



KAMUYU AYDINLATMA PLATFORMU

ZİRAAT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Notification Regarding Dividend Payment



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Notification Regarding Dividend Payment

Summary Info	Regarding the Finalized Ex-Dividend Date
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	04.04.2025
Date of Related General Assembly	07.05.2025
Was The Issue of Dividend Payment Negotiated?	Discussed
Type of Cash Dividend Payment	Payment In Advance
Currency Unit	TRY
Stock Dividend	Will Not Be Paid
The Reason For Applying A Lower Dividend Withholding Rate Than The Current Rate In Calculating Net Amount	Since our company is classified as a Real Estate Investment Trust, the income tax withholding rate is zero.

Information Regarding How To Calculate That Lower Dividend Withholding Rate Than The Current Rate

Since our company is classified as a Real Estate Investment Trust, the income tax withholding rate is zero.

Cash Dividend Payment Amount and Rates

Share Group Info	Payment	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (%)	Withholding Rate (%)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (%)
A Grubu, İşlem Görmüyor, TREZRGY00015	Payment In Advance	0,0610621	6,10621	0	0,0610621	6,10621
B Grubu, ZRGYO, TREZRGY00023	Payment In Advance	0,0610621	6,10621	0	0,0610621	6,10621

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance		26.09.2025	30.09.2025	29.09.2025

- (1) The date that the dividend will be paid and the share will start trading without dividend right (proposed).
- (2) The date that the dividend will be paid and the share will start trading without dividend right (finalized).
- (3) Date of entry to the accounts of the shareholders whose shares are traded on the stock exchange.
- (4) Date of determination of the right holders of the type of shares traded on the stock exchange.

Cash Dividend Payment Time Interval

First Ex-Date Possible (Proposed)	Last Ex-Date Possible (Proposed)	First Ex-Date Possible (Approved by General Assembly)	Last Ex-Date Possible (Approved by General Assembly)
	30.09.2025		30.09.2025

Amount and Rate of Cash Dividend Stock Dividend Payment

Share Group Info	Amount of Stock Dividend (TL)	Rate of Stock Dividend (%)
A Grubu, İşlem Görmüyor, TREZRGY00015	0	0
B Grubu, ZRGYO, TREZRGY00023	0	0

Additional Explanations

The cash dividend ex-date is determined as September 26, 2025.

Respectfully announced to the public.

Supplementary Documents

Appendix: 1	2024 YILI KAR DAĞITIM TABLOSU.pdf
Appendix: 2	PROFIT DISTRIBUTION STATEMENT FOR 2024.pdf

DIVIDEND DISTRIBUTION TABLE

ZİRAAT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2024/31.12.2024 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital	4.693.620.000
2. Total Legal Reserves (According to Legal Records)	178.174.816,08

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	5.436.911.395	999.307.102
4. Taxes Payable (-)	2.379.471.859	0
5. Net Current Period Profit	3.057.439.536	999.307.102
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	49.965.355	49.965.355
8. Net Distributable Current Period Profit	3.007.474.181	949.341.747
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	0	0
9. Donations Made During The Year (+)	6.000.000	6.000.000
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	3.013.474.181	955.341.747
11. First Dividend to Shareholders	234.681.000	234.681.000
* Cash	234.681.000	234.681.000

* Stock	0	0
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees	0	0
* To the Members of the Board of Directors	0	0
* To Non-Shareholders	0	0
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	51.921.524	51.921.524
16. Secondary Legal Reserves	5.192.152	5.192.152
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	2.715.679.505	657.547.070
20. Other Distributable Resources	0	0

Dividend Payment Rates Table

Share Group	CASH DIVIDEND AMOUNT (TL) - NET	STOCK DIVIDEND AMOUNT (TL)	TOTAL DIVIDEND AMOUNT (TL) / NET DISTRIBUTABLE CURRENT PERIOD PROFIT (%)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (TL)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (%)
A Grubu	43.611.754,9	0	4,57	0,0610621	6,10621
B Grubu	242.990.769,1	0	25,43	0,0610621	6,10621
TOTAL	286.602.524	0	30	0,0610621	6,10621

Dividend Rate Table Explanations

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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.