AYGAZ A.Ş.
Non-current Asset Sale

Summary

Sale of Tangible Fixed Assets

KAMUYU AYDINLATMA PLATFORMU
PUBLIC DISCLOSURE PLATFORM

Non-Current Asset Sale

Related Companies [TOASO, KCHOL]

Related Funds []

Non-Current Asset Sale	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date Of The Previous Notification About The Same Subject	-
Postponed Notification Flag	Hayır (No)
Announcement Content	
Nature of Non Current Asset Sold	Land share with independent units
Location and Area of Non-current Asset Sold	The gross total of 16,517 m², of which 11,909 m² is classified as developable area, in the parcel located at block no 2011, plot no 1, at Büyükdere Caddesi No : 145 Zincirlikuyu 34394 / İstanbul address, in which our Company holds a 43% share
Board Decision Date for Sale	26/09/2025
Were Majority of Independent Board Members' Approved the Board Decision for Sale?	Yes
Total Sales Value	Based on the total value appraised in the valuation report, the amount attributable to our Company is TL 1,194,767,040 (excluding VAT), the final amount to be determined on the transaction date
Ratio of Transaction Amount to Value of Company Based on the Mathematical Weighted Average on a Daily Basis, Six Months Prior to Date of Board Decision (%)	3.7% based on the appraised value in the valuation report
Ratio of Sales Price to Paid-in Capital of Company (%)	543.6% based on the appraised value in the valuation report
Ratio of Sales Value to Total Assets in Latest Disclosed Financial Statements of Company (%)	1.7% based on the appraised value in the valuation report
Ratio of Sales Value to Total Net Non-current Assets in Latest Disclosed Financial Statements of Company (%)	12.2% based on the appraised value in the valuation report
Ratio of Value of Non-current Asset to Total Assets in Latest Disclosed Financial Statements of Company (%)	0.04%
Ratio of Transaction Value to Sales in Latest Annual Financial Statements of Company (%)	1.5% based on the appraised value in the valuation report
Sales Conditions	Peşin (Cash)
Date on which the Transaction was/will be Completed	The transfer is expected to be completed by the end of October.
Aim of Sale and Effects on Company Operations	Converting the fixed asset into cash and using it more efficiently will positively impact the Company's financial results and cash flow

Profit / Loss Arised After Sale of Non-Current Asset	Based on the amount appraised in the valuation report, a pre-tax gain on the sale of the property of approximately 1.1 billion TL is expected under TFRS, and the final amount will be determined on the transaction date
How will Sales Profit be Used if Exists?	-
Board Decision Date for Use of Sales Profit if Exists	-
Counter Party	Temel Ticaret ve Yatırım A.Ş
Is Counter Party a Related Party According to CMB Regulations?	Evet (Yes)
Nature of Relation with Counter Party	Ultimate parent
Agreement Signing Date if Exists	
Exercise Price of Retirement Right Relating to Significant Transaction	-
Value Determination Method of Non-Current Asset	Will be determined based on the value appraised in the valuation report by the parties.
Did Valuation Report be Prepared?	Düzenlendi (Prepared)
Reason for not Preparing Valuation Report if it was not Prepared	-
Date and Number of Valuation Report	23.07.2025/49
Title of Valuation Company Prepared Report	Çelen Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.
Value Determined in Valuation Report if Exists	The total amount, excluding VAT, is TL 2,778,528,00 TL, of which the portion attributable to our Company is TL 1,194,767,040
Reasons if Transaction wasn't/will not be performed in Accordance with Valuation Report	The transaction will be carried out taking into account the results of the valuation report
Explanations	

It has been resolved that our Company's share in the land block no. 2011, plot no. 1, located at Büyükdere Caddesi No : 145 Zincirlikuyu / İstanbul, where both our Company's and Tofaş's headquarters are situated and which contains independent units, and which is co-owned by our Company with a 43% share, Koç Holding with a 15.7% share, and Tofaş with a 41.3% share, will be transferred to our Company's ultimate parent, Temel Ticaret ve Yatırım A.Ş., with the purpose of converting this fixed asset into cash and enabling its more efficient use. The payment and transfer transactions are expected to be completed by the end of October.

In this transaction, Koç Holding and Tofaş will also transfer their respective shares in the same plot. The transfer price will be determined based on the valuation report prepared by Çelen Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş., and the finalized amount as of the transaction date will be disclosed to the public. According to the valuation report, the transfer price corresponding to our Company's share amounts to TL 1,194,767,040 TL (excluding VAT).

Following the transfer, it is anticipated that our Company's headquarters will be relocated, and material developments regarding this process will be publicly disclosed.

We proclaim that our above disclosure is in conformity with the principles set down in “Material Events Communiqué” of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we’re personally liable for the disclosures.