

# 2020

## 3rd Quarter

# ACTIVITY

# REPORT



**EMLAK KONUT**

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İSTİRAKİDİR





**EMLAK KONUT**

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İŞTİRAKİDİR

We set out on this journey 67 years ago to meet our citizens' housing needs. Today, we undertake Turkey's most prestigious projects. We are pleased to share that we pride ourselves on becoming the leading actor of the national economy.



**Planned And  
Quality Modern  
Urban Life**



**Peaceful And  
Safe Warmth Of  
A House**



**Awareness Of  
Green And  
Environment**

## **Vision**

Maintaining and enhancing its position in the domestic real estate industry by improving management approach and quality standards,  
Becoming one of the world's top real estate investment trusts by improving its planned, quality, and environment-friendly city approach according to international criteria,  
Increasing the number of residential and commercial units to 250,000 by the end of 2023.

## **Mission**

Following real estate developments and innovations closely as one of the leading organizations shaping the domestic industry,  
Caring about the social value and customer satisfaction and producing planned, quality and environment-friendly establishment centers that offer peaceful and safe living places,  
Caring about employees' and shareholders' material and spiritual satisfaction.

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# Your happiness on the foundation of every project we have produced since 1953.

Since 1953, we have been leading the planned urbanization of our country, we are building living spaces for your happiness.





# EMLAK KONUT REIC MILESTONES

**1953-54**

A company called Ankara İmar and Türkiye İnşaat Malzemeleri (TIMLO) gets established for real estate development in the country

**1990**

Türkiye Emlak Bankası merges with Emlak Yapı A.Ş., its subsidiary. The institution changes its name into Emlak Konut A.Ş.

**2002**

The company acquires a REIC status after the transfer of Emlak Bank shares to TOKİ

**1987**

Later on, Company merges with Ankara İmar and changing its name into «İnşaat ve İmar A.Ş.»

**2001**

Transfer of the shares that are under control of Emlak Bank to TOKİ (Housing Development Adm.)

**67**

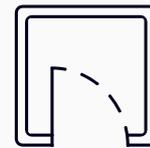
YEARS  
OF EXPERIENCE



144  
PROJECT



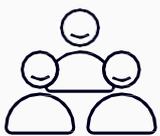
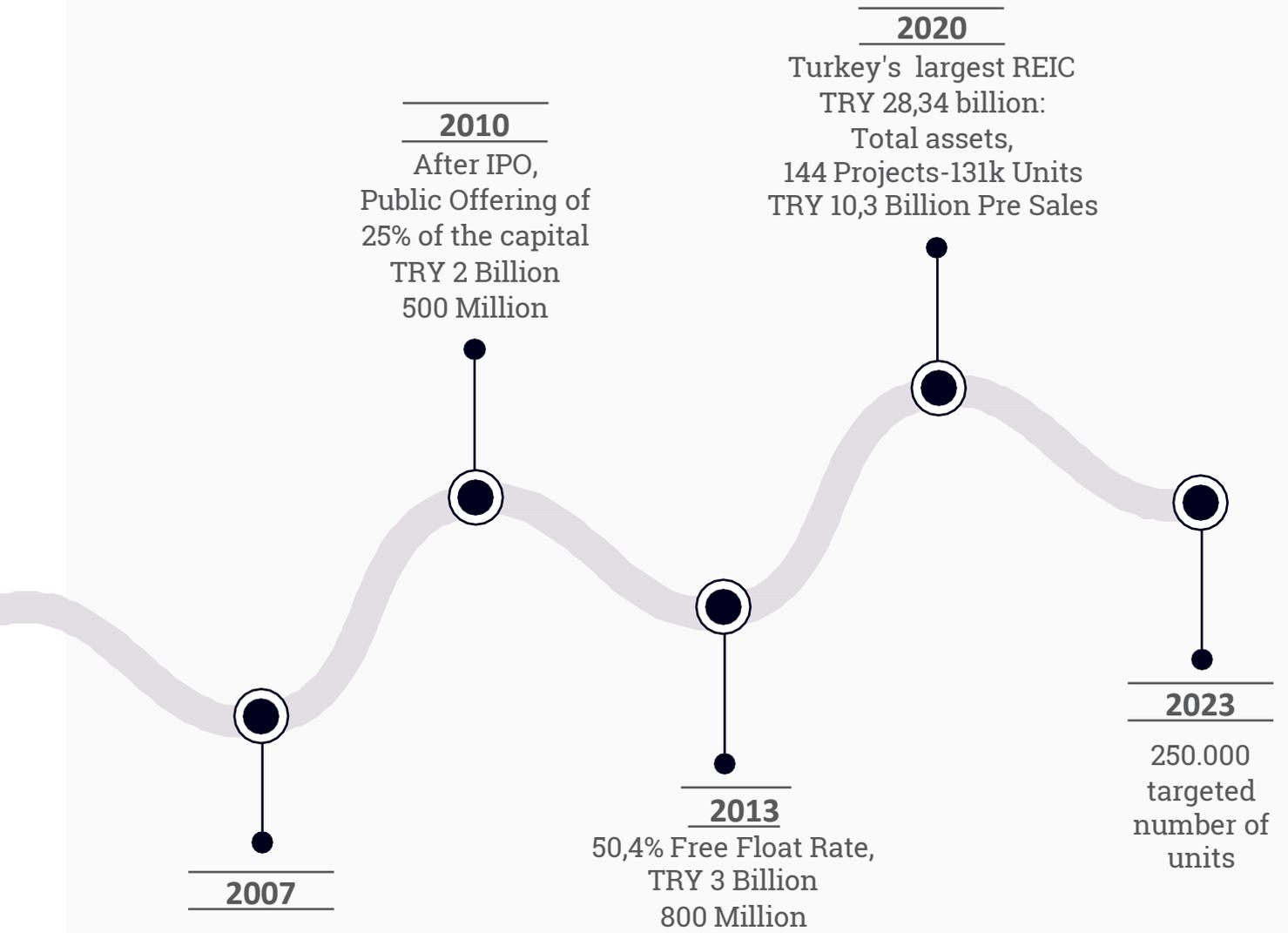
SUPPORT TO 256  
DIFFERENT SECTOR



131.182  
UNITS



TRY 28.3 Bn  
TOTAL ASSET



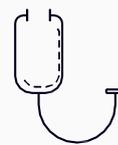
**15.000**  
**EMPLOYMENT**



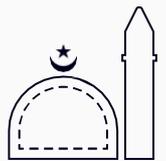
**42**  
**SCHOOL**



**4**  
**PRE-SCHOOL**



**5**  
**HEALTH FACILITY**



**26**  
**MOSQUE**

# EMLAK KONUT REIC 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 İstanbul 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 (MERSİS) 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.

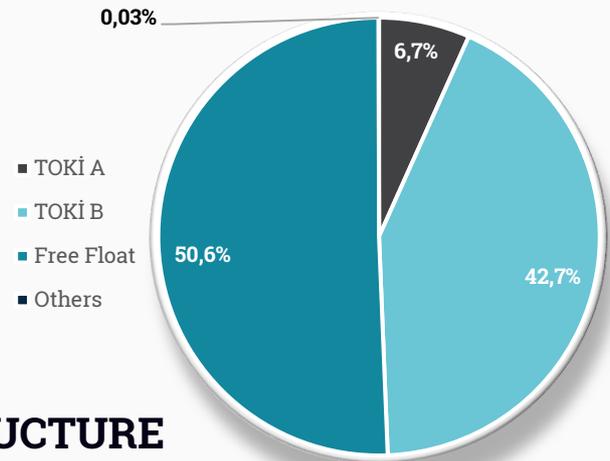
Our activities include purchasing land in Turkey, developing real estate for the middle and upper-middle class, and marketing and selling real estate. Our Company considers producing value for our country as one of the most important aspects. Emlak Konut REIC conducted its initial public offering in 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 oversubscribed 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 TOKİ, is the biggest real estate investment company in Turkey in terms of market value, real estate portfolio and land inventory. Our 3,800,000,000 TL paid capital and 4,000,000,000 TL registered capital demonstrate the Company's leading role in the sector.

Emlak Konut REIC's goal and area of activity:

- (a) developing real estate projects majority of them consisting of residential, as well as commercial units, education units, social facilities, infrastructure, highways, and all kinds of landscapes;
- (b) Supervision of construction in developed projects;
- (c) Marketing and sales of completed units.



## 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                  | 1,621,460,838.35 | 162,146,083,835  | 42.7 |
| Free Float                      | B     | Bearer                  | 1,925,118,787.49 | 19,511,878,749   | 50.6 |
| Others                          | B     | Bearer                  | 50,455.16        | 5,045,516        | <1   |
|                                 |       | Total                   | 3,800,000,000.00 | 380,000,000,000  | 100  |

# BUSINESS MODELS

Emlak Konut REIC applies two different business models effectively to achieve its administrative goals and strategies. The first business model is "Revenue Sharing Model (RSM)", and second is Turn-Key Model.

- One of the most important values of Emlak Konut REIC is the models it executes and develops.
- Emlak Konut REIC procures lands for project development majorly from TOKİ, and partially from third parties.
- By virtue of the construction and real estate sector accounting, sales and costs are added to the income statement only when it is confirmed that the project has been completed by Emlak Konut REIC.
- Our Company has a conscientiously developed 67- year brand value. It proves effective in the relevant models contributing positively to the construction, marketing and sales stages.

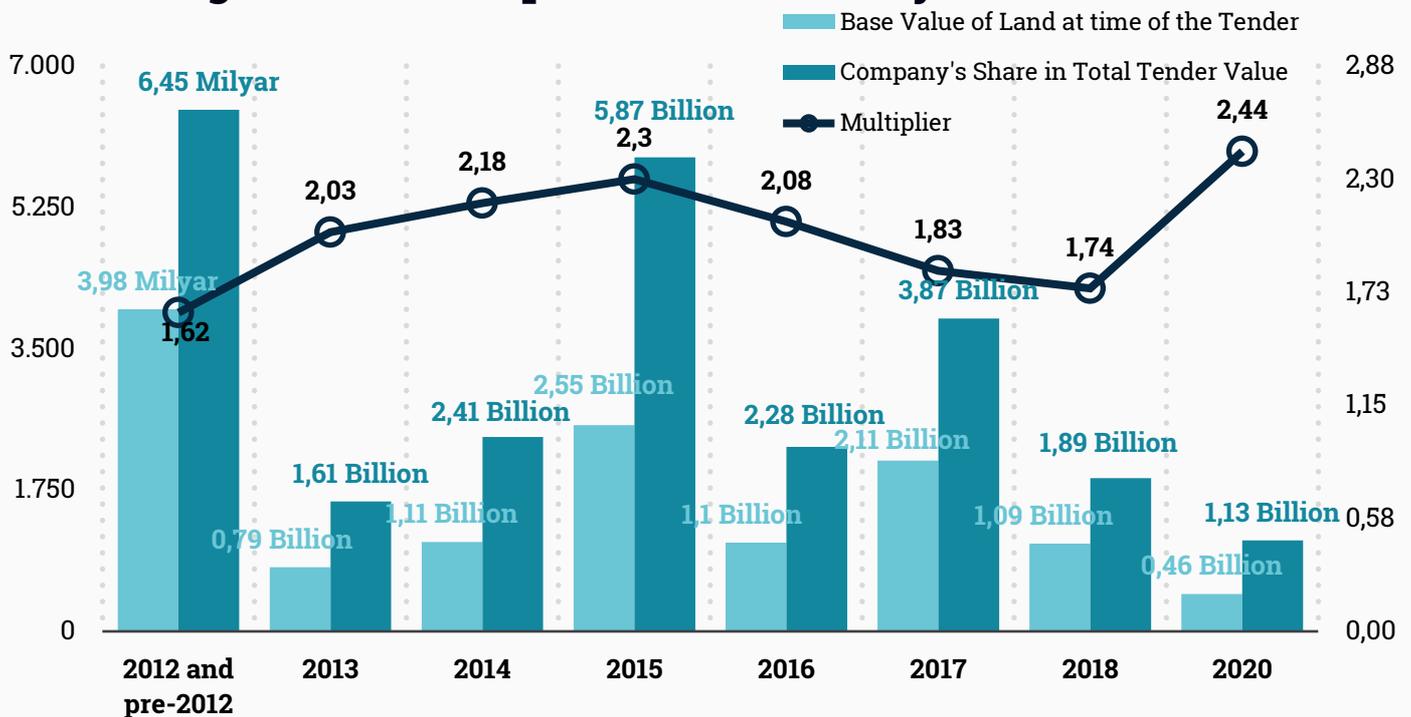
## REVENUE SHARING MODEL

This is the primary income creation model of the Company. This is an original model used especially for projects intended for the upper- middle and upper income groups and provides profitability and fund flow for the Company. When it is deemed necessary, our Company purchase units in revenue sharing model- based projects throughout or after the completion of a project or may share such units with the contractor at the end of a project. "Company Share in Total Revenue" given in the charts is the amount that contractors committed to pay to our company in tenders or after with protocols; Emlak Konut's share of the bank commissions that have been paid to decrease the interest rate for mortgage loans in unit sales will be added to related project cost along with the completion.

## TURN-KEY MODEL

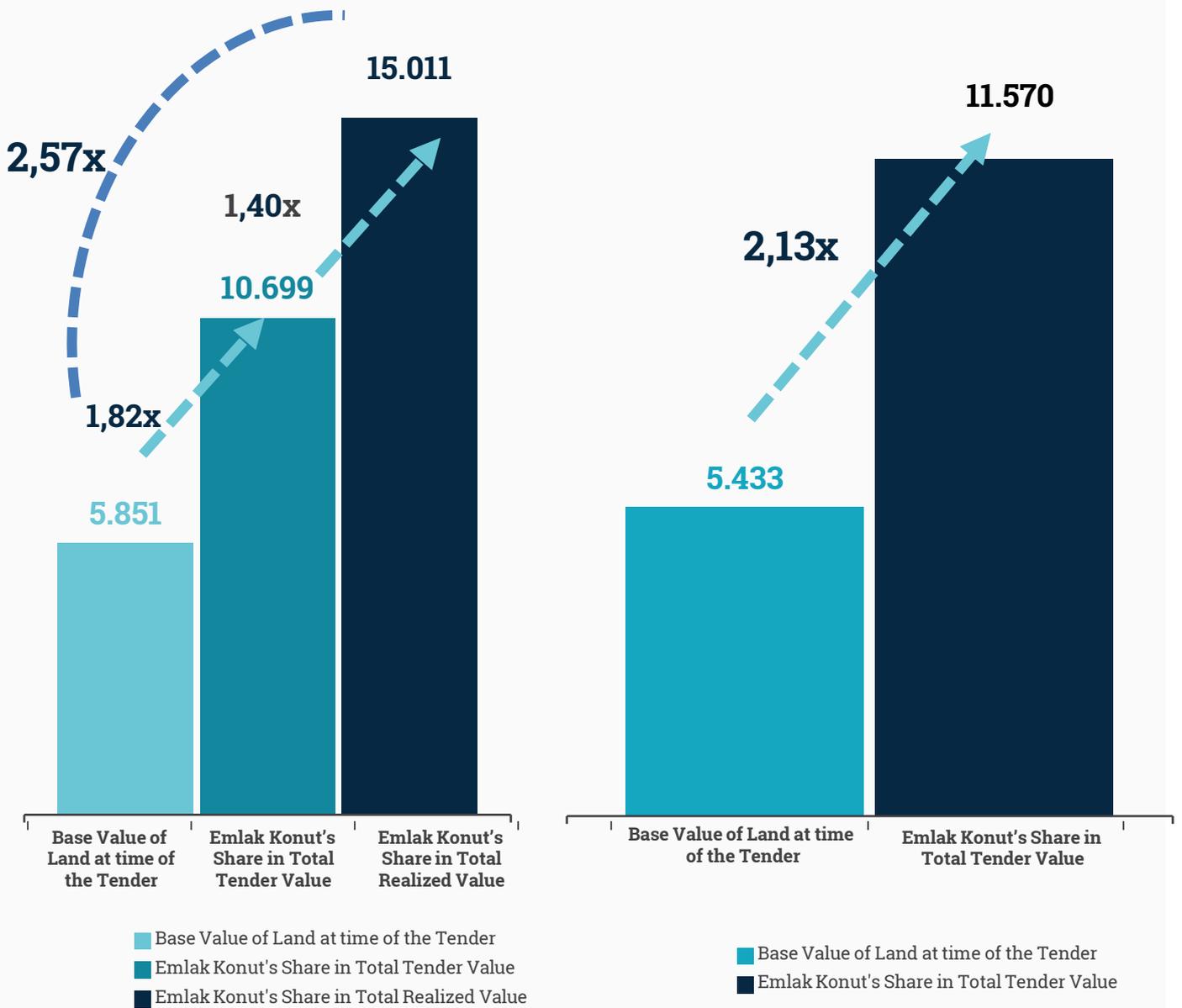
The contractor is selected via a tender process pursuant to some criterias among the most appropriate and the lowest bid. Emlak Konut assumes all risks and responsibilities for the project development. All income earned from the sales of the units belong to Emlak Konut.

### The Progress of Multiplier for RSM Projects



# MULTIPLIER FOR REVENUE SHARING MODEL

Emlak Konut REIC expects to maintain high multiplier on ongoing projects...

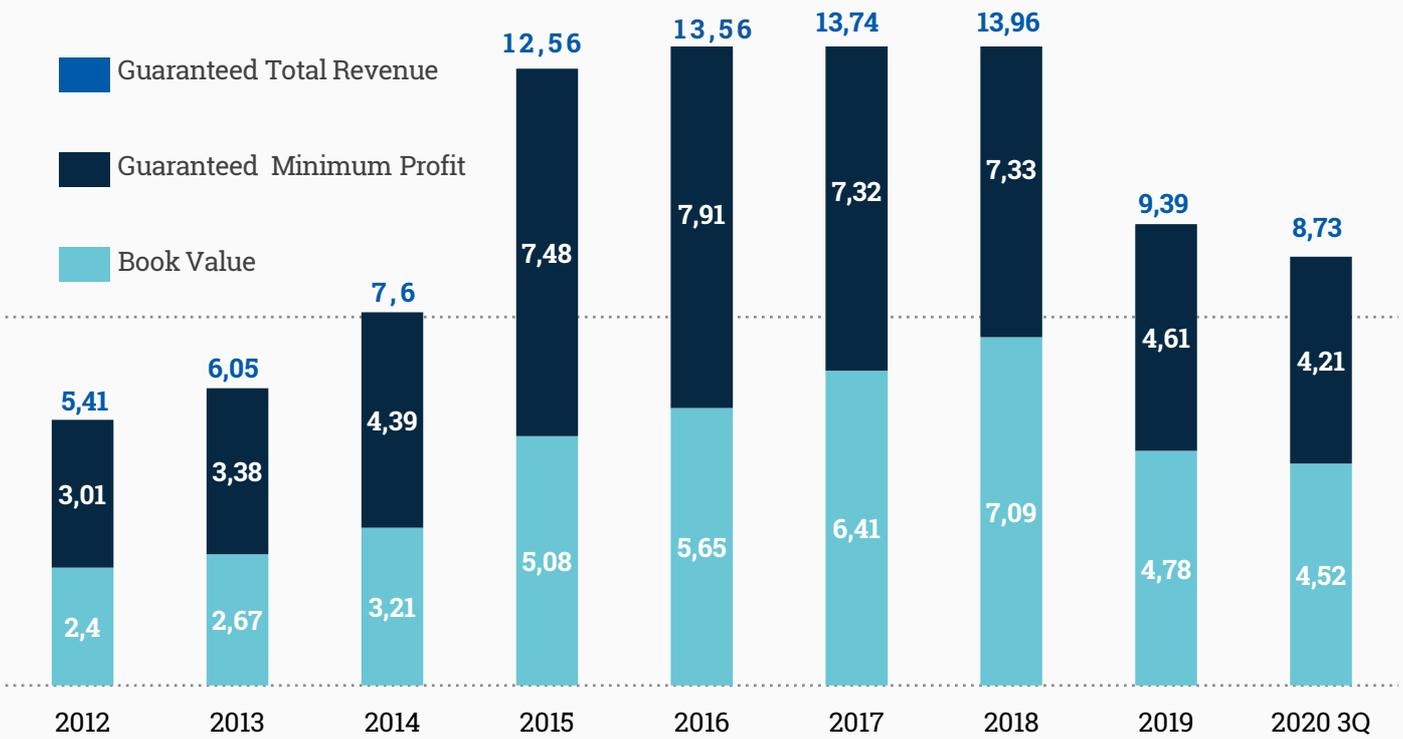


The figures are in million TRY. Please note that, the past performance is not necessarily an indicator of future performance.

# PROGRESS OF GUARANTEED PROFIT IN RSM PROJECTS (BILLION TRY)



Strong earnings visibility ahead from RSM projects...



Emlak REIC expects to recognize 4,21 Billion TRY of profit from RSM projects over the next 5 years.

Emlak REIC Min. Guaranteed Revenue recognition depends on completion of construction. Abovementioned values will be recognized when we complete our projects.

# THE POSITION OF EMLAK KONUT REIC

▶  
Global  
**130.**

| No         | Global Market REIT           | Total Assets*<br>(Billion USD) |
|------------|------------------------------|--------------------------------|
| 125        | CORPORATE OFFICE PROPERTIES  | 4,01                           |
| 126        | OFFICE PROPERTIES INCOME TRU | 3,98                           |
| 127        | NORTHWEST HEALTHCARE PROPERT | 3,91                           |
| 128        | WEINGARTEN REALTY INVESTORS  | 3,91                           |
| 129        | ARTIS REAL ESTATE INVESTMENT | 3,85                           |
| <b>130</b> | <b>EMLAK KONUT REIC</b>      | <b>3,81</b>                    |
| 131        | MAPLETREE INDUSTRIAL TRUST   | 3,80                           |
| 132        | GLOBAL NET LEASE INC         | 3,79                           |
| 133        | PIEDMONT OFFICE REALTY TRU-A | 3,77                           |
| 134        | RAYONIER INC                 | 3,77                           |
| 135        | EQUITY COMMONWEALTH          | 3,73                           |

▶  
EMEA  
**8.**

| No       | EMEA                         | Total Assets*<br>(Billion USD) |
|----------|------------------------------|--------------------------------|
| 3        | BRITISH LAND CO PLC          | 13,05                          |
| 4        | ALSTRIA OFFICE REIT-AG       | 5,97                           |
| 5        | COFINIMMO                    | 5,34                           |
| 6        | WAREHOUSES DE PAUW SCA       | 5,08                           |
| 7        | EUROCOMMERCIAL PROPRTIE-CV   | 4,62                           |
| <b>8</b> | <b>EMLAK KONUT REIC</b>      | <b>3,81</b>                    |
| 9        | BEFIMMO                      | 3,39                           |
| 10       | IMMOBILIARE GRANDE DISTRIBUZ | 2,85                           |
| 11       | PRODEA REAL ESTATE INVESTMEN | 2,76                           |
| 12       | WORKSPACE GROUP PLC          | 2,55                           |
| 13       | TORUNLAR GAYRIMENKUL YATIRIM | 1,96                           |

▶  
Turkey  
**1.**

| No       | Turkey                       | Total Assets*<br>(Billion USD) |
|----------|------------------------------|--------------------------------|
| <b>1</b> | <b>EMLAK KONUT REIC</b>      | <b>3,81</b>                    |
| 2        | TORUNLAR GAYRIMENKUL YATIRIM | 1,96                           |
| 3        | AKIS GAYRIMENKUL YATIRIMI AS | 0,92                           |
| 4        | SINPAS GAYRIMENKUL YATIRIM O | 0,78                           |
| 5        | IS GAYRIMENKUL YATIRIM ORTAK | 0,75                           |
| 6        | OZAK GAYRIMENKUL YATIRIM ORT | 0,70                           |
| 7        | HALK GAYRIMENKUL YATRM ORTAK | 0,45                           |
| 8        | REYSAS GAYRIMENKUL YATIRIM O | 0,42                           |
| 9        | AKFEN GAYRIMENKUL YATIRIM OR | 0,38                           |
| 10       | YENI GIMAT GAYRIMENKUL ORTAK | 0,32                           |

\* As of 2ND Quarter 2020

Source: BLOOMBERG / GICS / All REITS



## EMLAK KONUT WITH NUMBERS



The leading developer company in Turkey..



Strategic partnership with TOKİ..



The pre-sales ratio of the Project to be completed in 2020 is 58%..



Delivery of more than 7 thousand units in 2019

Total Sales Revenue In Revenue Sharing Model

**74 Billion TRY**

Turnkey Model Agreement Value

**10.8 Billion TRY**

Successfully Driving Or Delivered

**86 Revenue Sharing Model Projects**

Successfully Driving Or Delivered

**58 Turn-Key Model Projects**

Total Profit Target In 5 Years

**4.21 Billion TRY**

Strong Launch To Sales Ratio

**58% in 2020**

**58% in 2021**

Completed And Tendered Units

**131 k units**

# SUMMARY TABLE OF SIGNIFICANT FIGURES

## TOTAL ASSETS

**TRY 28,335,170,000**

Appraisal Value of Land Stock

**TRY 4,973,268,005**

Appraisal Value of Buildings

**TRY 4,079,319,044**

Company Share of Total Revenue for RSM Projects

**TRY 8,752,461,907**

Cost of Purchase + Progress Payments (Turn Key)

**TRY 3,985,294,163**

Cost of Land and Residential Unit Inventories

**TRY 15,681,486,064**

Cost of Investment Property

**TRY 752,031,000**

Liabilities

**TRY 14,097,641,000**

TOTAL

**TRY 19,594,355,055**



**Serving the Turkish real estate industry for the past 67 years, Emlak Konut implements its projects by focusing on an exemplary urbanization approach thanks to the experience, trust, reputation, and brand value it has gained on the journey of building living spaces.**

Dear Investors, Business Partners and Employees,

Serving the Turkish real estate industry for the past 67 years, Emlak Konut implements its projects by focusing on an exemplary urbanization approach thanks to the experience, trust, reputation, and brand value it has gained on the journey of building living spaces.

An examination of the real estate industry by the end of the third quarter of 2020 reveals a positive development course despite the pandemic that has affected the whole world. Our industry evaluation of the first three quarters of 2020 shows an increase of 34% in housing sales and a 170% increase in mortgage sales compared to the same period of the previous year. On the other hand, we observe that house sales rose by 49% and 89% compared to the quarter of 2019 and 2020, respectively. We have seen once again that consumers' demand for real estate increases when they are provided with suitable financing conditions.

Emlak Konut implemented the "Don't Postpone your Dreams Turkey" campaign in June which has contributed to a nine-month pre-sales performance of a total of 10.34 billion TRY, more than double our year-end target, with 1.1 million square meters of land and 8,210 units.

Although these sales figures seem to have reached plateaued compared to the statistics at the end of the second quarter, we see the reflection of the sales from the previous periods and the completion of the transactions within this period. We would like to point out that contracts have been signed and obligations have been fulfilled for 95% of these sales in the first nine months. Similarly, 48% of these sales benefit from terms created by our company, whereas 52% are cash or mortgage-based sales.

The examination of the first three quarters in terms of financial results shows that we have completed this period with a net profit of 580 million TRY thanks to our turnkey projects and revenue sharing projects for which we have fulfilled the temporary acceptance procedures.

At Emlak Konut, we intend to reach a high cash position in 2020 based on our experience of developments in different markets in the past years. In this context, we have reduced the interest rates of our financial liabilities of around 3.5 billion TRY to 10% at the beginning of the year and extended the maturity structure. Thus, we balanced our loan payments and customer receivables while minimizing our interest obligations in the short term. On the other hand, we aim to improve our company's cash position significantly in 2021.

We continue our revenue sharing model and turnkey project tenders as the cornerstones of our company's sustainable success. All the tenders have generated a total sales revenue of 2.98 billion TRY so far, whereas the company share has been 1.13 billion TRY. The multiplier ratio in these tenders stood at 2.44. We believe that our lands have a higher return potential and will reach higher multiplier ratios with the completion of our projects.

Our company holds 4.681 million square meters of non-tendered land worth approximately 4.889 billion TRY in its portfolio.

Emlak Konut's minimum guaranteed share of sale-based revenue sharing projects for 23 lands under construction stands at around 8.727 billion TRY. The completion rate of our Revenue Sharing Model projects for which

we plan to fulfill partial or final acceptance within the year is around 77%.

At Emlak Konut, we determine our short and medium-term strategies by considering all possibilities. We will maintain our efforts for sustainable sales and profitability performance under all conditions.

I wish God's mercy upon our citizens who lost their lives in Izmir as a result of the earthquake that occurred in the Aegean Sea and speedy recovery to the injured while extending condolences to their relatives. Unfortunately, our country has geographical conditions posing the earthquake risk. This situation reveals the need for technically safe and regulated structures. We will continue to spare efforts to produce living spaces meeting this demand in our country.

Sincerely,  
Hakan Gedikli

## 2020 3Q ACTIVITY RESULTS



Solid net profit results and balance land portfolio..

### 2020 3Q Figures

**580** Million TRY

Net Profit

**4.89** Billion TRY

Land Portfolio Value

### 2020 3Q Pre-Sales Figures

**10.3** Billion TRY

Pre-Sales Revenue

**622** Million TRY

Sold to Foreigners

**1.1** Million sqm

Sold Area

**8.210**

Number of Units Sold

### 2020 Completed RSM Tender Results

**3** Tenders

Completed

**2.44x**

Average Multiplier

**1,13** Billion TRY

Total Min.  
Emlak Konut's Share

**2,98** Billion TRY

Total Sales Revenue  
In Tenders

\* The final signatures were not signed yet in the Beşiktaş Dikilitaş tender.

# 2020 3Q COMPANY SALES DATA

Despite the increasing interest rates and the pandemic period, record sales were achieved.

Call center infrastructure serving in 8 languages was established

Highest sales revenue of all time in 2020...

### Unit Sales (Number)



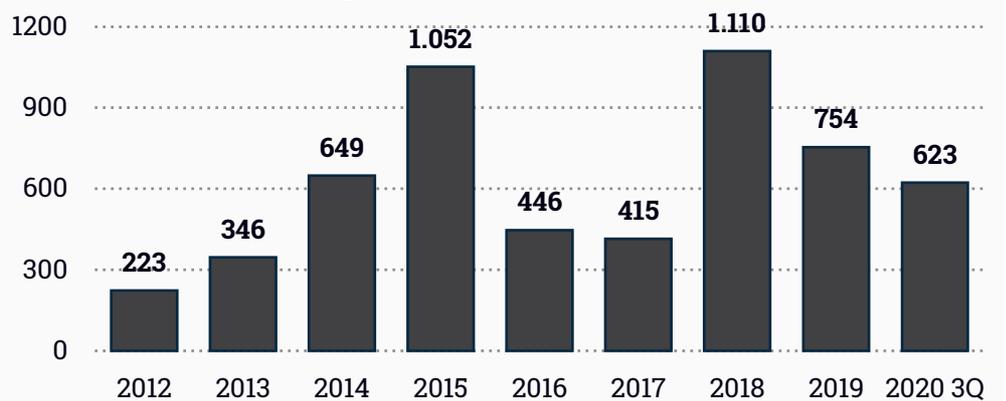
### Total Value Of Sales Million TRY



### Total Unit Size Sold sqm'000

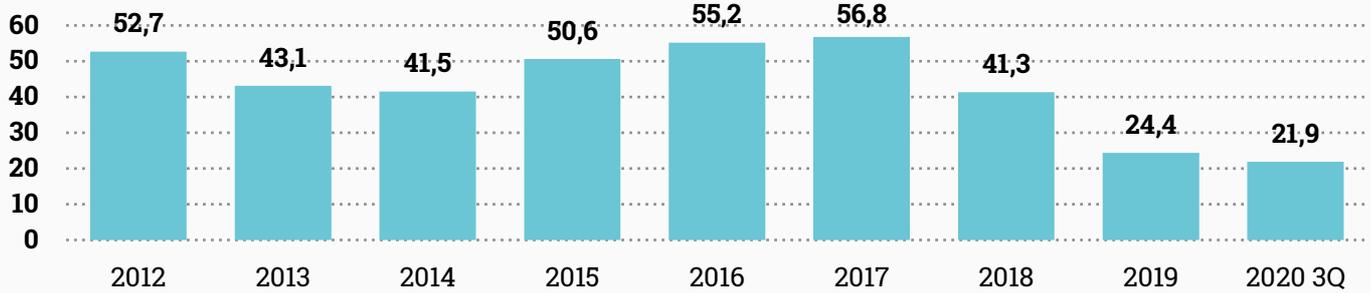


### Sales To Foreigners Million TRY



# KEY FINANCIAL RESULTS

## Ebitda Margin %



## Key Financials Million TRY

|                                  | 2012    | 2013     | 2014     | 2015     | 2016     | 2017     | 2018     | 2019    | 2020 3Q  |
|----------------------------------|---------|----------|----------|----------|----------|----------|----------|---------|----------|
| Net Sales                        | 1.004,6 | 2.331,1  | 1.804,5  | 1.786,8  | 3.455,9  | 3.900,6  | 3.927,6  | 5.667,6 | 3.737,4  |
| EBITDA <sup>(1)</sup>            | 530,4   | 1.005,8  | 750,8    | 907,4    | 1.914,6  | 2.215,9  | 1.621,3  | 1.384,6 | 817,6    |
| EBITDA Margin (%) <sup>(2)</sup> | 52,8    | 43,1     | 41,6     | 50,8     | 55,4     | 56,8     | 41,3     | 24,4    | 21,9     |
| Profit for Period                | 523,4   | 1.060,5  | 954,4    | 952,6    | 1.761,3  | 1.756,1  | 1.268    | 778,4   | 580,7    |
| Total Assets                     | 8.578,9 | 13.471,0 | 14.490,6 | 16.736,0 | 18.702,4 | 20.623,7 | 23.319   | 24.185  | 28.341,7 |
| Shareholder's Equity             | 4.392,3 | 8.353,6  | 8.751,3  | 9.325,4  | 10.730,2 | 12.465,5 | 13.083,1 | 13.743  | 14.238,2 |
| Dividend Per Share (TRY)         | 0,0800  | 0,1231   | 0,0965   | 0,0968   | 0,0000   | 0,1755   | 0,0035   | 0,0021  | 0,152    |
| Return on Equity (%)             | 0,12    | 0,13     | 0,11     | 0,10     | 0,16     | 0,14     | 0,096    | 0,057   | 0,040    |
| Cash Flow                        | 1.171,1 | 4.298    | 1.453,4  | 759      | 956      | 385      | 494      | 432     | 2.324    |
| Dividend Payout                  | 200,0   | 467,7    | 366,7    | 367,8    | 0,0      | 666,9    | 123      | 76,6    |          |

1: EBITDA: Profit Before Income Tax -Financial Expenses +Financial Income -Income From Investing Activities -Amortizations.

2: EBITDA Margin: Margin calculated as EBITDA /Net sales.

## Receivables '000 TL

|                  | Trade Receivables | Off-Balance Sheet Deferred Revenue | TOTAL            |
|------------------|-------------------|------------------------------------|------------------|
| 1 Year           | 1.053.778         | 893.790                            | 1.947.568        |
| 2 Year           | 751.720           | 824.033                            | 1.577.753        |
| 3 Year           | 545.848           | 328.012                            | 873.860          |
| 4 Year           | 460.874           | 137.608                            | 598.482          |
| 5 Year and Above | 2.414.107         | 188.940                            | 2.603.047        |
| <b>TOTAL</b>     | <b>5.226.327</b>  | <b>2.372.383</b>                   | <b>7.598.710</b> |

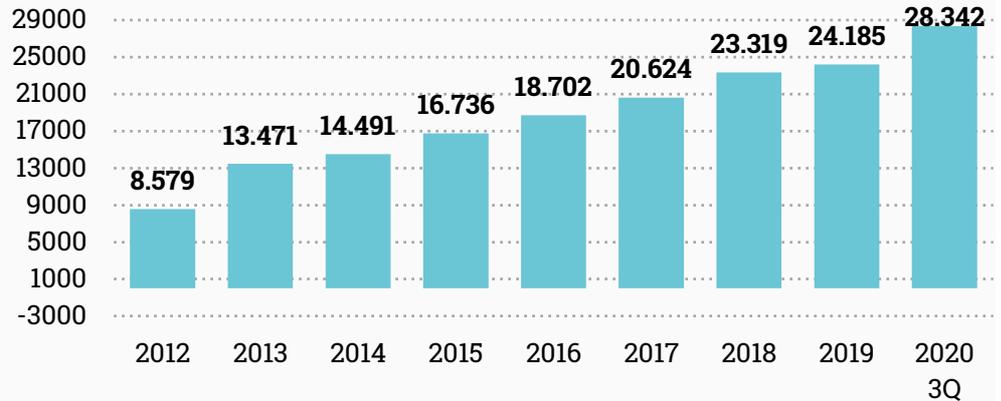
Please see Independent Audit's Report for details Note.12, pp. 29

# FINANCIAL TRACK RECORD



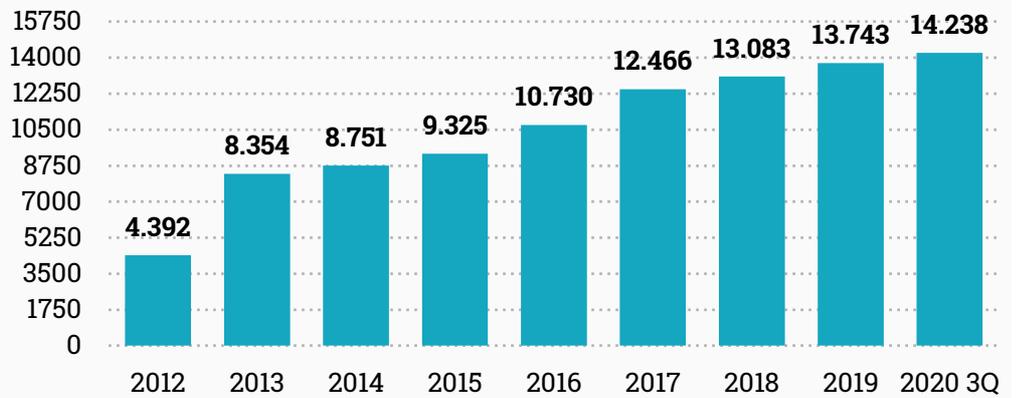
We have increased our total assets by 230% in 8 years

## Total Assets Million TRY



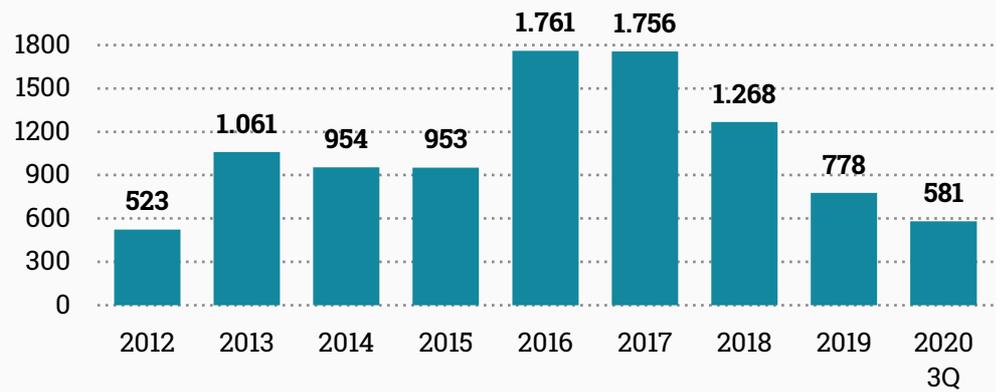
Significant increase in our equity in 8 years turned into a strong source of funding source ...

## Equity Million TRY

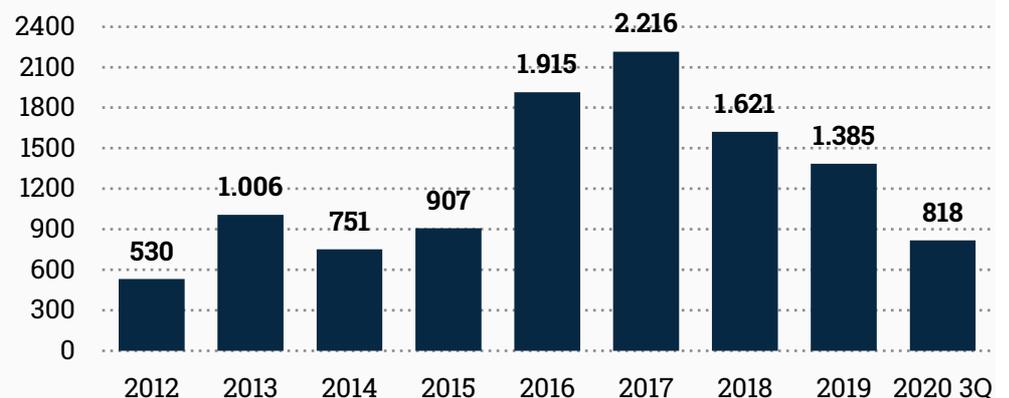


Sustainable high profitability

## Profit For The Period Million TRY



## Ebitda For Period Million TRY



# FINANCIAL RATIOS

## Liquidity Ratios

Current Ratio  
**2.182**

Cash Ratio  
**0.338**

Acid-Test Ratio  
**0.859**

## Financial Structure Ratios

F. Leverage Ratio  
**0.498**

Debt Ratio  
**0.990**

Equity Total Assets  
**0.502**

Self-Financing Ratio  
**1.009**

## Operating Ratios

Assets Turnover Ratio  
**0.132**

Equity Turnover Ratio  
**0.262**

Net Working Capital  
**0.291**

## Profitability Ratios

Return on Equity  
**0.041**

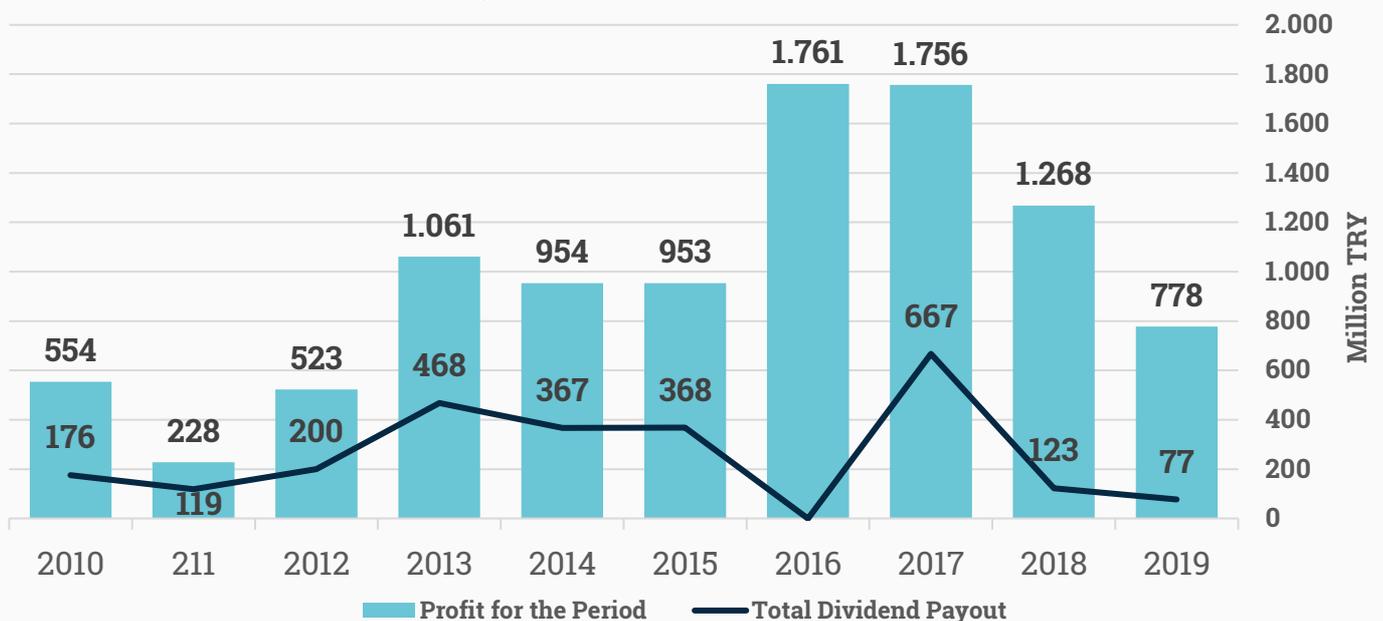
Return on Assets  
**0.020**

Return on Sales  
**0.155**

Gross Profit Margin  
**0.247**

Operating Profit Margin  
**0.213**

## Profit-Dividend Progress



It will be submitted to the approval of the General Assembly.

# 2020 TARGETS

## 2020 TENDER SCHEDULE '000

| Revenue Sharing Model           | Appraisal Value | Total Sales Revenue | Min. Emlak Konut's Share | Multiplier  |
|---------------------------------|-----------------|---------------------|--------------------------|-------------|
| 1 Beşiktaş Ortaköy              | 256,965         |                     |                          |             |
| 2 Başakşehir Kayabaşı 7th Stage | 136,611         | 800,000             | 256,000                  | 1.87        |
| 3 Başakşehir İkitelli 2nd Stage | 257,070         | 1,690,000           | 625,300                  | 2.43        |
| 4 Beşiktaş Dikilitaş*           | 67,821          | 490,000             | 245,000                  | 3.61        |
| <b>Total</b>                    | <b>718.468</b>  | <b>2,980,000</b>    | <b>1,126,300</b>         | <b>2.44</b> |

| Turn-Key Model                 | Appraisal Value |
|--------------------------------|-----------------|
| 1 Sarıyer Zekeriyaköy          | 158,337         |
| 2 Ümraniye Çakmak              |                 |
| 3 Ankara Çankaya Saraçoğlu     |                 |
| 4 Küçükçekmece Bizim Mahalle 1 | 256,979         |
| 5 Küçükçekmece Bizim Mahalle 2 | 183,994         |
| 6 Bakırköy Şevketiye           | 330,000         |
| <b>Total</b>                   | <b>929,310</b>  |

## 2020 SALES AND PROFIT TARGET

### FIRST QUARTER

Sales Value  
**707** Million TRY

Gross Saleable Area  
**88** k sqm

### SECOND QUARTER

Sales Value  
**903** Million TRY

Gross Saleable Area  
**113** k sqm

### THIRD QUARTER

Sales Value  
**1.6** Billion TRY

Gross Saleable Area  
**199** k sqm

### FOURTH QUARTER

Sales Value  
**1.9** Billion TRY

Gross Saleable Area  
**238** k sqm

### Total Pre-Sales Target

Sales Value  
**5.1** Billion TRY

Gross Saleable Area  
**640** k sqm

**2020**  
**Profit Target**

Net Profit  
**1.12 Billion TRY**

\* The final signatures were not signed yet in the Beşiktaş Dikilitaş tender.

# KUZEY YAKASI





# LAND PORTFOLIO

## Untendered Land Plots

| Line         | City/ District                       | Site Area (sqm)  | Book Value (TRY)     | Appraisal Value (TRY) |
|--------------|--------------------------------------|------------------|----------------------|-----------------------|
| 1            | ANKARA/ ÇANKAYA MÜHYE                | 57.724           | 131.536.886          | 140.768.780           |
|              | <b>Ankara</b>                        | <b>57.724</b>    | <b>131.536.886</b>   | <b>140.768.780</b>    |
| 2            | ARNAVUTKÖY PARSELLERİ                | 1.457.499        | 170.580.920          | 331.219.421           |
| 3            | ATAŞEHİR PARSELLERİ                  | 21.381           | 40.137.750           | 68.685.477            |
| 4            | BAŞAKŞEHİR HOŞDERE PARSELLERİ        | 210.341          | 93.468.043           | 65.255.756            |
| 5            | BAŞAKŞEHİR İKİTELLİ PARSELLERİ       | 121.053          | 174.132.442          | 176.468.062           |
| 6            | BAŞAKŞEHİR KAYABAŞI PARSELLERİ       | 20.154           | 42.322.686           | 42.322.686            |
| 7            | TAŞDELEN - ÇEKMEKÖY PARSELLERİ       | 6.346            | 42.641               | 2.221.062             |
| 8            | ESENYURT HOŞDERE PARSELLERİ          | 38.689           | 39.178.211           | 70.104.476            |
| 9            | KARTAL PARSELLERİ                    | 60.343           | 98.258.168           | 98.381.715            |
| 10           | KÜÇÜKÇEKMECE HALKALI PARSELLERİ      | 321.239          | 1.123.809.276        | 1.452.671.809         |
| 11           | MALTEPE PARSELLERİ                   | 306              | 3.010.214            | 3.012.524             |
| 12           | SARIYER İSTİNYE PARSELLERİ           | 1.373            | 7.003.940            | 7.003.940             |
| 13           | ZEKERİYAKÖY PARSELİ                  | 21.420           | 52.598.874           | 60.603.369            |
| 14           | TUZLA PARSELLERİ                     | 10.644           | 20.016.360           | 25.996.423            |
| 15           | ÜMRANİYE PARSELLERİ                  | 10.680           | 1.843.977            | 0                     |
| 16           | BEŞİKTAŞ PARSELLERİ                  | 20.488           | 325.160.708          | 324.786.000           |
| 17           | AVCILAR PARSELLERİ                   | 1.992.101        | 1.439.307.276        | 1.450.471.800         |
| 18           | İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ | 96.675           | 168.485.000          | 168.485.000           |
|              | <b>Istanbul</b>                      | <b>4.410.733</b> | <b>3.799.356.486</b> | <b>4.347.689.518</b>  |
| 19           | İZMİR KONAK PARSELİ                  | 7.033            | 12.323.109           | 13.148.320            |
| 20           | KASTAMONU CİDE                       | 9.110            | 52.663               | 60.000                |
| 21           | KOCAELİ GEBZE GÜZELLER               | 13.820           | 6.116.167            | 7.988.458             |
| 22           | KOCAELİ KÖRFEZ                       | 16.610           | 1.528.023            | 8.974.700             |
| 23           | NEVŞEHİR                             | 26               | 8.088                | 8.232                 |
| 24           | TEKİRDAĞ KAPAKLI                     | 75.127           | 1.664.820            | 23.528.311            |
| 25           | TEKİRDAĞ ÇORLU                       | 35.923           | 6.152.734            | 8.965.011             |
|              | <b>Other Cities</b>                  | <b>157.649</b>   | <b>27.845.604</b>    | <b>62.673.032</b>     |
| <b>TOTAL</b> |                                      | <b>4.626.106</b> | <b>3.958.738.976</b> | <b>4.551.131.330</b>  |

## INVESTMENT Properties

| Line         | City/ District                         | Site Area (sqm) | Book Value (TRY)   | Appraisal Value (TRY) |
|--------------|--|-----------------|--------------------|-----------------------|
| 1            | İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ | 750             | 300.840            | 0                     |
| 2            | BAKIRKÖY FLORYA PARSELLERİ             | 40.723          | 262.500.000        | 315.000.000           |
| 3            | İSTANBUL KARTAL PARSELLERİ             | 13.595          | 23.260.675         | 23.260.675            |
| <b>TOTAL</b> |  | <b>55.068</b>   | <b>286.061.515</b> | <b>338.260.675</b>    |

# ONGOING REVENUE SHARING MODEL PROJECTS



| Contractor         | Land Area       | Total Sales Revenue | Min. Company Share |
|--------------------|-----------------|---------------------|--------------------|
| KELİF İŞ ORTAKLIĞI | 36.175 m2       | 440.000.000 TL      | 171.600.000 TL     |
| Completion Date    | Number of Units | Company Share Ratio | Progress Level     |
| 27.07.2020         | 592             | %39,00              | %92,31             |



| Contractor      | Land Area       | Total Sales Revenue | Min. Company Share |
|-----------------|-----------------|---------------------|--------------------|
| ELTES & İSTLIFE | 17.237 m2       | 810.000.000 TL      | 406.215.000 TL     |
| Completion Date | Number of Units | Company Share Ratio | Progress Level     |
| 15.08.2020      | 366             | %50,15              | %91,19             |

# ONGOING REVENUE SHARING MODEL PROJECTS



| Contractor                       | Land Area            | Total Sales Revenue | Min. Company Share |
|----------------------------------|----------------------|---------------------|--------------------|
| BAŞYAPI & GÜNEY & ELİT<br>VİZYON | 5.250 m <sup>2</sup> | 200.000.000 TL      | 62.000.000 TL      |
| Completion Date                  | Number of Units      | Company Share Ratio | Progress Level     |
| 30.04.2020                       | 90                   | %31,00              | %90,72             |



| Contractor      | Land Area             | Total Sales Revenue | Min. Company Share |
|-----------------|-----------------------|---------------------|--------------------|
| GÜL İNŞAAT      | 36.750 m <sup>2</sup> | 1.300.000.000 TL    | 637.000.000 TL     |
| Completion Date | Number of Units       | Company Share Ratio | Progress Level     |
| 28.12.2020      | 959                   | %49,00              | %61,00             |

# ONGOING REVENUE SHARING MODEL PROJECTS

**AVRUPARK**  
HAYAT



|   |                                 |  |   |
|---|---------------------------------|--|---|
| <b>Contractor</b><br>CİHAN İNŞ. & KONUT<br>YAPI | <b>Land Area</b><br>42.020 m2   | <b>Total Sales Revenue</b><br>626.000.000 TL | <b>Min. Company Share</b><br>156.500.000 TL |
| <b>Completion Date</b><br>30.06.2021            | <b>Number of Units</b><br>1.184 | <b>Company Share Ratio</b><br>%25,00         | <b>Progress Level</b><br>%49,08             |

**tem34**  
TAHTAKALE



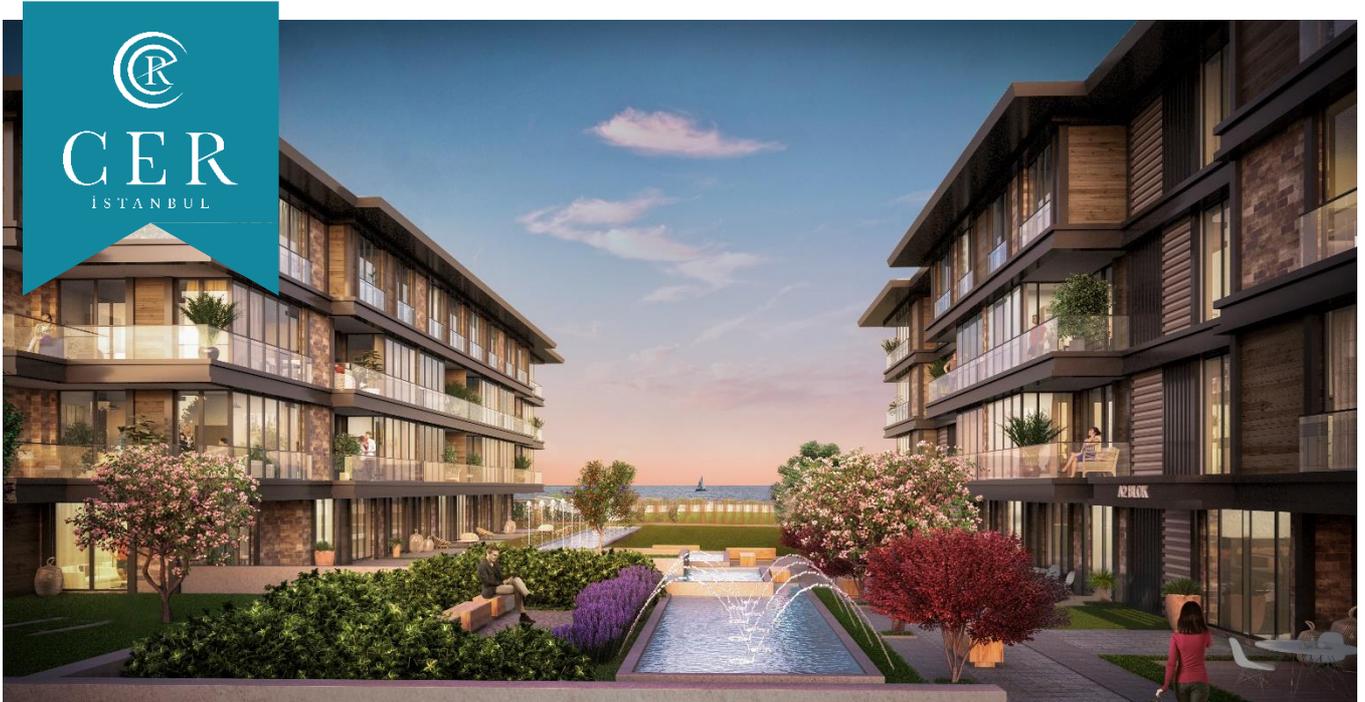
|                                      |                               |  |  |
|--------------------------------------|-------------------------------|--|--|
| <b>Contractor</b><br>AKYAPI & EŞBAH  | <b>Land Area</b><br>20.280 m2 | <b>Total Sales Revenue</b><br>185.755.604 TL | <b>Min. Company Share</b><br>40.086.059 TL |
| <b>Completion Date</b><br>31.01.2021 | <b>Number of Units</b><br>197 | <b>Company Share Ratio</b><br>%21,58         | <b>Progress Level</b><br>%68,80            |

# ONGOING REVENUE SHARING MODEL PROJECTS



IDEALIST  
C A D D E

|  |                               |   |  |
|--|-------------------------------|---|--|
| <b>Contractor</b><br>IDEALIST İNŞAAT & IDEALIST<br>GYO | <b>Land Area</b><br>17.933 m2 | <b>Total Sales Revenue</b><br>68.500.000 TL | <b>Min. Company Share</b><br>15.070.000 TL |
| <b>Completion Date</b><br>21.08.2021                   | <b>Number of Units</b><br>137 | <b>Company Share Ratio</b><br>%22,00        | <b>Progress Level</b><br>%29,30            |



©  
CER  
İSTANBUL

|                                      |                               |  |   |
|--------------------------------------|-------------------------------|--|---|
| <b>Contractor</b><br>EGE & YEDİ KULE | <b>Land Area</b><br>41.162 m2 | <b>Total Sales Revenue</b><br>302.680.000 TL | <b>Min. Company Share</b><br>105.968.270 TL |
| <b>Completion Date</b><br>24.06.2021 | <b>Number of Units</b><br>169 | <b>Company Share Ratio</b><br>%35,01         | <b>Progress Level</b><br>%38,75             |

# ONGOING REVENUE SHARING MODEL PROJECTS

KÖY



Kısmi tasfiye nedeniyle Proje'nin kalan kısmı Anahtar Teslim projeler portföyüne dahil edilmiştir.

|                                      |  |  |   |
|--------------------------------------|--|--|---|
| <b>Contractor</b><br>SİYAHKALEM      | <b>Land Area</b><br>348.807 m <sup>2</sup> | <b>Total Sales Revenue</b><br>624.220.000 TL | <b>Min. Company Share</b><br>201.310.950 TL |
| <b>Completion Date</b><br>05.10.2022 | <b>Number of Units</b><br>911              | <b>Company Share Ratio</b><br>%32,25         | <b>Progress Level</b><br>%92,06             |

ebruli  
İSPARTAKULE



|                                      |   |  |   |
|--------------------------------------|---|--|---|
| <b>Contractor</b><br>EBRULİ İNŞAAT   | <b>Land Area</b><br>47.168 m <sup>2</sup> | <b>Total Sales Revenue</b><br>600.000.000 TL | <b>Min. Company Share</b><br>132.000.000 TL |
| <b>Completion Date</b><br>30.06.2021 | <b>Number of Units</b><br>776             | <b>Company Share Ratio</b><br>%22,00         | <b>Progress Level</b><br>%45,52             |

# ONGOING REVENUE SHARING MODEL PROJECTS



**NIDAPARK**  
KÜÇÜKYALI

|  |   |  |   |
|--|---|--|---|
| <b>Contractor</b><br>TAHİNCİOĞLU KÜÇÜKYALI ORT.<br>GRŞ | <b>Land Area</b><br>110.023m <sup>2</sup> | <b>Total Sales Revenue</b><br>3.635.715.000 TL | <b>Min. Company Share</b><br>1.527.000.300 TL |
| <b>Completion Date</b><br>16.09.2021                   | <b>Number of Units</b><br>2.231           | <b>Company Share Ratio</b><br>%42,00           | <b>Progress Level</b><br>%43,89               |



**MERKEZ**  
ANKARA

|                                      |  |  |   |
|--------------------------------------|--|--|---|
| <b>Contractor</b><br>PASİFİK         | <b>Land Area</b><br>137.249 m <sup>2</sup> | <b>Total Sales Revenue</b><br>4.194.550.000 TL | <b>Min. Company Share</b><br>1.258.365.000 TL |
| <b>Completion Date</b><br>14.08.2022 | <b>Number of Units</b><br>3.059            | <b>Company Share Ratio</b><br>%30,00           | <b>Progress Level</b><br>%31,95               |

# ONGOING REVENUE SHARING MODEL PROJECTS



**ELORA**  
DENİZLİ

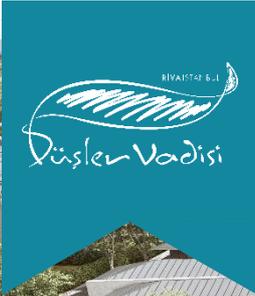
|  |  |  |  |
|--|--|--|--|
| <b>Contractor</b><br>TEKNİK YAPI & UCD | <b>Land Area</b><br>115.291 m <sup>2</sup> | <b>Total Sales Revenue</b><br>514.727.778 TL | <b>Min. Company Share</b><br>92.651.000 TL |
| <b>Completion Date</b><br>28.08.2022   | <b>Number of Units</b><br>1.558            | <b>Company Share Ratio</b><br>%18,00         | <b>Progress Level</b><br>%52,24            |



**NİDAPARK**  
KAYAŞEHİR

|  |  |  |   |
|--|--|--|---|
| <b>Contractor</b><br>TAHİNCİOĞLU<br>KAYABAŞI | <b>Land Area</b><br>103.277 m <sup>2</sup> | <b>Total Sales Revenue</b><br>1.072.600.000 TL | <b>Min. Company Share</b><br>407.588.000 TL |
| <b>Completion Date</b><br>23.10.2020         | <b>Number of Units</b><br>1.142            | <b>Company Share Ratio</b><br>%38,00           | <b>Progress Level</b><br>%87,86             |

# ONGOING REVENUE SHARING MODEL PROJECTS

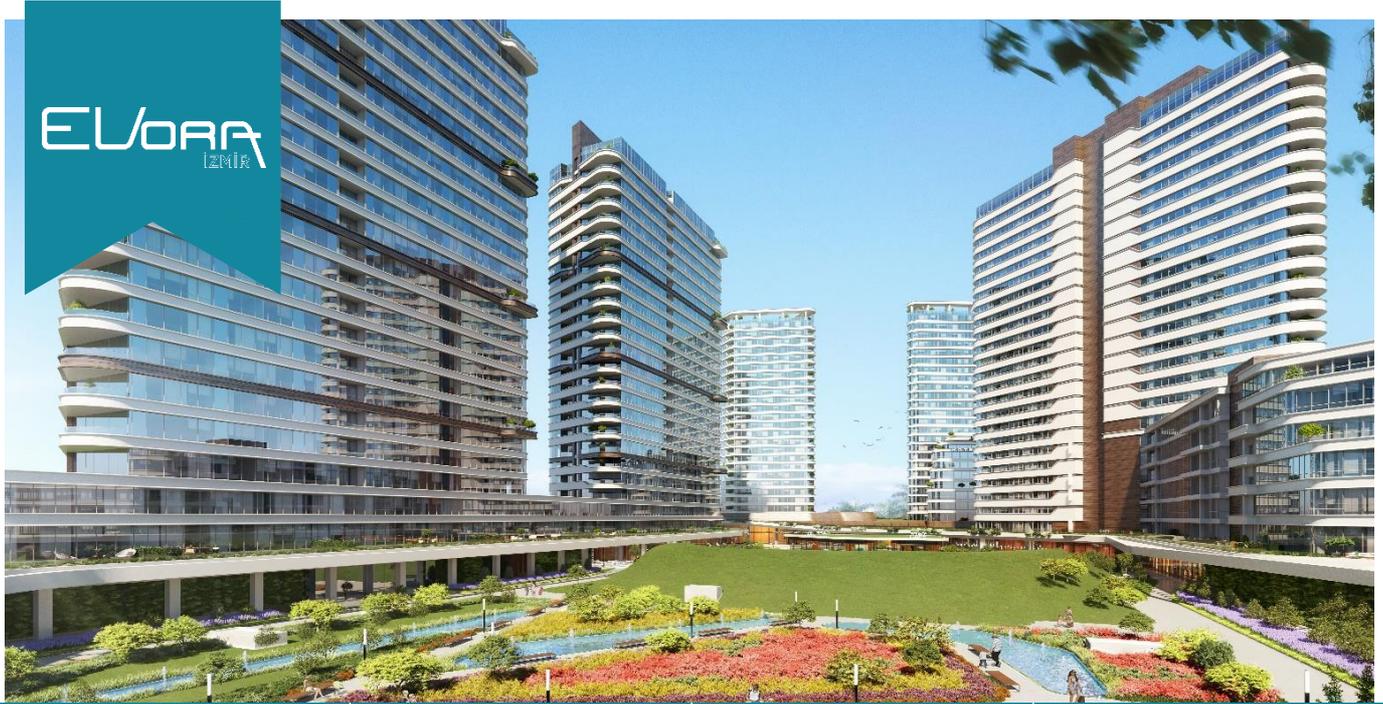


|                                      |  |  |   |
|--------------------------------------|--|--|---|
| <b>Contractor</b><br>YILMAZ İNŞAAT   | <b>Land Area</b><br>1.157.004 m <sup>2</sup> | <b>Total Sales Revenue</b><br>3.808.000.000 TL | <b>Min. Company Share</b><br>952.000.000 TL |
| <b>Completion Date</b><br>22.09.2021 | <b>Number of Units</b><br>509*               | <b>Company Share Ratio</b><br>%25,00           | <b>Progress Level</b><br>%6,95              |



|   |  |  |   |
|---|--|--|---|
| <b>Contractor</b><br>TAHİNCİOĞLU İSTİNYE ORTAK GİRİŞİMİ | <b>Land Area</b><br>158.498 m <sup>2</sup> | <b>Total Sales Revenue</b><br>3.672.000.000 TL | <b>Min. Company Share</b><br>1.876.392.000 TL |
| <b>Completion Date</b><br>07.11.2021                    | <b>Number of Units</b><br>555              | <b>Company Share Ratio</b><br>%51,01           | <b>Progress Level</b><br>%26,32               |

# ONGOING REVENUE SHARING MODEL PROJECTS



**EVOORA**  
İZMİR

|  |                                 |  |   |
|--|---------------------------------|--|---|
| <b>Contractor</b><br>TEKNİK YAPI & HALK<br>GYO | <b>Land Area</b><br>47.070 m2   | <b>Total Sales Revenue</b><br>1.672.000.000 TL | <b>Min. Company Share</b><br>585.200.000 TL |
| <b>Completion Date</b><br>01.04.2023           | <b>Number of Units</b><br>1.034 | <b>Company Share Ratio</b><br>%35,00           | <b>Progress Level</b><br>%3,12              |



**allsancak**

|   |                                 |  |   |
|---|---------------------------------|--|---|
| <b>Contractor</b><br>PEKİNTAŞ &<br>BURAKCAN | <b>Land Area</b><br>78.558 m2   | <b>Total Sales Revenue</b><br>2.200.000.000 TL | <b>Min. Company Share</b><br>726.000.000 TL |
| <b>Completion Date</b><br>11.04.2023        | <b>Number of Units</b><br>1104* | <b>Company Share Ratio</b><br>%33,00           | <b>Progress Level</b><br>%3,95              |

# ONGOING REVENUE SHARING MODEL PROJECTS

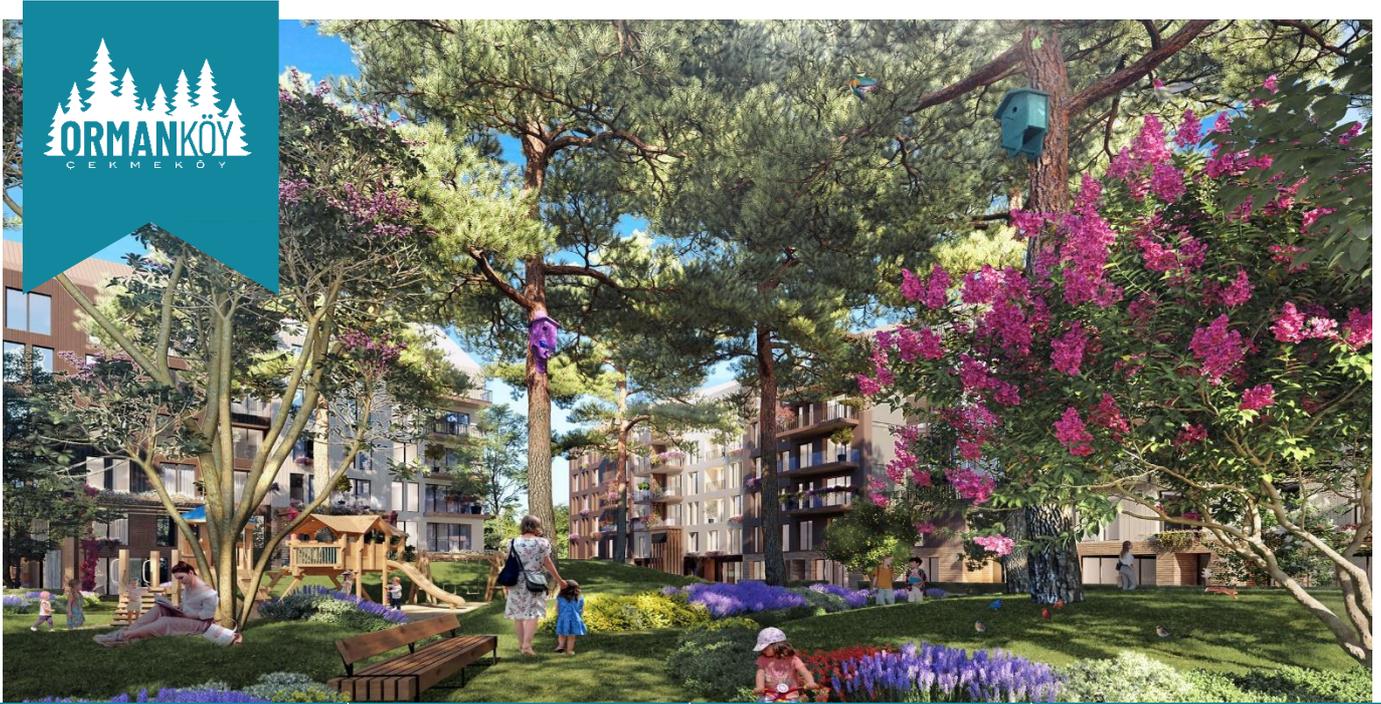


|                                      |                               |  |   |
|--------------------------------------|-------------------------------|--|---|
| <b>Contractor</b><br>FUZUL YAPI      | <b>Land Area</b><br>48.674 m2 | <b>Total Sales Revenue</b><br>800.000.000 TL | <b>Min. Company Share</b><br>256.000.000 TL |
| <b>Completion Date</b><br>03.02.2023 | <b>Number of Units</b><br>500 | <b>Company Share Ratio</b><br>%32.00         | <b>Progress Level</b><br>%0,0               |



|                                      |                                |  |   |
|--------------------------------------|--------------------------------|--|---|
| <b>Contractor</b><br>ELTES & YÜZYIL  | <b>Land Area</b><br>20.677 m2  | <b>Total Sales Revenue</b><br>1.763.750.000 TL | <b>Min. Company Share</b><br>705.500.000 TL |
| <b>Completion Date</b><br>06.05.2022 | <b>Number of Units</b><br>161* | <b>Company Share Ratio</b><br>%40,00           | <b>Progress Level</b><br>%0,0               |

# ONGOING REVENUE SHARING MODEL PROJECTS



| Contractor      | Land Area       | Total Sales Revenue | Min. Company Share |
|-----------------|-----------------|---------------------|--------------------|
| ELTES & YÜZYIL  | 155.368 m2      | 1.111.100.000 TL    | 355.552.000 TL     |
| Completion Date | Number of Units | Company Share Ratio | Progress Level     |
| 01.04.2023      | 1.016           | %32.00              | %19,6              |



| Contractor                | Land Area       | Total Sales Revenue | Min. Company Share |
|---------------------------|-----------------|---------------------|--------------------|
| İNTEK&SOM GROUP&NUR GROUP | 63.474 m2       | 1.690.000.000 TL    | 625.300.000 TL     |
| Completion Date           | Number of Units | Company Share Ratio | Progress Level     |
| 02.08.2023                | 317*            | %37,00              | %0,0               |

# ONGOING REVENUE SHARING MODEL PROJECTS

## TABLE 30.09.2020

| PROJECT NAME                   | EMLAK<br>KONUT MIN.<br>GUARANTEED<br>REVENUE | MIN. PROFIT          | TOTAL<br>NUMBER<br>OF UNITS | UNITS<br>SOLD | (%)<br>SOLD |
|--------------------------------|--|----------------------|-----------------------------|---------------|-------------|
| 1 Karat 34                     | 8.482.315                                    | 1.616.011            | 592                         | 423           | 71          |
| 2 Köy**                        | 54.620.896                                   | 38.391.927           | 911                         | 674           | 74          |
| 3 Evora Denizli*               | 67.128.879                                   | 2.985.102            | 1.558                       | 887           | 57          |
| 4 Nidapark Kayaşehir*          | 107.950.125                                  | 72.354.592           | 1.142                       | 1.138         | 99          |
| 5 Validebağ Konakları          | 194.944.740                                  | 122.901.204          | 366                         | 276           | 75          |
| 6 Ofis Karat Bakırköy          | 62.000.000                                   | 31.174.027           | 90                          | 14            | 16          |
| 7 Avangart İstanbul            | 637.000.000                                  | 483.284.875          | 959                         | 562           | 59          |
| 8 Merkez Ankara                | 1.258.365.000                                | 579.712.770          | 3.059                       | 1.095         | 36          |
| <b>2020 Total</b>              | <b>2.390.491.955</b>                         | <b>1.332.420.508</b> | <b>8.677</b>                | <b>5.069</b>  | <b>58</b>   |
| 9 Cer İstanbul                 | 105.968.270                                  | 37.068.631           | 169                         | 62            | 37          |
| 10 Ebruli Ispartakule          | 74.486.819                                   | 45.895.420           | 776                         | 275           | 35          |
| 11 Avrupark Hayat              | 156.500.000                                  | 100.908.310          | 1.184                       | 989           | 84          |
| 12 Tem 34 Tahtakale**          | 40.086.059                                   | 8.798.010            | 197                         | 153           | 78          |
| 13 İdealistkoru/İdealist Cadde | 15.070.000                                   | 4.519.137            | 137                         | 67            | 49          |
| 14 Nidapark Küçükyalı          | 1.380.658.443                                | 803.111.670          | 2.231                       | 1.325         | 59          |
| 15 Nidapark İstinye            | 1.876.392.000                                | 879.168.319          | 555                         | 167           | 30          |
| <b>2021 Total</b>              | <b>3.649.161.591</b>                         | <b>1.879.469.497</b> | <b>5.249</b>                | <b>3.038</b>  | <b>58</b>   |
| 16 Şişli Teşvikiye             | 705.500.000                                  | 61.530.094           | 161*                        | satışta değil | -           |
| 17 Çekmeköy Taşdelen           | 355.552.000                                  | 5.912.849            | 1.016                       | 751           | 74          |
| <b>2022 Total</b>              | <b>1.061.052.000</b>                         | <b>67.442.942</b>    | <b>1.177</b>                | <b>751</b>    | <b>64</b>   |
| 18 Allsancak                   | 145.200.000                                  | 142.375.196          | 1.104                       | 319           | 29          |
| 19 Evora İzmir                 | 117.040.000                                  | 113.043.569          | 1.034                       | 338           | 33          |
| 20 Düşler Vadisi               | 542.892.221                                  | 149.314.502          | 509                         | 409           | 80          |
| 21 Meydan Başakşehir           | 565.708.910                                  | 404.131.108          | 317*                        | satışta değil | -           |
| 22 Avrasya Konutları           | 256.000.000                                  | 122.135.935          | 500                         | 157           | 31          |
| <b>2023 Total</b>              | <b>1.626.841.131</b>                         | <b>931.000.311</b>   | <b>3.977</b>                | <b>1.223</b>  | <b>31</b>   |
| <b>Total</b>                   | <b>8.727.546.677</b>                         | <b>4.210.333.258</b> | <b>19.080</b>               | <b>10.081</b> | <b>53</b>   |

\*Partial provisional acceptance of the Project will be realized in 2020 and the remaining parts of the project will be finalized in following terms

\*\*Project has been partially liquidated



MERKEZ  
ANKARA





# ONGOING TURN-KEY MODEL PROJECTS



YENİKÖY  
KONAKLARI  
İSTANBUL

|                                      |                               |   |  |
|--------------------------------------|-------------------------------|---|--|
| <b>Contractor</b><br>AYDUR           | <b>Land Area</b><br>30,302 m2 | <b>Current Aggrement Value</b><br>218,339,409TL | <b>Book Value + Progress Payment</b><br>275.380.080 TL |
| <b>Completion Date</b><br>23.02.2021 | <b>Number of Units</b><br>385 | <b>Progress Level</b><br>%73,74                 |  |



semt  
BAHÇEKENT

|                                      |                               |  |  |
|--------------------------------------|-------------------------------|--|--|
| <b>Contractor</b><br>SİYAHKALEM      | <b>Land Area</b><br>66,656 m2 | <b>Current Aggrement Value</b><br>448,000,000 TL | <b>Book Value + Progress Payment</b><br>322.896.436 TL |
| <b>Completion Date</b><br>21.04.2021 | <b>Number of Units</b><br>832 | <b>Progress Level</b><br>%56,47                  |  |

# ONGOING TURN-KEY MODEL PROJECTS



|  |                               |  |  |
|--|-------------------------------|--|--|
| <b>Contractor</b><br>ÖZALTIN & YILDIZLAR | <b>Land Area</b><br>36.799 m2 | <b>Current Aggrement Value</b><br>392.500.000 TL | <b>Book Value + Progress Payment</b><br>274.971.505 TL |
| <b>Completion Date</b><br>23.12.2022     | <b>Number of Units</b><br>676 | <b>Progress Level</b><br>%0,70                   |  |



|                                      |                               |  |  |
|--------------------------------------|-------------------------------|--|--|
| <b>Contractor</b><br>ÖZYAZICI        | <b>Land Area</b><br>49.419 m2 | <b>Current Aggrement Value</b><br>455.357.826 TL | <b>Arsa Maliyeti + Hakediş Ödemesi</b><br>262.425.551 TL |
| <b>Completion Date</b><br>11.02.2023 | <b>Number of Units</b><br>783 | <b>Progress Level</b><br>%1,31                   |  |

# ONGOING TURN-KEY MODEL PROJECTS

— EMLAK KONUT —  
Florya Evleri



|  |                               |  |  |
|--|-------------------------------|--|--|
| <b>Contractor</b><br>MUSTAFA EKŞİ İNŞ. | <b>Land Area</b><br>45.941 m2 | <b>Current Aggrement Value</b><br>335.017.536 TL | <b>Book Value + Progress Payment</b><br>406.915.232 TL |
| <b>Completion Date</b><br>24.10.2022   | <b>Number of Units</b><br>254 | <b>Progress Level</b><br>%0,00                   |  |

| Project Name                         | Book Value + Progress Payment (TRY) | Total Number of Units | Sold (Sep 2020) |
|--------------------------------------|-------------------------------------|-----------------------|-----------------|
| 1 Yeniköy Konakları                  | 275.380.080                         | 385                   | 353             |
| 2 Semt Bahçekent                     | 322.896.436                         | 832                   | 698             |
| 3 Ankara Saraçoğlu                   | 12.615.581                          | 429                   | -               |
| 4 Köy*                               | 371.104.952                         | 414                   | 198             |
| 5 Emlak Konut Florya Evleri          | 406.915.232                         | 254                   | 115             |
| 6 Bizim Mahalle 1st Stage            | 274.971.505                         | 676                   | 401             |
| 7 Bizim Mahalle 2nd Stage            | 262.425.551                         | 783                   | 209             |
| 8 Ümraniye Kentsel Dönüşüm           | 33.457.158                          | 233                   | -               |
| 9 Semt Bahçekent 2nd Stage           | 13.712.375                          | -                     | -               |
| 10 Hoşdere Toplu Konut Alanı 2. Etap | 33.712.680                          | -                     | -               |
| 11 Küçükçekmece 853-10 853-11        | 296.803.144                         | -                     | -               |
| 12 İstanbul Küçükçekmece Halkalı     | 374.824.969                         | 56                    | -               |
| 13 Sarıyer Zekeriyaköy 1790 ada 4    | 97.152.954                          | 248                   | -               |
| 14 Various Infrastructure Projects   | 110.987.242                         | -                     | -               |
| <b>TOTAL</b>                         | <b>2.886.959.859</b>                | <b>4.310</b>          | <b>1.974</b>    |

\* Due to partial liquidation, the remaining part of the Project is included in the Turnkey projects portfolio.

# RENTED AND LEASED PROPERTIES

## RENTED PROPERTIES

|              | Tenant               | Ending Date | Property Information  | Duration | Lease Value*        |
|--------------|----------------------|-------------|-----------------------|----------|---------------------|
| 1            | EMLAK KONUT GYO A.Ş. | 01.05.2021  | Ankara/ Çankaya No:14 | 3 Year   | 8.150,50 TL         |
| 2            | EMLAK KONUT GYO A.Ş. | 01.04.2021  | Niğde 3337 / 1        | 4 Year   | 2.133,91 TL         |
| <b>TOTAL</b> |                      |             |                       |          | <b>10.284,41 TL</b> |

## LEASED PROPERTIES

|              | Tenant                      | Duration | Property Information   | Rent Value       | Turnover Ratio |
|--------------|-----------------------------|----------|--|------------------|----------------|
| 1            | UNİKONUT                    | 7 Year   | 4 Shops/ Avcılar   | 55.114           |                |
| 2            | GENERAL MANAGEMENT A BLOCK  | 5 Year   | Building/ Türkiye Halk Bankası                                     | 613.369          |                |
| 3            | AYAZMA EMLAK KO. 2nd STAGE  | 10 Year  | 3 Shops / Başakşehir   | 11.901           |                |
| 4            | ESENLER EMLAK KONUTLARI     | 7,5 Year | 4 Shops and 3 Residential Units/ Esenler                           | 14.260           |                |
| 5            | DUMANKAYA MİKS              | 5 Year   | 2 Shops/ Küçükçekmece  | 55.775           |                |
| 6            | KÖRFEZKENT 3th VE 4th STAGE | 5 Year   | 3 Shops/ Kocaeli   | 5.411            |                |
| 7            | AĞAOĞLU MASLAK 1453         | 10 Year  | 24 Shops/ Sarıyer  |                  | 4,75%          |
| 8            | AĞAOĞLU MASLAK 1453         | 5 Year   | 4 Shops/ Sarıyer   | 130.000          |                |
| 9            | AĞAOĞLU MASLAK 1453         | 5 Year   | 2 Shop/ Sarıyer  |                  | 10%            |
| 10           | SARPHAN FİNANS PARK         | 10 Year  | 36 Offices/ Ümraniye   | 129.328          |                |
| 11           | NEXT LEVEL                  | 10 Year  | 1 Office/ Çankaya  | 3.389            |                |
| 12           | BÜYÜKYALI                   | 5 Year   | 25 Offices / Shops   |                  | 17%            |
| 13           | BÜYÜKYALI                   | 3 Year   | 5 Offices / Shops  | 33.167           |                |
| 14           | MISCELLANEOUS LAND PLOTS    |          | 8 Land Plots / İstanbul  | 97.094           |                |
| <b>TOTAL</b> |                             |          | <b>113 Shops, 3 Residential Units, 1 Building and 8 Land Plots</b> | <b>1.148.808</b> |                |

## İSTMARINA LEASED PROPERTIES

|              | Tenant    | Duration | Property Information | Rent Value    | Turnover Ratio |
|--------------|-----------|----------|----------------------|---------------|----------------|
| 1            | İSTMARINA | 5 Year   | 12 Shops/ Kartal     | 85.250        |                |
| 2            | İSTMARINA | 6 Year   | 103 Shops/ Kartal    |               | %9             |
| 3            | İSTMARINA | 13 Year  | 15 Shops / Kartal    |               | %12            |
| <b>TOTAL</b> |           |          | <b>130Shops</b>      | <b>85.250</b> |                |

\*Not included VAT, values are expressed as monthly.

\*\* Turnover share is not included the rent value. The rent values will be shared with the contractor over the share ratios specified in the contract.



# EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİCARET A.Ş.

**Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret AS** (Known as Emlak Planlama, EPP) was established in 1980 to operate principally in the fields of real estate project management, sales & marketing, lettings, consultancy services and developing projects via Revenue Sharing Model. Emlak Konut REIC has acquired all of 65,000,000 shares of Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret AS with an amount of TRY 288,000,000. Capital increase was made in 2019 and the capital of the company was increased to TRY 150,000,000..

## 2020 Consultancy Services

| Completion Ratio  | Completion Ratio  | Completion Ratio                    | Completion Ratio                               | Completion Ratio  |
|---|---|-------------------------------------|--|---|
| <b>94,36%</b>   | <b>94,28%</b>   | <b>100%</b>                         | <b>100%</b>                                    | <b>36,18%</b>   |
| 5,438 Building<br>600-bed Hospital<br>Infrastructure and<br>Landscaping<br>Projects | 3,202 Building<br>Hospital &<br>Infrastructure and<br>Landscaping<br>Projects | Giresun Sport<br>Complex<br>Giresun | Akyazı Sport &<br>Cultkture Complex<br>Trabzon | 20th Package<br>Applications<br>İstanbul, Kocaeli,<br>Sakarya, Yalova |
| : İstanbul, Tekirdağ,<br>Edirne, Sakarya,<br>Kocaeli                                | İstanbul, Edirne,<br>Sakarya,<br>Kocaeli, Yalova                              |                                     |  |   |

## EMLAK TERMAL KENT YALOVA PROJECT

Pre-Sales Value: **25.800.000,00-TL.**  
Number of Pre-Sales: 26 units  
Sales Value: **163.500.000,00-TL.**  
Number of Sales: 214 units

## LAND POTFOLIO

**327.575,62 m2**

## TOTAL CONSULTANCY

## SERVICE AREA:

**9,2 Milyon m2**

## İGDOT PROJECTS

Pre-Sales Value : **24.540.000,00-TL.**  
Number of Pre-Sales : 19 units  
Sales Value : **824.606.000,00-TL.**  
Number of Sales : 1044 units



## 2020 PROJECTS

### Emlak Termal Kent /Yalova Tendered.

Started in 2016 in Revenue Sharing Model but liquidated at 26,34 % progress level. Retendered as Turn-Key Model Project and the progress level is 96,47%

**Completion Date:**

**30.06.2020**

**Units: 403**



### Sapanca/Arifiye Lands Tender will be repeated

Working on zoning plans..

**Land Area: 118.000sqm**



### İstanbul Bio City RSM Model in Return for Land Sale

New concept project is developed in Revenue Sharing Model. Total investment value has reached to USD 150 million.

**Land Area: 477.166 sqm**



### Başakşehir Food Wholesale Area

**Ticari Alan İhalesi Yapılacak**

**Units**

**Progress Level: %73,16**

**Total Units: 982**

**Residential Units: 152**



# KÖY

The Project also enclaves an outdoor bazaar situated within a appx. 15 thousand square meter rentable site. Carsi (Bazaar) promoting the outdoor concept offers in KÖY globally trendy brands side by side with authentic restaurants presenting local cuisine, cafes, a supermarket, veterinary clinic, organic food market and state-of-the-art movie halls.





# ACTIVITIES OF THE BOARD OF DIRECTORS

## IMPORTANT DEVELOPMENTS

An offer of TRY 394,410,000 was made for 6 land plots with TRY 336,000,000 estimated price in the auction tender of various immovable properties on 11.07.2020

Köy project was partially liquidated on 09.01.2020

Loans with a total value of TRY 3,701,525,369 were taken from various banks with a maturity period of 5 years in first 9 months of 2020

Istanbul İkitelli 2nd Stage, Istanbul Kayabaşı 7th Stage, Beşiktaş Dikilitaş tenders were held creating a multiplier value of 2.44 with Emlak Konut's minimum share of TRY 1,126,300,000

The issuance of lease certificates with a total value of TRY 1,455,000,000 with an average maturity period of 145 days was completed for the issuance of the lease certificates (sukuk) in first 9 months of 2020.

The issuance of lease certificates with a total value of 1,850,000,000 TRY with an average maturity period of 150 days was completed for the issuance of the lease certificates (sukuk) in first 9 months of 2020 and their payback was realized

Our Company has realized a buy-back transaction of 10.500.000 nominal shares from 1,11 – 1,12 TL price range on 20.03.2020. The total number of bought back shares have reached 138.879.862 and the bought back shares has reached 3,65 % .

A protocol has been signed with the Ministry of Environment and Urbanization on 12.05.2020 regarding the purchase of properties in İstanbul Beşiktaş, İstanbul Eyüp, Ankara Çankaya by our company over the price of TRY 316,745,000 and the sale of properties in Samsun Canik to the Ministry over the price of TRY 143,967,720.15 and intended for the payment plan for these transactions as the amount of TRY 143,967,720.15 arising from the sale of properties in Samsun Canik to the Ministry within the protocol; and the amount of TRY 486,974,560.17 left from the sold properties in İstanbul Zeytinburnu to the Ministry are to be deducted; the left receivable amount of TRY 314,197,280.32 of our company after the netting is to be net in cash and kind between our Company and the Ministry

2019 Ordinary General Assembly of the Company was held on July 21, 2020. Ertan Keleş was elected as the Chairman of the Board of Directors and

Mustafa Levent Sungur as elected as the Vice Chairman of the Board. Hakan Gedikli and Hakan Akbulut were elected as the Board Members. Havvanur Yurtsever, Sinan Aksu and Muhterem İnce were elected as Independent Board Members.

Küçükçekmece Bizim Mahalle 1st Stage and 2nd Stage, İstanbul Bakırköy Şevketiye Florya and İstanbul Sarıyer Zekeriyaköy 3. Etap Turnkey project tender was held on 06.08.2020 and 07.08.2020, 15.09.2020 and 16.09.2020 respectively.

A protocol has been signed between our Company and Republic of Turkey Ministry of Housing Development and Urbanization Housing Development Administration (TOKİ) on 28.08.2020 regarding the purchase land plot with a total of 1,971,786.92 sqm area in İstanbul province, Avcılar district, Firüzköy quarter over the amount of TRY 1,420,000,000 (free of VAT).

As a part of social responsibility projects to support educational, cultural and art activities; our company donated TRY 20,000,000

The sales of our Ormanköy, Emlak Konut Florya Evleri, Avrasya Konutları, Meydan Başakşehir and Bizim Mahalle projects have been started.

### Consultancy, Audit and Appraisal Enterprises Offering Services

#### Independent Audit Firm

DRT Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş. (Member of DELOITTE TOUCHE TOHMATSU LIMITED)

#### Appraisal Companies

Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.  
Reel Gayrimenkul Değerleme A.Ş.

#### Certified Public Accountant

Demiröz Yeminli Mali Müşavirlik Ltd. Şti.

#### Press and PR Company

Native Reklam ve Medya İletişim Hizmetleri Ticaret A.Ş.

#### Corporate Resource Management System Software Consultancy Company

SAP Türkiye Çözüm Ortağı olan Detay Danışmanlık Bilgisayar Hizmetleri Sanayi Dış Ticaret A.Ş.

# ORGANIZATION CHART

## BOARD OF DIRECTORY

**CHAIRMAN'S CONSULTANCY**  
Consultant : Mehmet Enes MUTLU

## GENERAL MANAGER Hakan GEDİKLİ

### PRIVATE SECRETARY

Manager : Halim ATAŞ  
Assistant Manager : Recep DİRİM

**GENERAL MANAGER CONSULTANCY**  
Rasim Faruk KADIOĞLU  
Sadık SOYLU  
İsmail ÇAKIR  
İlker SIRTKAYA  
Hüseyin KARACA  
Sinan AYOĞLU

**PRESS CONSULTANCY**  
Press Consultant : Fatih İBİŞ

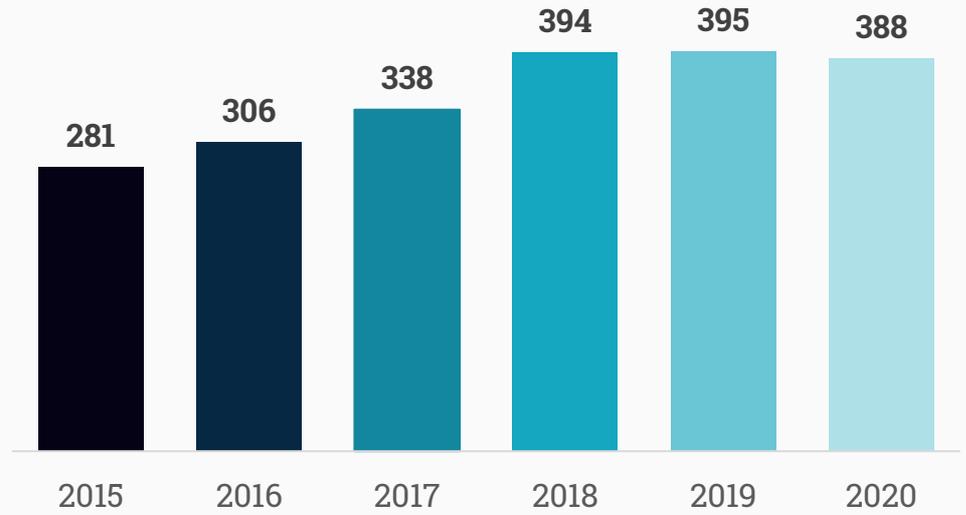
**KALİTE YÖNETİM TEMSİLCİLİĞİ**  
KYT : Nilgün BEZEK

| LEGAL CONSULTANCY<br>1st Legal Consultant :<br>Av. Nurettin ŞAM                 | ASSISTANT GENERAL MANAGER<br>(TECHNICAL)<br>Hicran ÇAKMAK                                 | ASSISTANT GENERAL<br>MANAGER(TENDER AND<br>MARKETING)<br>Mustafa AŞIKKUTLU                       | ASSISTANT GENERAL<br>MANAGER(IMPLEMENTATION AND<br>ADMINISTRATIVE AFFAIRS)<br>Metin TEKİN            | ASSISTANT GENERAL MANAGER<br>(FINANCIAL)<br>Ercan ALIOĞLU                       |
|---|---|--|--|---|
| Legal Consultant :<br>Av. İsmet KUBİLAY<br>Legal Consultant :<br>Av. Eyyüp OCAK | <b>PROJECTS DEPARTMENT</b><br>Head of Department:<br>İlyas Fehim ÇELİK                    | <b>TENDER AND ACCEPTANCE<br/>DEPARTMENT</b><br>Head of Department :<br>Hasan SAKA                | <b>IMPLEMENTATION<br/>DEPARTMENT NO:1</b><br>Head of Department:<br>Mecit ALTINER                    | <b>FINANCIAL AFFAIRS<br/>DEPARTMENT</b><br>Head of Department:<br>Ali ÇETİNKAYA |
|   | <b>NO:1 PROJECT MANAGEMENT</b><br>Manager :<br>Emriye Fundağül ŞENGÖÇEL                   | <b>TENDER AND PROGRESS<br/>PAYMENT MANAGEMENT</b><br>Manager :<br>Adem HACIHASANOĞLU             | <b>NO:1 IMPLEMENTATION<br/>MANAGEMENT</b><br>Manager:<br>Enver TURAN                                 | <b>ACCOUNTING AND FINANCIAL<br/>MANAGEMENT</b><br>Manager :<br>Salih ÇETİN      |
|   | <b>NO:2 PROJECT MANAGEMENT</b><br>Manager :<br>Yaşar ALTUN                                | <b>ACCEPTANCE AND AFTER<br/>DELIVERY SERVICES<br/>MANAGEMENT</b><br>Manager :<br>Ömer YİĞİT      | <b>NO:2 IMPLEMENTATION<br/>MANAGEMENT</b><br>Manager :<br>Süleyman AŞIKKUTLU                         | <b>INVESTOR RELATIONS<br/>DEPARTMENT</b><br>Manager :<br>Mustafa BUĞA           |
|   | <b>INSTALLATION PROJECT<br/>MANAGEMENT</b><br>Manager :<br>İbrahim OFLAZ                  | <b>HEAD OF MARKETING AND<br/>SALES DEPARTMENT</b><br>Head of Department :<br>Mehmet Akif AYDOĞAN | <b>IMPLEMENTATION<br/>DEPARTMENT NO:2</b><br>Head of Department:<br>Yasir YILMAZ                     |   |
|   | <b>HEAD OF REAL ESTATE<br/>PLANNING DEPARTMENT</b><br>Head of Department :<br>Hakan İLÇİN | <b>MARKETING AND SALES<br/>MANAGEMENT</b><br>Manager :<br>Tunç Ayberk AÇIK                       | <b>NO:3 IMPLEMENTATION<br/>MANAGEMENT</b><br>Manager :<br>Alim KAPLANER                              |   |
|   | <b>PLANNING AND URBAN<br/>TRANSFORMATION<br/>MANAGEMENT</b><br>Manager :<br>Sefer ÇALUK   |  | <b>NO:4 IMPLEMENTATION<br/>MANAGEMENT</b><br>Manager :<br>Mehmet Cüneyt Çiftçi                       |   |
|   | <b>REAL ESTATE AND EXPERTIES<br/>MANAGEMENT</b><br>Manager :<br>Serkan DİNDAROĞLU         |  | <b>ADMINISTRATIVE AFFAIRS<br/>DEPARTMENT</b><br>Head of Department :<br>Halil İbrahim ŞAHİN          |   |
|   |   |  | <b>ADMINISTRATIVE AFFAIRS AND<br/>HUMAN RESOURCES MANAGEMENT</b><br>Manager :<br>Ali Haydar YILDIRIM |   |
|   |   |  | <b>IT MANAGEMENT</b><br>Manager:<br>Serdar BALA  |   |

# HUMAN RESOURCES 2020

► An effective and efficient human resources policy with young human resources...

## NUMBER OF EMPLOYEES



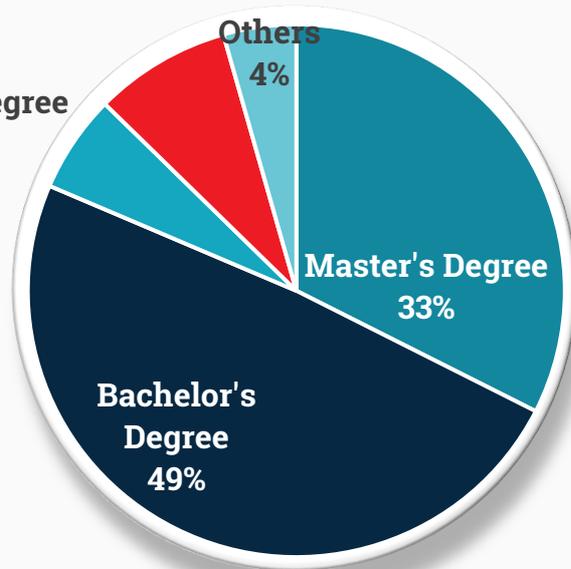
Contains Emlak Konut employees only

## EMPLOYEES' EDUCATION STATUS

- Master's Degree
- Bachelor's Degree
- Associate Degree
- High School
- Others

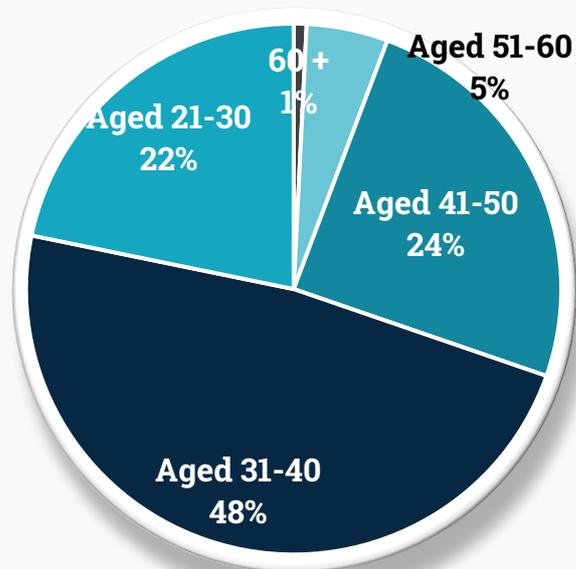
High School

8% Associate Degree  
6%



## EMPLOYEE AGE RANGE

- 60 +
- Aged 51-60
- Aged 41-50
- Aged 31-40
- Aged 21-30



# THE LIST FOR ACCESS TO INTERNAL INFORMATION

## BOARD OF DIRECTORS

| Name and Surname   | Occupation                          | Position                            |
|--------------------|-------------------------------------|-------------------------------------|
| Ertan KELEŞ        | Civil Engineer                      | Chairman of the Board of Management |
| M. Levent SUNGUR   | Civil Engineer                      | Vice-Chairman of the Board          |
| Hakan GEDİKLİ      | Geodesy and Photogrammetry Engineer | Board Member, GM                    |
| Hakan AKBULUT      | Public Administration               | Board Member                        |
| Muhterem İNCE      | Public Administration               | Board Member                        |
| Havvanur YURTSEVER | Attorney                            | Board Member                        |
| Sinan AKSU         | Date                                | Board Member                        |

## SENIOR MANAGEMENT

| Name and Surname          | Occupation                          | Position   |
|---------------------------|-------------------------------------|--|
| Hakan GEDİKLİ             | Geodesy and Photogrammetry Engineer | General Manager  |
| Hicran ÇAKMAK             | Architect                           | Assistant General Manager - Technical                              |
| Mustafa AŞIKKUTLU         | Civil Engineer                      | Assistant General Manager- Tender & Marketing                      |
| Metin TEKİN               | Civil Engineer                      | Assistant General Manager - Application and Administrative Affairs |
| Ercan ALIOĞLU             | Business Management                 | Deputy General Manager- Financial Affairs                          |
| Mehmet Enes MUTLU         | Civil Engineer                      | Advisor to the Chairman of the Board                               |
| Rasim Faruk KADIOĞLU      | Construction Technician             | General Manager Consultant   |
| Sadık SOYLU               |                                     | General Manager Consultant   |
| İsmail ÇAKIR              | Economy                             | General Manager Consultant   |
| İlker SIRT KAYA           | Industrial Engineer                 | General Manager Consultant   |
| Hüseyin KARACA            | Civil Engineer                      | General Manager Consultant   |
| Sinan AYOĞLU              | Civil Engineer                      | General Manager Consultant   |
| Nurettin ŞAM              | Attorney                            | 1. Legal Advisor   |
| İsmet KUBİLAY             | Attorney                            | Legal Advisor  |
| Eyyüp OCAK                | Attorney                            | Legal Advisor  |
| Hakan İLÇİN               | Msc. Civil Engineer                 | Real Estate Planning Department                                    |
| İlyas Fehim ÇELİK         | Architect                           | Head of Projects Department  |
| Hasan SAKA                | Civil Engineer                      | Head of Tender and Acceptance Department                           |
| Mehmet Akif AYDOĞAN       | Public Administration               | Head of Marketing & Sales Department                               |
| Mecit ALTINER             | Civil Engineer                      | Head of Application Department No. 1                               |
| Yasir YILMAZ              | Civil Engineer                      | Head of Application Department No. 2                               |
| Halil İbrahim ŞAHİN       | Economy                             | Head of Administrative Affairs Department                          |
| Ali ÇETİNKAYA             | Economy                             | Head of the Financial Affairs Department                           |
| Halim ATAŞ                | Business Management                 | Executive Assistant  |
| Fatih İBİŞ                | Advertising and Public Relations    | Press Advisor  |
| Serkan DİNDAROĞLU         | Geomatic Engineer                   | Real Estate and Appraisal Manager                                  |
| Sefer ÇALUK               | City Planner                        | Head of Planning and Urban Transformation                          |
| Emriye Fundagül ŞENGÖÇGEL | MSc. Earthquake Engineer            | Project Manager No. 1  |
| Yaşar ALTUN               | Civil Engineer                      | Project Manager No. 2  |
| İbrahim OFLAZ             | MSc. Mechanical Engineer            | Installation Project Manager                                       |
| Adem HACIHASANOĞLU        | Forest Engineer                     | Tender and Allowance Manager                                       |
| Ömer YİĞİT                | Civil Engineer                      | Head of Post-acceptance and Delivery Services                      |
| Tunç Ayberk AÇIK          | Civil Engineer                      | Marketing and Sales Manager  |
| Enver TURAN               | MSc. Civil Engineer                 | Application Manager No. 1  |
| Süleyman AŞIKKUTLU        | Civil Engineer                      | Application Manager No. 2  |
| Alim KAPLANER             | Civil Engineer                      | Application Manager No. 3  |
| Mehmet Cüneyt ÇİFTÇİ      | Civil Engineer                      | Application Manager No. 4  |
| Ali Haydar YILDIRIM       | Business Management                 | Administrative Affairs and Human Resources Manager                 |
| Serdar BALA               | Physics                             | Information Technology Manager                                     |
| Salih ÇETİN               | Business Management                 | Accounting and Financing Manager                                   |
| Mustafa BUĞA              | Business - Finance                  | Investor Relations Manager   |
| Recep DİRİM               | Architect                           | Deputy Executive Assistant   |

# DÜŞLER VADİSİ





# LAWSUITS INVOLVING OUR COMPANY

## MASLAK 1453 PROJECT

### 1-) İsa Öztürk & Özgür Aydın

In the legal case that was initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 13 under the file no. 2019/435; it is requested for stay of execution and revoke the Istanbul Environmental Plan Change with a scale of 1/100,000, the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the Illegal Housing Prevention Zone in Ayazağa, Sarıyer, Istanbul as approved by the Ministry of Environment and Urban Planning on 03.12.2018. It was requested for intervention in addition to the defendant on 11.04.2019. On 30.05.2019, the court decided to accept our request for intervention. UCTEA, Chamber of City Planners (Istanbul Branch) submitted a request to intervene together with the plaintiff in the case. A favorable opinion was given for the Environmental Zoning Plan (scale: 1:100,000) and unfavorable opinion was given for the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan (scale: 1/1,000) in the report submitted to the file as a result of the expert examination. On 14.01.2020, the court decided to reject the request for the stay of execution regarding the amendment to the Environmental Zoning Plan (Scale: 1:100,000) but accepted the request for the stay of execution of regarding the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan (scale: 1/1,000). The second additional report is expected.

## ZEKERİYAKÖY PROJECT

### 1-) UCTEA, Chamber of City Planners, Istanbul Branch

The case was brought against the Ministry of Environment and Urban Planning and Housing Development Administration at the Chamber No.6 of the Council of State with the file No. 2012/3789 for the stay of execution and cancellation of the Protective Master Zoning Plan (scale: 1:1,500) and Application

Zoning Plan (scale: 1:1,000) for Zekeriyaköy Mass Housing Development Area, prepared for the third-degree natural protected area within Zekeriyaköy Neighborhood, Sarıyer District, Istanbul and

granted approval (dated: 13.03.2012, No. 1769) On 30.06.2016, the court decided to annul the transaction in dispute. An appeal was made against the decision and the parties wait for the result of the appellate review. The plaintiff requested for appeal.

### 2-) UCTEA, Chamber of Forest Engineers, Istanbul Branch

The case was brought against the Housing Development Administration (TOKİ), Ministry of National Defense, Ministry of Finance at the Istanbul Administrative Court No. 3 with the file No. 2014/268 E. for the stay of execution and cancellation of the transaction for the transfer of 34 immovables allocated to the Ministry of

National Defense in Zekeriyaköy Neighborhood, Sarıyer District, Istanbul, to Housing Development Administration (TOKİ) as well as the Ministry of Finance's transaction for the transfer of these immovables to TOKİ. Our company joined the case as an intervenor together with the defendant institutions. The court dismissed the case. The plaintiff appealed against the Administrative Court's judgment with a request for the stay of execution. On 24.02.2016, the Chamber No. 10 of the Council of State decided to suspend the execution. On 24.02.2016, the Chamber No.10 of the Council of State decided to suspend the execution. The appeal review is ongoing.

## KUASAR PROJECT

### 1-) Serdar Bayraktar et al.,

The case was brought at the Istanbul Administrative Court No. 5 with the file No. 2014/260 E. for the stay of execution and cancellation of the Master Zoning Plan amendment (scale: 1:5,000) and the Application Zoning Plan amendment (scale: 1:1,000) (both dated: 19.06.2013 and

No. 6186) regarding the immovable in Section No. 58, Block No. 1199, and Parcel No. 230, Dikilitaş Neighborhood, Şişli District. Our company joined the case as an Chamber No 6th of the Council of State decided that the ruling of the first instance court should be dismissed. The plaintiffs requested a revision to the decision and the parties wait for the result.

## İSTANBUL KAYABAŞI

### 1-) Serdar Bayraktar & Hakkı Sağlam

The case was brought against the Housing Development Administration at the Istanbul

Administrative Court No. 4 with the file No. 2017/245 E. for the stay of execution and cancellation of the Revision Master Zoning Plan amendment (scale: 1:5,000) and the Revision Application Zoning Plan amendment (scale: 1:1,000) approved on 15.08.2016 for the Kayabaşı Mass Housing Development Area in Başakşehir District, Istanbul. On 10.10.2017, our company submitted a request to intervene together with the defendants. On 20.10.2017, the court decided to reject the request for the stay of execution. Our objections about the expert examination were submitted to the court file. Our request for intervention was accepted by the court on 14.09.2018. The hearing was held on 18.07.2019. On 18.07.2019, the Court decided to cancel the provisions of the plan notes of the Revision Application Development Plan with a scale of 1/1000, the matter in dispute, concerning the B.7.3 Recreation Areas (R1, R2, R3, R4, R5) and, dismiss the legal case concerning the entire Revision Master Development Plan with a scale of 1/5000 and, the other parts of the Revision Application Development Plan with a scale of 1/1000. A re-request of appeal has been submitted concerning the said decision. Chamber No. 4 of the Istanbul Regional Administrative Court decided to reject all appeal requests. Our company waits for the result of the appeal to the Supreme Court.

# LAWSUITS INVOLVING OUR COMPANY

## İSTANBUL ZEYTİNBURNU

1-) UCTEA, Chamber of Architects, Istanbul Büyükkent Branch

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 5 with the file No.3.2014/1641 E. for the stay of execution and cancellation of the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan amendment (scale: 1:1,000) (dated:19.11.2013 and No.17978) for Block No. 774 and Parcel No. 6 and 31 within Kazlıçeşme Neighborhood, Zeytinburnu District, Istanbul as well as the Master Zoning Plan (scale: 1:5,000) and the Application Zoning Plan amendment (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning with the office consent (dated: 20.03.2014, No. 4446). Our company joined the case as an intervenor together with the defendant institution. The court decided to annul the disputed process. Our company made a request for appeal. The Chamber No. 4 of the Istanbul Regional Administrative Court decided to deny our appeal request. The decision was appealed against by the both parties, and the parties wait for the result of the appeal. The court decided to accept our request for intervention on 06.02.2019 and, examine the request for stay of execution after the viewing and expert examining have been completed. The expert's report expressed negative results. Our objection that's about the expert's report was submitted to the file. 3. It is waited for an Additional Expert's Report. On 25.07.2019, the court decided to obtain an additional report and the additional report expressed negative results. The court decided to reject the request for the stay of execution on 18.12.2019, and the objection filed by the plaintiff party to this decision was rejected by Istanbul Regional Administrative Court no. 4.

2-) İsa Öztürk & Özgür Aydın & TMMMOB Chamber of City Planners (Intervening party in addition to the Plaintiff)

This is a legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 3 under the file no E.95989 on 30.05.2018 with a request of stay of execution and revoke the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the area located in Kazlıçeşme, Zeytinburnu, Istanbul, Block No. 774, Parcel No. 69-70-71-72-73-74-75 (Former: Block No. 774, Parcel No. 6 and 61) (New: Block No. 774, Parcel No. 73 and 83). Pursuant to the connected decision of Istanbul Regional Administrative Court No. 4 dated 12.12.2019, the file was sent to Istanbul Administrative Court no. 11 and the proceedings are continued according to the file No. 2019/2282 E. of the Istanbul Administrative Court no. 11.

3-) Chamber of City Planners (Istanbul branch), UCTEA & Chamber of Architects (Istanbul Büyükkent Branch), UCTEA The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 9 with the file No. 2020/228 E. for the stay of execution and cancellation of the Master Zoning Plan (Scale: 1:5,000), and Application Zoning Plan (scale: 1:1,000) prepared for parcel no. no 70-71-72-73-74-75-76-77-83 in Block no. 774, part of parcel no. 78 in Block no. 774, Parcel no. 1 in Block no. 3346 and part of a non-registered area as approved by the Ministry of Environment and Urban Planning on 09.12.2019. Our company submitted a request to intervene.

## KARTAL PROJECT

1-) S.S. İstanbul Anadolu Yakası Kumcular Üretim ve Paz. Kooperatifi

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 9 with the file No. 2013/2105 E. for the stay of execution and subsequent cancellation of the approval (dated: 05.11.2012 and No. 16997) of the master zoning plan (scale: 1:5,000) and application zoning plan (scale: 1:1,000) conducted for the plan notes and immediate

environs of Block No. 674 and Parcel No. 1, 4, 5, 6; Block No. 675 and Parcel No. 1, 2, 3; Block No. 676 and Parcel No.108; Block No. 720 and Parcel No. 2, 4, 8, 19, 34 within Kartal District. Our company joined the case as an intervenor together with the defendant institution. On 27.04.2015, the court decided to dismiss the case. The relevant party appealed against the decision. The High Court decided to approve the decision upon appellate review. The plaintiff requested the revision of the decision.

2-) UCTEA, Chamber of City Planners, Istanbul Branch

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 1 with the file No. 2013/685 E. for the stay of execution and subsequent cancellation of the approval (dated: 05.11.2012 and No. 16997) of the master zoning plan (scale: 1:5,000) and application zoning plan (scale: 1:1,000) conducted for the plan notes and immediate environs of Block No.674 and Parcel No. 1, 4, 5, 6; Block No. 675 and Parcel No. 1, 2, 3; Block No. 676 and Parcel No.

108; Block No. 720 and Parcel No. 2, 4, 8, 19, 34 within Kartal District. Our company joined the case as an intervenor together with the defendant institution. On 16.04.2015, the court decided to dismiss the case. The plaintiff's request for appellate review was dismissed upon examination and the decision was upheld. The plaintiff requested the revision of the decision.

# LAWSUITS INVOLVING OUR COMPANY

## FINANCE CENTER PROJECT

1-) Uctea, Chamber of City Planners, Istanbul branch

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 7 with the file No. 2013/621 E. for the stay of execution and subsequent cancellation of the Istanbul Financial Center Master Zoning Plan (scale: 1:5,000) and Istanbul Financial Center Application Zoning Plan (scale: 1:1,000) for the region known as Istanbul Financial Center within Üm-raniye and Ataşehir districts. Our company joined the case as an intervenor together with the defendant institution.. The court decided to reject the case on the grounds that the plan was in conformity with the law. The plaintiff applied to the appeal court against the decision.

2-) UCTEA, Chamber of Architects

The case was brought against the Housing Development Administration and Istanbul Metropolitan Municipality Mayorship at the Istanbul Administrative Court No. 1 with the file No. 2013/1927 E. for the cancellation of the "Ataşehir Mass Housing Development Area Revision Master Zoning Plan Amendment" (scale: 1:5,000) prepared by the Housing Development Administration and published on 14.03.2008 after its approval on 15.02.2008 by the Istanbul Metropolitan Municipality Council. The same request was made for the Ataşehir Mass Housing Development Area Revision Application Zoning Plan Amendment (scale: 1:1,000), which was published on 12.03.2008 after its approval on 15.02.2008. Our company joined the case as an intervenor together with the defendants. The court dismissed the case, and the request for appellate review was rejected. In response, the plaintiff's request for the revision of the decision was dismissed and ruling became final.

## FATİH YEDİKULE

1-) Hikmet Öz et al.

The plaintiff, Hikmet Öz et al. brought

the case against Istanbul Metropolitan Municipality Mayorship, Ministry of Culture and Tourism, and Fatih Municipality Mayorship at the Istanbul Administrative Court No. 2 with the file No. 2013/347 E. for the stay of execution and cancellation of the protective Application Plan and plan provisions (scale: 1:1,000) for Historic Peninsula's Urban History, Urban Archaeological, 1st Degree Archaeological Area (Turkish State Railways, TCDD Workshops and Yedikule Gashouse), accepted with the Fatih Municipality Council's decision (dated: 09.05.2012 and No. 2012/44) and approved by the Istanbul Metropolitan Municipality Mayorship on 04.10.2012. On 10.10.2016, the court ruled that a decision cannot be given with the disputed zoning plan related to Topkapı İETT Terminal area and Sirkeci Train Station area and decided to reject the case with respect to the other aspects of the plan. The plaintiff made a request for appeal. On 15.05.2017, the Chamber No. 4 of the Istanbul Regional Administrative Court made a judgment for the partial acceptance and dismissal of the appeal request. The plaintiff and the defendant authorities appealed against this ruling waiting for the outcome of the appellate review. The Council of State Chamber No. 6 issued a definite decision on 26.12.2018 to reverse the portion of the Municipal Service Areas concerning the marina area, approve the remaining portions thereof and, send the file to the Istanbul Regional Administrative Court No. 4. On 14.06.2019, the Chamber No.4 of the Istanbul Regional Administrative Court decided to reject the request of appeal. 4.A request of appeal has been submitted by the Ministry of Culture and Tourism for the litigation costs.

## MÜHYE LAND

1-) UCTEA, Chamber of Architects, Ankara Branch

The case was brought against the Housing Development Administration at the Ankara

Administrative Court No. 15 with the file No. 2017/2692 E. for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1:25,000), Master Zoning Plan Amendment (scale: 1:5,000) and the Application Zoning Plan (scale: 1:1,000) approved by the Housing Development Administration with the office consent (dated: 01.06.2017, No. 2017/2532) for the Slum Prevention Zone in Mühye Neighborhood, Çankaya District, Ankara. The court decided to refer the file to the Ankara Administrative Court No. 17 due to the connection. The court decided to refer the file to the Ankara Administrative Court No. 5 due to the connection. The proceedings continue with the court's file No. 2018/1125 E.. The court decided to reject the case on 09.05.2019 and the plaintiff appealed against the adjudication. On 08.07.2019, we have responded to the appeal and the result pressed negative. The plaintiff requested an appeal on 04.05.2020, and the parties wait for the outcome.

2-) UCTEA, Chamber of City Planners, Ankara Branch

The case was brought against the Housing Development Administration at the Ankara Administrative Court No. 17 with the file No. 2017/2706 E. for the stay of execution and cancellation of the Master Zoning Plans (scale: 1:25,000 and scale: 1:5,000) approved by the Housing Development Administration with the office consent (dated: 01.06.2017, No. 2017/2532) for the Slum Prevention Zone in Mühye Neighborhood, Çankaya District, Ankara. The court decided to refer the file to the Ankara Administrative Court No. 5 due to the connection. The trial continues with the file No. 2018/136 E. of the Ankara Administrative Court No. 5. The court accepted our intervention request. The expert report presented to the file is in favor of our company and the court decided to reject the request for the stay of execution. The plaintiff made a request of appeal. We have responded to the appeal on 20.06.2019, and the result pressed negative on 04.03.2020 by Ankara

# LAWSUITS INVOLVING OUR COMPANY

Administrative Court. The plaintiff requested appeal, and the parties wait for the outcome.

## ÇAYYOLU LAND

1-) UCTEA, Chamber of City Planners, Ankara Branch

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 1 with the file No. 2017/2665 E. for stay of execution and cancellation of Başkent Ankara Master Zoning Plan Amendment (Scale: 1:25000), Master Zoning Plan Amendment (scale: 1:5,000), and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2, 3, 4 in Block No. 29479 and Parcel No. 1 in Block No. 29622 of Çayyolu neighborhood, Çankaya district and approved ex officio by the Ministry of Environment and Urban Planning on 10.06.2017. The Court accepted our intervention request. The court decided to dismiss the case. A request of appeal has been submitted by the plaintiff.

## ALİBEYKÖY

1-) Istanbul Metropolitan Municipality Council Members (Özgür Aydın, İsa Öztürk),

The case was brought against the Ministry of Environment at the Istanbul Administrative Court No. 5 with the file No. 2015/2131 E. for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1:5,000) and the Application Zoning Plan Amendment (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 08.09.2015 ex officio for the Block No. 859 and Parcel No. 6 (Block No. 2, Parcel No. 6 in the new records) within Osmanpaşa Area, Alibeyköy Neighborhood, Eyüp District, Istanbul. Our company intervened in the case. The court decided to cancel the procedure in dispute. Being waiting for the outcome of the appeal. Our request for reevaluation was dismissed and an appeal was filed.

## MALTEPE KÜÇÜKYALI PROJECT

1-) TMMOB Istanbul Branch

With this legal case initiated by the plaintiff TMMOB Istanbul Branch against the Ministry of Environment and Urban Planning and the Housing Development Administration of Turkey before the Istanbul Administrative Court No. 12 under the file no. 2018/586, it was requested for stay of execution and revoke the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 on 03.01.2018 concerning the planning area consisting of a land, block no. 1396, parcels no. 2 and 3, blocks no. 2775 and 1586 and various parcels as well non-registration areas in Küçükalyalı and Başibüyük, Maltepe, Istanbul, as owned by our Company. Our company participated in the legal case as an intervener in addition to the defendants. The court rejected the plaintiff's request to stop the execution in accordance with the expert report dated 08.05.2019 submitted to the file. The court decided to reject the case with the decision dated 26.02.2020 and numbered 2020/290 K. The appeal request was rejected.

## BAKIRKÖY YENİMAHALLE

1-) İsa Öztürk & Özgür Aydın

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 12 under the file no. 2018/2186 E. against the Ministry of Environment and Urban Planning (announcement dates: 22.10.2018 and 21.11.2018) in order to stay of execution and cancel the Master Zoning Plan Amendment with a scale of 1/5000 and the Application Zoning Plan Amendment with a scale of 1/1000 approved by the Ministry of Environment and Urban Planning in connection with the land block no. 901, parcel no. 18 in Yenimahalle, Bakırköy, Istanbul. On 17.12.2019, the court decided that there was no ground for deciding the case because the matter disappeared with the 2019 development. We requested an

appeal. We wait for the result.

2-) Bakırköy Municipality

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 11 under the file no. 2019/383 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan Amendment with a scale of 1/5000 and the Application Zoning Plan Amendment with a scale of 1/1000 approved by the Ministry of Environment and Urban Planning in connection with the land block no. 901, parcel no. 18 in Yenimahalle, Bakırköy, Istanbul. The court decided to accept our request for intervention and to reject the request to stop the execution. The court decided to cancel the proceeding and an appeal request was made.

## BAKIRKÖY ŞEVKETİYE

1-) Hakkı Sağlam & Özgür Aydın,

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 4 under the file no. 2017/2268 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan amendment (scale: 1/5000) and the Application Zoning Plan amendment (scale: 1/1000) approved by the Ministry of Environment and Urban Planning in connection with the land block no. 1221, parcel no. 2012 in Şevketiye, Bakırköy, Istanbul. The court decided to refuse the request for Stay of Execution.

The court decided to accept our company's request to intervene. On 25.04.2019, The court decided to annul the transaction in dispute. The appeal was rejected and the appeal is pending.

# LAWSUITS INVOLVING OUR COMPANY

## 2-) Bakırköy Municipality Mayorship

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 7 under the file no. 2018/37 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan amendment (scale: 1/5000) and the Application Zoning Plan amendment (scale: 1/1000) approved by the Ministry of Environment and Urban

Planning in connection with the land block no. 1221, parcel no. 212 in Şevketiye, Bakırköy, Istanbul. The file was sent to the Istanbul Regional Administrative Court, the Chamber No. 4 due to the connection. The hearing continues on the file no. 2018/1020 of the Istanbul Regional Administrative Court, the Chamber No. 4... On 02.05.2019, the court decided to annul the transaction in dispute.. The appeal was rejected and the appeal is pending.

## 3-) Bakırköy Municipality Mayorship

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 4 with the file No. 2020/109 E. for the stay of execution and cancellation of the Master Zoning Plan (Scale: 1:5,000), and Application Zoning Plan (scale: 1:1,000) prepared for Parcel no. 239 in Block no. 1221 and Parcel no. 1 and 2 in Block no. 1242 (previously Parcel no. 212 in Block no. 1221), Şevketiye Neighborhood, Bakırköy District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 23.09.2019. On 18.03.2020, our company submitted a request to intervene. On 07.07.2020, the court decided to accept our company's request for intervention but to dismiss the request for the stay of execution. The plaintiff objected to the rejection of the stay of execution on 23.07.2020. Chamber 4 of the Istanbul Regional Administrative Court decided to reject the objection on 05.08.2020.

## 4-) Ülkü Sakalar & Hatice Ülkü Özer (IMM Assembly Members)

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative

Court No. 11 with the file No. 2020/605 E. for a stay of execution and cancellation of the Master Zoning Plan (Scale: 1:5,000), and Application Zoning Plan (scale: 1:1,000) prepared for Parcel no. 1 and 2 in Block no. 1242, Şevketiye Neighborhood, Bakırköy District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 23.09.2019. We requested to intervene on 03.06.2020. On 15.06.2020, the court decided to reject the request for the stay of execution and to notify our request for intervention to the parties. On 21.09.2020, the court decided to accept our company's request to intervene.

## 5-) Ülkü Sakalar & Hatice Ülkü Özer (IMM Assembly Members)

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 11 with the file No. 2020/604 E. for a stay of execution and cancellation of the Master Zoning Plan (Scale: 1:5,000), and Application Zoning Plan (scale: 1:1,000) prepared for Parcel No. 239 in Block no. 1221, Şevketiye Neighborhood, Bakırköy District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 23.09.2019. We made a request to intervene on 03.06.2020. On 15.06.2020, the court decided to reject the request for the stay of execution and to notify our request for intervention to the parties. On 21.09.2020, the court decided to accept our company's request to intervene.

## 6-) Istanbul Metropolitan Municipality

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 11 with the file No. 2020/601 E. for a stay of execution and cancellation of the Master Zoning Plan (Scale: 1:5,000), and Application Zoning Plan (scale: 1:1,000) prepared for Parcel no. 1 and 2 in Block no. 1242, Şevketiye Neighborhood, Bakırköy District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 23.09.2019. We made a request to intervene on 03.06.2020. On 15.06.2020, the court decided to reject the request for the stay of execution and to notify our request for intervention to the parties. The

plaintiff objected to the rejection of the stay of execution. Chamber 4 of the Istanbul Regional Administration Court decided to reject the objection on 07.08.2020. On 21.09.2020, the court decided to accept our company's request to intervene.

## 7-) Istanbul Metropolitan Municipality

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 11 with the file No. 2020/602 E. for a stay of execution and cancellation of the Master Zoning Plan (Scale: 1:5,000), and Application Zoning Plan (scale: 1:1,000) prepared for Parcel No. 239 in Block no. 1221, Şevketiye Neighborhood, Bakırköy District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 23.09.2019. We requested to intervene on 03.06.2020. On 15.06.2020, the court decided to reject the request for the stay of execution and to notify our request for intervention to the parties. The plaintiff objected to the rejection of the stay of execution. Chamber 4 of the Istanbul Regional Administration Court decided to reject the objection on 07.08.2020. On 10.09.2020, the court decided to accept our company's request to intervene.

## BAKIRKÖY ŞENLİK FLORYA

### 1-) Bakırköy Municipality Mayorship

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 13 under the file no. 2018/1106 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan amendment (scale: 1/5000) and the Application Zoning Plan amendment (scale: 1/1000) approved by the Ministry of Environment and Urban Planning in connection with the land block no. 292, parcel no. 220&232, block no. 1032, parcel no. 6 and block no. 292, part of parcel no.231 in Şenlik, Bakırköy, Istanbul. The court decided to cancel the transaction in question on 03.12.2019. The defendant Ministry filed an appeal. Chamber 4 of the Istanbul Regional Administrative Court decided to reject the request for an appeal on 29.09.2020.

# LAWSUITS INVOLVING OUR COMPANY

2-) UCTEA, Chamber of City Planners-UCTEA, Chamber of Architects

In the legal case initiated against the Ministry of Environment and Urbanization before the Istanbul Administrative Court No. 4 with the legal file no. 2019/876 E, it has been requested and a legal case has been initiated for the suspension of execution and cancellation of the Master Development Plan with a scale of 1/5000 for 4 map sections and of the Application Development Plan with a scale of 1/1000 for 4 map sections as well as the plan reports thereof concerning a certain portion of the Section 292, Par-cels 220 and 232, the Section 1032, Parcel 6 and, Section 292, Parcel 231 on Şenlik, Bakırköy, Istanbul as approved by the Ministry of Environment and Urbanization on 17.01.2019. It has been decided to close the basis of the file due to a connection and, send it to the Istanbul Administrative Court No. 7. The legal procedures are currently carried out under the legal file no. 2019/1182 E before the Istanbul Administrative Court No. 7. The Court has decided to accept our request for intervention. The discovery was made on 11.10.2019, and the expert report expressed negative results. On 24.12.2019, we submitted our objections to the report. On 17.01.2020, the court decided to reject the request to stop the execution. The plaintiff appealed to the rejection of the stay of execution. Chamber 4 of the Istanbul Regional Administrative Court decided to dismiss the objection on 11.02.2020.

## İZMİR KONAK

1-) Izmir Branch of the UCTEA Chamber of City Planners, General Presidency of the UCTEA Chamber of Architects

The case was brought against the Ministry of Environment at the Izmir Administrative Court No. 1 with the file No. 2017/1124 E. for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1:5,000) and the Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 10.05.2017 for the various panels within Kuruçay and Umurbey Neighborhoods, Konak

District, Izmir. On 26.07.2017, the court decided to examine the request for the stay of execution after taking the defendant's statement. Our company submitted a request to join the case with the defendant institution. On 08.11.2017, the court decided to dismiss the request for the stay of execution and accepted our company's request to intervene. The court waits for the expert report. The expert's report was submitted to the file and, necessary objections have been filed in re-spect of negative portions of the expert's report submitted to the file. No amendment were made the opinion of the experts in the additional report issued after these objections. Our company submitted a request to join the case with the defendant institution. It was decided to accept our intervention request. On 26.06.2019, the Court decided to cancel the changes to the plan, the matter in dispute and, it is waited for the results of the appeal. The Administrative Chamber No. 3 of Izmir Regional Administrative Court decided to accept our request for appeal, to revoke the decision and dismiss the case. The plaintiff requested an appeal, and the parties wait for the outcome.

2-) İzmir Municipality

The case was brought against the Ministry of Environment at the Izmir Administrative Court No. 1 with the file No. 2019/1085 E. for the stay of execution and cancellation of the Master Zoning Plan Revision (scale: 1:5,000) and the Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 17.06.2019 for the various panels within Kuruçay and Umurbey Neighborhoods, Konak District, Izmir. On 20.04.2020, the court decided to accept our company's request to intervene. Our company made objections to the report as it came against it. On 11.06.2020, the court decided to cancel the transaction in dispute. We requested an appeal. We wait for the result.

3-) İzmir Branch of General Presidency of the UCTEA Chamber of Architects

The case was brought against the Ministry of Environment at the Izmir

Administrative Court No. 3 with the file No. 2019/1130 E. for the stay of execution and cancellation of the Master Zoning Plan Revision (scale: 1:5,000) and the Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 17.06.2019 for the various panels within Kuruçay and Umurbey Neighborhoods, Konak District, Izmir. The expert report was partially dismissed and objections were filed against the report. On 14.07.2020, the court decided to dismiss the request for the stay of execution.

## KÜÇÜKÇEKMECE HALKALI BİZİM MAHALLE

1-) Bekir Güler, Erhan Aslaner, Enis Koçak, Nurettin Aydın

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 5 with the file No. 2017/2034 E. for stay of execution and cancellation of Environmental Plan Amendment (Scale: 1:100,000), Master Zoning Plan Amendment (scale: 1:5,000), and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2 in Block No. 808 and Parcel No. 6, 7, 8 and immediate vicinity in Block No. 853 in Halkalı Neighborhood, Küçükçekmece district, Istanbul approved by the Ministry of Environment and Urban Planning on 15.08.2017. Our company submitted a request to intervene. The court decided to refer the file to the Istanbul Administrative Court No. 12 due to the connection. The proceedings continue with the file No.2018/523 E. On 12.09.2018, the court accepted our request to participate in the case as an intervenor but refused the request for Stay of Execution.2018/523 E. The Court decided on 12.12.2018 for the refusal of the legal case, and it was appealed by the Plaintiff. On 06.09.2019, the Istanbul District Administrative Court Chamber No. 4 decided to partially accept the request of appeal, remove the parts of the decision concerning the Master Development Plan and the Application Development Plan, cancel these plans and, refuse the request of appeal for the part thereof concerning the Environmental Plan Amendment. The result of the appeal is expected

# LAWSUITS INVOLVING OUR COMPANY

2-) UCTEA, Chamber of City Planners (Istanbul branch), UCTEA, Chamber of Architects (Istanbul Büyükkent Branch)

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 2 with the file No. 2017/2087 E. for stay of execution and cancellation of Environmental Plan Amendment (Scale: 1:100,000), Master Zoning Plan Amendment (scale: 1:5,000), and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2 in Block No. 808 and Parcel No. 6, 7, 8 and immediate vicinity in Block No. 853 in Halkalı Neighborhood, Küçükçekmece district, Istanbul approved by the Ministry of Environment and Urban Planning on 15.08.2017. Our company submitted a request to intervene. The court decided to refer the file to the Istanbul Administrative Court No. 12 due to the connection. The proceedings continue with the file No. 2018/381 E. On 06.04.2018, the court decided to accept TOKİ's and our company's request to intervene. The Court decided on 12.12.2018 for the refusal of the legal case. The plaintiff has applied to the appeal on 11.03.2019. On 11.06.2020, Administrative Chamber No. 4 of Istanbul Regional Administrative Court decided to partially accept the appeal application because the master and implementation zoning plans subject to the case were canceled on 06.09.2019 with the decision of the Regional Administrative Court, to revoke the decision in terms of master and implementation plans, and to reject the appeal in terms of the ECP as there was no room for a decision on the case. We wait for the result of the appeal made by the defendant Ministry.

3-) Chamber of City Planners (Istanbul branch), UCTEA & Chamber of Architects (Istanbul Büyükkent Branch), UCTEA

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 11 with the file no. 2020/147

E. for the stay of execution and cancellation of the Master Zoning Plan (Scale: 1: 5,000), and Application Zoning Plan (scale: 1:1,000) prepared for various parcels (previously Parcel no. 1 in Block no. 808 and Parcel no. 6 in Block no. 853) and non-registered areas in Halkalı Neighborhood, Küçükçekmece District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 01.11.2019. On 18.03.2020, our company submitted a request to intervene. The court decided to accept our company's request to intervene.

4-) Küçükçekmece Municipality Mayorship

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 3 with the file no. 2020/437 E. for a stay of execution and cancellation of the Master Zoning Plan (Scale: 1: 5,000), and Application Zoning Plan (scale: 1:1,000) prepared for various parcels (previously Parcel no. 1 in Block no. 808 and Parcel no. 6 in Block no. 853) and non-registered areas in Halkalı Neighborhood, Küçükçekmece District, Istanbul, and approved by the Ministry of Environment and Urban Planning on 01.11.2019. On 03.06.2020, our company submitted a request to intervene. The court decided to accept our company's request for intervention but to dismiss the request for the stay of execution.

5-) Ülkü Sakalar (IMM ve Tuzla Municipality Assembly Members) & Hatice Ülkü Özer (IMM and Tuzla Municipality Assembly Members)

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 5 with the file no. 2020/703 E. for a stay of execution and cancellation of the Master Zoning Plan (Scale: 1: 5,000), and Application Zoning Plan (scale: 1:1,000) prepared for various parcels (previously Parcel no. 1 in Block no. 808 and Parcel no. 6 in Block no. 853) and non-registered areas in Halkalı Neighborhood, Küçükçekmece District, Istanbul, and approved by the Ministry of

Environment and Urban Planning on 01.11.2019. On 03.06.2020, our company submitted a request to intervene. The court decided to accept our company's request to intervene.

ŞİŞLİ TEŞVİKİYE

1-) TMMOB Chamber of City Planners (Istanbul Branch) & TMMOB Chamber of Architects (Büyükkent Branch)

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 13 under the file no. 218/903, it is requested for stay of execution and re-voke the Protection Purpose Master Development Plan with a scale of 1/500 and the Protection Purpose Application Development Plan with a scale of 1/1000 concerning the Historical Protected Area in Teşvikiye, Şişli, Istanbul and the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the neighboring area in Block No. 405, Parcel No. 9 and 102 and, a part of the Parcel No. 14 as approved by Ministry of Environment and Urban Planning on 16.02.2018. The court decided to reject the case. On 24.06.2020, Administrative Chamber No. 4 of Istanbul Regional Court decided to accept the appeal request on the grounds that the Ministry of Culture and Tourism had to be taken to the adversary position, to revoke the decision, and to return the case file to the relevant court for a new decision.

2-) Şişli Municipality

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 7 under the file no. 2018/1187, it was requested for stay of execution and revoke the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the Block No. 405 and, the parcel no. 14, 9 and 102 in Teşvikiye, Şişli, Istanbul as approved

# LAWSUITS INVOLVING OUR COMPANY

by the Ministry of Environment and Urban Planning on 16.02.2018. The expert's report expressed negative results and, necessary objections have been submitted. On 17.01.2019, it was requested for the amalgamation of the file with the file no. 2018/908 E. (K.D.2019/2) of the Istanbul Administrative Court No. 13. Further, the Court decided to accept our request to participate in the case as an intervenor. It is waited for the Expert's Report. On 29.11.2019, the court decided to dismiss the legal case. On 24.06.2020, Administrative Chamber No. 4 of Istanbul Regional Court decided to accept the appeal request on the grounds that the Ministry of Culture and Tourism had to be taken to the adversary position, to revoke the decision, and to return the case file to the relevant court for a new decision. The trial continues with the file numbered 2020/1089 E of Istanbul Administrative Court No. 7.

3-) İbrahim Yılmaz Poda & Mehmet Edib Poda & Aliye Nühket Göfer

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 3 under the file no. 2018/974, it was requested for stay of execution and re-voke the Protection Purpose Application Development Plan with a scale of 1/1000 concerning the Block No. 405 and, the parcel no. 9, 102 in Teşvikiye, Şişli, Istanbul as approved by the Ministry of Environment and Urban Planning on 16.02.2018. The Court decided on 22.10.2018 for the refusal of the legal case since it is pending. Legal proceedings are in progress over the file no. 2018/908 E. of the Istanbul Administrative Court No. 13. The Court decided to dismiss the legal case on 31.12.2018 and, it is waited for the result of the appeal procedures. On 21.01.2020, the court decided to include the Ministry of Culture and Tourism to the adversary side and review the case for the stay of execution after the defendant administration's first statement and fulfillment of the interim decision. On 20.04.2020, the court decided to accept our company's request for

intervention. On 11.06.2020, it decided to dismiss the request for the stay of execution.

ÇEKMEKÖY TAŞDELEN

1-) TMMOB Chamber of City Planners (Istanbul Branch) & TMMOB Chamber of Architects (Istanbul, Büyükkent Branch) In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 6 under the file no. 2018/648, it was requested for stay of execution and revoke the Environmental Plan Amendment with a scale of 1/100,000, the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the parcel no. in Taşdelen, Çekmeköy, Istanbul as approved by the Ministry of Environment and Urban Planning on 26.12.2017. On 17.09.2019, the Court decided to cancel the plans, the matter in dispute. On 21.10.2019, we requested an appeal with a request to stop execution. On 03.01.2020, the Istanbul Regional Administrative Court No. 4 decided to reject our request for appeal. The appeal is pending.

2-) Chamber of City Planners (Istanbul branch), UCTEA & Chamber of Architects (Istanbul Büyükkent Branch), UCTEA

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 4 with the file No. 2020/233 E. for the stay of execution and cancellation of the Environmental Plan (Scale: 1:100,000) approved on 20.12.2019 and Master Zoning Plan (Scale: 1:5,000) and Application Zoning Plan (scale: 1:1,000) approved on 25.12.2019 by the Ministry of Environment and Urban Planning concerning the previous parcel no. 461 and non-registered areas in Taşdelen Neighborhood, Çekmeköy district, İstanbul. On 27.02.2020, our company submitted a request to intervene. The trial continues with the file numbered 2020/1203 E of Istanbul Administrative Court No. 7 due to connection. Our request for

intervention has been accepted.

3-) Ramazan Göz

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 7 with the file No. 2020/500 E. for the stay of execution and cancellation of the Environmental Plan (Scale: 1:100,000) approved on 20.12.2019 and Master Zoning Plan (Scale: 1:5,000) and Application Zoning Plan (scale: 1:1,000) approved on 25.12.2019 by the Ministry of Environment and Urban Planning concerning the previous parcel no. 461 and non-registered areas in Taşdelen Neighborhood, Çekmeköy district, İstanbul. Our company submitted a request to intervene. On 03.07.2020, Administrative Chamber No. 4 of Istanbul Regional Court decided that Istanbul 4th Administrative Court was had a connection with the file numbered 2020/233 E., and to authorize the 7th Administrative Court for the settlement of the cases. Our request for intervention has been accepted. The report submitted to the file came in favor.

4-) İlhan Göz

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 7 with the file No. 2020/539 E. for the stay of execution and cancellation of the Environmental Plan (Scale: 1:100,000) approved on 20.12.2019 and Master Zoning Plan (Scale: 1:5,000) and Application Zoning Plan (scale: 1:1,000) approved on 25.12.2019 by the Ministry of Environment and Urban Planning concerning the previous parcel no. 461 and non-registered areas in Taşdelen Neighborhood, Çekmeköy district, İstanbul. Our company submitted a request to intervene. Our request for intervention was accepted on 10.07.2020. On 22.10.2020, the court decided to dismiss the request for the stay of execution.

# LAWSUITS INVOLVING OUR COMPANY

## 5-) Istanbul Metropolitan Municipality

The case was brought against the Ministry of Environment at the Istanbul Administrative Court No. 9 with file No. 2020/776 E. for the stay of execution and cancellation of the Environmental Plan (scale: 1:100,000), approved by the Ministry on 20.12.2019 regarding lot no. 1, 2, 3 and 4 in block no. 558 and lot no 1, 2, and 3 in block no. 559 and block no 1 (formerly lot no. 461) in block no. 560 and some areas outside registration within Taşdelen Neighborhood, Çekmeköy District, Istanbul as well as Master Zoning Plan (scale: 1/5,000), and Application Zoning Plan (scale: 1:1,000) approved on 25.12.2019. On 02.06.2020, the court decided to review the request for the stay of execution after taking the defendant administration's first statement and fulfillment of the interim judgment. On 09.07.2020, the court decided to conduct discovery and expert examination and review the request for the stay of execution after receiving the report. It decided to notify the case to Çekmeköy Municipality on 12.10.2020. An examination was conducted on 13.10.2020. The report is pending. We requested intervention on 20.10.2020, objected to the discovery, and requested the file to be sent to Administrative Court No. 7 due to connection.

On 02.07.2020, Administrative Chamber No. 4 of Istanbul Regional Court decided that Istanbul 4th Administrative Court was had a connection with the file numbered 2020/233 E., and to authorize the 7th Administrative Court for the settlement of the cases.

## BEŞİKTAŞ MECİDİYE

### 1-)TMMOB Chamber of City Planners (Istanbul Branch)

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 6 under the file no. 2019/336, it was requested for stay of execution and revoke the

Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the non-registraton area under the Block No. 637 and, the parcel no. 3, 5, 55-68 in Mecidiye, Beşiktaş, Istanbul as approved by the Ministry of Environment and Urban Planning on 03.09.2018. It was requested for intervention on 25.02.2019. On 07.05.2019, the court decided that the request for stay of execution would be examined after the exploration and expert examination was made at the scene. The expert's report expressed negative results. We submitted our objections to the report on 13.01.2020. The court decided for the stay of execution on 03.03.2020, and we made an appeal against this judgment on 26.03.2020. On 21.04.2020, Istanbul Regional Administrative Court No. 4 decided to accept our objection, remove the decision for the stay of execution dated 03.03.2020 and dismiss the request for the stay of execution. On 07.07.2020, the court decided to dismiss the case. Our company waits for the result of the appeal.

### 2-) İsa Öztürk & Özgür Aydın

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 10 under the file no. 2018/1936, it was requested for stay of execution and revoke the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the cadastral road under the Block No. 637 and, the parcel no. 3, 5, 55-68 in Mecidiye, Beşiktaş, Istanbul as approved by the Ministry of Environment and Urban Planning on 03.09.2018. On 27.02.2019, the court decided to refuse the request for Stay of Execution. It was requested for intervention on 12.04.2019. On 26.09.2019, the Court decided to dismiss the legal case. On 04.02.2020, Istanbul Regional Administrative Court No. 4 decided to dismiss the

request for an appeal with a majority of votes. Our company waits for the result of the appeal.

## ARNAVUTKÖY DURSUNKÖY

### 1-) İsa Öztürk & Özgür Aydın

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 6 under the file no. 2019/498, it was requested for stay of execution and re-voke the Environmental Plan Amendment with a scale of , 1/100,000, the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the various parcels in Dursunköy, Arnavutköy, Istanbul as approved by the Ministry of Environment and Urban Planning on 19.11.2018. The expert report was unfavorable.

### 2-) TEMA The Turkish Foundation for Combating Erosion Reforestation and the Protection of Natural Habitats

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 11 under the file no. 2019/613, it was requested for stay of execution and revoke the Environmental Plan Amendment with a scale of 1/100,000 announced on 14.12.2018 to 14.01.2019 as approved by the Ministry of Environment and Urban Planning. It was requested for intervention on 25.04.2019. The court decided to accept our request for intervention and to reject the request for the stay of execution The expert report has come against and the necessary objections have been made.

# LAWSUITS INVOLVING OUR COMPANY

## ANKARA YENİMAHALLE

TMMOB Chamber of City Planners  
Ankara Branch

In this legal case initiated against Ankara Metropolitan Municipality and Yenimahalle Municipality before the Ankara Administrative Court No. 1 under the file no. 2018/1279, it is requested for stay of execution and revoke the "Master Plan Amendment with a scale of 1/5000 and 1/1000 in the Former ASOT Urban Transformation Project Area in Yenimahalle" approved by the Ankara Metropolitan Council under the decision no. 817 of 14.05.2012 and, the "Master Plan Amendment with a scale of 1/5000 and 1/1000" approved by the Ankara Metropolitan Council under the decision no. 1985 of 16.11.2013 as regulatory procedures and, the construction permits no. 4-1, 4-2, 4-3, ... 4-23 (23 permits in total) of 06.02.2017 granted thereto as application administrative procedures.. The expert report was brought against and necessary objections were made. The court ruled on 28.02.2020 that the case was rejected due to the timeout in terms of plan changes and that there was no room for a decision as there was no subject in terms of building permits. Our company waits for the result of the appeal.

## BAŞAKŞEHİR

Selman Ata

In the legal case initiated against the Housing Development Administration of Turkey before the Istanbul Administrative Court No. 7 under the legal file no. 2019/1541 E, it has been requested and a legal case has been initiated for the suspension of execution and cancellation of the

Plan Amendment with a scale of 1/1000 concerning the Section 1537 and the Section 1358 located in Başakşehir, Istanbul as approved by Housing Development Administration of Turkey on 21.05.2019. On 17.07.2019, it was decided to examine the request for suspension of execution after the interim decision response has been received or the time granted has

expired. The report was partially dismissed and necessary objections were made. The court decided to reject the request on 11.02.2020.

## ATAŞEHİR KÜÇÜKBAKKALKÖY

1-) Ağır Haddecilik A.Ş.

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 2 with the file No. 2019/2148 E. for the stay of execution and cancellation of the Master Zoning Plan (scale: 1:1,000) that was approved by the Ministry of Environment and Urban Planning on 02.05.2019 for the area includes Istanbul Province, Ataşehir District, Küçükbakkalköy Neighborhood, 235 section, 1992 block, 1 parcel. On 14.11.2019, the court decided to examine the request for the stay of execution after taking the defense and fulfillment of the interim judgment. On 24.12.2019, we submitted a request to join the case. The court decided to accept our request for intervention on 12.02.2020. Expert report is expected. The expert report was favorable.

2-) Ataşehir Municipality Mayorship

The case was brought at Istanbul Administrative Court No. 4 with the file No. 2019/1742 E. against the Ministry of Environment and Urban Planning for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1/5,000) and Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 12.04.2019 for parcel no. 8 in Block no. 3334, Küçükbakkalköy Neighborhood, Ataşehir District, Istanbul. The Local Court made a decision for the stay of execution which was removed by the higher court due to the appeal. On 30.03.2020, the court decided to dismiss the case with respect to duration. UCTEA, Chamber of Architects, Ankara Branch (Intervening Plaintiff)

## ANKARA SARAÇOĞLU

Chamber of City Planners (Ankara branch), UCTEA & Chamber of Survey Engineers (Ankara branch), UCTEA

The case was brought at Ankara Administrative Court No. 17 with the file No. 2020/420 E. against the Ministry of Environment and Urban Planning for the stay of execution and cancellation of the Master Zoning Plan (scale: 1/5,000) and Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 17.01.2020 for Saraçoğlu Urban Site and Interaction Transition Area in Namık Kemal and Yenışehir Neighborhoods, Çankaya District, Ankara. On 17.04.2020, our company submitted a request to intervene. Our request for intervention has been accepted.

2-) UCTEA, Chamber of Architects, (Ankara Branch)

The case was brought at Ankara Administrative Court No. 23 with the file No. 2020/572 E. against the Ministry of Environment and Urban Planning for the stay of execution and cancellation of the Master Zoning Plan (scale: 1/5,000) and Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 17.01.2020 for Saraçoğlu Urban Site and Interaction Transition Area in Namık Kemal and Yenışehir Neighborhoods, Çankaya District, Ankara. We requested to intervene on 17.06.2020. The court decided to accept our company's request to intervene.

## BAŞAKŞEHİR HOŞDERE

1-) UCTEA, Chamber of City Planners (Istanbul Branch)

The case was brought against the Ministry of Environment and Urban Planning and TOKİ at Istanbul Administrative Court No. 5 with the file No. 2020/895 E. for the stay of execution and cancellation of the Environmental Plan Amendment (scale: 1:100,000) approved by the Ministry on 09.03.2020 for the 2nd Stage of the Mass Housing Project in Hoşdere Area, Başakşehir District,

# LAWSUITS INVOLVING OUR COMPANY

Istanbul as well as the Master Zoning Plan (scale: 1:5,000) and application zoning plan (scale: 1:1,000) approved on 12.03.2020. On 23.06.2020, the court decided to review the request for the stay of execution after taking the defendant administration's first statement and fulfillment of the interim judgment. We made a request to intervene on 16.07.2020. On 07.08.2020, the court decided to notify our intervention petition to the parties and to examine the request for the stay of execution after the fulfillment of its interim decision.

## 2-) İstanbul Kültür University

The case was brought against the Ministry of Environment and Urban Planning at İstanbul Administrative Court No. 11 with file no. 2020/1135 E. for the stay of execution and cancellation of the Environmental Plan Amendment (scale: 1:100,000) approved by the Ministry on 09.03.2020 for the 2nd Stage of the Mass Housing Project in Hoşdere Area, Başakşehir District, İstanbul, the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan (scale: 1:1,000) approved on 12.03.2020 as well as the zoning application approved on 14.05.2020, announced on 20.05.2020 and the Application Zoning Plan (scale: 1:1,000) approved on 13.05.2020. On 20.08.2020, the court decided to review the request for the stay of execution after taking the defendant administration's first statement and fulfillment of the interim judgment. We made a request to intervene on 24.09.2020.

ÜMRANİYE SİTE (ESKİ ÇAKMAK MAH.)

## 1) İbrahim Doğan & Hakkı Sağlam

The case was brought against the Ministry of Environment and Urban Planning and TOKİ at İstanbul Administrative Court No. 6 with file No. 2020/862 E. for the stay of execution and cancellation of the Master Zoning Plan (scale: 5,000) and Application Zoning Plan (scale: 1,000) approved by the Ministry on 06.02.2020 for the Reserved Construction Area covering the area

outside registration as well as lot no. 4 and 32 in block no. 189, Site (previously Çakmak) Neighborhood, Ümraniye district, İstanbul. On 25.06.2020, the court decided to review the request for the stay of execution after taking the defendant administration's first statement and fulfillment of the interim judgment. We made a request to intervene on 06.08.2020. On 14.08.2020, the court decided to reject the request for the stay of execution and to notify our request for intervention to the parties. The court decided on 09.10.2020 to accept our request for intervention and ordered the conduct of an on-site discovery and expert examination.

ANKARA ÇANKAYA LODUMLU MAH.

## 1) UCTEA, Chamber of Architects, (Ankara Branch)

The case was brought against the Ministry of Environment and Urban Planning at İstanbul Administrative Court No. 18 with file No. 2019/1237 E. for the stay of execution and cancellation of the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan (scale: 1:1,000) approved by the Ministry on 21.03.2019 for lot no. 3 in block no. 29219 in TOKİ's ownership lot no. 4 in block no 29219 and lot no. 1 in block no. 29220 in the Treasury's ownership and the partial park area outside registration in the north of the planning area within Lodumlu Neighborhood, Çankaya district, Ankara. The court decided to accept TOKİ's request for intervention on 25.10.2019. The expert report dated 02.03.2020 came against. On 25.06.2020, the court decided to dismiss the request for the stay of execution. Upon the objection of the plaintiff, Ankara Regional Administrative Court No. 5 decided to reject the objection on 22.07.2020. We requested intervention on 11.09.2020.

## 2) UCTEA, Chamber of City Planners (Ankara Branch)

The case was brought against the Ministry of Environment and Urban Planning at İstanbul Administrative Court No. 8 with file No. 2019/1301 E.

for the stay of execution and cancellation of the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan (scale: 1:1,000) approved by the Ministry on 21.03.2019 for lot no. 3 in block no. 29219 in TOKİ's ownership, lot no. 4 in block no 29219 and lot no. 1 in block no. 29220 in the Treasury's ownership and the partial park area outside registration in the north of the planning area within Lodumlu Neighborhood, Çankaya district, Ankara. On 03.07.2019, the court decided to review the request for the stay of execution after taking the defendant administration's first statement and fulfillment of the interim judgment. On 12.09.2019, Ankara Regional Administrative Court No. 5 decided to authorize Ankara Administrative Court No. 18 due to connection. The file was closed on 01.10.2019, in accordance with the decision of the 5th Administrative Court of Ankara Regional Administrative Court on 12.09.2019 and numbered 2019/1119 E., 2019/751 K., and was sent to the Ankara 18th Administrative Court. The trial continues with file no. 2019/1990 E. of the 18th Ankara Administrative Court. On 17.10.2019, the court decided to suspend the decision on the request for the stay of execution until the decision for the stay of execution for file no. 2019/1237 E. On 25.06.2020, the court decided to dismiss the request for the stay of execution. We made a request to intervene on 11.09.2020.



## TABLE OF TENDERED LAND PLOTS (30.09.2020)

| Revenue Sharing Model in Return for Land Sale | SQM       | Date of Purchase      | Book Value (TRY) | Current Company Share in Total Revenue (TRY) |
|---|-----------|-----------------------|------------------|--|
| AVANGART İSTANBUL                             | 35.171    | 05.03.2015            | 153.715.125      | 637.000.000                                  |
| AVRUPARK HAYAT                                | 42.020    | 14.06.2011-30.07.2012 | 55.591.690       | 156.500.000                                  |
| EBRULİ İSPARTAKULE                            | 19.916    | 01.06.2007            | 28.591.399       | 74.486.819                                   |
| EVORA DENİZLİ                                 | 78.215    | 05.03.2015            | 64.143.777       | 67.128.879                                   |
| TEM 34 TAHTAKALE / TEM 34 BAHÇETEPE           | 18.215    | 03.04.2015            | 31.288.049       | 40.086.059                                   |
| İSTANBUL BEYKOZ RİVA ARSA                     | 1.075.860 | 29.06.2016            | 393.577.719      | 542.892.221                                  |
| İSTANBUL FATİH YEDİKULE ARSA                  | 40.946    | 30.07.2012            | 68.899.639       | 105.968.270                                  |
| EVORA İZMİR                                   | 0         | 08.11.2016            | 3.996.431        | 117.040.000                                  |
| ALL SANCAK                                    | 0         | 08.11.2016            | 2.824.804        | 145.200.000                                  |
| KARAT 34                                      | 4.236     | 28.05.2014            | 6.866.304        | 8.482.315                                    |
| KÖY   | 149.511   | 02.03.2011            | 16.228.969       | 54.620.896                                   |
| MERKEZ ANKARA                                 | 124.476   | 03.04.2014            | 678.652.230      | 1.258.365.000                                |
| NİDAPARK İSTİNYE                              | 129.487   | 28.05.2014            | 997.223.681      | 1.876.392.000                                |
| NİDAPARK KAYAŞEHİR                            | 12.028    | 03.04.2014            | 35.595.533       | 107.950.125                                  |
| NİDAPARK KÜÇÜKYALI                            | 40.239    | 14.06.2011            | 577.546.773      | 1.380.658.443                                |

## TABLE OF TENDERED LAND PLOTS cont

| Revenue Sharing Model in Return for Land Sale | SQM              | Date of Purchase | Book Value (TRY)     | Current Company Share in Total Revenue (TRY) |
|---|------------------|------------------|----------------------|--|
| OFİS KARAT BAKIRKÖY                           | 5.164            | 05.03.2015       | 30.825.973           | 62.000.000                                   |
| ŞİLE ÇAVUŞ ARSA SATIŞI KAR.                   | 18.502           | 05.03.2015       | 10.550.863           | 15.070.000                                   |
| VALİDEBAĞ KONAKLARI                           | 7.768            | 05.03.2015       | 72.043.536           | 194.944.740                                  |
| ÇEKMEKÖY TAŞDELEN                             | 83.739           | 05.03.2015       | 349.639.151          | 355.552.000                                  |
| İSTANBUL ŞİŞLİ TEŞVİKİYE ARSA                 | 13.726           | 05.03.2015       | 643.969.906          | 705.500.000                                  |
| İSTANBUL BAŞAKŞEHİR KAYABAŞI 7. ETAP          | 39.032           | 30.05.2013       | 133.864.065          | 256.000.000                                  |
| BAŞAKŞEHİR İKİTELLİ                           | 56.972           | 11.10.2019       | 161.577.802          | 565.708.910                                  |
| <b>Total</b>                                  | <b>1.995.223</b> |                  | <b>4.517.213.419</b> | <b>8.727.546.677</b>                         |

## TABLE OF TENDERED LAND PLOTS cont

| Turn-Key Model Projects                | SQM            | Book Value + Progress Payments (TRY) |
|--|----------------|--------------------------------------|
| İSTANBUL KÜÇÜKÇEKMECE HALKALI          | 40.187         | 374.824.969                          |
| HOŞDERE HAYAT CAMİ                     | 0              | 953.809                              |
| HALKALI GENEL ALTYAPI,SANAT YA         | 0              | 110.033.433                          |
| İSTANBUL EYÜP ALİBEYKÖY İKMAL          | 22.237         | 275.380.080                          |
| İSTANBUL HOŞDERE 6.ETAP İKMAL          | 34.677         | 322.896.436                          |
| İSTANBUL SARIYER ZEKERİYAKÖY İKMAL İŞİ | 93.908         | 371.104.952                          |
| ÜMRANIYE KENTSEL DÖNÜŞÜM               | 13.887         | 33.457.158                           |
| HOŞDERE 6.ETAP 704/4                   | 19.147         | 13.712.375                           |
| İSTANBUL BAKIRKÖY ŞEVKETİYE 1242-2     | 45.941         | 406.915.232                          |
| SARIYER ZEKERİYAKÖY 1790 ADA 4         | 79.216         | 97.152.954                           |
| KÜÇÜKÇEKMECE 853-10 VE 853-11          | 54.931         | 296.803.144                          |
| KÇEKMECE 1.ETAP 1.KISIM                | 36.799         | 274.971.505                          |
| KÇEKMECE 1.ETAP 2.KISIM                | 49.419         | 262.425.551                          |
| HOŞDERE TOPLU KONUT ALANI 2.ET         | 70.752         | 33.712.680                           |
| ANKARA SARAÇOĞLU PROJESİ               | 0              | 12.615.581                           |
| <b>Total</b>                           | <b>561.099</b> | <b>2.886.959.859</b>                 |

# TABLE OF LAND STOCKS (30.09.2020)

| Appraisal Report Name                    | # of Parcels | SQM       | Date of Purchase   | Book Value    | Appraisal Value |
|--|--------------|-----------|--|---------------|-----------------|
| ANKARA ÇANKAYA PARSELLERİ                | 13           | 57.724    | 3.04.2014-12.05.2020   | 131.536.886   | 140.768.780     |
| İSTANBUL ARNAVUTKÖY PARSELLERİ           | 64           | 1.457.499 | 05.06.2013   | 170.580.920   | 331.219.421     |
| İSTANBUL ATAŞEHİR PARSELLERİ             | 10           | 21.381    | 24.04.2013 - 22.04.2012  | 40.137.750    | 68.685.477      |
| İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ  | 31           | 121.053   | 01.12.2010 - 07.03.2012 -<br>25.09.2012 - 01.10.2012 -<br>05.03.2015 | 174.132.442   | 176.468.062     |
| İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ  | 1            | 20.154    | 30.05.2017-25.03.2019  | 42.322.686    | 42.322.686      |
| İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ  | 2            | 6.346     | 30.05.2017   | 42.641        | 2.221.062       |
| İSTANBUL ESENYURT HOŞDERE PARSELLERİ     | 2            | 38.689    | 14.06.2011 - 30.07.2012  | 39.178.211    | 70.104.476      |
| İSTANBUL KARTAL PARSELLERİ               | 17           | 60.343    | 24.04.2013 - 22.04.2012  | 98.258.168    | 98.381.715      |
| İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ | 19           | 321.239   | 03.04.2014   | 1.123.809.276 | 1.452.671.809   |
| İSTANBUL MALTEPE PARSELLERİ              | 1            | 306       | 28.05.2014   | 3.010.214     | 3.012.524       |
| İSTANBUL SARIYER İSTİNYE PARSELLERİ      | 4            | 1.373     | 28.05.2014   | 7.003.940     | 7.003.940       |
| İSTANBUL ZEKERİYAKÖY PARSELİ             | 4            | 21.420    | 02.03.2011   | 52.598.874    | 60.603.369      |
| İSTANBUL TUZLA PARSELLERİ                | 4            | 10.644    | 30.12.2005 - 05.03.2015 -<br>01.06.2007                              | 20.016.360    | 25.996.423      |
| İSTANBUL ÜMRANİYE PARSELLERİ             | 2            | 10.680    | 31.12.2012   | 1.843.977     | 0               |
| İSTANBUL BEŞİKTAŞ PARSELLERİ             | 7            | 20.488    | 11.10.2019   | 325.160.708   | 324.786.000     |
| İSTANBUL AVCILAR PARSELLERİ              | 5            | 1.992.101 | 30.06.2019 - 12.05.2020  | 1.439.307.276 | 1.450.471.800   |

## TABLE OF LAND STOCKS cont

| Appraisal Report Name                      | # of Parcels | SQM              | Date of Purchase                                     | Book Value           | Appraisal Value      |
|--|--------------|------------------|--|----------------------|----------------------|
| İSTANBUL EYÜP<br>KEMERBURGAZ<br>PARSELLERİ | 16           | 96.675           | 12.05.2020   | 168.485.000          | 168.485.000          |
| İZMİR KONAK PARSELLERİ                     | 4            | 7.033            | 31.05.2000   | 12.323.109           | 13.148.320           |
| KASTAMONU CİDE<br>PARSELLERİ               | 1            | 9.110            | 06.10.2011 - 07.08.2012 -<br>14.06.2011 - 30.07.2012 | 52.663               | 60.000               |
| KOCAELİ GEBZE GÜZELLER<br>PARSELLERİ       | 15           | 13.820           | 06.10.2011 - 07.08.2012 -<br>14.06.2011 - 30.07.2012 | 6.116.167            | 7.988.458            |
| KOCAELİ KÖRFEZ<br>PARSELLERİ               | 4            | 16.610           | 25.02.2008   | 1.528.023            | 8.974.700            |
| NEVŞEHİR PARSELLERİ                        | 2            | 26               | 03.04.2014   | 8.088                | 8.232                |
| TEKİRDAĞ KAPAKLI<br>PARSELLERİ             | 5            | 75.127           | 24.03.2006 - 30.09.2010                              | 1.664.820            | 23.528.311           |
| TEKİRDAĞ ÇORLU<br>PARSELLERİ               | 4            | 35.923           | 24.03.2006 - 30.09.2010                              | 6.152.734            | 8.965.011            |
| <b>Total</b>                               | <b>246</b>   | <b>4.626.106</b> |  | <b>3.958.738.976</b> | <b>4.551.131.330</b> |

| Investment Properties                     | # of Parcels | SQM           | Date of Purchase                                   | Book Value         | Appraisal Value    |
|---|--------------|---------------|--|--------------------|--------------------|
| İSTANBUL BAŞAKŞEHİR<br>HOŞDERE PARSELLERİ | 1            | 750           | 14.06.2011 - 06.10.2011-<br>30.07.2012 -07.08.2012 | 300.840            | 0                  |
| BAKIRKÖY FLORYA<br>PARSELLERİ             | 1            | 40.723        | 29.06.2016   | 262.500.000        | 315.000.000        |
| İSTANBUL KARTAL<br>PARSELLERİ             | 1            | 13.595        | 24.04.2013 - 22.04.2012                            | 23.260.675         | 23.260.675         |
| <b>Total</b>                              | <b>3</b>     | <b>55.068</b> |  | <b>286.061.515</b> | <b>338.260.675</b> |

## TABLE OF BUILDING INVENTORY (30.09.2020)

| Building Inventory                           | # of Units in Inventory | SQM    | Book Value  | Appraisal Value |
|--|-------------------------|--------|-------------|-----------------|
| ANKARA BAŞKENT E.K.<br>2.ETAP                | 14                      | 2.780  | 10.175.813  | 10.175.811      |
| AYAZMA EMLAK<br>KONUTLARI 2. ETAP            | 23                      | 4.996  | 3.773.567   | 30.047.740      |
| BAHÇEKENT EMLAK<br>KONUTLARI 1-1             | 1                       | 58     | 138.701     | 235.000         |
| BAHÇEKENT EMLAK<br>KONUTLARI 1-3             | 1                       | 127    | 530.000     | 530.000         |
| BAŞKENT EMLAK<br>KONUTLARI                   | 449                     | 71.018 | 342.910.439 | 353.065.200     |
| EMLAK KONUT<br>BAŞAKŞEHİR EVLERİ 1-2         | 5                       | 568    | 1.213.980   | 3.980.000       |
| EMLAK KONUT<br>BAŞAKŞEHİR EVLERİ 1-4         | 1                       | 126    | 249.192     | 829.000         |
| EMLAK KONUT<br>ISPARTAKULE EVLERİ            | 2                       | 1.860  | 5.931.500   | 9.689.000       |
| EMLAK KONUT<br>ISPARTAKULE EVLERİ -2         | 1                       | 267    | 848.682     | 1.957.000       |
| ESENLER EMLAK<br>KONUTLARI                   | 4                       | 408    | 1.706.662   | 2.136.500       |
| GEBZE EMLAK<br>KONUTLARI 2                   | 3                       | 403    | 470.076     | 773.245         |
| GEBZE EMLAK<br>KONUTLARI 3. ETAP 1.<br>KISIM | 271                     | 41.368 | 119.215.560 | 119.538.815     |
| GEBZE EMLAK<br>KONUTLARI 3. ETAP 2.<br>KISIM | 428                     | 66.963 | 190.753.900 | 190.753.900     |
| AYAZMA EMLAK<br>KONUTLARI                    | 3                       | 479    | 1.756.810   | 1.897.900       |
| KÖRFEZKENT 3. ETAP                           | 2                       | 534    | 587.223     | 1.135.000       |
| KÖRFEZKENT 4.ETAP                            | 10                      | 2.135  | 3.141.780   | 5.983.000       |

## TABLE OF BUILDING INVENTORY cont

| Building Inventory           | # of Units in Inventory | SQM    | Book Value  | Appraisal Value |
|------------------------------|-------------------------|--------|-------------|-----------------|
| KÖRFEZKENT ÇARŞI             | 34                      | 11.789 | 26.134.879  | 26.871.000      |
| KUZEY YAKASI                 | 112                     | 43.645 | 289.241.481 | 289.241.492     |
| NEVŞEHİR EMLAK KONUTLARI     | 5                       | 1.376  | 3.704.484   | 4.010.100       |
| NİĞDE EMLAK KONUTLARI        | 67                      | 12.624 | 26.448.116  | 29.588.000      |
| AĞAOĞLU MASLAK 1453 İSTANBUL | 121                     | 32.780 | 483.475.900 | 483.475.900     |
| BAHÇEKENT FLORA              | 2                       | 677    | 2.552.661   | 2.588.100       |
| BATIŞEHİR                    | 4                       | 948    | 10.625.748  | 11.366.000      |
| BULVAR İSTANBUL              | 3                       | 552    | 2.505.000   | 2.505.000       |
| DUMANKAYA MIKS               | 19                      | 1.962  | 16.760.688  | 17.463.000      |
| EVORA DENİZLİ                | 34                      | 6.576  | 17.471.549  | 19.554.560      |
| EVORA İSTANBUL 2.BÖLGE       | 1                       | 81     | 422.305     | 480.000         |
| GÖL PANORAMA EVLERİ          | 13                      | 2.364  | 10.040.647  | 10.567.900      |
| İSTMARİNA                    | 58                      | 4.485  | 49.304.409  | 51.510.298      |
| KOORDİNAT ÇAYYOLU            | 21                      | 4.978  | 24.551.295  | 26.003.050      |
| METROPOL İSTANBUL            | 1                       | 507    | 3.448.400   | 4.813.080       |
| NİDAKULE ATAŞEHİR            | 4                       | 1.573  | 24.051.600  | 24.229.000      |

## TABLE OF BUILDING INVENTORY cont

| Building Inventory                        | # of Units in Inventory | SQM            | Book Value           | Appraisal Value      |
|---|-------------------------|----------------|----------------------|----------------------|
| SARPHAN FİNANS PARK                       | 148                     | 9.840          | 185.700.680          | 189.841.874          |
| SOFALOCA                                  | 2                       | 386            | 1.568.879            | 1.599.000            |
| BÜYÜKYALI İSTANBUL                        | 26                      | 4.770          | 60.137.410           | 73.460.840           |
| TEMAŞEHİR                                 | 18                      | 4.179          | 10.670.100           | 10.670.100           |
| TUAL ADALAR                               | 49                      | 6.205          | 30.744.510           | 30.766.685           |
| TUAL BAHÇEKENT                            | 64                      | 9.671          | 29.613.038           | 36.659.997           |
| UNİKONUT                                  | 4                       | 1.127          | 7.521.629            | 7.523.000            |
| VARYAP MERİDİAN                           | 2                       | 138            | 805.413              | 1.090.000            |
| <b>Total</b>                              | <b>2.030</b>            | <b>357.322</b> | <b>1.990.728.893</b> | <b>2.088.605.086</b> |
| Building Inventory (Stocks from Projects) | # of Units in Inventory | SQM            | Book Value           | Appraisal Value      |
| MERKEZ ANKARA                             | 144                     | 145.622        | 738.110.545          | 828.904.760          |
| NİDAPARK İSTİNYE                          | 24                      | 7.202          | 159.927.300          | 181.197.631          |
| NİDAPARK KAYAŞEHİR                        | 97                      | 9.324          | 44.167.697           | 45.102.178           |
| NİDAPARK KÜÇÜKYALI                        | 154                     | 29.867         | 326.338.308          | 348.767.508          |
| <b>Total</b>                              | <b>419</b>              | <b>192.015</b> | <b>1.268.543.850</b> | <b>1.403.972.077</b> |

## TABLE OF BUILDING INVENTORY cont

| Buildings in Non-Current Assets | # of Units in Inventory | SQM           | Date of Purchase  | Book Value         |
|---------------------------------|-------------------------|---------------|-------------------|--------------------|
| ANKARA ÇANKAYA<br>NEXT LEVEL    | 4                       | 989           | 5.718.457         | 9.182.000          |
| YALI ATAKÖY                     | 1                       | 171           | 4.597.412         | 4.740.000          |
| RESMÎ KURUM BİNASI              | 2                       | 27.766        | 87.752.621        | 98.000.000         |
| <b>Total</b>                    | <b>7</b>                | <b>28.926</b> | <b>98.068.490</b> | <b>111.922.000</b> |

| Investment Property               | # of Units in Inventory | SQM           | Date of Purchase   | Book Value         |
|-----------------------------------|-------------------------|---------------|--------------------|--------------------|
| UNİKONUT                          | 4                       | 2.406         | 12.543.564         | 12.545.000         |
| AĞAOĞLU MASLAK 1453<br>İSTANBUL   | 30                      | 7.559         | 111.373.200        | 111.373.200        |
| İSTMARİNA                         | 238                     | 60.879        | 272.217.636        | 272.515.492        |
| SARPHAN FİNANS PARK               | 36                      | 2.065         | 40.017.000         | 40.214.097         |
| ESENLER EMLAK<br>KONUTLARI        | 7                       | 625           | 2.526.745          | 3.289.307          |
| DUMANKAYA MIKS                    | 2                       | 750           | 5.335.000          | 5.381.000          |
| AYAZMA EMLAK<br>KONUTLARI 2. ETAP | 3                       | 503           | 202.929            | 2.888.010          |
| KÖRFEZKENT 3. ETAP                | 2                       | 253           | 277.946            | 502.000            |
| KÖRFEZKENT 4.ETAP                 | 2                       | 295           | 422.959            | 892.000            |
| <b>Total</b>                      | <b>324</b>              | <b>75.335</b> | <b>444.916.978</b> | <b>449.600.106</b> |

# EPP PORTFOLIO TABLE (30.09.2020)

| Subsidiaries Revenue Sharing Projects (EPP) | SQM | Date of Purchase | Book Value | Company Share | Explanation |
|---|-----|------------------|------------|---------------|-------------|
|---|-----|------------------|------------|---------------|-------------|

|                        |            |            |            |             |  |
|------------------------|------------|------------|------------|-------------|--|
| YALOVA ARMUTLU PROJESİ | 211.330,95 | 01.11.2016 | 59.296.728 | 273.210.881 |  |
|------------------------|------------|------------|------------|-------------|--|

| Subsidiaries TurnKey Projects(EPP) | SQM | Date of Purchase | Book Value + progress Payment | Explanation |
|------------------------------------|-----|------------------|-------------------------------|-------------|
|------------------------------------|-----|------------------|-------------------------------|-------------|

|                                |         |  |             |  |
|--------------------------------|---------|--|-------------|--|
| RAMİ GIDA TOPTANCILARI PROJESİ | 321.827 |  | 538.915.361 |  |
|--------------------------------|---------|--|-------------|--|

| Subsidiaries TurnKey Projects(EPP) | SQM | Date of Purchase | Book Value | Appraisal Value |
|------------------------------------|-----|------------------|------------|-----------------|
|------------------------------------|-----|------------------|------------|-----------------|

|                          |       |            |         |         |
|--------------------------|-------|------------|---------|---------|
| TUZLA ORHANLI PARSELLERİ | 1.453 | 02.05.2013 | 540.086 | 900.000 |
|--------------------------|-------|------------|---------|---------|

|                             |        |            |            |               |
|-----------------------------|--------|------------|------------|---------------|
| İSTANBUL RESNELİ PARSELLERİ | 79.413 | 15.11.2017 | 20.333.314 | 55.780.000,00 |
|-----------------------------|--------|------------|------------|---------------|

|                             |     |            |  |           |
|-----------------------------|-----|------------|--|-----------|
| İSTANBUL RESNELİ PARSELLERİ | 154 | 24.09.2019 |  | 93.000,00 |
|-----------------------------|-----|------------|--|-----------|

|                              |     |            |         |           |
|------------------------------|-----|------------|---------|-----------|
| İSTANBUL ATAŞEHİR PARSELLERİ | 251 | 28.03.2016 | 404.029 | 1.080.000 |
|------------------------------|-----|------------|---------|-----------|

|                            |         |            |           |           |
|----------------------------|---------|------------|-----------|-----------|
| SAKARYA SAPANCA PARSELLERİ | 118.100 | 12.06.2013 | 6.302.333 | 6.265.000 |
|----------------------------|---------|------------|-----------|-----------|

|              |                |  |                   |                   |
|--------------|----------------|--|-------------------|-------------------|
| <b>Total</b> | <b>199.371</b> |  | <b>27.579.762</b> | <b>64.118.000</b> |
|--------------|----------------|--|-------------------|-------------------|

| Buildings Total (Investment) | # of Units in Inventory | SQM | Appraisal Value | Book Value |
|------------------------------|-------------------------|-----|-----------------|------------|
|------------------------------|-------------------------|-----|-----------------|------------|

|                    |   |     |  |           |
|--------------------|---|-----|--|-----------|
| SARPHAN FİNANSPARK | 2 | 131 |  | 1.825.000 |
|--------------------|---|-----|--|-----------|

|                   |    |       |           |           |
|-------------------|----|-------|-----------|-----------|
| DOĞA PARKI EVLERİ | 30 | 2.792 | 5.802.071 | 9.888.000 |
|-------------------|----|-------|-----------|-----------|

|              |           |              |                  |                   |
|--------------|-----------|--------------|------------------|-------------------|
| <b>Total</b> | <b>32</b> | <b>2.924</b> | <b>5.802.071</b> | <b>11.713.000</b> |
|--------------|-----------|--------------|------------------|-------------------|





YENIKOY  
KONAKLARI  
ISTANBUL

PHOTO REEL

DAILY

# SUMMARIES OF APPRAISAL REPORTS

## REAL ESTATE VALUATION REPORT SUMMARY SUMMARIES OF APPRAISAL REPORTS (PROJECTS)

| REAL ESTATE APPRAISAL REPORT SUMMARY  |   |
|---|---|
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>ANKARA YENİMAHALLE İSTASYON ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ</b>  |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.  |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | REEL GAYRİMENKUL DEĞERLEME A.Ş.   |
| <b>REPORT DATE</b>  | 27.07.2020  |
| <b>REPORT TYPE</b>  | PROJE APPRAISAL REPORT  |
| <b>CURRENT USAGE</b>  | PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN MERKEZ ANKARA PROJESİ BULUNMAKTADIR  |
| <b>LAND DEED INFORMATION</b>  | ANKARA İLİ, YENİMAHALLE İLÇESİ, İSTASYON MAHALLESİ, ADA: 63865 PARSEL:2, ALANI: 124.475,80 m <sup>2</sup> , VASFI: ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ  |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>1.604.291.000,00</b>   |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>824.030.000,00</b>   |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>3.756.524.099,89</b>   |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>1.258.365.000,00</b>   |
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>İSTANBUL ÇEKMEKÖY TAŞDELEN ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ</b>   |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.  |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | REEL GAYRİMENKUL DEĞERLEME A.Ş.   |
| <b>REPORT DATE</b>  | 24.07.2020  |
| <b>REPORT TYPE</b>  | PROJE APPRAISAL REPORT  |
| <b>CURRENT USAGE</b>  | PARSEL ÜZERİNDE HARFİYAT ALMA İŞLEMLERİ BAŞLAMIS DURUMDADIR.  |
| <b>LAND DEED INFORMATION</b>  | İSTANBUL İLİ, ÇEKMEKÖY İLÇESİ, TAŞDELEN MAHALLESİ, ADA: 558 PARSELLER:1-2-4, ADA: 559 PARSEL:2  |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>294.297.114,00</b>   |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>281.513.700,00</b>   |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>869.904.755,91</b>   |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>355.552.000,00</b>   |
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>İDEALİST KORU ŞİLE</b>   |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.  |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | Atak Gayrimenkul Değerleme A.Ş.   |
| <b>REPORT DATE</b>  | 23.07.2020  |
| <b>REPORT TYPE</b>  | Proje   |
| <b>CURRENT USAGE</b>  | İnşaat işleri devam etmektedir.   |
| <b>LAND DEED INFORMATION</b>  | İstanbul ili, Şile ilçesi, Çavuş Mahallesi'nde yer alan 91 ada bünyesindeki 3.521,69 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 205 no'lu parsel ile Mehmet Ali Deresi mevkii, 70 ada içerisindeki 14.980,76 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 82 no'lu parsel |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>17.627.500,00</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>11.821.500,00</b>  |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>74.708.608,00</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>16.435.894,00</b>  |
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>EMLAK KONUT BİZİM MAHALLE 884 ADA 1 PARSEL</b>   |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.  |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | Atak Gayrimenkul Değerleme A.Ş.   |
| <b>REPORT DATE</b>  | 23.06.2020  |
| <b>REVİZYON REPORT DATE</b>   | 01.07.2020  |
| <b>RAPOR NO</b>   | 2020/0187_RV1   |
| <b>REPORT TYPE</b>  | Proje   |
| <b>CURRENT USAGE</b>  | İnşaat işleri devam etmektedir.   |
| <b>LAND DEED INFORMATION</b>  | İstanbul ili, Küçükçekmece ilçesi, Halkalı Mahallesi'nde yer alan 884 ada bünyesindeki, 49.419,02 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 1 no.lu parsel  |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>269.291.226,00</b>   |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>730.145.492,00</b>   |

# SUMMARIES OF APPRAISAL REPORTS

## REAL ESTATE VALUATION REPORT SUMMARY SUMMARIES OF APPRAISAL REPORTS (PROJECTS)

| REAL ESTATE APPRAISAL REPORT SUMMARY  |  |
|---|--|
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>OFİS KARAT</b>  |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.   |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | Atak Gayrimenkul Değerleme A.Ş.  |
| <b>REPORT DATE</b>  | 20.08.2020   |
| <b>REPORT TYPE</b>  | Proje  |
| <b>CURRENT USAGE</b>  | İnşaat işleri devam etmektedir.  |
| <b>LAND DEED INFORMATION</b>  | İstanbul ili, Bakırköy ilçesi, Yenimahalle Mahallesi'nde yer alan 901 ada bünyesindeki, 5.164,46 m2 yüzölçümlü ve "arsa" nitelikli 18 no.lu parsel   |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>84.862.000,00</b>   |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>41.172.000,00</b>   |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>125.081.833,00</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>62.000.000,00</b>   |
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>İSTANBUL BAŞAKŞEHİR HOŞDERE 4. ETAP ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ</b>   |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.   |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | REEL GAYRİMENKUL DEĞERLEME A.Ş.  |
| <b>REPORT DATE</b>  | 20.08.2020   |
| <b>REPORT TYPE</b>  | APPRAISAL REPORT   |
| <b>CURRENT USAGE</b>  | PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN TUAL BAHÇEKENT PROJESİ BULUNMAKTADIR  |
| <b>LAND DEED INFORMATION</b>  | İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, HOŞDERE MAHALLESİ, ADA: 647 PARSEL:2, ADA: 648 PARSEL:1-6-7, ADA: 649 PARSEL:1, ADA: 658 ADA PARSEL:1-6, 7 ADET PARSELİN ALANI: 117.754,34 m², VASFI: ARSA (658 ADA 1 PARSEL VASFI Arsa-İlköğretim Alanı) MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ (658 ADA 1 PARSEL MALİK: MALİYE HAZİNESİ) |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>818.880.000,00</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>201.772.032,00</b>  |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>882.096.896,89</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>217.348.675,39</b>  |
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>İSTANBUL BAHÇELİEVLER YENİBOSNA ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ</b>   |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.   |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | REEL GAYRİMENKUL DEĞERLEME A.Ş.  |
| <b>REPORT DATE</b>  | 20.08.2020   |
| <b>REPORT TYPE</b>  | APPRAISAL REPORT   |
| <b>CURRENT USAGE</b>  | PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN KARAT 34 PROJESİ BULUNMAKTADIR  |
| <b>LAND DEED INFORMATION</b>  | İSTANBUL İLİ, BAHÇELİEVLER İLÇESİ, YENİBOSNA MAHALLESİ, ADA: 1542 PARSEL:37, PARSELİN ALANI:21.438,07 m², VASFI: ARSA MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ  |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>428.436.000,00</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>167.090.040,00</b>  |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>424.138.072,77</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>171.600.000,00</b>  |
| <b>NAME OF VALUE ASSESSED WORK:</b>   | <b>İSTANBUL MALTEPE KÜÇÜKYALI ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIM İŞİ</b>   |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.   |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>                                       | REEL GAYRİMENKUL DEĞERLEME A.Ş.  |
| <b>REPORT DATE</b>  | 17.07.2020   |
| <b>REPORT TYPE</b>  | APPRAISAL REPORT   |
| <b>CURRENT USAGE</b>  | PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN NİDAPARK KÜÇÜKYALI PROJESİ BULUNMAKTADIR  |
| <b>LAND DEED INFORMATION</b>  | İSTANBUL İLİ, MALTEPE İLÇESİ, KÜÇÜKYALI MAHALLESİ, ADA: 16771 PARSEL:1, ADA: 16772 PARSEL:1, ADA: 16773 PARSEL:2, PARSELLERİN ALANI: 67.317,05 m², VASFI: ARSA,  |
| <b>CURRENT VALUE OF THE PROJECT</b>   | <b>1.380.534.000,00</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT</b> | <b>803.310.000,00</b>  |
| <b>VALUE OF THE PROJECT IN CASE OF COMPLETION</b>                                 | <b>2.709.658.248,21</b>  |
| <b>VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION</b>             | <b>1.527.000.300,00</b>  |

# SUMMARIES OF APPRAISAL REPORTS

## REAL ESTATE VALUATION REPORT SUMMARY SUMMARIES OF APPRAISAL REPORTS (PROJECTS)

| REAL ESTATE APPRAISAL REPORT SUMMARY       |   |
|--|---|
| NAME OF VALUE ASSESSED WORK:               | İzmir Konak 1.ETAP (Evora İzmir)  |
| INSTITUTION THAT REQUESTED THE ASSESSMENT  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.  |
| INSTITUTION THAT PREPARED THE REPORT       | Atak Gayrimenkul Değerleme A.Ş.   |
| REPORT DATE                                | 09.07.2020  |
| REPORT TYPE                                | Proje   |
| CURRENT USAGE                              | İnşaat işleri devam etmektedir.   |
| LAND DEED INFORMATION                      | İzmir İli, Konak İlçesi, Umurbey Mahallesi 8110 ada 1 nolu parsel "Müştemilatlı Kargir Ev ve Arsa", 8115 ada 3 nolu parsel "Üç Kargir Ev, Bahçeli Kargir Ev, Müştemilatlı Kargir Ev, Kerpiç Ev Ve Arsa" ve 8115 ada 4 parsel "Arsa" niteliği ile tapu sicilinde kayıtlıdır. |
| CURRENT VALUE OF THE PROJECT               | <b>269.267.000,00</b>   |
| VALUE OF THE PROJECT IN CASE OF COMPLETION | <b>1.212.440.046,00</b>   |

|  |  |
|--|--|
| NAME OF VALUE ASSESSED WORK:   | İSTANBUL ZEYTİNBURNU KAZLIÇEŞME ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (BÜYÜK YALI İSTANBUL)  |
| INSTITUTION THAT REQUESTED THE ASSESSMENT                                  | Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.   |
| INSTITUTION THAT PREPARED THE REPORT                                       | REEL GAYRİMENKUL DEĞERLEME A.Ş.  |
| REPORT DATE  | 05.08.2020   |
| REPORT TYPE  | APPRAISAL REPORT   |
| CURRENT USAGE  | PARSEL ÜZERİNDE İNŞAATI DEVAM DEN BÜYÜK YALI PROJESİ BULUNMAKTADIR   |
| LAND DEED INFORMATION  | İSTANBUL İLİ, ZEYTİNBURNU İLÇESİ, ZEYTİNBURNU MAHALLESİ, ADA: 774 PARSEL:70-71-73-83 ,4 PARSELİN ALANI:108.210,12 m <sup>2</sup> , VASFI: ARSA (73 PARSEL VASFI:1.ORDU ZEYTİNBURNU AĞIR TAMİR FABRİKASI) MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ |
| CURRENT VALUE OF THE PROJECT   | <b>3.020.491.000,00</b>  |
| VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT | <b>1.117.581.670,00</b>  |
| VALUE OF THE PROJECT IN CASE OF COMPLETION                                 | <b>5.642.092.500,00</b>  |
| VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION             | <b>2.087.574.225,00</b>  |

## REAL ESTATE VALUATION REPORT SUMMARY SUMMARIES OF APPRAISAL REPORTS (BUILDINGS)

| REAL ESTATE APPRAISAL REPORT SUMMARY      |  |
|---|--|
| NAME OF VALUE ASSESSED WORK:              | İSTANBUL İLİ KARTAL İLÇESİ'NDE İSTMARİNA PROJESİ 9051 ADA 1 PARSEL 1 ADET DAİRE  |
| INSTITUTION THAT REQUESTED THE ASSESSMENT | Emlak Konut GYO A.Ş.   |
| INSTITUTION THAT PREPARED THE REPORT      | REEL GAYRİMENKUL DEĞERLEME A.Ş.  |
| REPORT DATE                               | 20.08.2020   |
| REPORT TYPE                               | 1 ADET Number of UnitsÜN DEĞER TESPİT RAPORU   |
| CURRENT USAGE                             | MESKEN   |
| LAND DEED INFORMATION                     | İLİ: İSTANBUL İLÇESİ:KARTAL MAHALLESİ: ÇAVUŞOĞLU ADA/PARSEL: 9051/1 BLOK NO:B Number of Units NO: 319 BAĞ.BÖL. NİTELİĞİ: DAİRE |
| 1 ADET Number of UnitsÜN RAYİÇ DEĞERİ     | <b>595.000,00 TL</b>   |

|   |  |
|---|--|
| NAME OF VALUE ASSESSED WORK:              | İSTANBUL BAŞAKŞEHİR HOŞDERE 3.ETAP ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (EMLAK KONUTLARI AVRUPARK EVLERİ PROJESİNDE (17 ADET Number of Units)   |
| INSTITUTION THAT REQUESTED THE ASSESSMENT | Emlak Konut GYO A.Ş.   |
| INSTITUTION THAT PREPARED THE REPORT      | REEL GAYRİMENKUL DEĞERLEME A.Ş.  |
| REPORT DATE                               | 20.08.2020   |
| REPORT TYPE                               | APPRAISAL REPORT   |
| CURRENT USAGE                             | BOŞ DAİRE  |
| LAND DEED INFORMATION                     | İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: HOŞDERE ADA/PARSEL: 650/1 - 651/1 BLOK NO: B1-C1-C2-D-A2/1-T2 Number of Units NO: B1 BLOK BB:4, C1 BLOK BB:100-118-124, C2 BLOK BB:7-12-20-70-76-100, D BLOK BB:71-144-160-162, A2-1 BLOK BB:8, T2 BLOK BB:3-4 BAĞ.BÖL. NİTELİĞİ: DAİRE - DEPOLU DÜKKAN |
| 17 ADET Number of UnitsÜN RAYİÇ DEĞERİ    | <b>9.449.000,00 TL</b>   |

# SUMMARIES OF APPRAISAL REPORTS

## REAL ESTATE VALUATION REPORT SUMMARY SUMMARIES OF APPRAISAL REPORTS (LANDS)

### REAL ESTATE APPRAISAL REPORT SUMMARY

|  |                                 |
|--|---------------------------------|
| <b>NAME OF VALUE ASSESSED WORK:</b>              | <b>FİRÜZKÖY PARSELLERİ</b>      |
| <b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b> | Emlak Konut GYO A.Ş.            |
| <b>INSTITUTION THAT PREPARED THE REPORT</b>      | REEL GAYRİMENKUL DEĞERLEME A.Ş. |
| <b>REPORT DATE</b>                               | 21.08.2020                      |
| <b>REPORT TYPE</b>                               | APPRAISAL REPORT                |
| <b>CURRENT USAGE</b>                             | BOŞ                             |
| <b>TOTAL MARKET VALUE</b>                        | <b>1.420.000.000,00 TL</b>      |

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY – 30 SEPTEMBER 2020**

**(CONVENIENCE TRANSLATION OF THE REPORT  
AND THE FINANCIAL STATEMENTS ORIGINALLY  
ISSUED IN TURKISH)**

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. AND ITS SUBSIDIARIES**

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**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL  
POSITION AS OF 30 SEPTEMBER 2020 AND 31 DECEMBER 2019**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

|   | Notes | Not<br>Audited<br>30 September<br>2020 | Audited<br>31 December<br>2019 |
|---|-------|--|--------------------------------|
| <b>ASSETS</b>                                     |       |  |                                |
| <b>Current assets</b>                             |       | <b>23,719,035</b>                      | <b>20,392,829</b>              |
| Cash and cash equivalents                         | 4     | 3,371,687                              | 546,968                        |
| Financial investments                             | 5     | 300,647                                | 22,370                         |
| Trade receivables                                 | 7     | 2,635,126                              | 2,916,749                      |
| <i>Trade receivables due from related parties</i> | 21    | 349,442                                | 479,941                        |
| <i>Trade receivables due from third parties</i>   |       | 2,285,684                              | 2,436,808                      |
| Other receivables                                 | 8     | 1,105,074                              | 1,139,809                      |
| <i>Other receivables due from related parties</i> | 21    | -                                      | 762                            |
| <i>Other receivables due from third parties</i>   |       | 1,105,074                              | 1,139,047                      |
| Inventories                                       | 9     | 14,383,776                             | 13,782,778                     |
| Prepaid expenses                                  | 14    | 1,630,972                              | 1,750,228                      |
| Other current assets                              | 13    | 291,753                                | 230,934                        |
| Current tax assets                                | 20    | -                                      | 2,993                          |
| <b>Non-current assets</b>                         |       | <b>4,622,682</b>                       | <b>3,792,413</b>               |
| Trade receivables                                 | 7     | 3,707,184                              | 3,067,809                      |
| <i>Trade receivables due from third parties</i>   |       | 3,707,184                              | 3,067,809                      |
| Other receivables                                 | 8     | 51,091                                 | 42,035                         |
| <i>Other receivables due from third parties</i>   |       | 18,081                                 | 17,419                         |
| <i>Other receivables due from related parties</i> | 21    | 33,010                                 | 24,616                         |
| Financial investments                             | 5     | 836                                    | 836                            |
| Investments accounted for using equity method     |       | 6,387                                  | 7,331                          |
| Investment properties                             | 10    | 698,009                                | 480,145                        |
| Right-of-use assets                               |       | 501                                    | 539                            |
| Property, plant and equipment                     | 11    | 108,828                                | 105,913                        |
| Intangible assets                                 |       | 4,666                                  | 4,393                          |
| Other non-current assets                          | 13    | 43,322                                 | 75,958                         |
| Deferred tax assets                               | 20    | 1,858                                  | 7,454                          |
| <b>Total assets</b>                               |       | <b>28,341,717</b>                      | <b>24,185,242</b>              |

The accompanying notes form an integral part of these condensed consolidated financial statements.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL  
POSITION AS OF 30 SEPTEMBER 2020 AND 31 DECEMBER 2019**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

|   | Notes | Not<br>Audited<br>30 September<br>2020 | Audited<br>31 December<br>2019 |
|---|-------|--|--------------------------------|
| <b>LIABILITIES AND EQUITY</b>   |       |  |                                |
| <b>Current liabilities</b>  |       | <b>10,869,268</b>                      | <b>8,722,050</b>               |
| Short-term borrowings   | 6     | 560,531                                | 1,864,938                      |
| Short-term portions of long-term borrowings                                   | 6     | 1,676,311                              | 1,313,683                      |
| Short-term portion of long-term borrowings from related parties               |       | 4,223                                  | 2,988                          |
| Lease liabilities   | 21    | 4,223                                  | 2,988                          |
| Short-term portion of long-term borrowings from third parties                 |       | 1,672,088                              | 1,310,695                      |
| Bank Loans  |       | 1,672,088                              | 1,310,695                      |
| Trade payables  | 7     | 2,484,208                              | 505,768                        |
| Trade payables due to related parties   | 21    | 627,056                                | 25,803                         |
| Trade payables due to third parties   |       | 1,857,152                              | 479,965                        |
| Other payables  | 8     | 607,976                                | 571,706                        |
| Other payables to related parties   |       | 399                                    | 397                            |
| Other payables to third parties   |       | 607,577                                | 571,309                        |
| Deferred income   | 14    | 5,401,957                              | 4,344,566                      |
| Deferred income from related parties  | 21    | 64,732                                 | 64,732                         |
| Deferred income from third parties  |       | 5,337,225                              | 4,279,834                      |
| Short-term provisions   |       | 138,285                                | 121,389                        |
| Short-term provisions for employee benefits                                   |       | 13,555                                 | 11,148                         |
| Other short-term provisions   | 12    | 124,730                                | 110,241                        |
| <b>Non-current liabilities</b>  |       | <b>3,234,258</b>                       | <b>1,720,150</b>               |
| Long-term borrowings  | 6     | 3,103,482                              | 1,590,567                      |
| Long-term borrowings from related parties                                     |       | 2,444                                  | 3,003                          |
| Lease liabilities   | 21    | 2,444                                  | 3,003                          |
| Long-term borrowings from third parties                                       |       | 3,101,038                              | 1,587,564                      |
| Bank Loans  | 6     | 3,101,038                              | 1,587,564                      |
| Trade payables  |       | 9                                      | 102                            |
| Other payables  |       | 47,351                                 | 48,887                         |
| Deferred income   |       | 4,738                                  | 4,591                          |
| Long-term provisions  |       | 16,521                                 | 13,846                         |
| Long-term provisions for employee benefits                                    |       | 16,521                                 | 13,846                         |
| Deferred tax liability  | 20    | 62,157                                 | 62,157                         |
| <b>Shareholders' equity</b>   |       | <b>14,238,191</b>                      | <b>13,743,042</b>              |
| <b>Total equity attributable to equity holders of the Company</b>             |       | <b>14,239,900</b>                      | <b>13,744,527</b>              |
| Paid-in capital   | 15    | 3,800,000                              | 3,800,000                      |
| Treasury shares (-)   |       | (296,231)                              | (284,480)                      |
| Share premium (discounts)   |       | 2,366,895                              | 2,366,895                      |
| Other comprehensive income (expense) not to be reclassified to profit or loss |       | (42)                                   | (42)                           |
| - Gain (loss) on remeasurement of employee benefits                           |       | (42)                                   | (42)                           |
| Restricted reserves appropriated from profit                                  |       | 747,487                                | 721,385                        |
| Prior years' profits  |       | 7,040,821                              | 6,362,400                      |
| Net profit for the year   |       | 580,970                                | 778,369                        |
| <b>Non-controlling Interests</b>  |       | <b>(1,709)</b>                         | <b>(1,485)</b>                 |
| <b>Total liabilities and equity</b>   |       | <b>28,341,717</b>                      | <b>24,185,242</b>              |

The accompanying notes form an integral part of these condensed consolidated financial statements.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME FOR THE NINE-MONTH PERIODS  
ENDED 30 SEPTEMBER 2020 AND 2019**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

|  | Notes | Not<br>Reviewed<br>1 January-<br>30 September 2020 | Not<br>Reviewed<br>1 July-<br>30 September 2020 | Not<br>Reviewed<br>1 January-<br>30 September 2019 | Not<br>Reviewed<br>1 July-<br>30 September 2019 |
|--|-------|--|---|--|---|
| Revenue  | 16    | 3,737,423  | 2,367,903                                       | 3,576,812  | 402,681   |
| Cost of sales (-)  | 16    | (2,815,122)  | (1,946,998)                                     | (2,990,927)  | (309,824)                                       |
| <b>Gross profit</b>  |       | <b>922,301</b>                                     | <b>420,905</b>                                  | <b>585,885</b>                                     | <b>92,857</b>                                   |
| General administrative expenses (-)                                | 17    | (236,685)  | (105,266)                                       | (204,292)  | (82,949)  |
| Marketing expenses (-)   | 17    | (49,195)   | (25,772)  | (42,745)   | (14,687)  |
| Other income from operating activities                             | 18    | 404,437  | 169,500   | 466,238  | 85,589  |
| Other expenses from operating activities (-)                       | 18    | (244,681)  | (56,260)  | (145,029)  | (82,805)  |
| Share of losses from investments accounted for using equity method |       | (949)  | -   | (4,246)  | (29)  |
| <b>Operating profit</b>  |       | <b>795,228</b>                                     | <b>403,107</b>                                  | <b>655,811</b>                                     | <b>-2,024</b>                                   |
| Income from investing activities                                   |       | 3,591  | 2,992   | 170  | 4   |
| <b>Operating profit before financial income / (expense)</b>        |       | <b>798,819</b>                                     | <b>406,099</b>                                  | <b>655,981</b>                                     | <b>-2,020</b>                                   |
| Financial income   | 19    | 148,884  | 70,810  | 127,803  | 33,100  |
| Financial expenses (-)   | 19    | (361,361)  | (134,144)                                       | (579,683)  | (186,856)                                       |
| <b>Profit from continuing operations, before tax</b>               |       | <b>586,342</b>                                     | <b>342,765</b>                                  | <b>204,101</b>                                     | <b>(155,776)</b>                                |
| Tax (expense)/income from continuing operations                    |       | (5,596)  | -   | 8,123  | 2,189   |
| Deferred tax (expense)/income                                      | 20    | (5,596)  | -   | 8,123  | 2,189   |
| <b>Net profit for the period</b>                                   |       | <b>580,746</b>                                     | <b>342,765</b>                                  | <b>212,224</b>                                     | <b>(153,587)</b>                                |
| <b>Profit for the period is attributable to:</b>                   |       |  |   |  |   |
| Non-controlling interests  |       | (224)  | (533)   | (51)   | (3)   |
| <b>Owners of the Company</b>                                       |       | <b>580,970</b>                                     | <b>343,298</b>                                  | <b>212,275</b>                                     | <b>(153,584)</b>                                |
| <b>Total comprehensive income</b>                                  |       | <b>580,746</b>                                     | <b>342,765</b>                                  | <b>212,224</b>                                     | <b>(153,587)</b>                                |
| <b>Total comprehensive income is attributable to:</b>              |       |  |   |  |   |
| Non-controlling interests  |       | (224)  | (533)   | (51)   | (3)   |
| <b>Owners of the Company</b>                                       |       | <b>580,970</b>                                     | <b>343,298</b>                                  | <b>212,275</b>                                     | <b>(153,584)</b>                                |
| <b>Earnings per share (in full TL)</b>                             |       | <b>0.0016</b>                                      | <b>0.0009</b>                                   | <b>0.0006</b>                                      | <b>(0.0004)</b>                                 |

The accompanying notes form an integral part of these condensed consolidated financial statements.

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. AND ITS SUBSIDIARIES

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2020 AND 2019

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

|   | Share capital    | Treasury shares (-) | Share premium/ discounts | Restricted reserves appropriated from profit | Other Accumulated Comprehensive Income and Expense not to be Reclassified to Profit or Loss | Retained Earnings   |                           | Equity attributable to the parent | Non-controlling interests | Total equity      |
|---|------------------|---------------------|--------------------------|--|---|---------------------|---------------------------|-----------------------------------|---------------------------|-------------------|
|   |                  |                     |                          |  |   | Prior years' profit | Net profit for the period |                                   |                           |                   |
| <b>1 January 2019</b>   | <b>3,800,000</b> | <b>(284,480)</b>    | <b>2,366,895</b>         | <b>662,853</b>                               | <b>(42)</b>   | <b>5,271,709</b>    | <b>1,268,049</b>          | <b>13,084,984</b>                 | <b>(1,466)</b>            | <b>13,083,518</b> |
| Transfers   | -                | -                   | -                        | 58,532                                       | -   | 1,209,517           | (1,268,049)               | -                                 | -                         | -                 |
| Dividend  | -                | -                   | -                        | -  | -   | (118,826)           | -                         | (118,826)                         | -                         | (118,826)         |
| Total comprehensive income  | -                | -                   | -                        | -  | -   | -                   | 212,275                   | 212,275                           | (51)                      | 212,224           |
| <b>30 September 2019</b>  | <b>3,800,000</b> | <b>(284,480)</b>    | <b>2,366,895</b>         | <b>721,385</b>                               | <b>(42)</b>   | <b>6,362,400</b>    | <b>212,275</b>            | <b>13,178,433</b>                 | <b>(1,517)</b>            | <b>13,176,916</b> |
| <b>1 January 2020</b>   | <b>3,800,000</b> | <b>(284,480)</b>    | <b>2,366,895</b>         | <b>721,385</b>                               | <b>(42)</b>   | <b>6,362,400</b>    | <b>778,369</b>            | <b>13,744,527</b>                 | <b>(1,485)</b>            | <b>13,743,042</b> |
| Transfers   | -                | -                   | -                        | 26,102                                       | -   | 752,267             | (778,369)                 | -                                 | -                         | -                 |
| Dividend (Note 15) (*)  | -                | -                   | -                        | -  | -   | (73,846)            | -                         | (73,846)                          | -                         | (73,846)          |
| Increases/(Decreases) Related to the Acquisition of Treasury Shares | -                | (11,751)            | -                        | -  | -   | -                   | -                         | (11,751)                          | -                         | (11,751)          |
| Total comprehensive income  | -                | -                   | -                        | -  | -   | -                   | 580,970                   | 580,970                           | (224)                     | 580,746           |
| <b>30 September 2020</b>  | <b>3,800,000</b> | <b>(296,231)</b>    | <b>2,366,895</b>         | <b>747,487</b>                               | <b>(42)</b>   | <b>7,040,821</b>    | <b>580,970</b>            | <b>14,239,900</b>                 | <b>(1,709)</b>            | <b>14,238,191</b> |

(\*) At the Ordinary General Assembly Meeting held on 22 July 2020, the decision to distribute a cash dividend of TL 76,646 (30 April 2019: TL 122,980) from the profits of 2019 was approved by majority vote. Since the Company owns its own shares with a nominal value of TL 1 at a rate of 3.38% as of 22 July 2020, the date of the profit distribution decision, the dividend related to the shares owned by the Company is netted off from the amount of dividends to be distributed. The dividend payment was made on 27 July 2020.

The accompanying notes form an integral part of these condensed consolidated financial statements.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2020 AND 2019**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

| Notes  | 1 January-<br>30 September 2020 | 1 January-<br>30 September 2019 |
|--|---------------------------------|---------------------------------|
| <b>Cash flows from operating activities</b>  |                                 |                                 |
| Profit for the period  | 580,746                         | 212,224                         |
| <b>Adjustments related to reconcile of net profit for the period</b>                             |                                 |                                 |
| Adjustments related to depreciation and amortization expenses                                    | 17.18<br>22,333                 | 5,613                           |
| Adjustments related to tax expense (income)  | 20<br>5,596                     | (8,123)                         |
| Adjustments related to undistributed losses of investments accounted for using the equity method | 949                             | -                               |
| Adjustments related to impairments   | 122,553                         | 102,416                         |
| <i>Adjustments related to (reversal of) impairment of inventories</i>                            | 9<br>122,553                    | 102,416                         |
| Adjustments related to provisions  | 19,685                          | 7,650                           |
| <i>Adjustments related to (reversal of) provisions for employee benefits</i>                     | 5,082                           | 7,246                           |
| <i>Adjustments related to (reversal of) provision for lawsuit and/or penalty</i>                 | 12<br>14,489                    | (1,646)                         |
| <i>Adjustments related to (reversal of) provisions for possible risks</i>                        | 18<br>114                       | 2,050                           |
| Adjustments for interest (income) expenses   | (28,080)                        | 63,646                          |
| <i>Adjustments for interest income</i>   | 18.19<br>(385,783)              | (507,309)                       |
| <i>Adjustments for interest expense</i>  | 19<br>357,703                   | 570,955                         |
| <b>Adjustments regarding net profit reconciliation for the period</b>                            | <b>723,782</b>                  | <b>383,426</b>                  |
| <b>Changes in net working capital:</b>   |                                 |                                 |
| Adjustments related to (increase) / decrease in trade receivable                                 | (98,990)                        | (1,283,379)                     |
| <i>Decrease (increase) in trade receivables from related parties</i>                             | 130,499                         | (467,707)                       |
| <i>Decrease (Increase) in trade receivables from third parties</i>                               | (229,489)                       | (815,672)                       |
| Adjustments related to decrease/(increase) in inventories  | (339,378)                       | 982,579                         |
| Adjustments related to increase/(decrease) in trade payables                                     | 1,347,842                       | (486,805)                       |
| <i>Increase (decrease) in trade payables to related parties</i>                                  | 18,225                          | 31,884                          |
| <i>Increase (decrease) in trade payables to third parties</i>                                    | 1,329,617                       | (518,689)                       |
| Adjustments related to decrease (increase) in other receivables related to operations            | 22,022                          | (70,460)                        |
| Adjustments related to increase (decrease) in other payables related to operations               | 1,285,155                       | (348,841)                       |
| Adjustments related to other increase (decrease) in working capital                              | (917,408)                       | 106,784                         |
| <b>Net cash flows from operating activities</b>  |                                 |                                 |
| Interest received  | 51,604                          | 86,886                          |
| Payments related to provisions for employee benefits   | (75)                            | -                               |
| Income taxes paid  | (112,981)                       | (99,055)                        |
| <b>Cash flows from operating activities</b>  | <b>1,961,573</b>                | <b>(728,865)</b>                |
| <b>Cash flows from investing activities</b>  |                                 |                                 |
| Cash outflows used in obtaining control of subsidiaries  | -                               | (47,477)                        |
| Purchases of investment properties, property, plant and equipment and intangible assets          | (12,896)                        | (30,903)                        |
| Interest received  | 601                             | 170                             |
| Purchases of financial assets  | (338,021)                       | (10,000)                        |
| Returns of financial assets  | 8<br>48,075                     | 50                              |
| Other cash inflows (outflows)  | 12,613                          | 37,608                          |
| <b>Cash flows from investing activities</b>  | <b>(289,628)</b>                | <b>(50,552)</b>                 |
| <b>Cash flows from financing activities</b>  |                                 |                                 |
| Payments for acquisition of treasury shares  | 15<br>(11,751)                  | -                               |
| Proceeds from Borrowings   | 3,710,147                       | 3,745,786                       |
| <i>Proceeds from Loans</i>   | 2,255,147                       | 1,967,786                       |
| <i>Proceeds from Issue of Debt Instruments</i>   | 1,455,000                       | 1,778,000                       |
| Repayments of borrowings   | (3,155,673)                     | (2,566,557)                     |
| <i>Loan Repayments</i>   | (1,162,775)                     | (909,557)                       |
| <i>Payments of Issued Debt Instruments</i>   | (1,992,898)                     | (1,657,000)                     |
| Cash outflow from debt payments for lease contracts  | (438)                           | -                               |
| Interest paid  | (326,922)                       | (415,872)                       |
| Dividends paid   | 15<br>(73,846)                  | (118,826)                       |
| Interest received  | 122,688                         | 85,405                          |
| Other cash inflows (outflows)  | (43,767)                        | (9,845)                         |
| <b>Cash flow from financing activities</b>   | <b>220,438</b>                  | <b>720,091</b>                  |
| <b>Net increase (decrease) in cash and cash equivalents</b>                                      | <b>1,892,383</b>                | <b>-59,326</b>                  |
| Cash and cash equivalents at the beginning of the period   | 4<br>432,038                    | 494,226                         |
| <b>Cash and cash equivalents at the end of the period</b>  | <b>4</b>                        | <b>434,900</b>                  |

The accompanying notes form an integral part of these condensed consolidated financial statements.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2020**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 1 – ORGANIZATION AND OPERATION OF THE GROUP**

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. (“Emlak Konut GYO” or the “Group”) was established on 26 December 1990 as a subsidiary of Türkiye Emlak Bankası A.Ş. The Group is governed by its articles of association, and is also subject to the terms of the decree law about Public Finances Enterprises No. 233, in accordance with the statute of Türkiye Emlak Bankası A.Ş. The Group has been registered and started its activities on 6 March 1991. The Group’s articles of association were revised on 19 May 2001 and it became an entity subject to the Turkish Commercial Code No. 4603.

The Group was transformed into a Real Estate Investment Group with Senior Planning Committee Decree No. 99/T-29, dated 4 August 1999, and according to Statutory Decree No. 588, dated 29 December 1999. According to Permission No. 298, dated 20 June 2002, granted by the Capital Markets Board (“CMB”) regarding transformation of the Group into a Real Estate Investment Group and permission No. 5320, dated 25 June 2002, from the Republic of Turkey Ministry of Industry and Trade and amendment draft for the articles of association of the Group was submitted for the approval of the Board and the amendment draft was approved at the Ordinary General Shareholders Committee meeting of the Group convened on 22 July 2002, changing the articles of association accordingly.

The articles of association of the Group were certified by Istanbul Trade Registry Office on 29 July 2002 and entered into force after being published in Trade Registry Gazette dated 1 August 2002. As the result of the General Shareholders committee meeting of the Group convened on 28 February 2006, the title of the Group “Emlak Gayrimenkul Yatırım Ortaklığı A.Ş.” was changed to “Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.”

By the decision of the Board of Directors of Istanbul Stock Exchange Market on 26 November 2010, 25% portion of the Group’s class B shares with a nominal value of TL 625,000 has been trading on the stock exchange since 2 December 2010.

The registered address of the Group is Barbaros Mah. Mor Sümbül Sok. No: 7/2 B (Batı Ataşehir) Ataşehir – İstanbul. As of 30 September 2020, the number of employees of the Group is 594 (31 December 2019 - 563).

The objective and operating activity of the Group is coordinating and executing real estate property projects mostly housing, besides, commercial units, educational units, social facilities, and all related aspects, controlling and building audit services of the ongoing projects, marketing and selling the finished housing. Due to statutory obligation to be in compliance with the Real Estate Investment Companies decrees and related CMB communiqués, The Group cannot be a part of construction business, but only can organize it by auctioning between the contractors.

The consolidated financial statements at 30 September 2020 have been approved by the Board of Directors on 6 November 2020.

The ultimate parent and ultimate controlling party of the Group is T.C. Toplu Konut İdaresi Başkanlığı (the Housing Development Administration of Turkey, “TOKİ”). TOKİ is a state institution under the control of Republic of Turkey Ministry of Environment and Urbanisation.

Emlak Konut GYO will be referred to as the “Group” with its subsidiaries and investments valued by the equity method.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2020**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 1 – ORGANIZATION AND OPERATION OF THE GROUP (Continued)**

**Subsidiaries**

Subsidiaries of Emlak Konut GYO operate in Turkey and their main operations are as follows:

| <b>Subsidiaries</b>   | <b>Nature of Business</b> |
|---|---------------------------|
| Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. (“EPP”) | Real Estate Investments   |
| EPP – Emay Adi Ortaklığı (“EPP-EMAY”)                       | Construction              |
| EPP – Fideltus – Öztaş Ortak Girişimi                       | Construction              |

|                                   | <b>30 September 2020</b>                      |                                     | <b>31 December 2019</b>                       |                                     |
|-----------------------------------|---|-------------------------------------|---|-------------------------------------|
|                                   | <b>Direct and indirect ownership rate (%)</b> | <b>Effective ownership rate (%)</b> | <b>Direct and indirect ownership rate (%)</b> | <b>Effective ownership rate (%)</b> |
| EPP (*)                           | 100   | 100                                 | 100   | 100                                 |
| EPP-EMAY                          | 60  | 60                                  | 60  | 60                                  |
| EPP-Fideltus-Öztaş Ortak Girişimi | 40  | 40                                  | 40  | 40                                  |

(\*) In parallel with the Group’s growing strategy, Emlak Planlama İnşaat Proje Yönetimi ve Ticaret A.Ş. was fully owned by the Group with the decision of Board of Directors dated 9 November 2018 and numbered 62/163.

**Investments valued by equity method (Affiliates )**

Affiliates of Emlak Konut GYO operate in Turkey and their main operations are as follows:

| <b>Investments valued by equity method (Affiliates)</b> | <b>Nature of Business</b>             |
|---|---------------------------------------|
| Bio İstanbul Proje Geliştirme ve Yatırım A.Ş. (“Bio”)   | Consultancy and Construction Services |

|     | <b>30 September 2020</b>                      |                                     | <b>31 December 2019</b>                       |                                     |
|-----|---|-------------------------------------|---|-------------------------------------|
|     | <b>Direct and indirect ownership rate (%)</b> | <b>Effective ownership rate (%)</b> | <b>Direct and indirect ownership rate (%)</b> | <b>Effective ownership rate (%)</b> |
| Bio | 32.5  | 32.5                                | 32.5  | 32.5                                |

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. AND ITS SUBSIDIARIES

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2020

(Amounts are expressed in thousand Turkish Lira ("TL") unless otherwise stated.)

### NOTE 1 – ORGANIZATION AND OPERATION OF THE GROUP (Continued)

#### Shares in Joint Operations

Shares in Joint Operations of Emlak Konut GYO operate in Turkey and their main operations are as follows:

#### **Shares in joint operations** **Nature of Business**

|   |                                     |
|---|-------------------------------------|
| Dap Yapı İnşaat Sanayi ve Ticaret A.Ş. ve Eltes İnşaat Tesisat Sanayi ve Ticaret A.Ş. Ortak Girişimi – Emlak Konut GYO A.Ş. (“İstmarina AVM Adi Ortaklığı”) | Shopping Mall and Office Management |
| Büyükyalı Tesis Yönetimi A.Ş.   | Shopping Mall and Office Management |

|                                 | 30 September 2020                      |                              | 31 December 2019                       |                              |
|---------------------------------|--|------------------------------|--|------------------------------|
|                                 | Direct and indirect ownership rate (%) | Effective ownership rate (%) | Direct and indirect ownership rate (%) | Effective ownership rate (%) |
| İstmarina AVM Adi Ortaklığı (*) | 40                                     | 40                           | 40                                     | 40                           |
| Büyükyalı Tesis Yönetimi A.Ş.   | 37                                     | 37                           | 37                                     | 37                           |

(\*)An "Ordinary Partnership" is formed between Dap Yapı İnşaat San. and Tic. A.Ş., Eltes İnş. Tes. San. Tic. A.Ş. and the Group with the ownership rate of 59.7%, 0.3% and 40%, respectively with the purposes of the sale of one Shopping Mall (AVM) on a land of 51,000 m2 in the Istmarina project and which was constructed under "Istanbul Kartal LSRSA Project" ready to operate after being rented and the financial management of the shopping center.

### NOTE 2 – BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS

#### 2.1. Basis of Presentation

The condensed consolidated financial statements of the Group have been prepared in accordance with the communiqué numbered II-14,1 “Communiqué on the Principles of Financial Reporting In Capital Markets” (“the Communiqué”) which is published on Official Gazette numbered 28676 dated 13 June 2013. In accordance with article 5th of the CMB Accounting Standards, companies should apply Turkish Financial Reporting Standards (“TFRS”) and interpretations regarding these standards as adopted by the Public Oversight Accounting and Auditing Standards Authority (“POA”). TFRS is updated through communiqués in order to comply with the changes in the International Financial Reporting Standards (“IFRS”).

The interim condensed consolidated financial statements are presented in accordance with the formats specified in the “Communiqué on TAS Taxonomy” published by the POA on 15 April 2019 and the Illustrations of Financial Statements and Application Guidance published by the CMB.

The Group prepared its interim condensed consolidated financial statements for the period ended 30 September 2020 in accordance with the TAS 34 “Interim Financial Reporting Standard” within the framework of the Communiqué Serial: XII No. 14.1 and announcements regarding this Communiqué published by CMB.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2020**

(Amounts are expressed in thousand Turkish Lira ("TL") unless otherwise stated.)

**NOTE 2 – BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS  
(Continued)**

**2.1. Basis of Presentation (Continued)**

The entities are free to prepare their interim financial statements as full or condensed in accordance with TAS 34. In this context, the Group preferred to prepare its interim financial statements as condensed. The Group maintains its books of account and prepares its statutory financial statements in accordance with the principals issued by CMB, the Turkish Commercial Code ("TCC"), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance. The financial statements were prepared on the basis of historical cost, and the necessary adjustments and classifications were reflected in the statutory records in order to make an accurate presentation in accordance with TFRS.

**Preparation of financial statements in hyperinflationary periods**

With the decision numbered 11/367 taken on 17 March 2005, the CMB has announced that, effective from 1 January 2005, for companies operating in Turkey and preparing their financial statements in accordance with TFRS, the application of inflation accounting is no longer required. Accordingly, the Group has not applied "Financial Reporting in Hyperinflationary Economies" ("TAS 29") in its financial statements for the accounting periods starting 1 January 2005.

**Functional and Presentation Currency**

Items included in the consolidated financial statements of the Group are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements are presented in thousands of TL, which is the Group's functional and presentation currency.

**Offsetting**

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously.

**Going concern**

It remains unclear how the coronavirus pandemic ("COVID-19") will affect the economy in general. Despite this uncertainty, the Group's current assets exceed its current liabilities by TL 12,849,767 as of 30 September 2020, it has cash and cash equivalents amounting to TL 3,371,687 and the Group has made a net profit of TL 580,970 in the interim period ended on 30 September 2020. The Group Management believes that the Group has the necessary liquidity and the principle of going concern is appropriate. Therefore, the financial statements have been prepared on the basis of going concern.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
AND ITS SUBSIDIARIES**

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2020**

(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

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**NOTE 2 – BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS  
(Continued)**

**2.1. Basis of Presentation (Continued)**

**Significant changes regarding the current period**

The World Health Organization (WHO) has declared an international public health emergency due to the eruption of the coronavirus (COVID-19), which first appeared in Wuhan, China has described COVID-19 as a pandemic as of 11 March 2020. Covid-19 which has rapidly spread across Turkey and the world is considered to have negative economic impact in Turkey and other countries.

The necessary actions have been taken by the Group management to minimize the possible effects of COVID-19, which affects the entire world, on the Group's activities and financial status. The activities of the Group have not been ceased during the curfews. The Group evaluated the possible effects of the COVID-19 outbreak on the financial statements while preparing its consolidated financial statements dated 30 September 2020 and reviewed the estimates and assumptions used in the preparation of the consolidated financial statements. In this context, the Group has evaluated possible impairment in the values of trade receivables, inventories, property, plant and equipment and investment properties included in the interim consolidated financial statements dated 30 September 2020, and no impairment has been detected. However, with the effect of falling interest rates, real estate prices and sales have increased. The Company has increased its sales with the campaign it has initiated "Do not Delay Your Dreams Turkey"

**2.2. Conformity with the Portfolio Limitations**

The information presented in Additional Note of this report, regarding control of conformity with the portfolio limitations, is a summary information extracted from financial statements in accordance with Article 16 of Communiqué No: II-14.1, “Principles of Financial Reporting in Capital Markets” and is prepared in accordance with the provisions of the control of portfolio limitations of Communiqué No: III-48.1, “Principles Regarding Real Estate Investment Companies”

**NOTE 3 – ACCOUNTING POLICIES**

Interim condensed consolidated financial statements as of 30 September 2020 have been prepared by applying accounting policies that are consistent with the accounting policies applied in the preparation of the financial statements for the year ended 31 December 2019. Therefore, interim condensed consolidated financial statements should be read together with the end-of-year financial statements in order to create coherence.

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**NOTE 3 – ACCOUNTING POLICIES (Continued)**

**3.1 New and Revised Turkish Accounting Standards**

a) Amendments and interpretations mandatorily effective as of 2020

|   |   |
|---|---|
| Amendments to TFRS 3                    | <i>Definition of a Business</i>   |
| Amendments to TAS 1 and TAS 8           | <i>Definition of Material</i>   |
| Amendments to TFRS 9, TAS 39 and TFRS 7 | <i>Interest Rate Benchmark Reform</i>   |
| Amendments to TFRS 16                   | <i>Covid-19 Related Rent Concessions</i>                                      |
| Amendments to Conceptual Framework      | <i>Amendments to References to the Conceptual Framework in IFRS Standards</i> |

**Amendments to TFRS 3 *Definition of a Business***

The definition of “business” is important because the accounting for the acquisition of an activity and asset group varies depending on whether the group is a business or only an asset group. The definition of “business” in TFRS 3 Business Combinations standard has been amended. With this change:

- By confirming that a business should include inputs and a process; clarified that the process should be essential and that the process and inputs should contribute significantly to the creation of outputs.
- The definition of a business has been simplified by focusing on the definition of goods and services offered to customers and other income from ordinary activities.
- An optional test has been added to facilitate the process of deciding whether a company acquired a business or a group of assets.

**Amendments to TAS 1 and TAS 8 *Definition of Material***

The amendments in Definition of Material (Amendments to TAS 1 and TAS 8) clarify the definition of ‘material’ and align the definition used in the Conceptual Framework and the standards.

**Amendments to TFRS 9, TAS 39 and TFRS 7 *Interest Rate Benchmark Reform***

The amendments clarify that entities would continue to apply certain hedge accounting requirements assuming that the interest rate benchmark on which the hedged cash flows and cash flows from the hedging instrument are based will not be altered as a result of interest rate benchmark reform.

**Amendments to TFRS 16 *Covid-19 Related Rent Concessions***

The changes in COVID-19 Related Rent Concessions (Amendment to TFRS 16) brings practical expedient which allows a lessee to elect not to assess whether a COVID-19-related rent concession is a lease modification. The practical expedient applies only to rent concessions occurring as a direct consequence of COVID-19 and only if all of the following conditions are met:

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**NOTE 3 – ACCOUNTING POLICIES (Continued)**

**3.1 New and Revised Turkish Accounting Standards (Continued)**

a) Amendments and interpretations mandatorily effective as of 2020 (Continued)

**Amendments to TFRS 16 Covid-19 Related Rent Concessions (Continued)**

- The change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- Any reduction in lease payments affects only payments originally due on or before 30 June 2021 and
- There are no substantive changes to other terms and conditions of the lease.

Concessions Recognized in Lease Payments Regarding COVID-19-Amendments Related to TFRS 16 will be applied by the lessees in the annual accounting periods starting from 1 June 2020 or after, however early application is permitted.

The Group has applied the practical expedient to all rent concessions that have met the above criteria. There were no COVID-19-related rent concessions prior to 1 January 2020.

**Amendments to References to the Conceptual Framework in TFRS Standards**

The references to the Conceptual Framework revised the related paragraphs in TFRS 2, TFRS 3, TFRS 6, TFRS 14, TAS 1, TAS 8, TAS 34, TAS 37, TAS 38, TFRS Interpretation 12, TFRS Interpretation 19, TFRS Interpretation 20, TFRS Interpretation 22, and TAS Interpretation 32. The amendments, where they actually are updates, are effective for annual periods beginning on or after 1 January 2020, with early application permitted.

As of 1 January 2020, the relevant standard changes do not have a significant effect on the financial statements of the Group.

b) New and revised TFRSs in issue but not yet effective

The Group has not yet adopted the following standards and amendments and interpretations to the existing standards:

|  |  |
|--|--|
| TFRS 17  | <i>Insurance Contracts</i>                                     |
| Amendments to TAS 1                              | <i>Classification of Liabilities as Current or Non-Current</i> |
| Amendments to TFRS 3                             | <i>Reference to the Conceptual Framework</i>                   |
| Amendments to TAS 16                             | <i>Proceeds before Intended Use</i>                            |
| Amendments to TAS 37                             | <i>Onerous Contracts – Cost of Fulfilling a Contract</i>       |
| Annual Improvements to TFRS Standards 2018- 2020 | <i>Amendments to TFRS 1, TFRS 9, TFRS 16 and TAS 41</i>        |

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**NOTE 3 – ACCOUNTING POLICIES (Continued)**

**3.1 New and Revised Turkish Accounting Standards (Continued)**

b) New and revised TFRSs in issue but not yet effective (Continued)

***TFRS 17 Insurance Contracts***

The amendment changes the fixed expiry date for the temporary exemption in TFRS 4 Insurance Contracts from applying TFRS 9 Financial Instruments, so that entities would be required to apply TFRS 9 for annual periods beginning on or after 1 January 2021.

***Amendments to TAS 1 Classification of Liabilities as Current or Non-Current***

The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current.

Amendments to TAS 1 are deferred and are effective for annual reporting periods beginning on or after 1 January 2022 and earlier application is permitted.

***Amendments to TFRS 3 Reference to the Conceptual Framework***

The amendments update an outdated reference to the Conceptual Framework in TFRS 3 without significantly changing the requirements in the standard.

The amendments are effective for annual periods beginning on or after 1 January 2022. Early application is permitted if an entity also applies all other updated references (published together with the updated *Conceptual Framework*) at the same time or earlier.

***Amendments to TAS 16 Proceeds before Intended Use***

The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling such items, and the cost of producing those items, in profit or loss.

The amendments are effective for annual periods beginning on or after 1 January 2022. Early application is permitted.

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**NOTE 3 – ACCOUNTING POLICIES (Continued)**

**3.1 New and Revised Turkish Accounting Standards (Continued)**

b) New and revised TFRSs in issue but not yet effective (Continued)

***Amendments to TAS 37 Cost of Fulfilling a Contract***

The amendments specify that the ‘cost of fulfilling’ a contract comprises the ‘costs that relate directly to the contract’. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

The amendments are effective for annual periods beginning on or after 1 January 2022. Early application is permitted.

**Annual Improvements to TFRS Standards 2018-2020**

***Amendments to TFRS 1 First time adoption of International Financial Reporting Standards***

The amendment permits a subsidiary that applies paragraph D16(a) of TFRS 1 to measure cumulative translation differences using the amounts reported by its parent, based on the parent’s date of transition to TFRSs.

***Amendments to TFRS 9 Financial Instruments***

The amendment clarifies which fees an entity includes in assessing whether to derecognize a financial liability. An entity includes only fees paid or received between the entity (the borrower) and the lender, including fees paid or received by either the entity or the lender on the other’s behalf.

***Amendments to TAS 41 Agriculture***

The amendment removes the requirement in paragraph 22 of TAS 41 for entities to exclude taxation cash flows when measuring the fair value of a biological asset using a present value technique. This will ensure consistency with the requirements in TFRS 13.

The amendments to TFRS 1, TFRS 9, and TAS 41 are all effective for annual periods beginning on or after 1 January 2022. Early application is permitted. The amendment to TFRS 16 only regards an illustrative example, so no effective date is stated.

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**NOTE 4 – CASH AND CASH EQUIVALENTS**

|   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| Cash on hand  | 48                       | 73                      |
| Banks   | 3,326,653                | 514,671                 |
| - <i>Demand deposit</i>                                   | 21,840                   | 142,686                 |
| - <i>Time deposits with maturities less than 3 months</i> | 3,304,813                | 371,985                 |
| Other cash and cash equivalents                           | 44,986                   | 32,224                  |
|   | <b>3,371,687</b>         | <b>546,968</b>          |

Maturities of cash and cash flows are as follows:

|  | <b>30 September 2020</b> | <b>31 December 2019</b> |
|--|--------------------------|-------------------------|
| Demand   | 21,840                   | 142,686                 |
| Up to 3 month  | 3,304,813                | 371,985                 |
| Less: Blocked deposits with maturities less than<br>3 months | (1,001)                  | (2,880)                 |
|  | <b>3,325,652</b>         | <b>511,791</b>          |

Average effective annual interest rates on time deposits in TL on the balance sheet date:

|  | <b>30 September 2020</b> | <b>31 December 2019</b> |
|--|--------------------------|-------------------------|
|  | (%)                      | (%)                     |
|  | 11.56%                   | 9.58%                   |

The calculation of cash and cash equivalents of the Group for the use in statements of cash flows is as follows:

|   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| Cash and cash equivalents                                 | 3,371,687                | 546,968                 |
| Less: Interest accruals on deposits                       | (16,393)                 | (758)                   |
| Less: LSRSA project deposits (*)                          | (1,034,897)              | (117,489)               |
| Less: Blocked deposits with maturities less than 3 months | (336)                    | (929)                   |
| Add: the effect of provisions released under TFRS 9       | 4,360                    | 4,246                   |
|   | <b>2,324,421</b>         | <b>432,038</b>          |

(\*) The contractors’ portion of the residential unit sales from the LSRSA projects under construction and which accumulated in the bank accounts opened under the control of the Group is kept in deposits accounts in the name of the related projects under the control of the Group as stated in the agreement. TL 665 (31 December 2019: TL 1,951) of the deposits of the project accounts amounting TL 1,034,897 (31 December 2019: TL 117,489) consists of blocked deposits of the projects.

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**NOTE 5 – FINANCIAL INVESTMENTS**

| <b>Short-term financial investments</b>                    | <b>30 September 2020</b> | <b>31 December 2019</b> |
|--|--------------------------|-------------------------|
| Blocked deposits with maturities longer than 3 months (**) | 647                      | 12,316                  |
| Lease certificate (***)                                    | 300,000                  | -                       |
| Special issue government bonds (*)                         | -                        | 10,054                  |
|  | <b>300,647</b>           | <b>22,370</b>           |

(\*) Under the Lar No. 5664, the Group received special issued Government Debt Securities amounting to TL 429,617 on behalf of Republic of Turkey Ministry Undersecretariat of Treasury (“Treasury”) for the payments to Housing Acquisition Support (“HAS”) beneficiaries in 2010. As HAS beneficiaries are determined, the Group amortizes a certain part of GDS early and transfers to the Group accounts for payment (Note: 8). Since GDS received in 2010 were issued by Treasury, and since they are interest-free and not subject to trading in the secondary market, their fair values are their nominal values.

(\*\*) The Group keeps the credit amounts used by customers as blocked deposits at the bank in order to provide low interest rate financing to its customers who want to purchase residentials from the projects that the Group has developed. The relevant amounts are ready for the use of the company at the specified terms. While the contractor portion of blocked deposits in the bank accounts which opened in the name of the related project under the control of the Group and which have maturities more than 3 months is TL 483 (31 December 2019: TL 8,331), the Group portion is TL 209 (31 December 2019: TL 3,985).

(\*\*\*) The Group purchased a lease certificate with a nominal amount of TL 200,000, a maturity date of 16 February 2021 and an interest rate of 8% on 19 August 2020 and another one with a nominal amount of TL 100,000, a maturity date of 3 February 2021 and an interest rate of 8.25% on 6 August 2020. All of the relevant lease certificates was purchased from Türkiye Emlak Katılım Bankası A.Ş. which is one of the related parties of the Group. (Note: 21).

As of 30 September 2020 Group’s long-term investments consist of the investments which are less than 10% in the capitals of Kazakistan Ziraat International Bank, Sınırlı Sorumlu İstanbul Gıda Toptancıları İmalat Sanayi ve Depocuları Toplu İşyeri Yapı Kooperatifi, Cathay-EPP Adi Ortaklığı ve Tobaş Toplu Konut Büyükşehir Belediyesi İnşaat Emlak Mimarlık ve Proje A.Ş.

**NOTE 6 – FINANCIAL LIABILITIES**

|  | <b>30 September 2020</b> | <b>31 December 2019</b> |
|--|--------------------------|-------------------------|
| <b>Short-term financial liabilities</b>    |                          |                         |
| Issued debt instruments                    | 530,531                  | 1,065,415               |
| Short-term bank loans                      | 30,000                   | 799,523                 |
| Short-term portion of long-term borrowings | 1,672,088                | 1,310,695               |
| Lease obligation                           | 4,223                    | 2,988                   |
|  | <b>2,236,842</b>         | <b>3,178,621</b>        |
| <b>Long-term financial liabilities</b>     |                          |                         |
| Long-term borrowings                       | 3,101,038                | 1,587,564               |
| Lease obligation                           | 2,444                    | 3,003                   |
|  | <b>3,103,482</b>         | <b>1,590,567</b>        |

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**NOTE 6 – FINANCIAL LIABILITIES (Continued)**

Borrowings used as of 30 September 2020 are denominated in TL and the weighted average interest rate is 10.42% (31 December 2019: 17.70%).

The redemption schedules of the borrowings as of 30 September 2020 and 31 December 2019 are as follows:

|      | <b>30 September 2020</b> | <b>31 December 2019</b> |
|------|--------------------------|-------------------------|
| 2021 | 169,945                  | 1,344,827               |
| 2022 | 1,036,704                | 131,092                 |
| 2023 | 735,390                  | 51,759                  |
| 2024 | 802,361                  | 59,886                  |
| 2025 | 356,638                  | -                       |
|      | <b>3,101,038</b>         | <b>1,587,564</b>        |

The maturity distributions of the remaining time of borrowings to repricing are as follows:

|                       | <b>30 September 2020</b> | <b>31 December 2019</b> |
|-----------------------|--------------------------|-------------------------|
| Less than 3 months    | 316,502                  | 790,900                 |
| Between 3 - 12 months | 1,385,586                | 1,319,319               |
| Between 1 - 5 years   | 3,101,038                | 1,587,564               |
|                       | <b>4,803,126</b>         | <b>3,697,783</b>        |

**NOTE 7 – TRADE RECEIVABLES AND PAYABLES**

| <b>Short-term trade receivables</b>   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| Receivables from contractors of the lands<br>invoiced under LSRSA             | 1,192,130                | 1,473,299               |
| Receivables from sale of residential and commercial units                     | 673,863                  | 669,109                 |
| Receivables from the sale of transferred residential and commercial units (*) | 44,958                   | 44,958                  |
| Notes of receivables  | 392                      | 139                     |
| Receivables from land sales   | 379,915                  | 258,411                 |
| Receivables from related parties (Note 21)                                    | 349,442                  | 479,941                 |
| Receivables from lessees  | 7,614                    | 10,431                  |
| Other   | 17,002                   | 7,683                   |
| Unearned finance income   | (30,891)                 | (27,222)                |
|   | <b>2,634,425</b>         | <b>2,916,749</b>        |
| Doubtful receivables  | 3,878                    | 1,837                   |
| Less: Provision for doubtful receivables                                      | (3,177)                  | (1,837)                 |
|   | <b>2,635,126</b>         | <b>2,916,749</b>        |

(\*) The Group has transferred a certain portion of its receivables arising from forward sales as "irrevocable". This amount comprises of the receivables from the receivable financing company.

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**NOTE 7 – TRADE RECEIVABLES AND PAYABLES (Continued)**

|   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| <b>Long-term trade receivables</b>                        |                          |                         |
| Receivables from sale of residential and commercial units | 4,057,413                | 3,323,401               |
| Receivables from land sales                               | 115,136                  | 177,940                 |
| Unearned finance income                                   | (465,365)                | (433,532)               |
|   | <b>3,707,184</b>         | <b>3,067,809</b>        |

|   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| <b>Short-term trade payables</b>                      |                          |                         |
| Payables to related parties (Note 21)                 | 627,056                  | 25,803                  |
| Payables to LSRSA contractors invoiced                | 1,501,166                | 191,691                 |
| Trade payables  | 332,094                  | 273,530                 |
| Interest accruals on time deposits of contractors (*) | 23,892                   | 14,744                  |
|   | <b>2,484,208</b>         | <b>505,768</b>          |

(\*) The contractors’ portion of the residential unit sales from the LSRSA projects under construction and which accumulated in the bank accounts opened under the control of the Company is kept in deposits accounts in the name of the related projects under the control of the Company as stated in the agreement. The Company tracks the contractor’s share of the interest obtained from the advances accumulated in these accounts in short-term payables.

**NOTE 8 – OTHER RECEIVABLES AND PAYABLES**

|  | <b>30 September 2020</b> | <b>31 December 2018</b> |
|--|--------------------------|-------------------------|
| <b>Short-term other receivables</b>              |                          |                         |
| Advances given to contractor firms               | 676,421                  | 721,605                 |
| HAS related receivables from Turkish Treasury    | 402,527                  | 402,527                 |
| Other receivables from related parties (Note 21) | -                        | 762                     |
| Receivables from the authorities                 | 24,162                   | 14,507                  |
| Other  | 1,964                    | 408                     |
|  | <b>1,105,074</b>         | <b>1,139,809</b>        |

|  | <b>30 September 2020</b> | <b>31 December 2018</b> |
|--|--------------------------|-------------------------|
| <b>Long-term other receivables</b>               |                          |                         |
| Other receivables from related parties (Note 21) | 33,010                   | 24,616                  |
| Other receivables from third parties             | 17,067                   | 15,138                  |
| Deposits and guarantees given                    | 1,014                    | 2,281                   |
|  | <b>51,091</b>            | <b>42,035</b>           |

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**NOTE 8 – OTHER RECEIVABLES AND PAYABLES (Continued)**

|                                   | 30 September 2020 | 31 December 2019 |
|-----------------------------------|-------------------|------------------|
| <b>Short-term other payables</b>  |                   |                  |
| Payables to HAS beneficiaries     | 402,713           | 402,713          |
| Payables to contractors (*)       | 88,752            | 88,752           |
| Taxes and funds payable           | 54,333            | 23,077           |
| Other payables to related parties | 399               | -                |
| Other                             | 60,531            | 57,164           |
|                                   | <b>607,976</b>    | <b>571,706</b>   |

(\*) The amount includes the unissued invoice by the contractor amount of TL 88,752 regarding to the units received as a result of revenue allocation at İzmir Mavisehir Phase 3 project, where the contractor filed a lawsuit regarding the revenue sharing percentages (31 December 2019: TL 88,752).

As of 30 September 2020 other long-term payables comprises of deposits and guarantees received.

The movements of HAS payments transferred from Group’s shareholder’s equity and HAS receivables and payables related to Treasury Support for the periods 30 September 2020 and 2019 are as follows:

|   | 1 January<br>2020 | Additions<br>within<br>the period | Disposals | 30 September<br>2020 |
|---|-------------------|-----------------------------------|-----------|----------------------|
| <b>Treasury support</b>   |                   |                                   |           |                      |
| Receivables from Treasury   | 402,527           | -                                 | -         | 402,527              |
| Special issue Government Debt Securities                            | 10,054            | 38,021                            | (48,075)  | -                    |
| Cash generated from<br>government bond redemption                   | (9,868)           | -                                 | 10,054    | 186                  |
| <b>Total consideration received or<br/>receivable from Treasury</b> | <b>402,713</b>    |                                   |           | <b>402,713</b>       |
| <b>Payables to HAS beneficiaries</b>                                | <b>(402,713)</b>  |                                   |           | <b>(402,713)</b>     |

|   | 1 January<br>2019 | Additions<br>within<br>the period | Disposals | 30 September<br>2019 |
|---|-------------------|-----------------------------------|-----------|----------------------|
| <b>Treasury support</b>   |                   |                                   |           |                      |
| Receivables from Treasury   | 390,768           | -                                 | -         | 390,768              |
| Special issue Government Debt Securities                            | 12,067            | 10,000                            | (50)      | 22,017               |
| Cash generated from<br>government bond redemption                   | (25)              | 12                                | (9,809)   | (9,822)              |
| <b>Total consideration received or<br/>receivable from Treasury</b> | <b>402,810</b>    |                                   |           | <b>402,963</b>       |
| <b>Payables to HAS beneficiaries</b>                                | <b>(402,810)</b>  |                                   |           | <b>(402,963)</b>     |

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**NOTE 9 – INVENTORIES**

|   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| Lands   | 3,987,031                | 4,085,357               |
| <i>Cost</i>                                     | 4,032,121                | 4,167,413               |
| <i>Impairment</i>                               | (45,090)                 | (82,056)                |
| Planned land by LSRSA                           | 4,718,586                | 4,989,643               |
| Planned land by turnkey project                 | 3,687,430                | 3,022,541               |
| <i>Planned land by turnkey project</i>          | 3,687,430                | 3,022,541               |
| Residential and commercial units ready for sale | 1,990,729                | 1,685,237               |
| <i>Cost</i>                                     | 2,360,079                | 1,895,068               |
| <i>Impairment</i>                               | (369,350)                | (209,831)               |
|   | <b>14,383,776</b>        | <b>13,782,778</b>       |

As of 31 December 2019, the valuation reports prepared by Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Reel Gayrimenkul Değerleme A.Ş. have taken into consideration in the valuation of assets classified as “Inventories” and in the calculation on impairment, if any.

The movements of impairment on inventories are as follows:

|   | <b>2020</b>    | <b>2019</b>    |
|---|----------------|----------------|
| <b>Opening balance at 1 January</b>                                       | <b>291,887</b> | <b>182,354</b> |
| Impairment on inventories within the current period (Note 18)             | 195,640        | 133,172        |
| Reversal of impairment on inventories within the current period (Note 18) | (73,087)       | (30,756)       |
| <b>Closing balance at 30 September</b>                                    | <b>414,440</b> | <b>284,770</b> |

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**NOTE 9 – INVENTORIES (Continued)**

As of 30 September 2020 and 31 December 2019 the details of land and residential inventories of the Group are as follows:

| <b>Lands</b>                | <b>30 September 2020</b> | <b>31 December 2019</b> |
|-----------------------------|--------------------------|-------------------------|
| İstanbul Avcılar Lands      | 1,439,307                | 19,307                  |
| İstanbul Küçükçekmece Lands | 1,123,805                | 1,942,494               |
| İstanbul Beşiktaş Lands     | 325,161                  | 256,965                 |
| İstanbul Başakşehir Lands   | 309,923                  | 627,674                 |
| İstanbul Arnavutköy Lands   | 170,581                  | 170,581                 |
| İstanbul Eyüp Lands         | 168,485                  | -                       |
| Ankara Çankaya Lands        | 131,537                  | 45,644                  |
| İstanbul Kartal Lands       | 98,258                   | 109,183                 |
| İstanbul Zekeriyaköy Lands  | 52,599                   | 677                     |
| İstanbul Ataşehir Lands     | 40,542                   | 40,642                  |
| İstanbul Esenyurt Lands     | 39,178                   | 50,577                  |
| İstanbul Resneli Lands      | 20,333                   | 20,333                  |
| İstanbul Tuzla Lands        | 20,016                   | 20,016                  |
| İzmir Konak Umurbey Lands   | 12,323                   | 12,258                  |
| Kocaeli Gebze Lands         | 7,644                    | 729                     |
| Sakarya-Sapanca Lands       | 7,015                    | 7,027                   |
| İstanbul İstinye Lands      | 7,004                    | 7,734                   |
| Tekirdağ Çorlu Lands        | 6,153                    | 6,153                   |
| Maltepe Küçükyalı Lands     | 3,010                    | 3,010                   |
| İstanbul Umraniye Lands     | 1,844                    | 1,844                   |
| Tekirdağ Kapaklı Lands      | 1,665                    | 1,665                   |
| Tuzla Orhanlı Project       | 540                      | 540                     |
| İstanbul Bakırköy Lands     | -                        | 364,227                 |
| İstanbul Florya Lands       | -                        | 262,556                 |
| Samsun Canik Lands          | -                        | 111,916                 |
| Other                       | 108                      | 1,605                   |
|                             | <b>3,987,031</b>         | <b>4,085,357</b>        |

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**NOTE 9 – INVENTORIES (Continued)**

| <b>Planned lands by LSRSA</b>        | <b>30 September 2020</b> | <b>31 December 2019</b> |
|--------------------------------------|--------------------------|-------------------------|
| Nidapark İstinye Project             | 997,249                  | 993,780                 |
| Merkez Ankara Project                | 678,652                  | 642,054                 |
| Nişantaşı Project                    | 643,970                  | 571,037                 |
| Nidapark Kucukyali Project           | 577,547                  | 678,852                 |
| Beykoz Riva Project                  | 393,578                  | 386,193                 |
| İstanbul Çekmeköy Taşdelen Project   | 349,639                  | 312,972                 |
| Yalova Armutlu Project               | 192,960                  | 211,633                 |
| Başakşehir İkitelli Project          | 161,578                  | -                       |
| Avangart İstanbul Project            | 153,715                  | 120,391                 |
| Başakşehir Avrasya Konutları Project | 133,864                  | -                       |
| Validebağ Konakları Project          | 72,044                   | 154,929                 |
| Cer İstanbul Project                 | 68,900                   | 67,403                  |
| Evora Denizli Project                | 64,144                   | 63,618                  |
| Avrupark Hayat Project               | 55,592                   | 54,057                  |
| Nidapark Kayasehir Project           | 35,596                   | 35,367                  |
| Ofis Karat Bakırköy Project          | 30,826                   | 30,955                  |
| Ispartakule 6. Etap Project          | 31,288                   | 31,641                  |
| Ebruli Ispartakule Project           | 28,591                   | 58,200                  |
| Köy Project                          | 16,229                   | 153,054                 |
| Şile Çavuş Project                   | 10,551                   | 9,813                   |
| Karat 34 Project                     | 6,866                    | 5,673                   |
| Büyükyalı Project                    | -                        | 263,492                 |
| Temaşehir Konya Project              | -                        | 87,489                  |
| Tual Adalar Project                  | -                        | 11,828                  |
| Other                                | 15,120                   | 45,212                  |
|                                      | <b>4,718,586</b>         | <b>4,989,643</b>        |

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**NOTE 9 – INVENTORIES (Continued)**

| <b>Residential and commercial units completed</b> | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| Maslak 1453 Project                               | 483,476                  | 491,323                 |
| Başkent Emlak Konutları Project                   | 344,667                  | -                       |
| Gebze Emlak Konutları                             | 309,969                  | 590,245                 |
| Kuzey Yakası Project                              | 289,241                  | -                       |
| Sarphan Finanspark Project                        | 185,701                  | 179,190                 |
| Büyükyalı Projesi                                 | 60,137                   | 74,606                  |
| İstmarina Project                                 | 49,304                   | 52,831                  |
| Tual Adalar Project                               | 30,745                   | -                       |
| Batışehir Project                                 | 29,864                   | 14,268                  |
| Tual Bahçekent Project                            | 29,613                   | -                       |
| Niğde Emlak Konutları                             | 26,448                   | 57,351                  |
| Koordinat Çayyolu Projesi                         | 24,551                   | 35,410                  |
| Nidakule Ataşehir Project                         | 24,052                   | 24,052                  |
| Evora Denizli Project                             | 17,472                   | -                       |
| Kocaeli Körfezkent Emlak Konutları                | 16,761                   | 16,686                  |
| Temaşehir Project                                 | 10,670                   | -                       |
| Batışehir Project                                 | 10,626                   | 11,730                  |
| Göl Panorama Projesi                              | 10,041                   | 33,478                  |
| Unikonut Project                                  | 7,522                    | 6,890                   |
| Ispartakule Emlak Konutları                       | 6,780                    | 19,919                  |
| Başakşehir Ayazma Emlak Konutları                 | 3,774                    | 8,745                   |
| Nevşehir Emlak Konutları                          | 3,704                    | 3,459                   |
| Metropol İstanbul Project                         | 3,448                    | 3,444                   |
| Bahçekent Flora Evleri                            | 2,553                    | 1,777                   |
| Bulvar İstanbul Project                           | 2,505                    | 2,424                   |
| Esenler Emlak Konutları                           | 1,707                    | 1,096                   |
| Bahçekent Emlak Konutları                         | 530                      | 3,578                   |
| Başakşehir Emlak Konutları                        | -                        | 9,123                   |
| Avrupa Konutları Başakşehir Project               | -                        | 1,178                   |
| Other   | 4,868                    | 42,434                  |
|   | <b>1,990,729</b>         | <b>1,685,237</b>        |

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**NOTE 9 – INVENTORIES (Continued)**

| <b>Planned lands by turnkey project</b> | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| Küçükçekmece Bizim Mahalle Project      | 834,722                  | -                       |
| IGTOD Rami Gıda Toptancıları Project    | 800,987                  | 703,235                 |
| Halkalı Emlak Konutları Project         | 482,107                  | 259,306                 |
| Zekeriyaköy Emlak Konutları Project     | 468,258                  | -                       |
| Florya Evleri Project                   | 406,915                  | -                       |
| Hoşdere 6.Etap Project                  | 370,371                  | 101,356                 |
| Yeniköy Konakları                       | 275,380                  | 114,736                 |
| Ümraniye Kentsel Dönüşüm Project        | 33,457                   | -                       |
| Ankara Saraçoğlu Project                | 12,681                   | 5,192                   |
| Hoşdere Hayat Parkı Project             | 2,552                    | 30,059                  |
| Başkent Emlak Konutları Project         | -                        | 922,882                 |
| Kuzey Yakası Project                    | -                        | 516,630                 |
| Ankara Başkent Project                  | -                        | 358,729                 |
| Gebze Emlak Konutları                   | -                        | 10,416                  |
|   | <b>3,687,430</b>         | <b>3,022,541</b>        |

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**NOTE 10 – INVESTMENT PROPERTIES**

Lease income is generated from investment properties, and the expertise used in the calculation of impairment is made through peer comparison and income reduction. As of 30 September 2020, the Group assessed that there was no impairment in its investment properties within the scope of the Covid-19 outbreak. There was no change in the Group's revenues from lease revenues within the scope of the Covid-19 outbreak.

The movements of investment properties as of 30 September 2020 and 2019 are as follows:

| <b>Cost Value</b>  | <b>Lands, residential<br/>and commercial<br/>units</b> | <b>Atasehir general<br/>management<br/>building A block</b> | <b>Total</b> |
|--|--|---|--------------|
| Opening balance as of 1 January 2020                     | 461,551  | 40,922  | 502,473      |
| Transfers from commercial units and land inventories     | 280,597  | -   | 280,597      |
| Transfers to residential and commercial unit inventories | (35,626)   | -   | (35,626)     |
| Disposals (-)  | (14,005)   | -   | (14,005)     |
| Closing balance as of 30 September 2020                  | 692,517  | 40,922  | 733,439      |

**Accumulated Depreciation**

|   |         |        |         |
|---|---------|--------|---------|
| Opening balance as of 1 January 2020    | 19,289  | 3,039  | 22,328  |
| Charge for the year                     | 13,037  | 317    | 13,354  |
| Disposals                               | (252)   | -      | (252)   |
| Closing balance as of 30 September 2020 | 32,074  | 3,356  | 35,430  |
| Carrying value as of 30 September 2020  | 660,443 | 37,566 | 698,009 |

| <b>Cost Value</b>  | <b>Lands, residential<br/>and commercial<br/>units</b> | <b>Atasehir general<br/>management<br/>building A block</b> | <b>Total</b> |
|--|--|---|--------------|
| Opening balance as of 1 January 2019                       | 352,140  | 40,922  | 393,062      |
| Transfers from residential and commercial unit inventories | 13,934   | -   | 13,934       |
| Purchases  | 27,905   | -   | 27,905       |
| Closing balance as of 30 September 2019                    | 393,979  | 40,922  | 434,901      |

**Accumulated Depreciation**

|   |         |        |         |
|---|---------|--------|---------|
| Opening balance as of 1 January 2019    | -       | 2,722  | 2,722   |
| Charge for the year                     | -       | 317    | 317     |
| Closing balance as of 30 September 2019 | -       | 3,039  | 3,039   |
| Carrying value as of 30 September 2019  | 393,979 | 37,883 | 431,862 |

As of 30 September 2020, lease income from investment properties is TL 24,832 (1 January - 30 September 2019: TL 8,846).

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**NOTE 10 – INVESTMENT PROPERTIES (Continued)**

Reports prepared by Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Reel Gayrimenkul Değerleme A.Ş., valuation firms authorized by CMB, have been taken into consideration when determining the fair values of investment properties as of 31 December 2019. The fair values of the investment property determined by independent valuation experts are as follows:

|  | <b>30 Eylül 2020</b> | <b>31 Aralık 2019</b> |
|--|----------------------|-----------------------|
| Arsa, konut ve ticari üniteler         | 477,820              | 175,630               |
| Ataşehir genel müdürlük binası A blok  | 98,000               | 98,000                |
| İstmarina AVM bağımsız ticari üniteler | 272,515              | 272,515               |
|  | <b>848,335</b>       | <b>546,145</b>        |

As of 30 September 2020, the fair values of investment properties include the appraisal report values dated 31 December 2019 and the expenses incurred for investment properties from this date until 30 September 2020.

**NOTE 11 – PROPERTY, PLANT AND EQUIPMENT**

| <b>30 September 2020</b>                    | <b>Buildings</b> | <b>Motor vehicles</b> | <b>Furniture,<br/>equipment and<br/>fixtures</b> | <b>Construction<br/>in progress</b> | <b>Total</b>   |
|---|------------------|-----------------------|--|-------------------------------------|----------------|
| Net carrying value as of 1 January 2020     | 100,597          | 192                   | 5,027  | 97                                  | 105,913        |
| Additions                                   | -                | -                     | 7,543  | -                                   | 7,543          |
| Depreciation expense(-)                     | (1,974)          | (231)                 | (2,423)  | -                                   | (4,628)        |
| <b>Net carrying value 30 September 2020</b> | <b>98,623</b>    | <b>(39)</b>           | <b>10,147</b>                                    | <b>97</b>                           | <b>108,828</b> |
| Cost  | 109,880          | 2,160                 | 29,690   | 97                                  | 141,827        |
| Accumulated depreciation (-)                | (11,257)         | (2,199)               | (19,543)   | -                                   | (32,999)       |
| <b>Net carrying value 30 September 2020</b> | <b>98,623</b>    | <b>(39)</b>           | <b>10,147</b>                                    | <b>97</b>                           | <b>108,828</b> |

| <b>30 September 2019</b>                    | <b>Buildings</b> | <b>Motor vehicles</b> | <b>Furniture,<br/>equipment and<br/>fixtures</b> | <b>Construction<br/>in progress</b> | <b>Total</b>   |
|---|------------------|-----------------------|--|-------------------------------------|----------------|
| Net carrying value as of 1 January 2019     | 58,803           | 550                   | 6,892  | 97                                  | 66,342         |
| Additions                                   | 335              | -                     | 51   | -                                   | 386            |
| Transfers from Completed Units              | 40,017           | -                     | -  | -                                   | 40,017         |
| Depreciation expense(-)                     | (1,716)          | (280)                 | (2,732)  | -                                   | (4,728)        |
| <b>Net carrying value 30 September 2019</b> | <b>97,439</b>    | <b>270</b>            | <b>4,211</b>                                     | <b>97</b>                           | <b>102,017</b> |
| Cost  | 103,778          | 2,160                 | 20,276   | 97                                  | 126,311        |
| Accumulated depreciation (-)                | (6,339)          | (1,890)               | (16,065)   | -                                   | (24,294)       |
| <b>Net carrying value 30 September 2019</b> | <b>97,439</b>    | <b>270</b>            | <b>4,211</b>                                     | <b>97</b>                           | <b>102,017</b> |

All of the depreciation expenses are included in the general administrative expenses.

The expencted useful lives of property, plant and equipment are as follows:

|                        | <b>Years</b> |
|------------------------|--------------|
| Buildings              | 50           |
| Motor vehicles         | 5            |
| Furniture and fixtures | 4-5          |

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**NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES**

|                        | <b>30 September 2020</b> | <b>31 December 2019</b> |
|------------------------|--------------------------|-------------------------|
| <b>Provisions</b>      |                          |                         |
| Provision for lawsuits | 124,730                  | 110,241                 |
|                        | <b>124,730</b>           | <b>110,241</b>          |

According to the opinions of the Group’s lawyers, provisions amounting to TL 124,730 have been made as of 30 September 2020 (31 December 2019: TL 110,241). As of 30 September 2020, there are 38 cases of defect, 11 cases of loss of rent, 14 cases of cancellation of title deeds and registration, 2 cases of business and 47 other cases. The amount of risk arising from the total possible cash outflow is TL 124,730 and the lawsuits are still pending. The movements of provision for lawsuits as of 30 September 2020 and 2019 are as follows:

|  | <b>2020</b>    | <b>2019</b>    |
|--|----------------|----------------|
| <b>Balance at 1 January</b>                            | <b>110,241</b> | <b>131,534</b> |
| Provision released within the current period (Note 18) | -              | (1,646)        |
| Provision added within the current period (Note 18)    | 14,489         | -              |
| <b>Closing balance at 30 September</b>                 | <b>124,730</b> | <b>129,888</b> |

**12.1 Continuing Lawsuits and Provisions**

**12.1.1** The LSRSA Project Agreement dated 21 December 2005 regarding 750 units in İzmir Mavisehir Upper North Area 2. Phase was abolished on 21 December 2009 since the contractor did not meet the requirements of the provisions in the agreement. Following the cancellation of the agreement, the project was transferred to the Group and the remaining part of the project was completed by another construction company which was assigned in accordance with Public Tender Law. The related units have been completed and are sold by the Group as in Turnkey projects.

The contractor filed a lawsuit against the Group claiming that the completion percentage of the project was significantly high and that the agreement between the parties was based on construction right in return for flat. İzmir Karsiyaka Commercial Court of First Instance issued an expert report and determine that the level of work was at around 83%, and that the legal relationship of the parties were not related to construction right in return of the flat. The Group and the contractor filed counter lawsuits in the following period and an additional report was decided to be issued. The additional report is about the final receivables and payables of the parties considering all the claims. As a result of the examination of the additional report at the hearing on 11 June 2014, the second expert committee was examined however, since the expert report was not received, the date of the case was not finalized. The Group filed an extra lawsuit of TL 34,100 on 7 July 2011, requesting the collection, without prejudice to surplus rights.

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**NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)**

**12.1 Continuing Lawsuits and Provisions (Continued)**

According to the various expert reports submitted to the file, the complainant increased the lawsuit to TL 65,596 with the claim that the lawsuit was terminated unfairly by Emlak Konut during the prosecution process of the compensation lawsuit filed by the contractor for the detection of invalidity of termination on condition that the surplus rights are reserved. The Group made provision amounting to TL 90,667 as of 30 September 2020.

**12.1.2** The filed by the contractor firm is action of debt, deed cancellation and registration case. The decision of the contractor's contract was terminated unfairly, passing through degrees. Lawsuits filed by the company and amounting to TL 7,141 have been partially accepted and the decision was appealed by the parties, the trial is ongoing at the Istanbul 16th Commercial Court of First Instance. As of 30 September 2020 a provision amounting to TL 7,545 has been made.

**12.2 Contingent Liabilities of Emlak Konuta GYO**

In the financial statements prepared as of 30 September 2020, the ongoing litigation liabilities were evaluated in the following matters. According to the opinion of the Group Management and its lawyers, no provision has been made in the financial statements prepared as of 30 September 2020 on the grounds that it is not probable that the outflow of resources with economic benefits will be realized in cases filed against the Group in order to fulfill its obligation.

**12.2.1** Concerning the İzmir Mavisehir Upper North Area 2. Phase LSRSA project, a lawsuit was filed based on the assignments given by the contractor in favor of the complainant. The case is proceeding. According to the opinion of the company lawyer, no liability is expected to born as a result of the related lawsuit.

**12.2.2** İstanbul Ümraniye 1.Phase is the action of debt filed by the contractor with the claim that TL 34,134 remaining from the transfer of the receivable amounting to TL 46,000 which derived or will be derived before the contractor of LSRA to the bank, has not been paid unfairly to him by the bank. At the same time, the complainant requested to put as much mortgage as the amount of the lawsuit on a part of the immovable within the scope of the project in order to guarantee the receivable subject to the case. The case is proceeding. According to the opinion of the company lawyer, no liability is expected to born as a result of the related lawsuit.

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**NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)**

**12.2 Contingent Liabilities of Emlak Konut GYO (Continued)**

**12.2.3** Within the scope of Revenue Sharing in Return for Riva Land Sale Tender for immovables parcel numbered 3201, 3202, 3203 located in Istanbul Province, Beykoz/Riva District as per the Article 14 of Bidding Specification of the aforementioned tender, bid bonds have been submitted to the client company by the Joint Venture, in the second session of the tender held on 15 June 2017, it was decided to leave the tender under the responsibility of the Joint Venture, which gave the most economically advantageous bid however, companies that have applied to the client company and invited for signature were requested to revise the terms and criteria of the tender, with the justification that the Planned Areas Type Zoning Regulation by the Ministry of Environment and Urbanization published on Official Gazette No. 30113 dated 03 July 2017 contains regulations that cause a significant reduction in the construction area subject to the tender, with the entry into force of the provisions of the said Regulation, the revision requests of the plaintiff companies were rejected on the grounds that there would be no change in the construction field based on the precedent and the Company gave a deadline until 15 August 2017 for the signing of the contract, as the client company did not come to sign the contract at the end of the period, the bid bonds submitted by the plaintiff companies within the scope of the Revenue Sharing in Return for Riva Land Sale Tender were registered as revenue and the tender was awarded to the non-litigated contractor who submitted the second most appropriate bid for the subject matter and there are pecuniary and non-pecuniary damages lawsuits filed on the grounds that the claimant's revision requests regarding the conditions and criteria of the aforementioned tender were rejected and that the recognition of the letters of guarantee as revenue was unfair. According to the opinion of the company lawyer, no liability is expected to born as a result of the related lawsuit.

**12.3 Contingent Assets of Emlak Konut GYO**

**12.3.1** 30 September 2020 and 31 December 2019 breakdown of nominal commercial receivables from residential and commercial unit sales by maturities and based on the residential and commercial units that are under construction or completed but not yet delivered within the scope of the sales promise contract that is not yet included in the balance sheet as it does not meet the TFRS 15 criteria, expected collection times of nominal installments that are not due or collected by maturities are as follows:

| <b>30 September 2020</b> | <b>Trade Receivables</b> | <b>Off-balance sheet deferred revenue</b> | <b>Total</b>     |
|--------------------------|--------------------------|---|------------------|
| 1 year                   | 1,053,778                | 893,790                                   | 1,947,568        |
| 2 year                   | 751,720                  | 824,033                                   | 1,575,753        |
| 3 year                   | 545,848                  | 328,012                                   | 873,860          |
| 4 year                   | 460,874                  | 137,608                                   | 598,482          |
| 5 year and above         | 2,414,107                | 188,940                                   | 2,603,047        |
|                          | <b>5,226,327</b>         | <b>2,372,383</b>                          | <b>7,598,710</b> |

| <b>31 December 2019</b> | <b>Trade Receivables</b> | <b>Off-balance sheet deferred revenue</b> | <b>Total</b>     |
|-------------------------|--------------------------|---|------------------|
| 1 year                  | 927,520                  | 868,216                                   | 1,795,736        |
| 2 year                  | 527,251                  | 530,401                                   | 1,057,652        |
| 3 year                  | 467,415                  | 332,068                                   | 799,483          |
| 4 year                  | 395,261                  | 231,264                                   | 626,525          |
| 5 year and above        | 2,111,414                | 569,847                                   | 2,681,261        |
|                         | <b>4,428,861</b>         | <b>2,531,796</b>                          | <b>6,960,657</b> |

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**NOTE 13 – OTHER ASSETS AND LIABILITIES**

|                                  | <b>30 September 2020</b> | <b>31 December 2019</b> |
|----------------------------------|--------------------------|-------------------------|
| <b>Other current assets</b>      |                          |                         |
| Progress payments to contractors | 174,183                  | 115,896                 |
| Income accruals                  | 52,339                   | 68,349                  |
| Receivables from tax office      | 14,652                   | 42,526                  |
| Deferred VAT                     | 50,342                   | 568                     |
| Other                            | 237                      | 3,595                   |
|                                  | <b>291,753</b>           | <b>230,934</b>          |
| <b>Other non-current assets</b>  |                          |                         |
| Deferred VAT                     | 43,322                   | 75,958                  |
|                                  | <b>43,322</b>            | <b>75,958</b>           |

**NOTE 14 – DEFERRED INCOME AND PREPAID EXPENSES**

|   | <b>30 September 2020</b> | <b>31 December 2019</b> |
|---|--------------------------|-------------------------|
| <b>Short-term deferred income</b>                     |                          |                         |
| Deferred income from LSRSA projects (*)               | 2,926,279                | 1,698,186               |
| Advances taken from LSRSA contractors (**)            | 552,833                  | 570,237                 |
| Advances taken from turnkey project sales             | 1,440,366                | 1,379,687               |
| Transferred deferred incomes (***)                    | 57,933                   | 239,333                 |
| Deferred income related to sales of independent units | 359,814                  | 392,391                 |
| Advances received from related parties (Note 21)      | 64,732                   | 64,732                  |
|   | <b>5,401,957</b>         | <b>4,344,566</b>        |

(\*) The balance is comprised of deferred income of future land sales regarding the related residential unit’s sales under LSRSA projects.

(\*\*) Before the contract is signed with the contractor companies in the ASKGP projects, the Company collects the first payment of the total income corresponding to the share of the company from the total sales income in advance at the determined rates.

(\*\*\*) The balance is comprised of cash collected by the Company as “irrevocable” by transferring a portion of off-balance sheet receivables arising from forward sales.

|                                  | <b>30 September 2020</b> | <b>31 December 2019</b> |
|----------------------------------|--------------------------|-------------------------|
| <b>Prepaid expenses</b>          |                          |                         |
| Advances given for inventory (*) | 1,630,427                | 1,747,573               |
| Prepaid expenses                 | 545                      | 2,655                   |
|                                  | <b>1,630,972</b>         | <b>1,750,228</b>        |

(\*) A protocol has been signed between the Group and the Tariş Cooperatives Union to develop revenue sharing project on a land which belongs to the Tariş Cooperatives Union, located within the borders of Kuruçay/Umurbey, Konak district of İzmir and an inventory advance amounting to TL 408,338 has been made. The Group has also provided an inventory advance amounting to TL 1,205,647 to the contractors for the residential and commercial units which it will acquire based on preliminary sales contract from ongoing Ankara Yenimahalle Station, Nidapark Küçükalyalı and Büyükalyalı projects.

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**NOTE 15 – SHAREHOLDERS’ EQUITY**

The Group’s authorized capital amount is TL 3,800,000 (31 December 2019: TL 3,800,000) and consists of 380,000,000,000 (31 December 2019: 380,000,000,000) authorized number of shares with a nominal value of TL 0,01 each.

The Group’s shareholders and their shareholding percentages as of 30 September 2020 and 31 December 2019 is as follows:

| <b>Shareholders</b>                        | <b>30 September 2020</b> |                  | <b>31 December 2019</b> |                  |
|--|--------------------------|------------------|-------------------------|------------------|
|  | <b>Share (%)</b>         | <b>TL</b>        | <b>Share (%)</b>        | <b>TL</b>        |
| Public offering portion                    | 50.66                    | 1,925,119        | 50.66                   | 1,925,119        |
| T.C. Toplu Konut İdaresi Başkanlığı "TOKİ" | 49.34                    | 1,874,831        | 49.34                   | 1,874,831        |
| HAS beneficiaries                          | 0.00                     | 48               | 0.00                    | 48               |
| Other                                      | 0.00                     | 2                | 0.00                    | 2                |
| <b>Total paid-in capital</b>               | <b>100</b>               | <b>3,800,000</b> | <b>100</b>              | <b>3,800,000</b> |

The legal reserves consist of first and second reserves, appropriated in accordance with the Turkish Commercial Code (“TCC”). The TCC stipulates that the first legal reserve is appropriated out of statutory profits at the rate of 5% per annum, until the total reserve balance reaches 20% of the Group’s paid-in share capital. The second legal reserve is appropriated at the rate of 10% per annum of all cash distributions in excess of 5% of the paid-in share capital. Under the TCC, the legal reserves can only be used to offset losses and are not available for any other usage unless they exceed 50% of paid-in share capital.

In accordance with the Communiqué Serial: II, No: 14,1 which became effective as of 13 June 2013 and according to the CMB's announcements clarifying the said Communiqué, “Share Capital”, “Restricted Reserves Appropriated from Profit” and “Share Premiums” need to be recognized over the amounts contained in the legal records. The valuation differences (such as inflation adjustment differences) shall be disclosed as follows,

- If the difference is arising from the valuation of “Paid-in Capital” and not yet been transferred to capital should be classified under the “Inflation Adjustment to Share Capital”;
- If the difference is arising from valuation of “Restricted Reserves Appropriated from Profit” and “Share Premium” and the amount has not been subject to dividend distribution or capital increase, it shall be classified under “Prior Years’ Profit/Loss”. Other equity items should be revaluated in accordance with the CMB standards.

There is no any use of the adjustment to share capital except adding it to the share capital.

The General Assembly decided to distribute dividend amounting to TL 76,646 dividends on 22 July 2020. TL 2,800 of this dividend is related to the shares purchased back and it has been netted under equity.

The Company repurchased 10,500 of shares with nominal value between full TL 1.11 and full TL 1.12 (full TL) and with the transaction cost amounting to TL 11,751 thousand on 20 March 2020. The ratio of total shares acquired as a result of the purchase transactions was 3.65%.

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**NOTE 16 – REVENUE AND COST OF SALES**

|   | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|---|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Sales income</b>                           |                                 |                              |                                 |                              |
| Land sales                                    | 1,883,767                       | 1,115,149                    | 2,095,289                       | 216,843                      |
| <i>Sales of planned lands by way of LSRSA</i> | <i>1,530,537</i>                | <i>1,115,149</i>             | <i>884,794</i>                  | <i>74,821</i>                |
| <i>Land sales income</i>                      | <i>353,230</i>                  | -                            | <i>1,210,495</i>                | <i>142,022</i>               |
| Residential and commercial units sales        | 1,792,279                       | 1,227,219                    | 1,461,865                       | 176,371                      |
| Other income                                  | 67,168                          | 28,425                       | 26,111                          | 11,360                       |
|   | <b>3,743,214</b>                | <b>2,370,793</b>             | <b>3,583,265</b>                | <b>404,574</b>               |
| Sales returns                                 | (5,617)                         | (2,838)                      | (6,453)                         | (1,893)                      |
| Sales discounts                               | (174)                           | (52)                         | -                               | -                            |
| <b>Net sales income</b>                       | <b>3,737,423</b>                | <b>2,367,903</b>             | <b>3,576,812</b>                | <b>402,681</b>               |
| <b>Cost of sales</b>                          |                                 |                              |                                 |                              |
| Cost of lands                                 | (834,695)                       | (524,643)                    | (1,513,340)                     | (108,402)                    |
| <i>Cost of lands planned by way of LSRSA</i>  | <i>(682,066)</i>                | <i>(524,643)</i>             | <i>(493,737)</i>                | <i>(37,002)</i>              |
| <i>Cost of lands sold</i>                     | <i>(152,629)</i>                | -                            | <i>(1,019,603)</i>              | <i>(71,400)</i>              |
| Cost of residential and commercial units sold | (1,980,427)                     | (1,422,355)                  | (1,477,587)                     | (201,422)                    |
|   | <b>(2,815,122)</b>              | <b>(1,946,998)</b>           | <b>(2,990,927)</b>              | <b>(309,824)</b>             |
| <b>Gross Profit</b>                           | <b>922,301</b>                  | <b>420,905</b>               | <b>585,885</b>                  | <b>92,857</b>                |

**NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES**

|  | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|--|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>General administrative expenses</b> |                                 |                              |                                 |                              |
| Personnel expenses                     | (101,424)                       | (39,752)                     | (77,779)                        | (27,200)                     |
| Taxes, duties and fees                 | (37,244)                        | (13,326)                     | (26,835)                        | (9,349)                      |
| Consultancy expenses                   | (23,734)                        | (16,115)                     | (27,927)                        | (12,482)                     |
| Due and contribution expenses          | (9,368)                         | (3,048)                      | (9,751)                         | (2,632)                      |
| Depreciation and amortisation          | (8,979)                         | (1,883)                      | (5,613)                         | (1,895)                      |
| Travel expenses                        | (5,730)                         | (2,087)                      | (6,231)                         | (2,636)                      |
| Information technologies expenses      | (4,862)                         | (2,318)                      | (6,690)                         | (1,475)                      |
| Maintenance and repair expenses        | (3,856)                         | (2,299)                      | (1,753)                         | (560)                        |
| Lawsuit and notary expenses            | (3,251)                         | (813)                        | (1,871)                         | (1,030)                      |
| Insurance expenses                     | (2,023)                         | (865)                        | (1,263)                         | (635)                        |
| Communication expenses                 | (1,227)                         | (285)                        | (731)                           | (219)                        |
| Donations                              | (1,015)                         | (1,015)                      | (16,339)                        | (15,300)                     |
| Other                                  | (33,972)                        | (21,460)                     | (21,509)                        | (7,536)                      |
|  | <b>(236,685)</b>                | <b>(105,266)</b>             | <b>(204,292)</b>                | <b>(82,949)</b>              |

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**NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES (Continued)**

|                                     | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|-------------------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Marketing and sales expenses</b> |                                 |                              |                                 |                              |
| Advertising expenses                | (39,374)                        | (22,303)                     | (35,528)                        | (13,916)                     |
| Personnel expenses                  | (6,738)                         | (2,723)                      | (5,880)                         | (1,945)                      |
| Office expenses                     | (171)                           | (148)                        | (11)                            | (2)                          |
| Lawsuit and notary expenses         | (7)                             | -                            | (41)                            | (15)                         |
| Other                               | (2,905)                         | (598)                        | (1,285)                         | 1,191                        |
|                                     | <b>(49,195)</b>                 | <b>(25,772)</b>              | <b>(42,745)</b>                 | <b>(14,687)</b>              |

**NOTE 18 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES**

|   | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|---|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Other income from operating activities</b>     |                                 |                              |                                 |                              |
| Financial income from forward sales               | 186,216                         | 43,105                       | 294,201                         | 44,478                       |
| Default interest income from projects             | 52,205                          | 20,336                       | 87,056                          | 42,536                       |
| Impairment provisions released (Note 9)           | 73,087                          | 62,401                       | 30,756                          | 7,304                        |
| Income from transfer commissions                  | 12,138                          | 6,330                        | 19,756                          | 4,420                        |
| Provisions released reversed for possible risks   | -                               | (989)                        | -                               | -                            |
| Lawsuit provisions released (Note 12)             | -                               | -                            | 1,646                           | (20,792)                     |
| Income from natural gas and contribution expenses | -                               | -                            | 10,342                          | 3,345                        |
| Income from tender contract sales                 | 444                             | 444                          | 984                             | 984                          |
| Other   | 80,347                          | 37,873                       | 21,497                          | 3,314                        |
|   | <b>404,437</b>                  | <b>169,500</b>               | <b>466,238</b>                  | <b>85,589</b>                |

|   | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|---|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Other expenses from operating activities</b>                       |                                 |                              |                                 |                              |
| Provision for impairment of land and residential inventories (Note 9) | (195,640)                       | (37,132)                     | (133,172)                       | (76,375)                     |
| Provision for lawsuits (Note 12)                                      | (14,489)                        | (9,266)                      | -                               | -                            |
| Investment properties amortisation expenses                           | (13,354)                        | (4,514)                      | -                               | -                            |
| Provisions released reversed for possible risks                       | (114)                           | (114)                        | (2,050)                         | (1,637)                      |
| Other   | (21,084)                        | (5,234)                      | (9,807)                         | (4,793)                      |
|   | <b>(244,681)</b>                | <b>(56,260)</b>              | <b>(145,029)</b>                | <b>(82,805)</b>              |

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**NOTE 19 – FINANCE INCOME / EXPENSES**

|   | <b>1 January-<br/>30 September 2020</b> | <b>1 July-<br/>30 September 2020</b> | <b>1 January-<br/>30 September 2019</b> | <b>1 July-<br/>30 September 2019</b> |
|---|---|--------------------------------------|---|--------------------------------------|
| Borrowings and sukuk interest expense       | (343,584)                               | (131,615)                            | (443,499)                               | (170,275)                            |
| Interest discount on pay off debt           | (11,269)                                | (1,516)                              | (127,456)                               | (13,836)                             |
| Assigned receivables and commission expense | (3,485)                                 | (33)                                 | (7,874)                                 | (2,272)                              |
| Interest expense on lease liabilities       | (2,850)                                 | (950)                                | -                                       | -                                    |
| Foreign exchange losses                     | (173)                                   | (30)                                 | (854)                                   | (473)                                |
|   | <b>(361,361)</b>                        | <b>(134,144)</b>                     | <b>(579,683)</b>                        | <b>(186,856)</b>                     |

|                                       | <b>1 January-<br/>30 September 2020</b> | <b>1 July-<br/>30 September 2020</b> | <b>1 January-<br/>30 September 2019</b> | <b>1 July-<br/>30 September 2019</b> |
|---------------------------------------|---|--------------------------------------|---|--------------------------------------|
| Interest income from time deposits    | 121,714                                 | 68,954                               | 84,384                                  | 33,060                               |
| Interest income from land acquisition | 19,009                                  | -                                    | 41,498                                  | -                                    |
| Interest income related to leases     | 3,048                                   | 1,016                                | -                                       | -                                    |
| Foreign exchange gains                | 5,113                                   | 840                                  | 1,921                                   | 40                                   |
|                                       | <b>148,884</b>                          | <b>70,810</b>                        | <b>127,803</b>                          | <b>33,100</b>                        |

**NOTE 20 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)**

*Corporate Tax*

The Group is exempt from Corporate Tax in accordance with the paragraph 4-d of Article 8 of the Corporate Tax Law. According to the paragraph 6-a of Article 94 of the Income Tax Law the earnings of real estate investment companies are subject to withholding and withholding tax rate is determined as "0" according to the Council of Ministers Decision, No: 93/5148. The Group’s subsidiaries, associates and joint operations are is subject to Turkish corporate taxes. Provision is made in the accompanying financial statements for the estimated charge based on the Group’s results for the years and periods. Turkish tax legislation does not permit a parent company and its subsidiary to file a consolidated tax return. Therefore, provisions for taxes, as reflected in the accompanying consolidated financial statements, have been calculated on a separate-entity basis.

Corporate tax is applied on taxable corporate income, which is calculated from the statutory accounting profit by adding back non-deductible expenses, and by deducting dividends received from resident companies, other exempt income and other incentives (prior year’s losses if any and investment incentives used if preferred) utilized.

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**NOTE 20 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)  
(Continued)**

*Corporate Tax (continued)*

The effective tax rate in 2020 is 22% (2019: 22%).

The Law numbered 7061 on “Amendment of Certain Taxes and Laws and Other Acts” was published on the Official Gazette dated 5 December 2017 and numbered 30261. Article 5 entitled "Exceptions" of the Corporate Tax Law has been amended in Article 89 of the Law. In accordance with (a) clause in the first paragraph of the Article, the exemption of 75% applied to gains from the sales of lands and buildings held by the entities for two full years has been reduced to rate of 50%. This regulation has been effective from 5 December 2017.

*Deferred Tax:*

The Group recognizes deferred tax assets and liabilities based upon temporary differences arising from the differences between its consolidated financial statements as reported for TFRS purposes and its statutory tax financial statements. These differences usually result in the recognition of revenue and expenses in different reporting periods for TFRS and tax purposes and they are given below.

Tax rate used in the calculation of deferred tax assets and liabilities was 22% over temporary timing differences expected to be reversed in 2019 and 2020, and 20% over temporary timing differences expected to be reversed in 2021 and the following years.

In Turkey, the companies cannot declare a tax return, therefore subsidiaries that have deferred tax assets position were not netted off against subsidiaries that have deferred tax liabilities position and disclosed separately.

| <u>Deferred tax (assets)/liabilities:</u>  | <u>30 September<br/>2020</u> | <u>31 December<br/>2019</u> |
|--|------------------------------|-----------------------------|
| Fair value adjustment to inventories due to purchase accounting  | 62,157                       | 62,157                      |
| Carry forward tax loss effect  | -                            | (6,604)                     |
| Restatement and depreciation / amortization differences of property, plant and equipment and other intangible assets | (401)                        | (361)                       |
| Provision for employment termination benefits  | (1,457)                      | (489)                       |
|  | <u>60,299</u>                | <u>54,703</u>               |

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**NOTE 20 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)  
(Continued)**

The movements of deferred tax (asses)/ liabilities for the periods ended 30 September 2020 and 2019 are as follows:

|   | <b>1 January-<br/>30 September<br/>2020</b> | <b>1 January-<br/>30 September<br/>2019</b> |
|---|---|---|
| <u>Movement of deferred tax (assets)/liabilities:</u> |   |   |
| Opening balance as of 1 January                       | (54,703)                                    | -   |
| Charged to profit or loss                             | (5,596)                                     | -   |
| Closing balance at 31 December                        | <u>(60,299)</u>                             | <u>-</u>                                    |

*Total charge for the period can be reconciled to the accounting profit as follows:*

|  | <b>1 January-<br/>30 September<br/>2020</b> | <b>1 January-<br/>30 September<br/>2019</b> |
|--|---|---|
| <u>Reconciliation of tax provision</u>   |   |   |
| Profit from continuing operations  | 586,342                                     | 204,101                                     |
| Profit from operations before tax  | <u>586,342</u>                              | <u>204,101</u>                              |
| Tax at the domestic income tax rate 2020: 22% (2019: 22%)  | 128,995                                     | 44,902                                      |
| Tax effects of:  |   |   |
| - revenue that is exempt from taxation   | (129,566)                                   | (44,649)                                    |
| - previously unrecognised and unused tax losses and tax offsets now recognised deferred tax assets | -   | 7,325                                       |
| - other  | (5,025)                                     | 545   |
| Income tax expense recognised in profit or loss  | <u>(5,596)</u>                              | <u>8,123</u>                                |

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**NOTE 21 – RELATED PARTY DISCLOSURES**

The main shareholder of the Group is T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”). TOKİ is a state institution under the control of Republic of Turkey Ministry of Environment and Urbanisation. Related parties of the Group are as listed below:

1. T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)
2. GEDAŞ (Gayrimenkul Değerleme A.Ş.) (TOKİ iştiraki)
3. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (TOKİ iştiraki)
4. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (TOKİ iştiraki)
5. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (TOKİ iştiraki)
6. Emlak-Toplu Konut İdaresi Spor Kulübü
7. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
8. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş.- Fideltus İnş. - Öztaş İnş. Ortak Girişimi
9. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi
10. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi
11. Emlak Konut Spor Kulübü Derneği
12. Bio İstanbul Proje Geliştirme ve Yatırım A.Ş.
13. Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı
14. Türkiye Emlak Katılım Bankası A.Ş.
15. T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü
16. İller Bankası A.Ş.

According to the revised TAS 24 – “Related Parties Transactions Standard”, exemptions have been made to the related party disclosures of state institutions and organizations. The Group has transactions with state banks (T.C.Ziraat Bankası A.Ş., Türkiye Vakıflar Bankası T.A.O., Türkiye Halk Bankası A.Ş.) and Republic of Turkey Undersecretariat of Treasury.

- Balances and transactions with respect to the Treasury are detailed in Note 5, 6 and 9.
- The Group keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 30 September 2020, the Group has deposits amounting to TL 3,254,827 in state banks (31 December 2019: TL 484,216). Average effective interest rates of time deposits of the Group as of 30 September 2020 are explained in Note 4.

The transactions between the Group and the related parties are as follows:

|   | 30 September 2020 | 31 December 2019 |
|---|-------------------|------------------|
| <b>Trade receivables from related parties</b>                                     |                   |                  |
| T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (*) | 339,367           | 469,097          |
| Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G.     | 6,003             | 5,577            |
| Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.                                      | 1,769             | 1,769            |
| Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.                 | 1,338             | 1,338            |
| Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.               | 965               | 2,160            |
|   | <b>349,442</b>    | <b>479,941</b>   |

(\*) Represents the amount of receivables arising from the transfer of 3 lands according to the protocol signed with General Directorate of Republic of Turkey Ministry of Environment and Urbanization on 28 June 2019.

|  | 30 September 2020 | 31 December 2019 |
|--|-------------------|------------------|
| <b>Borrowings to related parties</b>         |                   |                  |
| T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) | 6,667             | 5,991            |
|  | <b>6,667</b>      | <b>5,991</b>     |

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(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 21 – RELATED PARTY DISCLOSURES (Continued)**

|   | 30 September 2020 | 31 December 2019 |
|---|-------------------|------------------|
| <b>Short-term other receivables from related parties</b>          |                   |                  |
| Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı                      | -                 | 169              |
| Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G. | -                 | 145              |
| Gedaş Gayrimenkul Değerleme A.Ş.                                  | -                 | 448              |
|   | -                 | <b>762</b>       |

|   | 30 September 2020 | 31 December 2019 |
|---|-------------------|------------------|
| <b>Long-term other receivables from related parties</b> |                   |                  |
| Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.            | 33,010            | 24,616           |
|   | <b>33,010</b>     | <b>24,616</b>    |

|   | 30 September 2020 | 31 December 2019 |
|---|-------------------|------------------|
| <b>Trade payables to related parties</b>                            |                   |                  |
| T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)                    | 620,011           | 24,504           |
| Fideltus İnşaat Taahhüt San. ve Tic. A.Ş.                           | 5,638             | -                |
| Emlak Planl. İnş. Prj. Yön. A.Ş. - Cathay Ortak Girişimi            | 1,324             | -                |
| Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G. | 45                | 1,299            |
| Emlak Basın Yayın A.Ş.  | 38                | -                |
|   | <b>627,056</b>    | <b>25,803</b>    |

(\*) It is the payable amount resulting from the acquisition of 4 parcels in accordance with the protocol signed by the Group with Republic of Turkey Public Housing Development Administration on 28 August 2020.

|   | 30 September 2020 | 31 December 2019 |
|---|-------------------|------------------|
| <b>Advances received from related parties</b>                                     |                   |                  |
| Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G. (*) | 64,732            | 64,732           |
|   | <b>64,732</b>     | <b>64,732</b>    |

(\*) Represents the initial collections made from LSRSA projects, where the Group collects a predetermined portion of the total sales amount in line with the agreements.

|   | 30 September 2020 | 31 December 2019 |
|---|-------------------|------------------|
| <b>Financial investments from related parties</b> |                   |                  |
| Türkiye Emlak Katılım Bankası A..Ş.               | 300,000           | -                |
|   | <b>300,000</b>    | <b>-</b>         |

|   | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|---|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Investment income from related parties</b> |                                 |                              |                                 |                              |
| Türkiye Emlak Katılım Bankası A..Ş.           | 2,990                           | 2,990                        | -                               | -                            |
|   | <b>2,990</b>                    | <b>2,990</b>                 | <b>-</b>                        | <b>-</b>                     |

|  | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|--|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Finance income from related parties</b>                                       |                                 |                              |                                 |                              |
| T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)                                     | -                               | -                            | 41,498                          | -                            |
| T.C. Çevre ve Şehircilik Bakanlığı Kentsel<br>Dönüşüm Hizmetleri Genel Müdürlüğü | 41,278                          | 22,269                       | -                               | -                            |
|  | <b>41,278</b>                   | <b>22,269</b>                | <b>41,498</b>                   | <b>-</b>                     |

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**NOTE 21 – RELATED PARTY DISCLOSURES (Continued)**

|  | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|--|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Finance expense from related parties</b>  |                                 |                              |                                 |                              |
| T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) | 1,627                           | 979                          | -                               | -                            |
| Türkiye Emlak Katılım Bankası A.Ş.           | -                               | -                            | 8,905                           | -                            |
|  | <b>1,627</b>                    | <b>979</b>                   | <b>8,905</b>                    | <b>-</b>                     |

According to the protocols signed with TOKİ regarding to land purchases, the cost of lands purchased from TOKİ is kept in time deposit accounts of Emlak Konut in the name of TOKİ, until the payment date determined by TOKİ. Interest amounts on time deposits of TOKİ arising from these transactions are netted off from time deposit interest income in the financial statements. All of this accumulated interest income on time deposits will be paid to TOKİ.

|  | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|--|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Purchases from related parties</b>  |                                 |                              |                                 |                              |
| T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)                                   | 1,421,660                       | 1,421,660                    | 280,902                         | -                            |
| T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (**) | 316,745                         | -                            | -                               | -                            |
| Emlak Planlama İnş. Prj. Yön. A.Ş. - Emlak Basın Yayın A.Ş.                        | 950                             | 316                          | -                               | -                            |
| Gedaş Gayrimenkul Değerleme A.Ş.   | 132                             | 132                          | -                               | -                            |
|  | <b>1,739,487</b>                | <b>1,422,108</b>             | <b>280,902</b>                  | <b>-</b>                     |

(\*) In accordance with the protocol signed by the Group with Republic of Turkey Public Housing Development Administration on 28 August 2020, Istanbul Avcılar Firuzköy 0/4434, 0/4435, 0/5955 and 0/6339 parcels were taken over for TL 1.420.000.

|   | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|---|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Sales to related parties</b>   |                                 |                              |                                 |                              |
| T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)  | 7,065                           | 6,038                        | 71,448                          | -                            |
| Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.  | -                               | -                            | 333                             | -                            |
| Gedaş Gayrimenkul Değerleme A.Ş.  | -                               | -                            | 27                              | -                            |
| Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş.- Fidelitus İnş. - Öztaş İnş. O.G. | 12                              | 12                           | 3                               | -                            |
| İller Bankası A.Ş.  | -                               | -                            | 115,640                         | -                            |
| T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (**)    | 143,967                         | -                            | 470,867                         | -                            |
|   | <b>151,044</b>                  | <b>6,050</b>                 | <b>542,318</b>                  | <b>-</b>                     |

(\*\*) In accordance with the protocol signed by the Company with the Turkish Republic Ministry of Environment and Urbanization General Directorate of Urban Transformation Services on 12 May 2020, Beşiktaş, Çankaya and Eyüp lands were taken over for TL 316,745. On the other hand, Samsun Canik lands were transferred under the same protocol for TL 143,967.

Key management personnel are those who have the authority and responsibility to plan, manage and control the activities (administrative or other) directly or indirectly of the Group including any manager. Salaries and other short-term benefits provided to the key management personnel, General Manager of the Board of Directors, Assistant General Managers and General Manager Consultant, are as follows:

|  | 1 January-<br>30 September 2020 | 1 July-<br>30 September 2020 | 1 January-<br>30 September 2019 | 1 July-<br>30 September 2019 |
|--|---------------------------------|------------------------------|---------------------------------|------------------------------|
| <b>Compensation to key management</b>  |                                 |                              |                                 |                              |
| Salaries and other short-term benefits | 8,144                           | 2,834                        | 6,389                           | 1,738                        |
|  | <b>8,144</b>                    | <b>2,834</b>                 | <b>6,389</b>                    | <b>1,738</b>                 |

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**NOTE 22 – COMMITMENTS**

Group’s mortgage and guarantees received as of 30 September 2020 and 31 December 2019 are as follows:

|                         | <b>30 September 2020</b> | <b>31 December 2019</b> |
|-------------------------|--------------------------|-------------------------|
| Guarantees received (*) | 2,893,581                | 3,375,478               |
| Mortgages received (**) | 58,564                   | 58,564                  |
|                         | <b>2,952,145</b>         | <b>3,434,042</b>        |

(\*) Guarantees received consist of letters of guarantee given by contractors for construction projects and temporary guarantee letters received during the tender process.

(\*\*) Mortgages received consist of mortgaged independent sections and lands sold but not yet collected.

The collaterals, pledges and mortgages (“CPM”) of the Group as of 30 September 2020 and 31 December 2019 are as follows:

|  | <b>30 September 2020</b> | <b>31 December 2019</b> |
|--|--------------------------|-------------------------|
| A. CPM given on behalf of the Company's legal personality                                    | 32,957                   | 93,065                  |
| B. CPM given on behalf of fully consolidated subsidiaries                                    | -                        | -                       |
| C. CPM given for continuation of its economic activities on behalf of third parties          | -                        | -                       |
| D. Total amount of other CPM   | -                        | -                       |
| i) Total amount of CPM given on behalf of majority shareholder                               | -                        | -                       |
| ii) Total amount of CPM given on behalf of other companies which are not in scope of B and C | -                        | -                       |
| iii) Total amount of CPM given on behalf of third parties which are not in scope of C        | -                        | -                       |
|  | <b>32,957</b>            | <b>93,065</b>           |

**NOTE 23 – EVENTS AFTER THE REPORTING PERIOD**

As a result of the tender held for Beşiktaş Dikilitaş Land Sales Income Sharing on 27 October 2020, the Group has the highest bid from Gökol Taah. Turz. İnş San. Ve Tic. Ltd. Şti. Total Sales Income and Total Company Share Income of which amount to TL 490,000 and TL 245,000 (Company Share Income Ratio 50%), respectively. The minimum value of the real property subject to the tender is TL 67,821.

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**ADDITIONAL NOTE – CONTROL OF COMPLIANCE WITH THE PORTFOLIO  
LIMITATIONS**

|           | <b>Non-Consolidated (Individual) Financial<br/>Statements</b>   |                                    | <b>Current Period<br/>30 September 2020</b> | <b>Prior Period<br/>31 December 2019</b> |
|-----------|---|------------------------------------|---|--|
|           | <b>Main Account Items</b>   | <b>Related Regulation</b>          | <b>(TL)</b>                                 | <b>(TL)</b>                              |
| <b>A</b>  | Money and Capital Market Instruments  | Series:III-No:48, Art,24/(b)       | 2,631,384                                   | 415,030                                  |
| <b>B</b>  | Properties, Projects based on Properties and<br>Rights based on Properties  | Series:III-No:48, Art,24/(a)       | 14,194,874                                  | 13,437,248                               |
| <b>C</b>  | Affiliates  | Series:III-No:48, Art,24/(b)       | 373,037                                     | 373,037                                  |
|           | Due from related parties (Non Commercial)   | Series:III-No:48, Art,23/(f)       | -   | -  |
|           | Other Assets  |                                    | 10,297,768                                  | 9,186,182                                |
| <b>D</b>  | <b>Total Assets</b>   | <b>Series:III-No:48, Art,3/(k)</b> | <b>27,497,063</b>                           | <b>23,411,497</b>                        |
| <b>E</b>  | Financial Liabilities   | Series:III-No:48, Art,31           | 5,303,657                                   | 4,763,197                                |
| <b>F</b>  | Other Financial Liabilities   | Series:III-No:48, Art,31           | -   | -  |
| <b>G</b>  | Due from Financial Leases   | Series:III-No:48, Art,31           | -   | -  |
| <b>H</b>  | Due to Related Parties (Non Commercial)   | Series:III-No:48, Art,23/(f)       | -   | -  |
| <b>I</b>  | Shareholders’ equity  | Series:III-No:48, Art,31           | 14,251,761                                  | 13,748,422                               |
|           | Other Resources   |                                    | 7,941,645                                   | 4,899,878                                |
| <b>D</b>  | <b>Total Resources</b>  | <b>Series:III-No:48, Art,3/(k)</b> | <b>27,497,063</b>                           | <b>23,411,497</b>                        |
|           | <b>Non-Consolidated (Individual) Financial<br/>Statements</b>   |                                    | <b>Current Period<br/>30 September 2020</b> | <b>Prior Period<br/>31 December 2019</b> |
|           | <b>Other Account Items</b>  | <b>Related Regulation</b>          | <b>(TL)</b>                                 | <b>(TL)</b>                              |
| <b>A1</b> | The portion of Money and Capital Market<br>Instruments held for Payables of Properties for<br>the following 3 Years | Series:III-No:48, Art,24/(b)       | 1,024,945                                   | 415,030                                  |
| <b>A2</b> | Term/ Demand/ Currency  | Series:III-No:48, Art,24/(b)       | 3,320,060                                   | 475,042                                  |
| <b>A3</b> | Foreign Capital Market Instruments  | Series:III-No:48, Art,24/(d)       | -   | -  |
| <b>B1</b> | Foreign Properties, Projects based on<br>properties and Rights based on Properties                                  | Series:III-No:48, Art,24/(d)       | -   | -  |
| <b>B2</b> | Idle Lands  | Series:III-No:48, Art,24/(c)       | 840,859                                     | 929,935                                  |
| <b>C1</b> | Foreign Affiliates  | Series:III-No:48, Art,24/(d)       | -   | -  |
| <b>C2</b> | Affiliates for Operating Company  | Series:III-No:48, Art,28           | 373,000                                     | 373,000                                  |
| <b>J</b>  | Non-cash Loans  | Series:III-No:48, Art,31           | 7,161                                       | 53,011                                   |
| <b>K</b>  | Mortgage amount of Servient Lands Which<br>Will Be Developed And Not Owned  | Series:III-No:48, Art,22/(e)       | -   | -  |

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**ADDITIONAL NOTE – CONTROL OF COMPLIANCE WITH THE PORTFOLIO  
LIMITATIONS (Continued)**

|   | <b>Portfolio restrictions</b>  | <b>Related regulation</b>       | <b>30 September<br/>2020 (%)</b> | <b>31 December<br/>2019 (%)</b> | <b>Minimum/<br/>Maximum Rate</b> |
|---|--|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| 1 | Mortgage amount of Servient Lands Which Will Be Developed And Not Owned  | Series:III-No:48, Art,22/(e)    | -                                | -                               | <10%                             |
| 2 | Properties, Projects based on Properties and Rights based on Properties  | Series:III-No:48, Art,24/(a)(b) | 55                               | 59                              | >50%                             |
| 3 | Money and Capital Market Instruments and Affiliates  | Series:III-No:48, Art,24/(b)    | 7.20                             | 1.59                            | <50%                             |
| 4 | Foreign Properties, Projects based on Properties, Rights based on Properties, Affiliates, Capital Market Instruments | Series:III-No:48, Art,24/(d)    | -                                | -                               | <49%                             |
| 5 | Idle Lands   | Series:III-No:48, Art,24/(c)    | 3                                | 4                               | <20%                             |
| 6 | Affiliates to the Operating Company  | Series:III-No:48, Art,28        | 0.01                             | 0.02                            | <10%                             |
| 7 | Borrowing Limit  | Series:III-No:48, Art,31        | 37                               | 35                              | <500%                            |
| 8 | TL and Foreign Currency Time and Demand Deposits   | Series:III-No:48, Art,22/(e)    | 0.08                             | -                               | <10%                             |

The information in the table of Control of Compliance with the Portfolio Limitations is condensed information derived from financial statements as per Article 16 of Communiqué Serial II, No: 14.1 “Basis of Financial Reporting in Capital Markets” and is prepared within the frame of provisions related to compliance to portfolio limitations stated in the Communiqué Serial III No 48.1 “Principles Regarding Real Estate Investment Trusts” published in the Official Gazette No. 28660 on 28 May 2013.

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## LEGAL NOTICE

This interim report includes information about the Company's operations and accounts for the period from January 1 to September 30, 2020.

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.



**EMLAK KONUT**

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İSTİRAKİDİR



**EMLAK KONUT**

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İSTİRAKİDİR