

INVITATION TO THE ORDINARY GENERAL ASSEMBLY MEETING TO BE HELD ON ON 16/08/2023

Our Company's Ordinary General Assembly Meeting regarding the fiscal year 2022 will be held on August 16, 2023, Wednesday at 04:00 p.m., at the address of "Finanskent Mahallesi Finans Caddesi A Blok No:44/A Ümraniye-İstanbul /Türkiye" for the discussion and conclusion of the following agenda items.

Our shareholders are able to attend the meeting physically or electronically; in person or through their representatives. Shareholders or their representatives are able to participate in the General Assembly Meeting in electronic environment using their secure electronic signatures. Shareholders who will attend the meeting via electronic general meeting system (EGMS) shall first record their credentials by registering to Central Registry Agency (MKK)'s e-Investor: Investor Information Center and have secure digital signatures. Accordingly, the representatives to attend the meeting via EGMS shall have a secure digital signature as well. Shareholders or their representatives who do not register in the e-Investor and do not have secure electronic signatures cannot attend the General Assembly Meeting electronically.

In order to attend the meeting via EGMS or to appoint a representative/proxy, registration procedures shall be completed till 9:00 p.m. on the day prior to the meeting. In accordance with the electronic general assembly legislations, the meeting entrance starts 1 hour before the meeting and ends 5 minutes before the meeting time; it is required to enter the e-Meeting Hall during this period. Detailed information on the procedures and principles regarding participation in the meeting, appointing a representative, making suggestions, expressing comments and voting electronically via EGMS can be obtained from the website of MKK, <https://www.mkk.com.tr/en>.

Shareholders or their representatives who want to attend the meeting electronically shall fulfill their obligations in accordance within the framework of the provisions of the "Regulation on General Assemblies in Electronic Media in Joint-stock Companies", published in the Official Gazette dated 28 August 2012 and numbered 28395 and "Communiqué on the Electronic General Assembly System to be Applied in the General Assemblies of Joint Stock Companies" published in the Official Gazette dated 29 August 2012 and numbered 28396.

Shareholders who are unable to attend the meeting in person, provided that the rights and obligations of shareholders participating electronically are reserved, shall prepare their proxy documents as per the attached sample form and shall submit the signature notarized proxy documents issued in accordance with the requirements of the "Communiqué No. II-30.1, Use of Proxy Vote and Proxy Collection through Invitation" to the Company prior to the meeting day. A proxy document is not required from a proxy appointed electronically via Electronic General Meeting System. The proxy can participate in the meeting both physically and through EGMS. Whether appointed by a notarized proxy form or via

EGMS, proxies that will attend the meeting by physically are required to present their identity documents in the meeting.

Our shareholders who will attend the meeting physically and in person shall attend the meeting just by presenting their identity documents.

2022 Financial Statements, Board of Directors' Annual Report including the Corporate Governance Compliance Report, Independent Audit Report and Profit Distribution Statement shall be made available to the shareholders three weeks prior to the meeting on the website of the Public Disclosure Platform addressed www.kap.gov.tr/en/, on the Company's corporate website addressed www.ziraatgyo.com.tr/en and on the EGMS.

In accordance with the Law on the Protection of Personal Data numbered 6698, the detailed information regarding the personal data processing by our Company, through the Policy for Protection and Processing of Personal Data is shared with the public on the Company's corporate website addressed www.ziraatgyo.com.tr/en.

It is submitted for shareholders' information with respect.

BOARD OF DIRECTORS OF ZİRAAT REAL ESTATE INVESTMENT TRUST

Company Address: Finanskent Mahallesi Finans Caddesi A Blok No:44/A Ümraniye / İstanbul

Trade Registration and Number: İstanbul Ticaret Sicil Müdürlüğü, 54300-5

Mersis No: 0998083652500016

AGENDA OF THE ORDINARY GENERAL ASSEMBLY MEETING FOR 2022

- 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 Communique (II-17.1.),
- 15.** Wishes, requests and closing.