



KAMUYU AYDINLATMA PLATFORMU

ALARKO GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Notification Regarding Dividend Payment



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Notification Regarding Dividend Payment

Summary Info	General Assembly Decision Regarding Dividend Distrubition as of 2025
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	31.03.2026
Date of Related General Assembly	28.04.2026
Was The Issue of Dividend Payment Negotiated?	Discussed
Type of Cash Dividend Payment	Payment In Advance
Currency Unit	TRY
Stock Dividend	Will Not Be Paid
The Reason For Applying A Lower Dividend Withholding Rate Than The Current Rate In Calculating Net Amount	Since our company is a Real Estate Investment Trust (REIT), the withholding tax rate on dividends is zero.

Information Regarding How To Calculate That Lower Dividend Withholding Rate Than The Current Rate	Since our company is a Real Estate Investment Trust (REIT), the withholding tax rate on dividends is zero.
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Cash Dividend Payment Amount and Rates

Share Group Info	Payment	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (%)	Withholding Rate (%)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (%)
A Grubu, İşlem Görmüyor, TREALGY00011	Payment In Advance	0,0500000	5	0	0,0500000	5
B Grubu, İşlem Görmüyor, TREALGY00029	Payment In Advance	0,0500000	5	0	0,0500000	5
C Grubu, ALGYO, TRAALGYO91Q5	Payment In Advance	0,0500000	5	0	0,0500000	5

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	12.05.2026	12.05.2026	14.05.2026	13.05.2026

- (1) The date that the dividend will be paid and the share will start trading without dividend right (proposed).
- (2) The date that the dividend will be paid and the share will start trading without dividend right (finalized).
- (3) Date of entry to the accounts of the shareholders whose shares are traded on the stock exchange.
- (4) Date of determination of the right holders of the type of shares traded on the stock exchange.

Amount and Rate of Cash Dividend Stock Dividend Payment

Share Group Info	Amount of Stock Dividend (TL)	Rate of Stock Dividend (%)
A Grubu, İşlem Görmüyor, TREALGY00011	0	0
B Grubu, İşlem Görmüyor, TREALGY00029	0	0
C Grubu, ALGYO, TRAALGYO91Q5	0	0

Additional Explanations

At the General Meeting of AlarkoGayrimenkul Yatırım Ortaklığı A.Ş. held on April 28, 2026;

To distribute a cash dividend in the total amount of TRY 101,430,000 to the shareholders, within the scope of the dividend distribution proposal prepared in accordance with the Capital Markets Board legislation, the Company's Articles of Association and the Company's Dividend Distribution Policy, such amount to be covered from retained earnings in the CMB financial statements and from the period profit in the statutory records was decided by a majority vote.

This is hereby announced to the public.

The English translation of this disclosure is attached hereto. In case of any discrepancy between the Turkish and English versions, the Turkish version shall prevail.

Supplementary Documents

Appendix: 1 DIVIDEND DISTRIBUTION TABLE FOR 2025.pdf

Appendix: 2 2025 YILI KAR PAYI DAĞITIM TABLOSU.pdf

DIVIDEND DISTRIBUTION TABLE

ALARKO GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2025/31.12.2025 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital 2.028.600.000

2. Total Legal Reserves (According to Legal Records) 490.442.149,93

Information on privileges in dividend distribution, if any, in the Articles of Association: None.

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	-2.032.343.878	320.574.225,92
4. Taxes Payable (-)	90.489.248	16.730.968,55
5. Net Current Period Profit	-2.122.833.126	303.843.257,37
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	15.192.163	15.192.162,87
8. Net Distributable Current Period Profit	-2.138.025.289	288.651.094,5
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	0	0
9. Donations Made During The Year (+)	3.750	0
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	-2.138.021.539	288.651.094,5
11. First Dividend to Shareholders	0	0

* Cash	0	0
* Stock	0	0
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees	0	0
* To the Members of the Board of Directors	0	0
* To Non-Shareholders	0	0
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	0	101.430.000
16. Secondary Legal Reserves	10.143.000	10.143.000
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	0	177.078.094,5
20. Other Distributable Resources	101.430.000	0

Dividend Payment Rates Table

Share Group	CASH DIVIDEND AMOUNT (TL) - NET	STOCK DIVIDEND AMOUNT (TL)	TOTAL DIVIDEND AMOUNT (TL) / NET DISTRIBUTABLE CURRENT PERIOD PROFIT (%)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (TL)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (%)
A Grubu	8.250	0	0	0,05	5
B Grubu	11.750	0	0	0,05	5
C Grubu	101.410.000	0	0	0,05	5
TOTAL	101.430.000	0	0	0,05	5

Dividend Rate Table Explanations

By the Board of Directors of Alarko Gayrimenkul Yatırım Ortaklığı A.Ş.;

In accordance with the Capital Markets Board Regulations, the Company's Articles of Association, and the Company's Dividend Distribution Policy, as set forth in the attached dividend distribution proposal; to distribute a cash dividend of 101,430,000 TL to shareholders, to be funded from prior years' profits in the Capital Markets Board financial statements and from the period's profit in the legal records;

It was decided by unanimous vote of the participants to commence the cash dividend distribution process on May 12, 2026;

It was decided by unanimous vote of the participants to submit this proposal to the shareholders for approval at the 2025 Annual General Meeting.

This is hereby announced to the public.

The English translation of this disclosure is attached hereto. In case of any discrepancy between the Turkish and English versions, the Turkish version shall prevail.

We proclaim that our above disclosure is in conformity with the principles set down in "Material Events Communiqué" of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we're personally liable for the disclosures.