

PROXY FORM

EMLAK KONUT REAL ESTATE INVESTMENT COMPANY

To the Chairmanship of the Board of Directors

I/We hereby appoint ----- as proxy holder authorized to represent me/our company, to vote, to make proposals, and to sign the necessary documents in accordance with the views I/we have indicated below at the Ordinary General Assembly meeting of Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. for the year 2024, to be held on 14.05.2025, at 10:00 AM, at the address Barbaros Quarter, Mor Sümbül Street , No:7/2 B, Ataşehir, Istanbul.

Proxy Holder's(*);

Name Surname/Trade Title:

Turkish ID No/Tax ID No, Trade Registry and Number, and MERSIS number:

(*) For foreign national proxy holders, the equivalent information, if available, must be provided.

A) SCOPE OF REPRESENTATION AUTHORITY

1. Regarding the Matters on the General Assembly Agenda;

- The proxy holder is authorized to vote according to his/her own opinion.
- The proxy holder is authorized to vote in accordance with the company management's proposals.
- The proxy holder is authorized to vote in accordance with the instructions specified in the table below.

Instructions: (If option (c) is selected by the shareholder, instructions regarding specific agenda items must be given by ticking one of the options (Accept or Reject) provided next to the relevant general assembly agenda item, and if the Reject option is selected, by specifying the dissenting opinion, if any, requested to be recorded in the general assembly minutes.)

Agenda Items (*)	Accept	Reject	Dissenting Opinion
1- Opening, Moment of Silence, National Anthem, and Election of the Meeting Chairmanship			
2- Granting authorization to the Meeting Chairmanship to sign the minutes of the General Assembly meeting			
3- Reading and discussion of the Board of Directors' Activity Report for the fiscal year 2024.			
4- Reading of the Independent Audit Report for the fiscal year 2024.			
5- Reading, discussion, and approval of the Consolidated Financial Statements for the fiscal year 2024.			
6- Submission for the approval of our shareholders of the change(s) made in the Board of Directors' membership during the year, pursuant to Article 363 of the Turkish Commercial Code.			
7- Discussion and resolution on the discharge of the Members of the Board of Directors concerning the Company's activities for the year 2024.			
8- Discussion and resolution on the Board of Directors' proposal regarding the distribution of the 2024 profit, prepared within the framework of the Company's profit distribution policy.			

9-	Submission for the approval of our shareholders of the selection of the Independent Audit Firm for the 2025 fiscal year, made by the Board of Directors as required by the regulations of the Turkish Commercial Code, the Capital Markets Board, and the Public Oversight, Accounting and Auditing Standards Authority.			
10-	Election of the Members of the Board of Directors and determination of their terms of office, within the framework of Article 12 of the Company's Articles of Association.			
11-	Determination of the remuneration and all kinds of financial rights such as attendance fees, bonuses, and premiums for the Members of the Board of Directors, within the framework of the Company's Remuneration Policy.			
12-	Informing our shareholders about the donations and aids made during the year 2024, and determination of the upper limit for donations and aids to be made for the year 2025.			
13-	Discussion and resolution on granting permission to the Members of the Board of Directors to carry out the transactions specified in Articles 395 and 396 of the Turkish Commercial Code.			
14-	Informing our shareholders about the current situation regarding the Company's share buy-back activities.			
15-	Reading, discussion, and submission for approval of the Board of Directors' "Share Buy-back Program" proposal regarding the Company buying back its own shares, pursuant to the relevant articles of the Turkish Commercial Code and the Capital Markets Law, and within the scope of the Capital Markets Board's Communiqué No. II-22.1 on Share Buy-backs.			
16-	Informing our shareholders about the guarantees, pledges, mortgages, and sureties granted by the Company and its subsidiaries in favor of third parties during the year 2024, and any income or benefits derived therefrom, pursuant to Article 12 of the Capital Markets Board's Communiqué No. II-17.1 on Corporate Governance.			
17-	Informing our shareholders about any significant transactions carried out during the year 2024 that may cause a conflict of interest, within the framework of the Corporate Governance Principle No. 1.3.6 stipulated in the Capital Markets Board's Communiqué No. II-17.1 on Corporate Governance.			
18-	Informing our shareholders about the payments made to the Members of the Board of Directors and executives with administrative responsibility within the framework of the Remuneration Policy, formalized in writing pursuant to the Corporate Governance Principles			
19-	Submission for the approval of our shareholders of the amendment of Articles 3, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 20, 22, 23, 24, 25, 26, 27, 32, 33, 34, 35, and 36 of our Company's Articles of Association, pursuant to the Capital Markets Board's Communiqué No. II-17.1 on Corporate Governance and other regulations, subject to obtaining the necessary permissions from the Capital Markets Board and the Republic of Turkey Ministry of Trade.			
20-	Wishes, Closing Remarks, and Adjournment			

(*) No voting takes place for information items.

If the minority has a separate draft resolution, this must also be specified separately for the purpose of voting by proxy.

2. Special instructions regarding other issues that may arise during the General Assembly meeting and especially regarding the exercise of minority rights:

- The proxy holder is authorized to vote according to his/her own opinion.
- The proxy holder is authorized to vote in accordance with the company management's proposals.
- The proxy holder is authorized to vote in accordance with the instructions specified below.

SPECIAL INSTRUCTIONS; If any, special instructions to be given by the shareholder to the proxy holder are specified here.

B) The shareholder specifies the shares he/she wants the proxy holder to represent by selecting one of the options below.

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

- a) Order and series:*
- b) Number/Group:**
- c) Quantity-Nominal value:
- d) Whether it has voting privileges:
- e) Whether it is Bearer or Registered:*
- f) Ratio to the total shares/voting rights owned by the shareholder:

*This information is not requested for dematerialized (book-entry) shares.

**For dematerialized (book-entry) shares, information regarding the group, if any, will be provided instead of the number.

2. I approve the representation by the proxy holder of all my shares included in the list of shareholders eligible to attend the general assembly prepared by the MKK (Central Registry Agency) one day before the General Assembly date.

Shareholder's Name Surname or Title(*):

Turkish ID No/Tax ID No, Trade Registry and Number, and MERSIS number:

Tax Number:

Trade Registry and Number:

MERSIS number:

Address:

(*)For foreign national shareholders, the equivalents of the mentioned information, if available, must be provided.

Authorized Signatory/Signatories

[Signature]