

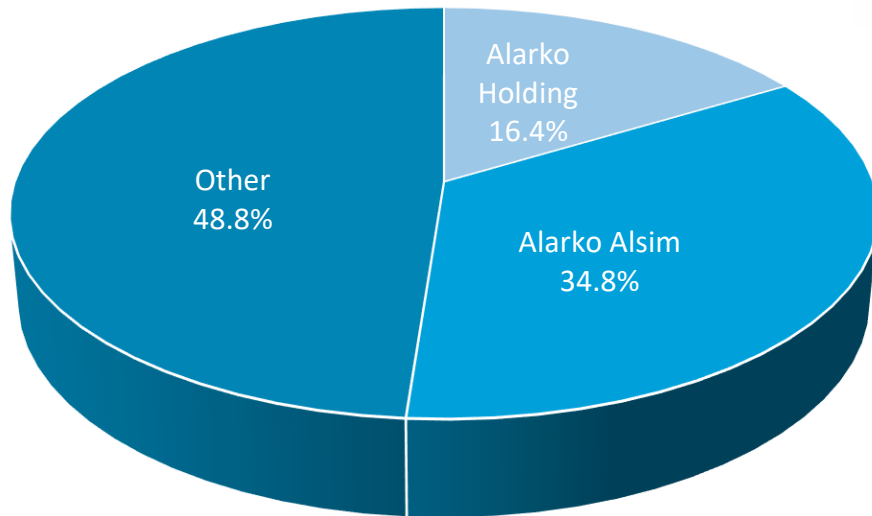


INVESTOR PRESENTATION

June 2025



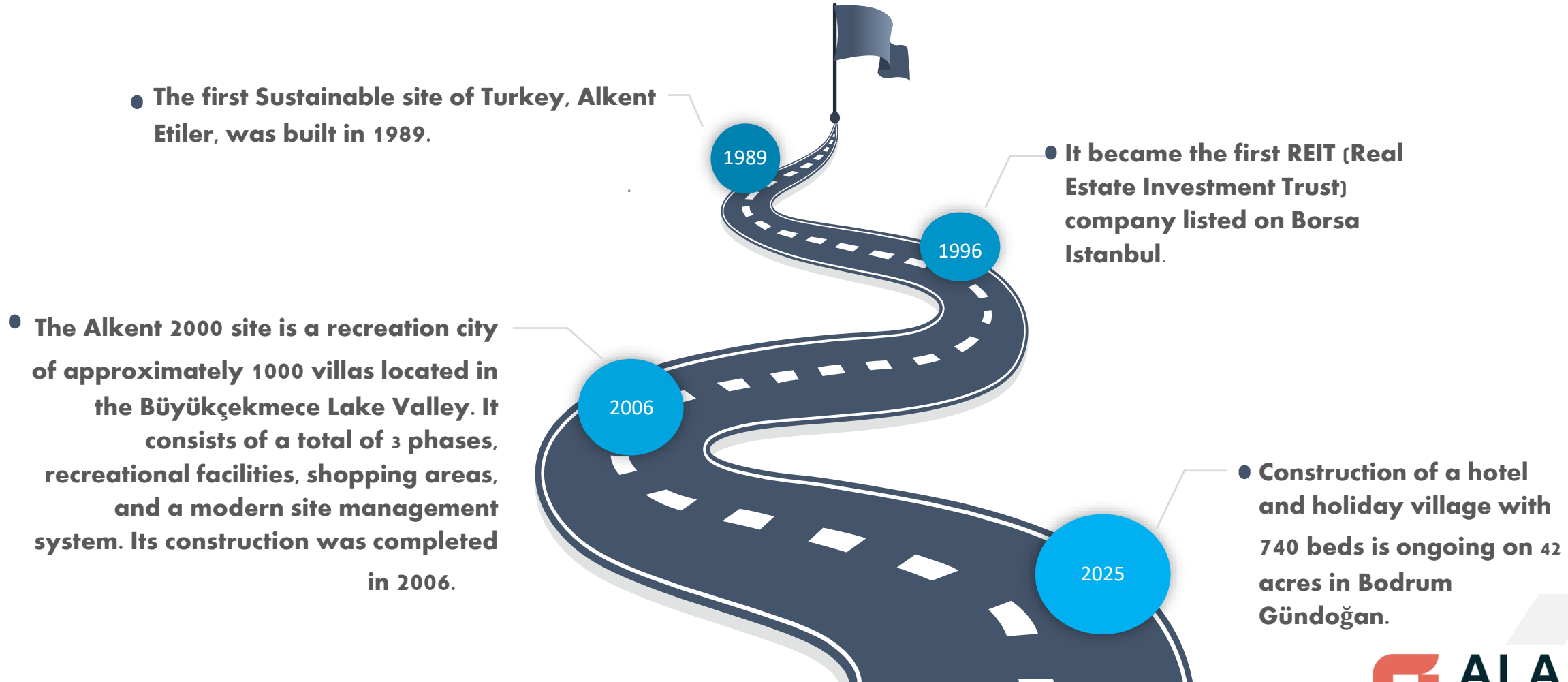
Shareholder Structure



ALARKO GYO In Brief

- Alarko Gayrimenkul initiated its operations in 1996
- First listed REIT in the stock exchange
- Designs and builds high-quality residential communities
- Invests in real estate, real estate projects, real estate related rights, and capital market instruments
- Negotiates the contracts with landowners on a revenue or profit sharing basis
- With its continuously appreciating real estate assets, the company's value increases

THE HISTORICAL DEVELOPMENT OF ALARKO GYO



Portfolio and Rental Revenues



Our Portfolio



Bodrum Hillside

Adress	Küçükbük Neighborhood, Buruncuk Street, No:9 Bodrum, Muğla
Type	Hotel <i>(Incomplete)</i>
Construction area(m²)	52.386 m²
Market Value (31.12.2024- Completion Status*)	8.434.810.000 ₺ (Excluding VAT)



Fethiye Hillside

Adress	Kalemya Bay, Ölüdeniz, Fethiye, Muğla
Type	Hotel
Rentable Area (m²)	24.289 m²
Market Value (31.12.2024)	7.700.000.000 ₺ (Excluding VAT)

Our Portfolio



Alkent 2000 Mall

Adress	Alkent 2000 Neighborhood, Yeditepe Street, No: 1, Büyükcçekmece, İstanbul
Type	Shop
Rentable Area (m²)	756 m²
Market Value (31.12.2024)	103.704.000 ₺ (Excluding VAT)



Alkent Etiler Mall

Adress	Akat Neighborhood, Sera Street, No: 12 Beşiktaş, İstanbul
Type	Shop
Rentable Area (m²)	2.285 m²
Market Value (31.12.2024)	511.848.000 ₺ (Excluding VAT)

Our Portfolio



Karaköy

Adress	Kemankeş Karamustafa Neigborhood, Necatibey Street, No:66 Beyoğlu, İstanbul
Type	Office&Shop
Rentable Area (m²)	1.493 m²
Market Value (31.12.2024)	170.920.000 ₺ (Excluding VAT)



Mosalarko

Adress	Moskova, Marksistkaya Street, Bld. 16
Type	Office
Rentable Area (m²)	6.346 m²
Market Value (31.12.2024)	653.375.587 ₺ (Excluding VAT)

Our Portfolio



Büyükcçekmece

Adress	Karaağaç Neigborhood., Eskice Karaağaç Road, 2420 Ada/17 Parcel & 2452 on Block/2 Parcel & Gülnihal Street., 2452 on Block 3 Parcel
Type	Land
Rentable Area (m²)	622.458 m²
Market Value (31.12.2024)	947.577.000 ₺ (Excluding VAT)



Maslak

Adress	İstanbul, Sarıyer, Pınar Neighborhood., 384 on Block, 11&13 Parsel
Type	Land
Land Area(m²)	18.962 m²
Market Value (31.12.2024)	865.900.000 ₺ (Excluding VAT)

Our Portfolio



Eyüp Topçular

Adress	Topçular Neighborhood Tikveşli Street No:8 Eyüpsultan /İstanbul
Type	Factory
Rentable Area (m ²)	13.959 m ²
Market Value (31.12.2024)	600.000.000 ₺ (KDV Hariç)

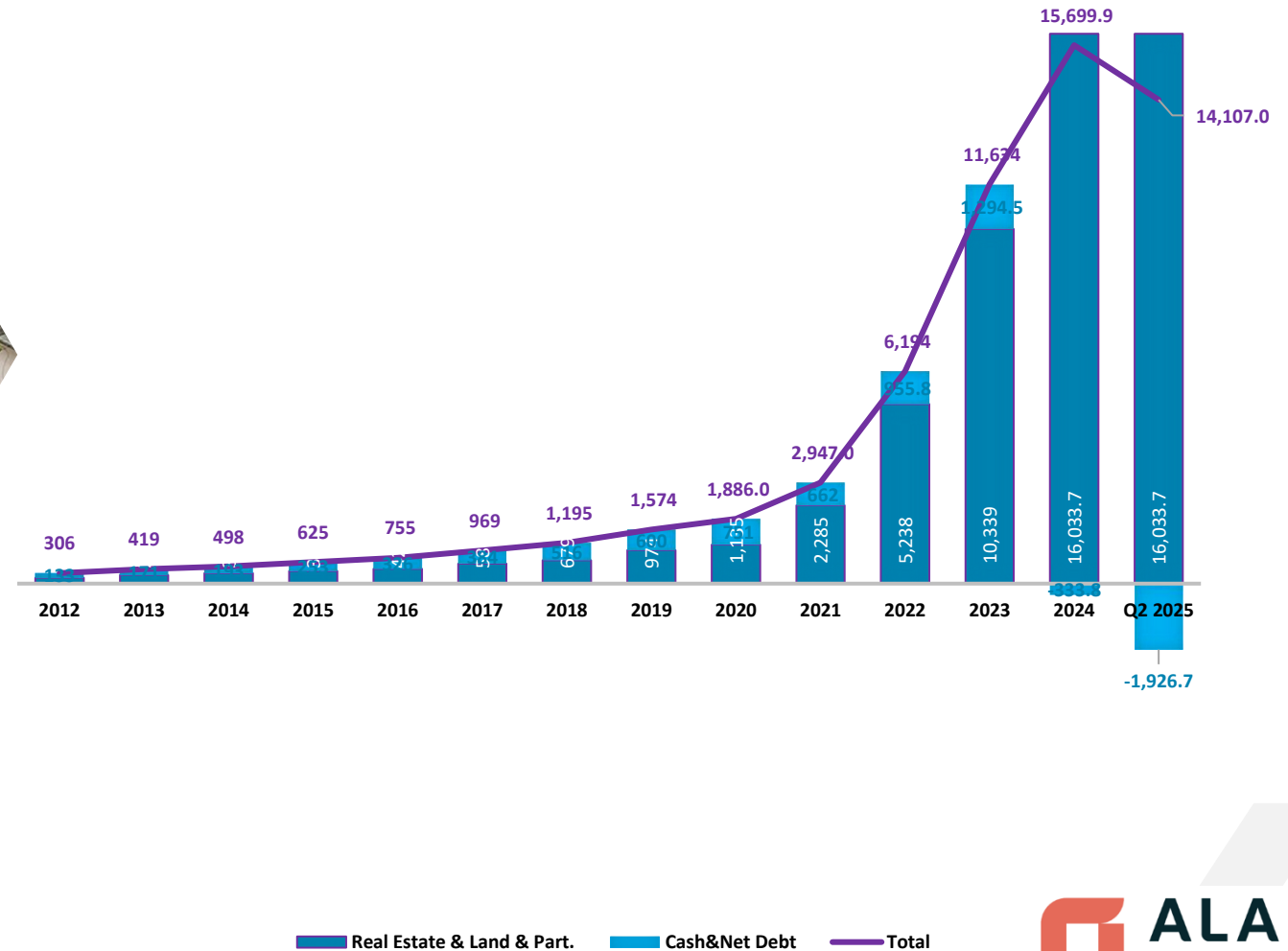


Ankara Çankaya

Adress	Güzeltepe Neighborhood Sedat Simavi Street No: 48 Çankaya-Ankara
Type	Apartment Complex
Rentable Area (m ²)	1.678 m ²
Market Value (31.12.2024)	67.960.000 ₺ (KDV Hariç)

Our Portfolio

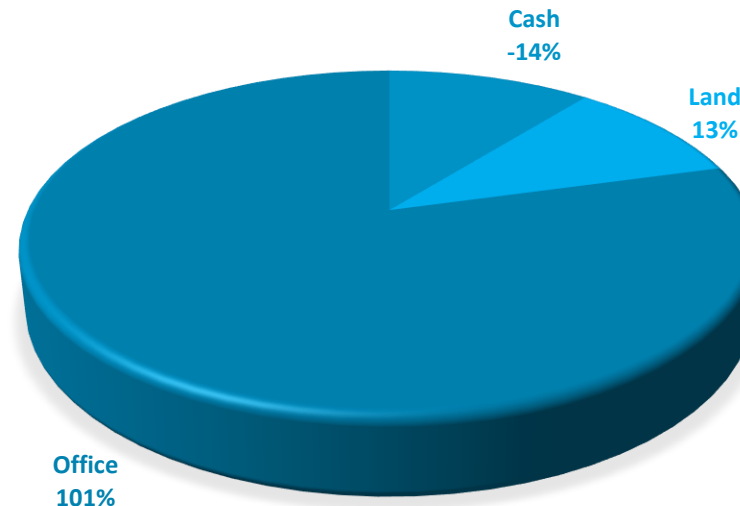
Development of Portfolio (30.06.2025) – TL mn



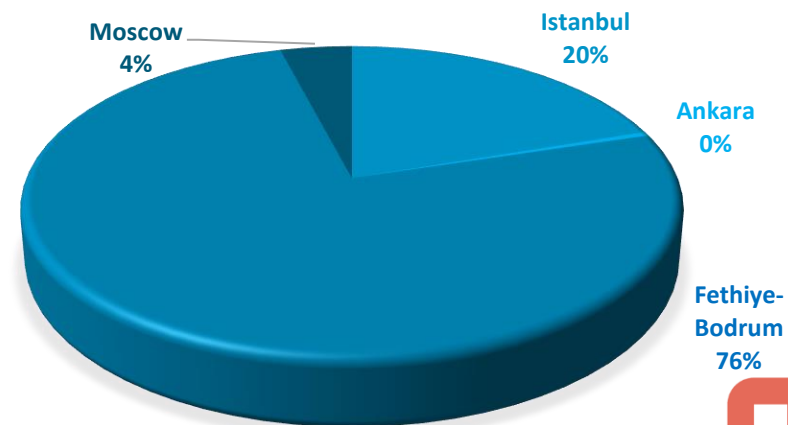
Our Portfolio



Breakdown of Portfolio (30.06.2025)

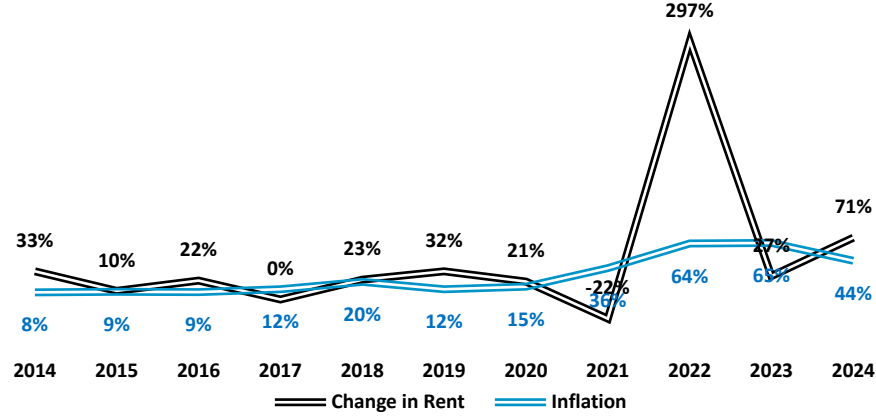


Geographical Breakdown of the Portfolio (30.06.2025)

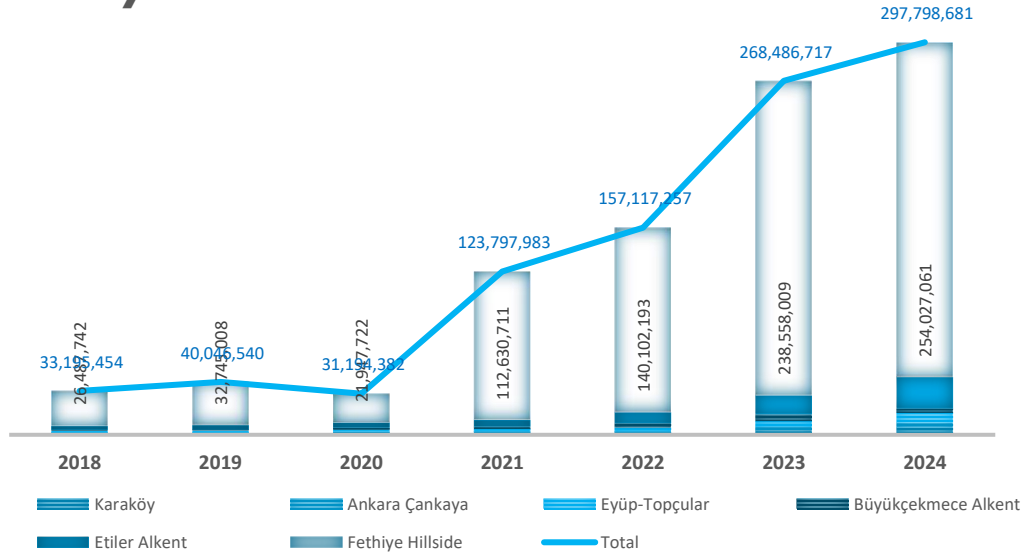


Our Portfolio

Change in Rent Prices & Inflation



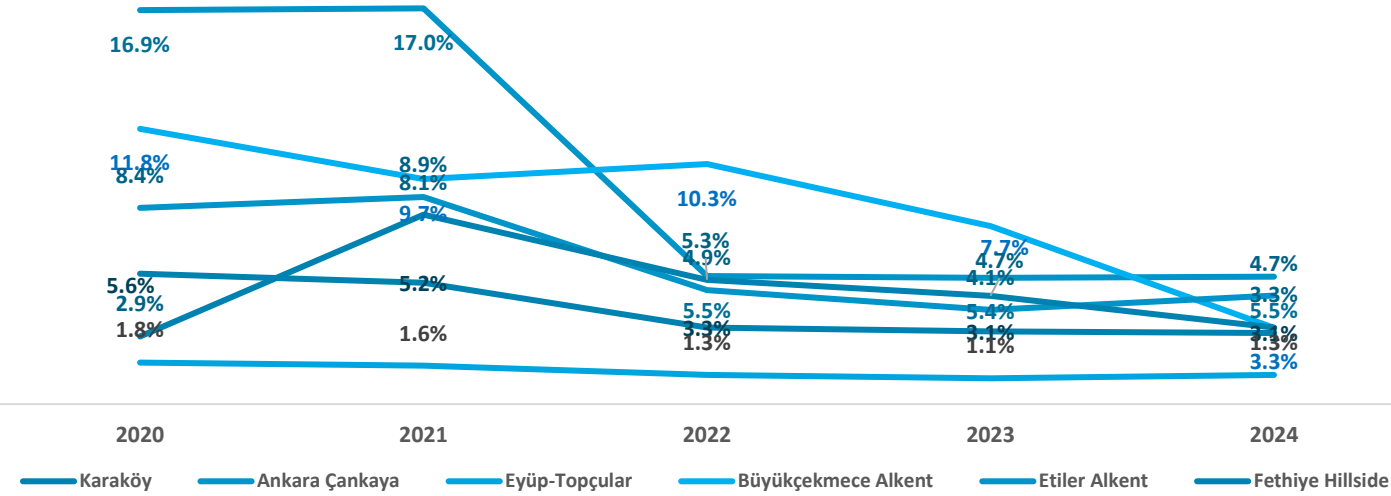
Summary of Rents - TL



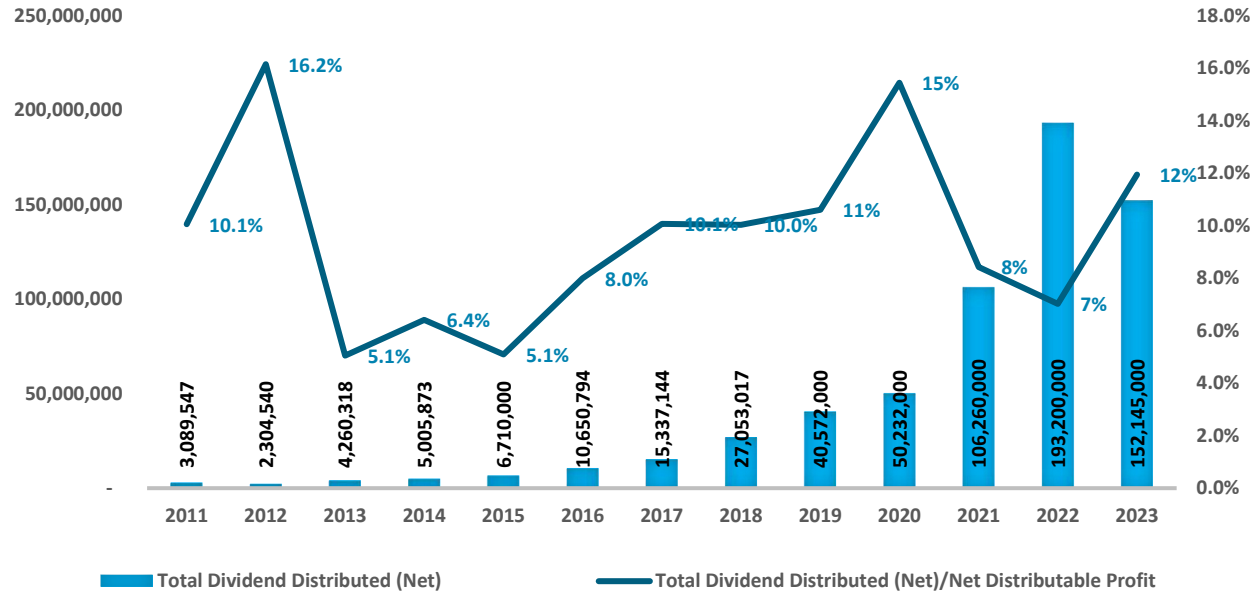
Long-Term
Contracts
with
Strong Tenants

Our Portfolio

Rental Yield



Dividend Distribution Among The Years - TL



Portfolio Outlook

31.12.2024

30.06.2025

Real Estate Portfolio

Maslak Land, Istanbul	845.9	845.9
Land in Eskice Village, Buyukcekmece - Istanbul	947.6	947.6
Alarko Business Center (Karakoy- Istanbul)	170.9	170.9
Alarko Business Center (Ankara)	67.9	67.9
Hillside Beach Club Holiday Village (Fethiye – Muğla)	7,700.0	7,700.0
Factory Building (Eyup– Istanbul)	600.0	600.0
Shops in Etiler (Alkent– Istanbul)	511.8	511.8
Shops in Buyukcekmece (Alkent 2000– Istanbul)	103.7	103.7
Bodrum Gündoğan	4,432.4	4,432.4
Mosalarko	653.4	653.4
Total Real Estate Portfolio	16,033.7*	16,033.7*

Net Cash/ Net Debt

Net Cash Position	(353,9)	(1,926.8)
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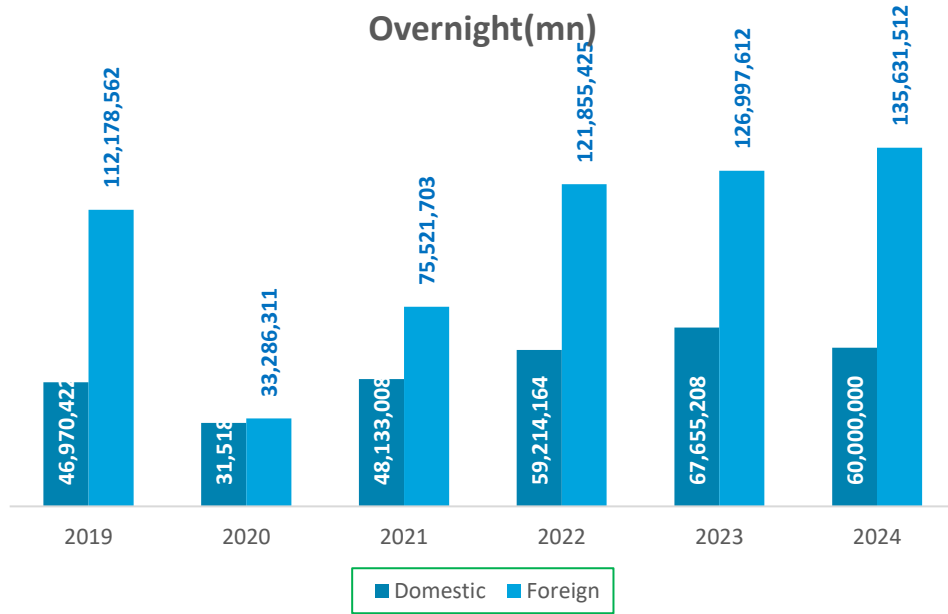
Total Portfolio

Portfolio - TL mn	15,346	14,107
Portfolio - US\$ Mn	405	355

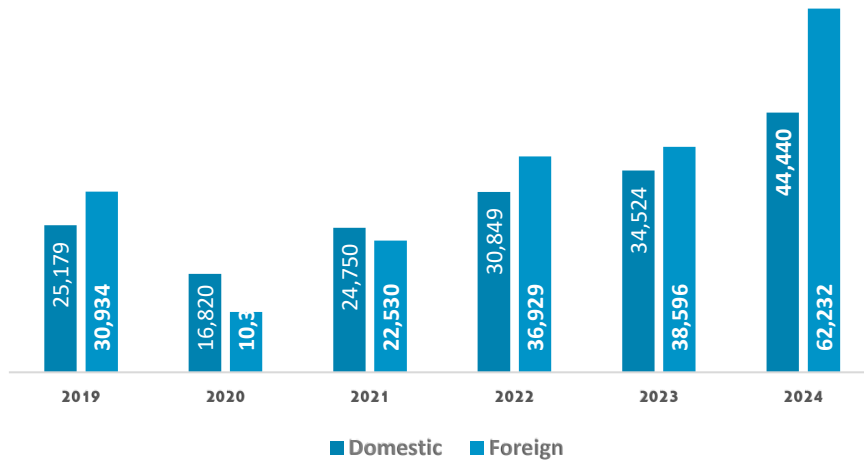
* Participations Included- 0.0 mn TL

Turkey Tourism and Commercial Real Estate Data





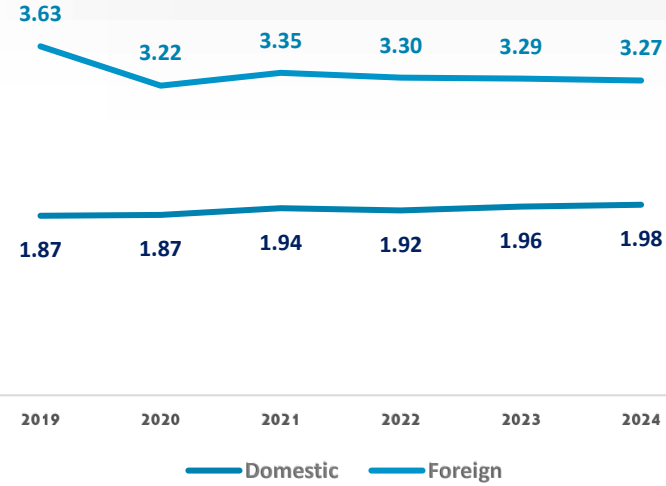
Number of Visitors (mn)



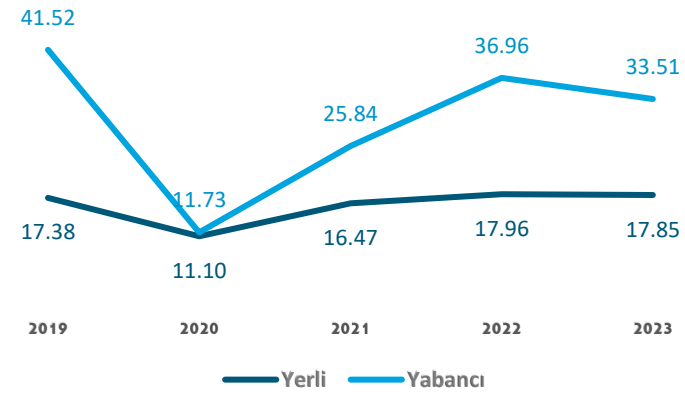
Source:Tüik

Statistics

Avg. Day of Stay



Occupancy (%)



Profit&Loss Summary

TL mn – After TAS ²⁹	Q2 2025	Q2 2024	% Change	1H 25	1H 24
Revenue	90	62	45%	155	127
Gross Profit / Loss	58	58	1%	111	120
General Administrative Costs(-)	37	41	[9%]	68	80
Other Operating Income	56	51	12%	170	278
Other Operating Expense (-)	3	28	-	5	53
Operational Profit / (Loss)	79	44	79%	207	265
Investment Income	3	4	[13%]	3	4
Net Profit / (Loss)	1	[83]	-	37	[78]

Balance Sheet

	Q2 2025	2024	% Change
Assets	22.165	21.022	5%
Current Assets	928	2,2176	[57%]
Cash & Cash Equivalents	191	406	[53%]
Financial Investments	194	1,001	[81%]
Non-current Assets	21,237	18,846	13%
Liabilities	6,355	5,477	16%
Current Liabilities	1,530	652	-
Short-term Financial Liabilities	705	-	-
Short-term Portion of Long Term Financial Liabilities	519	549	[5%]
Non-current Liabilities	4,825	4,825	0%
Long-term Financial Liabilities	1,185	1,339	[12%]
Paid-in Share Capital	289.8	289.8	-
Total Liabilities and Equity	22.165	21.022	5%

Disclaimer

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