

**Marmaris Altinyunus Turistik Tesisler A.Ş. - Report About the Use of the Fund
Obtained from Capital Increase**

Date of the Report	:	18.02.2026
Purpose of the Report	:	<p>Pursuant to Article 33 of the Capital Markets Board's ("Board") Communiqué No. VII-128.1 on Shares, titled "Disclosures Regarding the Use of Funds Obtained from Rights Issues," publicly held companies are required to prepare a report on the purposes for which the funds obtained following a rights issue capital increase have been utilized. This report must be prepared within ten business days following the announcement of the first two financial statements that include the results of the relevant capital increase, and it must be disclosed on the Company's website and on the Public Disclosure Platform (KAP). In accordance with the same provision, if the utilization of the entire proceeds obtained from the rights issue capital increase extends beyond these disclosures, a material event disclosure must be made within ten business days following the date on which the total amount of the funds has been utilized. This Report has been prepared by the Company's Audit Committee within the scope of the relevant obligation. With the resolution of our Board of Directors dated 24.06.2025 and numbered 16, the reconstruction of the Divan Talya Hotel and the renovation of the Conference Center project were re-evaluated. Due to the approximately 7-month suspension in the construction process, the effects of the increase in budgeted costs—both for works that were ongoing during the suspension period and those that had not yet commenced—arising from the prevailing economic conditions, as well as certain project enhancements implemented to support the targeted segment and profitability criteria at the current stage of the project, it was resolved to carry out a private placement capital increase allocated to Koç Holding A.Ş. The Company's application for the private placement capital increase was approved by the Capital Markets Board on 4 December 2025, and within the scope of the said capital increase, the sale of the shares issued was completed on 22 December 2025 on the Wholesale Market of Borsa İstanbul A.Ş. Accordingly, the Company's share capital was increased by TRY 1,672,957, and the total sales proceeds amounted to TRY 1,599,999,345.23, calculated based on the base price of TRY 956.39 determined over the 10-day weighted average price on Borsa İstanbul for shares with a nominal value of TRY 1.00. The new share capital was registered by the Antalya Trade Registry Directorate as of 04.02.2026 and was announced in the Turkish Trade Registry Gazette dated 04.02.2026 and numbered 11515. The total costs incurred by the Company for the capital increase amounted to TRY 5,264,718.49, a significant portion of which consists of payments made to regulatory authorities, with the remaining portion comprising brokerage service fees, sworn-in certified public accountant report expenses, notary, and registration costs. Within this scope, the net proceeds obtained by our Company from the capital increase amount to TRY 1,594,734,626.74.</p>
Issued Capital	:	8,640,048 TL
Capital Increase Amount	:	1,672,957

Shareholding Structure	:	Shareholders	Share in Capital (TL)	Capital Share (%)				
		Koç Holding A.Ş.	5,191,338.15	60.08				
		Family Danışmanlık Gayrimenkul ve Ticaret A.Ş.	1,593,375.00	18.44				
		Members of Koç Family	201,993.75	2.34				
		Others	1,653,341.10	19.14				
		Toplam	8,640,048	100.00				
Use of Funds Obtained	:	<p>As explained above, the net proceeds obtained by our Company from the capital increase amount to TRY 1,594,734,626.74.</p> <p>The entirety of these funds is being utilized, in line with the same purpose as the utilization area of the approximately TRY 1.2 billion gross proceeds previously obtained from the capital increase carried out in 2023—also through a private placement to our main shareholder, Koç Holding A.Ş.—all of which had likewise been fully allocated to the same project, for the completion of the construction of the Divan Talya Hotel, located in the Muratpaşa district of Antalya, and the renovation of the Conference Center, and for the related works required to render the hotel operational.</p> <p>Of the total proceeds amounting to TRY 1,594,734,626.74 obtained from the capital increase, TRY 354,712,542 (22.24%) had been utilized as of 31.12.2025. This amount has been used for construction progress payments (contractor entitlements) and for the procurement of kitchen, spa, and HVAC equipment, as well as for project implementation, engineering, and architectural consultancy services.</p> <p>Within this scope, the structural works and façade works have been fully completed, while architectural and landscaping works are ongoing.</p> <table border="1" data-bbox="453 1435 1449 1608"> <thead> <tr> <th>Area of Use</th> <th>Usage Rate</th> </tr> </thead> <tbody> <tr> <td>Construction of Divan Talya Hotel and completion of the renovation of the Conference Center for the hotel's commissioning</td> <td>22.24%</td> </tr> </tbody> </table>			Area of Use	Usage Rate	Construction of Divan Talya Hotel and completion of the renovation of the Conference Center for the hotel's commissioning	22.24%
Area of Use	Usage Rate							
Construction of Divan Talya Hotel and completion of the renovation of the Conference Center for the hotel's commissioning	22.24%							
Evaluation and Conclusion	:	<p>As of the date of this report, it has been determined that the funds obtained by the Company from the rights issue capital increase have been utilized in adherence to the plan set forth in the "Report on the Use of Funds to be Obtained from the Capital Increase," which was approved by the Board of Directors' resolution dated 08.07.2025 and numbered 18.</p>						