Trk) (Distinctive)	(aa) (Superior)	Stable

JCR Eurasia Rating's notation system may be viewed at: <https://www.jcrer.com.tr/en/methodology/notation/corporate-governance-rating-notation>

Corporate Governance Score %



Overall Score %



Overall Result

9.21

AAA (Trk) / aa
Stable

Outlook

JCR Eurasia Rating is of the opinion that during the upcoming monitoring period following the publication date of this report the Company will maintain its level of compliance on an overall basis. For this reason, the outlook for the Company has been determined as **"Stable"**.

2. Halk GYO Overview

Halk Gayrimenkul Yatırım Ortaklığı A.Ş. (Halk GYO or the Company), (credit ratings by JCR Eurasia Rating on April 25, 2023: **"AA+ (tr)/Stable"** on the Long-Term National Scale and **"J1+ (tr) Stable"** on the Short Term National Scale) was founded in 2010 as a subsidiary of Türkiye Halk Bankası A.Ş.

On August 29, 2012, Halk GYO applied to CMB to increase its issued capital from TRY 477,000 to TRY 662,500 within the registered capital ceiling of TRY 1,500mn and to make a public offering of the Group B bearer shares corresponding to TRY 185,500. The application was approved by the CMB's decision dated February 8, 2013 and numbered 4/97. Halk GYO's shares have been listed on the Borsa Istanbul (BIST) index with the ticker symbol of 'HLGYO' since February 22, 2013 with a current free-float rate of 20.67% whilst Halkbank is the controlling shareholder with a rate of 79.33%. The Company's current registered capital ceiling is TRY 7,500mn. The Company's paid-in capital was increased from TRY 1,570mn to TRY 3,145mn with TRY 75mn capital increase through bonus issues and TRY 1,500mn capital increase through rights issues.

The main operating field of Halk Gayrimenkul Yatırım Ortaklığı A.Ş. is to manage a portfolio consisting of real estate, real estate projects, rights based on real estate, capital market instruments and other assets and rights to be determined by the Capital Market Board ("CMB"). The Company's operating principles with respect to portfolio investment policies and management restrictions are in compliance with the regulations of the CMB and relevant legislation. Investment property portfolio of the Company consists of lands, ongoing

project and rental properties which are used as bank branches, bank headquarter and hotels.

There are two independent members in the six-member board of directors, the majority of which are non-executive members, and only the general manager has undertaken executive duties in addition to his board membership. Five functional committees have been established under the Board of Directors: Audit, Corporate Governance, Early Detection of Risk, Remuneration and Sustainability. The total number of employees across the Company's operations was 43 as of FY2023. BIST Indices that the Company is included can be listed as BIST Corporate Governance / BIST Stars / BIST All Shares-100 / BIST All Shares / BIST Real Est. Inv. Trusts / BIST Financials.

Halk GYO has 3 joint ventures (JV) as of FYE2023;

Halk GYO-Vakif GYO JV: Real estate investment services, specifically for Bizimtepe Aydos project.

Halk GYO-Erkonut JV: Real estate investment services, specifically for Erzurum – Şehristan project

Teknik Yapı-Halk GYO JV: Real estate investment services, specifically for Evora İzmir project

Halk GYO has a subsidiary, Halk Yapı Projeleri Geliştirme A.Ş., operating in the field of real estate construction.

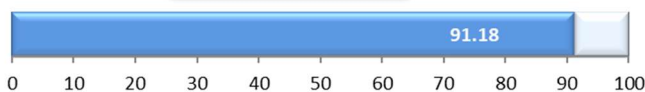
3. Shareholders

The Company succeeded in maintaining its previous level of compliance in this main section in the monitoring period.

The Company's level in this section and their corresponding notes are outlined below;

- Numerical value is **9.12**,
- Convergence Level **AAA(Trk)** representing the category of "**Distinctive Compliance**",
- Notch degree (**aa**) representing the category of "**Superior**",
- Outlook (**Stable**),

Shareholders Score %



Shareholders Result

9.12

AAA (Trk) / aa
Stable

Activities carried out during the monitoring period in the Shareholder field:

- ✓ The Investor Relations Department facilitating the exercise of shareholders' rights, in particular the right to obtain information, responded to questions and information requests submitted by existing and potential shareholders.
- ✓ The Investor Relations Department prepares Company's financial presentations to investors in every quarter of monitoring period and these presentations both in English and Turkish are available in the Company's web site.
- ✓ The Investor Relations Department kept shareholders, stakeholders and prospective investors up to date via the website, e-mail, and PDP (public disclosure platform).
- ✓ No special audit request was made by the shareholders during the monitoring period.
- ✓ The 2022 ordinary general meeting was held on August 8, 2023 at 14:00 p.m. at the Company's headquarter. Meeting date, time and address, total number of shares and voting rights, information about privileged shares, old and new version of the articles of association, information document including the agenda items under a separate heading, solo and consolidated financial statements, annual report, audit reports, profit distribution proposal of the Board of Directors and other required documents were made available for review of shareholders at least three weeks before the date of the general assembly meeting and announced on the Company's website and Public Disclosure Platform. All other pre-meeting preparations were carried out by the Investor Relations Department in accordance with the Code.
- ✓ Within the framework of democratic principles, all shareholders were treated equally in the meeting, the Company's 2022 activities were

outlined and voting was done by an open show of hands. Following the meeting, the list of attendees, meeting minutes showing the quorums of approval and rejection votes for the agenda items and other relevant documents were disclosed to investors on the internet site.

- ✓ In addition to physical participation, the required infrastructure was used for the shareholders to attend the general assembly remotely via electronic general meeting system.
- ✓ Members of the board of directors, officials responsible for the preparation of the financial statements, auditor and other relevant persons were present at the General Shareholders' Meeting.
- ✓ No findings of discrimination against any shareholder were made and the shareholders were given the opportunity to ask questions and share their thoughts. Prior to the meeting, there was no demand from the shareholders to submit an item to be added to the agenda.
- ✓ There was no request by the shareholders to postpone the meeting and no lawsuit was filed for the annulment of the resolutions adopted at the general assembly meeting.
- ✓ There is a privilege on the Company's shares. Group A (has a share of 1.62%) shares are entitled to nominate a candidate for the election to the members of the Board of Directors.
- ✓ A total of TRY 300k of donations and aid were realized in FY2022, and the Company donated TRY 10mn to the Disaster and Emergency Management Presidency of the Ministry of Interior of the Republic of Türkiye and TRY 1mn to the Real Estate Investors Association (GYODER) due to the earthquake disaster that occurred in our country in 2023 and deeply affected 11 cities, and the shareholders were informed in this regard at the general assembly.
- ✓ Although there is no provision in the Company's Articles of Association to extend the use of minority rights to those who own less than one twentieth of the outstanding shares, the

Company takes the utmost care for facilitating the exercise of minority rights.

- ✓ The company's paid-in capital was increased from TRY 1,570mn to TRY 3,145mn through TRY 75mn capital increase bonus issues and TRY 1,500mn capital increase through rights issues. Shareholders were regularly informed throughout the entire process.
- ✓ The 8th clause of the articles of association has been amended three times during the monitoring period as a result of the registered capital ceiling, rights issue and bonus issue capital increases.
- ✓ The Company realized TRY 88.53mn of profit during FY2022 according to the financial statements prepared in compliance with the Tax Procedure Law. In the general meeting on August 8, 2023, it was decided that TRY 75mn would be distributed as bonus share pursuant to CMB legislations, the Company's dividend policy and the 30th clause of the articles of association named "Determination, Allocation and Distribution of Net Profit". The dividend distribution table was disclosed to the public via the Company's website and the PDP following the general meeting.

Outlook

JCR Eurasia Rating is of the opinion that during the upcoming monitoring period following the publication date of this report the Company will maintain its level of compliance in the Shareholders main section. For this reason, the outlook for this section has been determined as "**Stable**".

4. Public Disclosure and Transparency

The Company's score in the Public Disclosure and Transparency main section has been revised from 9.55 to 9.46.

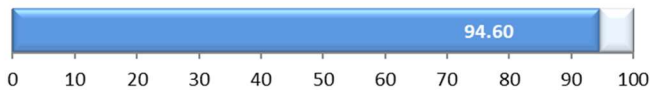
- The administrative fine received due to the late and incorrect template of the PDP announcement regarding the sale of fixed assets in the Company's portfolio

is the factor behind this decrease in compliance.

Halk GYO's level in this section and their corresponding notes are outlined below;

- Numerical value of **9.46**,
- Convergence Level of **AAA(Trk)** representing the category of **“Distinctive Compliance”**,
- Notch degree (**aa**) representing the category of **“Superior”**,
- Outlook (**Stable**)

Public Disclosures and Transparency Score %



Public Disclosure and Transparency Result

9.46

AAA (Trk) / aa

Stable

Activities carried out during the monitoring period in this field:

- ✓ The Company's web site includes trade registry information, latest shareholding and management structure, detailed information on privileged shares, latest version of the articles of association, material event disclosures, financial reports, annual reports, agendas, list of participants and minutes of the general assembly meeting and form for proxy voting and the website is constantly updated. In addition to the information required to be disclosed in accordance with the Code, the website also contains investor presentations and information on real estate in the Company's portfolio. The Company also discloses important policies in terms of public disclosure such as Information Policy, Dividend Policy, Remuneration Policy, Donation Policy, Code of Ethics etc. on the website. However, information requests, inquiries, and complaints received by the Company, as well as the responses provided to them and share buyback policy are not disclosed on the website.
- ✓ Halk GYO provides the list of shareholders who directly or indirectly own more than 5% of the shares and information on privileged shares in the website.

- ✓ The Company's website has also been prepared in English for international investors with the same content as in Turkish.
- ✓ Significant developments and important activities of the Company are published in a timely manner. A total of 110 notifications in the monitoring period was disclosed to the Public Disclosure Platform (PDP). Following these disclosures, no extra information was requested. On the other hand, the Company received an administrative fine due to late and incorrect template of the PDP announcement regarding the sale of fixed assets in the Company's portfolio.
- ✓ The Company's quarterly financial statements were released to the public within the period specified by CMB legislation and posted on the website.
- ✓ The Company constantly updated Corporate Governance Information Form and disclosed Corporate Governance Principles Compliance Report and Sustainability Principles Compliance Report for the fiscal year 2022 on the website and PDP.
- ✓ 96 telephone calls and 46 e-mails from investors were answered in the monitoring period. There were no face-to-face or online investor meetings and roadshows during the period.
- ✓ The annual report was published in 2023 successfully with a high compliance level with the Code and posted on the website and PDP. In addition to the information required to be included as per the relevant legislation and Code, the annual report covers a wide range of topics in detail, from share performance to economic and sectoral developments, from real estate portfolio to financial performance.
- ✓ Remuneration provided to members of the board of directors and executives are not disclosed on an individual basis in the annual report.
- ✓ The Company's 2022 financial tables were audited by the independent audit firm DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A. Ş., member of Deloitte, the same audit firm carried out independent auditing activities in 2023.

Outlook

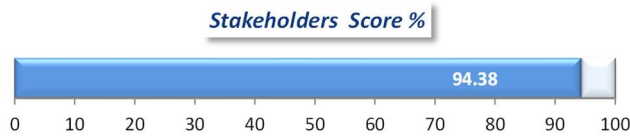
JCR Eurasia Rating is of the opinion that during the upcoming monitoring period following the publication date of this report the Company will maintain its level of compliance in the Public Disclosure and Transparency field. For this reason, the outlook for this section has been determined as **“Stable”**.

5. Stakeholders

The Company succeeded in maintaining its previous level of compliance in this main section in the monitoring period.

The Company’s level in this field and their corresponding notes are outlined below;

- Numerical value is **9.44**,
- Convergence Level **AAA(Trk)** representing the category of **“Distinctive Compliance”**,
- Notch degree **(aa)** representing the category of **“Superior”**,
- Outlook (**Stable**)



Stakeholders Result
9.44
AAA (Trk) / aa
Stable

Activities carried out during the monitoring period in the Stakeholders field:

- ✓ The Company discloses important policies for stakeholders such as Donation Policy, Information Policy, Anti-Corruption Policy, Protection and Processing of Personal Data Policy and Ethical Principles on its website. However, the Company does not have a specific policy on stakeholders.
- ✓ Although there are no written internal regulations in the participation of employees in management or model to support the participation of stakeholders in management, the protection of the shareholders' right to

participate in the management is ensured within the framework of the relevant laws, legislation and Articles of Association.

- ✓ The number of employed personnel within the Company is 43 as of FY2023. During the monitoring period, Halk GYO hired 2 new employees, 3 employees left the Company, 1 employee retired. No loss in employee rights was observed.
- ✓ Recruitment conditions, orientation and promotion conditions, financial and social benefits were written down and shared with the employees. In 2023, a performance evaluation system was designed and implemented under the main headings of competency assessment and quantitative performance.
- ✓ The company has a workplace safety specialist and an occupational physician. In terms of taking preventive measures within the scope of the emergency plan; extinguishing, protection, rescue, first aid and evacuation teams have been organized.
- ✓ There are 5 ongoing lawsuits/execution proceedings against the Company, 2 of which are consumer lawsuits, 1 negative assessment lawsuit in the commercial court of first instance, 1 annulment lawsuit in the administrative court and 1 execution proceeding. Considering the size of operations and number of staff, the number of lawsuits filed against the Company is reasonable.
- ✓ The Company has no customer relations department and/or call center. Incoming customer complaints are directed to the relevant contractor companies. However, stakeholders may submit queries to the Company's Corporate Governance Committee regarding transactions that they believe violate legislation and ethical principles.
- ✓ The Company publishes the sustainability compliance framework report on its website and PDP. Halk GYO continues studies on establishing a sustainability policy.
- ✓ In 2023 within the scope of social responsibility, the Company donated TRY 11.mn.

Outlook

JCR Eurasia Rating is of the opinion that during the upcoming monitoring period following the publication date of this report the Company will maintain its level of compliance in the Stakeholders field. For this reason, the outlook for this section has been determined as **“Stable”**.

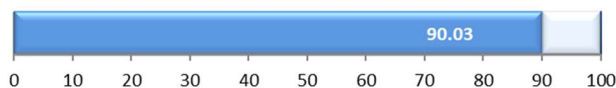
6. Board of Directors

The Company succeeded in maintaining its previous level of compliance in this main section in the monitoring period.

The Company’s level in this section and their corresponding notes are outlined below:

- Numerical value is **9.00**,
- Convergence Level **AAA(Trk)** representing the category of **“Distinctive Compliance”**,
- Notch degree **(aa)** representing the category of **“Excellent”**,
- Outlook (**Stable**)

Board of Directors Score %



Board of Directors Result

9.00

AAA (Trk) / aa
Stable

Activities carried out during the monitoring period in this field:

- ✓ The distribution of duties among the members of the board of directors was explained in the annual report.
- ✓ The Board of Directors continued the internal control system activities in accordance with the scale and complexity of the Company's activities and all planned internal audit and control activities were successfully performed and information on the functioning and effectiveness of the internal control system is provided in the annual report.

- ✓ The Company has a Directors’ Liability Insurance Scheme at a value of EUR 15.00mn, set by the main shareholder, Türkiye Halk Bankası A.Ş., which covers the Board of Directors’ personal responsibilities and the mistakes they may make while carrying out their tasks, below the threshold %25 of Company’s capital as per regulations. The policy has been renewed as of October 2023.
- ✓ The number of board members remains at 6 two of which are independent, and the majority of the board of directors consists of non-executives with 5 members, while only one member is executive.
- ✓ At the general meeting held on August 08, 2023 the shareholders approved the 2022 activities of the Board of Directors. The same members, Ergin Kaya (as Chairman), Mr. Mehmet Tanriverdi (as Vice Chair), Mr. Raci Kaptan Kolaylı, Mr. Mehmet Hakan Tercan, Mr. Fuat Gedik and Mr. Erdal Bekin, were re-elected to the Board of Directors by the General Assembly for a period of 3 years.
- ✓ There are no female members on the Board of Directors, therefore the Company does not meet the 25% female membership ratio stated in the Code. In addition, the Company does not have any policy determining target rate and time in this regard.
- ✓ The Board held 81 meetings in 2023 and took 126 decisions. Decisions of the Board of Directors were taken unanimously by the attendees of the meetings. In addition to physical attendance, it is also possible to hold board meetings electronically. The secretariat of the Board of Directors has been carried out by the Investor Relations Department.
- ✓ Five committees, Audit, Corporate Governance (with the functions of the Nomination Committee), Early Detection of Risk, Remuneration and Sustainability have been established within in the scope of the Board. The annual report contains information on the duties, working principles and members of the Committees.
- ✓ The chairmen of the Committees are elected among the independent board members and the general manager has not participated in the

committees that are required to be established in accordance with the Code. When the number of members of the Board of Directors and the number of members of the committees are taken into consideration, a member of the Board of Directors may take part in more than one committee.

- ✓ During 2023, Corporate Governance Committee held four meetings and prepared four reports, Audit Committee and Early Detection of Risk Committee held six meetings and has prepared six reports while Remuneration Committee held only one meeting and prepared a report on related matters to be submitted to the Board of Directors.
- ✓ The benefits provided to the Board of Directors and senior executives are totally in sum in the Financial Statements. As of 30 September 2023, the salaries and other short-term benefits amounted to TRY 6.06mn to the key managers of the Company, including the members of the Board of Directors.

Outlook

JCR Eurasia Rating is of the opinion that during the upcoming monitoring period following the publication date of this report the Company will maintain its level of compliance in the Stakeholders field. For this reason, the outlook for this section has been determined as **"Stable"**.

TABLE: 1

SHAREHOLDING STRUCTURE					
Years	2019	2020	2021	2022	Q3'2023
Paid Capital (000TRY)	928,000	970,000	1,020,000	1,570,000	1,645,000
Shareholders					
Halkbank (B)*	70.38	70.38	70.38	70.38	70.38
Halkbank (A)	1.58	1.58	1.58	1.58	1.58
Listed (B)	28.00	28.00	28.00	28.00	28.00
Halk Yatırım Menkul Değerler A.Ş. (A)	0.04	0.04	0.04	0.04	0.04
Halk Finansal Kiralama A.Ş. (A)	<0.01	<0.01	<0.01	<0.01	<0.01
Total	100	100	100	100	100

* As of 30 September 2023, Türkiye Halk Bankası A.Ş. has 121,143,867 publicly traded nominal shares, whereas Halk GYO A.Ş. has 39,390,721 nominal shares.

* In February 2024, the procedures to increase the company capital from TL 1,645,000,000 to TL 3,145,000,000 were completed.

TABLE: 2				
Joint Ventures as of 30 September 2023				
Company Name	Headquarters	Fields of Activities	Interest Share (%)	Establishment Date
Halk GYO-Vakıf GYO Adi Ortaklığı	Türkiye	Real Estate Investment	50.00	2014
Halk GYO-Erkonut Adi Ortaklığı	Türkiye	Real Estate Investment	50.00	2016
Teknik Yapı-Halk GYO Adi Ortaklığı	Türkiye	Real Estate Investment	50.00	2017
Subsidiary as of 30 September 2023				
Company Name	Headquarters	Fields of Activities	Interest Share (%)	Establishment Date
Halk Yapı Projeleri Geliştirme A.Ş.	Türkiye	Real Estate Investment	100.00	2020

TABLE: 3

Board of Directors

Name	Task	Expertise	Membership Start Date	Duty Selection Date	Experience (Years)	Education	Executive/Non-Executive	Independent/Non-Independent	Committee Membership
Ergin Kaya	Chairman	Banker	24.06.2020	08.08.2023	34	Bachelor's Degree	Non-Executive	Non-Independent	-
Mehmet Tanrıverdi	Deputy Chairman	Banker	06.09.2018	08.08.2023	19	Bachelor's Degree	Non-Executive	Non-Independent	Remuneration Committee
Mehmet Hakan Tercan	Member	Banker	16.04.2020	08.08.2023	30	Bachelor's Degree	Non-Executive	Non-Independent	
Raci Kaptan Kolaylı	Member	Engineer	24.06.2020	08.08.2023	32	Bachelor's Degree	Non-Executive	Independent	Audit Committee, Corporate Governance Committee, Early Detection of Risk Committee, Sustainability Committee
Fuat Gedik	Member	Banker	27.05.2021	08.08.2023	44	Bachelor's Degree	Non-Executive	Independent	Audit Committee, Corporate Governance Committee, Early Detection of Risk Committee, Sustainability Committee, Remuneration Committee
Erdal Bekin	Member/ General Manager	Civil Engineer	31.03.2022	08.08.2023	26	Master Degree	Executive	Non-Independent	Sustainability Committee

Rating Info

Rated Company:	Halk Gayrimenkul Yatırım Ortaklığı A.Ş. Barbaros Mah. Begonya Sk. WBC İş Merkezi No:2H Ataşehir / İstanbul Telephone: 0216 600 10 00 - 0216 600 10 29
Rating Report Preparation Period:	03.02.2024-21.02.2024
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Rating Committee Members:	Ş. Güleç (<i>Executive Vice President</i>), K.F. Özüdoğru (<i>Manager</i>), M. Hayat (<i>Manager</i>)