

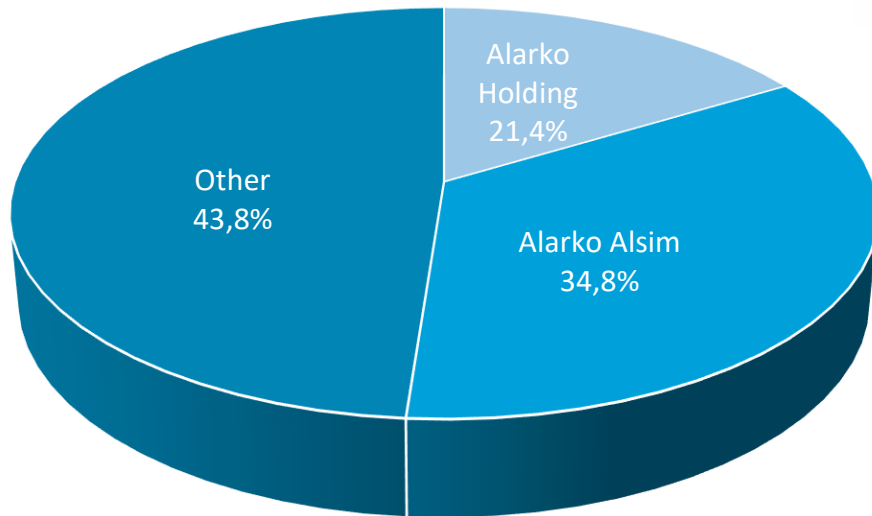


INVESTOR PRESENTATION

June 2026



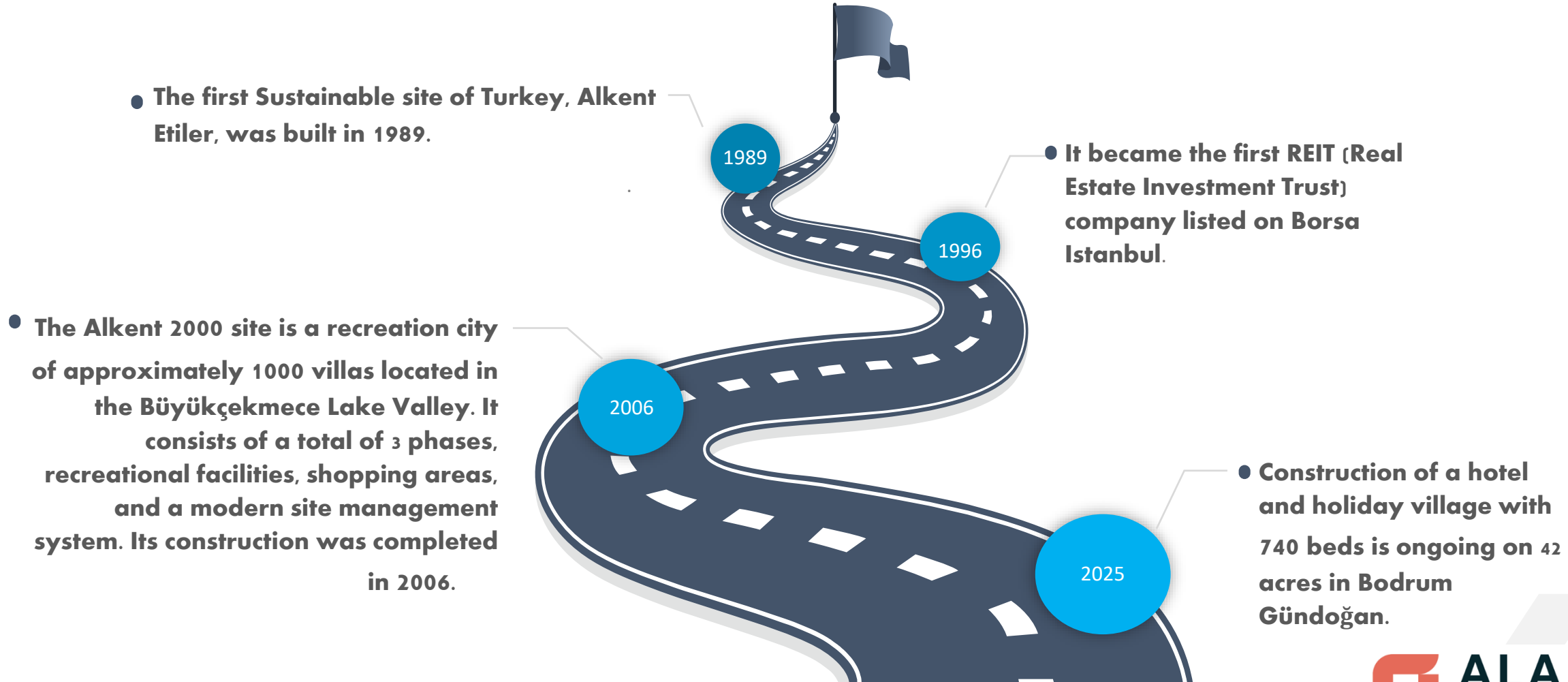
Shareholder Structure



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 (31.12.2025- Completion Status*)	7.873.542.000 ₺ (Excluding VAT)



Fethiye Hillside

Adress	Kalemya Bay, Ölüdeniz, Fethiye, Muğla
Type	Hotel
Rentable Area (m²)	24.289 m²
Market Value (31.12.2025)	10.030.000.000 ₺ (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 (31.12.2025)	135.840.000 ₺ (Excluding VAT)



Alkent Etiler Mall

Adress	Akat Neighborhood, Sera Street, No: 12 Beşiktaş, İstanbul
Type	Shop
Rentable Area (m²)	2.285 m²
Market Value (31.12.2025)	708.233.000 ₺ (Excluding VAT)

Our Portfolio



B y k ekmece

Adress	Karaa�a� Neighborhood., Eskice Karaa�a� Road, 2420 Ada/17 Parcel & 2452 on Block/2 Parcel & G�lnihal Street., 2452 on Block 3 Parcel
Type	Land
Rentable Area (m²)	622.458 m²
Market Value (31.12.2025)	1.266.090.000 ₺ (Excluding VAT)

Maslak

Adress	�stanbul, Sar�yer, Pınar Neighborhood., 384 on Block, 11&13 Parsel
Type	Land
Land Area(m²)	18.962 m²
Market Value (31.12.2025)	1.122.930.000 ₺ (Excluding VAT)



Our Portfolio



Eyüp Topçular

Adress	Topçular Neighborhood Tikveşli Street No:8 Eyüpsultan /İstanbul
Type	Factory
Rentable Area (m²)	13.959 m²
Market Value (31.12.2025)	822.000.000 ₺ (KDV Hariç)



Ankara Çankaya

Adress	Güzeltepe Neighborhood Sedat Simavi Street No: 48 Çankaya-Ankara
Type	Apartment Complex
Rentable Area (m²)	1.678 m²
Market Value (31.12.2025)	91.280.000 ₺ (KDV Hariç)

Our Portfolio

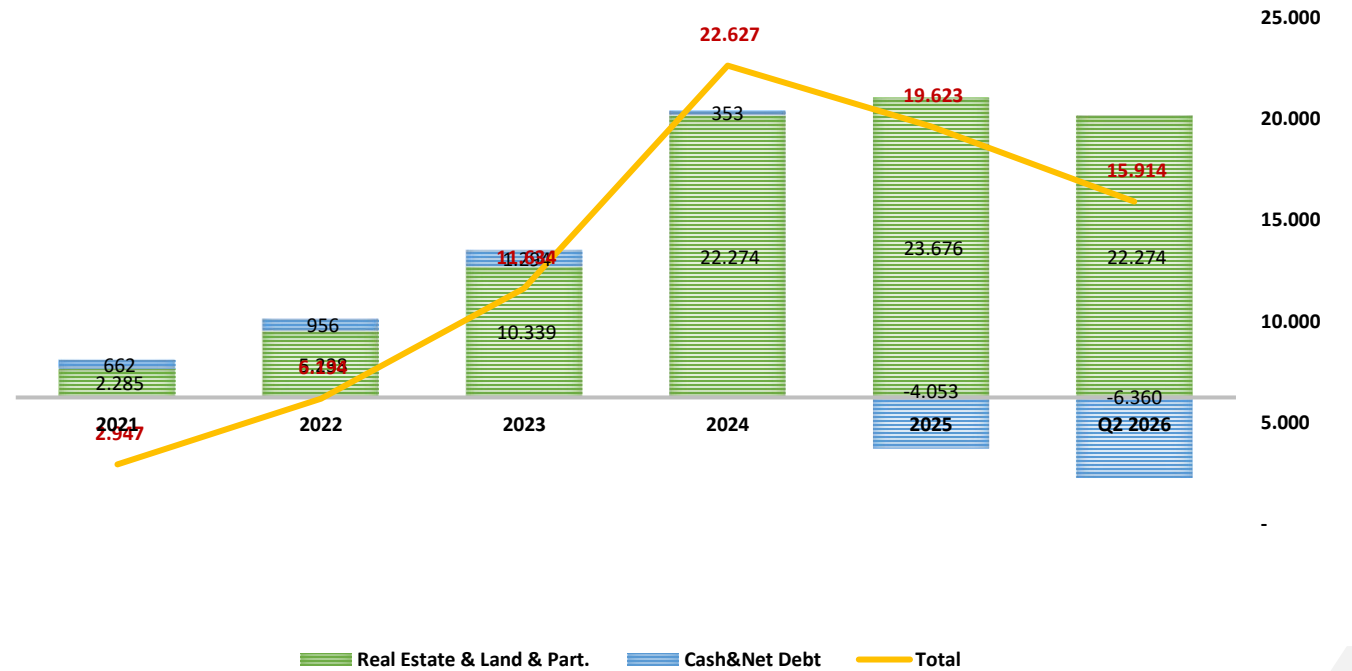


Karaköy

Adress	Kemankeş Karamustafa Neighborhood, Necatibey Street, No:66 Beyoğlu, İstanbul
Type	Office&Shop
Rentable Area (m²)	1.493 m²
Market Value (31.12.2025)	224.270.000 ₺ (Excluding VAT)

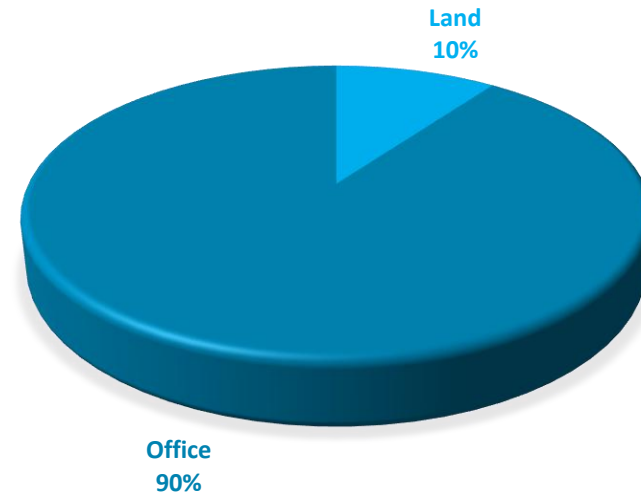
Our Portfolio

Development of Portfolio (30.06.2026) – TL mn

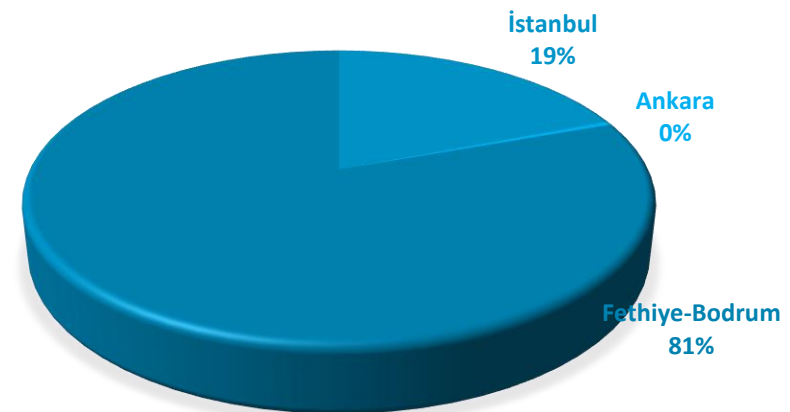


Our Portfolio

Breakdown of Portfolio (30.06.2026)

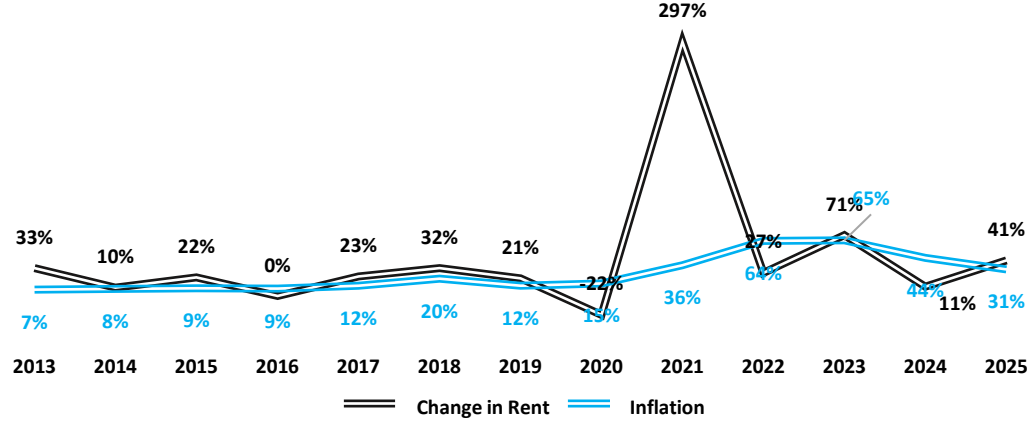


Geographical Breakdown of the Portfolio (30.06.2026)

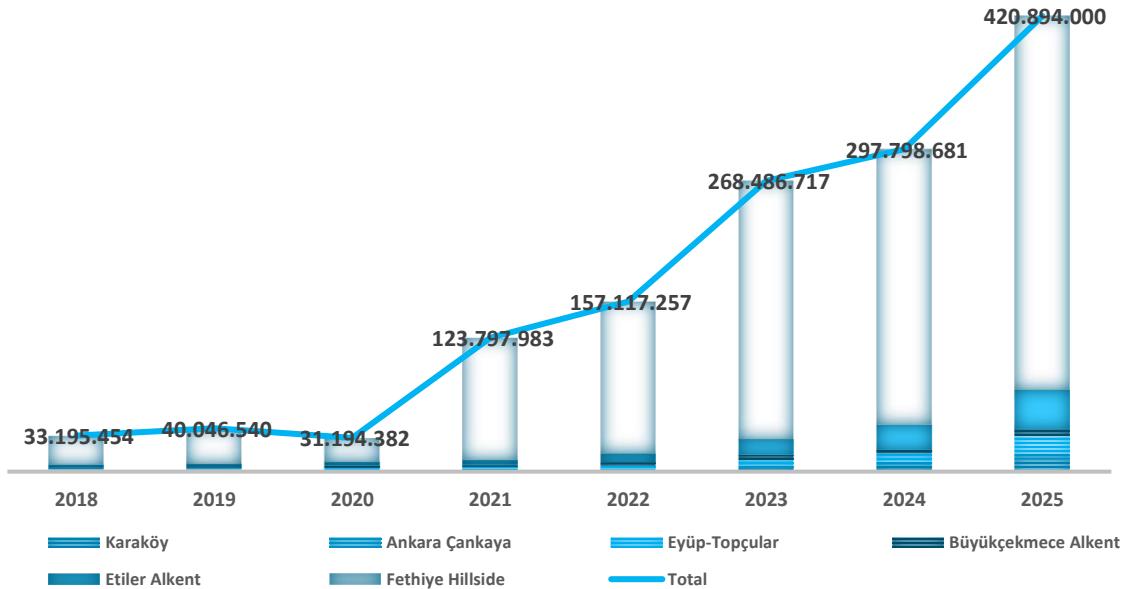


Our Portfolio

Change in Rent Prices & Inflation



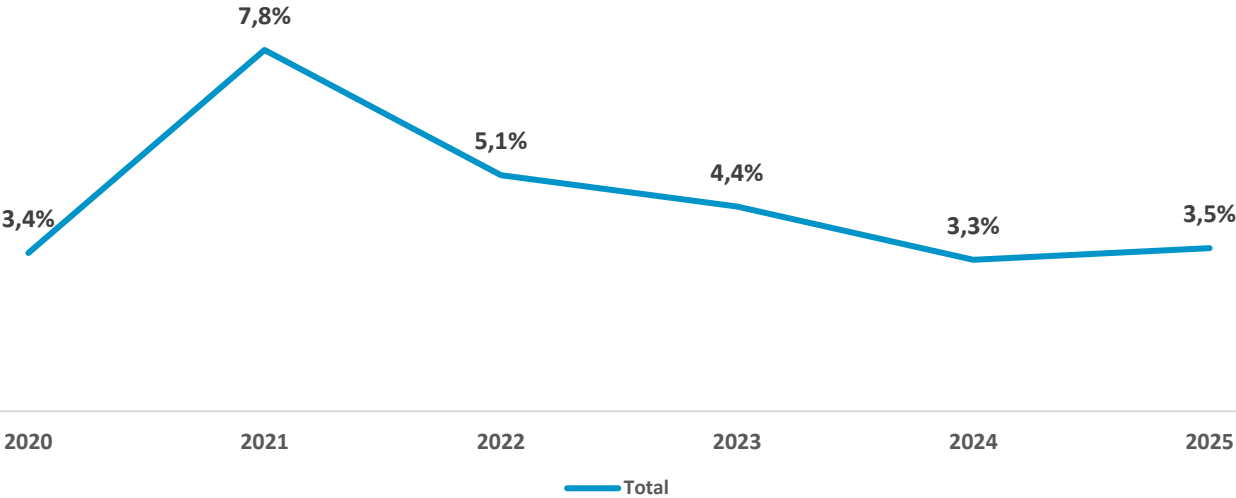
Summary of Rents - TL



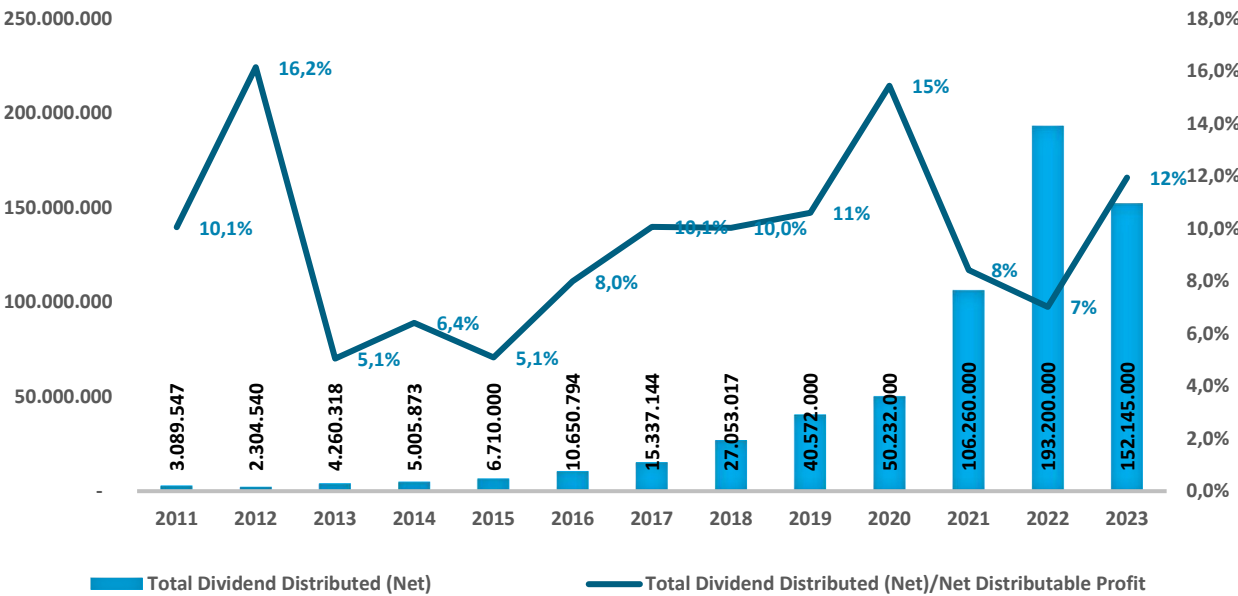
Long-Term
Contracts
with
Strong Tenants

Our Portfolio

Rental Yield



Dividend Distribution Among The Years - TL



Portfolio Outlook

30.06.2026

31.12.2025

Real Estate Portfolio

Maslak Land, Istanbul	1,122.9	1,122.9
Land in Eskice Village, Buyukcekmece - Istanbul	1,266.1	1,266.1
Alarko Business Center (Karakoy- Istanbul)	224.3	224.3
Alarko Business Center (Ankara)	91.3	91.3
Hillside Beach Club Holiday Village (Fethiye – Muğla)	10,030	10,030
Factory Building (Eyup– Istanbul)	822.0	822.0
Shops in Etiler (Alkent– Istanbul)	708.2	708.2
Shops in Buyukcekmece (Alkent 2000– Istanbul)	135.8	135.8
Bodrum Gündoğan	7,873.5	7,873.5
Total Real Estate Portfolio	22,274.2*	22,274.2*

Net Cash/ Net Debt

Net Cash Position	(6,360,0)	(4,052.9)
--------------------------	------------------	------------------

Total Portfolio

Portfolio - TL mn	16,112	18,221
Portfolio - US\$ Mn	345.9	424.7

* Participations Included- 0.0 mn TL

Profit&Loss Summary

TL mn	H1 2026	H1 2025	% Change	Q2 2026	Q2 2025	% Change
Revenue	111,7	119,6	[7%]	57,9	61,9	[6%]
Gross Profit / Loss	81,9	95,0	[14%]	42,6	48,9	[13%]
General Administrative Costs(-)	81,2	58,2	40%	36,3	31,9	14%
Other Operating Income	124,3	218,8	[43%]	105,7	72,0	47%
Other Operating Expense (-)	67,0	5,9	-	2,7	3,2	[16%]
Operational Profit / (Loss)	58,1	249,8	[77%]	109,3	85,8	86%
Investment Income	3,8	4,2	[10%]	3,8	4,2	[10%]
Net Profit / (Loss)	395,5	127,0	211%	334,0	29,8	-

Balance Sheet

	Q2 2026	2025
Assets	31,368	28,547
Current Assets	1,137	928
Cash & Cash Equivalents	250	166
Financial Investments	127	142
Non-current Assets	30,232	27,619
Liabilities	12,297	10,227
Current Liabilities	4,840	2,530
Short-term Financial Liabilities	3,534	1,190
Short-term Portion of Long Term Financial Liabilities	770	800
Non-current Liabilities	7,457	7,697
Long-term Financial Liabilities	2,433	2,948
Paid-in Share Capital	2,028.6	289.8
Total Liabilities and Equity	31,368	28,547

Disclaimer

Alarko Gayrimenkul Yatirim Ortakligi (the “Company”) has prepared this presentation (the “Presentation”) in order to provide investors with general information about the Company. The contents of this Presentation is based on public information and on data provided by the Company’s management. Neither the Company nor any of its directors, managers or employees nor any other person shall have any liability whatsoever for any loss arising from use of this presentation.

This presentation does not constitute an offer or invitation to purchase the securities of the Company. Investors and prospective investors interested in the securities of the Company are required to conduct their own independent investigations and appraisal of the business, financial condition of the Company and the nature of its securities. Except for the historical information contained herein, the statements made in this Presentation with respect to the Company’s plans, strategies, beliefs and other prospective matters are forward-looking statements that involve risk and uncertainty that are not under the Company’s control which may cause actual results to differ materially from those anticipated.

Except where otherwise indicated, this Presentation speaks as of the date hereof. We undertake no duty to update or revise any forwardlooking statements, whether as a result of new information, future events or otherwise.