

POWER OF ATTORNEY

Ziraat Real Estate Investment Trust Inc.

I/we hereby appoint, to represent me/us in the General Assembly Meeting of Ziraat Gayrimenkul Yatırım Ortaklığı A.Ş. to be held on August 16, 2023 at the address of “Finanskent Mahallesi Finans Caddesi A Blok No:44/A Ümraniye-İstanbul /Türkiye” at 16:00 p.m. and in line with the views I/we have stated below, representative is authorized to vote, to make proposals and to sign the necessary documents.

Representative's (*);

Name/Title:

Identity No/Tax No:

Trade Registry and Number:

MERSİS No:

Address:

Signature:

(*) Foreign national representatives are required to submit the equivalents (if any) of the above information.

A) SCOPE OF THE POWER OF ATTORNEY

1. About the agenda items in the General Assembly Meeting;

- The representative is authorized to vote in line with his/her own opinion.
- The representative is authorized to vote only in line with the suggestions of the Company's management.
- The representative is authorized to vote in line with the instructions declared in the table below.

Definition:

In case the option (c) is chosen by the shareholder; instructions specific to the agenda items are given by marking one of the options (accept or reject) opposite the relevant general assembly agenda item and by stating the dissenting opinion (if any) that is requested to be written in the general assembly minutes if the reject option is selected.

Agenda Items (*)	Accept	Reject	Dissenting Opinion
1. Opening of the General Assembly Meeting and establishment of the Meeting Presidency			
2. Authorizing the Meeting Presidency to prepare and sign the meeting minutes			
3. Reading and discussion of the Annual Report of the Board of Directors and the Independent Audit Report on the activities and accounts of 2022			
4. Reading, negotiating and approving the independently audited 2022 financial statements			
5. Submitting the Board of Directors' proposal on the distribution of the profit in 2022 for the approval of the General Assembly			
6. Submission of the new Independent Board Member elected in order to replace the vacant Independent Board Membership for the approval of the General Assembly			

7. Discharge of the Board Members for their activities in 2022			
8. Selection and determining the financial and other rights of the Board Members			
9. Informing the General Assembly about the remuneration principles of Board Members and Senior Executives			
10. Submitting the selection of the Independent Audit Firm for the year 2023 to the approval of the General Assembly			
11. Informing the General Assembly on donations and aids for the year 2022 within the scope of Capital Markets Board regulations			
12. Informing the General Assembly regarding the related party transactions for the year 2022 in accordance with the regulations of the Capital Markets Board			
13. Authorization of the Board Members to conduct the transactions provided under the Articles 395 and 396 of the Turkish Commercial Law			
14. Informing the shareholders regarding the collaterals, pledges, mortgages and sureties granted by the Company and its subsidiaries in favor of the third parties and regarding the income and benefits obtained from them, pursuant to the Article 12 of the Capital Markets Board's Corporate Governance Communiqué (II-17.1.)			
15. Wishes, requests and closing			

(*) Items included in the agenda of the General Assembly are listed one by one. If the minority has a separate draft resolution, this is also indicated separately to ensure voting by proxy.

2. Special instruction regarding other issues that may arise in the General Assembly meeting and especially the use of minority rights:

- The proxy is authorized to vote in line with his/her own opinion.
- The attorney is not authorized to represent with respect to these matters.
- The proxy is authorized to vote in accordance with the following special instructions.

Special instructions, if any, to be given by the shareholder to the proxy shall be specified here.

B) SHARES REPRESENTED

1. I hereby approve the representation of my shares detailed below by the proxy.

- Order and Serial:*
 - No/Group:**
 - Quantity-Nominal Value:
 - Whether or not it has privilege in voting:
 - Whether it is Bearer's or Registered share:*
 - The ratio to the total shares / voting rights of the shareholder:
- * The information about shares followed with registration is not requested
** If any, group information shall be used instead of numbers for shares followed through registration.

2. I approve the representative's representation of all of my shares included to the list of eligible shareholders to the general shareholders' meeting as prepared by the Central Registry Agency

one day before the date of the General Shareholders' Meeting.

NAME, SURNAME or TITLE OF THE SHAREHOLDER (*)

Identity No/Tax No:

Trade Registry and Number (if legal entity):

MERSİS No:

Address:

(*)For the foreign shareholders, it is mandatory to submit the equivalents (if any) of the above information

Signature: