

DOGUS REAL ESTATE INVESTMENT TRUST, INC.

Climate Change Policy

Purpose

The Climate Change Policy of Dogus Real Estate Investment Trust Inc. ("Company") serves as a framework for addressing the risks and opportunities arising from climate change. This Policy is designed to guide the Company in minimizing its environmental footprint, enhancing its resilience to climate-related challenges, and ensuring the long-term durability of its real estate assets. By focusing on practical and measurable actions, Dogus REIT strengthens its capacity to ensure compliance with climate-related laws and regulations and to create value for its stakeholders.

Policy Objectives

The Climate Change Policy aims to:

- Reduce the risks posed by extreme weather events and changing environmental conditions to the Company's real estate properties and, consequently, its financial assets.
- Optimize the efficiency of resource utilization across all owned assets.
- Enhance tenant satisfaction and operational performance through sustainable practices.
- Identify and act upon climate-related opportunities in order to maintain competitiveness and long-term resilience.

Policy Scope

This Policy applies to all properties managed and operated by Dogus Real Estate Investment Trust, Inc., including tenant-related services and dialogue platforms. It also covers suppliers and contractors engaged in activities that directly affect the environmental performance of the Company's assets.

Core Content and Focus Areas

Climate Risk Mitigation

- Organizing and implementing planned maintenance and repair works at properties to withstand extreme climate conditions such as heavy rainfall and heatwaves.
- Conducting periodic risk assessments for all assets by evaluating potential climate-related scenarios.

Resource Efficiency

- Increasing energy efficiency across properties through operational improvements and by raising tenant awareness.
- Undertaking initiatives to minimize water consumption by utilizing efficient water management systems.
- Promoting responsible waste management in order to reduce landfill contributions and support the principles of the circular economy.

Operational Adaptation

- Incorporating the management of climate-related impacts into emergency response plans (disaster management).
- Investing in real-time energy and water consumption monitoring systems in order to plan corrective actions.

Governance and Accountability

The Corporate Governance Committee is ultimately responsible for the implementation and oversight of this Policy. The Sustainability Council is responsible for ensuring the adoption of this Policy across the real estate portfolio, the regular updating of relevant targets, and its integration into the Company's way of doing business.

Monitoring Stakeholder Expectations

Tenants: For Dogus REIT, the ability to meet tenants' expectations regarding operational sustainability, comfort, and safety is considered among its top priorities.

Suppliers and Contractors:

Business partners providing products and services are expected to comply with the Company's sustainability policies, particularly with respect to resource use and emissions.

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

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

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Local Community

This Policy provides guidance for contributing to the improvement of the ecological environment and to the UN Sustainable Development Goals (SDGs) by aiming to reduce the carbon footprint of managed properties as well as their consumption of energy and water resources.

Monitoring and Reporting

Dogus REIT has adopted the following measures to ensure the effective implementation of this Policy and to maintain corporate transparency:

- Measuring energy, water, and emissions data for each property.
- Reporting progress annually against specific KPIs, including a 20% reduction in energy consumption by 2030 and a 15% improvement in water efficiency.
- Integrating climate-related performance metrics into third-party assessments.

Approval, Communication and Accessibility

Our Climate Change Policy is made clearly available to all stakeholders through the following channels:

- The Company's official website.
- Annual sustainability reports.

This Policy is reviewed every two years to ensure its relevance and effectiveness. Amendments are made when deemed necessary in light of emerging risks, stakeholder feedback, and technological developments.

The monitoring of this Policy and its update, where necessary, fall under the responsibility of the Corporate Governance Committee, while the authority for its approval and revocation rests with the Board of Directors.

This Climate Change 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.

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