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AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Activities in 2024 Agenda of the Ordinary General Assembly Meeting

1. Opening and election of the Chair of the Meeting
2. Authorization of the Chair of the Meeting for signing of the Minutes of the General Assembly Meeting
3. Reviewing the annual report for 2024 that the board of directors of the company has written as well as reading the conclusion
4. Discussion and approval of the company's board of directors' annual report for 2024
5. Discussion and Approval of 2024 Financial Statements,
6. Considering the 2024 accounting period's Financial Statements as read and reading the conclusion
7. Negotiation and presentation of the 2024 accounting period's financial statements for approval
8. Discharge each member of the Board of Directors form liability individually due to 2024 activities of the Company
9. Submitting the Board of Directors' proposal on not distributing dividends to the approval of the General Assembly in line with the Board of Directors' resolution dated 18.04.2025 and numbered 2025/5 and the attached Profit Statement
10. Determination of gross monthly wage of the members of the Board of Directors
11. For the hotels in the company's portfolio, the Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Epos Gayrimenkul Danışmanlık ve Değerleme A.Ş. appraisal service will be provided in accordance with the Turkish Commercial Code ("TTK") and Capital Markets Board ("CMB") regulations, according to the Board of Directors' resolution dated January 27, 2025, and numbered 2025/1.
12. With respect to CMB and TTK regulations, Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş., for appraisal of existing real estate portfolio, both Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. ve Epos Gayrimenkul Danışmanlık ve Değerleme A.Ş. for appraisal of real estate going to be purchased and require appraisal suggestion is being submitted to the General Assembly for approval according to the Board of Directors' resolution dated January 23, 2024, and numbered 2024/5.
13. Pursuant to Article 35, Paragraph 4 of the Communiqué on the Principles Regarding Real Estate Investment Trusts No. III-48.1, Our Company's wholly-owned subsidiary established for a specific purpose, Akfen Bafra Real Estate Trading and Construction Inc., holds 100% of the shares of special purpose companies through which it directly and indirectly owns 100% of the shares of companies in its portfolio in the United States. These companies are located in the United States and are expected to be included in our Company's portfolio in the United States by 2025, either directly or indirectly through special purpose companies. , the matter of obtaining valuation services from Moody Williams Appraisal Group, LLC, which provides valuation services through real estate appraisers authorized by the State of Florida in the field of real estate valuation, for each asset that may be included in the

Company's portfolio in the United States in 2025, shall be submitted to the general assembly for approval.

14. Submitting the issue on the determination of the independent audit institution as DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. (Deloitte) which shall serve for the year 2025 to the approval of our General Assembly

15. Giving information to shareholders on donations made by the Company in 2024 and determining the upper limit for donations to be made in 2025

16. Giving information to shareholders on guarantees, pledges, mortgages and the income or benefits obtained by bill of guarantees in favor of third parties in 2024 in accordance with regulations of the Capital Markets Board

17. Giving information to shareholders on processes performed with related parties in 2024 within the framework of Corporate Management Communiqué in accordance with regulations of the Capital Markets Board

18. The SPK Decision Body's Principle Decision No. i-SPK.22.9 (dated March 19, 2025 and numbered 16/531) and Decision No. 18/574 dated March 23, 2025, and II-22. 1 on Repurchased Shares, the Company's Board of Directors Decision No. 2025/3 dated March 25, 2025, and the repurchase program initiated pursuant thereto

19. In accordance with Article 40, Paragraph 5 of the Capital Markets Board's Communiqué on Principles Regarding Real Estate Investment Trusts No. III-48.1 (“Communiqué”), shareholders shall be informed of transactions related to investments covered by Article 28 of the Communiqué.

20. EOA FOUNTAINS, LLC, which owns the property known as “Fountains East,” indirectly owns 43% of EO AT FOUNTAINS LLC, which owns 70% of the shares, and has invested USD 4,686,932.45 USD, The Valuation Report has determined the value of the aforementioned real estate at 8,840,000 USD. In this context, the amount of the capital advance decided to be sent to Akfen Bafra has been determined in accordance with the priority sharing principles within the scope of the real estate project development on the property. These matters are hereby brought to the attention of the shareholders

21. Authorizing shareholders who control management, Board members, senior executives and their spouses and their relatives up to second degree blood or affinity; within the framework of Article 395 and 396 of Turkish Commercial Code and giving information to shareholders about transactions carried out within this framework in 2024 in accordance with Corporate Management Communiqué of the Capital Markets Board

22 . Wishes and Comments,Closing.