

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**CONVENIENCE TRANSLATION OF  
THE CONDENSED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY - 31 MARCH 2023  
TOGETHER WITH AUDITOR'S REVIEW REPORT**

**(ORIGINALLY ISSUED IN TURKISH)**



**CONVENIENCE TRANSLATION INTO ENGLISH OF INDEPENDENT  
AUDITOR'S REVIEW REPORT ORIGINALLY ISSUED IN TURKISH**

**REPORT ON REVIEW OF INTERIM CONDENSED  
FINANCIAL INFORMATION**

To the General Assembly of Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş.

*Introduction*

We have reviewed the accompanying condensed statement of financial position of Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş. (the "Company") as at 31 March 2023 and the related condensed statements of profit or loss and other comprehensive income, changes in equity and cash flows for the three-month period then ended. The management of the Company is responsible for the preparation and fair presentation of this interim condensed financial information in accordance with Turkish Accounting Standard 34 ("TAS 34") "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

*Scope of review*

We conducted our review in accordance with the Standard on Review Engagements ("SRE") 2410, "Review of interim financial information performed by the independent auditor of the entity". A review of interim condensed financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and the objective of which is to express an opinion on the financial statements. Consequently, a review on the interim condensed financial information does not provide assurance that the audit firm will be aware of all significant matters which would have been identified in an audit. Accordingly, we do not express an audit opinion.

*Conclusion*

Based on our review, nothing has come to our attention that causes us to conclude that the accompanying interim condensed financial information is not prepared, in all material respects, in accordance with TAS 34.

PwC Bağımsız Denetim ve  
Serbest Muhasebeci Mali Müşavirlik A.Ş.

Baki Erdal, SMMM  
Partner

Istanbul, 8 May 2023

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE CONDENSED FINANCIAL STATEMENTS AND NOTES FOR THE INTERIM PERIOD 1 JANUARY - 31 MARCH 2023

<b>CONTENTS</b>		<b>PAGE</b>
<b>CONDENSED STATEMENTS OF FINANCIAL POSITION/(BALANCE SHEET) .....</b>		<b>1-2</b>
<b>CONDENSED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME.....</b>		<b>3</b>
<b>CONDENSED STATEMENTS OF CHANGES IN EQUITY .....</b>		<b>4</b>
<b>CONDENSED STATEMENTS OF CASH FLOWS .....</b>		<b>5</b>
<b>NOTES TO THE CONDENSED FINANCIAL STATEMENTS .....</b>		<b>6-23</b>
NOTE 1	ORGANISATION AND NATURE OF OPERATIONS .....	6
NOTE 2	BASIS FOR THE PRESENTATION OF FINANCIAL STATEMENTS.....	6-9
NOTE 3	SEGMENT REPORTING.....	10
NOTE 4	CASH AND CASH EQUIVALENTS .....	10
NOTE 5	TRADE AND OTHER RECEIVABLES AND PAYABLES.....	11
NOTE 6	INVESTMENT PROPERTY .....	12
NOTE 7	TANGIBLE ASSETS .....	12-13
NOTE 8	PROVISIONS, CONTINGENT ASSETS AND LIABILITIES .....	13-14
NOTE 9	EMPLOYEE BENEFITS .....	14-15
NOTE 10	OTHER ASSETS AND LIABILITIES.....	15-16
NOTE 11	EQUITY.....	16-17
NOTE 12	OPERATING INCOME .....	17
NOTE 13	EXPENSES BY NATURE .....	18
NOTE 14	OTHER OPERATING INCOME/(EXPENSES).....	18
NOTE 15	FINANCIAL INCOME .....	19
NOTE 16	FINANCIAL EXPENSES.....	19
NOTE 17	TAX ASSETS AND LIABILITIES .....	19
NOTE 18	EARNINGS PER SHARE .....	19
NOTE 19	RELATED PARTY DISCLOSURES.....	20
NOTE 20	FINANCIAL INVESTMENTS.....	21
NOTE 21	NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS .....	21-22
NOTE 22	SUBSEQUENT EVENTS.....	22
NOTE 23	SUPPLEMENTARY NOTE: CONTROL OF COMPLIANCE WITH PORTFOLIO RESTRICTIONS	23

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONVENIENCE TRANSLATION OF THE CONDENSED STATEMENTS OF  
FINANCIAL POSITION/(BALANCE SHEET) AT 31 MARCH 2023 AND  
31 DECEMBER 2022**

(Amounts expressed in Turkish Lira (“TRY”) unless otherwise indicated.)

	Notes	Reviewed 31 March 2023	Audited 31 December 2022
<b>ASSETS</b>			
<b>Current assets</b>		<b>237,044,604</b>	<b>166,936,285</b>
Cash and cash equivalents	4	175,766,276	106,959,649
Financial investments			
<i>Financial assets measured at amortized cost</i>	20	48,424,430	44,839,173
Trade receivables			
<i>Receivables from related parties</i>	5, 19	13,940	80,833
<i>Receivables from third parties</i>	5	5,005,694	11,882,105
Other receivables		1,028	-
Prepaid expenses	10	5,719,732	1,399,603
Prepaid taxes and funds		1,004,004	565,687
Other current assets	10	1,109,500	1,209,235
<b>Non-current assets</b>		<b>3,132,842,294</b>	<b>3,132,273,303</b>
Investment property	6	3,132,060,220	3,131,100,000
Tangible assets	7	35,894	39,354
Intangible assets		181,171	187,871
Prepaid expenses	10	43,139	179,770
Other non-current assets	10	521,870	766,308
<b>Total assets</b>		<b>3,369,886,898</b>	<b>3,299,209,588</b>

The accompanying explanations and notes form an integral part of these financial statements.

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**CONVENIENCE TRANSLATION OF THE CONDENSED STATEMENTS OF  
FINANCIAL POSITION/(BALANCE SHEET) AT 31 MARCH 2023 AND  
31 DECEMBER 2022**

(Amounts expressed in Turkish Lira (“TRY”) unless otherwise indicated.)

	Notes	Reviewed 31 March 2023	Audited 31 December 2022
<b>LIABILITIES</b>			
<b>Current liabilities</b>		<b>176,740,974</b>	<b>12,181,591</b>
Trade payables			
<i>Due to related parties</i>	5, 19	7,682,931	4,291,561
<i>Due to third parties</i>	5	5,701,468	125,520
Payables under employee benefits		4,848	-
Other payables			
<i>Due to related parties</i>	5,19	155,018,240	-
<i>Due to third parties</i>	5	3,389,868	4,099,277
Deferred income ( <i>Excluding liabilities from customer contracts</i> )	10	3,287,163	1,411,640
Short-term provisions			
<i>Other short-term provisions</i>	8	178,691	178,691
<i>Provisions for employment termination benefits</i>	9	809,652	552,110
Other current liabilities	10	668,113	1,522,792
<b>Non-current liabilities</b>		<b>5,473,486</b>	<b>7,241,151</b>
Other payables			
<i>Other payables to third parties</i>	5	2,046,222	1,998,011
Deferred income		192,500	-
Long-term provisions			
<i>Provisions for employment termination benefits</i>	9	3,234,764	5,243,140
<b>Equity</b>		<b>3,187,672,438</b>	<b>3,279,786,846</b>
Share capital	11	37,264,000	37,264,000
Adjustment to share capital		27,745,263	27,745,263
Other comprehensive income/expense not to be			
- reclassified to profit or loss			
- <i>Actuarial gains/(losses) arising from employee benefits</i>		(4,440,210)	(3,890,854)
Restricted reserves		68,608,875	53,293,371
Retained earnings	11	2,995,041,322	1,917,935,461
Net income for the period	18	63,453,188	1,247,439,605
<b>Total liabilities and equity</b>		<b>3,369,886,898</b>	<b>3,299,209,588</b>

These interim financial statements for the period ended 1 January - 31 March 2023 have been approved by the Board of Directors on 8 May 2023.

The accompanying explanations and notes form an integral part of these financial statements.

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONVENIENCE TRANSLATION OF THE CONDENSED STATEMENTS OF  
PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE THREE  
MONTH INTERIM PERIODS ENDED 31 MARCH 2023 AND 31 MARCH 2022**

(Amounts expressed in Turkish Lira (“TRY”) unless otherwise indicated.)

	Notes	Reviewed 1 January - 31 March 2023	Reviewed 1 January - 31 March 2022
<b>PROFIT AND LOSSES</b>			
Revenue	12	77,499,908	43,003,555
Cost of sales (-)	12	(17,829,152)	(9,234,279)
<b>Gross profit</b>	<b>12</b>	<b>59,670,756</b>	<b>33,769,276</b>
General administrative expenses (-)		(5,939,820)	(2,578,227)
Other operating income	14	52,487	304,167
Other operating expenses (-)	14	(510,780)	(1,011,532)
<b>Operating profit</b>		<b>53,272,643</b>	<b>30,483,684</b>
Financial income	15	10,320,199	8,700,080
Financial expenses (-)	16	(139,654)	(644,305)
<b>Profit before tax from continuing operations</b>	<b>18</b>	<b>63,453,188</b>	<b>38,539,459</b>
Tax income/(expenses) from continuing operations		-	-
<b>Profit for the period from continuing operations</b>		<b>63,453,188</b>	<b>38,539,459</b>
<b>Earnings per share</b>			
Earnings per share from continuing operations	18	1.70	1.03
Earnings per share from discontinuing operations		-	-
<b>Diluted earnings per share</b>			
Diluted earnings per share from continuing operations	18	1.70	1.03
Diluted earnings per share from discontinuing operations		-	-
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Items not to be classified to profit or loss</b>			
Actuarial gains/(losses) arising from employee benefits	9	(549,356)	(276,469)
<b>Total comprehensive income</b>		<b>62,903,832</b>	<b>38,262,990</b>

The accompanying explanations and notes form an integral part of these financial statements.

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**CONVENIENCE TRANSLATION OF THE CONDENSED STATEMENTS OF CHANGES IN EQUITY  
FOR THE THREE MONTH INTERIM PERIODS ENDED 31 MARCH 2023 AND 31 MARCH 2022**

(Amounts expressed in Turkish Lira (“TRY”) unless otherwise indicated.)

	Notes	Share capital	Adjustment to share capital	Other comprehensive income/expense not to be reclassified to profit or loss	Restricted reserves	Accumulated profit		Total Equity
				Actuarial gain/(loss) arising from employee benefits		Retained earnings	Net profit for the year	
<b>01 January 2022</b>		<b>37,264,000</b>	<b>27,745,263</b>	<b>(428,527)</b>	<b>69,205,098</b>	<b>1,362,082,599</b>	<b>649,124,555</b>	<b>2,144,993,088</b>
Transfers		-	-	-	(15,911,727)	665,036,382	(649,124,555)	-
Dividends		-	-	-	-	(109,183,520)	-	(109,183,520)
Total comprehensive income		-	-	(276,469)	-	-	38,539,459	38,262,990
<b>31 March 2022 (Reviewed)</b>	<b>11</b>	<b>37,264,000</b>	<b>27,745,263</b>	<b>(704,996)</b>	<b>53,293,371</b>	<b>1,917,935,461</b>	<b>38,539,459</b>	<b>2,074,072,558</b>
<b>01 January 2023</b>		<b>37,264,000</b>	<b>27,745,263</b>	<b>(3,890,854)</b>	<b>53,293,371</b>	<b>1,917,935,461</b>	<b>1,247,439,605</b>	<b>3,279,786,846</b>
Transfers		-	-	-	15,315,504	1,232,124,101	(1,247,439,605)	-
Dividends (*)		-	-	-	-	(155,018,240)	-	(155,018,240)
Total comprehensive income		-	-	(549,356)	-	-	63,453,188	62,903,832
<b>31 March 2023 (Reviewed)</b>	<b>11</b>	<b>37,264,000</b>	<b>27,745,263</b>	<b>(4,440,210)</b>	<b>68,608,875</b>	<b>2,995,041,322</b>	<b>63,453,188</b>	<b>3,187,672,438</b>

(\*) At the Ordinary General Assembly Meeting dated April 12, 2023, it was decided to distribute dividend amounting to TRY155,018,240. As of the balance sheet date, TRY155,018,240 of the unpaid amount will be paid on cash 19 April 2023.

The accompanying explanations and notes form an integral part of these financial statements.

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**CONVENIENCE TRANSLATION OF THE CONDENSED  
STATEMENTS OF CASH FLOWS FOR THE THREE MONTH INTERIM  
PERIODS ENDED 31 MARCH 2023 AND 31 MARCH 2022**

(Amounts expressed in Turkish Lira (“TRY”) unless otherwise indicated.)

	Notes	Reviewed 1 January - 31 March 2023	Reviewed 1 January - 31 March 2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		<b>60,749,099</b>	<b>57,343,431</b>
Profit for the year		63,453,188	38,539,459
<b>Adjustments to profit/(loss) for the year</b>		<b>(8,569,911)</b>	<b>(1,623,539)</b>
Adjustments for depreciation and amortization expenses	13	33,501	23,337
Adjustments for provisions		676,681	643,447
Adjustments for interest (income)/expenses	15	(9,179,996)	(2,338,407)
Other adjustments for non-cash items		(100,097)	149,776
Adjustments for gains resulting from the disposal of fixed assets	14	-	(101,695)
<b>Change in working capital</b>		<b>9,229,496</b>	<b>20,427,511</b>
Adjustments for decrease/(increase) in trade receivables			
<i>Decrease/(increase) in trade receivables from related parties</i>	5	66,893	28,242
<i>Decrease/(increase) in trade receivables from third parties</i>	5	6,876,411	1,634,890
Increase/(decrease) in financial investments	20	(3,585,257)	11,955,513
(Increase)/decrease in other assets related to operations		(4,039,662)	(1,499,327)
Adjustments regarding (decrease)/increase in trade payables			
<i>Increase/(decrease) in trade payable from related parties</i>	5	3,391,370	3,569,841
<i>Increase/(decrease) in trade payable from third parties</i>	5	5,575,948	3,410,599
Increase/(decrease) in other liabilities related to operations		943,793	1,327,753
<b>Cash provided from operations</b>		<b>64,112,773</b>	<b>57,343,431</b>
Employment termination benefit payments	9	(3,363,674)	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		<b>7,925,848</b>	<b>1,979,859</b>
Interest received		8,886,068	2,309,174
Cash outflows from the purchase of tangible and intangible assets	7	-	(13,175)
Cash outflows from the purchase of investment property	6	(960,220)	(417,835)
Cash inflows from the sale of investment property		-	101,695
<b>CASH FLOWS USED IN FINANCING ACTIVITIES</b>			
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>		<b>68,674,947</b>	<b>59,323,290</b>
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	106,959,649	51,361,327
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	4	<b>175,634,596</b>	<b>110,684,617</b>

The accompanying explanations and notes form an integral part of these financial statements.



## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

#### NOTE 1 - ORGANISATION AND NATURE OF OPERATIONS

The main activity of Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş. (the “Company”) is to create value through the ownership of real estate investment property. The address of the Company is as follows:

Nispetiye Cad. Akmerkez Tic. Merkezi E3 Kule Kat:1 Etiler/İstanbul-Türkiye.

The trade name “Akmerkez Gayrimenkul Yatırımı A.Ş.” has been changed as “Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş.” in the Extraordinary Shareholders Meeting held on 17 February 2005 and this change has been registered on 24 February 2005 by the Ministry of Trade.

With respect to the Board Decision dated 21 June 2005 the trade name of the Company is set as “Akmerkez Alışveriş Merkezi” and this name is certified by the Istanbul Trade Registry as at 1 July 2005.

The Company’s shares have been quoted on the Istanbul Stock Exchange (“ISE”) since 15 April 2005 and 57.34% of these shares are publicly quoted shares as of 31 March 2023.

The shareholding structure as of 31 March 2023 and 31 December 2022 is as follows:

	31 March 2023	31 December 2022
Akkök Holding A.Ş.	11.67%	11.67%
Tekfen Holding A.Ş.	10.47%	10.47%
Public offering (*)	57.34%	57.34%
Other (**)	20.52%	20.52%
<b>Total</b>	<b>100%</b>	<b>100%</b>

(\*) 44.85% of public offering shares belong to Klepierre S.A. as of 31 March 2023 (31 December 2022: 44.85%).

(\*\*) Other represents shareholders with less than 10% shareholdings.

The average number of personnel during the period by categories is as follows:

	31 March 2023	31 December 2022
Administrative	7	7

#### NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS

##### 2.1 Basis of Presentation

###### 2.1.1 Accounting Standards

The accompanying financial statements are prepared in accordance with Communiqué Serial II. No:14.1. “Principles of Financial Reporting in Capital Markets” (“the Communiqué”) of Capital Market Board (“CMB”) published in the Official Gazette numbered 28676 on 13 June 2013. According to Article 5 of the Communiqué financial statements are prepared in accordance with the Turkish Accounting Standards (“TAS”) issued by Public Oversight Accounting and Auditing Standards Authority (“POAASA”). TAS contains Turkish Accounting Standards, Turkish Financial Reporting Standards (“TFRS”) and its addendum and interpretations (“TFRIC”).

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

---

### NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS(Continued)

#### 2.1 Basis of Presentation

The financial statements of the Company are prepared as per the CMB announcement of 7 June 2013 relating to financial statements presentations. Comparative figures are reclassified, where necessary, to conform to changes in the presentation of the current year’s financial statements.

In accordance with the CMB resolution issued on 17 March 2005, listed companies operating in Turkey are not subject to inflation accounting effective from 1 January 2005. Therefore, the financial statements of the Company have been prepared accordingly.

The Company maintain their books of accounts and prepare their statutory financial statements in accordance with the Turkish Commercial Code (“TCC”) tax legislation, the Uniform Chart of Accounts issued by the Ministry of Finance and principles issued by CMB Foreign Subsidiaries. The financial statements are based on the statutory records, which are maintained under historical cost conventions, with the required adjustments and reclassifications reflected for the purpose of fair presentation in accordance with TAS.

#### Adjustment of Financial Statements During Hyper-Inflationary Periods

With the decision taken on 17 March 2005, the CMB announced that effective from 1 January 2005 for companies operating in Turkey and preparing their financial statements in accordance with CMB Financial Reporting Standards the application of inflation accounting is no longer required. Accordingly, IAS 29, “Financial Reporting in Hyperinflationary Economies” issued by the IASB has not been applied in the financial statements for the accounting periods starting 1 January 2005.

Procedure Law and the Corporate Tax Law was enacted on January 20, 2022, It has been enacted with the number 7352 and it has been decided that the financial statements will not be subject to inflation adjustment in the 2021 and 2022 accounting periods, including the temporary accounting periods, and in the provisional tax periods of the 2023 accounting period, regardless of whether the conditions for the inflation adjustment within the scope of the repeated Article 298 are met.

On January 20, 2022, POAASA clarified whether entities applying Turkish Financial Reporting Standards (TFRS) should apply TAS 29 Financial Reporting in Hyperinflationary Economies for the 2021 financial reporting period. Accordingly, it was stated that entities applying TFRS do not need to make any adjustments within the scope of TAS 29 Financial Reporting in Hyperinflationary Economies (“TAS 29”), and subsequently, no new statement was made by POAASA on the application of TAS 29. No inflation adjustment has been made in accordance with TAS 29 in the preparation of the financial statements as of March 31, 2023, considering that no new announcements have been made as of the date of these financial statements.

#### Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates (“the functional currency”). The Company’s functional and presentation currency is TRY.

#### Offsetting

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

---

#### NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

##### 2.1 Basis of Presentation (Continued)

###### 2.1.1 Accounting Standards (Continued)

###### Going concern

The Company has prepared the financial statements for the period 1 January - 31 March 2023 in accordance with the going concern principle.

###### 2.1.2 Compliance with portfolio restrictions

The information included in Note 23. “Supplementary Note: Control of Compliance with Portfolio Restrictions” represent a condensed information based on the figures extracted from the financial statements that are prepared in accordance with serial II No:14.1 “Article 17 of Communiqué on Principals of Financial Reporting in Capital Markets” of the CMB. This condensed information has been prepared within the framework of the provisions of Serial III No:48.1 “Principals of The Real Estate Investment Trusts” regarding the control of compliance with portfolio limitations.

##### 2.2. Changes in Accounting Policies

When preparing financial statements in conformity with Turkish Accounting Standards (TAS) or Turkish Financial Reporting Standards (TFRS), amendments and interpretations to standards should be disclosed in the notes to the financial statements as follows:

Explanations on the effects of the new TAS/TFRS on the financial statements:

- a) The title of the TAS/TFRS,
- b) the change in accounting policy is made in accordance with the relevant transitional provisions, if any,
- c) explanation of the change in accounting policy,
- d) explanation of transitional provisions, if any,
- e) the effects of transition provisions, if any, on future periods,
- f) where possible, adjustment amounts for the current period and for each prior period presented:
  - i. be presented for each affected financial statement item; and
  - ii. if “TAS 33, Earnings per Share” applies to the company, the amounts of earnings per ordinary share and diluted earnings per share should be recalculated.
- g) adjustments for periods prior to the periods not presented, if applicable; and
- h) if retrospective application is not possible for any period or periods, the events that led to this situation should be explained and the date and manner in which the change in accounting policy was applied should be explained.

###### a) *Standards, amendments, and interpretations applicable as of 31 March 2023:*

- **Narrow scope amendments to IAS 1, Practice statement 2 and IAS 8;** effective from annual periods beginning on or after 1 January 2023. The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish between changes in accounting estimates and changes in accounting policies.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

---

#### NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

##### 2.2. Changes in Accounting Policies (Continued)

- **Amendment to IAS 12 – Deferred tax related to assets and liabilities arising from a single transaction;** effective from annual periods beginning on or after 1 January 2023. These amendments require companies to recognise deferred tax on transactions that, on initial recognition give rise to equal amounts of taxable and deductible temporary differences.
- **IFRS 17, ‘Insurance Contracts’;** effective from annual periods beginning on or after 1 January 2023. This standard replaces IFRS 4, which currently permits a wide variety of practices in accounting for insurance contracts. IFRS 17 will fundamentally change the accounting by all entities that issue insurance contracts and investment contracts with discretionary participation features.

##### *b) Standards, amendments, and interpretations that are issued but not effective as of 31 March 2023:*

- **Amendment to IAS 1 – Non current liabilities with covenants;** effective from annual periods beginning on or after 1 January 2024. These amendments clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability.
- **Amendment to IFRS 16 – Leases on sale and leaseback;** effective from annual periods beginning on or after 1 January 2024. These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.

##### 2.3 Restatement and the errors in the accounting estimates

Material changes in accounting policies or material errors are corrected retrospectively by restating the prior period financial statements. The effect of changes in accounting estimates affecting the current period is recognized in the current period; the effect of changes in accounting estimates affecting current and future periods is recognized in the current and future periods. For the period 1 January - 31 March 2023 there has been no change in the accounting estimates.

##### 2.4 Summary of Significant Accounting Policies

The condensed interim financial statements of the Company have been prepared in accordance with TAS 34 “Interim Financial Reporting”. The accounting policies used in the preparation of these condensed interim financial statements are consistent with those used in the preparation of annual financial statements for the year ended 31 December 2022. Accordingly, these condensed interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2022.

##### 2.5 Significant Accounting Estimates and Assumptions

The preparation of financial statements requires making estimates and assumptions that affect the reported amounts of assets and liabilities and disclosed contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. While these estimates are based on management's best judgment and information, actual results may differ from these estimates.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 3 - SEGMENT REPORTING

As the only real estate owned by the Company is managed as a whole in a central location at Akmerkez Trade Center, segment reporting is not disclosed.

#### NOTE 4 - CASH AND CASH EQUIVALENTS

The details of cash and cash equivalents as of 31 March 2023 and 31 December 2022 are as follows:

	31 March 2023	31 December 2022
Cash	23,838	19,408
Reverse repo transactions	-	80,033,318
Banks		
- TRY time deposits	175,525,297	24,649,217
- Foreign currency denominated time deposits	-	1,966,374
- TRY demand deposits	205,229	273,884
- Foreign currency denominated demand deposits	11,912	17,448
	<b>175,766,276</b>	<b>106,959,649</b>

As of 31 March 2023, the interest rate on TRY deposit accounts at banks is 26.50% and the accrued interest of TRY deposit accounts is TRY131,680. There are no foreign currency denominated time deposits as of 31 March 2023. (As of 31 December 2022, the interest rate on TRY deposit accounts at banks is 21.25% and the accrued interest of TRY deposit accounts is TRY29,350. The interest rate on foreign currency denominated time deposits at banks is between 0.15% and 2.50% and the accrued interest of foreign currency denominated time deposits is TRY233). The maturity of time deposits is less than one month (31 December 2022: Less than one month).

As of 31 March 2023, there are no TRY reverse repo transactions.( As of 31 December 2022, there are reverse repo transactions amounting to TRY80,000,002. The interest rate of reverse repo is 7.60% and the accrued interest amount is TRY33,516. )

The cash and cash equivalents disclosed in the statements of cash flows are as follows:

	31 March 2023	31 December 2022
Cash and cash equivalents	175,766,276	106,959,649
Less: Accrued interest	(131,680)	(62,899)
	<b>175,634,596</b>	<b>106,896,750</b>

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023**

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

**NOTE 5 - TRADE AND OTHER RECEIVABLES AND PAYABLES**

<b>Short-term trade receivables</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Trade receivables from third parties	6,730,726	13,523,437
Trade receivables from related parties (Note 19)	13,940	80,833
	<b>6,744,666</b>	<b>13,604,270</b>
Less: Provision for doubtful receivables	(1,725,032)	(1,641,332)
	<b>5,019,634</b>	<b>11,962,938</b>

The movement of provisions for doubtful receivables is as follows:

	<b>2023</b>	<b>2022</b>
<b>1 January</b>	<b>1,641,332</b>	<b>1,315,861</b>
Provisions made during the period	83,700	182,569
<b>31 March</b>	<b>1,725,032</b>	<b>1,498,430</b>

<b>Short-term trade payables</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Due to related parties (Note 19)	7,682,931	4,291,561
Trade payables to third parties	5,701,468	125,520
	<b>13,384,399</b>	<b>4,417,081</b>

<b>Short-term other payables</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Other payables to related parties (Note 19)	155,018,240	-
Tax and funds payable	3,269,064	4,009,373
Other	120,804	89,904
	<b>158,408,108</b>	<b>4,099,277</b>

<b>Long-term other payables</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Deposits and guarantees received	2,046,222	1,998,011
	<b>2,046,222</b>	<b>1,998,011</b>

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 6 - INVESTMENT PROPERTY

The movements of the investment property for the three-month interim periods ended 31 March 2023 and 31 March 2022 are as follows:

	1 January 2023	Additions	Disposals	Transfers	Impairment	31 March 2023
<b>Cost</b>						
Buildings	3,131,100,000	-	-	960,220	-	3,132,060,220
Construction in progress (*)	-	960,220	-	(960,220)	-	-
	<b>3,131,100,000</b>	<b>960,220</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,132,060,220</b>

(\*) The transfers amounting to TRY960,220 of the amounting to the construction in progress to the buildings are the costs that are reflected from the Üçgen Bakım ve Yönetim Hizmetleri A.Ş. within the scope of management services in accordance with the share of the Company.

	1 January 2022	Additions	Disposals	Transfers	Impairment	31 March 2022
<b>Cost</b>						
Buildings	2,061,753,000	-	-	417,835	-	2,062,170,835
Construction in progress (*)	-	417,835	-	(417,835)	-	-
	<b>2,061,753,000</b>	<b>417,835</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,062,170,835</b>

(\*) The transfers amounting to TRY417,835 of the amounting to the construction in progress to the buildings are the costs that are reflected from the Üçgen Bakım ve Yönetim Hizmetleri A.Ş. within the scope of management services in accordance with the share of the Company.

The fair value of the Company's investment property based on the valuation report of Lotus Gayrimenkul Değerleme ve Danışmanlık A.Ş. dated 30 December 2022 is in amount to TRY3,131,100,000 (According to the valuation report of Ter Ra Gayrimenkul Değerleme ve Danışmanlık A.Ş. dated 31 December 2021, the fair value of the investment property is TRY2,061,753,000). The method used in fair value calculations is the income method for the shopping malls and is the benchmark comparison method for the office and residences.

Insurance coverages on assets as of 31 March 2023 and 31 December 2022 are as follows:

31 March 2023: USD 166,556,547

31 December 2022: USD 166,556,547

#### NOTE 7 - TANGIBLE ASSETS

The movements of the tangible assets for the three-month interim periods ended 31 March 2023 and 31 March 2022 are as follows:

	1 January 2023	Additions	31 March 2023
Plants, machinery and equipment	99,702	-	99,702
Furniture and fixture	8,781,753	-	8,781,753
Accumulated depreciation	(8,842,101)	(3,460)	(8,845,561)
<b>Net book value</b>	<b>39,354</b>	<b>(3,460)</b>	<b>35,894</b>

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 7 - TANGIBLE ASSETS (Continued)

	1 January 2022	Additions	31 March 2022
Plants, machinery and equipment	99,702	-	99,702
Furniture and fixture	8,758,879	13,175	8,772,054
Accumulated depreciation	(8,805,381)	(16,636)	(8,822,017)
<b>Net book value</b>	<b>53,200</b>	<b>(3,461)</b>	<b>49,739</b>

#### NOTE 8 - PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

##### Real rights on immovables are as follows:

- a) There is a rental restriction in favour of Turkish Electricity Institution with registry dated 31 December 1992 No: 5538.

Guarantee, cheques and letters	Currency of denomination	Original Amount	31 March 2023
Letters of guarantees received	TRY	30,692,042	30,692,042
Letters of guarantees received	USD	473,262	9,064,482
Guarantee notes received	USD	333,023	6,378,456
Letters of guarantees received	EUR	151,866	3,165,647
Guarantee cheques received	TRY	478,100	478,100
Guarantee notes received	TRY	73,827	73,827
			<b>49,852,554</b>

Guarantee, cheques and letters	Currency of denomination	Original amount	31 December 2022
Letters of guarantees received	TRY	25,736,255	25,736,255
Letters of guarantees received	USD	473,262	8,849,195
Guarantee notes received	USD	333,023	6,226,964
Letters of guarantees received	EUR	151,866	3,027,434
Guarantee cheques received	TRY	478,100	478,100
Guarantee notes received	TRY	73,827	73,827
			<b>44,391,775</b>

The commitments received consist of letters of guarantees received from the tenants of the shopping mall.

The Company has no collateral / pledge / mortgage position as of the balance sheet dates.

Other short-term provision	31 March 2023	31 December 2022
Provision for lawsuits	178,691	178,691
	<b>178,691</b>	<b>178,691</b>



## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 8 - PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

##### Provision for lawsuits

As of 31 March 2023, total provision amounting to TRY178,691 (31 December 2022: TRY178,691), has been provided for the lawsuits filed against the Company and there is no movement during the period.

There are 10 lawsuits and 27 executive proceedings that the Company is currently a party of them.

#### NOTE 9 - EMPLOYEE BENEFITS

The short-term provisions for employee benefits at 31 March 2023 and 31 December 2022 are as follows:

<b>Short term provisions</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Unused vacation allowances	809,652	552,110
	<b>809,652</b>	<b>552,110</b>

Provision for unused vacation amounting to TRY467,010 comprise of the unused vacation provisions of the Company's personnel, while TRY342,642 comprise of the Company's shares of unused vacation allowance related to the personnel of Üçgen Bakım ve Yönetim Hizmetleri A.Ş.

<b>Long term provisions</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Employment termination benefits	3,234,764	5,243,140
	<b>3,234,764</b>	<b>5,243,140</b>

At 31 March 2023, the amount payable consists of one month's salary limited to a maximum of TRY19,982.83 for each year of service (31 December 2022: TRY19,982.83).

In the financial statements, Company management reflected a liability calculated in accordance with TAS 19 and based upon factors derived using their experience of personnel terminating their services and being eligible to receive retirement pay and discounted by using the current market yield at the balance sheet date on government bonds. All actuary gain and losses are recognized in comprehensive income statement. Accordingly, the actuarial assumptions used to calculate the liability as of 31 March 2023 and 31 December 2022 are as follows:

	<b>1 January - 31 March 2023</b>	<b>1 January - 31 December 2022</b>
Discount rate (%)	0.49	0.49
Turnover rate to estimate the probability of retirement (%)	96.35	97.69

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

#### NOTE 9 - EMPLOYEE BENEFITS (Continued)

Movements in the provision for employment termination benefits are as follows (TRY):

	2023	2022
<b>1 January</b>	<b>5,243,140</b>	<b>1,577,477</b>
Cost of service	666,737	211,928
Cost of interest	139,205	84,789
Actuarial (gain)/ losses	549,356	276,469
Payments made during the period (-)	(3,363,674)	-
<b>31 March</b>	<b>3,234,764</b>	<b>2,150,663</b>

Provision for employment termination benefits amounting to TRY139,033 comprise of the Company’s personnel termination benefits provisions and TRY3,095,731 comprise of the Company’s share in Üçgen Bakım ve Yönetim Hizmetleri A.Ş.’s personnel termination benefits provisions.

#### NOTE 10 - OTHER ASSETS AND LIABILITIES

The details of other assets and other liabilities as of 31 March 2023 and 31 December 2022 are as follows:

	31 March 2023	31 December 2022
<b>Prepaid expenses - short-term</b>		
Prepaid expenses (*)	5,700,979	1,392,543
Advances given	18,753	7,060
	<b>5,719,732</b>	<b>1,399,603</b>

(\*) Prepaid expenses amounting to TRY851,044 consist of the short term portion of the costs incurred for the lease of the stores. These prepaid expenses are amortized over the lease term. The portion amounting to TRY4,223,462 consists of prepaid tax expenses to Beşiktaş Municipality and the portion amounting to TRY165,895 consists of insurance expenses and the portion amounting to TRY460,578 consists of other expenses.

	31 March 2023	31 December 2022
<b>Prepaid expenses - long-term</b>		
Prepaid expenses (*)	43,139	179,770
	<b>43,139</b>	<b>179,770</b>

	31 March 2023	31 December 2022
<b>Other current assets:</b>		
Income accruals for store rent (*)	1,109,500	1,209,235
	<b>1,109,500</b>	<b>1,209,235</b>

(\*) Income accrual for store rents which includes short-term period.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

#### NOTE 10 - OTHER ASSETS AND LIABILITIES (Continued)

	31 March 2023	31 December 2022
<b>Other non-current assets</b>		
Income accruals for store rent (*)	514,428	766,105
Deposits given	7,442	203
	<b>521,870</b>	<b>766,308</b>

(\*) Income accrual for store rents which includes long-term period.

<b>Deferred income (Excluding customer contract liabilities)</b>	31 March 2023	31 December 2022
Advances received	2,646,163	1,411,640
Deferred income	641,000	-
	<b>3,287,163</b>	<b>1,411,640</b>

<b>Other current liabilities</b>	31 March 2023	31 December 2022
Expense accruals	668,113	1,522,792
	<b>668,113</b>	<b>1,522,792</b>

#### NOTE 11 - EQUITY

At 31 March 2023 and 31 December 2022, the issued and fully paid-in share capital held is as follows:

Shareholders	31 March 2023		31 December 2022	
	Share (%)	Amount	Share (%)	Amount
Akkök Holding A.Ş.	11.67	4,349,553	11.67	4,349,553
Tekfen Holding A.Ş.	10.47	3,901,279	10.47	3,901,279
Public offering	57.34	21,367,443	57.34	21,367,443
Other (*)	20.52	7,645,725	20.52	7,645,725
<b>Total paid - in capital</b>	<b>100.00</b>	<b>37,264,000</b>	<b>100.00</b>	<b>37,264,000</b>

(\*) Represents individual shareholdings less than 10%.

The registered capital ceiling of the Company is TRY75,000,000. In order to extend validity of upper limit of the Company’s authorized capital, amendment regarding to the Articles of Association of the Company has been approved by a large majority at the Ordinary General Assembly for year 2020 held on 20 April 2021 within the framework of Communiqué No, III-48,1 on Principles Regarding Real Estate Investment Trusts and Communiqué No, II-17,1 on Corporate Governance of the Capital Market Board and related other legislation and after the registration on 18 May 2021, the amendment has been issued in the Trade Registry Gazette numbered 10333 and dated 24 May 2021.

The Company’s issued and fully paid share capital amounting to TRY37,264,000 is represented by 3,726,400,000 shares of Kuruş 1 nominal value of which 407,575,000 are Class A shares, 284,138,000 are Class B shares, 239,887,000 are Class C shares and 2,794,800,000 are Class D shares as of 31 March 2023 and 31 December 2022.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 11 - EQUITY (Continued)

The Company's (A), (B), (C) and (D) Group shares have the privilege to nominate candidates for the Board of Directors, and 4 of the members of the Company's board of directors hold the majority of the registered Class (A) shares; 3 of the members hold the majority of the Group registered Class (B) shares; 2 of the members hold the majority of the Group registered Class (C) shares and 1 of them is offered to the public and attended the general assembly meeting Class (D) shares is selected by the general assembly from among the candidates to be identified and proposed by the bearer.

However, in case the shares of the (D) Group bearer that was offered to the public and attended the general assembly meeting did not nominate candidates in the general assembly and / or mostly cannot determine a candidate the Company's Board of Directors, 4 of the (A) Group registered shares, the majority; 3 (B) and the majority of Group 2 of the registered shares (C) Group among the nominees proposed by the majority of registered shares at the General Assembly will be elected by nine (9) consists of members.

There is no other privilege for nominating members to the Board of Directors except the privileges stated above.

Each shareholder has one voting power for each share that is held.

Retained earnings consist of the following:

	<b>31 March 2023</b>	<b>31 December 2022</b>
Retained earnings	2,978,203,635	1,901,149,194
Extraordinary reserves	12,854,471	12,803,051
Inflation difference in extraordinary reserves	521,985	521,985
Inflation difference in legal reserves	3,461,231	3,461,231
	<b>2,995,041,322</b>	<b>1,917,935,461</b>

#### NOTE 12 - OPERATING INCOME

	<b>1 January - 31 March 2023</b>	<b>1 January - 31 March 2022</b>
<b>Sales</b>		
Shops and warehouse rent income	68,264,891	37,569,888
Apart hotel rent income	5,094,731	3,344,900
Parking lot rental income	3,160,758	1,498,025
Other income	979,528	590,742
	<b>77,499,908</b>	<b>43,003,555</b>
<b>Cost of sales</b>		
Cost of services	(17,829,152)	(9,234,279)
	<b>(17,829,152)</b>	<b>(9,234,279)</b>
<b>Gross profit</b>	<b>59,670,756</b>	<b>33,769,276</b>

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

#### NOTE 13 - EXPENSES BY NATURE

	1 January - 31 March 2023	1 January - 31 March 2022
Cost of service	17,829,152	9,234,276
Personnel expenses	2,922,814	1,316,982
Donations	1,000,000	-
Consultancy expenses	848,237	462,425
Legal expenses	485,024	400,325
Insurance, duties, taxes and levies expenses	66,717	38,472
Depreciation and amortization expenses	33,501	23,337
Other	583,525	336,689
	<b>23,768,970</b>	<b>11,812,506</b>
	1 January - 31 March 2023	1 January - 31 March 2022
<b>Depreciation and amortization expenses</b>		
General administrative expenses	33,501	23,337
	<b>33,501</b>	<b>23,337</b>

#### NOTE 14 - OTHER OPERATING INCOME/EXPENSES

	1 January - 31 March 2023	1 January - 31 March 2022
<b>Other operating income</b>		
Maturity difference income	33,920	42,593
Foreign exchange gains on trade receivables and payables	1,882	656
Rental compensation income	-	148,522
Gain on sale fixed assets	-	101,695
Provisions no longer required	4,885	3,000
Other	11,801	7,701
	<b>52,487</b>	<b>304,167</b>
<b>Other operating expenses</b>		
Depletion of leasing projects (*)	(373,310)	(696,384)
Doubtful trade receivable provision	(83,700)	(182,569)
Foreign exchange loss on trade receivables and payables	(50,092)	(132,579)
Other	(3,678)	-
	<b>(510,780)</b>	<b>(1,011,532)</b>
<b>Other operating income/(expenses) - net</b>	<b>(458,393)</b>	<b>(707,365)</b>

(\*) The expenses comprise of the amortized part of the expenses in order to rent the stores in the related period.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 15 - FINANCIAL INCOME

	1 January - 31 March 2023	1 January - 31 March 2022
<b>Financial income</b>		
Interest income	9,179,996	2,338,407
Foreign exchange income	1,140,203	6,361,673
	<b>10,320,199</b>	<b>8,700,080</b>

#### NOTE 16 - FINANCIAL EXPENSES

	1 January - 31 March 2023	1 January - 31 March 2022
<b>Financial expenses</b>		
Foreign exchange expense	(448)	(562,176)
Interest expenses related to employee benefits	(139,206)	(82,129)
	<b>(139,654)</b>	<b>(644,305)</b>

#### NOTE 17 - TAX ASSETS AND LIABILITIES

The Company is exempt from corporate income tax in accordance with paragraph d-4 of Article 5 of the Corporate Income Tax Law and in accordance with paragraph 6-a of Article 94 of the Income Tax Law, the earnings of the real estate investment trusts are subject to withholding taxes. According to the Council of Ministers decision, No: 93/5148, the withholding tax rate is determined as "0".

#### NOTE 18 - EARNINGS PER SHARE

The earnings per share stated in income statement is calculated by dividing net income for the period by the weighted average number of Company's shares for the period.

The companies in Turkey are allowed to increase their paid-in capital by issuing "free shares" which represent the increases from retained earnings and revaluation funds. The issue of such shares is treated as the issuance of ordinary shares in the calculation of earnings per share. The weighted average number of shares includes such shares and their retrospective effects.

The earnings per share amount is calculated by dividing net income for the period by the weighted average number of Company's shares for the period.

	1 January - 31 March 2023	1 January - 31 March 2022
Weighted average number of shares as of the reporting date (per share of TRY1 nominal value)	37,264,000	37,264,000
Net profit for the period	63,453,188	38,539,459
<b>Earnings per share</b>	<b>1.70</b>	<b>1.03</b>

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

#### NOTE 19 - RELATED PARTY DISCLOSURES

##### Receivables from related parties

As of 31 March 2023, and 31 December 2022 trade receivables from related parties are as follows:

	31 March 2023	31 December 2022
<b>Trade receivables from related parties</b>		
Akip Gıda San. Tic. A.Ş.	13,940	80,833
	<b>13,940</b>	<b>80,833</b>

As of 31 March 2023, and 31 December 2022 trade payables due to related parties are as follows:

	31 March 2023	31 December 2022
<b>Trade payables due to related parties</b>		
Üçgen Bakım ve Yönetim Hizmetleri A.Ş.	7,580,066	4,094,993
Akkök Holding A.Ş.	99,644	194,469
Aktek Bilgi İşlem Tekn. San. Tic. A.Ş.	3,221	2,099
	<b>7,682,931</b>	<b>4,291,561</b>

As of 31 March 2023 and 31 December 2022, the Company's non-trade payables to shareholders, which are under other payables, are as follows:

	31 March 2023	31 December 2022
Dividend payable	155,018,240	-
	<b>155,018,240</b>	<b>-</b>

	1 January - 31 March 2023	1 January - 31 March 2022
Purchases from related parties	29,548,571	14,477,517
Sales to related parties	12,313,708	7,235,475

Purchases and sales consist of rent income, purchase and sales of services. The related party purchases amounting to TRY29,183,946 comprise of management expenses provided by Üçgen Bakım ve Yönetim Hizmetleri A.Ş. (“Üçgen”) The remaining balance amounting to TRY364,625 comprise of other expenses from related parties. The Company provides common areas services like car park, ads, ATM via the related party Üçgen. In addition to these the Company has carpark, apart, cinema and office floor rent incomes from the related party Üçgen to whom the Company charged TRY10,941,051 has been invoiced to Üçgen in the first quarter of 2023 regarding the income and rental income on behalf of the Company (1 January - 31 March 2022: TRY6,304,844).

As of 1 January - 31 March 2023, remuneration provided to top executives such as the General Manager and the members of Board of Directors is TRY2,952,962 (1 January - 31 March 2022: TRY1,116,077).

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 20 - FINANCIAL INVESTMENTS

Details of the financial investments as of 31 March 2023 and 31 December 2022 are as follows:

	31 March 2023	31 December 2022
Foreign currency bonds	48,424,430	44,839,173
	<b>48,424,430</b>	<b>44,839,173</b>

As of 31 March 2023, the interest rate on the foreign currency bonds is 3.99% and the accrued interest is TRY162,248 (31 December 2022: the interest rate on the foreign currency bonds is average 4.75% and the accrued interest is TRY22,265).

#### NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS

There has been no significant change in the company's financial risk policies and credit risk management practices compared to previous periods.

##### Foreign Currency Risk

The foreign currency amounts stated in the assets and liabilities are as follows:

	31 March 2023	31 December 2022
Assets	48,290,090	46,421,706
Liabilities	(1,933,282)	(1,885,071)
<b>Net position</b>	<b>46,356,808</b>	<b>44,536,635</b>

As of 31 March 2023, if USD had strengthened/weakened by 10% against TRY with all other variables held constant, profit before tax would have been TRY4,645,567 higher/lower (31 December 2022: TRY4,463,122 higher/lower).

As of 31 March 2023, if EUR had strengthened/weakened by 10% against TRY with all other variables held constant, profit before tax would have been TRY10,288 lower/higher (December 31, 2022: TRY9,839 lower/higher).

As of 31 March 2023, if GBP had strengthened/weakened by 10% against TRY with all other variables held constant, profit before tax would have been TRY402 higher/lower (December 31, 2022: TRY383 higher/lower).



## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

#### NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

As of 31 March 2023 and 31 December 2022, the assets and liabilities denominated in foreign currencies which do not bear guaranteed rates of exchange, and foreign currency amounts stated in the assets are as follows:

<b>31 March 2023</b>	<b>EUR</b>	<b>USD</b>	<b>GBP</b>	<b>TRY Equivalent</b>
<b>Current assets</b>				
Cash and cash equivalents	575	622	170	27,908
Financial investments	-	2,519,797	-	48,262,182
<b>Total assets</b>	<b>575</b>	<b>2,520,419</b>	<b>170</b>	<b>48,290,090</b>
<b>Long term liabilities</b>				
Other payables	(5,500)	(94,770)	-	(1,933,282)
<b>Total liabilities</b>	<b>(5,500)</b>	<b>(94,770)</b>	<b>-</b>	<b>(1,933,282)</b>
<b>Net foreign currency asset position</b>	<b>(4,925)</b>	<b>2,425,649</b>	<b>170</b>	<b>46,356,808</b>
<b>31 December 2022</b>	<b>EUR</b>	<b>USD</b>	<b>GBP</b>	<b>TRY Equivalent</b>
<b>Current assets</b>				
Cash and cash equivalents	575	106,084	170	1,998,865
Financial investments	-	2,375,769	-	44,422,841
<b>Total Assets</b>	<b>575</b>	<b>2,481,853</b>	<b>170</b>	<b>46,421,706</b>
<b>Long term liabilities</b>				
Other payables	(5,500)	(94,770)	-	(1,885,071)
<b>Total liabilities</b>	<b>(5,500)</b>	<b>(94,770)</b>	<b>-</b>	<b>(1,885,071)</b>
<b>Net foreign currency asset position</b>	<b>(4,925)</b>	<b>2,387,083</b>	<b>170</b>	<b>44,536,635</b>

#### NOTE 22 - SUBSEQUENT EVENTS

The total amount of the dividend distribution, which was approved at the Company's Ordinary General Assembly meeting for 2022, amounting to TRY155,018,240 was paid on April 19, 2023.

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE CONDENSED FINANCIAL STATEMENTS FOR THE THREE MONTHS INTERIM PERIOD ENDED 31 MARCH 2023 (Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

### NOTE 23 - SUPPLEMENTARY NOTE: CONTROL OF COMPLIANCE WITH PORTFOLIO RESTRICTIONS

Disclosures made within the framework of the Communiqué on Principles Regarding Real Estate Investment Trusts numbered III-48.1:

In the preparation and public disclosure of their financial statements, partnerships are obliged to comply with the provisions of the Board's Communiqué on Principles Regarding Financial Reporting in Capital Markets numbered II-14.1, and in the financial statements, information on the control of portfolio limitations specified in the Communiqué on Principles Regarding Real Estate Investment Trusts numbered III-48.1 is included in the manner determined by the Board by using the unconsolidated financial statement account items.

In this scope, total assets, total portfolio and information relating to portfolio restrictions are as follows as of 31 March 2023 and 31 December 2022:

<b>Non-consolidated (stand-alone financial statement accounts items)</b>	<b>Related regulations</b>	<b>31 March 2023</b>	<b>31 December 2022</b>	
A Cash and capital market instruments	Art.24/(b)	224,190,706	151,798,822	
B Real estate, real estate based projects, real estate based rights, real estate investment fund participation shares and companies within the scope of subparagraph (ç) of the first paragraph of Article 28, in which they have 100% participation in the capital	Art.24/(a)	3,132,060,220	3,131,100,000	
C Affiliates	Art.24/(b)	-	-	
Due from related parties (non-trade)	Art.23/(f)	-	-	
Other assets		13,635,972	16,310,766	
<b>D Total assets</b>	<b>Art.3/(p)</b>	<b>3,369,886,898</b>	<b>3,299,209,588</b>	
E Borrowings	Art.31	-	-	
F Other financial liabilities	Art.31	-	-	
G Leasing obligation	Art.31	-	-	
H Due to related parties (non-trade)	Art.23/(f)	155,018,240	-	
I Equity	Art.31	3,187,672,438	3,279,786,846	
Other liabilities		27,196,218	19,422,742	
<b>D Total liabilities</b>	<b>Art.3/(p)</b>	<b>3,369,886,898</b>	<b>3,299,209,588</b>	
<b>Other non-consolidated (stand-alone) financial information</b>	<b>Related regulations</b>	<b>31 March 2023</b>	<b>31 December 2022</b>	
A1 Portion of cash and capital market instruments reserved for three-year real estate payments	Art.24/(b)	-	-	
A2 TRY/foreign currency denominates time/demand deposits	Art.24/(b)	175,742,437	26,906,923	
A3 Foreign capital market instruments	Art.24/(d)	-	-	
B1 Foreign real estates, real estate-based projects, real estate-based rights	Art.24/(d)	-	-	
B2 Lands on which no projects developed	Art.24/(c)	-	-	
C1 Foreign affiliates	Art.24/(d)	-	-	
C2 Participation in administrator companies	Art.28/1(a)	-	-	
J Non-cash loans	Art.31	-	-	
K Encumbrance amounts of encumbered lands which do not belong to the Group and on which a project will be developed	Art.22/(e)	-	-	
L Total investments of monetary and capital market instruments at one company	Art.22/(l)	140,601,392	20,647,728	
<b>Portfolio Restriction</b>	<b>Related regulations</b>	<b>31 March 2023</b>	<b>31 December 2022</b>	<b>Minimum / Maximum Rate</b>
1 Encumbrance amounts of encumbered lands which do not belong to the Group and on which a project will be developed (K/D)	Art.22/(e)	-	-	≤10%
2 Real estate, real estate-based project, Real estate-based rights, real estate investment fund participation Shares and companies within the scope of subparagraph (ç) of the First paragraph of Article 28, in which they have 100% participation in the capital (B+A1) / D	Art.24/(a),(b)	%93	%95	≥51%
3 Cash and capital market instruments and Affiliates (A+C-A1)/D	Art.24/(b)	%7	%5	≤49%
4 Foreign real estates, real estate-based projects; real estate-based rights, Affiliates, capital market instruments (A3+B1+C1/D)	Art.24/(d)	-	-	≤49%
5 Lands on which no projects developed (B2/D)	Art.24/(c)	-	-	≤20%
6 Participation in administrator companies (C2/D)	Art.28/1(a)	-	-	≤10%
7 Borrowing ceiling (E+F+G+H+J)/I	Art.31	-	-	≤500%
8 TRY/foreign currency denominated time/demand deposits (A2-A1)/D	Art.24/(b)	%5	%1	≤10%
9 Total investments of monetary and capital market instruments at one company (L/D)	Art.22/(l)	%4	%1	≤10%