

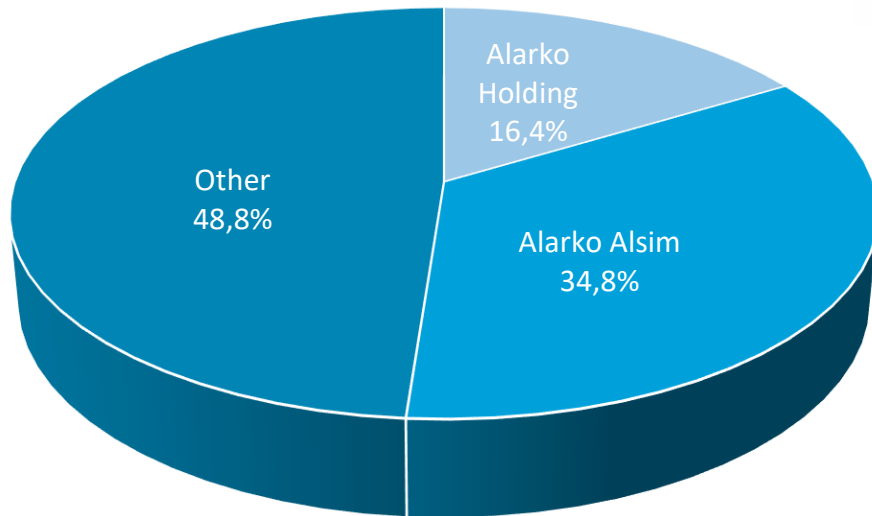


INVESTOR PRESENTATION

December 2024



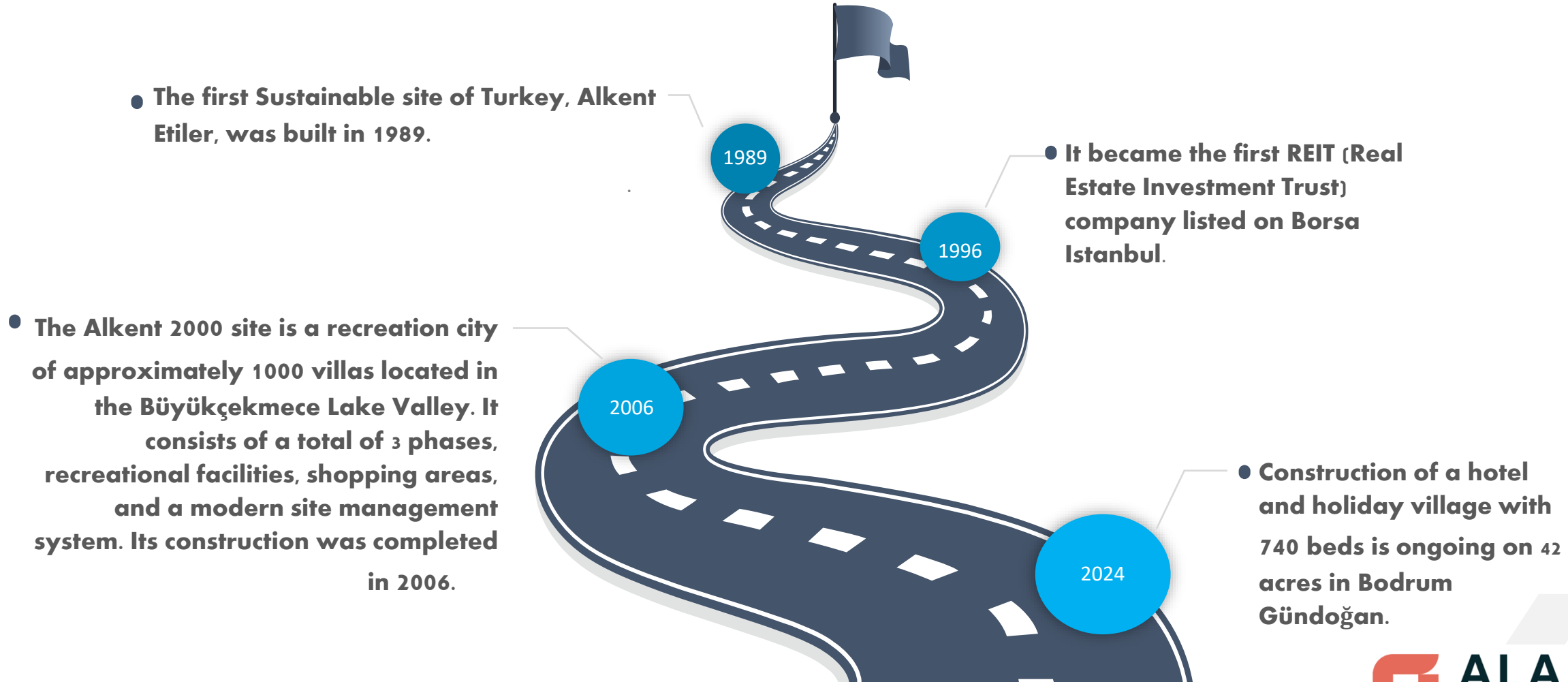
Shareholder Structure



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 Neighbourhood, 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



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 (31.12.2024)	947.577.000 ₺ (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 (31.12.2024)	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)

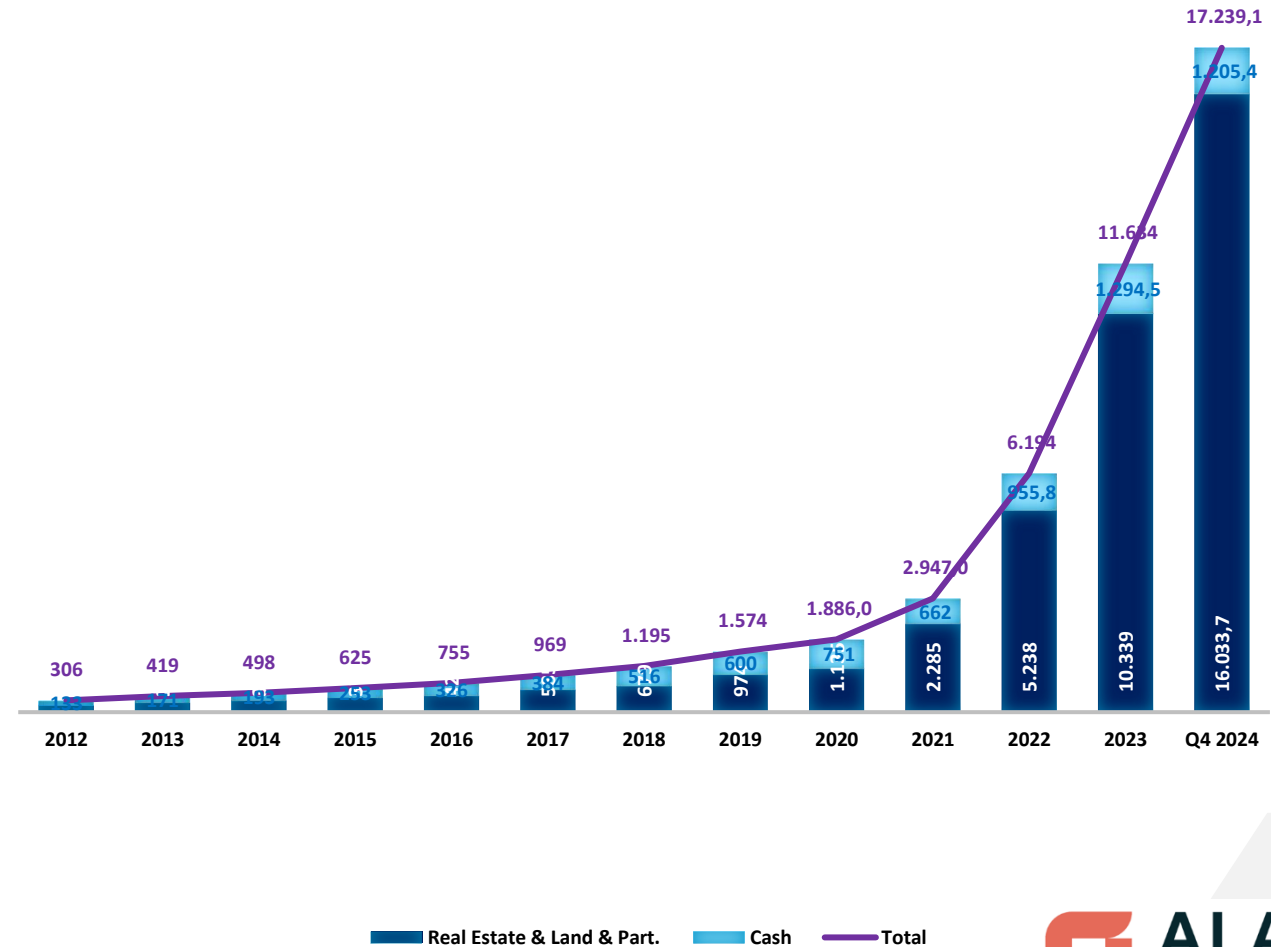


Ankara Çankaya

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

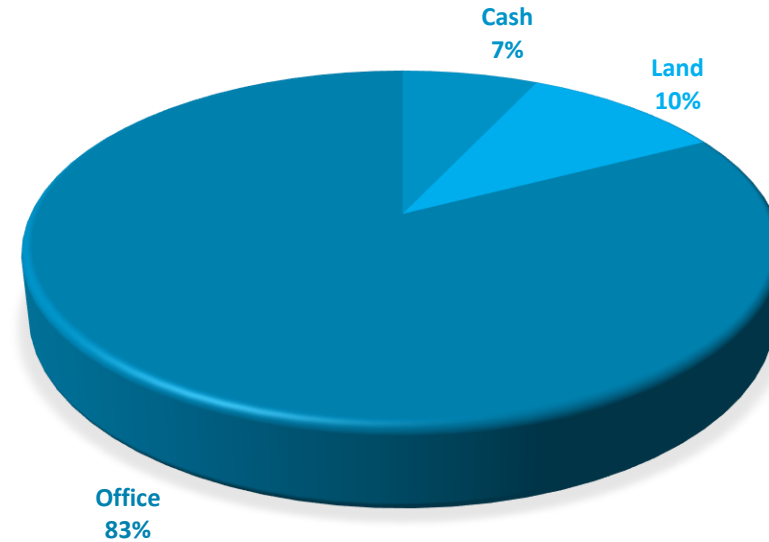
Development of Portfolio (31.12.2024) – TL mn



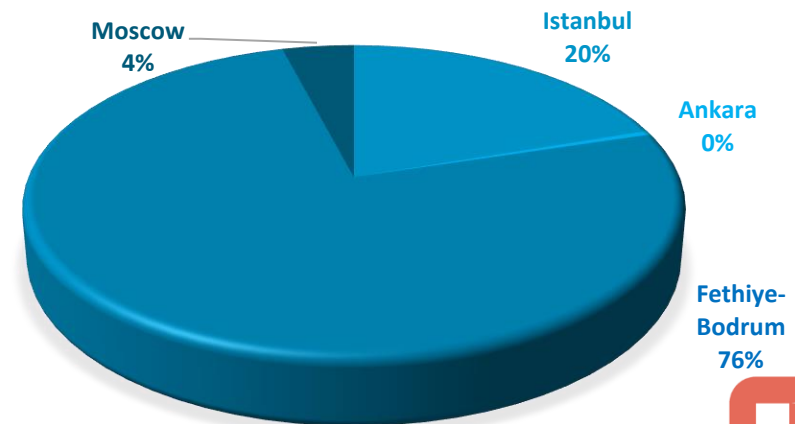
Our Portfolio



Breakdown of Portfolio (31.12.2024)

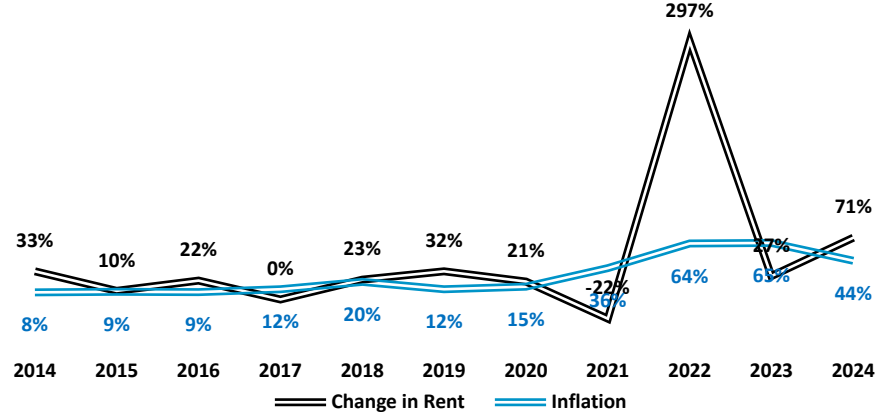


Geographical Breakdown of the Portfolio (31.12.2024)

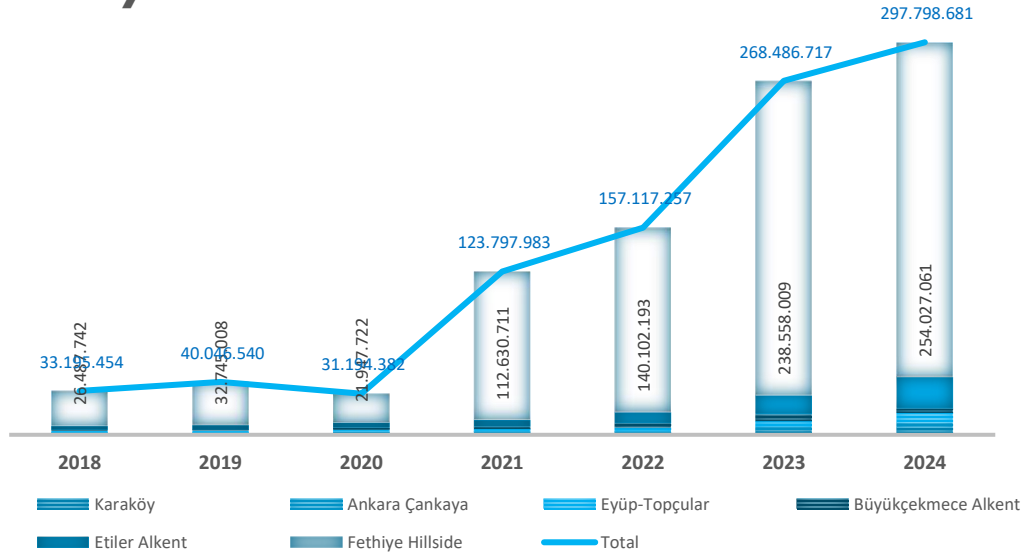


Our Portfolio

Change in Rent Prices & Inflation



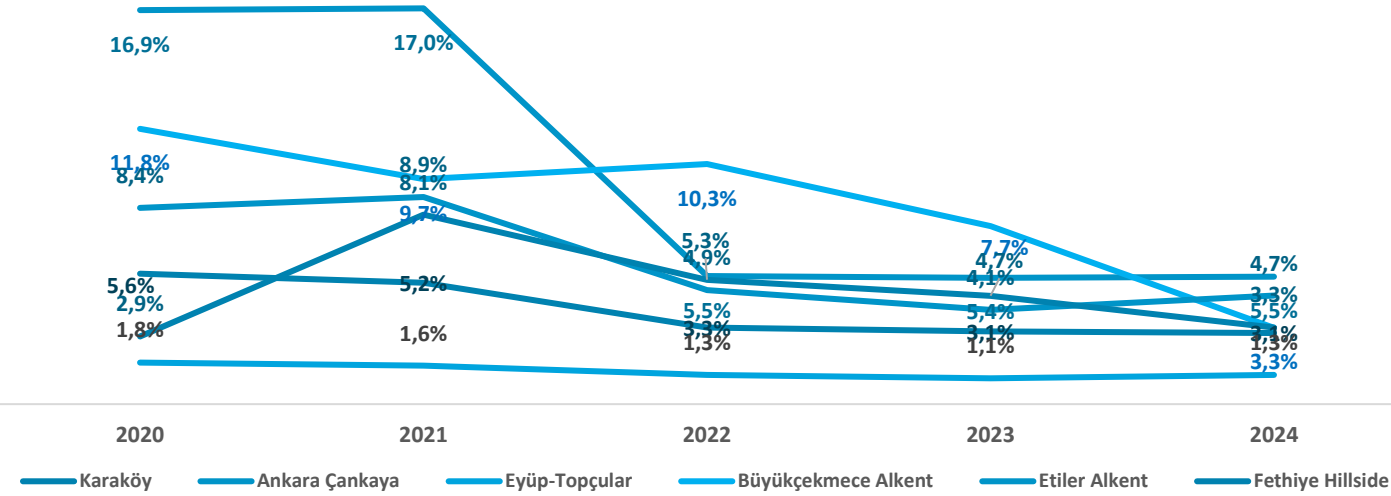
Summary of Rents - TL



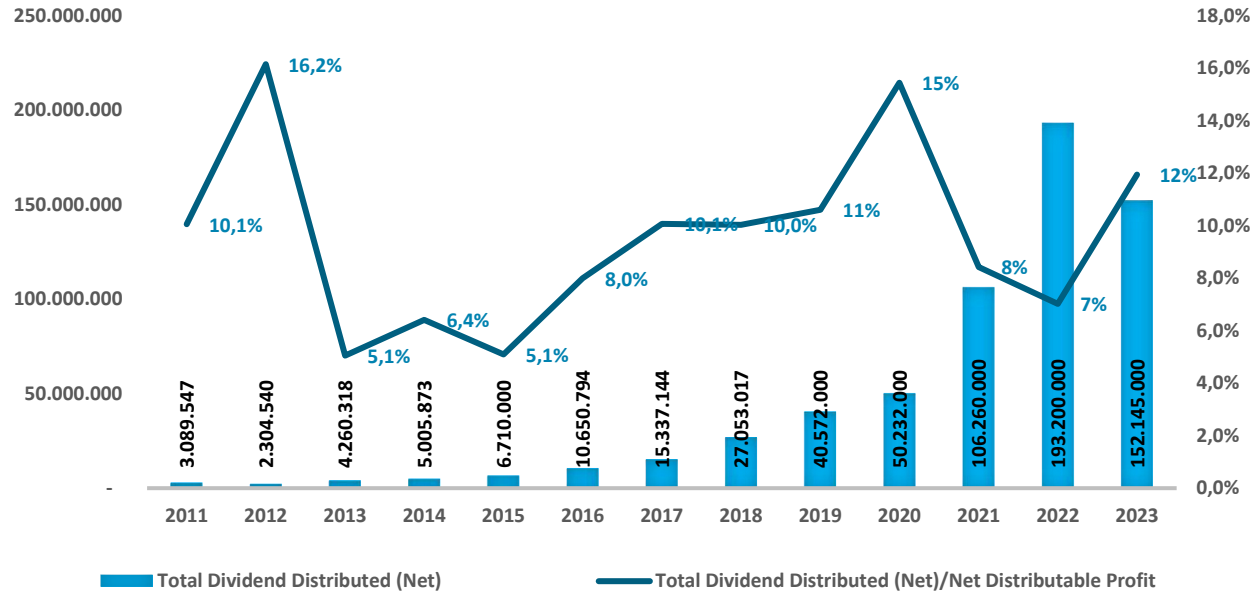
Long-Term
Contracts
with
Strong Tenants

Our Portfolio

Rental Yield



Dividend Distribution Among The Years - TL



Portfolio Outlook

31.12.2023

31.12.2024

Real Estate Portfolio

Maslak Land, Istanbul	561.1	845.9
Land in Eskice Village, Buyukcekmece - Istanbul	678.4	947.6
Alarko Business Center (Karakoy- Istanbul)	108.8	170.9
Alarko Business Center (Ankara)	44.2	67.9
Hillside Beach Club Holiday Village (Fethiye – Muğla)	5,120.0	7,700.0
Factory Building (Eyup– Istanbul)	416.0	600.0
Shops in Etiler (Alkent– Istanbul)	352.8	511.8
Shops in Buyukcekmece (Alkent 2000– Istanbul)	68.0	103.7
Bodrum Gündoğan	2,511.7	4,432.4
Mosalarko	478.4	653.4
Total Real Estate Portfolio	10,339.4*	16,033.7*

Cash and Cash Equivalents

Cash and Cash Equivalents	1,758.7	1,205.4
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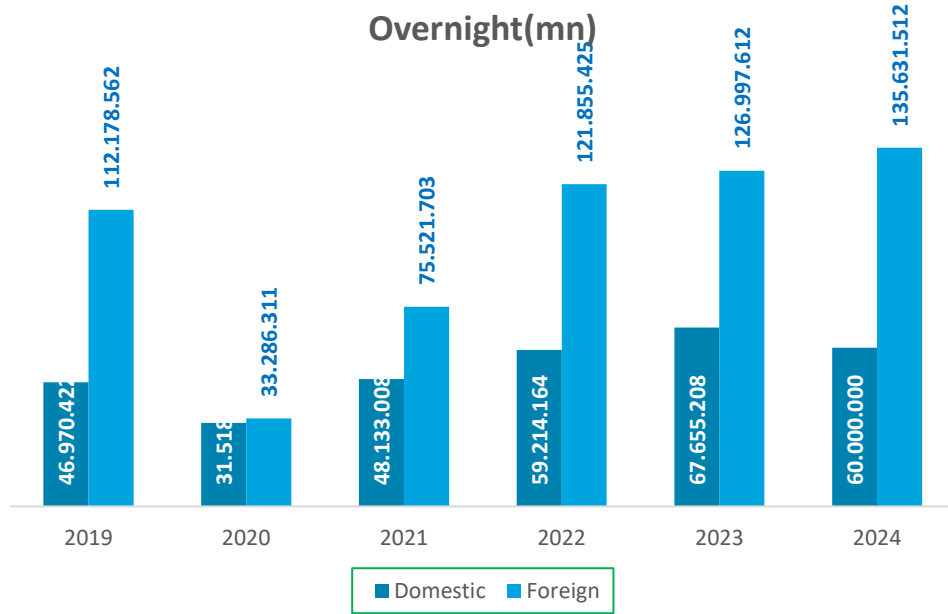
Total Portfolio

Portfolio - TL mn	12,098.1	17,239.1
Portfolio - US\$ Mn	350	569

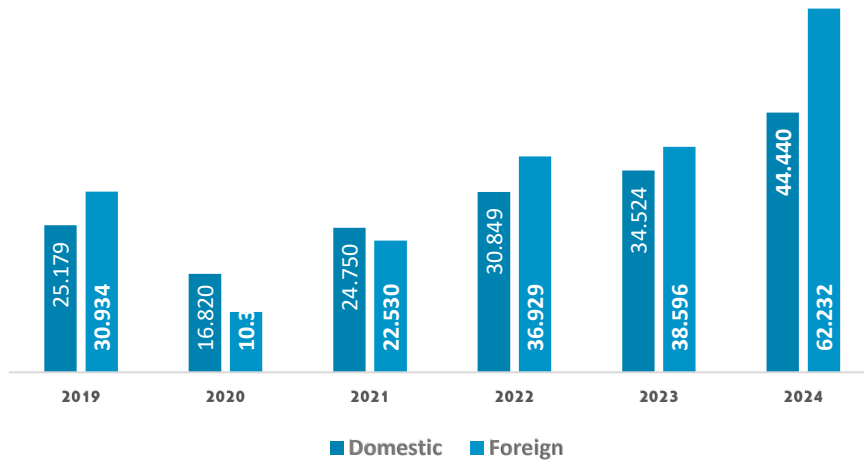
* Participations Included- 0.0 mn TL

Turkey Tourism and Commercial Real Estate Data





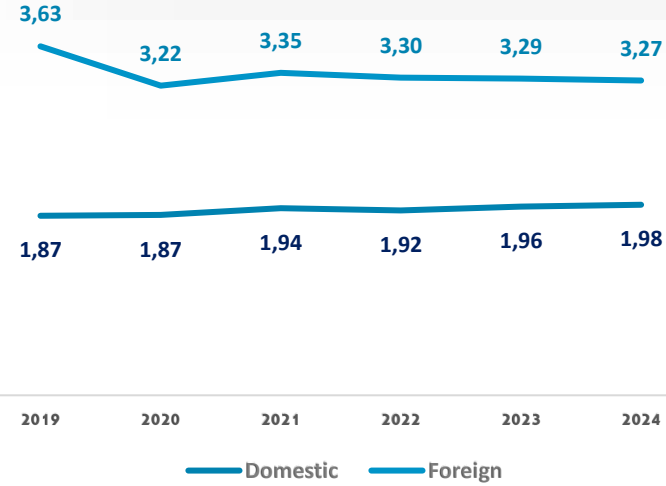
Number of Visitors (mn)



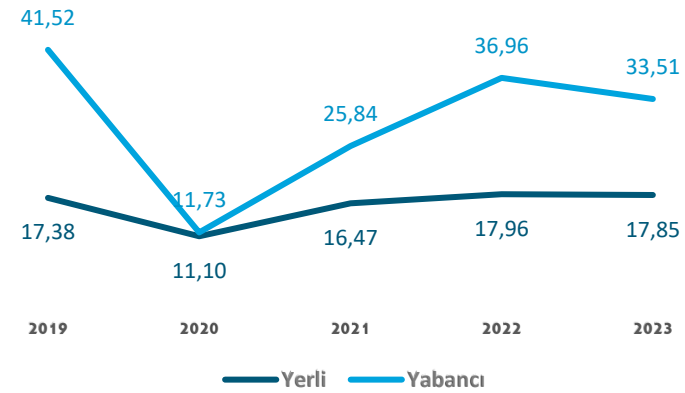
Source:Tüik

Statistics

Avg. Day of Stay



Occupancy (%)



Profit&Loss Summary

TL mn – After TAS 29	2024	2023	% Change
Revenue	371	473	[22%]
Gross Profit / Loss	348	461	[25%]
General Administrative Costs(-)	113	95	19%
Other Operating Income	1.257	2.203	[43%]
Other Operating Expense (-)	78	51	53%
Operational Profit / (Loss)	1.414	2.619	[46%]
Investment Income	3	63	-
Net Profit / (Loss)	446	1.862	[76%]

*Türkiye Accounting Standards 29-Inflation Accounting Included

Balance Sheet

	2024	2023	% Change
Assets	18.018	16.753	9%
Current Assets	1.865	2.635	[29%]
Cash & Cash Equivalents	348	250	39%
Financial Investments	858	1.464	[42%]
Non-current Assets	16.153	14.118	14%
Liabilities	4.495	1.224	284%
Current Liabilities	559	373	50%
Short-term Financial Liabilities	-	-	-
Short-term Portion of Long Term Financial Liabilities	470	229	105%
Non-current Liabilities	4.136	850	a.d
Long-term Financial Liabilities	1.147	698	64%
Paid-in Share Capital	289,8	144,9	100%
Total Liabilities and Equity	18.018	16.753	9%

Disclaimer

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