



**AKMERKEZ GAYRİMENKUL
YATIRIM ORTAKLIĞI
ANONİM ŞİRKETİ**

**ACTIVITY REPORT
COVERING THE PERIOD OF
01.01.2025 – 30.09.2025**



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

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

We have been assigned to the review whether the financial information in the review report of Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş. (the "Company") prepared as at 30 September 2025 is consistent with the reviewed interim condensed financial information. Management is responsible for the preparation of the semi-annual report. Our responsibility is to express a conclusion on whether the financial information provided in the semi-annual report is consistent with the reviewed interim condensed financial information on which we have expressed our conclusion dated 6 November 2025.

We conducted our review in accordance with the Standard on Review Engagements ("SRE") 2410 "Review on Interim Financial Information Performed by the Independent Auditor of the Entity". Our review includes the assessment as to whether the financial information included in the semi-annual report is consistent with the reviewed interim condensed financial statements and other explanatory notes. A review is substantially less in scope than an audit conducted in accordance with Independent Auditing Standards, the objective of which is to express an opinion on the financial statements. Consequently, a review on the semi-annual financial information does not provide assurance that the audit firm will be aware of all significant matters which would have been identified in an audit. Accordingly, we do not express an audit opinion.

Based on our review, nothing has come to our attention that causes us to conclude that the accompanying financial information included in the review report is not consistent, in all material respects, with the interim financial information and the information presented in the explanatory notes to interim condensed financial statements.

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

Selma Canbul Çorum, SMMM
Independent Auditor

Istanbul, 6 November 2025

AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
REPORT OF THE BOARD OF DIRECTORS ON THE ACTIVITIES IN THE PERIOD
OF
01.01.2025 - 30.09.2025

This Activity Report (the "Report") is issued pursuant to the provision of article 516 of the Turkish Commercial Code, the provisions of the 'Regulation on the Establishment of Minimum Content of Annual Reports of Companies' of the Ministry of Trade, which was published in the Official Gazette no. 28395 of 28.08.2012, and the provision of article 8 of the 'Communiqué on the Principles Applicable to Financial Reporting in Capital Market' (II-14.1), provisions of relevant articles of the 'Corporate Governance Communiqué' (II-17.1) and provisions of article 39 of the 'Communiqué on the Principles Applicable to Real Estate Investment Partnerships' (III-48.1), of the Capital Markets Board. The Report intends to evaluate, and provide information to our investors about, the business activities of the Company during the period of 01.01.2025-30.09.2025.

1. GENERAL INFORMATION

Report Period:	01.01.2025 – 30.09.2025
Trade Name:	AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
Trade Registry Office:	İstanbul
Trade Registration Number:	260139
Stock Exchange where stocks of the Company are traded:	Borsa İstanbul A.Ş.
Market where the Capital Market Instrument is Traded, and Indexes where the Company Takes Place:	BIST Submarket BIST All Shares-100/ BIST Corporate Governance/ BIST Real Estate Investment Trusts/ BIST Financials/ BIST All Shares/ BIST Dividend
Trading Symbol:	AKMGY
Portfolio Details:	Date of Establishment: 08.12.1989 Date of Public Offering: 15.04.2005
Head Office Address:	Kültür Mah. Nispetiye Cad. Akmerkez No: 56/1 E-3 Kule Kat:1 Beşiktaş/İstanbul
Website:	www.akmgyo.com
E-mail:	gyo@akmerkez.com.tr
Investor Relations E-mail:	yatirimciiliskileri@akmerkez.com.tr
Registered e-mail address:	akmerkez@akmerkez.hs02.kep.tr
Central Registration System:	0837003197300012
Tax Office:	Büyük Mükellefler Vergi Dairesi
Tax Number:	837 003 1973
Phone Number:	+90 (212) 282 01 70
Fax Number:	+90 (212) 282 01 19

1.1. ORGANIZATION, CAPITAL AND SHAREHOLDING STRUCTURE OF THE COMPANY AND VARIATIONS PERFORMED DURING THE ACCOUNTING PERIOD

The rate of publicly held shares of stock pertaining to Akmerkez GYO A.Ş. is 57.88% as of 30.09.2025.

All shares representing the capital are listed in the İstanbul Stock Exchange (BIST).

The registered capital ceiling of Akmerkez GYO A.Ş. is TRY-75,000,000.00 and the paid-in capital is TRY-37,264,000.00 The paid-in capital of the company is divided into 3,726,400,000 shares at par value of 1 kurush each.

1.1.1. Shareholding Structure

List of the shareholders who hold 5% and more of the capital of the Company as of 30.09.2025 is as follows:

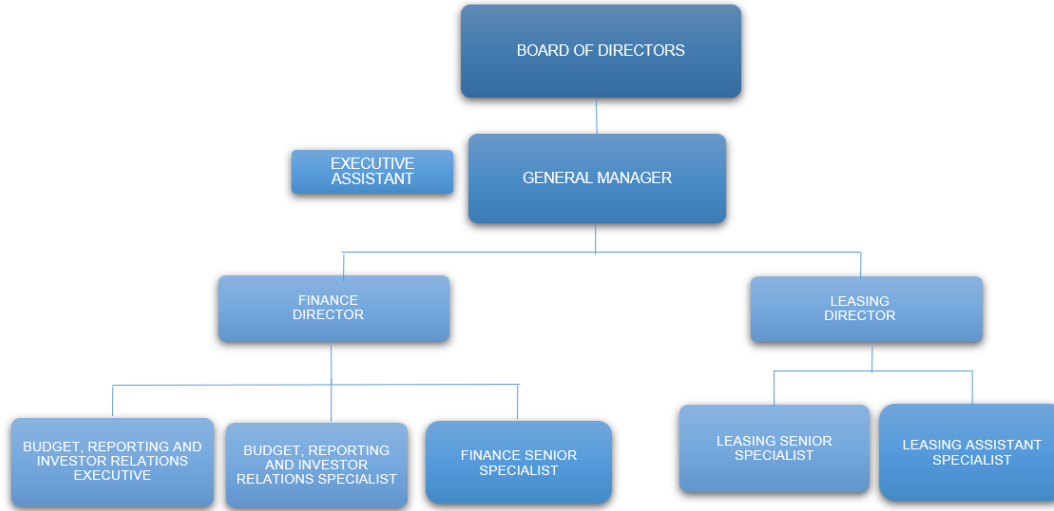
Tradename/Name-Surname of the Shareholder	Nominal Value (TRY)	Capital Share (%)
Klepierre S.A.	16,713,907.88	44.85
Akkök Holding A.Ş.	4,369,354.00	11.73
Tekfen Holding A.Ş.	3,901,279.04	10.47
Davit Braunştayn	2,534,461.82	6.80
Other	9,744,997.26	26.15
Total	37,264,000.00	100.00

1.1.2. Information about the Shares Representing the Capital

Class	Registered/Bearer	Total Nominal Value (TRY)	Capital Ratio (%)	Trading Status in Stock Exchange
A	Registered	4,075,750.00	10.93	Not Traded
B	Registered	2,841,380.00	7.63	Not Traded
C	Registered	2,398,870.00	6.44	Not Traded
D	Bearer	27,948,000.00	75.00	77.18% Traded
Total		37,264,000.00	100.00	57.88% Traded

The share of publicly traded shares in Group D shares increased from 76.59% to 77.18%, and in the total capital increased from 57.44% to 57.88%.

1.1.3. Organizational Chart



No change occurred in the shareholding structure, capital-stock and organizational structure of the Company within the period other than the above mentioned changes.

1.2. REMARKS ON THE PRIVILEGED SHARES AND VOTING RIGHTS OF THE SHARES

Class (A), (B), (C) and (D) shares of the Company have privilege to nominate candidates to the Board of Directors. 4 members of the Board of Directors of the Company are elected by the General Assembly Meeting among the candidates nominated by majority of the owners of the Class (A) registered shares, 3 members among the candidates nominated by majority of the owners of the Class (B) registered shares, 2 members among the candidates nominated by majority of the owners of the Class (C) registered shares and 1 member among the candidates nominated by majority of the owners of the Class (D) bearer shares offered to public, who attended the General Assembly Meeting.

In the event that class (D) bearer shares comprised of shares subject to public offering and represented in the general assembly do not nominate a director and/or are not able to decide on a nominee with majority, the Company's Board of Directors consists of 10 members. These Board Members of directors of whom 4 shall be elected by the majority of the registered class (A) shares, 3 by the majority of the registered class (B) shares, and 2 by the majority of the registered class (C) shares.

Apart from the privilege of nominating candidates to the Board of Directors as described above, there is not any other privilege.

Each shareholder is entitled to cast one vote per share.

1.3. INFORMATION ABOUT BOARD OF DIRECTORS, SENIOR OFFICERS AND NUMBER OF EMPLOYEES

1.3.1. BOARD OF DIRECTORS

Chairman	: RAİF ALİ DİNÇKÖK
Vice-Chairman	: SİNAN KEMAL UZAN
Member	: İHSAN GÖKŞİN DURUSOY
Member	: DAVİT BRAUNŞTAYN
Member	: ALİZE DİNÇKÖK
Member	: NAHİT AKARKARASU
Member	: KLE DIR SAS (Natural person representative Cyrille François Paul Deslandes)
Member	: ÖZGE BULUT MARAŞLI
Member	: ÖMER EGESEL
Member	: DAMLA TOLGA BİROL
Member	: METİN BONFİL

The Members of the Board of Directors that were elected at the Ordinary General Assembly Meeting held on 28.03.2025 for an office term of three years are RAİF ALİ DİNÇKÖK, İHSAN GÖKŞİN DURUSOY and ALİZE DİNÇKÖK who were proposed by majority of the Class (A) registered shares; SİNAN KEMAL UZAN and HAKAN DÜNDAR (*) who were proposed by majority of the Class (B) registered shares; DAVİT BRAUNŞTAYN who was proposed by majority of the Class (C) registered shares; ÖMER EGESEL, ÖZGE BULUT MARAŞLI, DAMLA TOLGA BİROL and METİN BONFİL who were nominated and proposed to be elected based on the joint proposal of the shareholders of the Classes (A), (B), (C) and (D) within the framework of the principles regarding the independency of the Board members as provided for in the Corporate Governance Principles of the Capital Market Board and KLE DIR SAS who was nominated by majority of the Class (D) bearer shares subject to public offering and participating in the Ordinary General Assembly Meeting. CYRILLE FRANCOIS PAUL DESLANDES has been appointed as the natural person representative of KLE DIR SAS.

() As of June 2, 2025, Mr. Hakan DüNDAR, Member of the Board of Directors of our Company, has resigned from his position, and Nahit Akarkarasu, who has been appointed as an Board Member to serve in the vacant board membership and submitted for approval until the first general assembly meeting to be held in accordance with Article 363 of the Turkish Commercial Code.*

Of the Members of the Board of Directors ÖZGE BULUT MARAŞLI, ÖMER EGESEL, DAMLA TOLGA BİROL and METİN BONFİL, are independent directors, who have been elected pursuant to the provisions of the ‘Corporate Governance Communiqué’ (II-7.1) of the Capital Market Board.

All members of the Board of Directors are eligible according to the requirements set forth in the Communiqué on the Real Estate Investment Partnerships (III-48.1) of the Capital Market Board. Apart of CYRILLE FRANCOIS PAUL DESLANDES as the natural person representative of KLE DIR SAS, a national of France, all members of the Board of Directors are citizens of Turkey.

General Manager of the Company is Süleyman Hakan TÜMKAYA.

The Board of Directors made 24 resolutions during the relevant accounting period within 2025.

The Members of the Board of Directors that were elected at the Ordinary General Assembly Meeting held on 12.04.2023 for an office term of three years are RAİF ALİ DİNÇKÖK, İHSAN GÖKŞİN DURUSOY(*) and ALİZE DİNÇKÖK who were proposed by majority of the Class (A) registered shares; MURAT GİGİN and SİNAN KEMAL UZAN who were proposed by majority of the Class (B) registered shares; DAVİT BRAUNŞTAYN who was proposed by majority of the Class (C) registered shares; AYCAN AVCI(**), ÖMER EGESEL and ÖZGE BULUT MARAŞLI

who were nominated and proposed to be elected based on the joint proposal of the shareholders of the Classes (A), (B), (C) and (D) within the framework of the principles regarding the independency of the Board members as provided for in the Corporate Governance Principles of the Capital Market Board and CYRILLE FRANCOIS PAUL DESLANDES who was nominated by majority of the Class (D) bearer shares subject to public offering and participating in the Ordinary General Assembly Meeting. The mentioned elected board members, except İHSAN GÖKŞİN DURUSOY(*), worked until the annual meeting held on 28.03.2025.

()As of November 13, 2024, Mr. İhsan Gökşin Durusoy, Member of the Board of Directors of our Company, has resigned from his position, and Damla Tolga Birol, who was nominated by the Corporate Governance Committee and has the independence criteria set forth in the Corporate Governance Communiqué, has been appointed as an Independent Board Member to serve in the vacant board membership until the first general assembly meeting to be held in accordance with Article 363 of the Turkish Commercial Code.*

*(**)AYCAN AVCI; was elected to serve for a period of two years due to the maximum time limit stipulated in the Capital Markets Board's Corporate Governance Principles paragraph 4.3.6 (f).*

1.3.2. POWERS OF DIRECTORS

The resolution on internal directive adopted by the Board of Directors on 17.06.2022 is announced in Turkish Trade Registry Gazette on issue number 10605 of 23.06.2022, and the resolution on distribution of tasks on 08.04.2025 is announced in Turkish Trade Registry Gazette on issue number 11311 of 14.04.2025.

1.3.3. LIMITATIONS OF POWER

The Directors and General Manager of the Company retain the Powers indicated in the Capital Market Law, Turkish Commercial Code, Articles of Association and the relevant regulations. The duties and powers of the General Manager and Finance Director of the Company have been determined in the Internal Directives of the Company.

1.3.4. SENIOR OFFICERS

The senior officers of the Company are General Manager Süleyman Hakan TÜMKAYA, Finance Director Nilüfer AYDIN and Leasing Director Cem ERTUĞRUL.

1.3.5. NUMBER OF EMPLOYEES

The Company has nine employees including the General Manager.

2. FINANCIAL BENEFITS PROVIDED TO DIRECTORS AND SENIOR OFFICERS

- a) Total sum of the financial benefits such as remuneration, salary, premium, bonus, profit share, etc.:** Directors received financial benefit of net TRY-44,000.00 per person monthly until 28.03.2025 and then TRY-60,500.00 per person per month as determined at the General Assembly meeting on 28.03.2025, making gross TRY-7,536,295.76 in total and the senior officer was paid gross TRY-17,855,303.46 in total during the accounting period.

b) Information about total sum of allowances, travel, accommodation and representation expenses and cash and non-cash facilities, insurances and similar securities: The senior officers in the company are General Manager, Finance Director and Leasing Director. The Senior officers were provided with a health insurance amounting to TRY-328,969.91 during the accounting period.

3. RESEARCH AND DEVELOPMENT ACTIVITIES

The Company has not carried out any research and development activities during the accounting period.

4. CORPORATE ACTIVITIES AND IMPORTANT DEVELOPMENTS

The Company performed its activities in line with the Capital Market Regulations during the period from 01.01.2025–30.09.2025.

The Company doesn't have any subsidiary and affiliate.

There isn't any own share acquired by the Company.

There isn't any company with which the Company has reciprocal participation relationship.

There isn't any private audit and public audit conducted during the accounting period.

There isn't any administrative or judicial sanction imposed on the Company and any members of the Board of Directors due to their practices in violation of the laws and regulations.

No extraordinary general assembly meeting was held during the period from 01.01.2025–30.09.2025.

The Company made donations and aids amount to TRY-39,306 for the first nine month periods. The Company did not incur any expense as social responsibility projects during the period from 01.01.2025–30.09.2025.

In the relevant accounting period, total amount of the expenses were TRY-24,866,251 that incurred by Üçgen Bakım ve Yönetim Hizmetleri A.Ş. for management services which were posted to the Company in pro rata basis for investment purposes.

FINANCIAL STANDING

5.1. BALANCE SHEET

	Reviewed 30 September 2025	Audited 31 December 2024
ASSETS		
Current assets	646,594,718	835,023,227
Cash and cash equivalents	440,087,478	639,514,789
Financial investments		
<i>Financial assets measured at amortized cost</i>	<i>117,166,247</i>	<i>121,413,552</i>
Trade receivables		
<i>Receivables from third parties</i>	<i>19,935,552</i>	<i>40,812,041</i>
<i>Receivables from related parties</i>	<i>15,067,830</i>	<i>12,121,937</i>
Other receivables		
<i>Receivables from third parties</i>	<i>5,420,433</i>	<i>27,122</i>
Prepaid expenses	42,987,238	3,651,512
Current tax assets	-	14,422,711
Other current assets	5,929,940	3,059,563
Non-current assets	10,106,996,860	10,026,631,891
Investment property	10,044,695,988	10,019,829,737
Right of use assets	3,596,703	-
Tangible assets	177,072	393,814
Intangible assets	845,058	1,046,296
Prepaid expenses	52,838,307	4,180,986
Other non-current assets	4,843,732	1,181,058
Total assets	10,753,591,578	10,861,655,118
LIABILITIES		
Current liabilities	160,923,533	34,050,624
Lease Payables	956,437	-
Trade payables		
<i>Due to related parties</i>	<i>10,586,562</i>	<i>2,998,022</i>
<i>Due to third parties</i>	<i>1,940,980</i>	<i>1,191,459</i>
Other payables		
<i>Due to third parties</i>	<i>11,823,646</i>	<i>17,033,134</i>
Deferred income (Excluding liabilities from customer contracts)	1,252,841	1,818,306
Current tax liabilities	116,455,608	-
Short-term provisions		
<i>Other short-term provisions</i>	<i>137,691</i>	<i>172,706</i>
<i>Provisions for employment termination benefits</i>	<i>3,925,150</i>	<i>2,756,379</i>
Other current liabilities	13,844,618	8,080,618
Non-current liabilities	1,714,160,407	1,644,126,985
Lease Payables	2,549,775	-
Other payables		
<i>Other payables to third parties</i>	<i>6,581,707</i>	<i>2,129,601</i>
Long-term provisions		
<i>Provisions for employment termination benefits</i>	<i>7,074,610</i>	<i>7,131,972</i>
Deferred tax liabilities	1,697,954,315	1,634,865,412
Equity	8,878,507,638	9,183,477,509
Share capital	37,264,000	37,264,000
Adjustment to share capital	1,612,015,339	1,612,015,339
<i>Other comprehensive income/expense not to be reclassified to profit or loss</i>		
- <i>Defined benefit plans remeasurement gains/(losses)</i>	<i>(10,469,022)</i>	<i>(10,440,687)</i>
Restricted reserves	1,383,649,199	1,423,610,412
Retained earnings	5,531,883,597	5,463,269,842
Net income for the period	324,164,525	657,758,603
Total liabilities and equity	10,753,591,578	10,861,655,118

5.2. PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Reviewed 1 January – 30 September 2025	Reviewed 1 July – 30 September 2025	Reviewed 1 January – 30 September 2024	Reviewed 1 July – 30 September 2024
PROFIT AND LOSSES				
Revenue	753,255,814	256,208,764	702,295,361	223,897,043
Cost of sales (-)	(199,780,039)	(69,723,190)	(170,870,984)	(60,668,700)
Gross profit	553,475,775	186,485,574	531,424,377	163,228,343
General administrative expenses (-)	(72,973,822)	(24,572,815)	(56,855,769)	(19,354,455)
Other operating income	2,479,975	662,333	3,416,170	1,204,206
Other operating expenses (-)	(11,238,513)	(7,240,053)	(11,001,633)	(4,614,786)
Operating profit	471,743,415	155,335,039	466,983,145	140,463,308
Financial income	215,015,318	58,780,125	177,441,292	57,528,760
Financial expenses (-)	(2,005,879)	(1,050,153)	(1,762,467)	(329,131)
Monetary loss/gain	(137,763,690)	(32,982,395)	(158,143,275)	(42,172,729)
Profit before tax from continuing operations	546,989,164	180,082,616	484,518,695	155,490,208
Current period tax expense	(159,735,736)	(46,851,391)	-	-
Deferred tax expense	(63,088,903)	(23,591,023)	-	-
Profit for the period from continuing operations	324,164,525	109,640,202	484,518,695	155,490,208
Earnings per share				
Earnings per share from continuing operations	8.70	2.94	13.00	4.17
Diluted earnings per share				
Diluted earnings per share from continuing operations	8.70	2.94	13.00	4.17
OTHER COMPREHENSIVE INCOME				
Items not to be classified to profit or loss				
Defined benefit plans remeasurement gains/(losses)	(28,335)	(821,855)	(563,874)	(895,883)
Total comprehensive income	324,136,190	108,818,347	483,954,821	154,594,325

5.3. RATIOS

Fundamental ratios for the period between 01.01.2025 and 30.09.2025:

	30.09.2025	31.12.2024
Current Ratio	4.02	24.52
Total Debt / Equity	21.12%	18.27%
Total Debt / Total Assets	17.44%	15.45%
	01.01.2025-30.09.2025	01.01.2024-30.09.2024
Net Sales	753,255,814	702,295,361
Gross Profit	553,475,775	531,424,377
Net Period Profit	324,164,525	484,518,695
Gross Profit Margin	73.48%	75.67%
Net Pofit Margin	43.04%	68.99%

The Company has not lost its capital or any situation of debt-choked is not in question.

5.4. FINANCE RESOURCES OF THE COMPANY

Finance resources of the Company generally consists of rental revenues.

6. RISKS AND ASSESSMENT OF BOARD OF DIRECTORS

Early Risk Identification Committee held five meeting for early risk detection purposes and issued five report during the relevant period.

Increases in producer and consumer prices with the possibility of an increase in exchange rates may affect retailers as a result of continued increases, decrease in consumption while increasing producer costs, turnover ability does not continue to increase at the same rates, stagnation in customer demand or, worse, contraction in customer demand, which may affect retailers' increased costs and operational expenses. However, there may be a possibility that they will be adversely affected due to falling profit margins. This situation poses a financial risk for the Company as it may adversely affect the solvency and continuity of the tenants according to their current rent levels.

In addition, due to the above-mentioned risks, some retailers in the sector may have decisions to reduce the number of stores in order to make their operations more efficient, as well as having difficulty in payment due to product supply problems, inability to manage their financial risks correctly, and to achieve the right profitability. This may have a negative impact on our income generation capacity.

At the above mentioned issues, no risk is expected regarding the debt-equity ratio of the Company.

The Company has conducted a risk inventory activity for the anticipated risks and it is updated periodically.

7. MISCELLANEOUS

7.1. DEVELOPMENTS REGARDING CORPORATE POLICIES

7.1.1. DIVIDEND DISTRIBUTION POLICY

Our Company's updated Profit Distribution Policy was adopted by the majority of votes at the Ordinary General Assembly for the year 2018 held on 29.03.2019.

Dividend distribution policy of the company is as follows:

The Dividend Distribution Policy of AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ seeks that the shareholders earn regular income from the shares. For the purpose to attain the goals set out in the mission and vision of the Company, our DIVIDEND DISTRIBUTION POLICY has been established by the provisions of Turkish Commercial Code, Capital Markets Board (CMB) Communiqué on Corporate Governance, Profit Share Communiqué numbered II-19.1 and other related capital markets legislations, tax legislations and other relevant legislations within the framework of article 30, titled 'DIVIDEND DISTRIBUTION', of the Articles of Association of the Company which is paraphrased below.

Article 30 "DIVIDEND DISTRIBUTION" of the Articles of Association of the Company reads as follows:

"The company shall observe the principles in Turkish Commercial Code and capital market regulations with respect to distribution of profits.

1. Net profit is that amount remaining after the deduction of any and all amounts such as the general expenses of the Company and miscellaneous depreciation values, provisions and all taxes and other financial obligations which should be paid out or set aside by the company from the total revenues determined at the end of the accounting period. After the losses of the previous year are deducted from the net profit to be determined pursuant to the foregoing article:

General Legal Reserve Fund

- a. 5% of the remaining amount will be set aside as legal reserve fund until it amounts to 20% of the paid-in capital pursuant to article 519 of the Turkish Commercial Code.

First Dividend

- b. The first dividend shall be set aside from the assessment to be calculated by adding the donations made within the relevant accounting year to the remaining sum to be determined by the general assembly in line with the dividend policy of the company provided that it shall not remain below the ratio and amount specified by the Capital Market Board.

- c. General assembly may resolve to set aside up to 5% of the remaining sum to be distributed to directors.

Second Dividend

- d. After deducting the amounts mentioned in subparagraphs a, b, and c from net profit, at least 80% of the remainder shall be distributed as second dividend,

- e. In case there is still a remainder after deducting the amounts mentioned in subparagraphs a, b, c, and d from net profit, the general assembly shall be authorized to distribute this portion in part or in whole by adding in second dividend, to leave in the balance sheet as end-of-period profit, to add in legal or optional reserves or to set aside as extraordinary reserves.

f. The amounts obtained pursuant to article 519, paragraph 2 of the Turkish Commercial Code will be added to the general legal reserve fund.

g. Unless the statutory reserves and dividends determined for shareholders under the articles of association are set aside, it shall not be possible to make a resolution to set aside any further statutory reserves, transfer profits to the upcoming year and to distribute profit shares to directors and employees and profit shares may not be distributed to such person without paying the duly determined profit share.

The Company may distribute advance for profit share to the shareholders pursuant to the provisions of the capital market legislations.”

2. There is no privilege applicable for dividends pursuant to the Articles of Association.
3. The dividend set aside for distribution to the shareholders shall be distributed equally to all of the existing shares as of the distribution date in pro rata basis without having regard to the issue and acquisition dates of the relevant shares.
4. Dividend distribution may be fulfilled in cash or bonus shares or else partially in cash and partially in bonus shares.
5. Dividend distribution date shall be determined by the General Assembly based on the proposal of the Board of Directors provided that it shall not contradict with the capital market regulations and the dividend distribution processes shall be initiated as of the end of the accounting period when the general assembly meeting is held at the latest.
6. In the event that the general assembly makes a resolution for dividend distribution, it shall be possible to require distribution of dividends within a certain date range or until as late as the end of the year in that the general assembly shall authorize the board of directors to ascertain the dividend distribution date. In that respect, the date of cash distribution of dividends shall be ascertained through a board resolution to be adopted minimum fifteen days in advance and the investors shall be duly informed of the dividend distribution date by means of a special condition disclosure to be published on the Public Disclosure Platform.
7. Dividends might be distributed in instalments of equal or varying sums so long as such distribution is resolved in the relevant general assembly meeting. The number of instalments shall be determined by the general assembly or the board of directors if explicitly authorized by the general assembly.
8. According to the Articles of Association, the board of directors may distribute advance for dividends to the shareholder in line with the capital market regulations provided that the board of directors should be authorized to make such distribution by the general assembly and comply with the relevant capital market regulations.
 - a. It shall be possible to distribute dividend advance in cash based on the profit indicated in the interim financial statements. Dividend advance for a certain interim period shall not be distributed in instalments.
 - b. If the board of directors is empowered to distribute dividend advance by the general assembly, the board of directors shall adopt a resolution as to whether or not to distribute dividend advance and disclose this resolution to the public based on the Board regulations regarding disclosure of special conditions to the public as of the date of public disclosure of interim financial statements at the latest.
 - c. Dividend advance shall be distributed equally to all of the existing shares as of the distribution date in pro rata basis without having regard to the issue and acquisition dates of the relevant shares. Dividend advance may not be distributed to anyone other than the

shareholders. Dividend advance shall be paid without regard to the privileges of the privileged shares.

9. If the dividend distribution policy is intended to be amended, the board resolution adopted for the amendment and the justification thereof shall be disclosed to the public pursuant to the Board regulations regarding disclosure of special conditions to the public.

7.1.2. DIVIDEND PAYMENT

At the General Assembly Meeting of our company dated March 28th 2025, it was decided by majority of the votes to distribute the profit as follows, and the related decision was announced on the Public Disclosure Platform. The entire profit distribution payment was made in cash on April 9th 2025.

	Cash Dividend Payable per Share with a Nominal Value of 1 TRY - Gross=Net (TRY)	Dividend Distribution Dates at General Assembly of 28 March 2025	Cash Dividend Distribution Date
Cash	12.64	9.04.2025	9.04.2025
Total Cash Dividend	12.64		

Additionally, in accordance with the Board of Directors' Decision dated August 8, 2025, an advance dividend of TL 89,433,600 (gross/net dividend amount per share with a nominal value of 1.00 TL = 2.40 TL, gross/net dividend yield = 240%) from the profit of the period as of the interim accounting period of January 1 2025 - June 30 2025 was distributed, and the payment was made in cash on August 18th 2025.

7.2. NUMBER, STRUCTURE AND INDEPENDENCE OF COMMITTEES FORMED UNDER THE BOARD OF DIRECTORS

The Board of Directors revised the structure and activities of existing committees pursuant to the provisions of the Corporate Governance Communiqué issued by the Capital Market Board according to which it formed Audit Committee, Corporate Governance Committee and Early Risk Identification Committee. The duties and responsibilities of the Nomination Committee and Remuneration Committee provided in the Corporate Governance Communiqué are fulfilled by the Corporate Governance Committee.

Audit Committee

Name Surname	Title	Position
Özge BULUT MARAŞLI	President	Independent Director
Ömer EGESEL	Member	Independent Director

Early Risk Identification Committee

Name Surname	Title	Position
Ömer EGESEL	President	Independent Director
Damla TOLGA BİROL	Member	Independent Director
Özge BULUT MARAŞLI	Member	Independent Director
Metin BONFİL	Member	Independent Director
Alize DİNÇKÖK	Member	Director
Sinan Kemal UZAN	Member	Director

Corporate Governance Committee

Name Surname	Title	Position
Damla TOLGA BİROL	President	Independent Director
Metin BONFİL	Member	Independent Director
Nilüfer AYDIN	Member	Finance Director
Hatice KARA	Member	Corporate Governance and Investor Relations Consultant

As of 28.04.2025; Özge BULUT MARAŞLI has been elected as the Chairperson of the Audit Committee and Member of the Early Detection of Risk Committee, Ömer EGESSEL has been elected as the Chairperson of the Early Detection of Risk Committee and Member of the Audit Committee, Damla TOLGA BİROL has been elected as the Chairperson of the Corporate Governance Committee and Member of the Early Detection of Risk Committee, Metin BONFIL has been elected as the Member of the Early Detection of Risk Committee and Member of the Corporate Governance Committee. Until 28.03.2025, Aycan AVCI served as the Chairperson of the Corporate Governance Committee, Member of the Audit Committee and Member of the Early Detection of Risk Committee. In addition to the committee memberships mentioned above, Özge Bulut Maraşlı and Ömer Egesel served also as Corporate Governance Committee Member until 28.03.2025.

The duties, working principles and members of the committees were determined by the Board of Directors and disclosed to the public via Public Disclosure Platform and corporate website of the Company.

7.3. APPOINTMENT OF INDEPENDENT AUDITOR

Pursuant to Turkish Commercial Code numbered 6102 and Capital Market Law numbered 6362 and as per the resolution of the Board of Directors on the subject matter in consultation with the Audit Committee, it was resolved by majority of votes at the Ordinary General Assembly Meeting held on 28.03.2025 that PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi, be elected as the independent audit firm to audit the financial reports of the Company for the year 2025 and to carry out other activities within the scope of the relevant regulations in these laws.

7.4. REAL ESTATE VALUATION REPORT SUMMARY

Lotus Gayrimenkul Değerleme ve Danışmanlık A.Ş. conducted a real estate valuation study, the summary of which is provided below:

Estimated market value as of 27.12.2024 (20% VAT excluded) : TRY-7,988,410,000. (The amount of investment property in terms of purchasing power as of 30 September 2025 is TRY-10,019,829,737)

7.5. CURRENT STATUS, COMPLETION RATE AND DURATION OF THE PROJECTS, REALIZATION POTENTIAL OF THE PREDICTIONS, PROBLEMS, ETC.

The Company did not undertake any project in the period of 01.01.2025-30.09.2025.

7.6. DETAILED INFORMATION ABOUT LEASES OF PORTFOLIO ASSETS

The portfolio of the Company is comprised of Akmerkez shopping mall, trade center and residence complex. The complex has a total of 600 independent units, 473 of which are owned by Akmerkez GYO comprised of 445 units in the shopping mall and 27 units in the residential section in addition to 1 office.

7.7. RISK MANAGEMENT AND INTERNAL CONTROL MECHANISM

The Board of Directors reviews the efficiency of the risk management and internal control systems at least once a year.

The Board of Directors establishes the internal control systems to include the risk management and information systems and processes which can minimize the impacts of the risks which may affect the stakeholders of the Company, primarily the shareholders, by taking into account the views of the relevant committees of the Board of Directors.

The existing internal control system intended for various purposes including increasing efficiency and productivity in corporate activities, ensuring reliability of financial reporting and compliance with the laws and regulations was audited by KPMG Yönetim Danışmanlığı Anonim Şirketi based on the annual internal audit plan created and the consultancy agreement and the results of the audit were reported to the Audit Committee.

7.8. DEVELOPMENTS IN THE INVESTMENTS, INCENTIVES AND THEIR BENEFICIAL OUTCOMES, IF APPLICABLE

The Company does not have any investment other than the existing real estate.

7.9. FINANCIAL SOURCES OF THE COMPANY, AND NATURE AND AMOUNT OF ANY CAPITAL MARKET INSTRUMENTS ISSUED BY THE COMPANY, IF ANY

Financial sources of the Company consist of rental income. The Company has not issued any securities.

7.10. AMENDMENTS TO THE ARTICLES OF ASSOCIATION

The amendments to Article 6 titled 'Capital and Shares' of the Company's Articles of Association 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 (5 years) and Company's Articles of Association, Article 11 titled 'Board of Directors and Term of Office', were adopted through the majority of votes at the Ordinary General Meeting for 2024 which was held on 28.03.2025.

7.11. REAL ESTATE APPRAISAL COMPANY

The Board of Directors made a resolution according to which Reel Gayrimenkul Değerleme A.Ş. was assigned as the appraisal company to provide appraisal services for each asset included in the portfolio of the Company requiring appraisal as well as the assets which might be acquired by the Company in 2025 in a manner that would require appraisal pursuant to paragraph 2 of the Article 35 of the Communiqué Regarding Principles for Real Estate Investment Trusts (III-48.1) issued by the Capital Market Board.

7.12. CORPORATE GOVERNANCE PRINCIPLES HARMONIZATION RATING

Our Company executed a Corporate Governance Principles Harmonization Rating Agreement dated 11.03.2022 to be valid for three rating periods with Saha Kurumsal Yönetim ve Kredi Derecelendirme Hizmetleri A.Ş. which is licensed to perform rating services in line with the Corporate Governance Principles issued by the Capital Market Board in Turkey. The agreement was renewed on 10.03.2025 to be valid for two more rating periods.

Our first rating for Compliance with Corporate Governance Principles was announced in 2016 (9,22) while the periodical revision rating for 2017 was (9,37). In 2018, this rating (9,37) was confirmed again. In 2019 our rating was announced as (9,43) while the periodical revision rating

for 2020 is updated as (9,44). In 2021 and 2022 our rating was confirmed as (9,44). In 2023, our rating was announced to (9,48) and in 2024 our rating was updated to (9,51). The rating reports and periodical revision reports were disclosed to the investors by means of the Special Condition Disclosure on 06.12.2016, 06.12.2017, 06.12.2018, 06.12.2019, 07.12.2020, 07.12.2021, 07.12.2022, 07.12.2023 and 06.12.2024 respectively.

7.13. THE BUSINESS SEGMENT AND THE POSITION OF THE ENTERPRISE WITHIN THE INDUSTRY:

Shopping Mall Index conducted by Association of Shopping Centers & Investors and Akademetre Research & Strategic Planning reveals that the turnover index increased by 26.5 percent in September 2025, when compared to September of the previous year, progressing to 4,264 points.

Turnovers per leasable area (m2) in shopping malls were TRY 18,256 in Istanbul and TRY 14,921 in Anatolia in September 2025 and the square meter efficiency in Turkey was realized as TRY 16,255.

An increase of 2.2 percent in the shoes category turnovers, an increase of 33.4 percent in the clothing category turnovers, an increase of 26.2 percent in the hypermarket category turnovers, an increase of 17.9 percent in the other category¹ turnovers, an increase of 27.7 percent in the food & beverage category turnovers, an increase of 29 percent in the technology category turnovers, were observed in the Shopping Centers in September 2025 when compared with the same month of the previous year.

The footfall index has not change in September 2025 when compared to the same period of the progressing year.

¹ The other category consists of stores such as construction market, furniture, home textile, souvenir, toy, cinema, personal care and cosmetics, jewelry, hobby, pet shop, tailor and shoe repair services, exchange office, dry cleaning, pharmacy, etc.

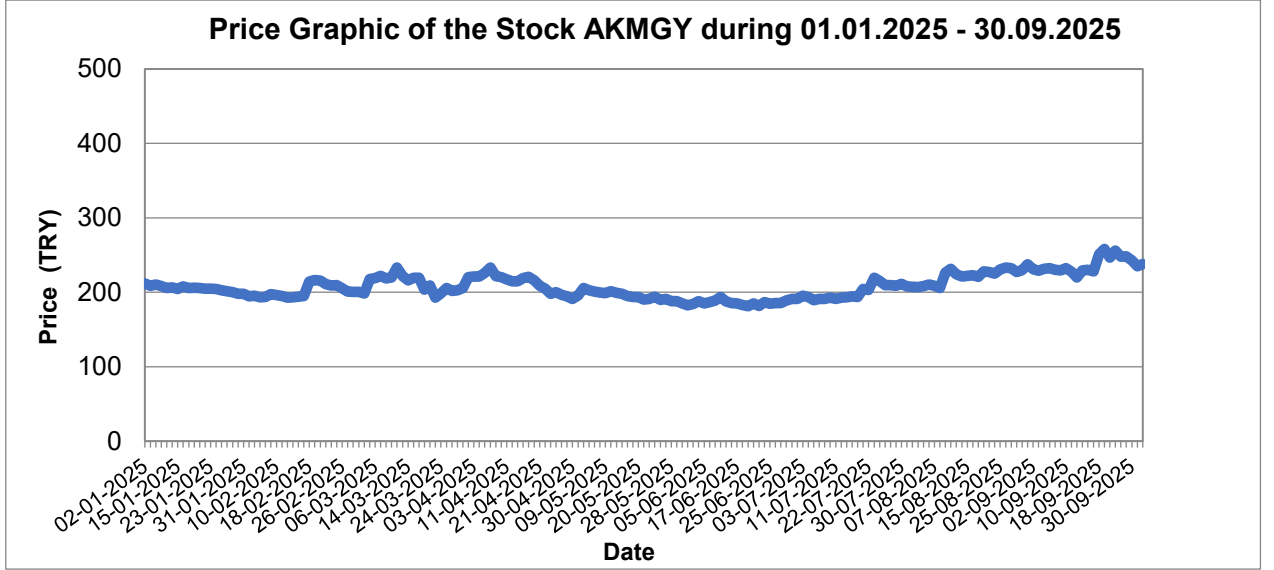
7.14. PENDING LITIGATIONS

LITIGATIONS FILED AGAINST AKMERKEZ GYO A.Ş.

No.	Court	Court File Index No.	Plaintiff	Defendant	Subject of the Lawsuit	Current Status
1	İSTANBUL CIVIL COURT OF PEACE NO. 2	2009/742 New Case No: 2011/124	BERKAY İNCE / INTERVO DIŞ TİCARET VE MÜMESSİLLİK LTD. ŞTİ. (B3 Tower Office Floor 1)	1- AKMERKEZ GYO A.Ş. 2- ÜÇGEN BAKIM	ACTION FOR DAMAGES Claim: TL-100.000	The lawsuit was denied on procedural grounds in favor of the company. The lawsuit was appealed by the Plaintiff and the file is pending before the Supreme Court of Appeals.
2	İSTANBUL CIVIL COURT OF PEACE NO. 17	2019/831	AXA SIGORTA A.Ş.	AKMERKEZ GYO A.Ş.	CANCELLATION OF THE OBJECTION CASE Total Claim: 37.690,85-TL	Axa Insurance set the execution proceedings with recourse against Akmerkez GYO; An objection was made by Akmerkez GYO. Viewing has been carried out in the site; the expert report came to our advantage. The court decided to submit a report by a new panel of experts as the report contradicted the decision submitted to the previous domestic court. On 12.03.2021, new experts made a discovery. A petition containing our objection and statements against the experts report which was delivered on 08.04.2021 and the consequitive supplementary report was submitted. The Case has been dismissed. The reasoned judgement has been delivered to the parties and subsequently the plaintiff has requested an appeal against the judgement. A reply petition has been submitted against the appeal application. The appeal investigation continues.
3	İSTANBUL COMMERCIAL COURT OF FIRST INSTANCE NO. 10	2024/71	BUNY GIDA RESTORAN ORGANİZASYON DANIŞMANLIK İÇ VE DIŞ TİCARET LTD.ŞTİ.	AKMERKEZ GYO A.Ş.	ACTION IN PERSONAM	If it is not possible to return the movable goods as they are, the price The lawsuit requesting to be given has been filed. A response petition was submitted to the case. It was decided to reject the case due to lack of jurisdiction. Following the decision of lack of jurisdiction, the plaintiff filed a lawsuit in the Civil Court of Peace. The case is heard by the Istanbul 9th Civil Court of Peace with the file number 2025/80 E. Witness list presented. The hearing date is currently expected at 09:55 on 16.12.2025.
4	İSTANBUL COMMERCIAL COURT OF FIRST INSTANCE NO. 17	2024/581	ARİF KAPLAN	AKMERKEZ GYO A.Ş.	ACTION FOR DAMAGES	The plaintiff filed a compensation lawsuit regarding the theft of his motorcycle from the parking lot of Akmerkez Trade Center. The lawsuit was reported to Securitas, the company from which we received security services. It was decided to prepare an expert report. The hearing date is currently expected at 11:25 on 04.11.2025.

7.15. OTHER MATTERS

7.15.1. Price Graphic of the Stock AKMGY



7.15.2. Information about the control of portfolio limitations which is set out in second paragraph of article 38 of the Communiqué on the Principles Applicable to Real Estate Investment Partnerships is provided in the 24th note to the financial statement.

7.15.3. Information regarding related party transactions and their account balances which is required to be disclosed to the shareholders pursuant to the legislation is provided in the 19th note to the financial statement.

Sincerely yours,

BOARD OF DIRECTORS