

DOĞUŞ REAL ESTATE INVESTMENT TRUST

Procurement Policy

Purpose

The purpose of this Policy is to set out the procurement activities of Dogus Real Estate Investment Trust, Inc. in line with the dynamics of the real estate investment trust sector, the Company's long-term asset management approach, and the principles of transparency, accountability, and compliance with legislation.

Scope

The Procurement Policy of Dogus Real Estate Investment Trust, Inc. establishes the overarching framework governing all purchases of products, materials, and services carried out within the scope of the management, operation, maintenance, and improvement of the real estate assets in the Company's portfolio, as well as new investment evaluations. The operational details of procurement processes are conducted in alignment with the procurement policies issued by Dogus Holding and the Company's internal procedures.

Procurement Approach from a REIT Perspective

Dogus REIT considers procurement activities as a strategic management function that preserves the value of the assets in its portfolio, ensures operational continuity, and supports long-term rental income performance. In line with this approach, procurement decisions are evaluated by taking into account the technical characteristics of the properties, their useful life, operating model, tenant profile, and asset-specific risks.

Compliance with Legislation and Corporate Governance Principles

Dogus REIT conducts its procurement activities in accordance with Capital Markets Legislation, the regulations applicable to real estate investment trusts, and the Company's authorization mechanisms. Ensuring that all procurement decisions are traceable, properly documented, and auditable is regarded as one of the fundamental elements of the Company's corporate governance framework.

Transparency and Accountability

The Company adopts transparency and accountability as core principles in its procurement processes. Supplier selections must be based on objective criteria, decisions must be duly justified, and conflicts of interest must be avoided.

Sustainable Procurement Principles

- Dogus REIT takes into consideration the reduction of environmental impacts, the enhancement of resource efficiency, and the support of operational sustainability in its procurement decisions.
- Energy efficiency, water conservation, waste management, environmentally responsible materials and services, and solutions that improve the environmental performance of assets are taken into account in procurement evaluations.
- Given the nature of REIT activities, technical compliance, occupational health and safety, compliance with legislation, and operational risks are of critical importance in procurement decisions.
- In procurement processes, priority is given to ensuring that the products and services supplied contribute to the safe, uninterrupted, and efficient operation of the real estate assets.

Relations with Suppliers

Dogus REIT considers its suppliers as business partners that directly affect portfolio performance and service quality. Suppliers are expected to comply with applicable legislation, occupational health and safety rules, and ethical principles, and in long-term collaborations, performance, quality, and compliance are evaluated together.

Ethical Principles and Compliance

All employees and managers involved in procurement processes are required to act in accordance with the Company's ethical principles and rules.

Avoiding all forms of corruption, bribery, favoritism, and unethical practices is regarded as a fundamental requirement for safeguarding the Company's reputation and maintaining investor confidence.

Risk Management

Procurement activities are conducted in alignment with the Company's overall risk management approach. Operational, technical, environmental, or reputational risks arising from suppliers are regularly assessed within the scope of risk management, and the necessary measures are taken accordingly.

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

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

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Entry into Force

This Procurement 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.