ALARKO GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

REPORT ON THE USE OF PROCEEDS FROM THE CAPITAL INCREASE OF ALARKO GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

1. PURPOSE OF THE REPORT

This Report on the Use of Proceeds from the Capital Increase (“**Report**”) has been prepared pursuant to the provision set forth in the first paragraph of Article 33 of the Communiqué on Shares No. VII-128.1 (“**Communiqué on Shares**”) of the Capital Markets Board (“**CMB**”), which provides that “*... in paid-in capital increases to be carried out by publicly held corporations whose shares are traded on the stock exchange, it is mandatory to prepare a report on the purposes for which the proceeds to be obtained from the capital increase will be used, for such report to be resolved by the board of directors, submitted to the Board during the application for approval of the prospectus or the issue document, and disclosed to the public.*”

The purpose of this Report is to determine and report, within the framework of the first paragraph of Article 33 of the Communiqué on Shares, the purposes and areas of use of the proceeds to be obtained from the relevant capital increase, within the scope of the increase of Alarko Gayrimenkul Yatırım Ortaklığı A.Ş.’s (“**Company**”) existing paid-in capital of TRY 2,028,600,000, within its registered capital ceiling of TRY 10,000,000,000, by TRY 4,057,200,000, corresponding to 200%, to TRY 6,085,800,000, with the entire increased amount to be covered in cash through a paid-in capital increase, pursuant to the resolution of the Company’s Board of Directors dated 15.06.2026.

2. GENERAL INFORMATION

Trade Name: Alarko Gayrimenkul Yatırım Ortaklığı A.Ş.
Head Office Address: Muallim Naci Cad. No: 69 34347 Ortaköy-Beşiktaş / İstanbul
Trade Registry No.: Istanbul Trade Registry Office / 155313-0
Tax Office: Large Taxpayers Tax Office
Tax No.: 0510023040
Field of Activity: The Company’s principal field of activity is to engage in the purposes and activities set forth in the CMB’s regulations regarding real estate investment companies. In this regard, the Company engages in activities such as investing in real estate, real estate projects and capital market instruments. Accordingly, the Company complies with the CMB’s regulations and the relevant legislation in respect of its operating principles, portfolio investment policies and management limitations.
Stock Exchange on Which It Is Traded: Borsa Istanbul A.Ş. / Main Market
Registered Capital Ceiling: TRY 10,000,000,000
Issued Capital: TRY 2,028,600,000
Corporate Website: https://www.alarkogyo.com.tr/

3. SHAREHOLDING STRUCTURE

Name-Surname / Trade Name of the Shareholder	Share in the Capital (TRY)	Share in the Capital (%)
Alsim Alarko Sanayi Tesisleri ve Ticaret Anonim Şirketi	705,603,216.02	34.78
Alarko Holding Anonim Şirketi	434,759,313.20	21.43
Other	888,237,470.78	43.79
TOTAL	2,028,600.00	100.00

4. RATIONALE FOR THE CAPITAL INCREASE

With the paid-in capital increase planned to be carried out pursuant to the resolution of our Company's Board of Directors dated 15.06.2026 and numbered 517, it is aimed to reduce the financial debts incurred in the process of financing the construction project of the 5-star hotel located at Muğla, Bodrum, Gündoğan Buruncuk Block 363, Parcel 10, which is included in our Company's portfolio, and thereby to enable the Company to attain a healthier financial structure.

5. PLANNED AREAS OF USE OF THE FUNDS TO BE OBTAINED AS A RESULT OF THE CAPITAL INCREASE

It has been resolved to increase our Company's issued capital of TRY 2,028,600,000, within its registered capital ceiling of TRY 10,000,000,000, by TRY 4,057,200,000, corresponding to 200%, to TRY 6,085,800,000, through a paid-in capital increase by exercising the pre-emptive rights of the existing shareholders.

The gross cash inflow expected to be obtained from the sale of the shares to be issued for the paid-in capital increase planned at a rate of 200% is projected to be TRY 4,057,200,000, and the estimated net cash inflow to be provided within the scope of the paid-in capital increase is projected to be TRY 4,043,415,000 after deducting the estimated issue costs of approximately TRY 13,785,000.

The funds expected to be obtained as a result of this capital increase are planned to be used in the area specified below.

Area of Use of the Funds	Planned Use Ratio
Repayment of our Company's financial debts	%100
Total	**%100**

5.1. REPAYMENT OF FINANCIAL DEBTS

The funds to be obtained will be used in line with the interests of our investors for the purposes of making principal and interest repayments aimed at reducing the financial burden on the Company, reducing the Company's debt stock and financing costs, and thereby ensuring a stronger financing structure. All of the debts planned to be repaid are cash-based.

The Company will use the funds obtained from the capital increase as stated above, and during such use, the cash on hand will be utilized, taking into account the applicable portfolio limitations, through Turkish Lira-denominated time deposits and/or purchases of securities such as investment funds, and/or by any other means that may provide similar protection in order to preserve the value of the funds. During the said period, the Company will decide which of these methods will be used for the utilization of the relevant funds and the terms of such utilization in accordance with the interests of the Company, within the framework of global and local economic conditions.

MEHMET AHKEMOĞLU	HARUN HANNE MORENO
ÜMİT NURİ YILDIZ	ALPASLAN SERPEN
BEDRİYE BANU KÖKER	NESLİHAN TONBUL

NERGİS AYVAZ BUMEDİAN