

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

**CONVENIENCE TRANSLATION OF  
FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY - 31 DECEMBER 2024  
TOGETHER WITH AUDITOR'S REPORT**

**(ORIGINALLY ISSUED IN TURKISH)**



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

**INDEPENDENT AUDITOR'S REPORT**

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

**A. Audit of the financial statements**

**1. Our opinion**

We have audited the accompanying financial statements of Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş. (the "Company") which comprise the statement of financial position as at 31 December 2024, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended and notes to the financial statements comprising a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with Turkish Financial Reporting Standards ("TFRS").

**2. Basis for opinion**

Our audit was conducted in accordance with the Standards on Independent Auditing (the "SIA") that are part of Turkish Standards on Auditing adopted within the framework of the regulations of the Capital Markets Board and issued by the Public Oversight Accounting and Auditing Standards Authority (the "POA"). Our responsibilities under these standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We hereby declare that we are independent of the Company in accordance with the Ethical Rules for Independent Auditors (including Independence Standards) (the "Ethical Rules") the ethical requirements regarding independent audit in regulations issued by the POA; the regulations of the Capital Markets Board; and other relevant legislation are relevant to our audit of the financial statements. We have also fulfilled our other ethical responsibilities in accordance with the Ethical Rules and regulations. We believe that the audit evidence we have obtained during the independent audit provides a sufficient and appropriate basis for our opinion.

**3. Key audit matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. Key audit matters were addressed in the context of our independent audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Key Audit Matter	How the key audit matter was addressed in the audit
<p><b>Valuation studies carried out to determine the fair value of investment properties</b></p>	
<p>The Company’s accounting policy for its investment properties is fair value model.</p> <p>As of 31 December 2024, investment properties constitute 92% of the Company's total assets and have a total carrying value of TRY7,988,410,000.</p> <p>“Market approach” and “income capitalization approach” methods are used in determining the fair value of investment properties.</p> <p>The valuation of the Company's investment properties involves significant areas of judgment and requires subjective assumptions.</p> <p>Significant judgments and assumptions may be directly affected by factors such as capitalization rate, discount rate, occupancy rates of leasable areas, rental income, comparable sales prices per square meter.</p> <p>The fair values of investment properties have been determined by the help of professionally qualified valuation experts.</p> <p>Valuation of investment properties is determined as a key audit matter, since investment properties constitute a significant portion of assets and the valuation methods applied include significant estimates and assumptions.</p>	<p>The following audit procedures were addressed in our audit work on the fair value measurement of investment properties:</p> <ul style="list-style-type: none"> <li>- The design of the controls carried out by the Company management on the valuation report prepared with the assistance of the independent valuation expert appointed by the Company has been understood.</li> <li>- The competence, capabilities, and objectivity of the independent professional valuation company appointed by the Company management has been evaluated.</li> <li>- The consistency of the estimates regarding cash inflows and cash outflows in relation to the income models included in the valuation report was assessed by comparing them with the Company's budget projections for the coming years. In addition, the estimates for the previous year were checked retrospectively by comparing them with the actual results.</li> <li>- An independent real estate valuation firm with CMB real estate valuation accreditation and license was appointed as an expert to support our audit. The following audit procedures were implemented with the support of the auditor’s expert:</li> </ul>



Key Audit Matter	How the key audit matter was addressed in the audit
<b>Valuation studies carried out to determine the fair value of investment properties</b>	<ul style="list-style-type: none"> <li>○ The appropriateness of the valuation report prepared by the Company's valuation expert, the valuation methods applied and the assumptions used have been evaluated.</li> <li>○ The consistency of the inputs included in the valuation report that have a significant impact on the determined real estate value, such as unit sales value, was compared with observable market prices to assess whether the appraised values were within an acceptable range.</li> <li>○ The reasonableness of the inputs used in the valuation report, such as rental income, duration of lease agreements, occupancy rates and expenses, which have a significant impact on the value of the real estate, was evaluated.</li> <li>○ It was evaluated whether the assumptions used by the valuation experts in their valuations, such as inflation and real discount rates, were within an acceptable range.</li> <li>- The fair values determined in the valuation reports were reconciled with the values carried in the financial statements.</li> <li>- The adequacy and appropriateness of the disclosures in the financial statement notes regarding the determination of the fair value of investment properties have been assessed in accordance with the relevant accounting standards.</li> </ul>



#### **4. Responsibilities of management and those charged with governance for the financial statements**

The Company management is responsible for the preparation and fair presentation of the financial statements in accordance with TFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

#### **5. Auditor's responsibilities for the audit of the financial statements**

Responsibilities of independent auditors in an independent audit are as follows:

Our aim is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance expressed as a result of an independent audit conducted in accordance with SIA is a high level of assurance but does not guarantee that a material misstatement will always be detected. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an independent audit conducted in accordance with SIA, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Assess the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our independent auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence. We also communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



**B. Other responsibilities arising from regulatory requirements**

1. No matter has come to our attention that is significant according to subparagraph 4 of Article 402 of Turkish Commercial Code ("TCC") No. 6102 and that causes us to believe that the Company's bookkeeping activities concerning the period from 1 January to 31 December 2024 period are not in compliance with the TCC and provisions of the Company's articles of association related to financial reporting.
2. In accordance with subparagraph 4 of Article 402 of the TCC, the Board of Directors submitted the necessary explanations to us and provided the documents required within the context of our audit.
3. In accordance with subparagraph 4 of Article 398 of the TCC, the auditor's report on the early risk identification system and committee was submitted to the Company's Board of Directors on 26 February 2025.

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

A handwritten signature in blue ink, appearing to read "Selma", is written over a light blue circular stamp.

Selma Canbul Çorum, SMMM  
Independent Auditor

Istanbul, 26 February 2025

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

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# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF STATEMENTS OF FINANCIAL POSITION AT 31 DECEMBER 2024 AND 31 DECEMBER 2023

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

	Notes	31 December 2024	31 December 2023
<b>ASSETS</b>			
<b>Current assets</b>		<b>665,730,663</b>	<b>510,662,801</b>
Cash and cash equivalents	4	509,859,595	359,486,758
Financial investments			
<i>Financial assets measured at amortized cost</i>	24	96,798,175	111,357,937
Trade receivables			
<i>Receivables from third parties</i>	5	32,537,810	31,786,954
<i>Receivables from related parties</i>	5, 20	9,664,336	254,368
Other receivables			
<i>Other receivables from third parties</i>	5	21,624	45,905
Prepaid expenses	10	2,911,205	1,405,720
Prepaid taxes and funds		11,498,651	3,521,621
Other current assets	10	2,439,267	2,803,538
<b>Non-current assets</b>		<b>7,993,833,086</b>	<b>7,740,236,438</b>
Investment property	6	7,988,410,000	7,738,413,390
Tangible assets	7	313,972	375,618
Intangible assets	7	834,170	1,035,959
Prepaid expenses	10	3,333,333	16,544
Other non-current assets	10	941,611	394,927
<b>Total assets</b>		<b>8,659,563,749</b>	<b>8,250,899,239</b>

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

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONVENIENCE TRANSLATION OF STATEMENTS OF FINANCIAL POSITION  
AT 31 DECEMBER 2024 AND 31 DECEMBER 2023**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

	Notes	31 December 2024	31 December 2023
<b>LIABILITIES</b>			
<b>Current liabilities</b>		<b>27,147,202</b>	<b>38,946,458</b>
Trade payables			
<i>Due to related parties</i>	5, 20	2,390,203	14,381,588
<i>Due to third parties</i>	5	949,903	1,567,733
Other payables			
<i>Due to third parties</i>	5	13,579,837	10,918,307
Deferred income (Excluding liabilities from customer contracts)	10	1,449,663	1,632,582
Short-term provisions			
<i>Other short-term provisions</i>	8	137,691	257,992
<i>Provisions for employment termination benefits</i>	9	2,197,551	1,618,356
Other current liabilities	10	6,442,354	8,569,900
<b>Non-current liabilities</b>		<b>1,310,796,769</b>	<b>11,244,998</b>
Other payables			
<i>Other payables to third parties</i>	5	1,697,846	5,892,760
Deferred income		-	158,817
Long-term provisions			
<i>Provisions for employment termination benefits</i>	9	5,686,036	5,193,421
Deferred tax liabilities	18	1,303,412,887	-
<b>Equity</b>		<b>7,321,619,778</b>	<b>8,200,707,783</b>
Share capital	11	37,264,000	37,264,000
Adjustment to share capital	11	1,277,640,535	1,277,640,535
Other comprehensive income/expense not to be reclassified to profit or loss			
<i>Defined benefit plans remeasurement gains/(losses)</i>		(8,323,941)	(7,821,961)
Restricted reserves		1,134,987,715	1,098,890,635
Retained earnings	11	4,355,646,810	5,077,825,609
Net income for the period	19	524,404,659	716,908,965
<b>Total liabilities and equity</b>		<b>8,659,563,749</b>	<b>8,250,899,239</b>

Financial statements for the 1 January - 31 December 2024 have been approved by the Board of Directors on 26 February 2025. These financial statements shall be approved by the General Assembly.

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

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONVENIENCE TRANSLATION OF STATEMENTS OF PROFIT OR LOSS AND  
OTHER COMPREHENSIVE INCOME FOR THE YEARS ENDED  
31 DECEMBER 2024 AND 31 DECEMBER 2023**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

	Notes	1 January – 31 December 2024	1 January – 31 December 2023
<b>PROFIT AND LOSSES</b>			
Revenue	12	783,498,253	720,281,212
Cost of sales (-)	12	(187,760,047)	(180,151,717)
<b>Gross profit</b>	<b>12</b>	<b>595,738,206</b>	<b>540,129,495</b>
General administrative expenses (-)	13	(59,212,403)	(50,913,985)
Other operating income	15	3,339,897	1,046,294
Other operating expenses (-)	15	(6,983,328)	(4,654,209)
<b>Operating profit</b>		<b>532,882,372</b>	<b>485,607,595</b>
Income from investing activities	16	211,197,330	253,926,741
<b>Operating profit before financial activities</b>		<b>744,079,702</b>	<b>739,534,336</b>
Financial income	17	203,011,212	146,199,805
Financial expenses (-)	17	(1,796,014)	(3,615,320)
Monetary loss/gain	26	(157,159,348)	(165,209,856)
<b>Profit before tax from continuing operations</b>		<b>788,135,552</b>	<b>716,908,965</b>
Deferred tax expenses (-)	18	(263,730,893)	-
<b>Profit for the period from continuing operations</b>	<b>19</b>	<b>524,404,659</b>	<b>716,908,965</b>
<b>Earnings per share</b>			
Earnings per share from continuing operations	19	14.07	19.24
Earnings per share from discontinuing operations		-	-
<b>Diluted earnings per share</b>			
Diluted earnings per share from continuing operations	19	-	-
Diluted earnings per share from discontinuing operations		-	-
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Items not to be reclassified to profit or loss</b>			
Defined benefit plans remeasurement gains/(losses)	9	(501,980)	414,816
<b>Total comprehensive income</b>		<b>523,902,679</b>	<b>717,323,781</b>

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

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE STATEMENTS OF CHANGES IN EQUITY FOR THE YEARS ENDED 31 DECEMBER 2024 AND 31 DECEMBER 2023

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

	Notes	Share capital	Adjustment to share capital	Other comprehensive income/expense not to be reclassified to profit or loss Defined benefit plans remeasurement gains/(losses)	Restricted reserves	Retained earnings	Accumulated profit Net profit for the period	Total equity
<b>1 January 2023</b>		<b>37,264,000</b>	<b>1,277,640,535</b>	<b>(8,236,777)</b>	<b>1,066,510,059</b>	<b>5,668,023,553</b>	<b>(230,072,366)</b>	<b>7,811,129,004</b>
Transfers		-	-	-	32,380,576	(262,452,942)	230,072,366	-
Dividends		-	-	-	-	(327,745,002)	-	(327,745,002)
Total comprehensive income		-	-	414,816	-	-	716,908,965	717,323,781
<b>31 December 2023</b>	<b>11</b>	<b>37,264,000</b>	<b>1,277,640,535</b>	<b>(7,821,961)</b>	<b>1,098,890,635</b>	<b>5,077,825,609</b>	<b>716,908,965</b>	<b>8,200,707,783</b>
<b>1 January 2024</b>		<b>37,264,000</b>	<b>1,277,640,535</b>	<b>(7,821,961)</b>	<b>1,098,890,635</b>	<b>5,077,825,609</b>	<b>716,908,965</b>	<b>8,200,707,783</b>
Transfers		-	-	-	36,097,080	680,811,885	(716,908,965)	-
Dividends (*)		-	-	-	-	(363,308,690)	-	(363,308,690)
Total comprehensive income		-	-	(501,980)	-	-	524,404,659	523,902,679
Deferred tax effect from previous periods (Note 2.4)		-	-	-	-	(1,039,681,994)	-	(1,039,681,994)
<b>31 December 2024</b>	<b>11</b>	<b>37,264,000</b>	<b>1,277,640,535</b>	<b>(8,323,941)</b>	<b>1,134,987,715</b>	<b>4,355,646,810</b>	<b>524,404,659</b>	<b>7,321,619,778</b>

(\*) The Company has decided to distribute dividends to the shareholders amounting to TRY 363,308,690 at the Ordinary General Assembly Meeting held on 4 April 2024. The total amount was distributed to shareholders in cash on 17 April 2024.

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

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED 31 DECEMBER 2024 AND 31 DECEMBER 2023

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

	Notes	1 January – 31 December 2024	1 January – 31 December 2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		<b>473,011,521</b>	<b>502,040,907</b>
Profit for the year		524,404,659	716,908,965
<b>Adjustments to profit/(loss) for the year</b>		<b>(27,338,685)</b>	<b>(220,504,424)</b>
Adjustments related to depreciation and amortization expense	7, 8	325,618	231,574
Adjustments related to tax expense	18	263,730,893	-
Adjustments related to impairment (reversal)	5	-	(741,032)
Adjustments related to provisions			
<i>Adjustments related to employee termination benefits</i>	9	2,901,534	4,074,143
<i>Adjustments related to vacation pay liability</i>	9	579,195	304,902
<i>Adjustments related to litigation provision</i>	8	(41,000)	-
Adjustments related to interest (income) and expenses	17	(183,903,340)	(92,755,493)
Other adjustments related to non-cash items		(182,413)	3,660,211
Adjustments for gains resulting from the disposal of fixed asset		-	(216,568)
Increase in value of investment property, net	6	(211,197,330)	(253,926,741)
Monetary loss/gain		100,448,158	118,864,580
<b>Change in working capital</b>		<b>(23,307,517)</b>	<b>10,767,924</b>
Adjustments for decrease/(increase) in trade receivables			
<i>Increase/(decrease) in trade receivables from related parties</i>	5	(9,409,968)	(62,068)
<i>Increase/(decrease) in trade receivables from third parties</i>	5	(250,231)	(1,243,790)
Adjustments for decrease/(increase) in other receivables			
<i>Adjustments for decrease/(increase) in other receivables</i>	5	24,281	(45,905)
Increase/(decrease) in other assets related to operations		(11,619,476)	5,679,159
Adjustments regarding increase/(decrease) in trade payables			
<i>Decrease/(increase) in trade payable from related parties</i>	5	(11,991,385)	4,172,090
<i>Decrease/(increase) in trade payable from third parties</i>	5	(617,830)	1,269,124
Decrease/(increase) in financial investments	24	14,559,762	(4,686,838)
Decrease/(increase) in other liabilities related to operations		(4,002,670)	5,686,152
<b>Cash provided from operations</b>		<b>473,758,457</b>	<b>507,172,465</b>
Employment termination benefit payments	9	(746,936)	(5,131,558)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		<b>144,363,148</b>	<b>56,081,000</b>
Interest received		183,224,611	91,575,665
Cash outflows from the purchase of tangible and intangible assets	7	(62,183)	(21,168)
Cash outflows from the purchase of investment property	6	(38,799,280)	(36,051,012)
Cash inflows from the sale of investment property		-	577,515
<b>CASH FLOWS USED IN FINANCING ACTIVITIES</b>		<b>(363,308,690)</b>	<b>(327,745,002)</b>
Dividends paid		(363,308,690)	(327,745,002)
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS BEFORE THE EFFECT OF FOREIGN CURRENCY CONVERSION DIFFERENCES</b>		<b>254,065,979</b>	<b>230,376,905</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>		<b>254,065,979</b>	<b>230,376,905</b>
Cash and cash equivalents at the beginning of the period	4	358,306,930	254,304,288
<b>MONETARY GAIN/LOSS EFFECT ON CASH AND CASH EQUIVALENTS</b>		<b>(103,192,043)</b>	<b>(126,374,263)</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>509,180,866</b>	<b>358,306,930</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 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, 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:

Kültür Mah. Nispetiye Cad. Akmerkez No:56 E-3 Kule Kat:1 Etiler/Beşiktaş/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 57.44% of these shares are publicly quoted shares as of 31 December 2024.

The shareholding structure as of 31 December 2024 and 31 December 2023 is as follows:

Shareholders	31 December 2024	31 December 2023
Akkök Holding A.Ş.	11.67%	11.67%
Tekfen Holding A.Ş.	10.47%	10.47%
Public offering (*)	57.44%	57.34%
Other (**)	20.42%	20.52%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

(\*) 44.85% of public offering shares belong to Klepierre S.A. as of 31 December 2024 (31 December 2023:44.85%).

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

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

	31 December 2024	31 December 2023
Administrative	7	7

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

### 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").

The financial statements are presented in accordance with the formats determined in the "Announcement on TFRS Taxonomy" published by the POAASA on July 3, 2024 and the Financial Statement Samples and User Guide published by the CMB.

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

In accordance with the decision of the Capital Markets Board (CMB) dated December 28, 2023 and numbered 81/1820, it has been decided that issuers and capital market institutions subject to financial reporting regulations that apply the Turkish Accounting/Financial Reporting Standards (TAS) will start applying inflation accounting by applying the provisions of IAS 29 for their annual financial statements for the reporting periods ending on December 31, 2024.

The restatement for the changes in the general purchasing power of the Turkish Lira as of 31 December 2024 is based on IAS 29 "Financial Reporting in Hyperinflationary Economies". IAS 29 requires that financial statements prepared in the currency of a hyperinflationary economy be stated in terms of the measuring unit current at the balance sheet date, and that corresponding figures for previous periods be restated in the same terms. Hyperinflation is indicated by characteristics of the economic environment of a country which include the following: the general population prefer to keep its wealth in non-monetary assets or in a relatively stable currency; sales and purchases on credit take place at prices that compensate for the expected loss of purchasing power during the credit period even if the period is short; interest rates, wages and prices are linked to a price index and cumulative three-year inflation rate approaching or exceeding 100%. Such indices and conversion factors used to restate the financial statements of the current and previous periods since January 1, 2005 are as follows:

Date	Indexs	Coefficient rate	Cumulative 3 year inflation rate
31 December 2024	2,684.55	1.00000	291%
31 December 2023	1,859.38	1.44379	268%
31 December 2022	1,128.45	2.37897	156%

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

#### 2.1 Basis of Presentation (Continued)

##### 2.1.1 Accounting standards (Continued)

#### Adjustment of Financial Statements During Hyper-Inflationary Periods (Continued)

The main procedures for the above mentioned restatement are as follows:

- Financial statements prepared in TRY are stated in terms of the purchasing power at the balance sheet date, and comparative financial statements are restated using general inflation indices at the currency purchasing power at the latest balance sheet date.
- Monetary assets and liabilities that are carried at amounts current at the balance sheet date are not restated because they are already expressed in terms of the monetary unit current at the balance sheet date. In case where the restated values of non-monetary items exceed the recoverable amount or net realizable value, the rules of TAS 36 and TAS 2 were applied, respectively.
- Non-monetary assets and liabilities that are not carried at amounts current at the balance sheet date and components of equity are restated by applying the relevant monthly conversion factors.
- All items included in the statement of comprehensive income, except for non-monetary items in the balance sheet that have an impact on the statement of comprehensive income are restated by applying the conversion factors over the periods in which the income and expense accounts are first reflected in the financial statements.
- The effect of general inflation on the Company’s net monetary liability position is included in the statement of income as gain on net monetary position.

#### 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.

#### Going concern

The Company has prepared the financial statements for the period 1 January - 31 December 2024 in accordance with the going concern principle.

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**2.1 Basis of Presentation (Continued)**

**2.1.2 Compliance with portfolio restrictions**

The information included in Note 27 “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 in accordance with the requirements of Serial III No:48.1 “Principals of The Real Estate Investment Trusts” of the CMB particularly relating to the principles regarding the control of compliance to portfolio restrictions.

**2.2 Changes in Accounting Policies**

**2.2.1 The new standards, amendments and interpretations**

The accounting policies used in the preparation of the financial statements for the accounting period ending on 31 December 2024 have been applied consistently with those used in the previous year, except for the new and amended TFRS standards and TFRYK interpretations effective as of 1 January 2024, which are summarized below.

*a. Standards, amendments, and interpretations applicable as of 31 December 2024:*

- **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. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions.
- **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.
- **Amendments to IAS 7 and IFRS 7 on Supplier finance arrangements;** effective from annual periods beginning on or after 1 January 2024. These amendments require disclosures to enhance the transparency of supplier finance arrangements and their effects on a company’s liabilities, cash flows and exposure to liquidity risk. The disclosure requirements are the IASB’s response to investors’ concerns that some companies’ supplier finance arrangements are not sufficiently visible, hindering investors’ analysis.
- **TSRS 1, ‘General requirements for disclosure of sustainability-related financial information;** effective from annual periods beginning on or after 1 January 2024. This standard includes the core framework for the disclosure of material information about sustainability-related risks and opportunities across an entity’s value chain.

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**2.2 Changes in Accounting Policies (Continued)**

**2.2.1 The new standards, amendments and interpretations (Continued)**

*a. Standards, amendments, and interpretations applicable as of 31 December 2024 (Continued):*

- **TSRS 2, ‘Climate-related disclosures’;** effective from annual periods beginning on or after 1 January 2024. This is the first thematic standard issued that sets out requirements for entities to disclose information about climate-related risks and opportunities.

However, in the Board Decision of the KGK published in the Official Gazette dated December 29, 2023, it was announced that certain businesses will be subject to mandatory sustainability reporting as of January 1, 2024. In order to determine the businesses that will be subject to sustainability reporting within the scope of the “Board Decision on the Scope of Application of the Turkish Sustainability Reporting Standards (TSRS)” dated January 5, 2024, businesses falling within the scope of sustainability application are counted. On the other hand, in accordance with the “Board Decision on the Scope of Application of the Turkish Sustainability Reporting Standards (TSRS)” dated December 16, 2024, a change has been made to the scope of businesses that will be subject to sustainability reporting. The Company is not subject to mandatory sustainability reporting as of December 31, 2024.

- **TMS 12 Amendments, International Tax Reform, Second Pillar Model Rules;** The relevant amendment is valid from the date of publication. The amendment in question does not have a significant impact on the Company's financial position and performance.

*b. Standards, amendments, and interpretations that are issued but not effective as of 31 December 2024:*

- **Amendments to IAS 21 - Lack of Exchangeability;** effective from annual periods beginning on or after 1 January 2025. An entity is impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.
- **Amendment to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments;** effective from annual reporting periods beginning on or after 1 January 2026 (early adoption is available). These amendments:
  - clarify the requirements for the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
  - clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
  - add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and
  - make updates to the disclosures for equity instruments designated at Fair Value through Other Comprehensive Income (FVOCI).

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**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 recognised in the current period; the effect of changes in accounting estimates affecting current and future periods is recognised in the current and future periods. For the period 1 January - 31 December 2024 there has been no change in the accounting estimates.

**2.4 Summary of Significant Accounting Policies**

The significant accounting policies followed in the preparation of the financial statements are summarized below:

**Financial assets**

*Classification*

The Company classifies its financial assets in three categories of financial assets measured at amortized cost, financial assets measured at fair value through other comprehensive income and financial assets measured at fair value through profit of loss. The classification of financial assets is determined considering the entity’s business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. The appropriate classification of financial assets is determined at the time of the purchase. Financial assets are not reclassified after initial recognition, except where the business model of the Company is subject to change in the management of financial assets. In the case of business model change; the financial assets are reclassified on the first day of the following the change reporting period.

*Recognition and Measurement*

“Financial assets measured at amortized cost”, are non-derivative assets that are held within a business model whose objective is to hold assets in order to collect contractual cash flows and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Company’s financial assets measured at amortized cost comprise “cash and cash equivalents”, “trade receivables” and “other receivables”. Financial assets carried at amortized cost are measured at their fair value at initial recognition and by effective interest rate method at subsequent measurements. Gains and losses on valuation of non-derivative financial assets measured at amortized cost are accounted for under the statement of income.

“Financial assets measured at fair value through other comprehensive income”, are non-derivative assets that are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Gains or losses on a financial asset measured at fair value through other comprehensive income is recognized in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses until the financial asset is derecognized or reclassified. When the financial asset is derecognized the cumulative gain or loss previously recognized in other comprehensive income is reclassified to retained earnings.

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### Financial assets (Continued)

###### *Recognition and Measurement (Continued)*

The Company may make an irrevocable election at initial recognition for particular investments in equity instruments that would otherwise be measured at fair value through profit or loss, to present subsequent changes in fair value in other comprehensive income. In such cases, dividends from those investments are accounted for under statement of income.

“Financial assets measured at fair value through profit or loss”, are assets that are not measured at amortized cost or at fair value through other comprehensive income. Gains and losses on valuation of these financial assets are accounted for under the statement of income.

###### *Derecognition*

The Company derecognized a financial asset when the contractual rights to the cash flows from the asset expired, or it transferred the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset were transferred. Any interest in such transferred financial assets that was created or retained by the Company was recognized as a separate asset or liability.

###### *Impairment*

The Company chooses the simplified application for impairment calculations and uses the provision matrix, since its trade receivables that are accounted for at amortized cost in the financial statements do not contain a significant financing component. With this application, the Company measures the expected credit loss allowance at an amount equal to lifetime expected credit losses, in cases where trade receivables are not impaired for certain reasons. In the calculation of expected credit losses, past credit loss experiences are taken into consideration, as well as the Company's expectations for the future.

###### *Trade Receivables*

Trade receivables are carried at amortized rate method, less the unearned financial income. Short duration receivables with no stated interest rate are measured at the original invoice amount unless the effect of imputing interest is significant. The Company has preferred to apply “simplified approach” for the recognition of impairment losses on trade receivables, carried at amortised cost and that do not comprise of any significant finance component (those with maturity less than 12 months). In accordance with the simplified approach, the Company measures the loss allowances regarding its trade receivables at an amount equal to “lifetime expected credit losses” except incurred credit losses in which trade receivables are already impaired for a specific reason.

If the amount of the impairment subsequently decreases due to an event occurring after the write-down, the release of the provision is credited to other operating income.

Unearned finance income/expense due to commercial transactions are accounted for under “Other Operating Income/Expenses” in the statement of income or loss.

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**2.4 Summary of Significant Accounting Policies (Continued)**

**Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand, bank deposits and highly liquid investments, whose maturity at the time of purchase is less than three months and conversion risk on value at the date of sale is immaterial.

**Related parties**

A party is related to an entity if the party is a legal body or a real person which directly or indirectly controls, is controlled by, or is under common control with the entity, has an interest in the entity that gives it significant influence over the entity, and if the party is a subsidiary, an affiliate or a joint venture in which the entity is a venture. Furthermore, members of the key management personnel of the entity, close members of the family of any individual referred to above, and parties representing post-employment benefit plan for the benefit of employees of the entity are also defined as related parties.

**Trade payables**

Trade payables are payables that occur as a result of directly purchasing goods and services from sellers. Trade payables and other obligations are shown after netting off the unaccrued financing expenses. Trade payables and other obligations after unaccrued financing expenses are calculated by discounting the amounts due of payable recorded invoice amounts using the “effective interest method”. Short-term payables for which an interest rate was not determined are shown based on cost value when the original effective interest rate does not have a big effect.

**Financial liabilities and borrowing costs**

Borrowings are recognised initially at the proceeds received, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost using the effective yield method in financial statements. Starting from 1 January 2009 requires an entity to capitalize borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of that asset, removing the option of immediately expensing borrowing costs.

**Current and deferred income taxes**

Current tax

According to Article 5/1(d) (4) of the Corporate Tax Law No. 5520 (“CVK”), profits obtained from real estate investment trusts are exempted from Corporate Tax. With Law No. 7524, certain conditions have been introduced for the corporate tax exemption to be applied to the profits of REITs as of January 1, 2025. Accordingly, if at least 50% of the profits obtained from real estates are distributed as dividends, the tax rate applied to corporate profits will be applied as 10%. For this reason, the tax rate of 30% valid for undistributed profits is used in the calculation of period taxes and deferred tax assets and liabilities.

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**2.4 Summary of Significant Accounting Policies (Continued)**

**Current and deferred income taxes (Continued)**

Deferred tax

Deferred tax liability or asset is determined by calculating the tax effects of temporary differences between the amounts of assets and liabilities shown in the Company's financial statements and the amounts taken into account in the legal tax base calculation, according to the balance sheet method, taking into account the enacted tax rates. The tax rate taken into account as of December 31, 2024 is 30%.

Due to tax legislation, the taxable or deductible temporary differences in the financial statements as of December 31, 2024 have been multiplied by the 30% tax rate to be applied to undistributed profits effective after January 1, 2025 to calculate the deferred tax liability or asset. In accordance with the letter titled “Reporting of Tax Amounts in Real Estate Investment Partnerships and Real Estate Investment Funds” communicated to real estate investment trusts by the POA on February 12, 2025, the deferred tax liability arising as a result of the legislative change in the financial statements dated December 31, 2024 is reflected in the prior years’ profits or losses under equity with its effect related to 2023 and before, and its effect related to 2024 is reflected in the profit or loss statement.

**Employment termination benefits**

The severance pay provision represents the present value of the estimated total provision for the Company's possible future liabilities arising from the retirement of personnel in accordance with the Turkish Labor Law.

Under the Turkish Labour Law, the Company is required to pay termination benefits to each employee who has completed at least one year of service and whose employment is terminated without due cause, is called up for military service, dies or who retires after completing 25 years of service (20 years for women) and achieves the retirement age (58 for women and 60 for men). Since the legislation was changed on May 23, 2002, there are certain transitional provisions relating to length of service prior to retirement.

The amount payable consists of one month’s salary limited to a maximum of TRY41,828.42 as of 31 December 2024 (31 December 2023: TRY23,489.23). Provision which is allocated by using the defined benefit obligation’s current value is calculated by using estimated liability method. All actuarial profits and losses are recognised in the comprehensive statement of income.

The employment termination benefit obligation as explained above is considered as a defined benefit plan under TFRS. TFRS requires actuarial valuation methods to be developed to estimate the enterprise’s obligation for such benefits. The liability for this unfunded plan recognized in the balance sheet is the full present value of the defined benefit obligation at the end of the reporting period, calculated using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows from the retirement of its employees using the long-term TRY interest rates.

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**2.4 Summary of Significant Accounting Policies (Continued)**

**Employment termination benefits (Continued)**

The principal actuarial assumption is that the maximum liability will increase in line with inflation. Thus, the effective discount rate applied represents the expected real interest rate after adjusting for the effects of future inflation. As the maximum liability amount is revised semi-annually by the authorities, the maximum amount of TRY46,655.43 which is effective from 1 January 2025 has been taken into consideration when calculating the liability (TRY35,058.58 is effective from 1 January 2024).

**Provisions, contingent assets and liabilities**

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are not recognized for future operating losses.

Contingent assets or contingent obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company are not included in financial statements and are treated as contingent assets or liabilities.

**Investment properties**

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied or utilised by the Company in the normal course of business, is classified as investment property.

The Company's investment property consists of 3 sections, namely Akmerkez AVM, residence and office, located at Kültür Mahallesi, Nispetiye Caddesi, No:56, Akmerkez Beşiktaş / İSTANBUL. The AVM, residence and offices are the real estates subject to valuation.

Investment properties is measured initially at cost. These costs comprise of the transaction costs and subsequent expenditures or services. The borrowing costs related to qualifying assets is also recognized during the construction of the asset, the mentioned capitalization continues until the completion of the construction. The Company does not include the daily service expenses related to real estate in the book value of the investment property. Those costs are recognized in the profit or loss statement to the extent that they are realized. Daily services costs mainly comprise of the labour and consumables however, it may also include the cost of small pieces. These types of expenditures are classified as the “maintenance expenses” related with the real estates.

After initial recognition, the Company measures its investment properties using the fair value method. The fair value of the Company's investment properties has been determined by a valuation company independent of the Company. The valuation company is authorized by the CMB and provides real estate valuation services in accordance with capital market legislation and has sufficient experience and qualifications in measuring the fair value of real estate in the relevant region.

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

**2.4 Summary of Significant Accounting Policies (Continued)**

**Investment properties (Continued)**

In determining the fair value, the active market price may be changed when deemed necessary, specifically considering the structural characteristics, conditions and location of the asset in question. In the absence of such information, the Company resorts to alternative valuation methods such as the discounted cash flow method. The Company takes into account the circumstances that create such differences in order to make the most reliable estimate among a series of fair value estimates calculated according to reasonable measures.

Gains and losses resulting from changes in fair value of investment properties are recognized in the consolidated statement of comprehensive income as incurred. Gains and losses resulting from malfunction or dispose of investment property is a difference between cash proceeds from disposal of investment properties and its book value and is accounted as fair value gain or loss of investment property as incurred.

Part of the Company’s investment property is used for administrative purposes; however, as the ratio is considered immaterial (i.e., with a gross value less than 1% of total gross value), they are not classified separately, but rather stated within the investment properties account.

**Tangible assets**

Tangible fixed assets are shown at the amount after deducting accumulated depreciation and accumulated impairment losses from their cost values expressed in purchasing power at the balance sheet date. Assets under construction for administrative purposes or other purposes not yet determined are shown at their cost values expressed in purchasing power, less any impairment losses. Legal fees are also included in the cost. In the case of assets that require significant time to be ready for use and sale, borrowing costs are capitalized. When the construction of these assets is completed and they are ready for use, they are classified under the relevant tangible fixed asset item. Such assets are depreciated when they are ready for use, as in the depreciation method used for other fixed assets. All other expenses are recognized as expense items in the profit or loss statement as they occur.

Depreciation and amortization charges for tangible fixed assets are booked using the straight-line method according to the useful life of the assets.

**Intangible assets**

Purchased intangible assets with limited lives (rights and other intangible assets) are shown at their cost values expressed in purchasing power, less accumulated amortization and accumulated value reductions. These assets are amortized using the straight-line amortization method according to their expected useful lives. The expected useful lives and amortization methods are reviewed annually to identify the possible effects of changes in estimates, and changes in estimates are accounted for prospectively.

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### Impairment of assets

For all tangible and intangible fixed assets other than goodwill, the Company assess whether there is any indication of impairment for the assets on each statement of financial position date. If there is such an indication, the carrying value of the asset is compared with the net realisable value, which is the higher of the amounts to be earned through use or sales. If the book value of the said asset or any of its cash generating units is higher than the amount recoverable through use or sale, there is an impairment. Impairment losses are recognised in the comprehensive profit or loss statement. The increase in the registered value of the asset (or cash generating unit) arising from cancelling the impairment should not exceed its book value (net amount after depreciation) if the impairment had not been included in financial statements in previous years. Cancellation of the impairment is recognised in the comprehensive profit or loss statement.

##### Revenue recognition

Revenue is recognised when the amount of revenue can be measured reliably and when it is probable that the economic benefits associated with the transaction will flow to the Company. Revenue is presented net of value added and sales taxes. The following criteria are necessary for the recognition of revenue:

##### *Rent income from investment properties*

Rent income from investment properties is recognised on an accrual basis. Revenue is realized when economic benefits arising from the transaction have passed, and when the amount of such income can be reliably measured. Rent discounts and similar promotions granted to existing tenants from time to time are netted of from rent revenues as they are not rent incentives for acquisition of new contracts.

The minimum amount of the total rent incomes to be received in the future periods based on the existing contracts are summarised below (TRY) (\*):

	31 December 2024	31 December 2023
Less than a year	434,387,744	414,170,586
Between 1 - 5 years	622,801,361	718,446,935
More than 5 years	53,918,113	36,548,381
	<b>1,111,107,218</b>	<b>1,169,165,902</b>

(\*) The amount consist of the shops and warehouse rent income.

##### Interest income and expense

Interest income and expense is accounted for using the effective interest rate method. Interest income comprises mostly interest income from time deposits and reverse repo transactions.

Interest expenses incurred from borrowings are calculated using the effective interest rate method.

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

#### 2.4 Summary of Significant Accounting Policies (Continued)

##### **Paid-in capital**

Ordinary shares are classified as equity. Proceeds from issuing new equity instruments are recorded net of transaction costs.

##### **Earnings per share**

Earnings per share are determined by dividing net comprehensive income by the weighted average number of shares that have been outstanding during the period concerned.

In Turkey, companies can increase their share capital by making a pro-rata distribution of their shares “Bonus Shares” to existing shareholders funded from retained earnings or other reserves.

These types of “Bonus Shares” distributions are evaluated as shares issued in all periods presented in the financial statements in the calculation of earnings per share. Accordingly, the weighted average number of shares used in these calculations is found by also calculating the retrospective effects of share distributions.

##### **Reporting of cash flows**

Cash flows statement includes cash and cash equivalents, cash with original maturity periods of less than three months and bank deposits.

##### **Subsequent events**

Subsequent events cover any events which arise between the reporting date and the balance sheet date, even if they occurred after any declaration of the net profit for the period or specific financial information publicly disclosed. The Company adjusts or provides disclosure in its financial statements if such subsequent events arise that require an adjustment or disclosure to the financial statements.

#### 2.5 Significant Accounting Estimates and Assumptions

Preparation of financial statements require the usage of estimations and assumptions which may affect the reported amounts of assets and liabilities as of the balance sheet date, disclosure of contingent assets and liabilities and reported amounts of income and expenses during financial period. Although the estimations and assumptions are based on the best estimates of the management’s existing incidents and operations, they may differ from the actual results.

### 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.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 4 - CASH AND CASH EQUIVALENTS

The details of cash and cash equivalents as of 31 December 2024 and 31 December 2023 are as follows:

	31 December 2024	31 December 2023
Cash	3,135	37,583
Bank		
-TRY time deposits	509,786,085	359,404,433
-TRY demand deposits	40,007	24,564
-Foreign currency denominated demand deposits	30,368	20,178
	<b>509,859,595</b>	<b>359,486,758</b>

As of 31 December 2024, the interest rate on TRY time deposit accounts at banks is 48.85% the accrued interest of TRY time deposit accounts is TRY678,729. As of 31 December 2024, there are no foreign currency denominated time deposits (As of 31 December 2023, the interest rate on TRY time deposit accounts at banks is 40.13% the accrued interest of TRY time deposit accounts is TRY1,179,828. As of 31 December 2023, there is no foreign currency denominated time deposits). The maturity of time deposits is less than one month (31 December 2023: Less than one month).

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

	31 December 2024	31 December 2023
Cash and cash equivalents	509,859,595	359,486,758
Less: Accrued interest	(678,729)	(1,179,828)
	<b>509,180,866</b>	<b>358,306,930</b>

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

Short-term trade receivables	31 December 2024	31 December 2023
Trade receivables from third parties	33,665,886	33,415,655
Trade receivables from related parties (Note 20)	9,664,336	254,368
	<b>43,330,222</b>	<b>33,670,023</b>
Less: Provision for doubtful receivables	(1,128,076)	(1,628,701)
	<b>42,202,146</b>	<b>32,041,322</b>

**AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

**NOTE 5 - TRADE AND OTHER RECEIVABLES AND PAYABLES (Continued)**

The movement of provisions for doubtful receivables is as follows:

	2024	2023
<b>1 January</b>	<b>1,628,701</b>	<b>3,904,682</b>
Provisions made during the period	-	120,845
Doubtful receivables reversal	-	(861,877)
Monetary loss/gain	(500,625)	(1,534,949)
<b>31 December</b>	<b>1,128,076</b>	<b>1,628,701</b>

<b>Short-term trade payables</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Trade payables to related parties (Note 20)	2,390,203	14,381,588
Trade payables to third parties	949,903	1,567,733
	<b>3,340,106</b>	<b>15,949,321</b>

<b>Short-term other receivables</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Other receivables from third parties	21,624	45,905
	<b>21,624</b>	<b>45,905</b>

<b>Short-term other payables</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Taxes payables and other taxes	13,336,800	10,703,956
Other	243,037	214,351
	<b>13,579,837</b>	<b>10,918,307</b>

<b>Long-term other payables</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Deposits and guarantees received	1,697,846	5,892,760
	<b>1,697,846</b>	<b>5,892,760</b>

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

### NOTE 6 - INVESTMENT PROPERTY

Movements of investment properties for the years ending on 31 December 2024 and 2023 are as follows:

	1 January 2024	Additions	Disposals	Transfers	Change in fair value, net	31 December 2024
<b>Cost</b>						
Buildings	7,738,413,390	-	-	38,799,280	211,197,330	7,988,410,000
Construction in progress (*)	-	38,799,280	-	(38,799,280)	-	-
	<b>7,738,413,390</b>	<b>38,799,280</b>	<b>-</b>	<b>-</b>	<b>211,197,330</b>	<b>7,988,410,000</b>

	1 January 2023	Additions	Disposals	Transfers	Change in fair value, net	31 December 2023
<b>Cost</b>						
Buildings	7,448,796,584	360,947	(360,947)	35,690,065	253,926,741	7,738,413,390
Construction in progress (*)	-	35,690,065	-	(35,690,065)	-	-
	<b>7,448,796,584</b>	<b>36,051,012</b>	<b>(360,947)</b>	<b>-</b>	<b>253,926,741</b>	<b>7,738,413,390</b>

(\*) The transfers of TRY38,614,174 in the ongoing investments are investment expenses of Üçgen Bakım ve Yönetim Hizmetleri A.Ş. in the framework of management services, and were recharged to the Company based on the Company's share percentage. The transfers of TRY185,106 are Company investment expenses (31 December 2023: The transfers of TRY33,220,667 in the ongoing investments are investment expenses of Üçgen Bakım ve Yönetim Hizmetleri A.Ş. in the framework of management services, and were recharged to the Company based on the Company's share percentage. The transfers of TRY2,469,398 are Company investment expenses).

The fair value of the Company's investment property based on the valuation report of Lotus Gayrimenkul Değerleme ve Danışmanlık A.Ş dated 31 December 2024 amount to TRY7,988,410,000 (31 December 2023: The restated fair value amount of the Company's investment property based on the valuation report of Lotus Gayrimenkul Değerleme ve Danışmanlık A.Ş dated 29 December 2023 is TRY7,738,413,390). The method used in fair value calculations is the income reduction method for the shopping mall and benchmark comparison method is used for the office and residences.

The methods used to determine the fair values of investment properties and the significant unobservable assumptions are as follows:

	Average Discount Rate	Average Annual rent growth rate	Capitalization rate
31 December 2024	18.70%	12.70% on average	6.03%
31 December 2023	21.90%	15.90% on average	5.54%

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 6 - INVESTMENT PROPERTY (Continued)

The Company's sensitivity analysis of unobservable inputs used in the measurement of fair values of investment properties is as follows:

<b>31 December 2024</b>	<b>Sensitivity analysis</b>	<b>If increase Profit/(loss) effect on fair value (TRY)</b>	<b>If decrease Profit/(loss) effect on fair value (TRY)</b>
Discount rate	0.5%	(192,000,000)	199,000,000
Rent growth rate	1%	526,000,000	(485,000,000)

<b>31 December 2023</b>	<b>Sensitivity analysis</b>	<b>If increase Profit/(loss) effect on fair value (TRY)</b>	<b>If decrease Profit/(loss) effect on fair value (TRY)</b>
Discount rate	0.5%	(428,804,951)	505,325,700
Rent growth rate	1%	105,396,503	(105,396,503)

Insurance coverage on assets as of 31 December 2024 and 31 December 2023 is as follows:

31 December 2024: USD 210,133,915

31 December 2023: USD 166,668,765

#### NOTE 7 - TANGIBLE AND INTANGIBLE ASSETS

The movement schedule of tangible assets as of 31 December 2024 and 31 December 2023 are as follows:

	<b>1 January 2024</b>	<b>Additions</b>	<b>Disposals</b>	<b>31 December 2024</b>
Plants, machinery and equipment	2,350,733	-	-	2,350,733
Furniture and fixture	185,869,541	62,183	(1,238,854)	184,692,870
Accumulated depreciation (-)	(187,844,656)	(123,829)	1,238,854	(186,729,631)
<b>Net book value</b>	<b>375,618</b>			<b>313,972</b>

	<b>1 January 2023</b>	<b>Additions</b>	<b>Disposals</b>	<b>31 December 2023</b>
Plants, machinery and equipment	2,350,733	-	-	2,350,733
Furniture and fixture	185,848,373	21,168	-	185,869,541
Accumulated depreciation (-)	(187,709,461)	(135,195)	-	(187,844,656)
<b>Net book value</b>	<b>489,645</b>			<b>375,618</b>

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

The movement schedule of intangible assets as of 31 December 2024 and 31 December 2023 are as follows:

	1 January 2024	Additions	31 December 2024
Rights	599,045	-	599,045
Other intangible assets	2,073,194	-	2,073,194
Accumulated amortization (-)	(1,636,280)	(201,789)	(1,838,069)
<b>Net book value</b>	<b>1,035,959</b>		<b>834,170</b>

  

	1 January 2023	Additions	31 December 2023
Rights	599,045	-	599,045
Other intangible assets	2,073,194	-	2,073,194
Accumulated amortization (-)	(1,539,901)	(96,379)	(1,636,280)
<b>Net book value</b>	<b>1,132,338</b>		<b>1,035,959</b>

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

Real rights on immovables are as follows:

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

Guarantee notes and letters	Currency	Original Amount	31 December 2024
Letters of guarantees received	TRY	84,667,749	84,667,749
Letters of guarantees received	USD	326,367	11,514,326
Guarantee notes received	USD	333,023	11,749,151
Letters of guarantees received	EUR	151,866	5,578,980
Guarantee cheques received	TRY	71,000	71,000
			<b>113,581,206</b>

  

Guarantee notes and letters	Currency	Original Amount	31 December 2023
Letters of guarantees received	TRY	65,017,608	65,017,608
Letters of guarantees received	USD	373,519	15,875,496
Guarantee notes received	USD	333,023	14,154,314
Letters of guarantees received	EUR	151,866	7,142,227
Guarantee cheques received	TRY	102,509	102,509
Guarantee notes received	TRY	106,591	106,591
			<b>102,398,745</b>

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

There is no guarantees, pledges and mortgages of Company as of balance sheet date.

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 8 - PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

Other short-term provision	31 December 2024	31 December 2023
Provisions for lawsuits	137,691	178,691
Monetary gain/loss	-	79,301
	<b>137,691</b>	<b>257,992</b>

#### Provision for lawsuits

As of 31 December 2024, a total provision of TRY137,691 (31 December 2023: TRY257,992) was set aside for the lawsuits filed against the Company, and in January 2024, a provision of TRY41,000 was cancelled.

Including the cases detailed above, there are 9 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 December 2024 and 31 December 2023 are as follow:

Short term provisions	31 December 2024	31 December 2023
Unused vacation allowances	2,197,551	1,618,356
	<b>2,197,551</b>	<b>1,618,356</b>

Provision for unused vacation amounting to TRY1,394,779 comprise of the unused vacation provisions of the Company’s personnel, while TRY802,772 comprise of the Company's shares of unused vacation allowance related to the personnel of Üçgen Bakım ve Yönetim Hizmetleri A.Ş. (31 December.2023: Provision for unused vacation amounting to TRY1,118,310 comprise of the unused vacation provisions of the Company’s personnel, while TRY500,046 comprise of the Company's shares of unused vacation allowance related to the personnel of Üçgen Bakım ve Yönetim Hizmetleri A.Ş.).

Long-term provisions	31 December 2024	31 December 2023
Provision for employee termination benefits	5,686,036	5,193,421
	<b>5,686,036</b>	<b>5,193,421</b>

As of 31 December 2024, the amount payable consists of one month’s salary limited to a maximum of TRY46,655.43 for each year of service (31 December 2023: TRY35,058.58).

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

### NOTE 9 - EMPLOYEE BENEFITS (Continued)

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 following actuarial assumptions were used in the calculation of the total liability:

	1 January - 31 December 2024	1 January - 31 December 2023
Discount rate (%)	4.04	3.65
Turnover rate to estimate the probability of retirement (%)	97.84	95.83

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

	2024	2023
<b>1 January</b>	<b>5,193,421</b>	<b>12,473,279</b>
Cost of interest	1,205,024	2,154,087
Cost of service	1,696,510	1,920,056
Actuarial (gain) / losses	501,980	(414,816)
Payments made during the period (-)	(746,936)	(5,131,558)
Monetary loss/gain	(2,163,963)	(5,807,627)
<b>31 December</b>	<b>5,686,036</b>	<b>5,193,421</b>

Provision for employment termination benefits amounting to TRY246,612 comprise of the Company's personnel termination benefits provisions and TRY5,439,424 comprise of the Company's share in Üçgen Bakım ve Yönetim Hizmetleri A.Ş.'s personnel termination benefits provisions (31 December 2023: Provision for employment termination benefits amounting to TRY247,405 comprise of the Company's personnel termination benefits provisions and TRY4,946,016 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 December 2024 and 31 December 2023 are as follows:

Prepaid expenses - short-term	31 December 2024	31 December 2023
Prepaid expenses (*)	2,881,505	1,403,868
Advances given	29,700	1,852
	<b>2,911,205</b>	<b>1,405,720</b>

(\*) Amount to TRY1,666,667 consists of part of costs related to short-term in order to rent the store. These amounts have been amortized in the contract period of the store. A portion of TRY417,032 consists of insurance expenses and TRY797,806 portion consists of other expenses (31 December 2023: Amount to TRY584,204 consists of part of costs related to short-term in order to rent the store. These amounts have been amortized in the contract period of the store. A portion of TRY603,402 consists of insurance expenses and TRY216,262 portion consists of other expenses).

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

<b>Prepaid expenses - long-term</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Prepaid expenses	3,333,333	16,544
	<b>3,333,333</b>	<b>16,544</b>

(\*) Amount to TRY3,333,333 consists of part of costs related to long-term in order to rent the store. These amounts have been amortized in the contract period of the store.

<b>Other current assets</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Income accruals for store rent (*)	2,439,267	2,803,538
	<b>2,439,267</b>	<b>2,803,538</b>

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

<b>Other non-current assets</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Income accruals for store rent (*)	941,611	394,927
	<b>941,611</b>	<b>394,927</b>

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

<b>Deferred income (Excluding customer contract liabilities)</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Advances received	1,339,663	1,473,765
Deferred income	110,000	158,817
	<b>1,449,663</b>	<b>1,632,582</b>

<b>Other current liabilities</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
Expense accruals	6,442,354	8,569,900
	<b>6,442,354</b>	<b>8,569,900</b>

#### NOTE 11 - EQUITY

At 31 December 2024 and 2023, the issued and fully paid-in share capital held is as follows:

<b>Shareholders</b>	<b>31 December 2024</b>		<b>31 December 2023</b>	
	<b>Share (%)</b>	<b>Amount</b>	<b>Share (%)</b>	<b>Amount</b>
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
Quoted to İstanbul Stock Exchange	57.44%	21,405,392	57.34%	21,367,443
Other (*)	20.42%	7,607,776	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>
<b>Share capital adjustment (**)</b>		<b>1,277,640,535</b>		<b>1,277,640,535</b>
		<b>1,314,904,535</b>		<b>1,314,904,535</b>

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

(\*\*) Share capital adjustment represent the difference between the adjusted aggregate amounts of cash and cash equivalent contributions to capital in accordance with the CMB Financial Reporting Standards and the amounts before adjustment. Share capital adjustment differences cannot be used for any purpose other than being added to share capital.

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

### NOTE 11 - EQUITY (Continued)

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 37,264,000 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 December 2024 and 31 December 2023.

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.

The explanation regarding the Company's equity accounts adjusted in accordance with IAS 29, prepared pursuant to the Capital Markets Board Bulletin published on March 7, 2024, is as follows:

#### 31 December 2024

	PPI adjusted entries	CPI adjusted entries	Amounts followed in retained earnings
Adjustments to share capital	1,739,050,555	1,277,640,535	461,410,020
Reserves on retained earning	713,806,943	1,134,987,715	(421,180,772)

#### 31 December 2023

	PPI adjusted entries	CPI adjusted entries	Amounts followed in retained earnings
Adjustments to share capital	1,739,050,555	1,277,640,535	450,789,451
Reserves on retained earning	676,836,729	1,098,890,635	(422,053,906)

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 11 - EQUITY (Continued)

Retained earnings consist of the following:

	31 December 2024	31 December 2023
Retained earnings	5,216,588,875	4,899,195,150
Extraordinary reserves	84,825,099	84,715,629
Inflation difference in extraordinary reserves	12,307,174	12,307,174
Inflation difference in legal reserves	81,607,656	81,607,656
Deferred tax effect for 2023 (Note 2.4)	(1,039,681,994)	-
	<b>4,355,646,810</b>	<b>5,077,825,609</b>

#### NOTE 12 - OPERATING INCOME

	1 January - 31 December 2024	1 January - 31 December 2023
<b>Sales</b>		
Shops and warehouse rent income	668,664,416	629,093,194
Apart hotel rent income	50,445,483	49,371,054
Parking lot rental income	48,715,148	29,749,692
Other income	15,673,206	12,067,272
	<b>783,498,253</b>	<b>720,281,212</b>
<b>Cost of sales</b>		
Cost of services	(187,760,047)	(180,151,717)
	<b>(187,760,047)</b>	<b>(180,151,717)</b>
<b>Gross profit</b>	<b>595,738,206</b>	<b>540,129,495</b>

#### NOTE 13 - GENERAL ADMINISTRATIVE EXPENSES

	1 January - 31 December 2024	1 January - 31 December 2023
Personnel expenses	31,511,745	27,348,264
Consultancy expenses	16,880,256	8,902,323
Legal expenses	4,481,785	3,977,183
Information systems expenses	2,076,654	1,960,466
Provision for vacation	705,124	916,458
Insurance, duties, taxes and levies expenses	496,644	647,721
Depreciation and amortization expenses	325,618	231,574
Donations	158,853	2,196,648
Provision for employment termination benefits	131,240	163,344
Other	2,444,484	4,570,004
	<b>59,212,403</b>	<b>50,913,985</b>

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

### NOTE 14 - EXPENSES BY NATURE

	1 January - 31 December 2024	1 January - 31 December 2023
<b>Depreciation and amortization expenses</b>		
General administrative expenses (Note 13)	325,618	231,574
	<b>325,618</b>	<b>231,574</b>
<b>Allocation of depreciation and amortisation charges</b>		
Tangible assets (Note 7)	123,829	135,195
Intangible assets (Note 7)	201,789	96,379
	<b>325,618</b>	<b>231,574</b>

### NOTE 15 - OTHER OPERATING INCOME/(EXPENSES)

	1 January - 31 December 2024	1 January - 1 December 2023
<b>Other operating income</b>		
Provisions no longer required	1,424,108	61,493
Early termination compensation income	838,312	-
Gain on sale of fixed asset	818,841	219,738
Foreign exchange gain on trade receivables and payables	15,246	298,120
Interest income	12,230	74,472
Other income	231,160	392,471
	<b>3,339,897</b>	<b>1,046,294</b>
<b>Other operating expense</b>		
Food court expenses	(5,922,332)	-
Amortisation expenses (*)	(444,724)	(2,105,461)
Foreign exchange loss on trade receivables and payables	(477,763)	(2,073,675)
Rent expense	(136,539)	-
Increase on corporate tax base	-	(196,855)
Provisions for doubtful receivables	-	(192,913)
Other expenses	(1,970)	(85,305)
	<b>(6,983,328)</b>	<b>(4,654,209)</b>
<b>Other operating income/ (expenses) - net</b>	<b>(3,643,431)</b>	<b>(3,607,915)</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 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 16 - INCOME FROM INVESTING ACTIVITIES

	1 January - 31 December 2024	1 January - 31 December 2023
<b>Income from investing activities</b>		
Net gain from fair value adjustments on investment properties	211,197,330	253,926,741
	<b>211,197,330</b>	<b>253,926,741</b>

#### NOTE 17 - FINANCIAL INCOME AND EXPENSE

	1 January - 31 December 2024	1 January - 31 December 2023
<b>Financial income</b>		
Interest income	183,903,340	92,755,493
Foreign exchange gains	19,107,872	53,444,312
	<b>203,011,212</b>	<b>146,199,805</b>
<b>Financial expenses</b>		
Interest expenses related to employee benefits	(1,205,024)	(2,154,087)
Foreign exchange expenses	(588,985)	(1,461,233)
Other	(2,005)	-
	<b>(1,796,014)</b>	<b>(3,615,320)</b>

#### NOTE 18 - INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)

	31 December 2024	31 December 2023
Tax expense for period	-	-
Deferred tax expense	(263,730,893)	-
<b>Total tax expense</b>	<b>(263,730,893)</b>	<b>-</b>

The corporate tax rate to be accrued on taxable corporate income is calculated on the remaining tax base after adding the expenses that cannot be deducted from the tax base in determining the commercial income and deducting the non-taxable income. The effective tax rate applied in 2024 is 30% (2023: 0%).

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

### NOTE 18 - INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES) (Continued)

In Turkey, provisional tax is calculated and accrued on a three-month basis. In the taxation of corporate earnings for the 2024 accounting period, a provisional tax of 30% was calculated on corporate earnings (2023: 0%). Losses can be carried forward for a maximum of 5 years to be deducted from taxable profits in future years. However, losses incurred cannot be deducted retroactively from profits in previous years.

There is no definitive and final reconciliation procedure regarding tax assessment in Turkey. Companies prepare their tax returns between April 1 and April 30 of the year following the accounting closing period of the relevant year. These returns and the accounting records on which they are based can be reviewed and changed by the Tax Office within 5 years.

*The reconciliation of tax expense for the period to profit for the period is as follows:*

	31 December 2024
Profit before tax	788,135,552
Applicable tax rate	30%
Calculated tax over applicable tax rate	(236,440,666)
Monetary gain/loss	(27,290,227)
<b>Tax expense</b>	<b>(263,730,893)</b>

#### *Deferred tax:*

The Company recognizes deferred tax assets and liabilities based upon temporary differences arising between its financial statements as reported for TAS purposes and its statutory tax financial statements. These differences usually result in the recognition of revenue and expenses in different reporting periods for TAS and tax purposes and they are summarized below.

Deferred tax (assets)/liabilities	Total temporary difference		Deferred tax assets/(liabilities)	
	31 December 2024	31 December 2023	31 December 2024	31 December 2023
Adjustments related to income accruals	3,082,051	-	(924,615)	-
Adjustments related to bonus provisions	(6,442,353)	-	1,932,706	-
Adjustments related to employee termination benefits	(5,686,036)	-	1,705,811	-
Adjustments related to unused vacation provision	(2,197,551)	-	659,265	-
Adjustments related to tangible and intangible fixed assets	4,356,389,613	-	(1,306,916,884)	-
Other	(436,101)	-	130,830	-
<b>Deferred tax assets/ (liabilities), net</b>			<b>(1,303,412,887)</b>	

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 18 - INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES) (Continued)

The movement of deferred tax liabilities for the year ending 31 December 2024 is given below:

	<b>2024</b>
<b>1 January</b>	<b>-</b>
Associated with the profit or loss statement	(263,730,893)
Associated with previous years’ profits/losses	(1,039,681,994)
<b>31 December</b>	<b>(1,303,412,887)</b>

#### NOTE 19 - 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 “bonus 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.

	<b>1 January - 31 December 2024</b>	<b>1 January - 31 December 2023</b>
Weighted average number of shares as of the reporting date (per share of TRY 1 nominal value)	37,264,000	37,264,000
Net profit for the period	524,404,659	716,908,965
<b>Earnings per share</b>	<b>14.07</b>	<b>19.24</b>

#### NOTE 20 - RELATED PARTY DISCLOSURES

As of 31 December 2024 and 2023, receivables from related parties and payables to related parties are as follows:

	<b>31 December 2024</b>	<b>31 December 2023</b>
<b>Due to related parties</b>		
Üçgen Bakım ve Yönetim Hizmetleri A.Ş.	9,424,103	58,040
Akip Gıda San. Tic. A.Ş.	240,233	159,678
Akmerkez Lokantacılık Gıda San. Tic. A.Ş.	-	36,650
	<b>9,664,336</b>	<b>254,368</b>

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira ("TRY") in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

#### NOTE 20 - RELATED PARTY DISCLOSURES (Continued)

	31 December 2024	31 December 2023
<b>Payables to related parties</b>		
Akkök Holding A.Ş.	2,212,281	586,191
Dinkal Sigorta Acenteliği A.Ş.	138,942	109,009
Aktek Bilgi İşlem Tekn. San. Tic. A.Ş.	38,980	10,702
Üçgen Bakım ve Yönetim Hizmetleri A.Ş.	-	13,675,686
	<b>2,390,203</b>	<b>14,381,588</b>

As of 31 December 2024 and 2023, sales and purchases from related parties are as follows:

	1 January - 31 December 2024	1 January - 31 December 2023
<b>Sales to related parties</b>		
Üçgen Bakım ve Yönetim Hizmetleri A.Ş.	133,808,667	106,878,059
Akmerkez Lokantacılık Gıda San.Tic. A.Ş.	8,752,579	9,272,733
Akip Gıda San. Tic. A.Ş.	2,069,013	1,602,566
	<b>144,630,259</b>	<b>117,753,358</b>
<b>Purchases from related parties</b>		
Üçgen Bakım ve Yönetim Hizmetleri A.Ş.	250,321,814	212,288,317
Akkök Holding A.Ş.	10,551,627	3,303,282
Dinkal Sigorta Acenteliği A.Ş. (*)	745,453	982,624
Aktek Bilgi İşlem Tekn. San. Tic. A.Ş.	209,313	96,188
Akhan Bakım Yönetim Servis Hizmet Güvenlik Tic. A.Ş.	156,902	235,831
	<b>261,985,109</b>	<b>216,906,242</b>

(\*) This balance includes insurance payments through the agency of Dinkal Sigorta Acenteliği A.Ş.

Purchases and sales consist of rent income, purchase and sales of service. The related party purchases amounting to TRY250,321,814 comprise of management expenses provided by Üçgen Bakım ve Yönetim Hizmetleri A.Ş. ("Üçgen"). The remaining balance amounting to TRY11,663,295 comprise of other expenses from related parties. The Company provides common area services like car park, advertising, 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 TRY133,808,667 regarding the revenue collected on behalf of the Company for the year of 2024 (1 January - 31 December 2023: TRY106,878,059).

As of 1 January - 31 December 2024, remuneration provided to top executives management such as the Chairman of the Board of Directors and the members of Board of Directors is TRY22,633,198 (1 January - 31 December 2023: TRY14,448,451).

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

The Company’s activities expose it to a variety of financial risks, including the effects of changes in debt and equity market prices, foreign currency exchange rates and interest rates. The Company’s overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Company.

#### Liquidity Risk

The ability to fund the Company’s financial and trade liabilities are managed by taking into account its expected undiscounted cash flows.

Liquidity risk is the inability of the Company to match the net funding requirements with sufficient liquidity. As of 31 December 2024, the Company’s current assets exceeded its current liabilities by TRY638,583,461 (31 December 2023: TRY471,716,343). The management does not anticipate any difficulty on the repayment of the short-term liabilities and continuity of the Company considering the cash that will be generated from rental operations and the ability to reach to the high quality borrowers.

The analysis of the Company’s financial liabilities with respect to their maturities as of 31 December 2024 is as follows:

<b>Expected Maturities</b>	<b>Booked value</b>	<b>Cash outflows expected</b>	<b>Shorter than 3 months</b>	<b>3 - 12 months</b>	<b>1 - 5 years</b>	<b>Longer than 5 years</b>
<b>Non-derivative financial liabilities</b>						
Trade payables	3,340,106	3,340,106	3,340,106	-	-	-
Other payables	15,277,683	15,277,683	13,579,837	-	1,697,846	-
	<b>18,617,789</b>	<b>18,617,789</b>	<b>16,919,943</b>	<b>-</b>	<b>1,697,846</b>	<b>-</b>

The analysis of the Company’s financial liabilities with respect to their maturities as of 31 December 2023 is as follows:

<b>Expected Maturities</b>	<b>Booked value</b>	<b>Cash outflows expected</b>	<b>Shorter than 3 months</b>	<b>3 - 12 months</b>	<b>1 - 5 years</b>	<b>Longer than 5 years</b>
<b>Non-derivative financial liabilities</b>						
Trade payables	15,949,321	15,949,321	15,949,321	-	-	-
Other payables	16,811,067	16,811,067	10,918,307	-	5,892,760	-
	<b>32,760,388</b>	<b>32,760,388</b>	<b>26,867,628</b>	<b>-</b>	<b>5,892,760</b>	<b>-</b>

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

#### *Interest rate risk*

The Company is exposed to interest rate risk through the impact of rate changes on interest bearing assets and liabilities. These exposures are managed by offsetting interest rate sensitive assets and liabilities and using derivative instruments when considered necessary.

In this context, matching of not only maturities of receivables and payables but also contractual repricing dates are crucial. In order to keep the exposure of financial liabilities to interest rate changes at a minimum, “fixed interest/floating interest”, “short-term/long-term”, “TRY/foreign currency” balance should be structured consistent within and with assets in the balance sheet.

The interest position is set out in the table below:

**31 December 2024      31 December 2023**

#### **Financial instruments with fixed interest**

Time deposits	509,786,085	359,404,433
---------------	-------------	-------------

As of 31 December 2024 and 2023, there are no financial instruments with variable interest.

#### *Credit Risk*

The Company is subject to credit risk arising from trade receivables related to credit sales and deposits at banks.

The Company management evaluates trade receivables taking into consideration the collaterals received, past experiences and current economic outlook and makes provisions for doubtful receivables when deemed necessary. The Company management does not foresee additional risk related to the Company’s trade receivables other than the related provisions made.

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

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

*Credit risk disclosures*

Credit and receivable risk of financial instruments as of 31 December 2024 is as follows:

31 December 2024	Receivables		Other receivables		Time deposits	Reverse repo transactions
	Trade receivables					
	Related party	Third party	Related party	Third party		
<b>Maximum credit risk exposed as of the reporting date (A+B+C+D)</b>	<b>9,664,336</b>	<b>32,537,810</b>	<b>-</b>	<b>21,624</b>	<b>509,856,460</b>	<b>-</b>
- Secured portion of the maximum credit risk by guarantees	-	18,381,272	-	-	-	-
A. Net book value of financial assets that are neither overdue nor impaired	9,664,336	28,693,069	-	21,624	509,856,460	-
B. Net book value of overdue assets that are not impaired	-	3,844,741	-	-	-	-
C. Net book values of impaired assets	-	-	-	-	-	-
- Overdue (gross book value)	-	1,128,076	-	-	-	-
- Impairment (-)	-	(1,128,076)	-	-	-	-
- Secured portion by guarantees. etc.	-	-	-	-	-	-
- Not overdue (gross book value)	-	-	-	-	-	-
- Impairment (-)	-	-	-	-	-	-
- Secured portion by guarantees. etc.	-	-	-	-	-	-
D. Off balance sheet items with credit risks	-	-	-	-	-	-

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

**CONVENIENCE TRANSLATION OF THE NOTES TO THE  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024**

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

*Credit risk disclosures*

Credit and receivable risk of financial instruments as of 31 December 2023 is as follows:

31 December 2023	Receivables		Other receivables		Time deposits	Reverse repo transactions
	Trade receivables		Related party	Third party		
<b>Maximum credit risk exposed as of the reporting date (A+B+C+D)</b>	<b>254,368</b>	<b>31,786,954</b>	<b>-</b>	<b>45,905</b>	<b>359,449,175</b>	<b>-</b>
- Secured portion of the maximum credit risk by guarantees	-	15,076,975	-	-	-	-
A. Net book value of financial assets that are neither overdue nor impaired	254,368	31,531,026	-	45,905	359,449,175	-
B. Net book value of overdue assets that are not impaired	-	255,928	-	-	-	-
C. Net book values of impaired assets	-	-	-	-	-	-
- Overdue (gross book value)	-	1,628,701	-	-	-	-
- Impairment (-)	-	(1,628,701)	-	-	-	-
- Secured portion by guarantees. etc.	-	-	-	-	-	-
- Not overdue (gross book value)	-	-	-	-	-	-
- Impairment (-)	-	-	-	-	-	-
- Secured portion by guarantees. etc.	-	-	-	-	-	-
D. Off balance sheet items with credit risks	-	-	-	-	-	-

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

As of 31 December 2024 and 31 December 2023, aging of financial assets that are past due but not impaired is as follows:

<b>Maturity</b>	<b>31 December 2024</b>	<b>31 December 2023</b>
0 - 1 months past due	3,844,741	255,928
1 - 3 months past due	-	-
3 - 12 months past due	-	-
	<b>3,844,741</b>	<b>255,928</b>

There is no significant change on financial risk policies and credit risk management of the Company compared to prior periods.

#### Foreign Currency Risk

The Company’s foreign currency balances arising from operating, investment, and financial activities are disclosed below as of the reporting date. The Company may be exposed to foreign currency risk due to foreign exchange differences at the time its foreign currency receivables and payables are converted to Turkish Lira. The foreign currency risk is monitored through continuous analysis of the foreign currency position and measured on the basis of sensitivity analysis.

	<b>31 December 2024</b>	<b>31 December 2023</b>
Assets	96,165,734	109,834,001
Liabilities	(1,682,506)	(3,433,152)
<b>Net balance sheet position</b>	<b>94,483,228</b>	<b>106,400,849</b>

As of 31 December 2024, fluctuation of USD had been 10% higher/lower ceteris paribus, pre-tax income after foreign exchange profit/loss resulting from foreign exchange net position for the period would have been TRY9,448,323 higher/lower (31 December 2023: TRY10,662,377 higher/lower).

As of 31 December 2024, fluctuation of EUR had been 10% higher/lower ceteris paribus, pre-tax income after foreign exchange profit/loss resulting from foreign exchange net position would not be changed because there is no EUR asset or liability position (31 December 2023: TRY23,210 lower/ higher).

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

As of 31 December 2024, fluctuation of GBP had been 10% higher/lower ceteris paribus, pre-tax income after foreign exchange profit/loss resulting from foreign exchange net position for the period would not been changed because there is no EUR asset or liability position (31 December 2023: TRY918 higher/lower).

As of 31 December 2024 and 31 December 2023 the assets and liabilities denominated in foreign currencies which do not bear guaranteed rates of exchange, and foreign currency amounts stated in the assets and liabilities are as follows:

<b>31 December 2024</b>	<b>EUR</b>	<b>USD</b>	<b>GBP</b>	<b>TRY equivalent</b>
<b>Current Assets</b>				
Financial investments	-	2,724,902	-	96,135,366
Cash and cash equivalents	-	861	-	30,368
<b>Total Assets</b>	<b>-</b>	<b>2,725,763</b>	<b>-</b>	<b>96,165,734</b>
<b>Non-Current Liabilities</b>				
Other payables	-	(47,604)	-	(1,682,506)
<b>Total Liabilities</b>	<b>-</b>	<b>(47,604)</b>	<b>-</b>	<b>(1,682,506)</b>
<b>Net Foreign Currency Asset Position</b>	<b>-</b>	<b>2,678,159</b>	<b>-</b>	<b>94,483,228</b>
<b>31 December 2023</b>	<b>EUR</b>	<b>USD</b>	<b>GBP</b>	<b>TRY Equivalent</b>
<b>Current Assets</b>				
Financial investments	-	2,582,850	-	109,777,616
Cash and cash equivalents	575	475	170	56,385
<b>Total Assets</b>	<b>575</b>	<b>2,583,325</b>	<b>170</b>	<b>109,834,001</b>
<b>Non-Current Liabilities</b>				
Other payables	(5,500)	(74,544)	-	(3,433,152)
<b>Total Liabilities</b>	<b>(5,500)</b>	<b>(74,544)</b>	<b>-</b>	<b>(3,433,152)</b>
<b>Net Foreign Currency Asset Position</b>	<b>(4,925)</b>	<b>2,508,781</b>	<b>170</b>	<b>106,400,849</b>

# AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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

#### *Capital Risk Management*

For proper management of capital risk, the Company aims;

- To maintain continuity of operations so as to provide earnings to partners and benefits to other shareholders,
- To increase profitability through determining a service pricing policy that is commensurate with the level of risks inherent in the market.

The Company determines the amount of share capital in proportion to the risk level. The equity structure of the Company is arranged in accordance with the economic outlook and the risk attributes of assets.

The Company monitors capital management by using the debt/equity ratio. This ratio is calculated by dividing the debt net by the total share capital. The net debt is calculated by deducting the value of cash and cash equivalents from the total debt (the sum of short and long-term liabilities stated in the statement of financial position). The total share capital is the sum of all equity items stated in the statement of financial position.

	31 December 2024	31 December 2023
Total Debt (*)	34,531,084	50,191,456
Less: cash and cash equivalents (Note 4)	(509,859,595)	(359,486,758)
Net asset	(475,328,511)	(309,295,302)
Total equity	7,321,619,778	8,200,707,783
<b>Net asset/equity ratio (%)</b>	<b>(6.4921)</b>	<b>(3.7716)</b>

(\*) The balance covers the sum of short-term and long-term liabilities except deferred tax liability.

### NOTE 22 - FINANCIAL INSTRUMENTS (DISCLOSURES RELATED TO FAIR VALUE AND HEDGE ACCOUNTING)

#### *Fair value of financial instruments*

Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation, and is best evidenced by a quoted market price, if one exists.

The fair values of financial instruments that are not traded in an active market have been determined by the Company using available market information and appropriate valuation methodologies. However, judgement is necessarily required to interpret market data to estimate the fair value. Accordingly, the estimates presented herein may differ from the amounts the Company could realise in a current market exchange.

The following methods and assumptions were used to estimate the fair value of the financial instruments for which it is practicable to estimate fair value:

## AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(Amounts expressed in Turkish Lira (“TRY”) in terms of purchasing power of TRY at 31 December 2024, unless otherwise indicated.)

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#### NOTE 22 - FINANCIAL INSTRUMENTS (DISCLOSURES RELATED TO FAIR VALUE AND HEDGE ACCOUNTING) (Continued)

##### *Financial assets:*

The fair values of cash and due from banks are considered to approximate their respective carrying values due to their short-term nature.

Investment properties are presented at fair value in the balance sheet.

The carrying value of trade receivables which are measured at amortised cost, along with the related allowances for uncollectability are assumed to approximate their fair values.

The fair values of balances denominated in foreign currencies, which are translated at year-end official exchange rates announced by the Central Bank of Turkey, are considered to approximate their carrying value.

##### *Financial liabilities:*

The Company has no financial assets held for speculative purposes (including derivative instruments) and has no operations related to the trade of such instruments.

Short-term trade payables are considered to approximate their respective carrying values due to their short-term nature.

##### *Classification of Fair Value Measurement*

TFRS 13 - Financial Instruments requires the classification of fair value measurements into a fair value hierarchy by reference to the observability and significance of the inputs used in measuring fair value of financial instruments measured at fair value to be disclosed. This classification basically relies on whether the relevant inputs are observable or not. Observable inputs refer to the use of market data obtained from independent sources, whereas unobservable inputs refer to the use of predictions and assumptions about the market made by the Company. Such a distinction generally gives rise to the following classifications.

- Category 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Category 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).
- Category 3: Inputs for the asset or liability that is not based on observable market data (that is, unobservable inputs).

Classification requires using observable market data if possible.

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### NOTE 23 - SUBSEQUENT EVENTS

There are no events of particular significance that occurred in the Company after the end of the operating year.

### NOTE 24 - FINANCIAL INVESTMENTS

The details of financial investments as of 31 December 2024 and 31 December 2023 are as follows:

	31 December 2024	31 December 2023
Foreign currency bonds	96,798,175	111,357,937
	<b>96,798,175</b>	<b>111,357,937</b>

As of 31 December 2024, the interest rate on the foreign currency bonds is 4.07% and the accrued interest is TRY662,809 (31 December 2023: the interest rate on the foreign currency bonds is 5.24% and the accrued interest is TRY1,580,321).

### NOTE 25 - FEES FOR SERVICES RECEIVED FROM INDEPENDENT AUDITOR/AUDITOR'S FIRM

The Company's explanation regarding the fees for services rendered by independent audit firms, which is prepared by the POAASA pursuant to the Board Decision published in the Official Gazette on March 30, 2021, and the preparation principles of which are based on the POAASA letter dated August 19, 2021 are as follows:

	1 January - 31 December 2024	1 January - 31 December 2023
Independent audit fee for the reporting period	1,613,597	1,481,903
<b>Total</b>	<b>1,613,597</b>	<b>1,481,903</b>

### NOTE 26 - EXPLANATIONS REGARDING NET MONETARY POSITION GAINS/(LOSSES)

Non-monetary items	31 December 2024
<b>Financial statement items</b>	<b>(2,447,586,953)</b>
Other current assets	545,496
Other non-current assets	171,473
Share capital	(623,472,286)
Adjustment to share capital	(626,422,988)
Restricted reserves	(1,619,332,016)
Actuarial gains/(losses) arising from employee benefits	4,218,417
Tangible assets	247,097
Intangible assets	699,999
Retained earnings	415,757,855
<b>Profit and loss statement items</b>	<b>2,290,427,605</b>
Revenue	(100,076,751)
Cost of sales	24,368,894
General administrative expenses	8,329,957
Other operating income	(455,812)
Other operating expenses	1,363,440
Income from investing activities	2,383,010,435
Financial income	(26,360,874)
Financial expenses	248,316
<b>Net monetary position of income/(losses)</b>	<b>(157,159,348)</b>

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### NOTE 27 - SUPPLEMENTARY NOTE: CONTROL OF COMPLIANCE WITH PORTFOLIO RESTRICTIONS

Disclosures made within the framework of Communiqué No. III-48.1 on Principles Regarding Real Estate Investment Trusts state that joint ventures are obliged to comply with the provisions of the Board's Communiqué No. II-14.1 on Principles Regarding Financial Reporting in Capital Markets when issuing and making public financial statements. The financial statements should include the information about portfolio limitation controls defined in Communiqué No. III-48.1 on Principles Regarding Real Estate Investment Trusts taken from unconsolidated financial statement account items in the manner defined by the Board.

In this scope, total assets, total portfolio and information relating to portfolio restrictions are as follows as of 31 December 2024 and 31 December 2023:

Non-consolidated (stand-alone) financial statement accounts items	Related regulations	31 December 2024	31 December 2023	
A Cash and capital market instruments	Art.24/(b)	606,657,770	470,844,695	
B 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	Art.24/(a)	7,988,410,000	7,738,413,390	
C Affiliates	Art.24/(b)	-	-	
Due from related parties (non-trade)	Art.23/(f)	-	-	
Other assets		64,495,979	41,641,154	
<b>D Total assets</b>	<b>Art.3/(p)</b>	<b>8,659,563,749</b>	<b>8,250,899,239</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)	-	-	
I Equity	Art.31	7,321,619,778	8,200,707,783	
Other liabilities		1,337,943,971	50,191,456	
<b>D Total liabilities</b>	<b>Art.3/(p)</b>	<b>8,659,563,749</b>	<b>8,250,899,239</b>	
Other non-consolidated (stand-alone) financial information	Related regulations	31 December 2024	31 December 2023	
A1 Portion of cash and capital market instruments reserved for three-year real estate payments	Art.24/(b)	-	-	
A2 TRY/foreign currency denominated time/demand deposits	Art.24/(b)	509,856,460	359,449,175	
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)	349,728,086	256,688,203	
Portfolio Restriction	Related regulations	31 December 2024	31 December 2023	Minimum/ Maximum Rate
1 Encumbrance amounts of encumbered lands which do not belong to the Group and on which a project will be developed (K/D)		-	-	≤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 that have 100% participation in the capital (B+A1)/D)	Art.22/(e)			≥51%
3 Cash and capital market instruments and Affiliates (A+C-A1)/D)	Art.24/(a),(b)	92%	94%	≤49%
4 Foreign real estates, real estate-based projects, real estate-based rights, Affiliates, capital market instruments (A3+B1+C1)/D)	Art.24/(b)	7%	6%	≤49%
5 Lands on which no projects developed (B2/D)	Art.24/(d)	-	-	≤20%
6 Participation in administrator companies (C2/D)	Art.24/(c)	-	-	≤10%
7 Borrowing ceiling (E+F+G+H+J)/I	Art.28/1(a)	-	-	≤500%
8. TRY/foreign currency denominated time/demand deposits (A2-A1)/D)	Art.31	-	-	≤10%
9 Total investments of monetary and capital market instruments at one company (L/D)	Art.24/(b)	6%	4%	≤10%
	Art.22/(l)	4%	3%	≤10%