

DOĞUŞ REAL ESTATE INVESTMENT TRUST

Tax Policy

Purpose

The purpose of this Tax Policy is to define the tax approach of Dogus Real Estate Investment Trust, Inc. within the framework of full compliance with applicable legislation, corporate governance principles, transparency, and accountability, and to clearly set out to stakeholders how the Company manages tax matters as a publicly listed real estate investment trust.

Scope

This Policy has been prepared in alignment with the tax policy of Dogus Holding A.Ş. and covers all tax obligations arising from the activities conducted by Dogus Real Estate Investment Trust, Inc. in Türkiye, including tax declaration and payment processes, the management of tax risks, and its relations with public authorities.

Definitions

Tax: Refers to all direct and indirect taxes, duties, charges, funds, and similar fiscal obligations arising from the Company's activities in accordance with applicable legislation.

Tax Legislation: Refers to the tax laws in force in Türkiye, as well as secondary regulations, communiqués, and related administrative regulations.

Tax Planning: Refers to the management of tax obligations within the limits permitted by applicable tax legislation, in line with the commercial and economic substance of the Company's activities.

Tax Risk: Refers to financial, legal, or reputational risks that may arise from non-compliance with tax legislation, differences in interpretation, or uncertainties related to implementation.

Tax Incentives and Exemptions: Refers to tax exemptions, reliefs, and incentives granted to real estate investment trusts under applicable legislation.

Core Tax Approach

Dogus Real Estate Investment Trust, Inc. considers its tax obligations as an integral part of the Company's long-term value creation objectives and sustainability approach; it views taxation as an indicator of its contribution to economic and social development.

Within the framework of tax regulations specific to real estate investment trusts, the Company applies the exemptions and reliefs granted under applicable legislation in full compliance with the law and acts in accordance with the purpose, scope, and limitations of such provisions.

Compliance with Legislation

Dogus Real Estate Investment Trust, Inc. adopts full compliance with applicable tax legislation, primarily including the Capital Markets Law, the Corporate Tax Law, the Tax Procedure Law, and all relevant secondary regulations, and fulfills its tax obligations accurately, completely, and in a timely manner.

Tax returns, declarations, and payments are prepared in accordance with the relevant legislation and submitted within the statutory deadlines.

Approach to Tax Planning

The Company approaches tax planning as a natural consequence of its commercial activities, within the framework permitted by applicable legislation and in alignment with economic substance.

The Company deliberately refrains from artificial, aggressive, or purely tax-driven arrangements that would contradict the purpose of tax legislation, and consistently takes into account its corporate reputation, status as a publicly listed company, and stakeholder expectations.

Management of Tax Risks

Tax-related risks are assessed within the framework of the Company's overall risk management system and are reported to senior management where deemed necessary. Changes in tax legislation are monitored on a regular basis, and their potential impact on the Company's activities is analyzed to ensure that appropriate measures are taken in a timely manner.

Corporate Governance and Responsibilities

Ultimate oversight and responsibility for tax matters rest with the Board of Directors of Dogus Real Estate Investment Trust, Inc. Company Management is responsible for the implementation of the principles set out under this Tax Policy, for conducting tax processes in compliance with applicable legislation, and for ensuring the operation of the necessary internal control mechanisms.

Transparency and Responsibility Toward Stakeholders

Entry into Force Date : --.--.2025

Board of Directors Resolution Date and Number :-- .12.2025 / ---

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Dogus Real Estate Investment Trust, Inc. places importance on presenting its tax approach in a clear and understandable manner to investors, regulatory authorities, and other stakeholders.

Relations with Public Authorities

The Company conducts its relations with the tax administration and other relevant public authorities in accordance with the principles of transparency and cooperation.

During tax inspections and audit processes, accurate and timely information is provided, and efforts are made to contribute to the proper assessment of tax obligations.

Entry into Force

This Tax Policy has been approved by the Board of Directors of Dogus Real Estate Investment Trust, Inc. on 31/12/2025 and has entered into force as of that date. Company Management is responsible for the implementation of this Policy and for its update, where necessary.

Entry into Force Date : --.---.2025

Board of Directors Resolution Date and Number :-- .12.2025 / ---

Bu dokümanda HASSAS bilgi bulunmamaktadır. / This document does not contain SENSITIVE information.