

**INVITATION TO ORDINARY GENERAL ASSEMBLY MEETING FOR THE YEAR 2024 BY THE
PRESIDENCY OF THE BOARD OF DIRECTORS OF AKMERKEZ GAYRİMENKUL YATIRIM
ORTAKLIĞI ANONİM ŞİRKETİ
(Istanbul Trade Registry Office/ Registration Number: 260139-0)
(ORIGINALLY ISSUED IN TURKISH)**

The Ordinary General Assembly Meeting of our Company for the year 2024 shall be held on 28.03.2025 at 11:00 am at the address of Kültür Mahallesi Nispetiye Caddesi, Akmerkez, No:56/1, E-3 Blok, Kat: 1, Etiler, Beşiktaş, İstanbul in order to negotiate and resolve the following agenda items.

Our partners who would not be able to attend the meeting in person are required to issue a power of attorney in conformity with sample power of attorney available in the annex hereto (ANNEX-1), or obtain it from the Company's head office located at the address of Kültür Mahallesi Nispetiye Caddesi, Akmerkez , No:56/1, E-3 Blok, Kat: 1, Etiler, Beşiktaş, İstanbul, or from the official website of our Company hosted at www.akmgyo.com, and also to fulfil such requirements that are listed in the Communique on Voting by Attorneys and Calls for Gathering of Proxies (Communique) No. (II-30.1) of the Capital Market Board, published in the Official Gazette No. 28862 of 24.12.2013. The Representation by a proxy at the General Assembly Meeting shall only be possible through the utilization of the sample power of attorney available in the Annex 1 hereto. In case of appointment of an attorney through the Electronic General Assembly System ("EGBS") in accordance with applicable regulations of the Central Registry Agency ("CRA"), then the utilization of the power of attorney available in the Annex 1 shall not be required provided that it must conform to the principles detailed in the Communique. Shareholders having the right to vote may appoint their attorneys by approving the signature available on the power of attorney issued physically or through the EGBS, or by attaching a signature declaration drawn up before a notary public to the signed power of attorney form.

Pursuant to Article 1527 of the Turkish Commercial Code No. 6102, the shareholders may attend General Assembly Meetings in person, or may also attend them in an electronic environment and cast their votes as such. Attendance to these meetings in electronic environment shall only be possible with the use of secured electronic signatures of the shareholders or representatives. The shareholders who will make EGBS transactions must first have a secure electronic signature and make a one-time phone and e-mail verification on the e-GBS application home page at <https://egk.mkk.com.tr>. In order to participate in the meeting, it is necessary to enter the e-GBS with a secure electronic signature until 21.00 the day before the meeting and it is required to log in to the system with a secure electronic signature starting from 06:00 on the day of the meeting until five minutes before the start of the meeting. Comprehensive information can be found on <https://egk.mkk.com.tr>.

The shareholders or their attorneys wishing to attend the General Assembly Meeting in electronic environment must complete necessary formalities laid down in the "Regulation on General Assembly Meetings of Stock Companies to be held in Electronic Environment" as published via the Official Gazette No. 28395 of 28.08.2012 as well as in the "Communique on Electronic General Assembly System to be Used for in General Assembly Meetings of Stock Companies" as published via the Official Gazette No. 28396 of 29.08.2012. Otherwise they will not be able to attend the meeting.

As the general assembly meeting shall be held in electronic environment, it is kindly requested that the shareholders be ready at the venue of meeting before the meeting time in order to start the meeting in time.

The Activity Report of the Board of directors, Independent Audit Report and Financial Statements for the year 2024, prepared in accordance with applicable provisions of relevant communiques of the Capital Market Board and of the Turkish Ministry of Trade, the proposal on distribution of profits, draft amendment to the articles of association and the detailed disclosure document that includes necessary explanations and documents regarding articles of the agenda in accordance with mandatory Corporate Management Principles shall be published for our shareholders' examination in the legal period three weeks before the meeting date except for the announcement and meeting dates, in the company's central office, on the company's official website which is www.akmgyo.com, and on the Public Disclosure Platform (PDP) on the website www.kap.org.tr.

Please kindly be advised.

Best regards,

AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

**AGENDA FOR ORDINARY GENERAL ASSEMBLY MEETING TO BE HELD BY AKMERKEZ
GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ FOR THE YEAR 2024**

1. Opening, and Establishment of the Meeting Presidency,
2. Reading and discussion of the Annual Report prepared by the Board of Directors for the year 2024,
3. Reading of the Independent Audit Report prepared for the year 2024,
4. Reading, discussion, and approval of the Financial Statements of the year 2024,
5. Release of the Members of the Board of Directors separately for the activities of the Company in 2024,
6. Determination of the manner of usage of the profit, of the rates of profits to be distributed, and of profit shares,
7. Determination of remunerations payable to the Members of the Board of Directors and the Independent Members of the Board of Directors,
8. Approval of the appointment made by the Board of Directors due to the decrease of membership in the Board of Directors in 2024,
9. Submission to the general assembly of draft amendments to Article 6 titled 'Capital and Shares', for the purpose of extending the validity term of the registered capital ceiling of our Company that is subject to the Registered Capital System, to cover the period of time between 2025-2029 (e.g. for five years) and Article 11 titled 'Board of Directors and Term of Office' of the Company's Articles of Association; subject to the obtaining of necessary consents from the Capital Markets Board and the Ministry of Commerce of the Republic of Turkey and in a format that would be approved by the Capital Markets Board and the Ministry of Commerce of the Republic of Turkey,
10. Election of the members of the Board of Directors and independent members of the Board of Directors and determination of their term of office,
11. Submission for approval of the election of an Independent Auditor pursuant to the respective decision of the Board of Directors in accordance with the Communiqué on the Independent Audit Standards at the Capital Market as published by the Capital Markets Board, and the Turkish Commercial Code,
12. Providing of information on whether the shareholders having managerial control, members of the board of directors, managers having administrative responsibilities, and their spouses and relatives by blood or marriage up to second degree have been involved in any transactions which may pose a conflict of interests with the Company or its affiliates and/or been involved in any process within scope of commercial activities of the Company or its affiliates in their own names or on behalf of third parties, or been involved in any other company dealings within scope of commercial activities as an unlimited partner of the shareholders in accordance with the communiqué on corporate governance as issued by the Capital Market Board,
13. Providing Members of the Board of Directors with Consents and Powers defined in Article 396 of the Turkish Commercial Code,
14. Providing the shareholders with information on donations and grants made by our Company in 2024 in accordance with applicable capital market regulations; and presenting of the upper limit determined for donations to be made in 2025 to the general assembly meeting for approval,
15. Providing to the shareholders with information about mortgages, liens, bails, and securities issued on behalf of third parties, and about revenues and interests earned in 2024 in accordance with Article 12 of the Corporate Governance Communiqué,
16. Providing the shareholders with information about purchases, sales, and leases conducted in 2024 as per article 37 of the Communiqué on Principles of Real Estate Investment Trusts,
17. Within the framework of Article 30 of the Company's Articles of Association titled 'Profit Distribution' and the Capital Markets Board's Dividend Communiqué dated January 23, 2014 and numbered II-19.1, authorizing the Board of Directors to decide on the distribution of Advance Dividends in the event of a profit occurring within the 2025 accounting period.

POWER OF ATTORNEY

I/We hereby appoint, who has been introduced in detail below as my/our attorney to be authorized to represent me/ our company, to vote, to make proposal and to sign the necessary documents in accordance with the remarks which I/we have expressed below in the Ordinary General assembly Meeting of AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ for the year 2024 to be held on 28.03.2025 at 11:00 at the address of Kültür Mahallesi, Nispetiye Caddesi, Akmerkez, No:56/1, E-3 Blok, Kat: 1, Etiler, Beşiktaş, İstanbul.

Of the Attorney (*):

Name Surname/ Trade Title:

National Identity No/ Taxpayer ID No, Trade Registry and Registration Number and MERSIS (Central Reg. System) Number:

(*) It is obligatory that equivalent of above-mentioned information be presented for foreign attorneys.

A) SCOPE OF REPRESENTATION AUTHORITY

The scope of the representation authority must be determined by selecting either of the clauses (a), (b) or (c) below for sections no. 1 and 2 given below.

1. Items included in the Agenda of General Assembly

- a) The attorney is authorized to vote in accordance with his/her own opinions.
- b) The attorney is authorized to vote in accordance with proposals of partnership management.
- c) The attorney is authorized to vote in accordance with directives given in the table below.

Directives:

In the case that clause (c) is selected by the shareholder, the directives regarding the articles of the agenda shall be made by marking any of the options (accepted or rejected) given next to the corresponding article of the General assembly's agenda and by stating the dissenting opinion, in case of rejection, which is required to be written in the minutes of the General assembly.

Agenda Items (*)	Accepted	Rejected	Dissenting Opinions
1. Opening, and Establishment of the Meeting Presidency,			
2. Reading and discussion of the Annual Report prepared by the Board of Directors for the year 2024,			
3. Reading of the Independent Audit Report prepared for the year 2024,			
4. Reading, discussion, and approval of the Financial Statements of the year 2024,			
5. Release of the Members of the Board of Directors separately for the activities of the Company in 2024,			
6. Determination of the manner of usage of the profit, of the rates of profits to be distributed, and of profit shares,			
7. Determination of remunerations payable to the Members of the Board of Directors and the Independent Members of the Board of Directors,			
8. Approval of the appointment made by the Board of Directors due to the decrease of membership in the Board of Directors in 2024			
9. Submission to the general assembly of draft amendments to Article 6 titled 'Capital and Shares', for the purpose of extending the validity term of the registered capital ceiling of our Company that is subject to the Registered Capital System, to cover the period of time between 2025-2029 (e.g. for five years) and Article 11 titled 'Board of Directors and Term of Office' of the Company's Articles of Association; subject to the obtaining of necessary consents from the Capital Markets Board and the Ministry of Commerce of the Republic of Turkey and in a format that would be approved by the Capital Markets Board and the Ministry of Commerce of the Republic of Turkey.			
10. Election of the members of the Board of Directors and independent members of the Board of Directors and determination of their term of office,			
11. Submission for approval of the election of an Independent Auditor pursuant to the respective decision of the Board of Directors in accordance with the Communiqué on the Independent Audit Standards at the Capital Market as published by the Capital Markets Board, and the Turkish Commercial Code,			

Agenda Items (*)	Accepted	Rejected	Dissenting Opinions
12. Providing of information on whether the shareholders having managerial control, members of the board of directors, managers having administrative responsibilities, and their spouses and relatives by blood or marriage up to second degree have been involved in any transactions which may pose a conflict of interests with the Company or its affiliates and/or been involved in any process within scope of commercial activities of the Company or its affiliates in their own names or on behalf of third parties, or been involved in any other company dealings within scope of commercial activities as an unlimited partner of the shareholders in accordance with the communicate on corporate governance as issued by the Capital Market Board,			
13. Providing Members of the Board of Directors with Consents and Powers defined in Article 396 of the Turkish Commercial Code,			
14. Providing the shareholders with information on donations and grants made by our Company in 2024 in accordance with applicable capital market regulations; and presenting of the upper limit determined for donations to be made in 2025 to the general assembly meeting for approval,			
15. Providing to the shareholders with information about mortgages, liens, bails, and securities issued on behalf of third parties, and about revenues and interests earned in 2024 in accordance with Article 12 of the Corporate Governance Communique,			
16. Providing the shareholders with information about purchases, sales, and leases conducted in 2024 as per article 37 of the Communique on Principles of Real Estate Investment Trusts,			
17. Within the framework of Article 30 of the Company's Articles of Association titled 'Profit Distribution' and the Capital Markets Board's Dividend Communiqué dated January 23, 2014 and numbered II-19.1, authorizing the Board of Directors to decide on the distribution of Advance Dividends in the event of a profit occurring within the 2025 accounting period.			

(*) The items included in the Agenda of General assembly are outlined one by one. If the minority has a separate draft resolution, then it shall be specified separately in order to ensure that votes can be cast by proxies.

2. Special directive about other issues that may arise during the general assembly meeting, especially including the utilization of dissenting rights:

- a) The attorney is authorized to vote in accordance with his/her own opinions.
- b) The attorney is not authorized to represent in these issues.
- c) The attorney is authorized to vote in accordance with special directives given below.

SPECIAL DIRECTIVES: The special directives to be given to an attorney by the shareholder, if any, are defined here.

B) The shareholder shall specify the shares for which he requests to be represented by the attorney by selecting one of the clauses below.

1.I hereby approve the representation of my shares, details of which are given below, by my attorney.

- a) Class and series: *
- b) Number / Group:**
- c) Quantity / Par Value:
- d) Whether they have any priorities with respect to voting:
- e) Whether they registered or bearer shares: *
- f) The proportion of total shares/ voting rights owned by the shareholder:
- *This information is not required for shares that are monitored in record.
- ** Details of group, if any, shall be given instead of the numbers for shares that are monitored in record.

2. I hereby approve the representation by the attorney of all of my shares specified in the list of shareholders who may attend the General Assembly Meeting as prepared by the CRA one day before the date of General Assembly Meeting.

NAME AND SURNAME / TRADE TITLE OF SHAREHOLDER (*)

National Identity No/ Taxpayer ID No, Trade Registry and Registration Number and MERSIS (Central Reg. System) number:

Address:

SIGNATURE

(*) It is obligatory that equivalent of above-mentioned information shall be presented for foreign attorneys.