



EMLAK KONUT

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —
T.C. ÇEVRE, ŞEHİRCİLİK VE İKLİM DEĞİŞİKLİĞİ BAKANLIĞI'NIN İŞTİRAKİDİR

ACTIVITY REPORT

01 JAN – 31 MAR

2026 1Q

EMLAK KONUT

PREFACE	04
SINCE 1953	06
VISION & MISSION	08
SCOPE OF BUSINESS	10
BUSINESS MODELS	11
COMPANY FIGURES	15

INDICATORS

NET ASSET VALUE	17
PROFIT-DIVIDEND PROGRESS	18
MULTIPLIER FOR REVENUE SHARING MODEL	19
2026 Q1 SALES STATUS	22
KEY FINANCIALS	23
FINANCIAL TRACK RECORD	25
GOALS OF 2026	26

PROJECTS

OUR PROJECTS	27
UNTENDERED LAND PLOTS	29
ONGOING RSM PROJECTS TABLE	31
ONGOING RSM PROJECTS	33
ONGOING TURNKEY PROJECTS TABLE	53
REAL ESTATE CERTIFICATE	55
ISTANBUL FINANCE CENTER	58
YENİ FİKİRTEPE	60
LEASED PROPERTIES	61
TENDERS OF 2026 Q1	62

ACTIVITIES

SUSTAINABILITY	64
OUR AFFILIATES	69
PERIOD HIGHLIGHTS	75

STOCK STATUS

SUMMARY TABLE OF TENDERED LANDS (RSM)	77
SUMMARY TABLE OF UNTENDERED LAND	79
BUILDING STOCK SUMMARY TABLE	81

PREFACE



At Emlak Konut, our fundamental principle is to ensure that plans do not remain merely on paper, but that every decision made and every agreement signed translates into field activity, construction, and ultimately, tangible production.

Dear Stakeholders,

As we leave the first quarter of 2026 behind, Emlak Konut has made a determined, efficient, and target-aligned start to the new fiscal year, building upon the robust financial and operational gains achieved in 2025.

In an era where global and national financing conditions remain selective, and accessibility and trust have become increasingly critical in the real estate sector, we have continued to generate sustainable value through our deep-rooted corporate culture, fiscal discipline, strong land portfolio, and on-site execution capabilities.

At Emlak Konut, our fundamental principle is to ensure that plans do not remain merely on paper, but that every decision made and every agreement signed translates into field activity, construction, and ultimately, tangible production.

This philosophy formed the core axis of our operations in the first quarter of 2026. Having concluded the previous year with a strong balance sheet, high sales performance, successful tender results, and innovative financing models introduced to capital markets, we have embarked on this new period from a solid corporate foundation.

In line with our 2026 targets, we maintained a high operational tempo throughout the first quarter. By tendering 5 out of the 15 planned Revenue Sharing Model (RSM) projects within the first quarter, we have already achieved one-third of our year-end target. This result is a tangible indicator not only of our strong start but also of our ability to utilize our portfolio in the right locations, with the right business models, and a high-efficiency mindset.

On the sales front, we sustained our robust momentum. In the first quarter, we generated a total sales value of TRY 29.86 billion from the sale of 1,648 independent units and land plots. This performance demonstrates that despite challenging market conditions, trust remains steadfast in the Emlak Konut brand, our projects, and the Company's long-term value-generation capacity.

Our management approach, which never compromises on fiscal discipline, continues to bolster our financial resilience when combined with steady cash flows and a strong equity structure.

PREFACE

The Real Estate Certificate model, which we have implemented in line with our objective to strengthen our integration with capital markets, has continued to generate concrete results in the first quarter of 2026. During the primary performance (asli edim) process of our Damla Kent project, over 383 million certificates were utilized in the first six months, and 336 of our apartments were converted into actual sales. This development reveals that the Real Estate Certificate model is not only a successful issuance and financing tool but also a viable and sustainable capital market model that supports investors' direct access to housing.

We are resolutely continuing our efforts to meet our country's need for safe, planned, and qualified living spaces. In line with our target of 85,000 independent units in the disaster zone, we continue to work actively in the field with our staff of over 35,000 architects, engineers, and workers. We carry out the tasks we have undertaken in the earthquake zone and urban transformation areas with a planned, controlled, and result-oriented management approach that meticulously evaluates public resources. This approach shows that Emlak Konut is not only a project development company but also a corporate structure that directly contributes to our country's urbanism vision. We continue to take important steps within the scope of our international vision as well. Within the scope of the Hayat Mekke Project, which we developed in Saudi Arabia with a sales value of approximately 400 million dollars, the production of mock-up apartments has begun and the sales process has been put into effect.

This project is of strategic importance in terms of evaluating our Company's 73 years of urbanism and project development experience on an international scale. At the same time, this step, which supports our foreign currency-based income generation capacity, shows that international activities are occupying an increasingly important place in Emlak Konut's long-term growth vision.

Domestically, we continue to strengthen our land stock and production portfolio through strategic collaborations. The collaborations we have established with public institutions, strategic stakeholders, and representatives from different sectors confirm the trust in our Company's business development capability and execution power. Our work with different institutions,

especially TOKI and ILBANK, makes Emlak Konut's corporate capacity, which can respond to different needs across a wide geography, even more visible. Without limiting our fields of activity only to superstructure projects, we continue to generate value in the fields of domestic production, energy efficiency, technology, and sustainability through our subsidiaries. While increasing our domestic production capacity with EKA Asansör, we contribute to the electric vehicle transformation and expand our charging station network with EKA Enerji. In line with our goal of pioneering technological developments in our sector, we are preparing to continue the Anahtar Fikirler (Proptech Smart Ideas) Summit with a wider participation. We prioritize carrying out all these activities in compliance with our Zero Waste approach and Turkish Sustainability Reporting Standards (TSRS). Emlak Konut continues to contribute to the "Century of Türkiye" vision with its deep-rooted 73-year history, state seriousness, fiscal discipline, transparent management approach, and strong execution capability. In line with the "Safe Cities, Strong Türkiye" vision put forward by our Minister of Environment, Urbanization, and Climate Change, Mr. Murat Kurum, we will continue to develop safe, planned, and sustainable living spaces all across our country.

The results we achieved in the first quarter of 2026 strengthen our faith in our targets for the remainder of the year. I would like to express my gratitude to our shareholders who trust us on this journey, to my colleagues who are the true owners of our success in the field, to our business partners, and to all our stakeholders. As Emlak Konut, we will continue our mission of generating value for our country and sharing this value with all our stakeholders with the same perseverance and determination.

Sincerely,,



CEO

MILESTONES

1953

Ankara İmar and Türkiye İnşaat Malzemeleri (TIMLO) were established to develop real estate in Turkey.

1980

Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret A.Ş. was founded by T. Emlak Bankası A.Ş. in 1980.

1987

Our name changed to İnşaat ve İmar A.Ş. after merging with Ankara İmar.

1990

Our name changed to Emlak Konut A.Ş. as a result of merging with Emlak Yapı A.Ş., a subsidiary of Türkiye Emlak Bankası.

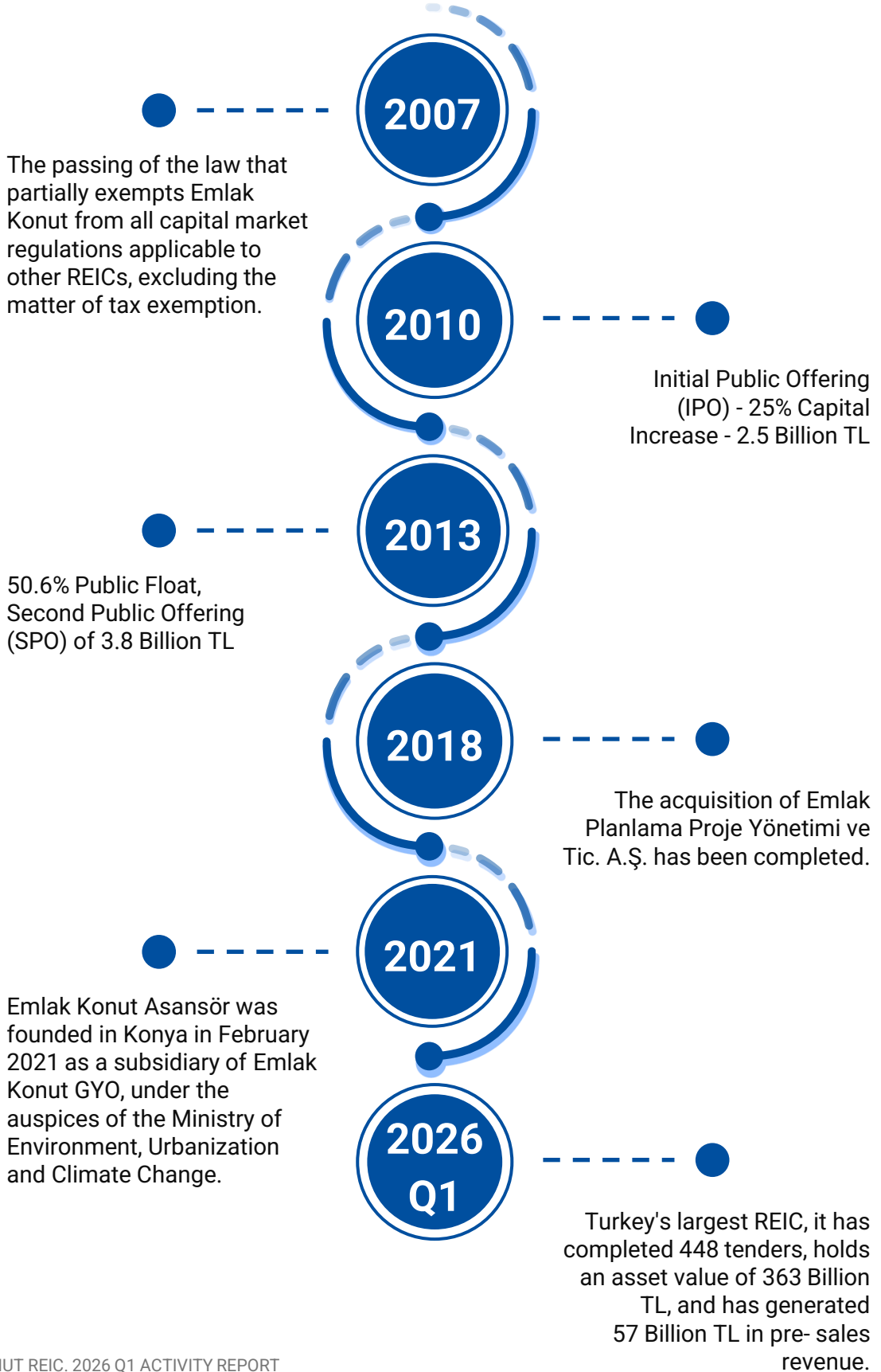
2001

The transfer of shares controlled by Emlak Bankası to TOKİ (Housing Development Administration of the Republic of Türkiye) under the T.C. Ministry of Environment, Urbanization and Climate Change.

2002

Gaining REIC status following the transfer of Emlak Bankası's shares to TOKİ (Housing Development Administration of the Republic of Türkiye) under the T.C. Ministry of Environment, Urbanization and Climate Change.

KILOMETRE TAŞLARIMIZ



EMLAK KONUT

OUR VISION

To be a global leader in the real estate sector.

OUR MISSION

To build reliable spaces that add value to all stakeholders and improve quality of life through innovative business models and sustainable solutions that shape the sector.



SUSTAINABILITY



STAKEHOLDER ORIENTATION



STABILITY



RESPONSIBILITY

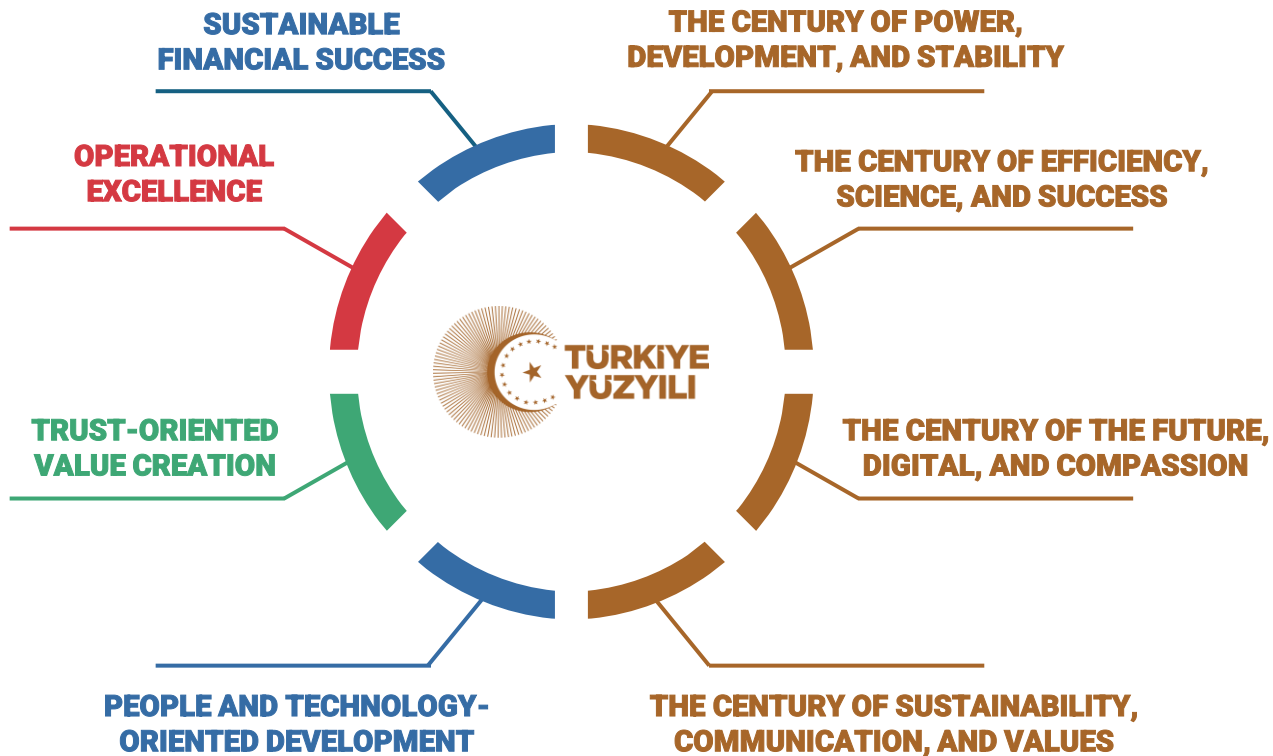


INNOVATIVENESS



TRUST

STRATEGIC FRAMEWORK



EMLAK KONUT



We are pleased to share with the people of Turkey our pride in becoming a preeminent contributor to the nation's economy, driven by our commitment to the country's most significant projects and rooted in our 72-year legacy of addressing the housing needs of its citizens.

Purpose and Scope of Business of Emlak Konut

- Emlak Konut REIC's scope of business encompasses the implementation of real estate projects, primarily residential, but also including commercial sections, educational units, social facilities, infrastructure, roads, and all types of landscaping.
- The company also provides construction supervision for its developed projects and engages in the marketing and sale of the completed independent units (properties).

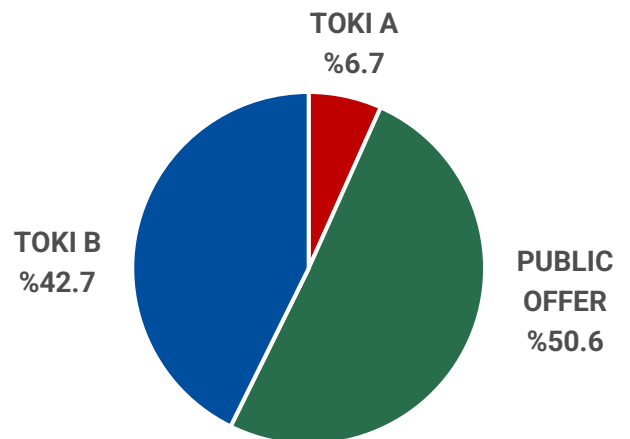
CAPITAL AND PARTNERSHIP STRUCTURE

	GROUP	TYPE	SHARE AMOUNT	NUMBER of SHARES	%
HOUSING DEVELOPMENT ADM. (TOKI)	A	Registered (Privileged)	253.369.919	25.336.991.900	6,67
HOUSING DEVELOPMENT ADM. (TOKI)	B	Bearer	1.621.460.838	162.146.083.835	42,67
FREE FLOAT	B	Bearer	1.925.121.079	192.512.089.770	50,66
OTHERS	B	Bearer	48.164	4.816.396	<1
TOTAL			3.800.000.000	380.000.000.000	100

SCOPE OF BUSINESS

Founded in 1953, Emlak Konut REIC one of Turkey's oldest enterprises whose main field of expertise is residential production. Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. was established under the title Emlak Konut A.Ş as a subsidiary of Türkiye Emlak Bankası A.Ş. and started its operations after its registration and announcement on March 6, 1991. The company's Articles of Association was amended in 2001. Our Company was transformed into a Real Estate Investment Company with the the amendment bill for the Articles of Association and it was submitted to the General Assembly for its approval. The amendment bill was adopted by the Extraordinary General Assembly on July 22, 2002. The Articles of Association was registered at Istanbul Trade Registry Office on July 29, 2002, and entered into force after their publication in the Trade Registry Gazette on August 1, 2002. (Our Company's Trade Registration No. is 273488-221070, Central Registration System (MERSIS) No. is 5669-3333- 4423-6524). The Company's name was changed from Emlak Gayrimenkul Yatırım Ortaklığı A.Ş. to Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. following the General Assembly on February 28, 2006. No time limit was set on the legal entity of the Company. This value, which has been obtained in years and through many projects, was transformed to Real Estate Company in 2002 and has been continuing its operations since then. Our activities include purchasing land in Turkey, developing real estate for the middle and upper- middle class, and marketing and selling real estate. Our Company considers producing value for our country as one of the most important aspects. Emlak Konut REIC conducted its initial public offering in 2010 and secondary public offering in 2013 to sustain its rapid growth. These public offerings achieved a significant success by attracting record individual investor demand and turning out to be 5th biggest public offering in the history of Republic. Taking place in November 2013, the secondary public offering over subscribed 2.3 times. It attracted over 100 international investors from 20 countries becoming the biggest public offering in the form of raising capital in Central and Eastern Europe, the Middle East and Africa.

Emlak Konut REIC, whose main shareholder is TOKI (Housing Development Administration of the Republic of Türkiye) under the T.C. Ministry of Environment, Urbanization and Climate Change, is the largest real estate investment company operating Turkey in terms of market capitalization, real estate portfolio, and land bank. Our company has a paid-in capital of 3,800,000,000 TL and a registered capital of 4,000,000,000 TL .



BUSINESS MODELS

Emlak Konut REIC owes its leading position in the sector not only to the high-quality living spaces it constructs but also to the innovative business models it continuously develops and implements. When launching new projects, the company adopts a strategic approach to land acquisition. In this context, a significant portion of the land is secured through collaborations with TOKI (Housing Development Administration of the Republic of Türkiye) under the T.C. Ministry of Environment, Urbanization and Climate Change. However, a limited number of land parcels are also obtained from third parties following meticulous evaluations. This diversity enables Emlak Konut to develop projects in various locations and targeting different demographics.

REVENUE SHARING MODEL

Emlak Konut REIC's Revenue Sharing Model (RSM) employs a two-stage process designed to prioritize the financing and management of projects, targeting the selection of financially robust and reputable construction firms through competitive bidding. The first stage assesses the technical competence of the firms, while the second stage reviews the proposals of only the invited companies. In this stage, participants specify the project's expected total revenue, the revenue sharing ratio, and the minimum guaranteed revenue that Emlak Konut will receive, regardless of the project outcome, determined according to the sharing ratio. The firm offering the most advantageous proposal wins the tender. If the proposals do not cover the land cost, the tender may be cancelled. To mitigate contractor risk, Emlak Konut requires the winning firm to provide a down payment equivalent to 30-40% of the guaranteed revenue and a bank letter of guarantee equal to 10% of the project value. This collateral is held by Emlak Konut until the project is completed and can be converted to cash if the contractor fails to fulfill its obligations. The contractor assumes all project responsibilities, including zoning permits, financing, construction, marketing, and sales. Emlak Konut, in turn, oversees the project and controls the cash flow generated from presales. Emlak Konut does not provide financial resources for the project beyond the land; the title deeds remain under Emlak Konut's ownership and are only transferred to the homeowners. **Minimum Guaranteed Revenue:** A key element of the RSM is the minimum guaranteed revenue, which must be equal to or higher than the land value at the date of the tender. The contractor is obligated to pay this revenue even if the project revenues fall short of expectations, thereby protecting Emlak Konut from fluctuations in land value. If the project revenue exceeds expectations, the additional revenue is distributed according to the predetermined sharing ratio, with Emlak Konut receiving its share. **Cash Flow Management:** Project revenues are collected in a special project account opened at a state-controlled bank and managed by Emlak Konut. As specific construction milestones are completed, revenues are paid to the contractor. This system allows Emlak Konut to recover the land cost well in advance of project completion. The revenue sharing date (typically one year after construction completion) is specified in the contracts. Unsold units are divided between Emlak Konut and the contractor according to the sharing ratio. Emlak Konut may choose to purchase the remaining units and market them itself. With its low-risk structure, the RSM enables Emlak Konut to undertake a larger number of simultaneous and larger projects while keeping

EMLAK KONUT

With its low-risk structure, GPM enables Emlak Konut to implement a greater number of larger projects simultaneously while keeping management and personnel expenses low.



In order to achieve its management objectives and strategies, Emlak Konut REIC effectively implements two distinct business models. The first of these business models is the Revenue Sharing Model (RSM), and the second is the Turnkey Model.

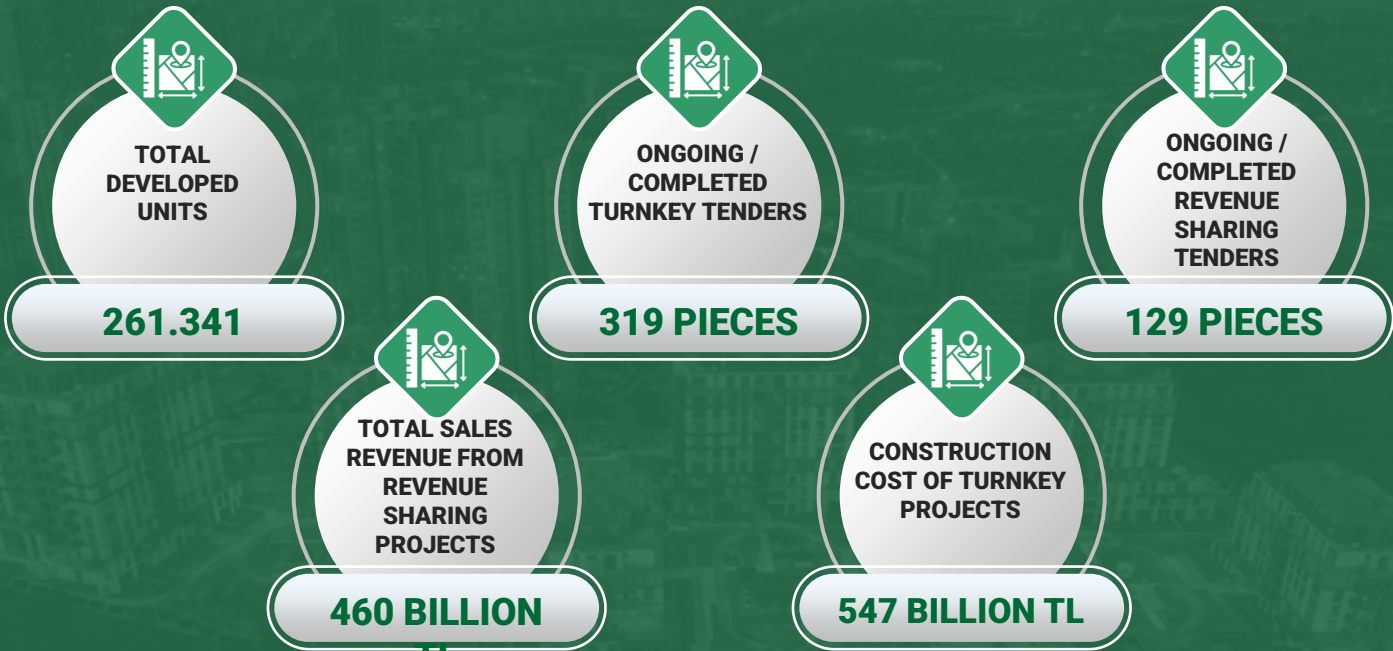
TURNKEY MODEL

Emlak Konut REIC implements the Turnkey Model in approximately 10% to 15% of its projects, a method also favored by many developers in the sector. Within this model, the company assumes responsibilities such as project development, sales, marketing, and financing. Due to legal regulations in Türkiye, Real Estate Investment Companies (REICs) cannot directly undertake construction, and therefore, the construction process is outsourced to third parties.

The company typically employs the Turnkey Model in situations where there is a low probability of receiving sufficiently high bids in tenders, or to stimulate interest in a developing area. As interest in the area generally increases following a successful initial project, a transition to the Revenue Sharing Model (RSM) is often possible in subsequent tenders. Emlak Konut plans to maintain the current balance between RSM and Turnkey models.



PROJECTS BY THE NUMBERS



Çevre, Şehircilik ve İklim Değişikliği Bakanlığı adına ihale edilip, müşavirlik hizmeti verilen ve deprem bölgesinde yürütülen projeler dahildir. Veriler 2003 yılından itibaren.

HALKALI MİLLET BAHÇESİ



RAKAMLARLA EMLAK KONUT



448

TENDERS



40.000

WORK FORCE



256

SECTORS



34

MOSQUE



7

HEALTH UNITS



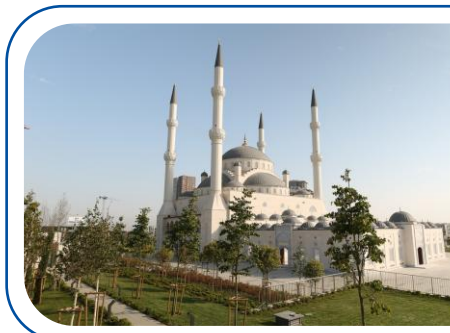
53

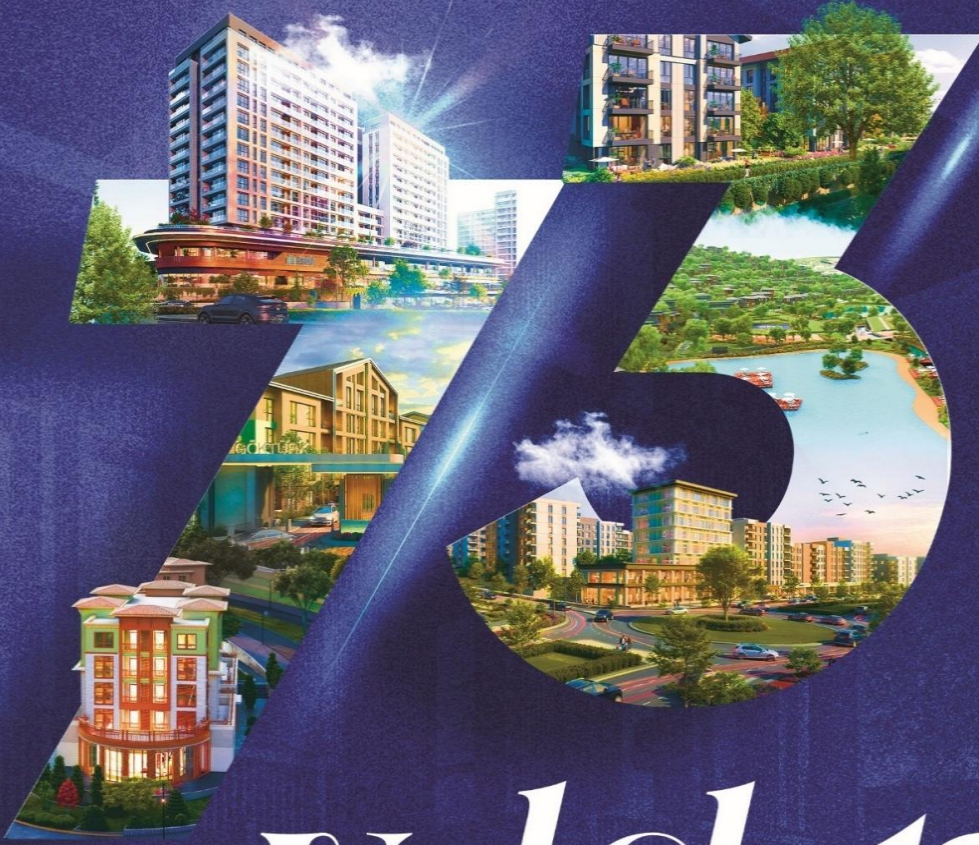
SCHOOLS



5

KINDER GARDENS





yıldır

HER GÜN DAHA İYİSİ İÇİN ÇALIŞIYORUZ.

Hedeflerimize ulaşmak için her yıl bir önceki yıldan daha fazla gayret gösteriyor, çalışmalarımıza aynı istikrarla devam ediyoruz.

Gücümüzü bu topraklara olan sevgimizden alıyoruz.

INDICATORS

TOTAL ASSEST
363.787.949.000 TL



APPRAISAL VALUE OF LAND STOCK
120.507.101.000 TL



COMPANY SHARE OF TOTAL
REVENUE FOR RSM PROJECTS
116.481.863.000 TL



COST OF PURCHASE + PROGRESS
PAYMENTS (TURNKEY)
36.500.157.000 TL



APPRAISAL VALUE OF BUILDINGS
57.248.497.000 TL



REAL ESTATE APPRAISAL VALUE OF
SUBSIDIARIES
8.330.326.000 TL



LAND AND HOUSING
INVENTORY COST
262.146.013.000 TL



COST OF INVESTMENT PROPERTY
5.749.047.000 TL



LIABILITIES
219.785.804.000 TL

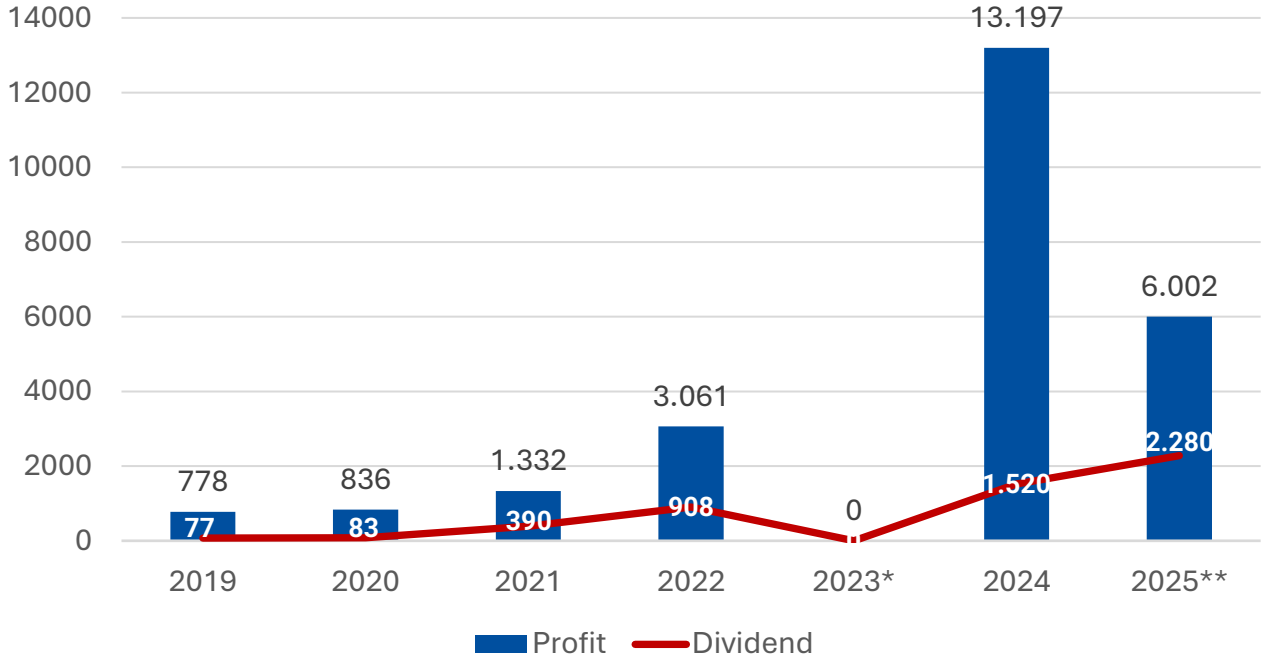


COST VALUES OF SUBSIDIARY REAL
ESTATE
6.680.069.000 TL

NET ASSET VALUE
208.494.961.000 TL

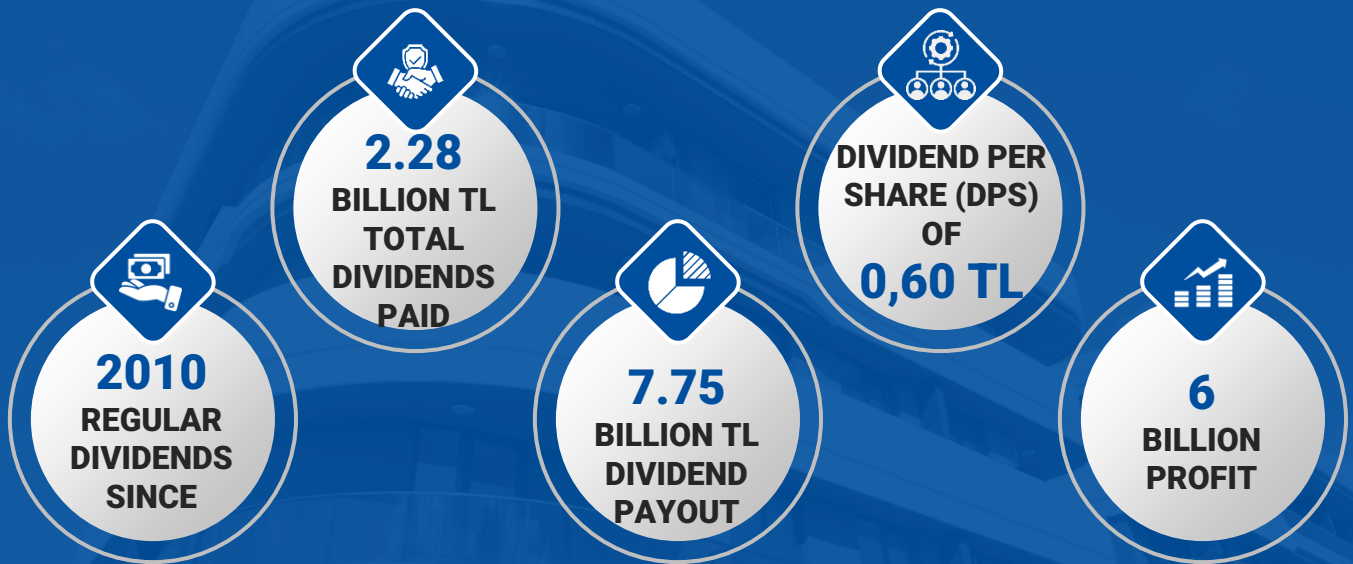
INDICATORS

PROFIT-DIVIDEND PROGRESS (MILLION TL)



The Board of Directors' resolution not to distribute dividends due to a net period loss of TRY 4.07 billion in 2023 was approved at the Ordinary General Assembly meeting held on May 15, 2024.

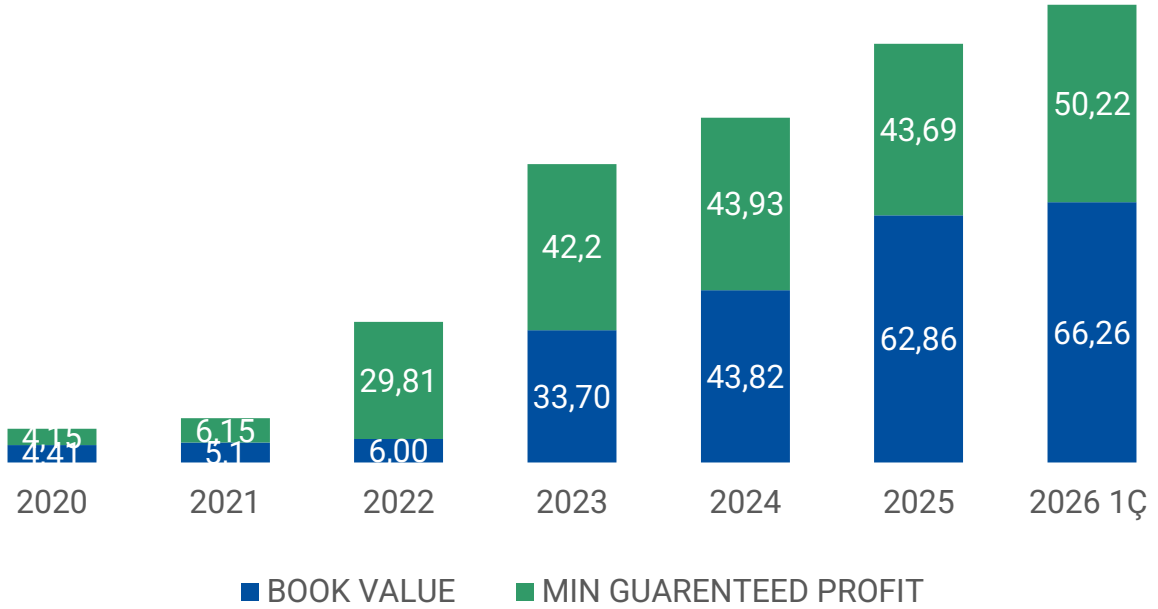
2025 DIVIDEND PERFORMANCE



At the General Assembly meeting held on April 29, 2026, the following matters were approved: the distribution of TRY 2,280,000,000.00 as the First Dividend allocated from the net profit for the period to our shareholders, to be paid out against the 2025 dividend coupons of the shares held by our shareholders; and the execution of the said dividend distribution on June 24, 2026.

INDICATORS

PROGRESS OF GUARANTEED PROFIT IN RSM PROJECTS (BILLION TL)

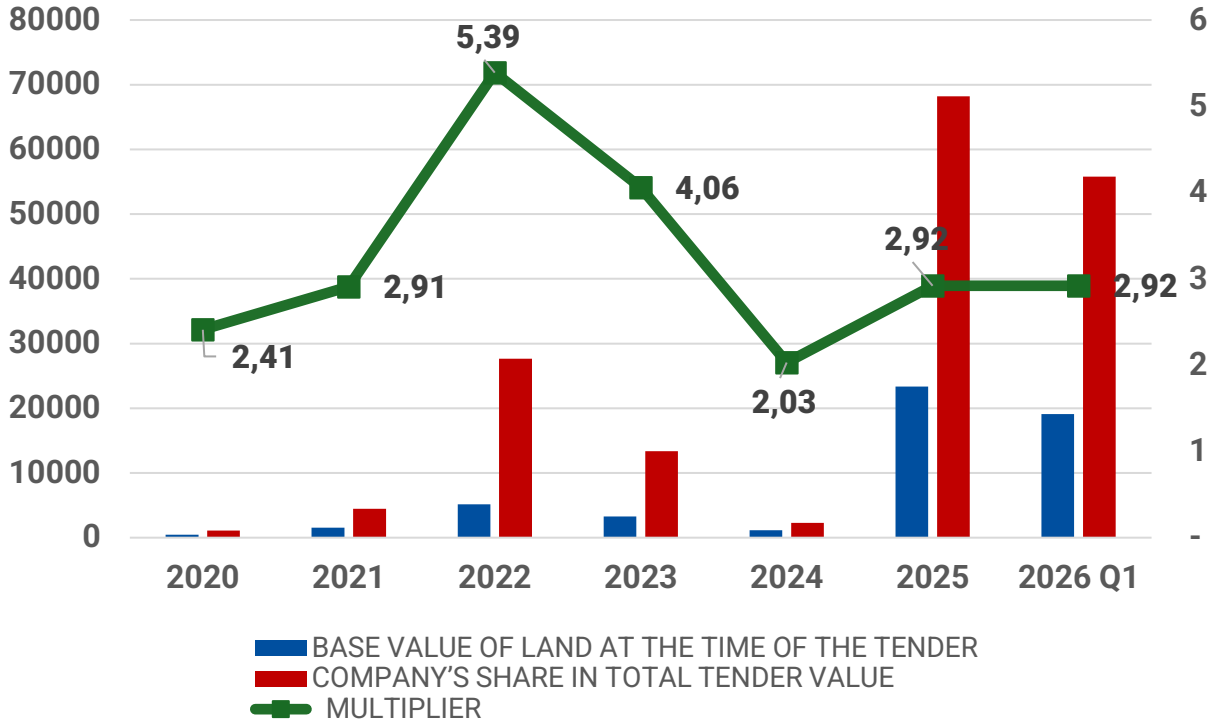


The graph above presents Emlak Konut's year-by-year profit expectations for the next five years. These figures may vary depending on the addition and completion of projects each year and due to increases in projected sales within those projects.



INDICATORS

THE PROGRESS OF MULTIPLIER FOR RSM PROJECTS (BILLION TL)



COMPLETED
TENDERS

5 PIECES

AVERAGE
MULTIPLIER

X 2.92

COMPANY'S
SHARE OF
TOTAL
REVENUE

55.8 BILLION TL

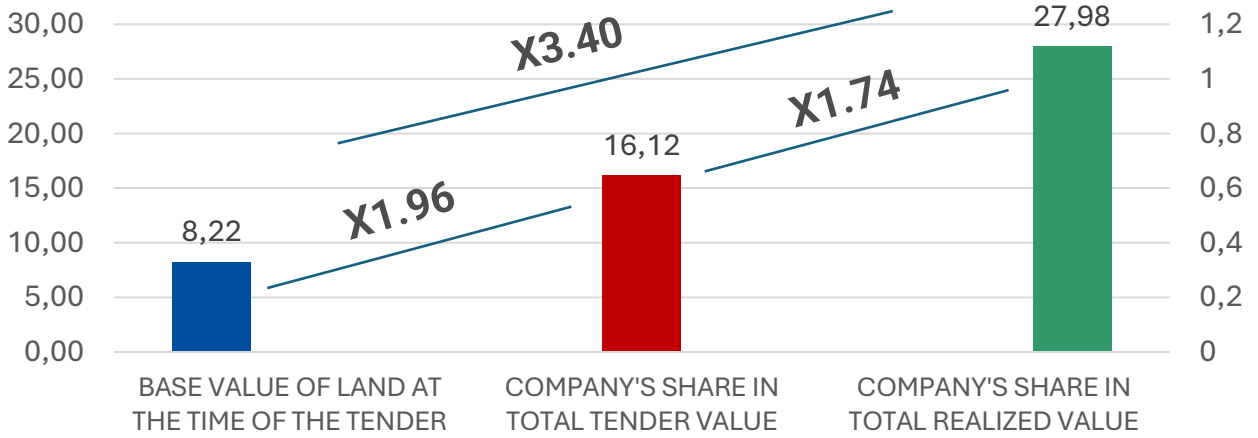
TOTAL SALES
REVENUE FROM
TENDERS

134.4 BILLION TL

INDICATORS

PROJECTS/PLIERS

COMPLETED (BILLION TL)



In our Revenue Sharing Models (RSMs):

Base value of land at the time of the tender refers to the value of the land our company acquired in the past, as determined at the time of the tender.

Company's share in total tender value refers to the minimum share that the contractor winning the tender will pay to Emlak Konut in total at the end of the project.

Company's share in total realized value refers to the share arising from the contractor's percentage commitment in the tender, in conjunction with the project's profits exceeding projections.

ONGOING (BILLION TL)



Past performance is not indicative of future results.

INDICATORS

2026 Q1 SALES STATUS

TOTAL PRESALES VALUE

29.9 BILLION TL

GROSS SQM SALES

660 K SQM

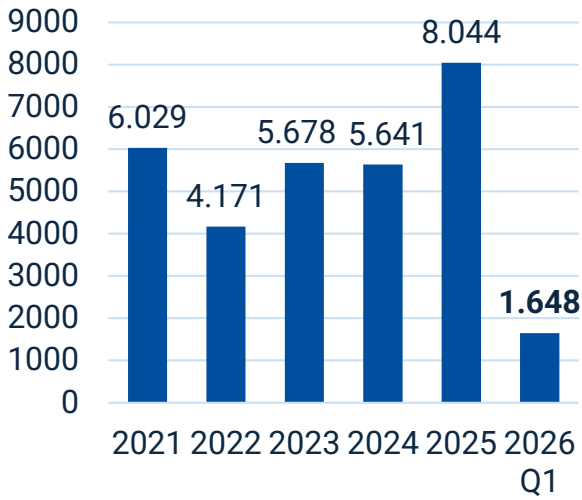
FOREIGN SALE

305 MILLION TL

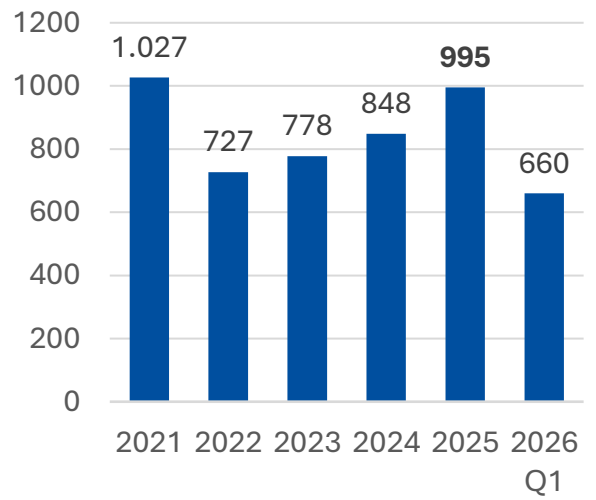
NUMBER OF PRESALES

1,648 PIECES

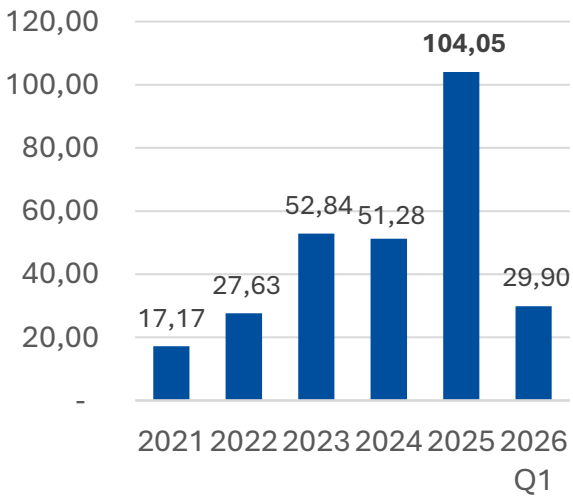
UNIT SALES (PIECE)



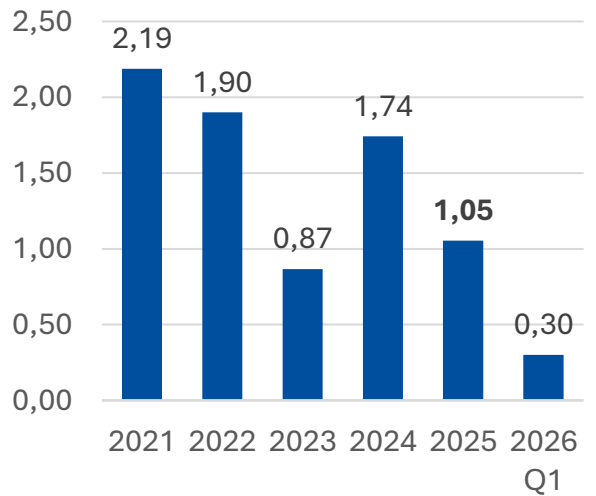
GROSS SQM SALES ('000)



TOTAL PRESALES VALUE (BILLION TL)



FOREIGN SALES (BILLION TL)



INDICATORS

KEY FINANCIALS (MILLION TL)

	2020	2021	2022	2023	2024	2025	2026 1Q
Net Sales	4.731	6.738	8.123	28.496	31.899	99.829	21.113
EBITDA (1)*	1.089	1.738	3.353	3.857	9.363	25,217	6.219
EBITDA MARGIN(2)*	23	25,8	41,3	13,5	29,4	25,2	29,5
Profit for Period	837	1.332	2.997	(4.074)	13.197	6.002	1.260
Total Assets	28.644	30.760	46.959	121.483	204.903	335.190	363.787
Shareholder's Equity	14.494	15.747	18.368	57.230	95.803	129.708	144.002
Dividend Per Share (TL)	0,0023	0,0036	0,0082	(0,0107)	0,3469	0,15814	0,03320
Return of Equity	0,058	0,083	0,163	(0,007)	0,068	0,142	0,042
Cash Flow	1.122	3.088	5.284	14.870	6.640	7,878	5,804
Dividend Payout	83	390	908	-	1.520	2.280	-

RECEIVABLES BY YEAR ('000) TL

	TRADE RECEIVABLES	OFF-BALANCE SHEET DEFERRED REVENUE	TOTAL
1 Year	19.216.453	20.633.061	39.849.514
2 Year	5.415.275	8.212.724	13.627.999
3 Year	2.426.204	4.926.537	7.352.741
4 Year	1.354.506	4.013.198	5.367.704
5 Year and more	1.204.010	1.222.956	2.426.966
TOTAL	29.616.448	39.008.476	68.624.924

For detailed information, please refer to Note 12 of the Independent Auditor's Report

INDICATORS

FINANCIAL RATIOS

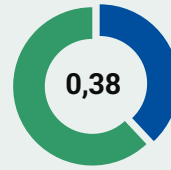
LIQUIDITY RATIOS



Current Ratio

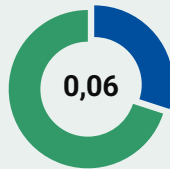


Cash Ratio

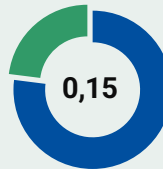


Acid-Test Ratio

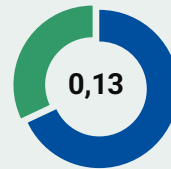
OPERATING RATIOS



Asset Turnover Ratio



Equity Turnover Ratio

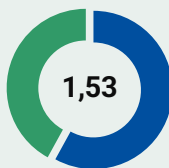


Net Working Capital

FINANCIAL STRUCTURE RATIOS



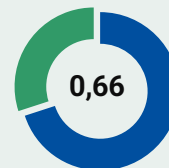
Financial Leverage Ratio



Debt Ratio

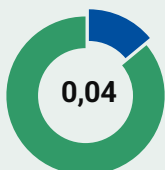


Equity /Total Assets

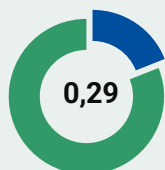


Self-Financing Ratio

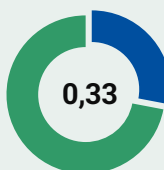
PROFITABILITY RATIOS



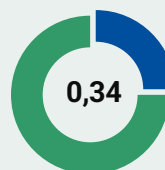
Return on Equity



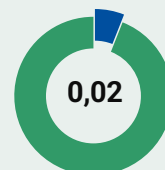
Return on Sales



Gross Profit Margin



Operating Profit Margin

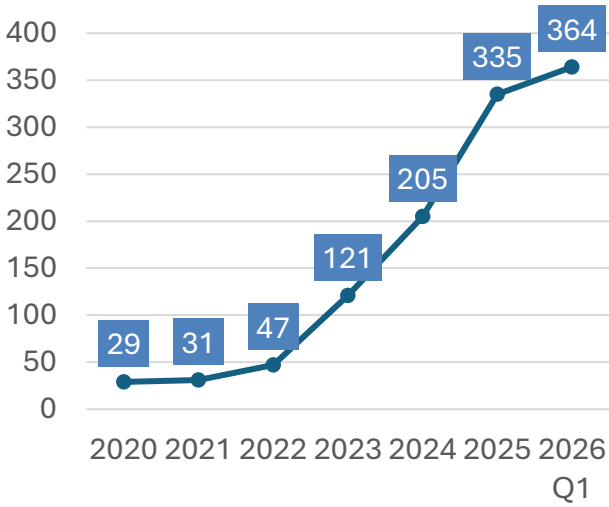


Return on Assets

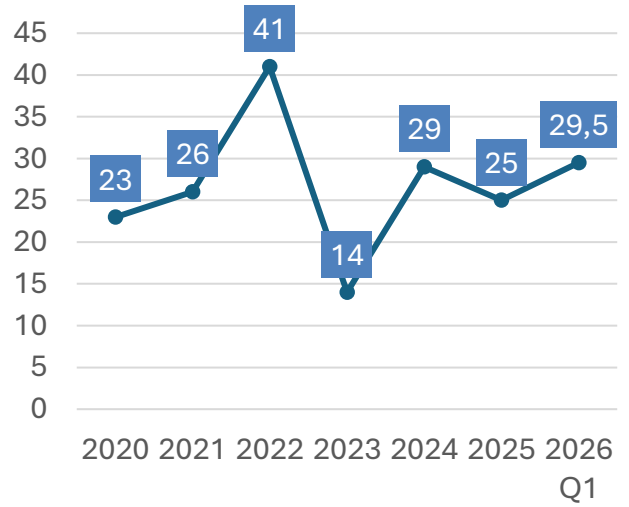
INDICATORS

FINANCIAL TRACK RECORD

TOTAL ASSETS (BILLION TL)



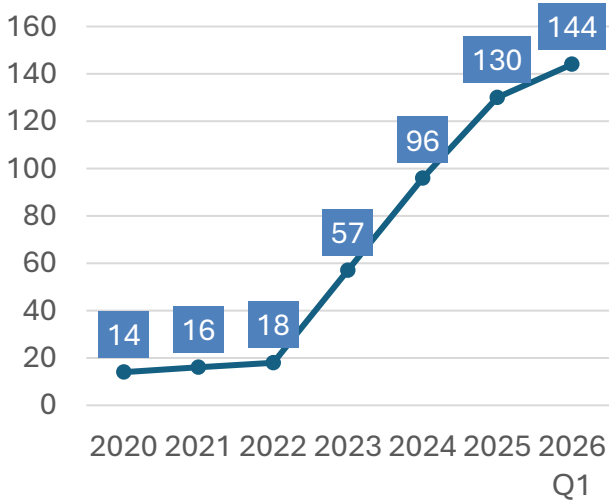
EBITDA MARGIN(%)



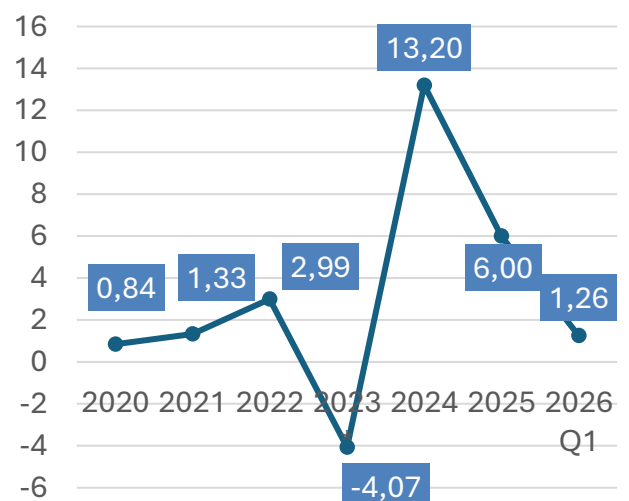
Over the past 6 years, we have achieved a strong increase in our total assets. Our equity has transformed into a robust source of funding, thanks to the remarkable growth * we have achieved.

* Inflation accounting was implemented in 2023.

EQUITY (BILLION TL)

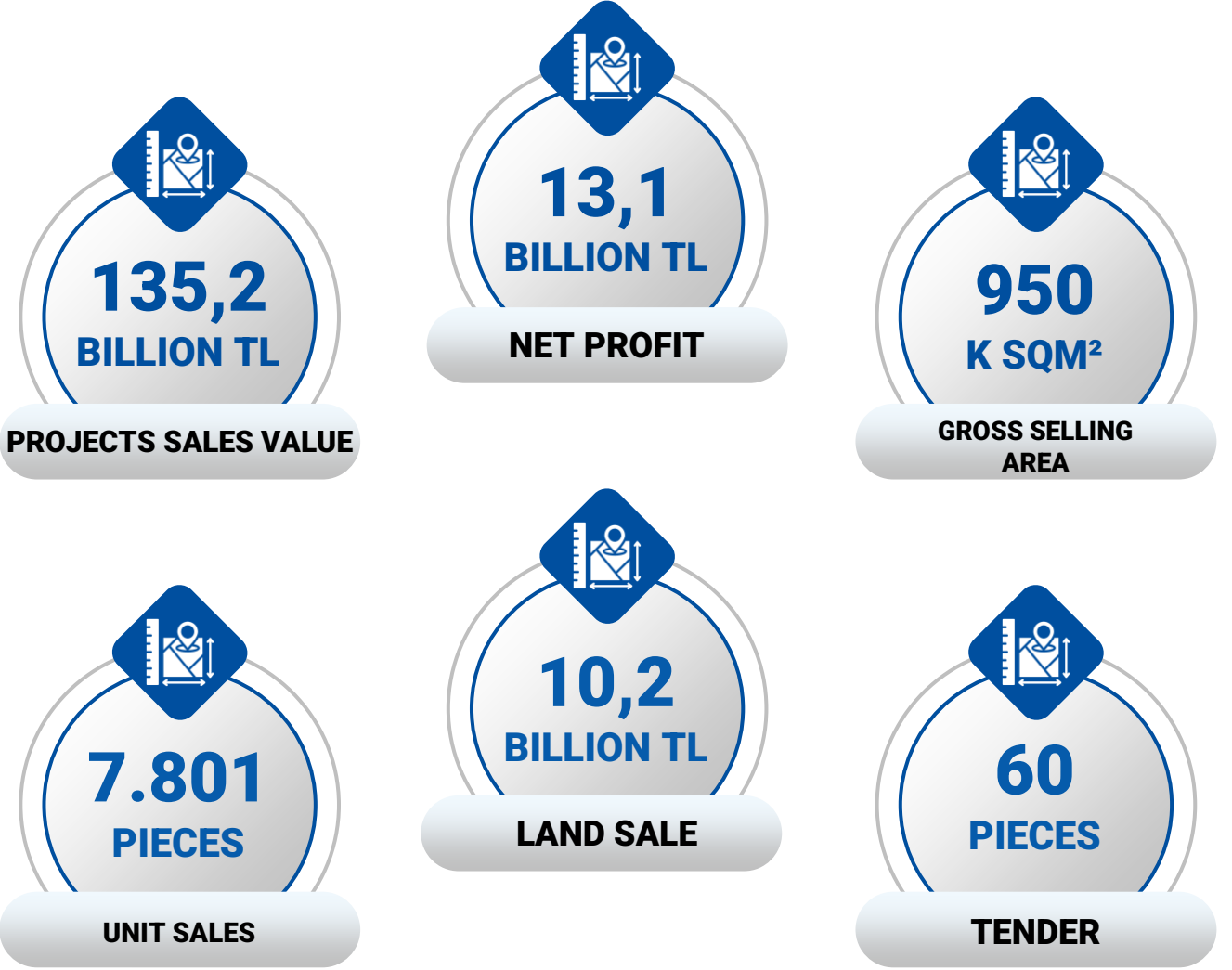


PROFIT FOR THE PERIOD (BILLION TL)



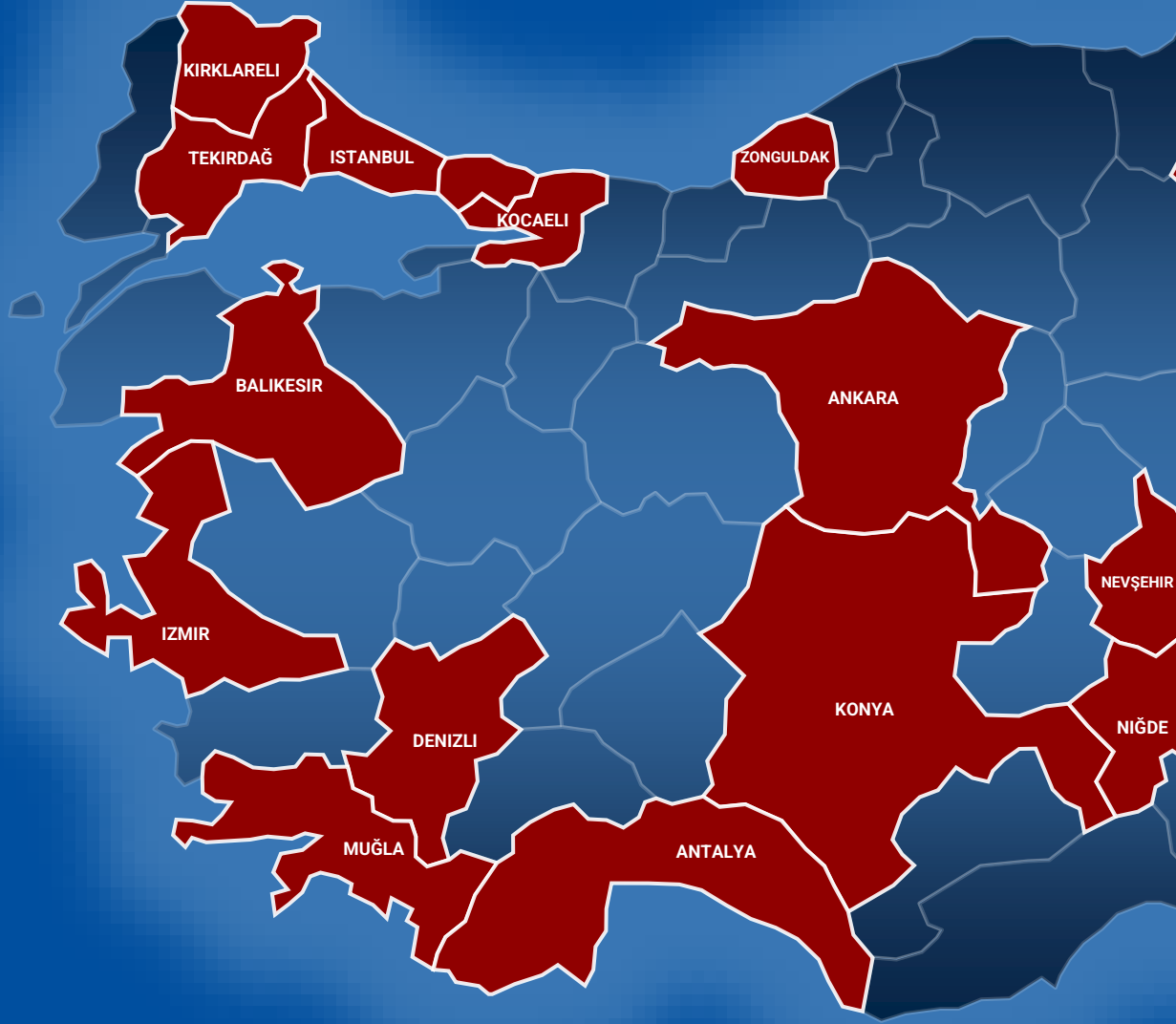
INDICATORS

GOALS OF 2026



PROJECTS

PROJECTS AT A GLANCE



TURN KEY
PROJECTS
319



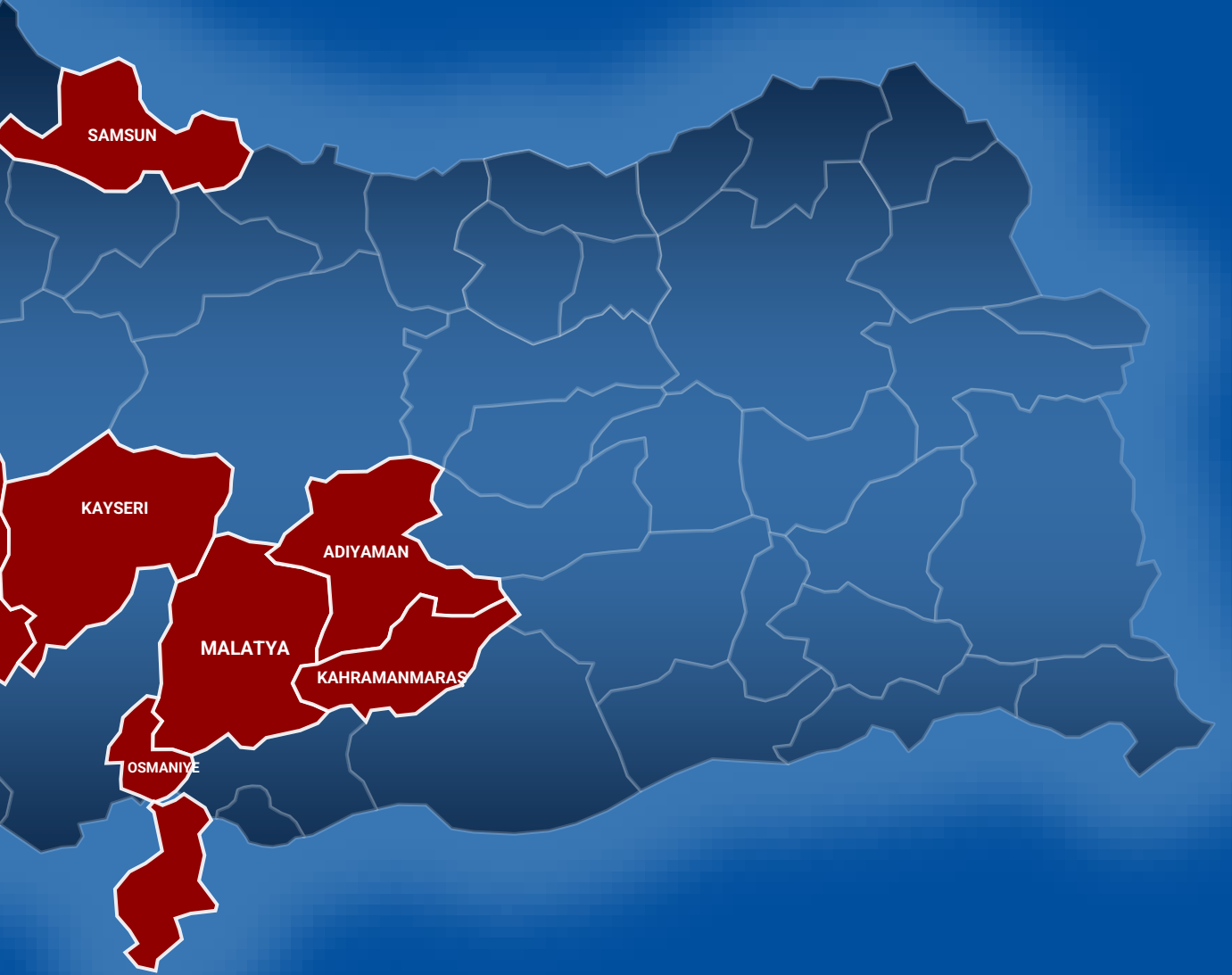
RSM
PROJECTS
129



TOTAL
TENDERS
448

PROJECTS

PROJECTS AT A GLANCE



TOTAL LAND
AREA

22,9 M
SQM

TOTAL
UNIT

261 K

PROJECTS

UNTENDERED LAND PLOTS

LANDS	SQM	BOOK VALUE	APPRAISAL VALUE
1 İSTANBUL ARNAVUTKÖY PARCELS	2.123.774	1.842.394.239	5.056.885.363
2 İSTANBUL ATAŞEHİR PARCELS	2.381	1.643	41.789.615
3 İSTANBUL AVCILAR PARCELS	478.850	8.376.735.877	11.166.004.308
4 İSTANBUL BAKIRKÖY KARTALTEPE PARCELS	6.317	298.278.879	266.375.000
5 İSTANBUL BAKIRKÖY ŞENLİK PARCELS	3.394	565.349.914	437.413.829
6 İSTANBUL BAKIRKÖY ZEYTİNLİK PARCELS	138.048	16.506.025.263	15.000.000.000
7 İSTANBUL BAŞAKŞEHİR İKİTELLİ PARCELS	50.843	207.094.204	358.471.206
8 İSTANBUL BAŞAKŞEHİR MAHMUTBEY PARCELS	520.970	22.634.376.835	20.691.946.545
9 İSTANBUL BAŞAKŞEHİR TATARCIK PARCELS	39.755	722.773.586	2.703.331.840
10 İSTANBUL ÇEKMEKÖY - TAŞDELEN PARCELS	17.683	201.105.415	291.860.357
11 İSTANBUL ESENLER PARCELS	634.242	34.227.086.999	33.312.657.780
12 İSTANBUL EYÜPSULTAN KEMERBURGAZ PARCELS	108.725	2.174.778.918	2.384.108.784
13 İSTANBUL EYÜPSULTAN MİTHATPAŞA PARCELS	67.039	1.663.909.915	3.375.206.972
14 İSTANBUL KARTAL PARCELS	18.325	715.456.091	650.177.205
15 İSTANBUL KÜÇÜKÇEKMECE HALKALI PARCELS	172.311	9.548.848.706	8.779.976.430
16 İSTANBUL SARIYER PARCELS	1.156	21.918.110	19.072.185
17 İSTANBUL TUZLA AYDINLI PARCELS	160.038	2.644.565.096	2.411.000.366
18 İSTANBUL TUZLA PARCELS	6.420	132.712.779	147.911.775
19 İSTANBUL	4.550.271	102.483.412.469	107.094.189.560
20 AMASYA MERKEZ ZİYERE PARCELS	75.424	499.563.318	466.123.101
21 ANKARA ETİMESGUT PARCELS	84.754	931.350.459	888.351.755
22 ANTALYA ALANYA PARCELS	110.954	1.405.550.798	1.277.307.022
23 ANTALYA KONYAALTI PARCELS	28.331	240.068.623	237.980.400

PROJECTS

UNTENDERED LAND PLOTS

LANDS	SQM	BOOK VALUE	APPRAISAL VALUE
24 AYDIN DİDİM PARCELS	562.160	1.970.212.834	1.790.448.763
25 BALIKESİR GÖNEN PARCELS	28.318	92.783.647	88.500.000
26 GAZİANTEP ŞEHİTKAMİL AYDINLAR PARCELS	118.264	1.107.165.235	1.031.851.481
27 İZMİR ÇEŞME PARCELS	107.012	1.467.169.210	1.358.094.445
28 İZMİR SEFERİHİSAR PARCELS	19.341	211.043.146	293.495.426
29 İZMİR URLA PARCELS	52.998	747.122.118	678.953.994
30 MUĞLA BODRUM PARCELS	102.721	1.672.568.214	1.519.961.518
31 MUĞLA KÖYCEĞİZ TOPARLAR PARELLERİ	164.903	3.098.798.025	2.816.060.780
32 MUĞLA MİLAS PARCELS	49.043	287.824.256	261.562.901
33 NEVŞEHİR PARCELS	25	122.642	111.452
34 TEKİRDAĞ ÇORLU PARCELS	35.923	155.667.110	235.689.460
35 ZONGULDAK MERKEZ PARCELS	9.221	133.060.102	143.884.516
OTHER	1.549.393	14.020.069.738	13.088.377.013
TOTAL	6.099.663	116.503.482.206	120.182.566.574

INVESTMENT PROPERTIES (LANDS)

LANDS	SQM	BOOK VALUE	APPRAISAL VALUE
1 İSTANBUL KARTAL PARCELS	18.071	270.443.175	324.534.701
TOTAL	18.071	270.443.175	324.534.701

**120,6 BILLION TL
APPRAISAL VALUE**

**6,12 MILLION SQM
LAND AREA**

**116,8 BILLION TL
BOOK VALUE**

INDICATORS

ON GOING RSM PROJECTS

PROJECT NAME	COMPANY'S MIN. GUARENTEED REVENUE	BOOK VALUE	MIN GUARANTEED PROFIT
1 MERKEZ ANKARA	5.512.557.922	4.666.848.918	845.709.005
2 NİDAPARK İSTİNYE	9.020.302.785	6.046.124.143	2.974.178.641
3 NİDAPARK KÜÇÜKYALI	4.877.521.454	4.651.097.536	226.423.917
4 NEXT LEVEL İSTANBUL	6.622.953.703	2.301.739.172	4.321.214.531
5 YENİ LEVENT MODERN	6.062.914.694	1.784.626.445	4.278.288.249
6 BATI YAKASI 1st STAGE	364.609.253	260.499.409	104.109.844
7 BATI YAKASI 2nd STAGE	1.822.856.439	2.484.787.361	(661.930.922)
8 ÇAYYOLU ANKARA	457.415.571	252.101.161	205.314.410
9 FUA DENİZ PARK	3.353.581.853	1.835.304.159	1.518.277.694
10 ATAŞEHİR 173	1.405.198.575	488.740.755	916.457.821
11 TUAL GÖLYAKA	1.941.899.740	1.191.549.504	750.350.236
12 GÖLYAKA İSTANBUL	3.431.034.143	1.295.697.212	2.135.336.930
13 PARK YAŞAM ANTALYA	3.040.131.726	515.719.246	2.524.412.480
14 MAJÖR GÖLYAKA	1.838.009.547	1.280.760.179	557.249.368
15 HAYAT FLORA 2-1	2.340.000.000	3.068.697.737	(728.697.737)
16 HAYAT FLORA 2-2	4.442.691.442	5.328.012.959	(885.321.517)
17 REFERANS ÜMRANIYE	2.788.376.945	2.115.710.534	672.666.411
18 NEZİHPARK BAHÇEKENT	984.984.402	500.810.375	484.174.026
19 NEXT LEVEL BODRUM	4.753.547.826	965.138.514	3.788.409.312
20 VADİ PANORAMA	3.247.239.421	2.054.725.098	1.192.514.323
21 PARK YAŞAM ÇINARKÖY	6.169.383.296	2.903.881.451	3.265.501.845
22 BAŞAKŞEHİR AVRASYA KONUTLARI CADDE	2.011.892.576	1.856.557.244	155.335.332
23 SENFONİ ETİLER	3.162.405.194	2.284.057.414	878.347.780
24 İSTANBUL BAŞAKŞEHİR KAYABAŞI 10. STAGE PROJECT	1.830.652.751	448.105.197	1.382.547.554

INDICATORS

ON GOING RSM PROJECTS

PROJECT NAME	COMPANY'S MIN. GUARENTEED REVENUE	BOOK VALUE	MIN GUARANTEED PROFIT
25 MUĞLA MİLAS MEŞELİK	543.375.088	308.970.300	234.404.788
26 ESENLER ATIŞALANI 1st STAGE PROJECT	2.063.638.464	1.744.760.847	318.877.617
27 ESENLER ATIŞALANI 2nd STAGE PROJECT	2.019.994.079	1.871.754.695	148.239.383
28 ESENLER ATIŞALANI 3rdSTAGE PROJECT	2.636.156.046	2.484.545.473	151.610.573
29 MUĞLA ORTAKENT 1st STAGE PROJECT	1.721.575.761	1.260.771.197	460.804.564
30 MUĞLA ORTAKENT MÜSKEBİ	7.166.422.740	2.754.795.049	4.411.627.691
31 ESENLER ATIŞALANI 4thSTAGE PROJECT	1.681.227.240	2.530.314.685	(849.087.445)
32 MUĞLA ORTAKENT 2nd STAGE PROJECT	2.948.723.334	1.554.173.504	1.394.549.830
33 İSTANBUL TUZLA AYDINLI 1st STAGE PROJECT	2.512.284.177	491.628.699	2.020.655.478
34 İZMİR ÇEŞME MUSALLA 1st STAGE PROJECT	1.604.652.568	617.765.363	986.887.205
35 EVORA İZMİR	977.244.521	43.348.274	933.896.247
36 ALLSANCAK	185.993.914	15.128.186	170.865.728
37 İZMİR ÇEŞME DALYAN PROJECT	1.205.749.837	83.263	1.205.666.575
38 ATAŞEHİR KÜÇÜKBAKKALKÖY PROJECT	2.701.800.000	-	2.701.800.000
39 İZMİR BAYRAKLI 1st STAGE PROJECT	495.370.538	-	495.370.538
40 İSTANBUL EYÜPSULTAN HASDAL 1st STAGE PROJECT	2.602.640.000	-	2.602.640.000
41 İSTANBUL BEŞİKTAŞ DİKİLİTAŞ GÜNEY PROJECT	1.746.100.000	-	1.746.100.000
42 ATAŞEHİR KAYIŞDAĞI PROJECT	186.753.176	-	186.753.176
TOTAL	116.481.862.741	66.259.331.258	50.222.531.481

"Min. Emlak Konut Revenue represents the committed revenue for incomplete project sections with no progress payments yet processed."

**50,2 BILLION MIN
GUARANTEED PROFIT**

**%55,76
SALES RATIO**

**%32,85
PROGRESS LEVEL**

Time lags may occur in revenue and expense updates due to inflation accounting, and profitability may vary depending on the contractors' commitments. During the provisional acceptance processes, profitability is re-evaluated based on the current appraisal values of unsold units, and negative profitability is not anticipated.

PROJECTS

NİDAPARK
KÜÇÜKYALI



Land Area
110.349
sqm

Contractor **TAHİNCİOĞLU & KOZKEN**

Total Sales Revenue
6.181.075.954 TL

Unit
2.244

Company Share Ratio
%42.00

Min. Company Share
2.596.051.901 TL

Progress Level
%78,93

Completion Date
2026

Land Area
124.475
sqm



MERKEZ
ANKARA

Contractor **PASİFİK**

Total Sales Revenue
17.840.061.234 TL

Unit
3.306

Company Share Ratio
%30.00

Min. Company Share
5.352.018.370 TL

Progress Level
%77,85

Completion Date
2028

PROJECTS

VADI PANAROMA



Land Area
29.915 sqm

Contractor **BİN BAY & SOM & İSTANBUL HAS**

Total Sales Revenue
6.427.500.000 TL

Unit
306

Company Share Ratio
%40.00

Min. Company Share
2.571.000.000 TL

Progress Level
-

Completion Date
2027

Land Area
46.086 sqm



ELVORA
İZMİR

Contractor **TEKNİK YAPI & HALK GYO**

Total Sales Revenue
5.417.541.280 TL

Unit
1.195

Company Share Ratio
%35.00

Min. Company Share
1.896.139.448 TL

Progress Level
%94,50

Completion Date
2026

PROJECTS



Land Area
129.315
sqm

Contractor **TAHİNCİOĞLU & NİDA**

Total Sales Revenue
11.133.538.164 TL

Unit
547

Company Share Ratio
%51.10

Min. Company Share
5.689.238.002 TL

Progress Level
%72,24

Completion Date
2026

Land Area
58.970 sqm



PARK YAŞAM
ÇINARKÖY

Contractor **İZKA – PARK İSTANBUL**

Total Sales Revenue
12.010.000.000 TL

Unit
956

Company Share Ratio
%40.00

Min. Company Share
4.804.000.000 TL

Progress Level
%7,39

Completion Date
2028

PROJECTS

BATİYAKASI



Land Area
108.221
sqm

Contractor **YILDIZLAR**

Total Sales Revenue
8.918.725.424 TL

Unit
2.205

Company Share Ratio
%35.05

Min. Company Share
3.127.872.624 TL

Progress Level
%92,06

Completion Date
2027

Veriler 1. ve 2. etap toplam verileridir. İlerleme 1. Etap yüzdesidir.

Land Area
65.047 sqm



YENİ LEVENT

Contractor **DAP**

Total Sales Revenue
13.143.573.276 TL

Unit
1.019

Company Share Ratio
%40.00

Min. Company Share
5.257.429.310 TL

Progress Level
%87,76

Completion Date
2026

PROJECTS

all sancak



Land Area
73.210 sqm

Contractor PEKİNTAŞ & BURAKCAN

Total Sales Revenue
5.986.275.881 TL

Unit
1.469

Company Share Ratio
%33.00

Min. Company Share
1.975.471.041 TL

Progress Level
%83,80

Completion Date
2026

Land Area
17.166 sqm



Muğla Milas
Meşelik

Contractor BAŞ YAPI

Total Sales Revenue
1.100.000.000 TL

Unit
30

Company Share Ratio
%42.00

Min. Company Share
462.000.000 TL

Progress Level
-

Completion Date
2027

PROJECTS

NEXT
LEVEL
İSTANBUL



Land Area
17.194 sqm

Contractor PASİFİK

Total Sales Revenue
9.006.288.393 TL

Unit
205

Company Share Ratio
%45.00

Min. Company Share
4.052.829.776 TL

Progress Level
%64,60

Completion Date
2026

Land Area
157.900
sqm



FUA
DENİZ PARK

Contractor CEVAHİR

Total Sales Revenue
7.027.415.805 TL

Unit
226

Company Share Ratio
%35.00

Min. Company Share
2.459.595.532 TL

Progress Level
%17,63

Completion Date
2027

PROJECTS

ATAŞEHİR | 173



Land Area
9.242 sqm

Contractor **DAP**

Total Sales Revenue
2.236.500.000 TL

Unit
173

Company Share Ratio
%40.00

Min. Company Share
894.600.000 TL

Progress Level
%12,47

Completion Date
2028

Land Area
20.000 sqm



REFERANS
ÜMRANIYE

Contractor **KİLER – BİSKON**

Total Sales Revenue
3.562.000.000 TL

Unit
359

Company Share Ratio
%50.00

Min. Company Share
1.781.000.000 TL

Progress Level
-

Completion Date
2027

PROJECTS

ÇAYYOLU
ANKARA



Land Area
37.932 sqm

Contractor **TEKFEM**

Total Sales Revenue
426.100.000 TL

Unit **36**

Company Share Ratio
%40.00

Min. Company Share
170.440.000 TL

Progress
Level
-

Completion Date
2026

Land Area
20.063 sqm



**BAŞAKŞEHİR
KAYABAŞI 10.
STAGE**

Contractor **ISRA**

Total Sales Revenue
3.755.000.000 TL

Unit **99**

Company Share Ratio
%40.00

Min. Company Share
1.502.000.000 TL

Progress
Level
-

Completion Date
2026

PROJECTS


TUAL GÖLYAKA



Land Area
62.469 sqm

Contractor ODM Gayrimenkul

Total Sales Revenue
5.115.000.000 TL

Unit
537

Company Share Ratio
%35.00

Min. Company Share
1.790.250.000 TL

Progress Level
%19,56

Completion Date
2028

Land Area
187.576
sqm




MAJÖR
GÖLYAKA

Contractor CEVAHİR

Total Sales Revenue
4.745.714.286 TL

Unit
796

Company Share Ratio
%35.00

Min. Company Share
1.661.000.000 TL

Progress Level
%28,95

Completion Date
2027

PROJECTS

GÖLYAKA
İSTANBUL



Land Area
94.585 sqm

Contractor **ÖZ ER-KA**

Total Sales Revenue
7.221.000.000 TL

Unit
831

Company Share Ratio
%35.00

Min. Company Share
2.527.350.000 TL

Progress Level
%21,32

Completion Date
2028

Land Area
102.344
sqm



AYATFLORA

Contractor **ÖZAK**

Total Sales Revenue
17.340.000.000 TL

Unit
1.429

Company Share Ratio
%30.00

Min. Company Share
5.202.000.000 TL

Progress Level
%16,61

Completion Date
2029

Veriler 1. ve 2. etap toplam verileridir.

PROJECTS



Land Area
67.294 sqm

Contractor AYDUR & NEZİH

Total Sales Revenue
2.870.000.000 TL

Unit
688

Company Share Ratio
%30.00

Min. Company Share
861.000.000 TL

Progress Level
%61,65

Completion Date
2027

Land Area
64.108 sqm



PARK YAŞAM
Antalya

Contractor İZKA & PARK İZMİR

Total Sales Revenue
8.198.651.775 TL

Unit
1.443

Company Share Ratio
%30.00

Min. Company Share
2.459.595.533 TL

Progress Level
%40,24

Completion Date
2027

PROJECTS

ESENLER ATIŞALANI 4th STAGE PROJECT



Land Area
24.250 sqm

Contractor **BAŞYAPI**

Total Sales Revenue
4.700.000.000 TL

Unit
-

Company Share Ratio
%35.00

Min. Company Share
1.645.000.000 TL

Progress
Level
-

Completion Date
2028

Land Area
22.310 sqm



Contractor **FUZUL**

Total Sales Revenue
4.125.000.000 TL

Unit
452

Company Share Ratio
%40.00

Min. Company Share
1.650.000.000 TL

Progress Level
%10,14

Completion Date
2027

PROJECTS

ESENLER ATIŞALANI 2nd STAGE



Land Area
17.942 sqm

Contractor İNTAYA İNTES

Total Sales Revenue
5.444.000.000 TL

Unit
310

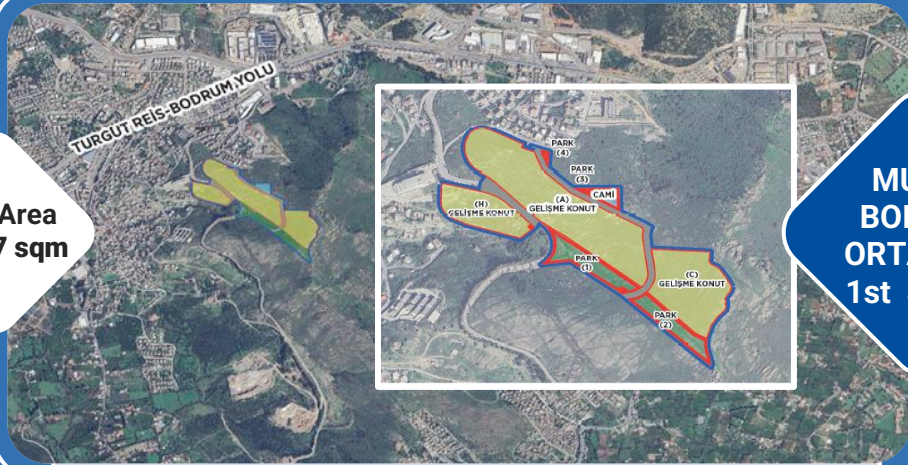
Company Share Ratio
%35.00

Min. Company Share
1.905.400.000 TL

Progress Level
-

Completion Date
2027

Land Area
85.327 sqm



MUĞLA
BODRUM
ORTAKENT
1st STAGE

Contractor TORKAM

Total Sales Revenue
4.150.000.000 TL

Unit
103

Company Share Ratio
%40.00

Min. Company Share
1.660.000.000 TL

Progress Level
-

Completion Date
2028

PROJECTS

MUĞLA ORTAKENT MÜSKEBİ



Land Area
175.004
sqm

Contractor **ILGIN - PARKVEMA**

Total Sales Revenue
17.530.000.000 TL

Unit

-

Company Share Ratio
%45.00

Min. Company Share
7.012.000.000 TL

Progress Level

-

Completion Date
2028

Land Area
113.113
sqm



MUĞLA
ORTAKENT
2nd STAGE
PROJECT

Contractor **EN-EZ - SRL**

Total Sales Revenue
7.061.000.000 TL

Unit

-

Company Share Ratio
%40.00

Min. Company Share
2.824.400.000 TL

Progress
Level

-

Completion Date
2028

PROJECTS

SeNFONİ
ETİLER



Land Area
12.227 sqm

Contractor **YİĞİT-KUBBA -DBH**

Total Sales Revenue
7.052.500.000 TL

Unit
215

Company Share Ratio
%40.00

Min. Company Share
2.821.000.000 TL

Progress Level
%23,64

Completion Date
2028

Land Area
23.812 sqm



**ESENLER
ATIŞALANI
3rdSTAGE**

Contractor **ESTA İNTEK**

Total Sales Revenue
7.160.000.000 TL

Unit
325

Company Share Ratio
%35.00

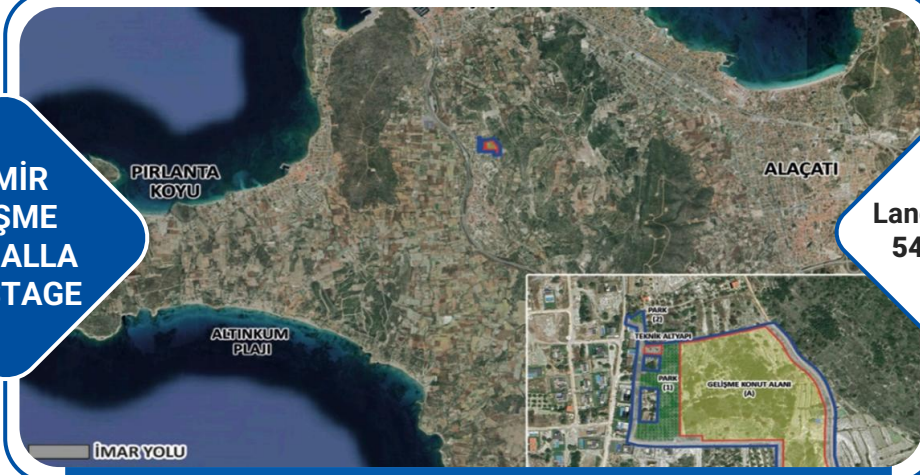
Min. Company Share
2.506.000.000 TL

Progress Level
-

Completion Date
2028

PROJECTS

İZMİR ÇEŞME MUSALLA 1st STAGE



Land Area
54.335

Contractor YP İNŞAAT

Total Sales Revenue
4.000.000.000 TL

Unit

-

Company Share Ratio
%40

Min. Company Share
1.600.000.000 TL

Progress Level

-

Completion Date
2029

Land Area
26.247 sqm



ATAŞEHİR
KÜÇÜKBAKKALKÖY

Contractor UNDT-DURMAZ

Total Sales Revenue
30.020.000.000 TL

Unit

-

Company Share Ratio
%45

Min. Company Share
13.509.000.000 TL

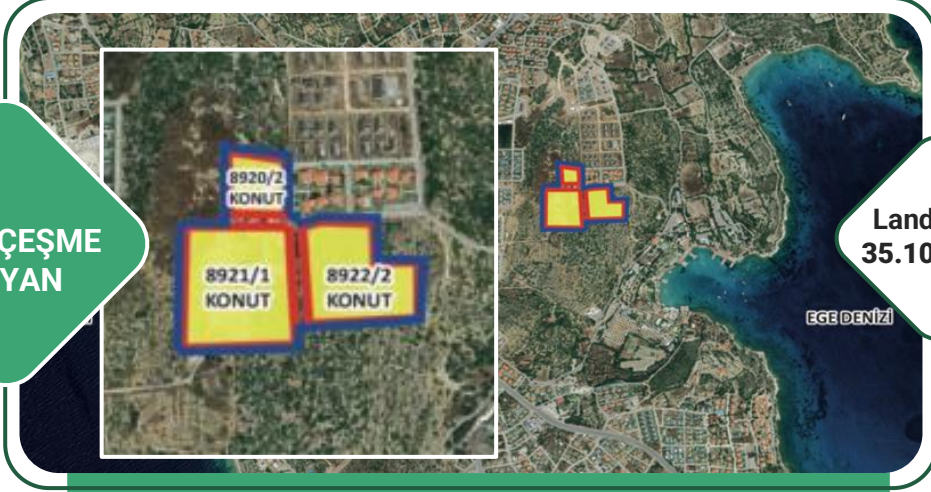
Progress
Level

-

Completion Date
2029

PROJECTS

İZMİR ÇEŞME DALYAN



Land Area
35.106 sqm

Contractor MESA MESKEN - CABA

Total Sales Revenue
10.525.000.000 TL

Unit
94

Company Share Ratio
%50.00

Min. Company Share
5.262.000.000 TL

Progress Level
-

Completion Date
2027

Land Area
21.250 sqm



İSTANBUL KAYIŞDAĞI

Contractor PEKERLER

Total Sales Revenue
9.261.000.000 TL

Unit
-

Company Share Ratio
%40

Min. Company Share
3.704.400.000 TL

Progress Level
-

Completion Date
2029

PROJECTS

İZMİR BAYRAKLI 1st STAGE



Land Area
72.500 sqm

Contractor EN-EZ - SRL

Total Sales Revenue
6.161.061.000 TL

Unit

-

Company Share Ratio
%40.00

Min. Company Share
2.464.424.400 TL

Progress Level

-

Completion Date
2029

Land Area
46.135 sqm



İSTANBUL
EYÜPSULTAN
HASDAL 1st
STAGE

Contractor DBH

Total Sales Revenue
32.533.000.000 TL

Unit

-

Company Share Ratio
%40

Min. Company Share
13.013.200.000 TL

Progress Level

-

Completion Date
2030

PROJECTS

İSTANBUL
BEŞİKTAŞ
DİKİLİTAŞ
GÜNEY



Land Area
15.407 sqm

Contractor LEDA - MR

Total Sales Revenue
17.461.000.000 TL

Unit
94

Company Share Ratio
%50.00

Min. Company Share
8.730.500.000 TL

Progress Level
-

Completion Date
2030

PROJECTS

ONGOING TURNKEY PROJECTS

PROJECT NAME

COST OF PURCHASE + PROGRESS PAYMENTS (TL)

1	ÇEKMEKÖY ÇINARKÖY PROJECT	241.336.028
2	İSTANBUL AVCILAR FİRUKÖY PROJECT	2.270.635.000
3	ARNAVUTKÖY YENİŞEHİR PROJECT	27.839.013.872
4	KÜÇÜKÇEKMECE BİZİM MAHALLE PROJECT	3.349.293.100
5	ESENLER ORUÇREİS PROJECT	1.811.878.000
6	OTHER	988.001.000

TOTAL

36.500.157.000

Land Area
816.006
sqm



Yenisehir Evleri
ARNAVUTKÖY

Contractor **VARIOUS**

Güncel Sözleşme Bedeli
39.811.019.914 TL

Unit
9.991

Satılan Unit
8.107

TOTAL Kayıtlı Maliyet
ve Hakediş Ödemesi
27.839.013.872 TL

Progress Level
%86,63

Completion Date
2028

PROJECTS

EMLAK KONUT
ÇINARKÖY
EVLERİ



Land Area
340.092
SQM

Contractor **VARİOUS**

Total Sales Revenue
320.200.000 TL

Unit
2.303

Satılan Unit
2.253

TOTAL Kayıtlı Maliyet
ve Hakediş Ödemesi
218.859.626 TL

Progress
Level
%97,58

Completion Date
2026

Land Area
39.820
SQM



EMLAK KONUT
BİZİM
MAHALLE

Contractor **YÜKSEKDAĞ**

Total Sales Revenue
3.377.000.000 TL

Unit
513

Satılan Unit
-

Min. Company Share
2.352.098.000 TL

Progress
Level
%0.90

Completion Date
2027

PROJECTS

REAL ESTATE CERTIFICATE - DAMLA KENT PROJECT

Project Name: Damla Kent

Proje Developer: Emlak Konut GYO

Guarantor and Landowner: TOKI

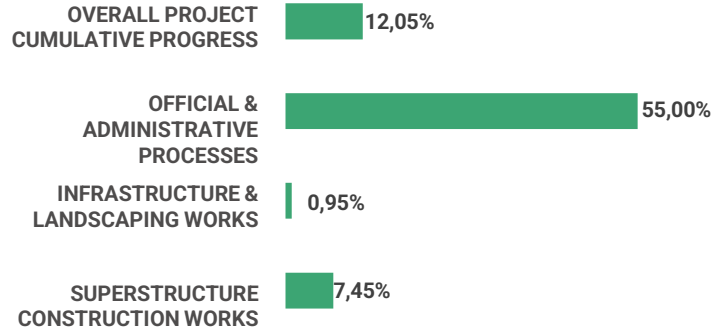
Certificate Code: DMLKT.G



PROJECT PROGRESS

MAIN WORK GROUP

As of 15.04.2026



CURRENT PRIMARY ACQUISITION STATUS

TOTAL UNITS	REALIZED PRIMARY ACQUISITION	REMAINING UNITS
2.214 PIECES	336 PIECES*	1.878 PIECES

REALIZED PRIMARY ACQUISITION BY PHASE

PHASE A	PHASE B
257	79
PIECES	PIECES

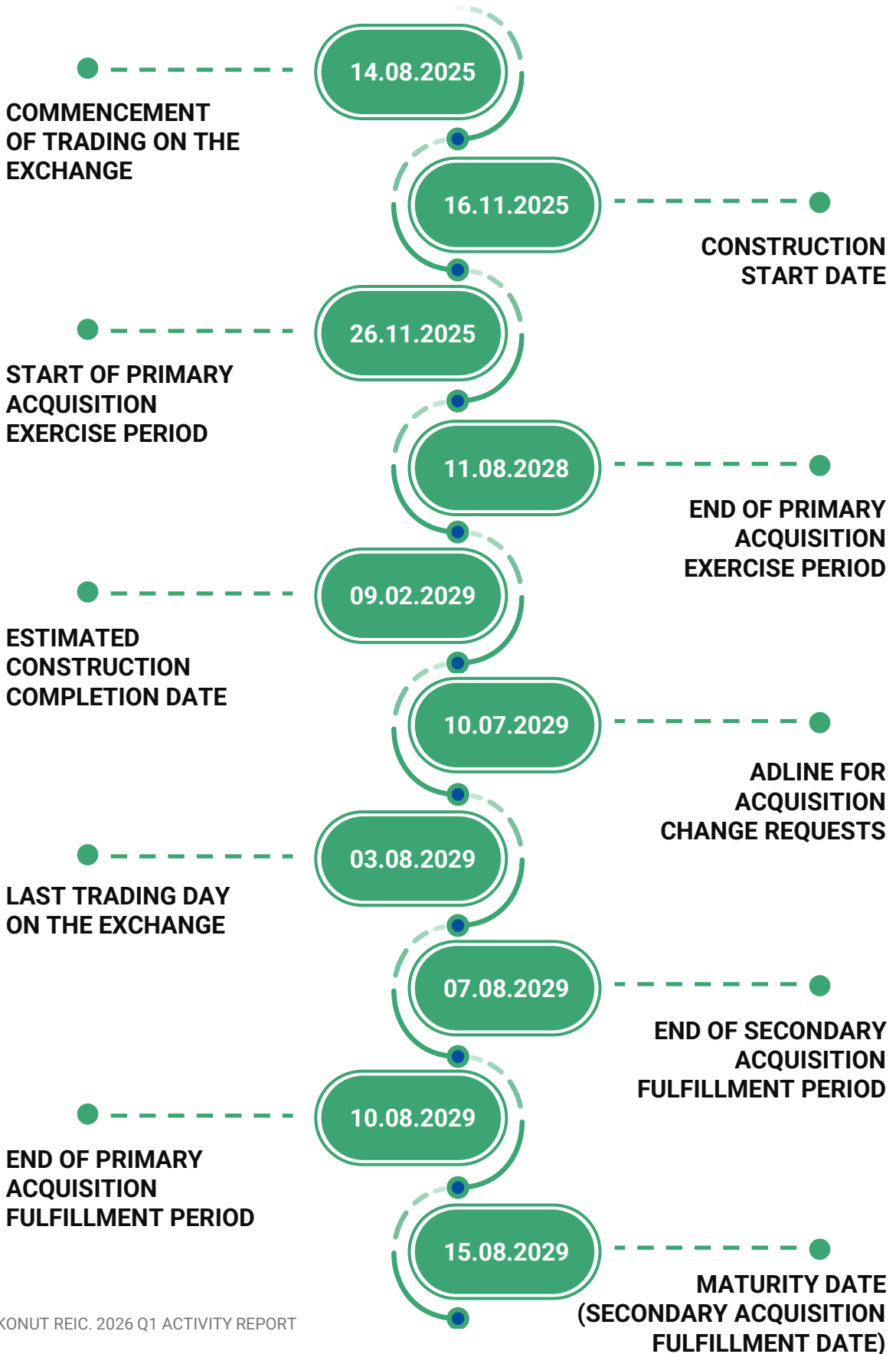
REALIZED PRIMARY ACQUISITION BY UNIT TYPE

1+1	2+1	3+1	4+1
117	163	47	9
PIECES	PIECES	PIECES	PIECES



PROJECTS

PROJECT TIMELINE



PROJECTS

REAL ESTATE CERTIFICATE - DAMLA KENT PROJECT



The A and B phases of the Damla Kent Project are structured as priority phases where commercial activity is concentrated and located closest to the main transportation axes. These phases, designed as 6-story horizontal architecture, benefit from direct access to extensive landscaping as well as the educational and social facility opportunities provided by the project.

Primarily consisting of family-oriented 2+1 and 3+1 unit types, these sections aim to implement sustainable living standards in the initial stage through modern infrastructure and environmentally friendly systems.



RELIGIOUS FACILITIES



GREEN AREAS



SOCIAL AREAS



SPORTS COMPLEXES



HEALTH FACILITIES



SCHOOLS / EDUCATIONAL INSTITUTIONS



UNIT DISTRIBUTION BY TYPE

1+1

175 UNITS



Certificate Range (Units)
631.516 - 835.253

2+1

1.076 UNITS



Certificate Range (Units)
863.276 - 1.658.621

3+1

758 UNITS



Certificate Range (Units)
1.384.916 - 2.012.508

4+1

205 UNITS



Certificate Range (Units)
1.833.345 - 2.123.851

2.214 UNITS

521 K SQM CONSTRUCTION AREA

PROJECTS

The Istanbul Finance Center (IFC) Project, aiming to establish Istanbul as a regional and global financial hub, is planned to be built on approximately 300,000 sqm of land. It will be a representative and pioneer of innovative and sustainable development, with projects to be developed on land owned by leading banking sector institutions such as the Central Bank, public banks including Ziraat Bankası, Halk Bankası, and Vakıflar Bankası, public institutions such as the CMB (Capital Markets Board of Turkey) and BRSA (Banking Regulation and Supervision Agency), and private sector entities such as T.A.O., Enisler, and Iş GYO A.Ş.



Located within the boundaries of the Ümraniye District of Istanbul Province, in the area declared as the Istanbul Finance Center, the 1/5000 Scale Master Zoning Plan and 1/1000 Scale Implementation Zoning Plan were approved by the

T.C. Ministry of Environment and Urbanization with its Approval dated 19.06.2012 and numbered

28/9522. The zoning implementation process, prepared according to Articles 15, 16, and 17 of the Zoning Law No. 3194, was approved with its Approval dated 24.08.2012 and numbered 13653. Residential blocks of various sizes, with their own semi-private public spaces, inner courtyards, and commercial areas, have been created around the main axis/backbone.

A presentation of the Master Plan study prepared by our Company was given at the Council of Ministers meeting on 16.12.2011. As a result of the

meeting on 17.01.2012, a "memorandum and protocol text" regarding the issues to be addressed was prepared by the Ministry, and sent to the relevant parties on 24.04.2012 for signing, following a consensus on the general conditions regarding the project.

Pursuant to the aforementioned protocol and in accordance with the Approval of the T.C. Ministry of Environment and Urbanization dated 13.06.2012, our Company was appointed as the Project Executor and Consulting Firm for the Special Project Area, Recreation Areas, and Common Infrastructure Areas.

In this context, our Company initiated "Urban Design Project and Urban Design Guide" studies, and within this scope, prepared the Design Handbook Özgüven Tasarım Dan. Mim. İnş. San. Tic. Ltd. Şti. and HOK International Limited, the Engineering Report ARUP, one of Turkey's largest engineering consulting companies, and the Soil Survey Report Istanbul Mühendislik Tic. Ltd. Şti., specializing in its field.

PROJECTS



The prepared studies were distributed to all stakeholders at the information meeting held at the Ministry on 10.07.2012, and the project preparation process started as of this date.

All building blocks are placed in a position surrounding the building islands, thus creating a wide-open space in the middle of the island. This open space is evaluated both as a green area and as public common areas and allows the building blocks to form a city wall with each other. Thanks to this city wall, roads and streets are more clearly defined, and users are not given the feeling of eerie and unsafe open spaces.

A more dynamic urban texture is created because both the common green areas in the middle of the island and the streets are surrounded by building blocks. This texture and the continuity from the arrangement of the building blocks make the city defined and can engrave urban streets and axes in memories in a way that will create an urban memory.



PROJECTS



Yeni Fikirtepe: A Human- and Environment-Focused Community in the Heart of Istanbul. Fikirtepe has been reshaped with its secure buildings, social amenities, green spaces, a 24/7 vibrant avenue, and commercial units. Transformed into one of Istanbul's most desirable living spaces, Yeni Fikirtepe has been redesigned with every detail in mind, from education to health, social, and cultural activities.

Located at the intersection of major transportation arteries, Yeni Fikirtepe is close to hospitals, schools, and shopping centers. It is within walking distance of Kadıköy, Üsküdar, and the Historical Peninsula via the metro. With 12,101 units repositioned with continuous green spaces, Yeni Fikirtepe is transforming the face of the Anatolian side of Istanbul.



PROJECTS

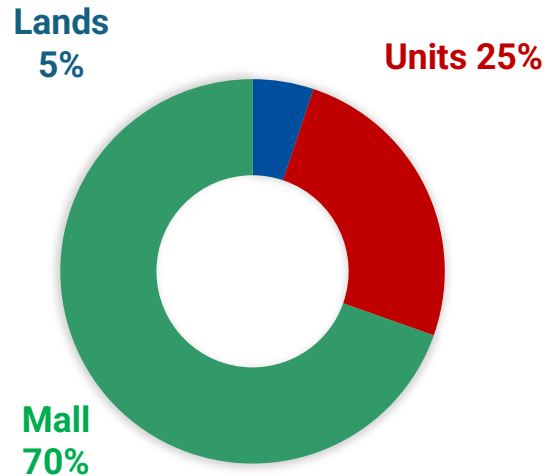
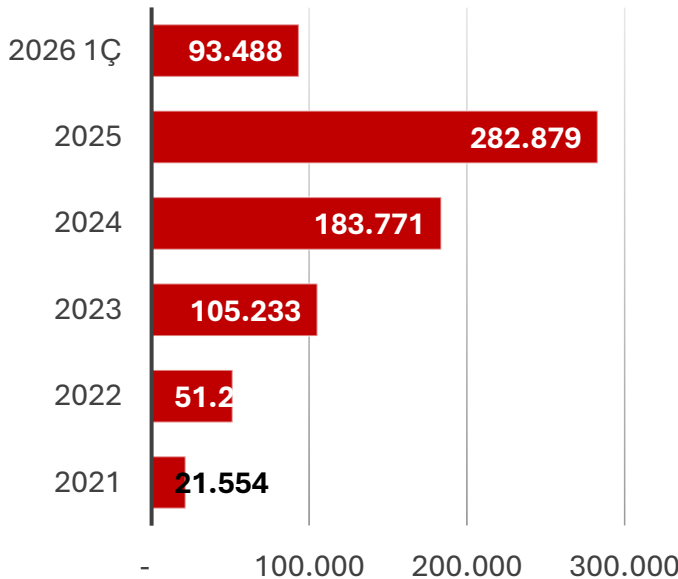
LEASED PROPERTIES

PROJECTS	RENTAL INCOME
1 İSTMARİNA AVM	35.989.063
2 BÜYÜKYALI AVM	29.075.058
3 ANKARA SARAÇOĞLU	13.613.527
4 SARPHAN FİNANSPARK	5.039.020
5 AĞAOĞLU MASLAK 1453	3.144.341
6 ÇINARKÖY EVLERİ	653.855
7 KOMŞU FİNANS EVLERİ	580.452
8 EMLAK KONUT VADI EVLERİ	469.732
9 ESENLER EMLAK KONUTLARI	78.235
10 BALIKESİR ALTIEYLÜL	35.596
11 LAND	4.809.122
TOTAL	93.488.000



Rental income may vary due to the elimination of intercompany rental income in the consolidated financial statements

RENTAL INCOME BY YEAR ('000)



PROJECTS

TENDERS OF 2025

REVENUE SHARING MODEL

TENDERS	APPRASAL VALUE	MIN COMPANY'S SHARE	SALES TOTAL REVENUE	MULTIPLIER
İSTANBUL EYÜPSULTAN KEMERBURGAZ 1st STAGE	3.900.000.000	8.050.000.000	23.000.000.000	2,06
İSTANBUL EYÜPSULTAN HASDAL 1st STAGE	3.180.000.000	12.500.000.000	31.250.000.000	3,93
İSTANBUL ATAŞEHİR KÜÇÜKBAKKALKÖY	3.700.000.000	13.013.200.000	32.533.000.000	3,52
İSTANBUL BEŞİKTAŞ DİKİLİTAŞ GÜNEY	3.806.250.000	13.509.000.000	30.020.000.000	3,55
ANKARA GÖLBAŞI TAŞPINAR	4.514.184.000	8.730.500.000	17.461.000.000	1,93
TOTAL	19.100.434.000	55.802.700.000	134.264.000.000	2,92

PROJECTS

TENDERS OF 2026 Q1

TENDERS TYPES OF 2026 Q1



10 TENDERS

CONSULTANCY

1

**RSM
PROJECTS**

5

**EARTHQUAKE
ZONE**

2

**CONSTRUCTION
WORKS**

1

**URBAN
TRANSFORMATION**

1

TENDERS OF 2025

TENDERS OF 2024

**BASE VALUE OF LAND AT TIME
OF THE TENDER**

23,3 BILLION TL

1,1 BILLION TL

MIN COMPANY'S REVENUE

68,2 BILLION TL

2,3 BILLION TL

TOTAL SALES REVENUE

170,9 BILLION TL

6,5 BILLION TL

AVERAGE MULTIPLIER

X2,92

X2,03

SUSTAINABILITY

UNITS
176.876



NATURAL GAS SAVINGS
43.062.800 M³



CONTRIBUTION TO THE NATIONAL
ECONOMY
376.215.252 TL



INSULATION



17.690
SAVINGS EQUIVALENT TO ONE
YEAR OF RESIDENTIAL
CONSUMPTION.



21.090
PRODUCTION EQUIVALENT TO
ONE YEAR OF RESIDENTIAL
CONSUMPTION



CONTRIBUTION TO THE NATIONAL
ECONOMY
86.504.000 TL



ENERGY
MANAGEMENT



SIFIR
ATIK



WASTEWATER
MANAGEMENT

76.298
RESIDENCE WITH
GREYWATER SYSTEM



WATER SAVINGS
2.227.901 M³



CONTRIBUTION TO THE NATIONAL
ECONOMY
84.490.556 TL



WASTE
MANAGEMENT



WASTE OIL SEPARATION
251 TON/YEAR



201
TON WASTE USED IN
BIODIESEL
PRODUCTION



223 MILLION TON
PREVENTED WATER POLLUTION

Istatistikler Emlak Konut tarafından üretilen bağımsız bültenlerden 2025 yılında sağlanan tasarrufları göstermektedir.

OUR ENVIRONMENTAL FOOTPRINT

As Emlak Konut, we make minimizing environmental impacts our primary goal while conducting our activities, and we develop sustainable solutions accordingly. We continuously monitor the environmental effects of our operations and focus on enhancing our environmental performance through improvement-oriented projects.

Climate change stands before us as one of today's most urgent global issues; therefore, we conduct studies to increase our energy and resource efficiency using sector-specific data, and we design our residential areas with solutions that consume fewer resources and integrate renewable energy.

We have begun managing our environmental footprint by measuring our carbon emissions and will continue to implement innovative practices that will reduce our environmental impact for the future. Our goal is to build a more sustainable living space for both today and future generations.

OUR CERTIFICATION EFFORTS

PROJECTS WITH ENERGY PERFORMANCE CERTIFICATE (EPC) CLASS A



SUSTAINABILITY

PROJECTS WITH LEED CERTIFICATE



Five of the projects developed by our company hold LEED Energy Certification, while six of them possess an EPC Class A energy performance certificate.

The YeS-TR protocol, signed as of March 2026 in line with our corporate sustainability vision, stands as a concrete testament to our commitment to leaving a more livable environment for future generations. Within the scope of this commitment, we will manage all construction processes—from the design stage to commissioning—with a holistic approach in compliance with national and international green building standards, specifically YeS-TR and YeS-INT guidelines.

Through our expert teams and strategic planning, we aim to reinforce our pioneering role in the sector by continuing to build energy-efficient, eco-friendly, and modern living spaces, targeting certification levels tailored to the unique nature of each project.

SUSTAINABILITY



84.680 m³
**WATER SAVINGS
RECOVERED IN
INDEPENDENT UNITS
PER YEAR**



3 MILLION TL
**WATER SAVINGS
RECOVERED IN
INDEPENDENT UNITS
PER YEAR**



300 TON
**OF WATER SAVINGS
IN THE SERVICE
BUILDING OVER 8
YEARS**



318.051 Kwh
**ELECTRICITY
PRODUCTION WITH
SPP PLANTS IN
THE SERVICE
BUILDING**



5,1 TON
**OF WASTE OIL
SEPARATED IN 2,900
RESIDENCES**

SUSTAINABILITY

A total of 71,806 kg of recyclable waste has been collected.

With the ZERO WASTE SYSTEM established solely in our Company Building, the following savings were achieved

between January 2019 – December 2024:

252,041.20 kWh of energy savings from the recycling of all waste,
9,041.55 kg of greenhouse gas emissions prevented from the recycling of all waste,
8.74 tons of raw material savings from metal and glass recycling,
Prevention of the cutting of 833 trees through the separation of waste paper,
1,372.36 m³ of water savings through the separation of waste paper,
Prevention of approximately 21,517.28 liters of oil consumption through the recovery of waste plastics.

The calculated data has been determined within the scope of the 'Zero Waste Project' of the Republic of Türkiye Ministry of Environment, Urbanization and Climate Change. We aim to increase our recycled waste ratio by 5% and reduce our total waste ratio by 2% within the next five years



OUR AFFILIATES



EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİC. A.Ş.
EMLAK KONUT GYO A.Ş. KURULUŞUDUR

Founded in 1980 under Türkiye Emlak Bankası, Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret A.Ş. initially managed major projects like Bahçeşehir Uydükent, handling everything from project management to after-sales services. Following the transfer of its shares to TOKI in 2001, the company expanded its scope and adopted an investor identity in 2004, focusing on revenue-sharing models and large-scale development projects. Since 2018, the company has operated as a wholly-owned subsidiary of Emlak Konut GYO, continuing to provide vital financing and management expertise for high-cost investments in the real estate and construction sectors.

ONGOING EPP ADMINISTRATIVE WORKS

TOTAL PROJECTS **36 PIECES**

TOTAL UNITS **21,126 PIECES**

TOTAL CONSTRUCTION AREA **3.1 MILYON SQM**

TOTAL CONTRACT VALUE **65 BILLION TL**

ONGOING CONSULTANC PROJECTS

TOTAL PROJECTS **201 PIECES**

TOTAL UNITS **126,923 PIECES**

TOTAL CONSTRUCTION AREA **19,258,969 SQM**

TOTAL CONTRACT VALUE **335.1 BILLION TL**



**ELITE
İSTANBUL**



**BATIŞEHİR
LOCA**



**TUAL
ASYA**

COMPLETED PROJECTS

TOTAL PROJECTS **123 PIECES**

TOTAL UNITS **27,355 PIECES**

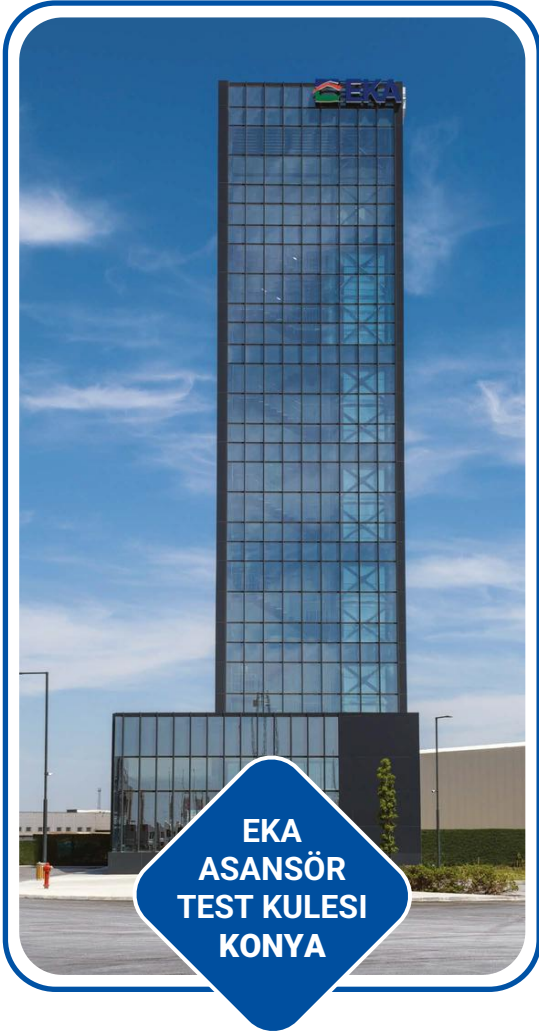
TOTAL CONSTRUCTION AREA **9,359,234 SQM**

TOTAL CONTRACT VALUE **29.7 BILLION TL**

**TOTAL ASSETS
11.2 BILLION TL**

**COMPANY VALUE
3.4 BILLION TL**

OUR AFFILIATES



— EMLAK KONUT ASANSÖR SİSTEMLERİ SAN. VE TİC. A.Ş. —
EMLAK KONUT GYO A.Ş. KURULUŞUDUR

Established in February 2021, EKA operates with the mission of becoming a "global Turkish brand" capable of competing with major international players. We add value to life through innovative elevator, escalator, and moving walk solutions that prioritize comfort, safety, and energy efficiency across various sectors, from residential buildings to hospitals.

Guided by a commitment to sustainability and occupational health, we handle everything from manufacturing and assembly to maintenance and exports. By utilizing a high-local-content supply chain, we support domestic production and leverage our technological strength to design eco-friendly products. Our goal is to drive national branding forward while contributing to a greener, safer future.

Energy audits of production facilities were completed, and the infrastructure for the **ISO 50001 Energy Management System** was established.

381,056 kWh of energy was produced with solar (GES) panels.

A total of **201,986 kg** of recyclable waste was collected at production facilities, preventing **438,265 kg** of greenhouse gas emissions.

2025 ACTIVITIES

ELEVATOR PRODUCTION **737 PIECES**

ELEVATOR DELIVERY **548 PIECES**

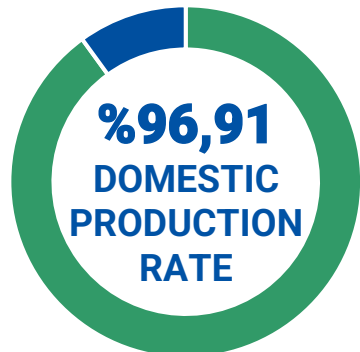
UNITS SOLD **564 PIECES**

SALE **1.04 BILLION TL**

COMPANY VALUE
8.9 BILLION TL*

TOTAL ASSETS
5.10 BILLION TL*

*Brand value is included.



OUR AFFILIATES



The establishment of Emlak Konut Global represents a significant milestone in our company's international growth strategy. This step aims to transfer the project development experience and corporate knowledge gained over the years in Turkey to international markets.

It holds strategic importance in terms of diversifying income sources, generating foreign currency-based revenue, effectively managing exchange rate risk, and increasing our brand's international recognition. In this context, a new company titled "Emlak Konut Global LLC" has been established in Riyadh, the capital of Saudi Arabia.

This establishment was realized in accordance with the cooperation agreements signed on December 2, 2024, with the Saudi Arabia National Housing Company (NHC) and the Ministry of Investment (MISA). The newly established company is aimed to play an active role in strengthening regional collaborations, evaluating potential project development opportunities, and effectively executing real estate development activities.

These steps taken in priority target markets such as the United Arab Emirates and Saudi Arabia are considered strategic initiatives supporting our company's global growth vision. Hayat Mekka Project

As one of the first concrete applications of this strategic expansion, the Hayat Mekka project has been developed. Reflecting the economic cooperation between Turkey and the Kingdom of Saudi Arabia, the project has been implemented within the framework of Saudi Arabia's Vision 2030 housing initiative. The project will be developed by Emlak Konut LLC under the agreement made between the National Housing Company (NHC) and Emlak Konut LLC. The project is located in the Mekka Gate urban development zone, situated at the western entrance of Mekka and considered the new visionary face of the city. The project area, covering 255,000 SQM, carries high investment value due to its strategic proximity to the Haramain High-Speed Train Station and Masjid al-Haram.



OUR AFFILIATES



PROJECET DETAILS

255.000 SQM – Project Area

1.014 – Total Number Of Villas

3 – Different Villa Types

304–323 SQM – Villa Net Area

Range

MEKKE KAPISI EKOSISTEMI

5.000.000 SQM – Integrated Living Area

738.000 SQM – Park And Walking Area

16 – Commercial Facilities

10 – Schools

2 – Health Centers

10 – Grand Mosques

KONUM & ERIŞİM

Mekka Western Entrance – Mekka

Gate District

Close To The Haramain High-speed

Train Line

Strategic Distance To Masjid Al-haram

PROJE KIMLIĞI

NHC Partnership

Within The Framework Of Vision 2030

Hejaz Architecture + Modern Design



EMLAK KONUT SPOR KULÜBÜ

With Emlak Konut Sports Club, we aim to both guide our young athletes and contribute to Turkish sports. Our club was established in 2017 as the Emlak Konut Sports Club Association under the sponsorship of Emlak Konut GYO A.Ş. as part of a social responsibility project. Since its founding year, it has been serving Turkish sports with its registered brand and logo. Setting out as the largest social responsibility project of Emlak Konut GYO A.Ş., our goal is not only to train successful athletes but also to raise self-confident young individuals with strong human values who are beneficial to society and can represent the Turkish identity in every field globally.

In line with this objective, our club began its activities in basketball. Our structure currently includes 8 teams competing in various leagues across our youth academy with 156 licensed athletes aged 9 to 18. Additionally, we have our "Minik C" team, consisting of 30 athletes selected through talent screenings who do not yet compete in leagues. Furthermore, we have a Development Team—composed entirely of young athletes raised in our academy—competing in the Turkish Women's Basketball League (TKBL), and our Senior (A) Team competing in the ING Women's Basketball Super League.

Beyond sporting activities, our club took immediate action following the devastating February 6 earthquake centered in Hatay. All textile materials, essential hygiene products, baby formula, and food supplies within our club's inventory were procured and swiftly delivered to the earthquake zone. Additionally, our coaches and athletes actively supported the relief efforts organized by Emlak Konut GYO A.Ş. Our Sports Club carries out its training and operations in its sports hall located in the Bayrampaşa district. Since our establishment, all sporting and social areas have been renovated to provide a professional discipline for our youth athletes, aiming to reach a level where our athletes and personnel can compete with the youth systems of other successful nations.

Since our inception, our club has been prominent in national teams, local leagues, and Turkish Championships across all generations, particularly in girls' categories. In collaboration with the Istanbul Governor's Office, 15 of our coaches were assigned to 20 schools in the Bayrampaşa, Gaziosmanpaşa, and Esenler districts, conducting screenings for over 100 children. Furthermore, we continuously bring new athletes into our club and Turkish sports by following the Sportive Talent Screenings organized by the Provincial Directorate of Youth and Sports. Currently, 16 of our talented female athletes receive 100% education scholarships at various private educational institutions. In addition, 5 of our athletes playing for our Development and BGL (Basketball Youth League) teams, whose families reside outside the city, are provided with accommodation in our club houses within Emlak Konut A.Ş. We also provide scholarships of certain amounts to 16 athletes in our youth teams who face financial difficulties. With the goal of training athletes from the grassroots to reach the national team level—the core of our vision and mission—our club sent a total of 12 female athletes to Youth National Teams during the 2023-2024 season. In 2024, a player raised in our academy was invited to the preliminary squad of the Senior Women's National Basketball Team for the European Championship Qualifiers. Following our first national-scale achievements in 2018, our club has become one of the leading contributors to national

basketball in subsequent seasons. In 2024, we achieved the undefeated Istanbul Championship in the U14 Girls category, as well as reaching the Turkish Finals in the U18 Girls category and the Finals in the Basketball Youth League (BGL) Girls category. Our Development Team, consisting entirely of academy players, competed in the Turkish Women's Basketball League (TKBL) Play-offs. Additionally, two of our academy-raised athletes play in the TKBL, one in the ING Women's Basketball Super League, and another academy graduate is currently playing for Louisiana State University Eunice in the United States.

Our Women's Senior (A) Team, established in 2018 with the support of players raised in our academy, was promoted from the Women's Regional Basketball League to the Turkish Women's Basketball League (TKBL) at the end of its first season. In the 2019-2020 season, despite the season being interrupted by the pandemic, our team—which included 6 academy players—finished in the top two. Starting the 2020-2021 season with four athletes born in 2004 promoted from our academy, our Senior Team won the 2020-2021 Women's Federation Cup thanks to its experience and strong planning. That same season, the team reached the TKBL Play-off Finals. In the following 2021-2022 season, our team strengthened its roster with the goal of reaching the Super League, played in the Federation Cup Final, and won 29 out of 30 matches to become the 2021-2022 TKBL Champions, earning promotion to the Super League. In the 2022-2023 season—our first in the ING Women's Basketball Super League, the top tier in our country—we aimed for the play-offs and European cup qualification. We began the season by adding four athletes born in 2005 to our existing 2004-born academy players. Finishing the regular season in 5th place, we successfully qualified for the play-offs and European competitions. In the 2023-2024 season, our club competed in the EuroCup Women, the second-largest trophy in Europe, representing our country on the international stage for the first time.



ACTIVITIES

INNOVATION AND TECHNOLOGY MANAGEMENT

Established to promote digital transformation, PropTech ve ConTech applications, and sustainability-focused innovative solutions in the real estate and construction sector, EKIP (Emlak Konut Innovation Platform) leads the sector's transformation through ideathon, accelerator program, and summit processes. Conducted in alignment with the Ministry of Environment, Urbanization and Climate Change's digitalization policies, this process aims to transform domestic and national solutions into added value in the field.



KEY IDEAS SUMMIT

Strategic Collaboration: Technoparks, academic stakeholders (YTU TTO), and field mentors were brought together through direct contact, uniting ecosystem stakeholders.

Evaluation Process: Entrepreneurs selected through multi-stage eliminations were given the opportunity to present on the summit stage and meet with investors.

IDEATHON EVENT

Focus Area: Held on December 6-7, 2025 with the theme "Smart Residential Management Solutions that Enhance Quality of Life."

Development Program: After 5 online training sessions and a 2-day intensive workshop, the top 5 projects were awarded among 19 finalists.

EKIP ACCELERATOR PROGRAM

Scope: Training, mentorship, Demo Day and pilot implementation (PoC) processes – an end-to-end support mechanism.

Vision: To enable startups to mature their products, take an active role in the field, and create lasting transformation.

171+
TEAMS

100+
STARTU
PS

5 POC

PERIOD HIGHLIGHTS

Revenue Sharing Model Tenders in Return for Land Sale

In the first quarter of 2026, our Company successfully conducted tender and contract processes for high value-added projects as part of its strategy to develop real estate assets in its portfolio and strengthen liquidity management.

In line with the Company's strategic investment targets, a massive Total Sales Revenue (TSR) volume of TRY 134,264,000,000 has been achieved across the managed projects.

The detailed distribution and operational performance of the portfolio are analyzed as follows:

Eyüpsultan District (Istanbul): This location accounts for the "lion's share" of total revenue with two major phases. The Hasdal 1st Phase project stands out as the highest-value work in the portfolio with TRY 32,533,000,000, followed closely by the Kemerburgaz 1st Phase valued at TRY 31,250,000,000. Together, these two projects constitute approximately 47.5% of the overall turnover.

Ataşehir Küçükbakkalköy (Istanbul): Located on the axis of Istanbul's financial center, this project draws attention with its potential of TRY 30,020,000,000. Developed in collaboration with Fenerbahçe SK and Akfin REIT, 20% of the revenue has been committed as the Company's share, contributing to financial sustainability.

Ankara Gölbaşı Taşpınar: As the strongest link outside of Istanbul, this project has solidified the Company's presence in the capital with a sales revenue forecast of TRY 23,000,000,000.

Beşiktaş Dikilitaş South: Located at one of the city's most prestigious points, this project completes the high-value location diversity of the portfolio with a volume of TRY 17,461,000,000.

Yeni Levent Minimum Company Share (MCS) Increase: In our ongoing Yeni Levent project, as a result of an additional protocol signed with the contractor, the total minimum company share revenue was revised and increased from TRY 3,792,480,176 to TRY 7,218,022,350.

Establishment of an Asset Lease Company

A strategic step has been taken to diversify our Company's financing resources and to utilize capital market instruments (lease certificates/sukuk, etc.) more effectively.

Following the resolution of our Board of Directors, it has been decided to establish an Asset Lease Company (ALC) in the status of a joint-stock company, which will operate within the framework of the Communiqué No. III-61.1 of the Capital Markets Board (CMB). In this regard, an official establishment application was submitted to the CMB on March 2, 2026. This initiative aims to strengthen alternative financing channels upon the completion of the process.

Financing Activities

During the first quarter of 2026, significant lease certificate (sukuk) issuances and loan transactions were carried out in line with our strategies to diversify and effectively manage financial resources.

Lease Certificate Issuance: During this period, the issuance of lease certificates totaling TRY 14,855,000,000 with an average maturity of 95 days was successfully completed.

Redemptions: Return payments and redemptions of lease certificates totaling TRY 7,500,000,000, also with an average maturity of 95 days, were executed as planned. These transactions demonstrate the creation of new financing sources and the timely fulfillment of our financial obligations.

Loan Operations: To meet short-term financing needs, a loan of TRY 830,000,000 was utilized in the first three months of 2026. Simultaneously, loan repayments amounting to TRY 329,362,261 were made for maturing debts, reflecting our financial discipline and effective debt management.

General Assembly

The 2025 Annual General Assembly Meeting was held on April 29, 2026. The following appointments were made:

Chairman of the Board: Ertan KELEŞ

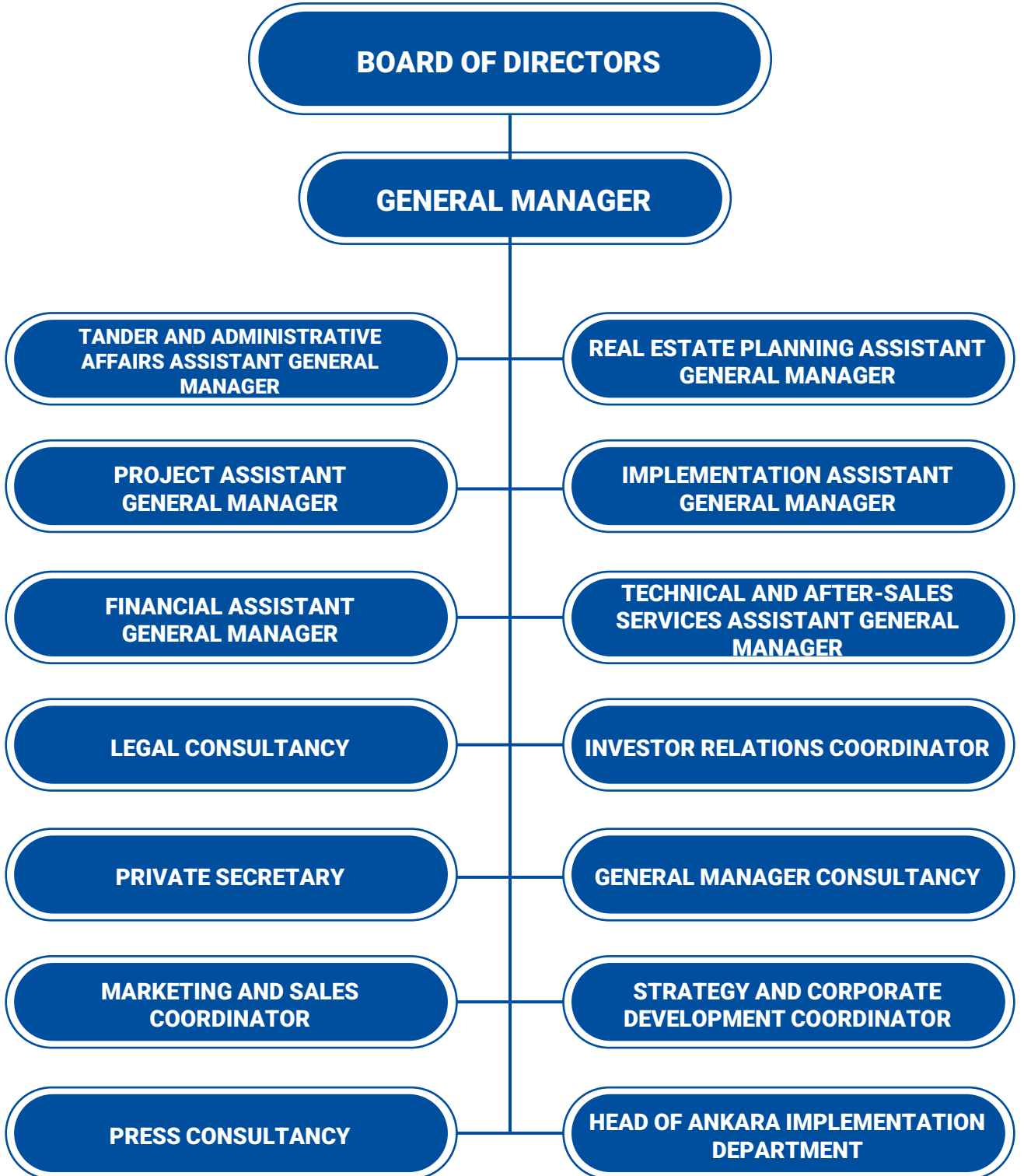
Vice Chairman: Hakan GEDİKLİ

Board Members: Mustafa Levent SUNGUR, Yasir YILMAZ

Independent Board Members: Hakkı ALP, Aytaç YÜKSEL, and Mehmet Buğra ELKIRAN.

Dividend Distribution: The General Assembly approved the distribution of TRY 2,280,000,000.00 as the "First Dividend" from the net profit of the period. The dividend distribution to shareholders is scheduled to take place on June 24, 2026.

ORGANIZATION DIAGRAM



STOCK STATUS

SUMMARY TABLE OF TENDERED LANDS (REVENUE SHARING MODEL)

PROJECT NAME	MIN COMPANY'S REVENUE	BOOK VALUE	MIN. GUARENTEED PROFIT	TOTAL UNITS	SOLD UNITS	(%) SOLD	(%) PROGRESS	COMPLETION DATE
1 NİDAPARK KÜÇÜKYALI	4.877.521.454	4.651.097.536	226.423.917	2244	2151	96%	78,93%	2026
2 EVORA İZMİR	977.244.521	43.348.274	933.896.247	1195	851	71%	94,50%	2026
3 NİDAPARK İSTİNYE	9.020.302.785	6.046.124.143	2.974.178.641	547	442	81%	72,24%	2026
4 NEXT LEVEL İSTANBUL	6.622.953.703	2.301.739.172	4.321.214.531	205	205	100%	64,60%	2026
5 YENİ LEVENT	6.062.914.694	1.784.626.445	4.278.288.249	1019	678	67%	87,76%	2026
6 ÇAYYOLU ANKARA	457.415.571	252.101.161	205.314.410	Satışta Değil	Satışta Değil	-	-	2026
7 NEXT LEVEL BODRUM	4.753.547.826	965.138.514	3.788.409.312	53	0	0%	-	2026
8 İSTANBUL BAŞAKŞEHİR KAYABAŞI 10. STAGE PROJECT	1.830.652.751	448.105.197	1.382.547.554	Satışta Değil	Satışta Değil	-	-	2026
9 ALLSANCAK	185.993.914	15.128.186	170.865.728	1469	822	56%	83,80%	2026
2026 TOTAL	34.788.547.218	16.507.408.628	18.281.138.590	6732	5149	76%	80,31%	
10 BATI YAKASI 1.	364.609.253	260.499.409	104.109.844	774	575	74%	92,06%	2027
11 BATI YAKASI 2ndSTAGE	1.822.856.439	2.484.787.361	(661.930.922)	Satışta Değil	Satışta Değil	-	-	2027
12 FUA DENİZ PARK	3.353.581.853	1.835.304.159	1.518.277.694	226	185	82%	17,63%	2027
13 PARK YAŞAM ANTALYA	3.040.131.726	515.719.246	2.524.412.480	1443	652	45%	40,24%	2027
14 MAJÖR GÖLYAKA	1.838.009.547	1.280.760.179	557.249.368	796	320	40%	28,95%	2027
15 REFERANS ÜMRANIYE	2.788.376.945	2.115.710.534	672.666.411	Satışta Değil	Satışta Değil	-	-	2027
16 NEZİHPARK BAHÇEKENT	984.984.402	500.810.375	484.174.026	688	372	54%	61,65%	2027
17 VADİ PANORAMA	3.247.239.421	2.054.725.098	1.192.514.323	306	0	0%	-	2027
18 BAŞAKŞEHİR AVRASYA KONUTLARI CADDE	2.011.892.576	1.856.557.244	155.335.332	452	146	32%	10,14%	2027

Project completion dates are based on our estimates. Projects may be completed earlier or later than our projections. Partial provisional acceptances of the projects will be carried out within the relevant year, while the remaining parts may be completed in subsequent periods.

STOCK STATUS

SUMMARY TABLE OF TENDERED LANDS (REVENUE SHARING MODEL)

PROJECT NAME	MIN COMPANY'S REVENUE	BOOK VALUE	MIN. GUARENTEED PROFIT	TOTAL UNITS	SOLD UNITS	(%) SOLD	(%) COMPLETION DATE
19 MUĞLA MİLAS MEŞELİK	543.375.088	308.970.300	234.404.788	Satışta Değil	Satışta Değil	-	2027
20 ESENLER ATIŞALANI 1st STAGE PROJECT	2.063.638.464	1.744.760.847	318.877.617	Satışta Değil	Satışta Değil	-	2027
21 ESENLER ATIŞALANI 2ndSTAGE PROJECT	2.019.994.079	1.871.754.695	148.239.383	Satışta Değil	Satışta Değil	-	2027
2027 TOTAL	24.078.689.793	16.830.359.447	7.248.330.346	4.685	2.250	48,0%	41,78%
22 İZMİR ÇEŞME DALYAN PROJECT	1.205.749.837	83.263	1.205.666.575	Satışta Değil	Satışta Değil	-	2028
23 MERKEZ ANKARA	5.512.557.922	4.666.848.918	845.709.005	3306	2563	77,5%	77,85%
24 ATAŞEHİR 173	1.405.198.575	488.740.755	916.457.821	173	34	19,7%	12,47%
25 TUAL GÖLYAKA	1.941.899.740	1.191.549.504	750.350.236	724	126	17,4%	19,56%
26 GÖLYAKA İSTANBUL	3.431.034.143	1.295.697.212	2.135.336.930	831	185	22,3%	21,32%
27 HAYAT FLORA 2ndSTAGE	4.442.691.442	5.328.012.959	(885.321.517)	852	65	7,6%	16,61%
28 PARK YAŞAM ÇINARKÖY	6.169.383.296	2.903.881.451	3.265.501.845	956	140	14,6%	7,39%
29 SENFONİ ETİLER	3.162.405.194	2.284.057.414	878.347.780	215	71	33,0%	23,64%
30 ESENLER ATIŞALANI 3rdSTAGE PROJECT	2.636.156.046	2.484.545.473	151.610.573	Satışta Değil	Satışta Değil	-	2028
31 MUĞLA ORTAKENT 1st STAGE PROJECT	1.721.575.761	1.260.771.197	460.804.564	Satışta Değil	Satışta Değil	-	2028
32 MUĞLA ORTAKENT MÜSKEBİ	7.166.422.740	2.754.795.049	4.411.627.691	Satışta Değil	Satışta Değil	-	2028
33 ESENLER ATIŞALANI 4thSTAGE PROJECT	1.681.227.240	2.530.314.685	(849.087.445)	Satışta Değil	Satışta Değil	-	2028
2028 TOTAL	40.476.301.937	27.189.297.881	13.287.004.055	7.057	3.184	45,1%	25,55%

The completion dates of the projects are based on our estimations. Projects may be completed earlier or later than our forecasts. Partial provisional acceptances of the projects will be carried out within the relevant year, while the remaining parts may be completed in subsequent periods.

STOCK STATUS

SUMMARY TABLE OF TENDERED LANDS (REVENUE SHARING MODEL)

PROJECT NAME	MIN COMPANY'S REVENUE	BOOK VALUE	MIN. GUARENTEED PROFIT	TOTAL UNITS	SOLD UNITS	(%) SOLD	(%) COMPLETION DATE
34 HAYAT FLORA 1st STAGE	2.340.000.000	3.068.697.737	(728.697.737)	577	40	6,9%	16,61% 2029
35 MUĞLA ORTAKENT 2ndSTAGE PROJECT	2.948.723.334	1.554.173.504	1.394.549.830	Satışta Değil	Satışta Değil		- 2029
36 İSTANBUL TUZLA AYDINLI 1st STAGE PROJECT	2.512.284.177	491.628.699	2.020.655.478	Satışta Değil	Satışta Değil		- 2029
37 İZMİR ÇEŞME MUSALLA 1st STAGE PROJECT	1.604.652.568	617.765.363	986.887.205	Satışta Değil	Satışta Değil		- 2029
38 ATASEHİR KÜÇÜKBAKKALKÖY PROJECT	2.701.800.000	0	2.701.800.000	Satışta Değil	Satışta Değil		- 2029
39 İZMİR BAYRAKLI 1st STAGE PROJECT	495.370.538	0	495.370.538	Satışta Değil	Satışta Değil		- 2029
40 ATASEHİR KAYIŞDAĞI PROJECT	186.753.176	0	186.753.176	Satışta Değil	Satışta Değil		- 2029
2029 TOTAL	12.780.583.703	5.732.265.303	7.057.318.400	577	40	6,0%	16,61%
41 İSTANBUL EYÜPSULTAN HASDAL 1st STAGE PROJECT	2.602.640.000	0	2.602.640.000	Satışta Değil	Satışta Değil		- 2030
42 İSTANBUL BEŞİKTAŞ DİKİLİTAŞ GÜNEY PROJECT	1.746.100.000	0	1.746.100.000	Satışta Değil	Satışta Değil		- 2030
2030 TOTAL	4.348.740.000	0	4.348.740.000	-	-	-	-
TOTAL	116.481.862.741	66.259.331.259	50.222.531.482	19.051	10.623	55,8%	32,85%

The completion dates of the projects are based on our estimations. Projects may be completed earlier or later than our forecasts. Partial provisional acceptances of the projects will be carried out within the relevant year, while the remaining parts may be completed in subsequent periods.

STOCK STATUS

SUMMARY TABLE OF UNTENDERED LAND

LANDS	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
1 İSTANBUL ARNAVUTKÖY PARCELS	26	2.123.774	1.842.394.239	5.056.885.363
2 İSTANBUL ATAŞEHİR PARCELS	3	2.381	1.643	41.789.615
3 İSTANBUL AVCILAR PARCELS	24	478.850	8.376.735.877	11.166.004.308
4 İSTANBUL BAKIRKÖY KARTALTEPE PARCELS	1	6.317	298.278.879	266.375.000
5 İSTANBUL BAKIRKÖY ŞENLİK PARCELS	1	3.394	565.349.914	437.413.829
6 İSTANBUL BAKIRKÖY ZEYTİNLİK PARCELS	6	138.048	16.506.025.263	15.000.000.000
7 İSTANBUL BAŞAKŞEHİR İKİTELLİ PARCELS	11	50.843	207.094.204	358.471.206
8 İSTANBUL BAŞAKŞEHİR MAHMUTBEY PARCELS	6	520.970	22.634.376.835	20.691.946.545
9 İSTANBUL BAŞAKŞEHİR TATARCIK PARCELS	1	39.755	722.773.586	2.703.331.840
10 İSTANBUL ÇEKMEKÖY - TAŞDELEN PARCELS	3	17.683	201.105.415	291.860.357
11 İSTANBUL ESENLER PARCELS	17	634.242	34.227.086.999	33.312.657.780
12 İSTANBUL EYÜPSULTAN KEMERBURGAZ PARCELS	8	108.725	2.174.778.918	2.384.108.784
13 İSTANBUL EYÜPSULTAN MİTHATPAŞA PARCELS	8	67.039	1.663.909.915	3.375.206.972
14 İSTANBUL KARTAL PARCELS	5	18.325	715.456.091	650.177.205
15 İSTANBUL KÜÇÜKÇEKMECE HALKALI PARCELS	13	172.311	9.548.848.706	8.779.976.430
16 İSTANBUL SARIYER PARCELS	3	1.156	21.918.110	19.072.185
17 İSTANBUL TUZLA AYDINLI PARCELS	6	160.038	2.644.565.096	2.411.000.366
18 İSTANBUL TUZLA PARCELS	6	6.420	132.712.779	147.911.775
TOTAL	148	4.550.271	102.483.412.469	107.094.189.560
19 AMASYA MERKEZ ZİYERE PARCELS	1	75.424	499.563.318	466.123.101
20 ANKARA ETİMESGUT PARCELS	3	84.754	931.350.459	888.351.755

Project completion dates are based on our estimates. Projects may be completed earlier or later than our projections. Partial provisional acceptances of the projects will be carried out within the relevant year, while the remaining parts may be completed in subsequent periods.

STOCK STATUS

SUMMARY TABLE OF UNTENDERED LAND

LANDS	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
21 ANTALYA ALANYA PARCELS	1	110.954	1.405.550.798	1.277.307.022
22 ANTALYA KONYAALTI PARCELS	2	28.331	240.068.623	237.980.400
23 AYDIN DİDİM PARCELS	10	562.160	1.970.212.834	1.790.448.763
24 BALIKESİR GÖNEN PARCELS	1	28.318	92.783.647	88.500.000
25 GAZİANTEP ŞEHİTKAMİL AYDINLAR PARCELS	14	118.264	1.107.165.235	1.031.851.481
26 İZMİR ÇEŞME PARCELS	9	107.012	1.467.169.210	1.358.094.445
27 İZMİR SEFERİHİSAR PARCELS	5	19.341	211.043.146	293.495.426
28 İZMİR URLA PARCELS	1	52.998	747.122.118	678.953.994
29 MUĞLA BODRUM PARCELS	4	102.721	1.672.568.214	1.519.961.518
30 MUĞLA KÖYCEĞİZ TOPARLAR PARELLERİ	57	164.903	3.098.798.025	2.816.060.780
31 MUĞLA MİLAS PARCELS	7	49.043	287.824.256	261.562.901
32 NEVŞEHİR PARCELS	2	25	122.642	111.452
33 TEKİRDAĞ ÇORLU PARCELS	4	35.923	155.667.110	235.689.460
34 ZONGULDAK MERKEZ PARCELS	2	9.221	133.060.102	143.884.516

DiĞER 123 1.549.392 14.020.069.737 13.088.377.014

TOTAL 271 6.099.663 116.503.482.206 120.182.566.574

YATIRIM AMAÇLI ARSALAR

LANDS	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
1 İSTANBUL KARTAL PARCELS	5	18.071	270.443.175	324.534.701
TOTAL	5	18.071	270.443.175	324.534.701

Project completion dates are based on our estimates. Projects may be completed earlier or later than our projections. Partial provisional acceptances of the projects will be carried out within the relevant year, while the remaining parts may be completed in subsequent periods.

STOCK STATUS

BUILDING STOCK SUMMARY TABLE

PROJECT	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
1 BİZİM MAHALLE	51	10.309	1.191.937.672	1.598.484.771
2 AYAZMA EMLAK KONUTLARI	1	134	6.208.422	9.355.500
3 KUZEY YAKASI	206	23.777	2.357.485.036	2.548.459.977
4 KOMŞU FİNANS EVLERİ	75	10.127	921.804.666	975.812.852
5 SEMT BAHÇEKENT 1-2	5	897	41.170.825	71.113.243
6 SARAÇOĞLU MAHALLESİ	62	17.695	1.883.064.217	1.711.251.667
7 EVORA DENİZLİ 2.STAGE	7	2.039	48.751.377	61.947.827
8 KÖYCEĞİZ GÖL EVLERİ	135	16.946	613.927.900	575.812.860
9 AĞAOĞLU MASLAK 1453 İSTANBUL	67	21.465	1.588.967.790	1.443.988.875
10 BÜYÜKYALI İSTANBUL	1	530	62.536.469	132.759.125
11 KARAT 34	2	475	22.584.996	20.524.320
12 NİDAPARK İSTİNYE	11	3.080	947.119.667	1.084.920.411
13 SARPHAN FİNANS PARK	21	2.477	246.697.583	224.188.664
14 İDEALİST CADDE / KORU	3	682	42.759.530	38.858.110
15 EBRULİ KAYAŞEHİR	39	7.079	548.384.617	575.347.228
16 BALIKESİR EMLAK KONUTLARI	30	3.450	232.023.078	225.554.600
17 ÇINARKÖY	58	10.017	1.190.418.820	914.441.216
18 EMLAK KONUT VADİ EVLERİ	26	5.639	359.799.217	413.845.330
19 NİŞANTAŞI KORU	16	4.243	1.361.549.179	1.394.616.364
20 TEMAŞEHİR	3	28	1.258.309	1.143.500
21 YENİFİKİRTEPE	1.292	188.747	17.858.326.395	16.039.497.014
TOTAL	2.111	329.836	31.526.775.765	30.061.923.453

In accordance with accounting standards, completed units that have not yet been delivered are classified as inventory. These units are derecognized from inventories upon the fulfillment of delivery to the customer.

STOCK STATUS

BUILDINGS (STOCK FROM PROJECTS)

PROJECT	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
1 NİDAPARK KÜÇÜKYALI	108	39.920	5.120.147.118	6.281.369.443
2 NİDAPARK İSTİNYE	53	16.773	6.033.766.028	4.581.193.031
3 DÜŞLER VADİSİ 2-1	12	2.775	202.352.729	199.780.433
TOTAL	173	59.468	11.356.265.875	11.062.342.907

INVESTMENT PROPERTIES

PROJECT	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
1 ESENLER EMLAK KONUTLARI	3	372	11.842.111	28.346.347
2 ÇINARKÖY EVLERİ	5	412	52.140.416	53.853.076
3 AĞAOĞLU MASLAK 1453 İSTANBUL	6	2.993	404.321.538	342.300.677
4 BÜYÜKYALI İSTANBUL	122	26.698	688.261.649	2.925.235.462
6 İSTMARİNA	238	60.879	2.140.778.637	1.671.646.213
7 SARPHAN FİNANS PARK	123	7.005	548.568.284	588.673.929
8 GENEL MÜDÜRLÜK A BLOK	1	11.932	1.101.557.905	3.024.716.920
TOTAL	498	110.291	4.947.470.540	8.634.772.624

FIXED ASSETS - BUILDINGS

PROJECT	PIECE	SQM	BOOK VALUE	APPRAISAL VALUE
1 YALI ATAKÖY	1	214	36.781.686	38.520.000
2 NİDAKULE ATAŞEHİR	1	295	53.229.614	92.800.313
3 VARYAP MERİDİAN	1	69	1.729.847	7.912.000
4 ANKARA SARAÇOĞLU	1	3.512	378.968.055	4.563.503.087
5 GENEL MÜDÜRLÜK B BLOK	1	15.834	625.136.799	2.786.722.684
TOTAL	5	19.924	1.095.846.001	7.489.458.084

In accordance with accounting standards, completed units that have not yet been delivered are classified as inventory. These units are derecognized from inventories upon the fulfillment of delivery to the customer.

LEGAL NOTICE

This interim report includes information about the Company's operations and accounts for the period from January 1 to March 31, 2025.

It was prepared in accordance with legal regulations and based on the Board of Directors Report, and Financial Statements. The report was prepared to inform shareholders and does not constitute the basis for any investment decision. The views and estimated figures in the report reflect the Company management's opinions about the future; however, they may take place differently depending on the variables and estimates that constitute such prospective and estimated figures. Accordingly, Emlak Konut GYO A.Ş. (Emlak Konut REIC) or members of the Board of Directors, its advisors or employees shall not be responsible for any direct or indirect losses or damages suffered by any person due to any information or communication conducted through this report or any when such results are based on any information covered in this report or deemed to have resulted from the lack of thereof.

All the information provided in this report is considered to be correct as of its publication date; Emlak Konut GYO A.Ş. shall not assume any responsibility for any errors that may occur in writing and printing stages.