

2020

1st Quarter

ANNUAL

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.

CONTENTS

3	Our Vision - Mission
7	Emlak Konut REIC Milestone
9	Scope of Business
10	Business Models
12	Multiplier For Revenue Sharing Model
13	Progress Of Guaranteed Profit In Rsm Projects
14	The Position Of Emlak Konut REIC
16	Emlak Konut With Numbers
18	Message from the CEO
20	2020 Activity Results
21	2020 Company Sales Data
22	Key Financial Results
23	Financial Track Record
24	Financial Ratios
25	2020 Targets
28	Land Portfolio
29	Ongoing RSM Projects
41	Ongoing RSMProjects Table
44	Ongoing Turn-Key Model Projects
47	Ongoing Turn-Key Model Projects Table
48	Rented And Leased Properties
50	Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret A.Ş.
54	Activities Of The Board Of Directors
56	Human Resources 2020
57	The List For Access To Internal Information
ANNEXES	
60	Cases involving our company
70	Tendered Plots of Land
73	Land Stock
75	Building Inventory
82	Summary of Appraisal Reports
83	Report and Condensed Financial Statements for the Interim Period 1 January- 31 Mar 2020
	Legal Notice

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

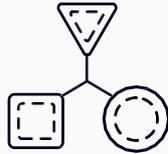
Transfer of the shares that are under control of Emlak Bank to TOKİ (Housing Development Adm.)

67

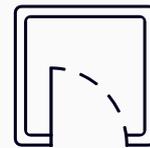
YEARS
OF EXPERIENCE



137
PROJECT



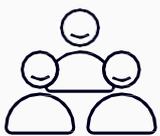
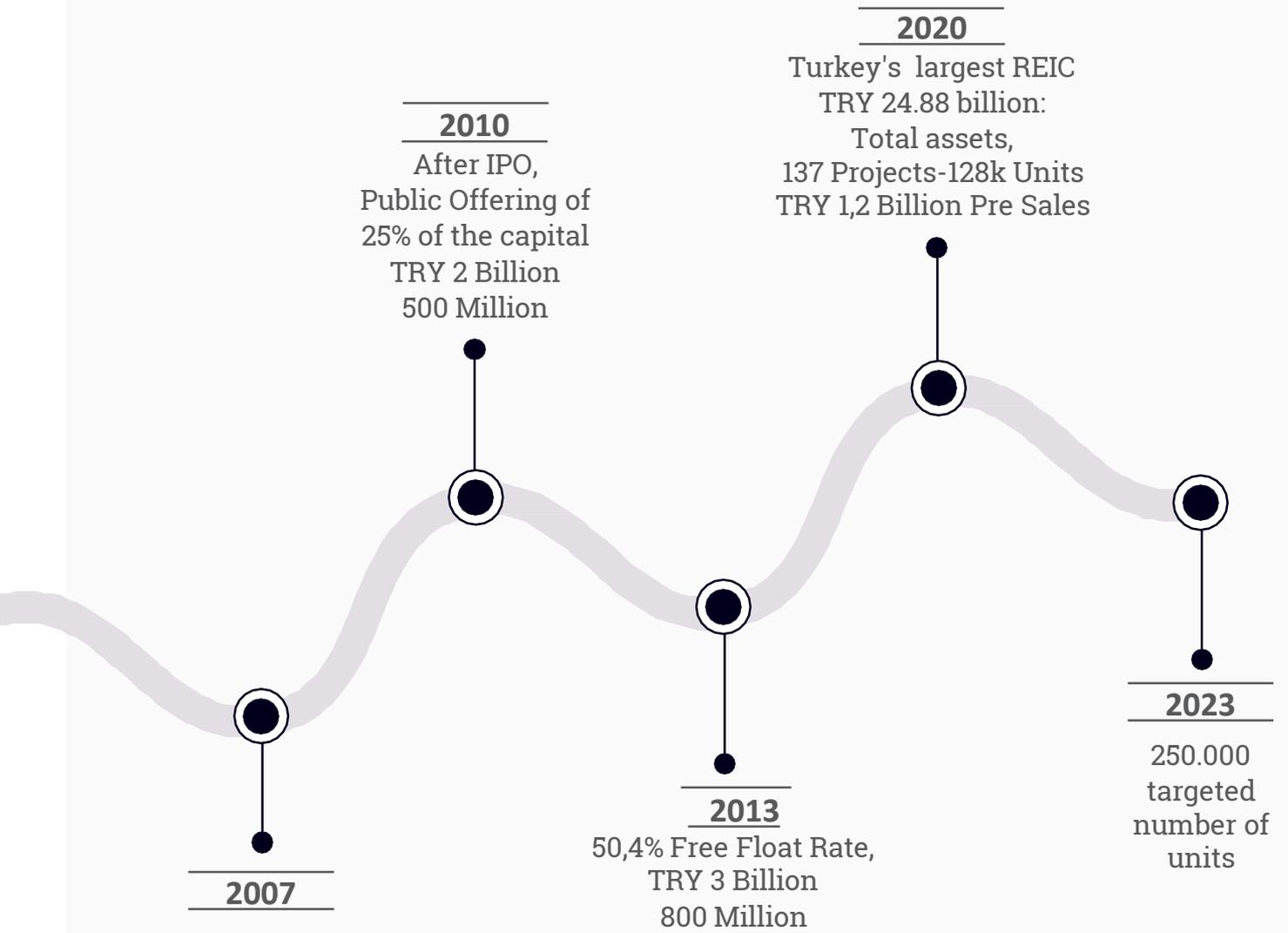
SUPPORT TO 256
DIFFERENT SECTOR



128.000
UNITS



TRY 24.8 Bn
TOTAL ASSET



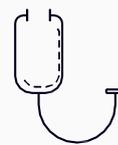
15.000
EMPLOYMENT



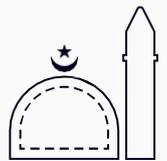
43
SCHOOL



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.

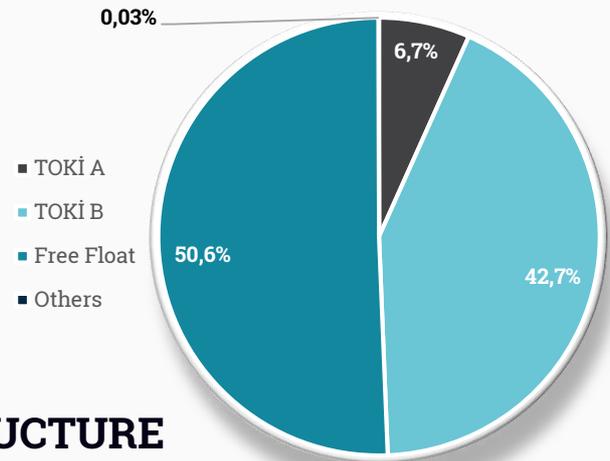
Our activities include purchasing land in Turkey, developing real estate for the middle and upper-middle class, and marketing and selling real estate. Our Company considers producing value for our country as one of the most important aspects. Emlak Konut REIC conducted its initial public offering in 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 65- year brand value. It proves effective in the relevant models contributing positively to the construction, marketing and sales stages.

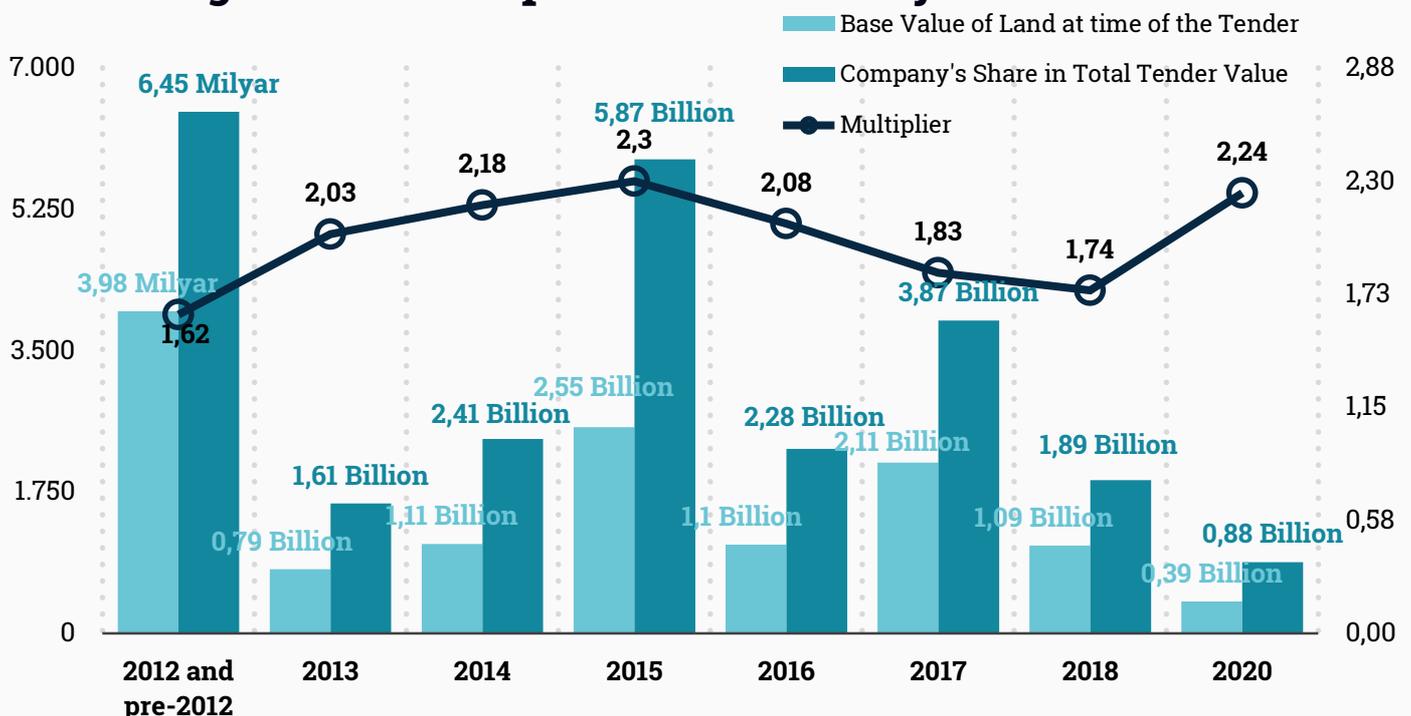
REVENUE SHARING MODEL

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

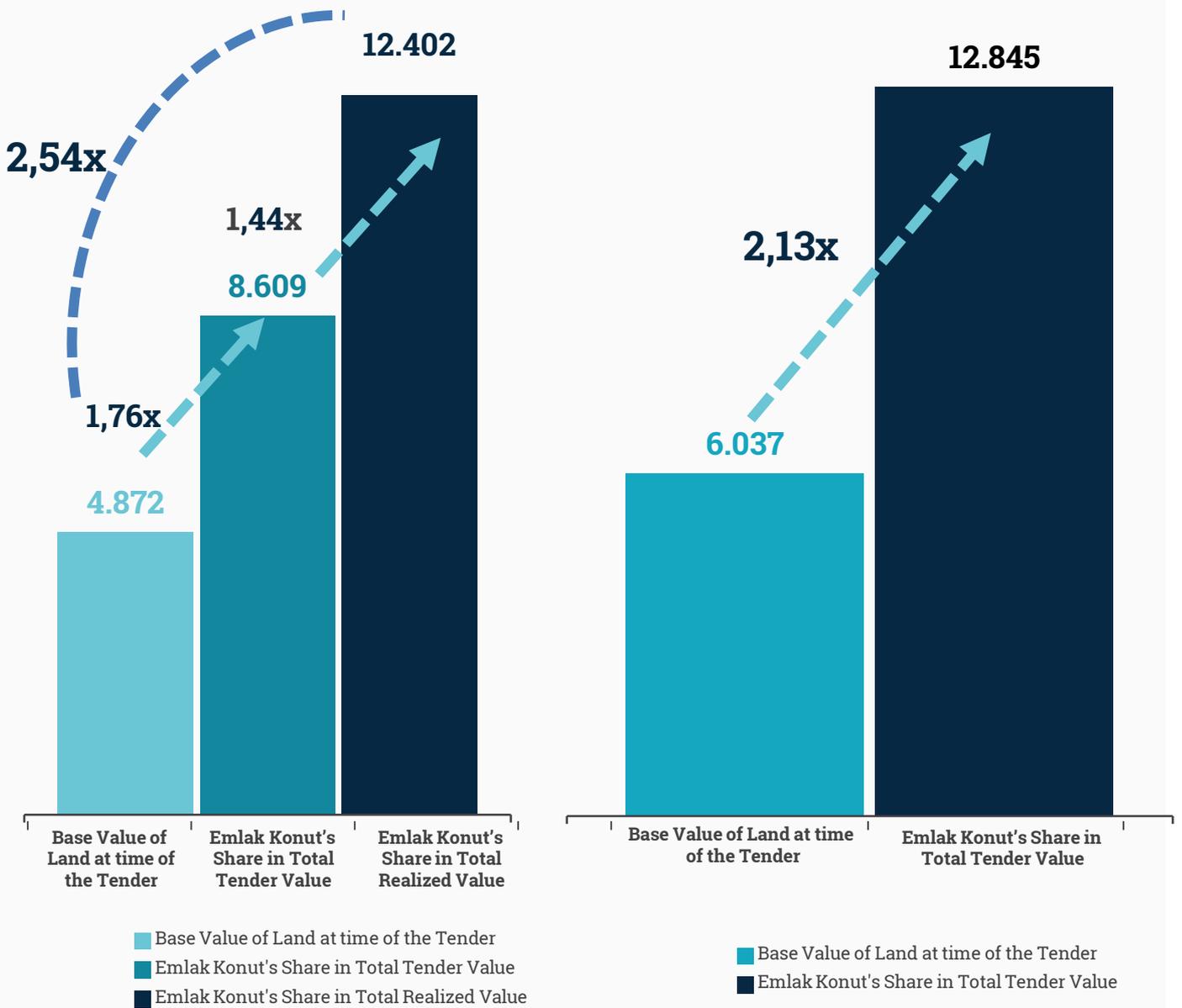
The contractor is selected via a tender process pursuant to some criterias among the most appropriate and the lowest bid. Emlak Konut assumes all risks and responsibilities for the project development. All income earned from the sales of the units belong to Emlak Konut.

The Progress of Multiplier for RSM Projects



MULTIPLIER FOR REVENUE SHARING MODEL*

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



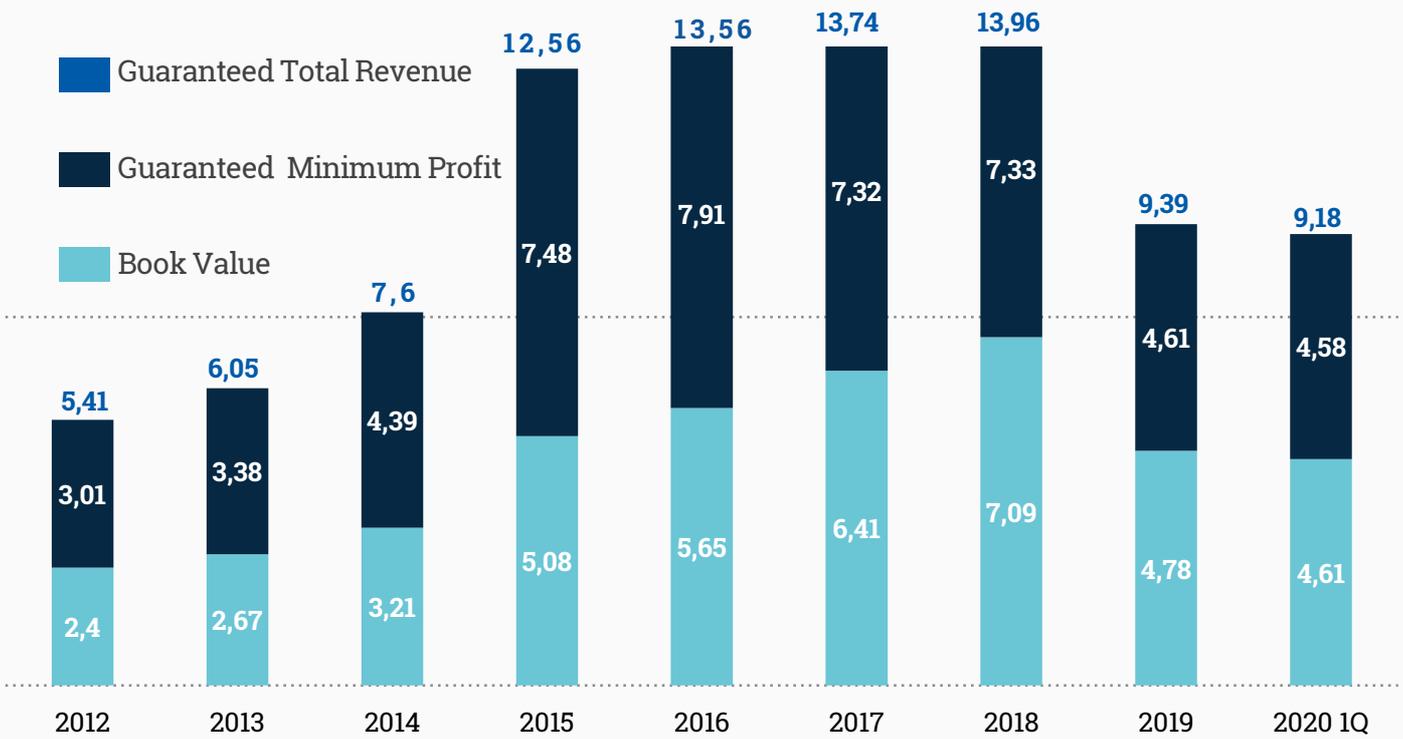
*

The figures are in billion 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 4.58 Billion TRY of profit 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
122.

No	Global Market REIT	Total Assets* (Billion USD)
117	WASHINGTON PRIME GROUP INC	4,25
118	KLCCP STAPLED GROUP	4,21
119	EQUITY LIFESTYLE PROPERTIES	4,21
120	GEO GROUP INC/THE	4,19
121	CORECIVIC INC	4,08
122	EMLAK KONUT GYO	4,06
123	CORPORATE OFFICE PROPERTIES	4,05
124	BRANDYWINE REALTY TRUST	4,05
125	OFFICE PROPERTIES INCOME TRU	4,03
126	CUBESMART	4,00
127	PIEDMONT OFFICE REALTY TRU-A	3,92

EMEA
7.

No	Global Market REIT	Total Assets* (Billion USD)
2	BRITISH LAND CO PLC	13,05
3	ALSTRIA OFFICE REIT-AG	5,56
4	COFINIMMO	5,12
5	WAREHOUSES DE PAUW SCA	4,76
6	EUROCOMMERCIAL PROPRTIE-CV	4,62
7	EMLAK KONUT GYO	4,06
8	BEFIMMO	3,30
9	IMMOBILIARE GRANDE DISTRIBUZ	2,87
10	PRODEA REAL ESTATE INVESTMEN	2,73
11	TORUNLAR GAYRIMENKUL YATIRIM	2,31
12	LAR ESPANA REAL ESTATE SOCIM	1,97

Turkey
1.

No	Global Market REIT	Total Assets* (Billion USD)
1	EMLAK KONUT GYO	4,06
2	TORUNLAR GAYRIMENKUL YATIRIM	2,26
3	AKIS GAYRIMENKUL YATIRIMI AS	1,06
4	IS GAYRIMENKUL YATIRIM ORTAK	0,96
5	SINPAS GAYRIMENKUL YATIRIM O	0,93
6	OZAK GAYRIMENKUL YATIRIM ORT	0,69
7	HALK GAYRIMENKUL YATRM ORTAK	0,51
8	REYSAS GAYRIMENKUL YATIRIM O	0,47
9	AKFEN GAYRIMENKUL YATIRIM OR	0,45
10	YESIL YAGRIMENKUL YATIRIM OR	0,42

* As of end of 2019

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 56%..



Delivery of more than 7 thousand units in 2019

Total Sales Revenue In Revenue Sharing Model

74 Billion TRY

Turnkey Model Agreement Value

8.5 Billion TRY

Successfully Driving Or Delivered

86 Revenue Sharing Model Projects

Successfully Driving Or Delivered

51 Turn-Key Model Projects

Total Profit Target In 5 Years

4.57 Billion TRY

Strong Launch To Sales Ratio

56% in 2020

46% in 2021

Completed And Tendered Units

128 k units

SUMMARY TABLE OF SIGNIFICANT FIGURES

TOTAL ASSETS

TRY 24,883,554,000

Appraisal Value of Land Stock

TRY 5,026,968,427

Appraisal Value of Buildings

TRY 4,193,222,409

Company Share of Total Revenue for RSM Projects

TRY 9,206,090,097

Cost of Purchase + Progress Payments (Turn Key)

TRY 3,277,246,420

Cost of Land and Residential Unit Inventories

TRY 15,443,992,000

Cost of Investment Property

TRY 504,685,000

Liabilities

TRY 11,027,202,000

TOTAL

TRY 19,611,192,354



After the Covid-19 process; with the increasing demand, consumer confidence and investment appetite, the real estate and construction sector will continue its development in 2020.

Dear Emlak Konut stakeholders, investors, shareholders, business partners and colleagues,

At the outset, I would like to wish God's mercy to our citizens who lost their lives to the global COVID-19 pandemic and convey my heartfelt condolences to their relatives. Also, I wish a quick recovery to those receiving treatment. The Turkish nation has shown the power of unity once again with its struggle against COVID-19. We will overcome this global pandemic threatening the entire humankind with our national unity, solidarity, brotherhood and solidarity.

Actively fighting against the pandemic, our country will have achieved a 4.5% economic growth in the first quarter of 2020. Although we have felt economic stagnation and lower consumption due to measures taken since mid-March against the spread of the virus, we believe that normalization will gain speed thanks to the economic packages announced by our government.

Housing sales started the first quarter of the year with very strong momentum. According to TurkStat data, house sales stood at 341,000 units with a 33% increase in this period thanks to higher consumer confidence indices and the

decline of the monthly interest rate to 0.79%. Although the sales fell by 56% in April to 42,783 units on an annual basis due to the pandemic, they manifested a 9% growth in the first quarter over the previous year. Accordingly, bank loan-based house sales decreased by 24% in April year on year accounting for 40% of total sales. 35% of sales came from the sale of first-hand houses.

We embarked on our 2020 activities with great enthusiasm and faith. I would like to highlight that we have delivered a performance in alignment with our targets so far. In the first quarter of 2020, we sold units worth over TRY 1.2 billion by exceeding our sales target of TRY 707 million. Also, we doubled our sales target of 88,000 square meters to 168,000 square meters.

We delivered more than 600 units in the first quarter of the year. We have completed the pre-sale of 56% of our 12 revenue sharing projects, partial admissions of which we aim to complete throughout the year. Our construction progress rate is 76% in these projects. As of today, we have completed the sales of 48% of the projects we plan to complete by 2023.

In our ongoing revenue sharing projects, Emlak Konut's minimum guaranteed profit is 4 billion 572 million TRY.

In the first quarter, we generated a profit of TRY 124 million thanks to the completion of the project in this period. Furthermore, we have quickly started the tenders planned for 2020. As part of all the tenders, total sales revenue has reached TRY 2.49 billion with the company share standing at TRY 881.3 million. The multiplier ratio is 2.24 in these tenders. I think that these lands have a higher potential and we will achieve higher multiplier ratios with the completion of relevant projects.

The COVID-19 pandemic will inevitably cause the housing demand to be postponed. However, we expect a recovery in house sales starting from the second half of the year thanks to improved liquidity conditions and better access to loans.

We believe that the growth trend in all industries will continue and commercial activities will accelerate in the coming period. Therefore, the real estate and construction industry will continue its development in 2020 with the higher demand, consumer confidence and investment appetite. Our country still has an increasing need for qualified housing projects, horizontal architecture and social reinforcement areas. As a matter of fact, the pandemic process has once again proven the importance of vast green areas and social activity areas we have developed so far. We always keep this reality in mind and we will continue to do our best to produce these areas as required by our citizens.

Emlak Konut will continue to produce, as always, livable and safe houses to ensure a safe future for our country.

As Emlak Konut's General Manager, I would like to express my warm greetings to esteemed partners on behalf of our Board of Directors. I also extend our thanks to our country for its contributions to our activities. And I wish every colleague toiling for the achievements of our Company a year full of health and success.

Sincerely,

Hakan Gedikli

2020 ACTIVITY RESULTS



Solid net profit results and balance land portfolio..

2020 Figures

124 Million TRY

2019 Net Profit

4.9 Billion TRY

Land Portfolio Value

2020 1Q Pre-Sales Figures

1.2 Billion TRY

2019 Pre-Sales Revenue

208 Million TRY

Sold to Foreigners

168 k sqm

Sold Area

1.107

2019 Number of Units Sold

2020 Completed Tender Results

2 Tenders

Completed

2.24x

Average Multiplier

881 Mio TRY

Total Min.
Emlak Konut's Share

2,49 Billion TRY

Total Sales Revenue
In Tenders

2020 1Q COMPANY SALES DATA

Exchange rate fluctuations and high interest rates in the currency caused a delay in housing demands.

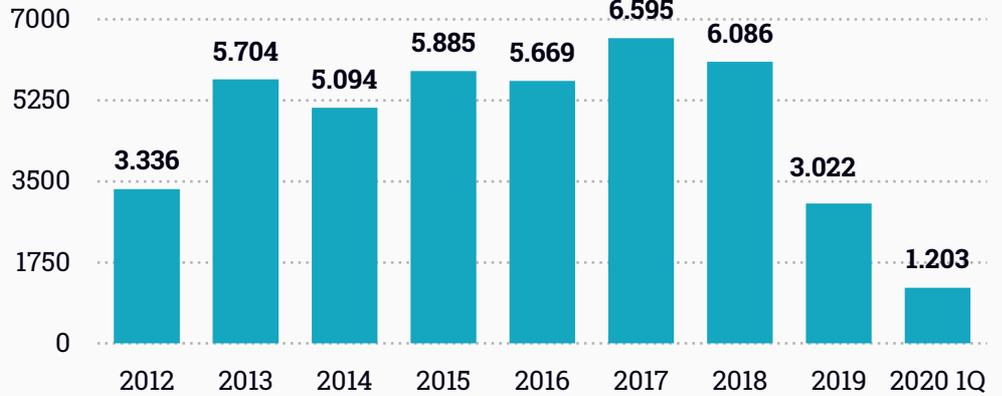
Call center infrastructure serving in 8 languages was established

Sales ratio to foreign customers in 2019 is 25%

Unit Sales (Number)



Total Value Of Sales Million TRY



Total Unit Size Sold sqm'000

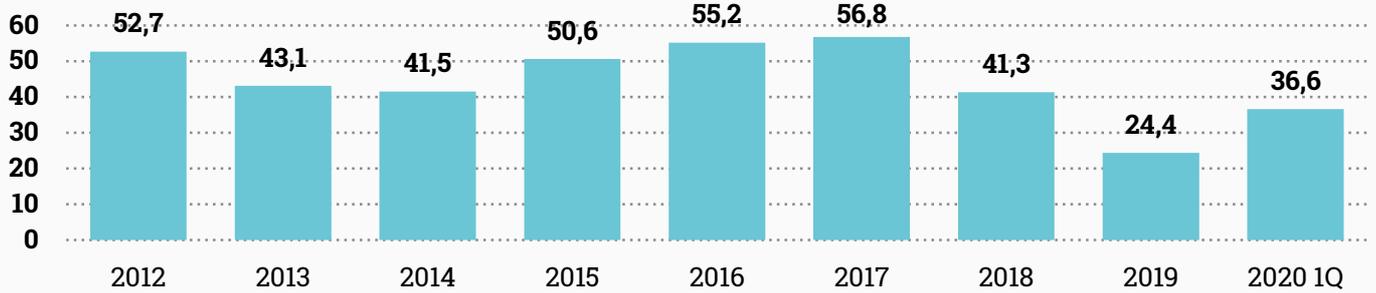


Sales To Foreigners Million TRY



KEY FINANCIAL RESULTS

Ebitda Margin %



Key Financials Million TRY

	2012	2013	2014	2015	2016	2017	2018	2019	2020 1Q
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	696,6
EBITDA ⁽¹⁾	530,4	1.005,8	750,8	907,4	1.914,6	2.215,9	1.621,3	1.384,6	254,8
EBITDA Margin (%) ⁽²⁾	52,8	43,1	41,6	50,8	55,4	56,8	41,3	24,4	36,6
Profit for Period	523,4	1.060,5	954,4	952,6	1.761,3	1.756,1	1.268	778,4	123,7
Total Assets	8.578,9	13.471,0	14.490,6	16.736,0	18.702,4	20.623,7	23.319	24.185	24.884
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	13.857
Dividend Per Share (TRY)	0,0800	0,1231	0,0965	0,0968	0,0000	0,1755	0,0035	0,0021	0,033
Return on Equity (%)	0,12	0,13	0,11	0,10	0,16	0,14	0,096	0,057	0,0009
Cash Flow	1.171,1	4.298	1.453,4	759	956	385	494	432	745
Dividend Payout	200,0	467,7	366,7	367,8	0,0	666,9	123		

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	877.205	716.973	1.594.178
2 Year	593.431	352.295	945.726
3 Year	521.643	318.912	840.555
4 Year	438.214	213.435	651.649
5 Year and Above	1.873.210	442.931	2.316.141
TOTAL	4.303.703	2.044.546	6.348.249

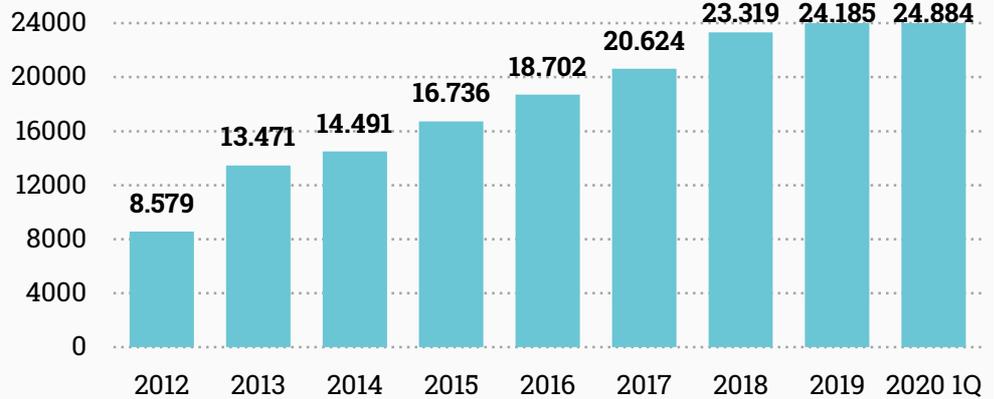
Please see Independent Audit's Report for details Note.12, pp. 26

FINANCIAL TRACK RECORD



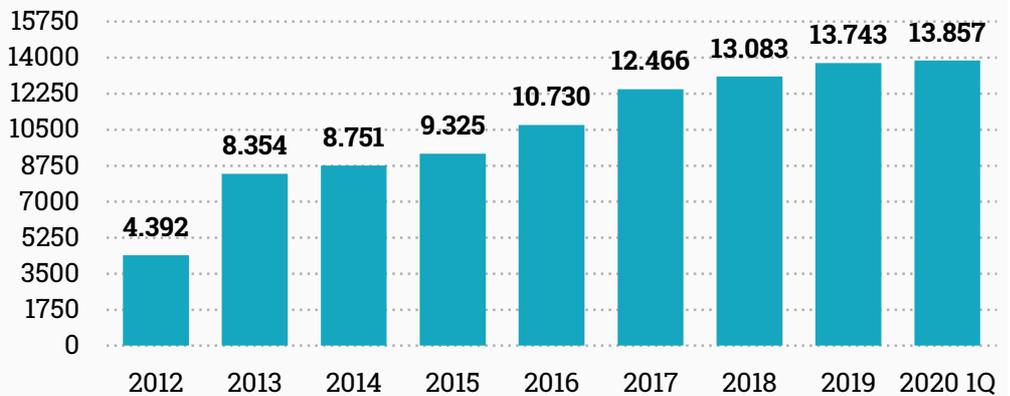
We have increased our total assets by 215% in 8 years

Total Assets Million TRY



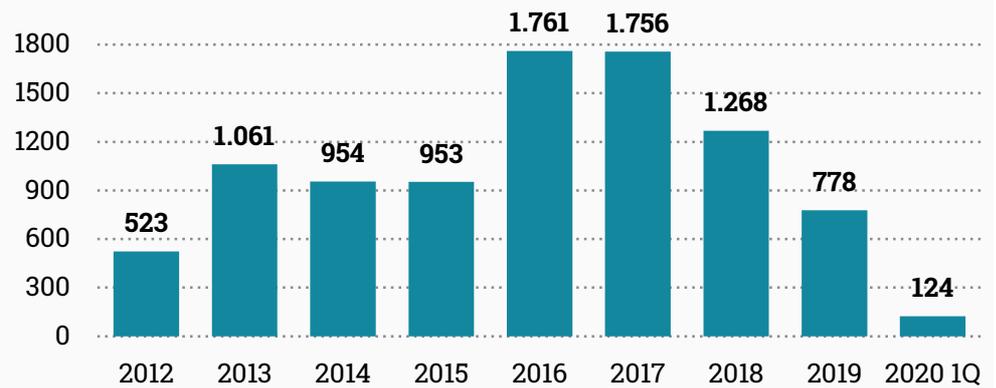
Significant increase in our equity in 8 years turned into a strong source of funding source ...

Equity Million TRY

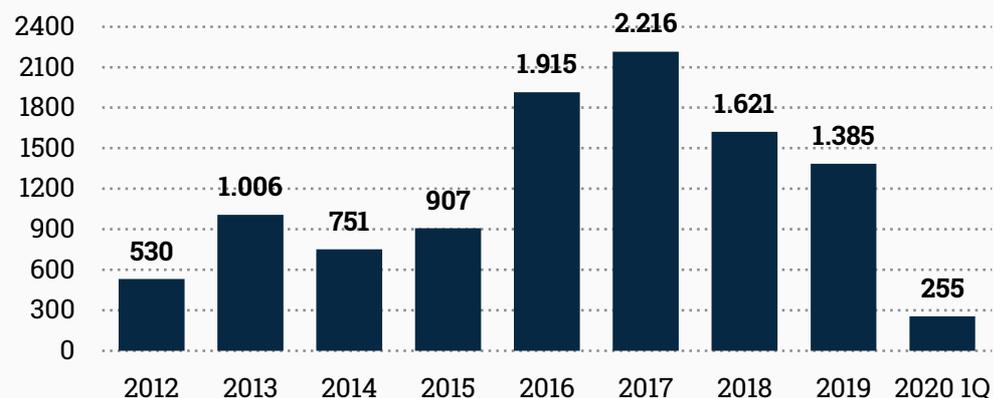


Sustainable high profitability

Profit For The Period Million TRY



Ebitda For Period Million TRY



FINANCIAL RATIOS

Liquidity Ratios

Current Ratio
2,806

Cash Ratio
0,169

Acid-Test Ratio
0,932

Financial Structure Ratios

F. Leverage Ratio
0,443

Debt Ratio
0,756

Equity Total Assets
0,557

Self-Financing Ratio
1,257

Operating Ratios

Assets Turnover Ratio
0,028

Equity Turnover Ratio
0,050

Net Working Capital
0,051

Profitability Ratios

Return on Equity
0,009

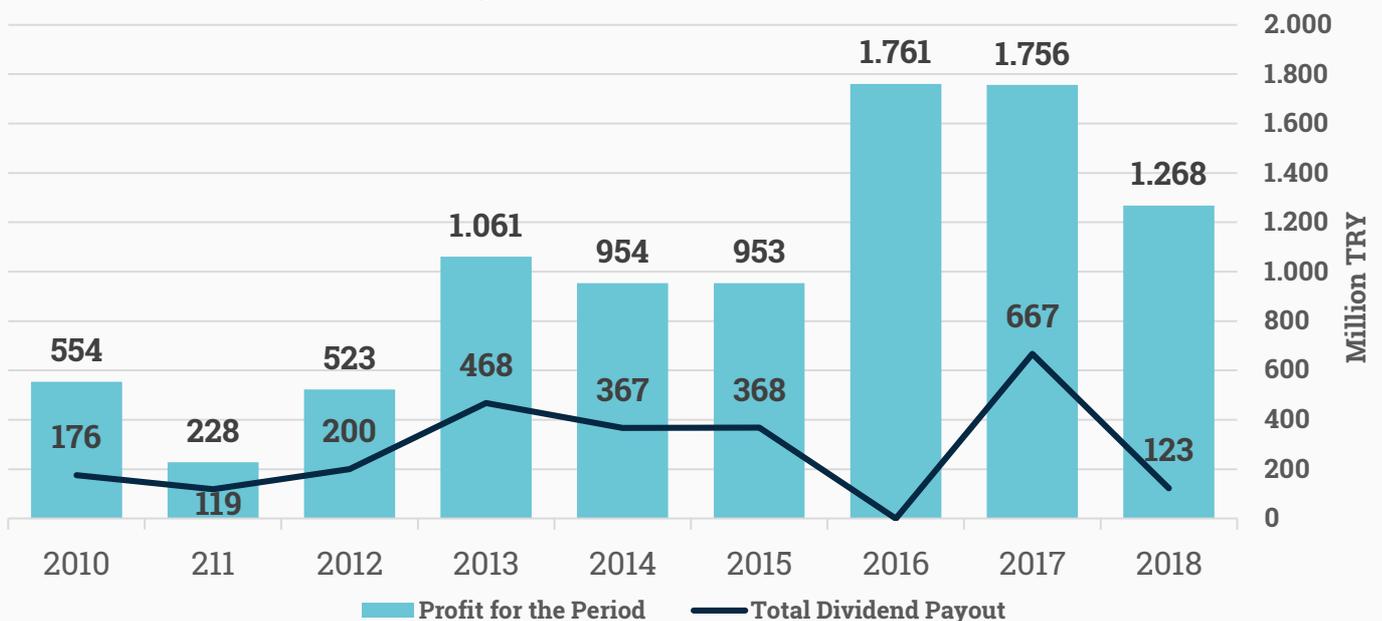
Return on Assets
0,005

Return on Sales
0,180

Gross Profit Margin
0,409

Operating Profit Margin
0,334

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 Bakırköy Şevketiye	330,000			
2 Beşiktaş Ortaköy	256,965			
3 Küçükçekmece Bizim Mahalle 1st Stage	183,994			
4 Başakşehir Kayabaşı 7th Stage	136,611	800,000	256,000	1.87
5 Başakşehir İkitelli 2nd Stage	257,070	1,690,000	625,300	2.43
Total	770,959	2,490,000	881,300	2.24

Turn-Key Model	Appraisal Value
1 Sarıyer Zekeriyaköy	158,337
2 Ümraniye Çakmak	
3 Ankara Çankaya Saraçoğlu	
Total	158,337

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

KUZEY YAKASI





LAND PORTFOLIO

Untendered Land Plots

Line	City/ District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	ÇANKAYA MÜHYE	38.434	51.097.886	60.329.780
	Ankara	38.434	51.097.886	60.329.780
2	ARNAVUTKÖY	1.457.499	170.580.920	331.219.421
3	ATAŞEHİR	21.381	40.137.750	68.685.477
4	BAKIRKÖY YEŞİLKÖY ŞEVKETİYE	45.941	330.000.000	330.000.000
5	BAŞAKŞEHİR HOŞDERE	312.784	112.755.035	165.414.373
6	BAŞAKŞEHİR İKİTELLİ	169.294	328.110.710	402.715.285
7	BAŞAKŞEHİR KAYABAŞI	59.186	183.971.411	182.447.686
8	TAŞDELEN – ÇEKMEKÖY	6.346	42.641	2.221.062
9	ESENYURT HOŞDERE	57.836	50.577.481	97.675.465
10	KARTAL PARSELLERİ	60.343	97.061.438	97.061.438
11	KÜÇÜKÇEKMECE HALKALI	476.964	1.912.110.292	2.175.954.694
12	MALTEPE	306	3.010.214	3.012.524
13	SARIYER İSTİNYE	1.373	7.003.940	7.003.940
14	ZEKERİYAKÖY	100.635	146.526.611	171.505.503
15	TUZLA	10.644	20.016.360	25.996.423
16	ÜMRANİYE	10.680	1.843.977	-
17	BEŞİKTAŞ	17.131	256.965.000	256.965.000
18	AVCILAR	20.315	19.307.276	30.471.800
19	FLORYA ŞENLİK	40.723	262.556.275	315.000.000
	Istanbul	2.869.381	3.993.675.217	4.639.034.587
20	İZMİR KONAK	7.033	12.258.000	13.148.320
21	KASTAMONU CİDE	9.110	52.663	60.000
22	KOCAELİ GEBZE GÜZELLER	7.482	728.901	2.601.192
23	KOCAELİ KÖRFEZ	16.610	1.528.023	8.974.700
24	NEVŞEHİR	26	8.088	8.232
25	TEKİRDAĞ KAPAKLI	75.127	1.664.820	23.528.311
26	TEKİRDAĞ ÇORLU	35.923	6.152.734	8.965.011
27	SAMSUN CANIK	51.698	111.915.633	122.006.543
	Other Cities	203.009	134.308.862	179.292.309
TOTAL		3.110.824	4.127.987.484	4.902.972.180

INVESTMENT Properties

Line	City/ District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	BAŞAKŞEHİR HOŞDERE	25.306	8.140.964	10.755.152
2	BAŞAKŞEHİR İKİTELLİ	8.731	4.466.027	6.104.422
3	KARTAL	13.595	24.457.405	23.260.675
TOTAL		47.632	37.064.397	40.120.249

ONGOING REVENUE SHARING MODEL PROJECTS



TEMASEHİR
KONYA

Contractor

TORKAM

Land Area

72.727 m²

Total Sales Revenue

705.000.00 TL

Min. Company Share

211.500.00 TL

Completion Date

30.06.2021

Number of Units

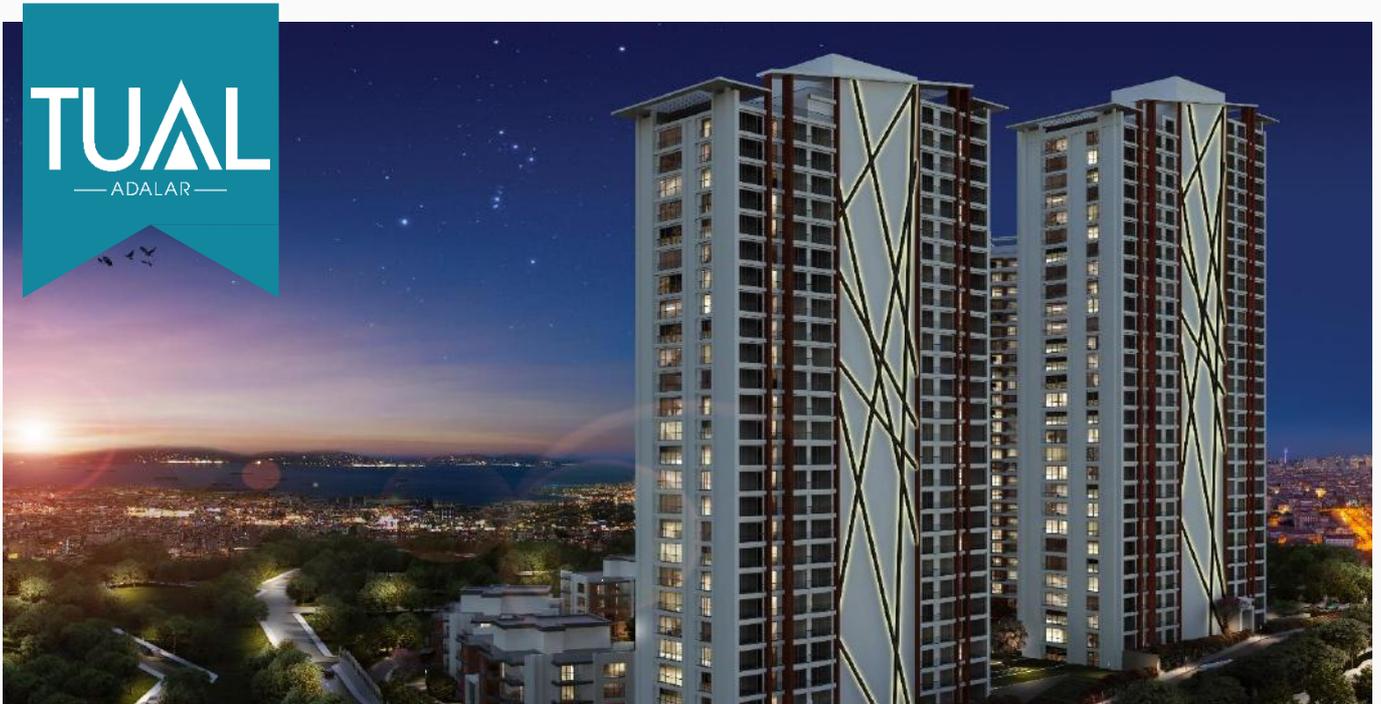
905

Company Share Ratio

%30,00

Progress Level

%88,31



TUAL
ADALAR

Contractor

DAĞ

Land Area

47.565 m²

Total Sales Revenue

420.000.000 TL

Min. Company Share

123.900.000 TL

Completion Date

31.12.2020

Number of Units

542

Company Share Ratio

%29,50

Progress Level

%92,76

ONGOING REVENUE SHARING MODEL PROJECTS



Contractor KELİF İŞ ORTAKLIĞI	Land Area 36.175 m2	Total Sales Revenue 440.000.000 TL	Min. Company Share 171.600.000 TL
Completion Date 28.05.2020	Number of Units 592	Company Share Ratio %39,00	Progress Level %92,31



Contractor DAĞ	Land Area 137.588 m2	Total Sales Revenue 1.090.000.000 TL	Min. Company Share 275.334.000 TL
Completion Date 01.11.2020	Number of Units 1.914	Company Share Ratio %25,26	Progress Level %89,96

ONGOING REVENUE SHARING MODEL PROJECTS



OFIS
KARAT
BAKIRKÖY

Contractor BAŞYAPI & GÜNEY & ELİT VİZYON	Land Area 5.250 m ²	Total Sales Revenue 200.000.000 TL	Min. Company Share 62.000.000 TL
Completion Date 30.04.2020	Number of Units 90	Company Share Ratio %31,00	Progress Level %90,74



VALİDEBAĞ
KONAKLARI

Contractor ELTES & İSTLIFE	Land Area 17.237 m ²	Total Sales Revenue 810.000.000 TL	Min. Company Share 406.215.000 TL
Completion Date 15.08.2020	Number of Units 366	Company Share Ratio %50,15	Progress Level %60,23

ONGOING REVENUE SHARING MODEL PROJECTS

AVRUPARK
HAYAT



Contractor CİHAN İNŞ. & KONUT YAPI	Land Area 42.020 m2	Total Sales Revenue 626.000.000 TL	Min. Company Share 156.500.000 TL
Completion Date 30.06.2021	Number of Units 1.184	Company Share Ratio %25,00	Progress Level %30,24

tem 34
TAHTAKALE



Contractor AKYAPI & EŞBAH	Land Area 20.280 m2	Total Sales Revenue 342.400.000 TL	Min. Company Share 85.600.000 TL
Completion Date 31.01.2021	Number of Units 197	Company Share Ratio %25,00	Progress Level %45,35

ONGOING REVENUE SHARING MODEL PROJECTS



IDEALIST
C A D D E

Contractor IDEALIST İNŞAAT & IDEALIST GYO	Land Area 17.933 m2	Total Sales Revenue 68.500.000 TL	Min. Company Share 15.070.000 TL
Completion Date 03.12.2020	Number of Units 69*	Company Share Ratio %22,00	Progress Level %12,90



AVANGART
istanbul

Contractor GÜL İNŞAAT	Land Area 36.750 m2	Total Sales Revenue 1.300.000.000 TL	Min. Company Share 637.000.000 TL
Completion Date 28.12.2020	Number of Units 959	Company Share Ratio %49,00	Progress Level %55,31

ONGOING REVENUE SHARING MODEL PROJECTS

KÖY



Proje sonraki dönem Anahtar Teslim projeler portföyüne dahil olacaktır

Contractor	Land Area	Total Sales Revenue	Min. Company Share
SİYAHKALEM	348.807 m ²	1.475.000.000 TL	475.687.500 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
05.10.2022	911	%32,25	%86,52

CER
İSTANBUL



Contractor	Land Area	Total Sales Revenue	Min. Company Share
EGE & YEDİ KULE	41.162 m ²	302.680.000 TL	105.968.270 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
24.06.2021	169	%35,01	%32,03

ONGOING REVENUE SHARING MODEL PROJECTS



NIDAPARK
KÜÇÜKYALI

Contractor TAHİNCİOĞLU KÜÇÜKYALI ORT. GRŞ	Land Area 110. 023m ²	Total Sales Revenue 3.635.715.000 TL	Min. Company Share 1.527.000.300 TL
Completion Date 16.09.2021	Number of Units 2.060	Company Share Ratio %42,00	Progress Level %38,24



ebruli
İSPARTAKULE

Contractor EBRULİ İNŞAAT	Land Area 47.168 m ²	Total Sales Revenue 600.000.000 TL	Min. Company Share 132.000.000 TL
Completion Date 30.06.2020	Number of Units 776	Company Share Ratio %22,00	Progress Level %27,56

ONGOING REVENUE SHARING MODEL PROJECTS



BÜYÜKYALI
İSTANBUL



Contractor ÖZAK & YENİGÜN & ZİYLAN	Land Area 108.619 m2	Total Sales Revenue 4.240.000.000 TL	Min. Company Share 1.568.800.000 TL
Completion Date 02.11.2022	Number of Units 1.655	Company Share Ratio %37,00	Progress Level %89,60



MERKEZ
ANKARA



Contractor PASİFİK & ÇİFTAY	Land Area 137.249 m2	Total Sales Revenue 4.194.550.000 TL	Min. Company Share 1.258.365.000 TL
Completion Date 14.08.2022	Number of Units 3.060	Company Share Ratio %30,00	Progress Level %26,53

ONGOING REVENUE SHARING MODEL PROJECTS



ELORA
DENİZLİ

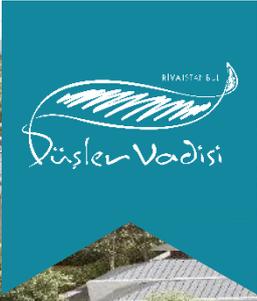
Contractor TEKNİK YAPI & UCD	Land Area 115.291 m ²	Total Sales Revenue 514.727.778 TL	Min. Company Share 92.651.000 TL
Completion Date 28.08.2020	Number of Units 1.558	Company Share Ratio %18,00	Progress Level %52,24



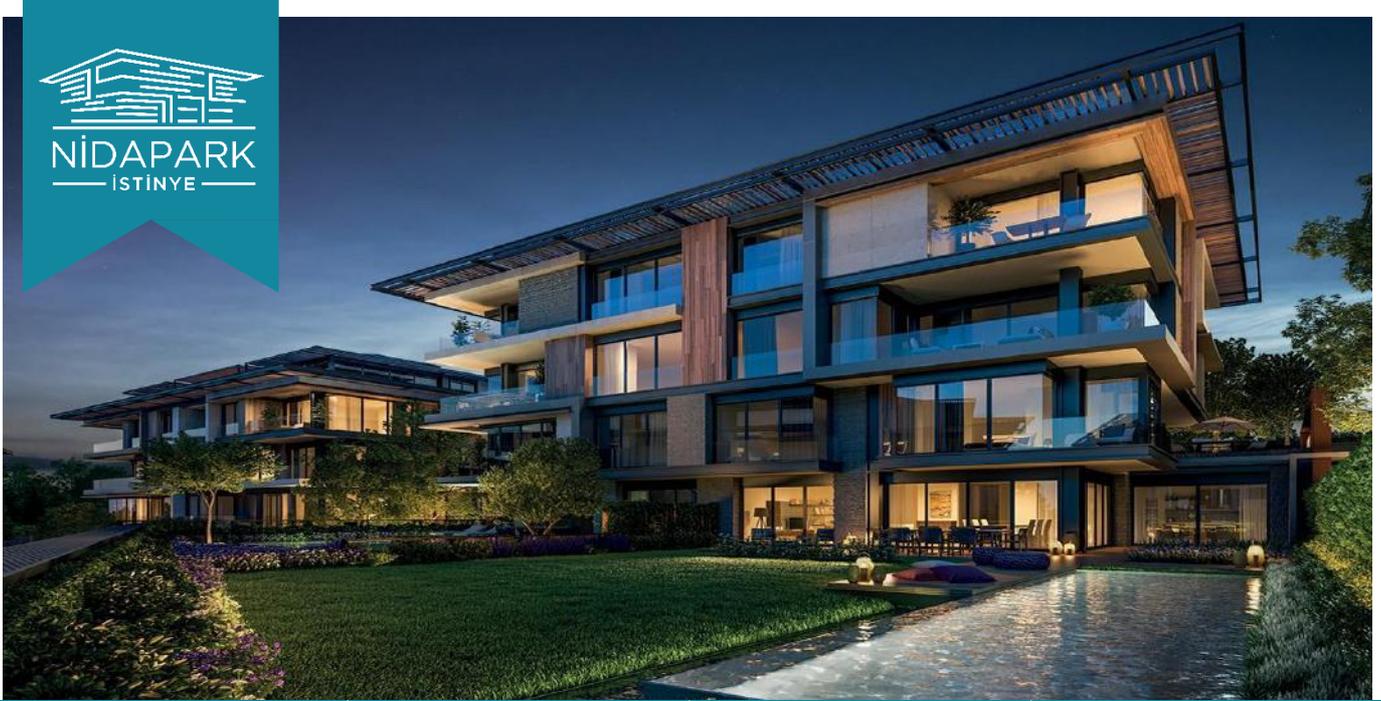
NİDAPARK
KAYAŞEHİR

Contractor TAHİNCİOĞLU KAYABAŞI	Land Area 103.277 m ²	Total Sales Revenue 1.072.600.000 TL	Min. Company Share 407.588.000 TL
Completion Date 23.10.2020	Number of Units 1.142	Company Share Ratio %38,00	Progress Level %87,32

ONGOING REVENUE SHARING MODEL PROJECTS

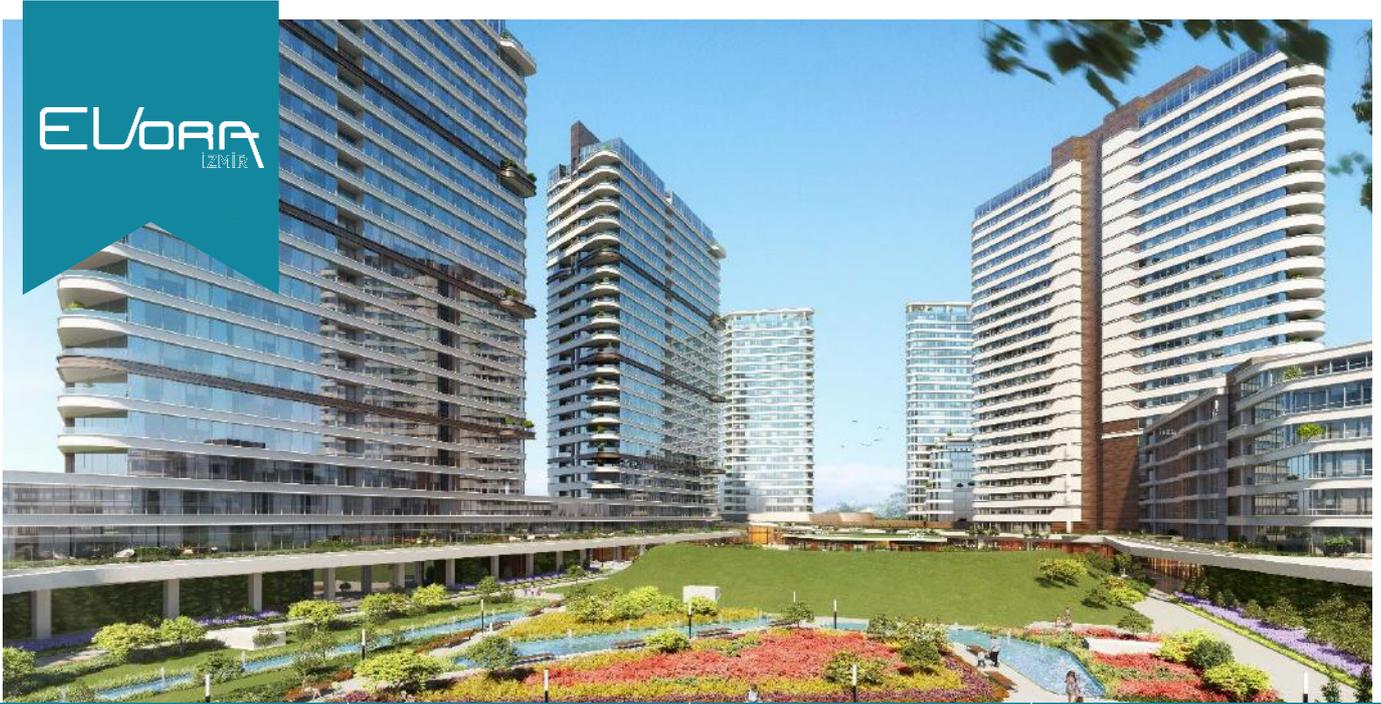


Contractor YILMAZ İNŞAAT	Land Area 1.157.004 m2	Total Sales Revenue 3.808.000.000 TL	Min. Company Share 952.000.000 TL
Completion Date 22.09.2021	Number of Units 509*	Company Share Ratio %25,00	Progress Level %3,46



Contractor TAHİNCİOĞLU İSTİNYE ORTAK GİRİŞİMİ	Land Area 158.498 m2	Total Sales Revenue 3.672.000.000 TL	Min. Company Share 1.876.392.000 TL
Completion Date 07.11.2021	Number of Units 555	Company Share Ratio %51,01	Progress Level %25,08

ONGOING REVENUE SHARING MODEL PROJECTS

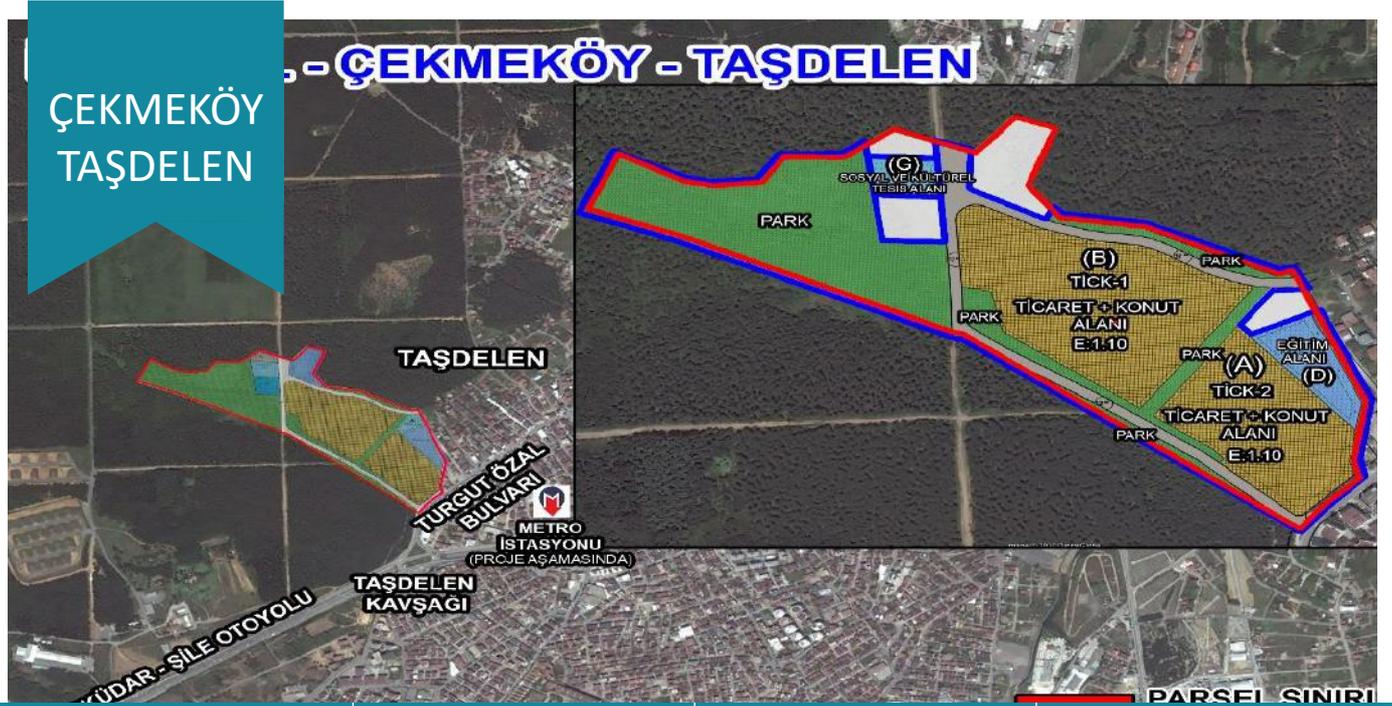


Contractor TEKNİK YAPI & HALK GYO	Land Area 47.070 m2	Total Sales Revenue 1.672.000.000 TL	Min. Company Share 585.200.000 TL
Completion Date 16.09.2021	Number of Units 753*	Company Share Ratio %35,00	Progress Level %1,59



Contractor PEKİNTAŞ & BURAKCAN	Land Area 78.558 m2	Total Sales Revenue 2.200.000.000 TL	Min. Company Share 726.000.000 TL
Completion Date 21.08.2021	Number of Units 1104*	Company Share Ratio %33,00	Progress Level %0,0

ONGOING REVENUE SHARING MODEL PROJECTS



Contractor	Land Area	Total Sales Revenue	Min. Company Share
ELTES & ISTLIFE	155.368 m2	1.111.100.000 TL	355.552.000 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
06.06.2022	*	%32,00	%0,0



Contractor	Land Area	Total Sales Revenue	Min. Company Share
ELTES & ISTLIFE	20.677 m2	1.763.750.000 TL	705.500.000 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
06.05.2022	*	%40,00	%0,0

ONGOING REVENUE SHARING MODEL PROJECTS

TABLE 31.03.2020

PROJECT NAME	EMLAK KONUT MIN. GUARANTEED REVENUE	MIN. PROFIT	TOTAL NUMBER OF UNITS	UNITS SOLD	(%) SOLD
1 Karat 34	8.482.315	2.809.616	592	417	70
2 Temaşehir Konya	91.357.351	52.335.296	905	748	83
3 Tual Adalar	21.252.794	8.923.181	542	450	83
4 Tual Bahçekent	130.529.584	91.575.248	1.914	1.591	83
5 Köy*	201.310.950	189.923.720	497	545	60
6 Evora Denizli*	67.128.879	3.501.196	1.558	824	53
7 Nidapark Kayaşehir*	107.950.125	72.189.317	1.142	1.130	99
8 Büyükyalı İstanbul*	436.709.638	172.512.161	1.655	685	42
9 Validebağ Konakları	439.887.380	286.205.419	366	265	72
10 Ofis Karat Bakırköy	62.000.000	31.174.027	90	13	14
11 Avangart İstanbul	637.000.000	512.163.689	959	275	29
12 Merkez Ankara	1.258.365.000	616.311.256	3.060	445	15
2020 Total	3.461.974.016	2.039.624.126	13.280	7.388	56
13 Cer İstanbul	105.968.270	38.565.323	169	47	28
14 Ebruli Ispartakule	132.000.000	74.359.981	776	189	24
15 Avrupark Hayat	156.500.000	102.443.299	1.184	707	60
16 Tem 34 Tahtakale**	40.086.059	8.798.010	197	118	60
17 İdealistkoru/İdealist Cadde	15.070.000	5.230.783	69*	23	33
18 Nidapark Küçükyalı	1.527.000.300	849.339.622	2.060	1.067	52
19 Nidapark İstinye	1.876.392.000	882.959.489	555	128	23
2021 Total	3.853.016.629	1.961.696.507	4.941	2.279	46
20 Şişli Teşvikiye	705.500.000	116.017.442	*	satışta değil	-
21 Çekmeköy Taşdelen	355.552.000	37.638.157	*	satışta değil	-
2022 Total	1.061.052.000	153.655.599	0	-	-
22 Allsancak	145.200.000	145.054.606	1104*	satışta değil	-
23 Evora İzmir	117.040.000	116.055.953	753*	87	-
24 Düşler Vadisi	542.892.221	156.495.590	509*	135	-
2023 Total	805.132.221	417.606.149	2.366	222	9
Total	9.181.174.866	4.572.582.381	20.587	9.889	48

*Partial provisional acceptance of the Project will be realized in 2019 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



Contractor AYDUR	Land Area 30.302 m2	Current Aggrement Value 216.500.000 TL	Book Value + Progress Payment 174.108.142 TL
Completion Date 23.02.2021	Number of Units 385	Progress Level %26,66	



Contractor SİYAHKALEM	Land Area 66.656 m2	Current Aggrement Value 448.000.000 TL	Book Value + Progress Payment 151.750.943 TL
Completion Date 21.04.2021	Number of Units 832	Progress Level %14,35	

ONGOING TURN-KEY MODEL PROJECTS



1

Contractor KALYON	Land Area 89.502 m2	Current Aggrement Value 578.125.253 TL	Book Value + Progress Payment 991.087.284 TL
Completion Date 29.11.2019	Number of Units 1.345	Progress Level %88,62	



2

Contractor ASL İNŞAAT	Land Area 30.521 m2	Current Aggrement Value 206.658.170 TL	Book Value + Progress Payment 363.950.214 TL
Completion Date 29.05.2019	Number of Units 507	Progress Level %95,75	

ONGOING TURN-KEY MODEL PROJECTS



Contractor İhale Çalışmaları Devam Ediyor	Land Area 6.338 m2	Current Aggrement Value	Book Value + Progress Payment 9.294.852 TL
Completion Date	Number of Units 62	Progress Level	

ONGOING TURN-KEY MODEL PROJECTS

Project Name	Book Value + Progress Payment (TRY)	Total Number of Units	Sold (March 2020)
1 Başkent Emlak Konutları 1	991.087.284	1.345	366
2 Başkent Emlak Konutları 2	363.950.214	507	-
3 Başkent Emlak Konutları 3	-	-	-
4 Gebze Emlak Konutları 3-3	9.294.852	62	-
5 Yeniköy Konakları	174.108.142	385	113
6 Semt Bahçekent	151.750.943	832	296
7 Ankara Saraçoğlu	5.171.770	-	-
8 Köy*	238.403.372	414	-
9 Çeşitli Altyapı Projeleri	378.065.844	-	-
TOTAL	2.311.832.421	3.915	1.027

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



Köy



Başkent Emlak Konutları



YeniKöy



Başkent Emlak Konutları



Gebze Emlak Konutları



Semt Bahçekent

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	2.133,91TL
TOTAL					10.284,41 TL

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	512.444	
3	AYAZMA EMLAK KO. 2nd STAGE	10 Year	6 Shops / Başakşehir	26.932	
4	ESENLER EMLAK KONUTLARI	7,5 Year	4 Shops and 3 Residential Units/ Esenler	13.214	
5	DUMANKAYA MİKS	5 Year	2 Shops/ Küçükçekmece	50.548	
6	KÖRFEZKENT 3th VE 4th STAGE	5 Year	4 Shops/ Kocaeli	6.955	
7	AĞAOĞLU MASLAK 1453	10 Year	24 Shops/ Sarıyer		4,75%
8	AĞAOĞLU MASLAK 1453	5 Year	4 Shops/ Sarıyer	212.000	
9	AĞAOĞLU MASLAK 1453	5 Year	1 Shop/ Sarıyer		15%
10	SARPHAN FİNANS PARK	10 Year	36 Offices/ Ümraniye	118.000	
11	NEXT LEVEL	10 Year	1 Office/ Çankaya	2.800	
12	BÜYÜKYALI	5 Year	13 Offices / Shops		8%
13	MISCELLANEOUS LAND PLOTS	3 Year	4 Land Plots / İstanbul	70.355	
TOTAL			100 Shops, 3 Residential Units, 1 Building and 7 Land Plots	1.068.361	

İSTMARINA LEASED PROPERTIES

	Tenant	Duration	Property Information	Rent Value	Turnover Ratio
1	İSTMARINA	5 Year	8 Shops/ Kartal	81.350	
2	İSTMARINA	5 Year	102 Shops/ Kartal		%9
3	İSTMARINA	18 Year	11 Shops / Kartal		%10
TOTAL			145 Shops	81.350	

*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
94,36%	94,28%	100%	100%	18,91%
5,438 Building 600-bed Hospital Infrastructure and Landscaping Projects	3,202 Building Hospital & Infrastructure and Landscaping Projects	Giresun Sport Complex Giresun	Akyazı Sport & Culkture Complex Trabzon	20th Package Applications İstanbul, Kocaeli, Sakarya, Yalova
: İstanbul, Tekirdağ, Edirne, Sakarya, Kocaeli	İstanbul, Edirne, Sakarya, Kocaeli, Yalova			

Pre-Sales Value

39 Million TRY

Number of Pre-Sales

66 Units

Land Portfolio

415 k sqm

Total Area of Consultancy Services

8.2 Million sqm



2019 PROJECTS

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

Emlak Termal Kent /Yalova Tendered.



Working on zoning plans..

Land Area: 118.000sqm

Sapanca/Arifiye Lands Tender will be repeated



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

Land Area: 477.166 sqm

İstanbul Bio City RSM Model in Return for Land Sale



Başakşehir Food Wholesale Area

Ticari Alan İhalesi Yapılacak

Units

Progress Level: %70,35

Units: 947

Area for trading: 123

Area for trading: 47*



* (* Permit will taken & tender will be done in 2019)

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 205,110,000 was made for 3 land plots with TRY 169,000,000 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 2,975,295,369 were taken from various banks with a maturity period of 5 years on February and March, 2020

Istanbul İkitelli 2nd Stage and Istanbul Kayabaşı 7th Stage tenders were held creating a multiplier value of 2.24 with Emlak Konut's minimum share of TRY 881,300,000

The issuance of lease certificates with a total value of TRY 550,000,000 with an average maturity period of 137 days was completed for the issuance of the lease certificates (sukuk) in first 3 months of 2020.

The issuance of lease certificates with a total value of 550,000,000 TRY with an average maturity period of 142 days was completed for the issuance of the lease certificates (sukuk) in first 3 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 % .

DEVELOPMENTS IN THE NEXT PERIOD

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.

Loans with a total value of TRY 719,230,000 were taken from various banks with a maturity period of 2 years in April, 2020

The issuance of lease certificates with a total value of TRY 400,000,000 with an average maturity period of 146 days was completed for the issuance of the lease certificates (sukuk) on 06.04.2020 and 07.05.2020

The issuance of lease certificates with a total value of 400,000,000 TRY with an average maturity period of 113 days was completed for the issuance of the lease certificates (sukuk) on 07.04.2020 and 08.05.2020 and their payback was realized.

The Ordinary General Assembly Meeting for 2019 was canceled due to the COVID-19 pandemic, and the transactions to be carried out within the framework of the decisions to be taken at the planned general assembly meeting were postponed, and it was decided to redefine the cash dividend proposal

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

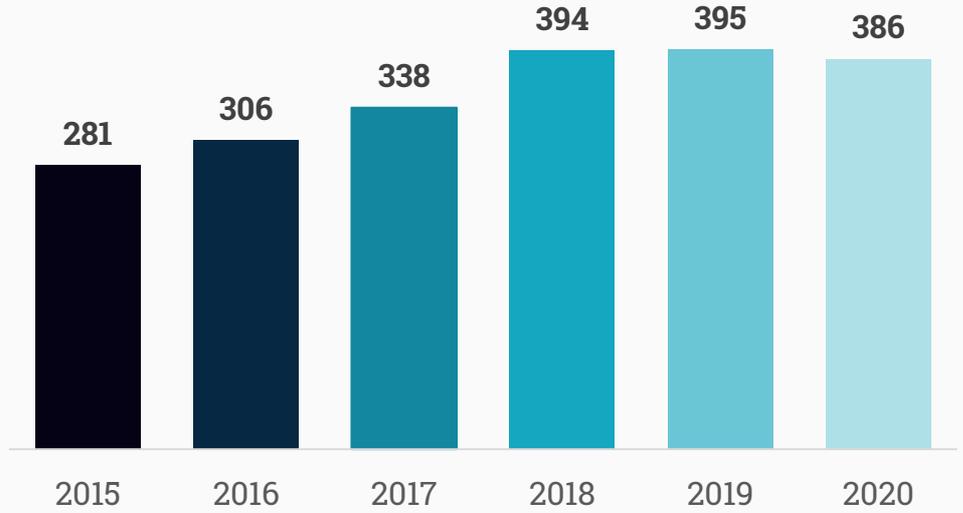
LEGAL CONSULTANCY 1st Legal Consultant : Av. Nurettin ŞAM	ASSISTANT GENERAL MANAGER (TECHNICAL) Hicran ÇAKMAK	ASSISTANT GENERAL MANAGER(TENDER AND MARKETING) Mustafa AŞIKKUTLU	ASSISTANT GENERAL MANAGER(IMPLEMENTATION AND ADMINISTRATIVE AFFAIRS) Metin TEKİN	ASSISTANT GENERAL MANAGER (FINANCIAL) Ercan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

HUMAN RESOURCES 2020

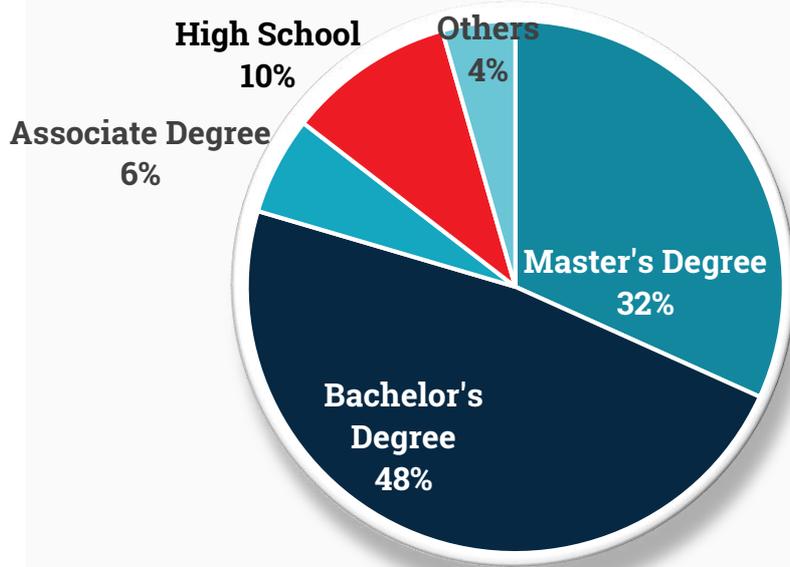
► An effective and efficient human resources policy with young human resources...

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

NUMBER OF EMPLOYEES

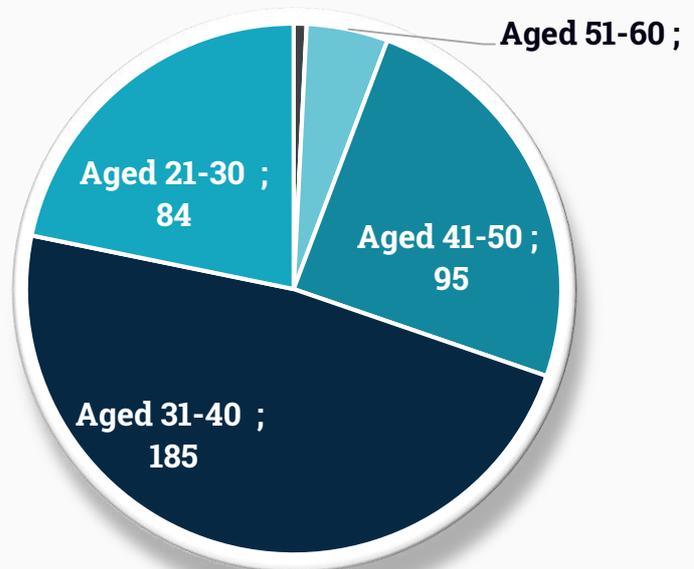


EMPLOYEES' EDUCATION STATIS



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 ALİOĞLU	Business Management	Deputy General Manager
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 SIRTKAYA	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
Ahmet OĞULBALI	Architect	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
	MSc. Earthquake Engineer	Project Manager No. 1
Emriye Fundagül ŞENGÖÇGEL		
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
Mehmet Akif AYDOĞAN	Public Administration	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 Buğra ELKIRAN	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). As a result of the application filed against the decision for the stay of execution, Istanbul Regional Administrative Court no. 4 decided to accept the objection, remove the stay of execution decision and send the file to the relevant court for an additional expert report on 21.02.2020.

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.

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

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 intervenor together with the defendant institutions. The court accepted the case and decided to cancel the plan in dispute. The 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. After the reversal of the decision, the Istanbul Administrative Court insisted on its first decision and decided to revoke the said plan under the File No. 2017/2125 and Decision No. 2018/173. 1.It is waited for the result of the procedures for the revision of decision.

LAWSUITS INVOLVING OUR COMPANY

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-quest of appeal has been submitted concerning the said decision.

İSTANBUL ZEYTİNBURNU

1-) UCTEA, Chamber of Architects, Istanbul Büyükşehir 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.

LAWSUITS INVOLVING OUR COMPANY

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.

FINANCE CENTER PROJECT

1-) Uctea, Chamber of City Planners, İstanbul 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 made a request of revision of decision.

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.

LAWSUITS INVOLVING OUR COMPANY

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 Administrative Court.

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.

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 Küçükyalı 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.

2) AHMET TOPÇU

With this legal case initiated by the plaintiff Ahmet TOPÇU 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. 2018/365, 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 Küçükyalı and Başibüyük, Maltepe, Istanbul, as owned by our Company. Our company participated in the legal case as an intervener in addition to the defendants. According to the expert report submitted to the file of the same court numbered E. 2018/586, the plaintiff's request that's about Stay of Execution was rejected. The court has decided to reject the case with the decision dated 26.02.2020 and numbered 2020/291 K.

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

LAWSUITS INVOLVING OUR COMPANY

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 turn down the appeal request and the parties wait for the result of the appeal.

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.

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.

BAKIRKÖY ŞENLİK FLORYA

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

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 7 under the file no. 2018/1251 E. against the Ministry of Environment and Urban Planning and TOKİ in order to stay of execution and cancel the the land block no. 292, parcel no. 220&232, block no. 1032, parcel no. 6, block no. 292 and a part of parcel no. 231 in Şenlik, Bakırköy, Istanbul. Our company submitted a request to intervene. Our request for intervention was accepted by the court on 22.01.2019. The Court has decided that there is no reason for making a decision for the respective legal case because a decision of there is no reason for making a decision has been made for the legal file no. 2018/1506 E with the same court concerning the development plan of 17.01.2019.

2-) 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.

3-) 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, Parcels 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.

LAWSUITS INVOLVING OUR COMPANY

İZMİR KONAK

1-) İzmir 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 İzmir 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, İzmir. 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 respect 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.

2-) İzmir Municipality

The case was brought against the Ministry of Environment at the İzmir 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, İzmir. 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.

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

The case was brought against the Ministry of Environment at the İzmir 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, İzmir. The expert report was partially dismissed and objections were filed against the report.

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

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

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

LAWSUITS INVOLVING OUR COMPANY

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.

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. The claimant filed an appeal on 13.01.2020 and the result is expected.

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 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. The plaintiff side filed an appeal with YD request on 22.01.2020, the result is expected.

3-) İbrahim Yılmaz Poda & Mehmet Edib Poda & Aliye Nükhet 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.

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, Istanbul. On 27.02.2020, our company submitted a request to intervene.

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, Istanbul. Our company submitted a request to intervene.

LAWSUITS INVOLVING OUR COMPANY

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.

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, İstanbul 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.

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, İstanbul 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.

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, İstanbul as approved by the Ministry of Environment and Urban Planning on 19.11.2018

The acceptance of our intervention request has been decided and expert report is expected.

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 inter-vention 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.

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.

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

LAWSUITS INVOLVING OUR COMPANY

Plan Amendment with a scale of 1/1000 concerning the Section 1537 and the Section 1358 located in Başakşehir, Istanbul as approved by Housing 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.

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.

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.



TABLE OF TENDERED LAND PLOTS (31.03.2020)

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
AVANGART İSTANBUL	36.750	5.03.2015	124.836.311	637.000.000
AVRUPARK HAYAT	42.020	14.06.2011-30.07.2012	54.056.701	156.500.000
BÜYÜKYALI	97.590	24.04.2013	264.197.477	436.709.638
EBRULİ ISPARTAKULE	41.168	1.06.2007	57.640.019	132.000.000
EVORA DENİZLİ	78.215	5.03.2015	63.627.683	67.128.879
TEM 34 TAHTAKALE / TEM 34 BAĞÇETEPE	18.215	3.04.2015	31.288.049	40.086.059
İSTANBUL BEYKOZ RİVA ARSA	1.075.860	29.06.2016	386.396.631	542.892.221
İSTANBUL FATİH YEDİKULE ARSA	40.946	30.07.2012	67.402.947	105.968.270
EVORA İZMİR	0	8.11.2016	984.047	117.040.000
ALL SANCAK	0	8.11.2016	145.394	145.200.000
KARAT 34	4.236	28.05.2014	5.672.699	8.482.315
KÖY	149.511	2.03.2011	11.387.230	201.310.950
MERKEZ ANKARA	124.476	3.04.2014	642.053.744	1.258.365.000
NİDAPARK İSTİNYE	129.487	28.05.2014	993.432.511	1.876.392.000
NİDAPARK KAYAŞEHİR	12.028	3.04.2014	35.760.808	107.950.125

TABLE OF TENDERED LAND PLOTS (31.03.2020)

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
NİDAPARK KÜÇÜKYALI	67.317	14.06.2011	677.660.678	1.527.000.300
OFİS KARAT BAKIRKÖY	5.164	5.03.2015	30.825.973	62.000.000
ŞİLE ÇAVUŞ ARSA SATIŞI KAR.	18.502	5.03.2015	9.839.217	15.070.000
TEMAŞEHİR	31.216	5.03.2015	39.022.055	91.357.351
TUAL ADALAR	3.763	28.05.2014	12.329.613	21.252.794
TUAL BAĞÇEKENT	44.254	14.06.2011-30.07.2012	38.954.336	130.529.584
VALİDEBAĞ KONAKLARI	17.529	5.03.2015	153.681.961	439.887.380
ÇEKMEKÖY TAŞDELEN	83.739	5.03.2015	317.913.843	355.552.000
İSTANBUL ŞİŞLİ TEŞVİKİYE ARSA	13.726	5.03.2015	589.482.558	705.500.000
Total	2.135.711		4.608.592.486	9.181.174.867

TABLE OF TENDERED LAND PLOTS (31.03.2020)

Turn-Key Model Projects	SQM	Book Value + Progress Payments (TRY)
ANKARA BAŞKENT E.K. 2.ET	30.521	363.950.214
BAŞKENT EMLAK KONUTLARI	89.502	991.087.284
GEBZE EMLAK K. 3.ETAP 3.KISIM	6.338	9.294.852
İSTANBUL KÜÇÜKÇEKMECE HALKALI	40.187	254.255.771
HOŞDERE GENEL ALTYAPI ZEMİN İ.	0	2.346.675
HOŞDERE HAYAT CAMİ	0	953.809
GÜNEY AYAZMA,KAYABAŞI,KAPADIK	0	34.190.017
HALKALI GENEL ALTYAPI,SANAT YA	0	86.319.572
İSTANBUL EYÜP ALİBEYKÖY İKMAL	22.237	174.108.142
İSTANBUL HOŞDERE 6.ETAP İKMAL	23.264	151.750.943
İSTANBUL SARIYER ZEKERİYAKÖY İKMAL İŞİ	93.908	238.403.372
ANKARA SARAÇOĞLU	0	5.171.770
Total	305.957	2.311.832.420

TABLE OF LAND STOCKS (31.03.2020)

Appraisal Report Name	# of Parcels	SQM	Date of Purchase	Book Value	Appraisal Value
ANKARA ÇANKAYA MÜHYE PARSELLERİ	12	38.434	3.04.2014	51.097.886	60.329.780
İSTANBUL ARNAVUTKÖY PARSELLERİ	64	1.457.499	5.06.2013	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 BAKIRKÖY YEŞİLKÖY ŞEVKETİYE PARSELLERİ	1	45.941	30.05.2017	330.000.000	330.000.000
İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	21	312.784	14.06.2011 - 06.10.2011- 30.07.2012 -07.08.2012	112.755.035	165.414.373
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	32	169.294	01.12.2010 - 07.03.2012 - 25.09.2012 - 01.10.2012 - 05.03.2015	328.110.710	402.715.285
İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ	2	59.186	30.05.2017-25.03.2019	183.971.411	182.447.686
İSTANBUL TAŞDELEN - ÇEKMEKÖY PARSELLERİ	2	6.346	30.05.2017	42.641	2.221.062
İSTANBUL ESENYURT HOŞDERE PARSELLERİ	3	57.836	14.06.2011 - 30.07.2012	50.577.481	97.675.465
İSTANBUL KARTAL PARSELLERİ	17	60.343	24.04.2013 - 22.04.2012	97.061.438	97.061.438
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	23	476.964	3.04.2014	1.912.110.292	2.175.954.694
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	5	100.635	2.03.2011	146.526.611	171.505.503
İSTANBUL TUZLA PARSELLERİ	4	10.644	30.12.2005 - 05.03.2015 - 01.06.2007	20.016.360	25.996.423
İSTANBUL ÜMRANİYE PARSELLERİ	2	10.680	31.12.2012	1.843.977	0

TABLE OF LAND STOCKS (31.03.2020)

Appraisal Report Name	# of Parcels	SQM	Date of Purchase	Book Value	Appraisal Value
İSTANBUL BEŞİKTAŞ PARSELLERİ	6	17.131	11.10.2019	256.965.000	256.965.000
İSTANBUL AVCILAR PARSELLERİ	1	20.315	30.06.2019	19.307.276	30.471.800
İZMİR KONAK PARSELİ	4	7.033	31.05.2000	12.258.000	13.148.320
KASTAMONU CİDE PARSELLERİ	1	9.110	06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	52.663	60.000
KOCAELİ GEBZE GÜZELLER PARSELLERİ	14	7.482	06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	728.901	2.601.192
KOCAELİ KÖRFEZ PARSELLERİ	4	16.610	25.02.2008	1.528.023	8.974.700
NEVŞEHİR PARSELLERİ	2	26	3.04.2014	8.088	8.232
TEKİRDAĞ KAPAKLI PARSELLERİ	5	75.127	24.03.2006 - 30.09.2010	1.664.820	23.528.311
TEKİRDAĞ ÇORLU PARSELLERİ	4	35.923	24.03.2006 - 30.09.2010	6.152.734	8.965.011
BAKIRKÖY FLORYA ŞENLİK MAHLLERİ	1	40.723	29.06.2016	262.556.275	315.000.000
SAMSUN CANİK PARSELLERİ	3	51.698	30.05.2017	111.915.633	122.006.543
Total	248	3.110.824		4.127.987.483	4.902.972.178
Investment Properties	# of Parcels	SQM	Date of Purchase	Book Value	Appraisal Value
İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	1	25.306	14.06.2011 - 06.10.2011- 30.07.2012 - 07.08.2012	8.140.964	10.755.152
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	1	8.731	01.12.2010 - 07.03.2012 - 25.09.2012 - 01.10.2012 - 05.03.2015	4.466.027	6.104.422
İSTANBUL KARTAL PARSELLERİ	1	13.595	24.04.2013 - 22.04.2012	24.457.405	23.260.675
Total	3	47.632		37.064.397	40.120.249

TABLE OF BUILDING INVENTORY (31.03.2020)

Building Inventory	# of Units in Inventory	SQM	Book Value	Appraisal Value
AYAZMA EMLAK KONUTLARI 2. ETAP	24	4.925	2.030.097	28.761.030
BAHÇEKENT EMLAK KONUTLARI 1-3	2	184	818.136	830.000
EMLAK KONUT BAŞAKŞEHİR EVLERİ 1-2	8	1.179	2.519.855	7.880.000
EMLAK KONUT BAŞAKŞEHİR EVLERİ 1-4	2	269	534.037	1.758.000
EMLAK KONUT BAŞAKŞEHİR EVLERİ 2.ETAP	1	147	517.634	529.000
EMLAK KONUT ISPARTAKULE EVLERİ	11	3.112	9.631.313	13.642.000
EMLAK KONUT ISPARTAKULE EVLERİ - 2	11	1.925	5.190.682	6.299.000
ESENLER EMLAK KONUTLARI	2	138	217.793	1.048.218
GEBZE EMLAK KONUTLARI 2	2	250	316.832	620.000
GEBZE EMLAK KONUTLARI 3. ETAP 1. KISIM	536	82.766	235.041.421	245.446.716
GEBZE EMLAK KONUTLARI 3. ETAP 2. KISIM	610	97.096	275.706.414	276.353.700
AYAZMA EMLAK KONUTLARI	4	686	2.511.007	2.805.900
KÖRFEZKENT 3. ETAP	2	534	934.593	1.135.000
KÖRFEZKENT 4.ETAP	13	2.474	3.669.873	6.845.200
KÖRFEZKENT ÇARŞI	37	12.357	25.249.767	27.941.000
KUZUY YAKASI	336	74.476	460.215.720	420.038.691

TABLE OF BUILDING INVENTORY (31.03.2020)

Building Inventory	# of Units in Inventory	SQM	Book Value	Appraisal Value
NEVŞEHİR EMLAK KONUTLARI	10	2.011	1.976.846	5.542.700
NİĞDE EMLAK KONUTLARI	118	21.412	39.544.362	45.858.100
İSTANBUL	2	390	908.961	1.206.000
AĞAOĞLU MASLAK 1453 İSTANBUL	122	32.871	474.709.644	484.328.400
BAHÇEKENT FLORA	2	677	1.777.400	1.786.200
BATIŞEHİR	4	530	1.817.148	6.781.690
BULVAR İSTANBUL	3	552	2.424.074	2.505.000
DUMANKAYA MIKS	19	1.962	16.685.780	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	31	5.659	21.944.707	23.569.200
İSTMARİNA	56	4.235	52.830.895	58.444.678
KOORDİNAT ÇAYYOLU	29	6.812	34.137.942	34.161.167
METROPOL İSTANBUL	1	507	3.444.170	3.444.170
NİDAKULE ATAŞEHİR	4	1.573	24.051.600	24.229.000
SARPHAN FİNANS PARK	140	9.402	179.189.924	181.719.232

TABLE OF BUILDING INVENTORY (31.03.2020)

Building Inventory	# of Units in Inventory	SQM	Book Value	Appraisal Value
SOFALOCA	2	386	1.568.879	1.599.000
SPRADON QUARTZ	1	80	243.564	285.000
STÜDYO 24	0	0	0	0
BÜYÜKYALI İSTANBUL	31	5.967	74.606.102	76.948.320
TUAL ADALAR	92	11.462	57.243.076	57.281.789
UNİKONUT	3	961	7.221.801	7.091.000
VARYAP MERİDİAN	2	138	805.413	1.090.000
Total	2.308	396.761	2.040.131.318	2.097.301.660

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	30.217	326.338.308	348.767.508
TEMAŞEHİR	64	14.665	37.384.500	37.384.500
TUAL BAĞÇEKENT	75	11.360	34.811.913	35.692.240
Total	558	218.390	1.340.740.263	1.477.048.816

TABLE OF BUILDING INVENTORY (31.03.2020)

Buildings in Non-Current Assets	# of Units in Inventory	SQM	Book Value	Appraisal Value
ANKARA ÇANKAYA NEXT LEVEL	4	989	6.810.900	9.182.000
YALI ATAKÖY	1	171	4.739.600	4.740.000
RESMÎ KURUM BİNASI	2	27.766	89.984.531	98.000.000
Total	7	28.926	101.535.031	111.922.000

Investment Property	# of Units in Inventory	SQM	Book Value	Appraisal Value
UNİKONUT	4	2.406	12.053.690	12.545.000
AĞAOĞLU MASLAK 1453 İSTANBUL	30	7.559	120.991.956	111.373.200
İSTMARİNA	238	60.879	294.770.103	272.179.309
SARPHAN FİNANS PARK	36	2.065	41.383.000	41.177.161
ESENLER EMLAK KONUTLARI	7	625	3.135.007	3.279.189
DUMANKAYA MIKS	2	750	5.409.910	5.381.000
AYAZMA EMLAK KONUTLARI 2. ETAP	5	862	305.882	5.171.628
KÖRFEZKENT 3. ETAP	2	253	267.091	502.000
KÖRFEZKENT 4.ETAP	2	210	288.880	666.000
Total	326	75.608	478.605.518	452.274.487

EPP PORTFOLIO TABLE (31.03.2020)

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	30.968.000	
------------------------	------------	------------	------------	------------	--

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

RAMİ GIDA TOPTANCILARI PROJESİ	321.827		596.080.335	
--------------------------------	---------	--	-------------	--

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
------------------------------	-----	------------	---------	-----------

GEBZE AKVİRAN PARSELLERİ	1.120	29.04.2014	11.216	680.000
--------------------------	-------	------------	--------	---------

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

Total	200.491		27.590.978	64.798.000
--------------	----------------	--	-------------------	-------------------

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

PAPİRUS PLAZA	7	1.695	9.048.466	13.290.775
---------------	---	-------	-----------	------------

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

DOĞA PARKI EVLERİ	31	2.848	5.802.071	10.104.000
-------------------	----	-------	-----------	------------

Total	40	5.723	14.850.537	25.219.775
--------------	-----------	--------------	-------------------	-------------------





SUMMARIES OF APPRAISAL REPORTS

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

Real Estate Value Assessment Report Summary	
NAME OF VALUE ASSESSED WORK:	İSTANBUL MALTEPE KÜÇÜKYALI ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIM İŞİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	27.02.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN NİDAPARK KÜÇÜKYALI PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, MALTEPE İLÇESİ, KÜÇÜKYALI MAHALLESİ, ADA: 16771 PARSEL:1, ADA: 16772 PARSEL:1, ADA: 16773 PARSEL:2, PARSELLERİN ALANI: 67.317,05 m ² , VASFI: ARSA, MALİK
CURRENT VALUE OF THE PROJECT	1.256.292.000,00
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	770.396.000,00
VALUE OF THE PROJECT IN CASE OF COMPLETION	2.503.152.636,37
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	1.527.000.300,00
NAME OF VALUE ASSESSED WORK:	EVORA DENİZLİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	29.01.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Denizli İli, Merkezefendi İlçesi, Çakmak Mahallesi,
CURRENT VALUE OF THE PROJECT	257.763.000,00
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	87.702.000,00
VALUE OF THE PROJECT IN CASE OF COMPLETION	628.588.000,00
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	134.090.518,14
NAME OF VALUE ASSESSED WORK:	BAŞKENT EMLAK KONUTLARI 1. ETAP PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	27.01.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Ankara İli, Çankaya İlçesi, Mühye Mahallesi, 29396 ada, 11 no'lu parsel
CURRENT VALUE OF THE PROJECT	845.971.000,00
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	845.971.000,00
VALUE OF THE PROJECT IN CASE OF COMPLETION	945.338.000,00
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	945.338.000,00
NAME OF VALUE ASSESSED WORK:	İSTANBUL BAKIRKÖY YENİMAHALLE ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIM İŞİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	27.01.2020
REPORT TYPE	KAT İRTİFAKINA ESAS FİZİBİLİTE RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN OFİS KARAT PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, BAKIRKÖY İLÇESİ, YENİMAHALLE MAHALLESİ, ADA: 901 PARSEL:18 PARSEL, ALANI: 5.164,46 m ² , VASFI: ARSA,
CURRENT VALUE OF THE PROJECT	74.573.000,00
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	39.431.000,00
VALUE OF THE PROJECT IN CASE OF COMPLETION	123.734.001,43
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	62.000.000,00
NAME OF VALUE ASSESSED WORK:	KOCAELİ GEBZE EMLAK KONUTLARI 3. ETAP 1.KISIM KONUT VE TİCARET İNŞAATLARI İLE ALTYAPI VE ÇEVRE DÜZENLEME İŞİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	27.01.2020
REPORT TYPE	PROJE DEĞERLEME RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN GEBZE EMLAK KONUTLARI 3. ETAP 1. KISIM PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	KOCAELİ İLİ, GEBZE İLÇESİ, GÜZELLER MAHALLESİ,
CURRENT VALUE OF THE PROJECT	420.000.000,00
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	448.761.506,00

SUMMARIES OF APPRAISAL REPORTS

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

Real Estate Value Assessment Report Summary	
NAME OF VALUE ASSESSED WORK:	İSTANBUL KARTAL YAKACIK ARSA SATIŞI GELİR PAYLAŞIMI İŞİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	22.01.2020
REPORT TYPE	PROJE DEĞERLEME RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN TUAL ADALAR PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, KARTAL İLÇESİ, YAKACIK MAHALLESİ, ADA: 12624 PARSEL:4, ADA: 12626 PARSEL:1, ADA: 12341 PARSEL:69
CURRENT VALUE OF THE PROJECT	207.593.800,00
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	93.159.400,00
VALUE OF THE PROJECT IN CASE OF COMPLETION	372.714.404,54
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	116.961.600,00
NAME OF VALUE ASSESSED WORK:	
INSTITUTION THAT REQUESTED THE ASSESSMENT	İDEALİST CADDE ŞİLE
INSTITUTION THAT PREPARED THE REPORT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
REPORT DATE	Atak Gayrimenkul Değerleme A.Ş.
REPORT TYPE	18.02.2020
CURRENT USAGE	Proje
LAND DEED INFORMATION	İnşaat işleri devam etmektedir.
CURRENT VALUE OF THE PROJECT	İstanbul ili, Şile ilçesi, Çavuş Mahallesi
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	17.007.100,00
VALUE OF THE PROJECT IN CASE OF COMPLETION	11.821.500,00
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	64.152.196,00
NAME OF VALUE ASSESSED WORK:	15.070.000,00
INSTITUTION THAT REQUESTED THE ASSESSMENT	
INSTITUTION THAT PREPARED THE REPORT	İSTANBUL ZEYTİNBURNU KAZLIÇEŞME ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (BÜYÜK YALI İSTANBUL)
REPORT DATE	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
REPORT TYPE	REEL GAYRİMENKUL DEĞERLEME A.Ş.
CURRENT USAGE	6.03.2020
LAND DEED INFORMATION	DEĞERLEME RAPORU
CURRENT VALUE OF THE PROJECT	PARSEL ÜZERİNDE İNŞAATI DEVAM DEN BÜYÜK YALI PROJESİ BULUNMAKTADIR
VALUE OF EMLAK KONUT GYO'S SHARE WITH THE CURRENT SITUATION OF THE PROJECT	İSTANBUL İLİ, ZEYTİNBURNU İLÇESİ, ZEYTİNBURNU MAHALLESİ
VALUE OF THE PROJECT IN CASE OF COMPLETION	2.522.987.000,00
VALUE OF EMLAK KONUT GYO'S SHARE IN CASE OF PROJECT COMPLETION	1.076.559.000,00
NAME OF VALUE ASSESSED WORK:	5.349.071.253,26
INSTITUTION THAT REQUESTED THE ASSESSMENT	1.979.156.363,71

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

Real Estate Value Assessment Report Summary	
NAME OF VALUE ASSESSED WORK:	Körfezkent 4. ETAP 4 adet bağımsız bölümün rayiç değeri
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	28.01.2020
REPORT TYPE	Bina
CURRENT USAGE	Daire
LAND DEED INFORMATION	Kocaeli ili, Körfez ilçesi, Yarımca (Şuyulandırma) Mahallesi'nde yer alan 1925 ada, 2 no'lu parselde kayıtlı 2 adet bağımsız bölüm, 1930 ada, 1 no'lu parselde kayıtlı 2 adet bağımsız bölüm
MARKET VALUE OF 1 INDEPENDENT SECTION	906.200,00 TL
NAME OF VALUE ASSESSED WORK:	KOCAELİ İLİ GEBZE İLÇESİ'NDE YER ALAN GEBZE EMLAK KONUTLARI 3. ETAP 2. KISIM PROJESİ'NDE 10 ADET BAĞIMSIZ BÖLÜMÜN PAZAR DEĞER TESPİTİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	27.01.2020
REPORT TYPE	10 ADET TAŞINMAZIN PAZAR DEĞER TESPİTİ
CURRENT USAGE	BOŞ DAİRE
LAND DEED INFORMATION	KOCAELİ İLİ, GEBZE İLÇESİ, GÜZELLER MAHALLESİ,
MARKET VALUE OF 1 INDEPENDENT SECTION	4.393.000,00 TL

SUMMARIES OF APPRAISAL REPORTS

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

Real Estate Value Assessment Report Summary	
NAME OF VALUE ASSESSED WORK:	İSTANBUL KARTAL ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ KAPSAMINDA İSTANBUL İLİ KARTAL İLÇESİ'NDE YER ALAN 9051 ADA 1 PARSEL ÜZERİNDE İSTMARINA PROJESİ BÜNYESİNDEKİ 1 ADET BAĞIMSIZ BÖLÜMÜN PAZAR DEĞER TESPİTİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	7.02.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 1 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:KARTAL MAHALLESİ: ÇAVUŞOĞLU ADA/PARSEL: 9051/1 BLOK NO:B BAĞIMSIZ BÖLÜM NO: 165 BAĞ.BÖL. NİTELİĞİ: DAİRE
MARKET VALUE OF 1 INDEPENDENT SECTION	710.000,00 TL
NAME OF VALUE ASSESSED WORK:	BAHÇEKENT FLORA PROJESİ A BLOK 2 NOLU BAĞIMSIZ BÖLÜM
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	2.03.2020
REPORT TYPE	Bina
CURRENT USAGE	Depolu Dükkan
LAND DEED INFORMATION	İstanbul ili, Başakşehir ilçesi, Hoşdere Mahallesi, 656 Ada 1 Parsel Üzerinde Konumlu Bahçekent Flora Projesi A Blok, 2.Bodrum Kat, 2 Bağımsız Bölüm No.lu "Depolu Dükkan"
MARKET VALUE OF 1 INDEPENDENT SECTION	1.200.000,00
NAME OF VALUE ASSESSED WORK:	1.416.000,00
NAME OF VALUE ASSESSED WORK:	KOCAELİ GEBZE 2. ETAP EMLAK KONUTLARI İNŞAATLARI İLE ALT YAPI VE ÇEVRE DÜZENLEME İŞİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	9.03.2020
REPORT TYPE	Değerleme Raporu
CURRENT USAGE	RAPOR KONUSU 1 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: KOCAELİ İLÇESİ: GEBZE MAHALLESİ: GÜZELLER ADA/PARSEL: 5784/1 BLOK NO: C3 BAĞIMSIZ BÖLÜM NO: 4 BAĞ.BÖL. NİTELİĞİ:KONUT
MARKET VALUE OF 1 INDEPENDENT SECTION	320.000,00 TL

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

Real Estate Value Assessment Report Summary	
NAME OF VALUE ASSESSED WORK:	Kartal 18 Adet Parsel
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	20.01.2020
REPORT TYPE	KİRA VE DEĞER TESPİT RAPORU
CURRENT USAGE	BOŞ ARSA VE KİSMEN BAZI PARSELLER ÜZERİNDE EKONOMİK ÖMRÜ TAMAMLANMIŞ BİNALAR MEVCUTTUR.
LAND DEED INFORMATION	121.642.399,00 TL

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

**CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY – 31 MARCH 2020**

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

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

CONTENTS	PAGES
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION	1-2
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME.....	3
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY.....	4
INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS.....	5
INTERIM CONDENSED CONSOLIDATED EXPLANATORY NOTES TO THE FINANCIAL STATEMENTS	6-39

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 31 MARCH 2020 AND 31 DECEMBER 2019

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

		<i>Not Reviewed</i> 31 March 2020	<i>Audited</i> 31 December 2019
	Notes		
ASSETS			
Current assets		21,115,115	20,392,829
Cash and cash equivalents	4	1,256,708	546,968
Financial investments	5	15,006	22,370
Trade receivables	7	2,492,275	2,916,749
<i>Trade receivables due from related parties</i>	<i>21</i>	<i>481,168</i>	<i>479,941</i>
<i>Trade receivables due from third parties</i>		<i>2,011,107</i>	<i>2,436,808</i>
Other receivables	8	1,192,659	1,139,809
<i>Other receivables due from related parties</i>	<i>21</i>	<i>673</i>	<i>762</i>
<i>Other receivables due from third parties</i>		<i>1,191,986</i>	<i>1,139,047</i>
Inventories	9	14,103,252	13,782,778
Prepaid expenses	14	1,770,440	1,750,228
Other current assets	13	284,775	230,934
Current tax assets	20	-	2,993
Non-current assets		3,768,429	3,792,413
Trade receivables	7	2,997,276	3,067,809
<i>Trade receivables due from third parties</i>		<i>2,997,276</i>	<i>3,067,809</i>
Other receivables	8	44,344	42,035
<i>Other receivables due from third parties</i>		<i>17,546</i>	<i>17,419</i>
<i>Other receivables due from related parties</i>	<i>21</i>	<i>26,798</i>	<i>24,616</i>
Financial investments	5	836	836
Investments accounted for using equity method		6,386	7,331
Investment properties	10	464,668	480,145
Right-of-use assets		527	539
Property, plant and equipment	11	106,550	105,913
Intangible assets		4,194	4,393
Other non-current assets	13	135,547	75,958
Deferred tax assets	20	8,101	7,454
Total assets		24,883,544	24,185,242

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 31 MARCH 2020 AND 31 DECEMBER 2019

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

	Notes	Not Reviewed 31 March 2020	Audited 31 December 2019
LIABILITIES AND EQUITY			
Current liabilities		7,525,963	8,722,050
Short-term borrowings	6	1,093,427	1,864,938
Short-term portions of long-term borrowings		961,198	1,313,683
<i>Short-term portion of long-term borrowings from related parties</i>		3,384	2,988
<i>Lease liabilities</i>	21	3,384	2,988
<i>Short-term portion of long-term borrowings from third parties</i>		957,814	1,310,695
<i>Bank Loans</i>	6	957,814	1,310,695
Trade payables	7	704,470	505,768
<i>Trade payables due to related parties</i>	21	7,863	25,803
<i>Trade payables due to third parties</i>		696,607	479,965
Other payables	8	626,732	571,706
<i>Other payables to related parties</i>		398	397
<i>Other payables to third parties</i>		626,334	571,309
Deferred income	14	4,015,521	4,344,566
<i>Deferred income from related parties</i>	21	64,732	64,732
<i>Deferred income from third parties</i>		3,950,789	4,279,834
Short-term provisions		124,615	121,389
<i>Short-term provisions for employee benefits</i>		10,250	11,148
<i>Other short-term provisions</i>	12	114,365	110,241
Non-current liabilities		3,500,934	1,720,150
Long-term borrowings		3,371,245	1,590,567
<i>Long-term borrowings from related parties</i>		2,824	3,003
<i>Lease liabilities</i>	21	2,824	3,003
<i>Long-term borrowings from third parties</i>		3,368,421	1,587,564
<i>Bank Loans</i>	6	3,368,421	1,587,564
Trade payables		8	102
Other payables	8	49,257	48,887
Deferred income		4,885	4,591
Long-term provisions		13,382	13,846
<i>Long-term provisions for employee benefits</i>		13,382	13,846
Deferred tax liability		62,157	62,157
Shareholders' equity		13,856,647	13,743,042
Total equity attributable to equity holders of the Company		13,856,491	13,744,527
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)
- <i>Gain (loss) on remeasurement of employee benefits</i>		(42)	(42)
Restricted reserves appropriated from profit		721,385	721,385
Prior years' profits		7,140,769	6,362,400
Net profit for the year		123,715	778,369
Non-controlling Interests		156	(1,485)
Total liabilities and equity		24,883,544	24,185,242

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIODS ENDED 31 MARCH 2020 AND 2019

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

	Notes	Not Reviewed 1 January- 31 March 2020	Not Reviewed 1 January- 31 March 2019
Revenue	16	696,589	1,240,162
Cost of sales (-)	16	(411,777)	(1,184,639)
Gross profit		284,812	55,523
General administrative expenses (-)	17	(57,929)	(60,083)
Marketing expenses (-)	17	(12,019)	(15,169)
Other income from operating activities	18	149,502	181,234
Other expenses from operating activities (-)	18	(130,835)	(28,562)
Share of losses from investments accounted for using equity method		(949)	(2,805)
Operating profit		232,582	130,138
Income from investing activities		3	165
Operating profit before financial income / (expense)		232,585	130,303
Financial income	19	30,525	58,236
Financial expenses (-)	19	(138,401)	(140,969)
Profit from continuing operations, before tax		124,709	47,570
Tax income from continuing operations		647	6,354
<i>Deferred tax income</i>	20	647	6,354
Net profit for the period		125,356	53,924
Profit for the period is attributable to:			
Non-controlling interests		1,641	(14)
Owners of the Company		123,715	53,938
Other comprehensive income		-	-
Total comprehensive income		125,356	53,924
Total comprehensive income is attributable to:			
Non-controlling interests		1,641	(14)
Owners of the Company		123,715	53,938
Earnings per share (in full TL)		0,0003	0,0001

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIODS ENDED 31 MARCH 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		Total	Non-controlling interests	Total equity
						Prior years' profit	Net profit for the period			
1 January 2019	3,800,000	(284,480)	2,366,895	662,853	(42)	5,271,709	1,268,049	13,084,984	(1,466)	13,083,518
Transfers	-	-	-	-	-	1,268,049	(1,268,049)	-	-	-
Total comprehensive income	-	-	-	-	-	-	53,938	53,938	(14)	53,924
31 March 2019	3,800,000	(284,480)	2,366,895	662,853	(42)	6,539,758	53,938	13,138,922	(1,480)	13,137,442
1 January 2020	3,800,000	(284,480)	2,366,895	721,385	(42)	6,362,400	778,369	13,744,527	(1,485)	13,743,042
Transfers	-	-	-	-	-	778,369	(778,369)	-	-	-
Increases/(Decreases) Related to the										
Acquisition of Treasury Shares	-	(11,751)	-	-	-	-	-	(11,751)	-	(11,751)
Total comprehensive income	-	-	-	-	-	-	123,715	123,715	1,641	125,356
31 March 2020	3,800,000	(296,231)	2,366,895	721,385	(42)	7,140,769	123,715	13,856,491	156	13,856,647

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIODS ENDED 31 MARCH 2020 AND 2019

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

		1 January- 31 March 2020	1 January- 31 March 2019
Cash flows from operating activities			
Profit for the period		125,356	53,924
Adjustments to reconcile net profit			
Adjustments related to depreciation and amortization expenses	17,18	22,179	1,889
Adjustments related to tax expense (income)	20	(647)	-6,354
Adjustments related to undistributed losses of investments accounted for using the equity method		949	2,805
Adjustments for impairments		91,104	19,120
<i>Adjustments related to (reversal of) impairment of inventories</i>	9	91,104	19,120
Changes in provisions		8,469	(15,623)
<i>Adjustments related to (reversal of) provisions for employee benefits</i>		(1,362)	2,835
<i>Adjustments related to (reversal of) provision for lawsuit and/or penalty</i>	12	4,124	(21,014)
<i>Adjustments related to (reversal of) provisions for possible risks</i>	18	5,707	2,556
Adjustments for interest (income) expenses		10,888	(48,864)
<i>Adjustments for interest income</i>	18,19	(125,750)	(189,790)
<i>Adjustments for interest expense</i>	19	136,638	140,926
Changes in net working capital		258,298	6,897
Adjustments related to (increase) / decrease in trade receivable		432,403	(534,971)
<i>Decrease (increase) in trade receivables from related parties</i>		(1,227)	2,064
<i>Decrease (Increase) in trade receivables from third parties</i>		433,630	(537,035)
Adjustments related to decrease/(increase) in inventories		(396,101)	318,478
Adjustments related to increase/(decrease) in trade payables		198,608	(29,947)
<i>Increase (decrease) in trade payables to related parties</i>		(17,940)	(12,691)
<i>Increase (decrease) in trade payables to third parties</i>		216,548	(17,256)
Adjustments related to decrease (increase) in other receivables related to operations		(113,409)	(192,394)
Adjustments related to increase (decrease) in other payables related to operations		(262,795)	(84,112)
Adjustments related to other increase (decrease) in working capital		32,604	95,965
Net cash flows from operating activities			
Interest received		19,646	29,576
Payments related to provisions for employee benefits		(75)	-
Income taxes paid		37,564	(52,093)
Cash flows from operating activities		206,743	(442,601)
Cash flows from investing activities			
Cash outflows used in obtaining control of subsidiaries		-	(47,477)
Purchases of investment properties, property, plant and equipment and intangible assets		(2,222)	(1,971)
Interest received		3	165
Returns of financial assets		-	50
Other cash inflows (outflows)		(3,503)	14,712
Cash flows from investing activities		(5,722)	(34,521)
Cash flows from financing activities			
Payments for acquisition of treasury shares	15	(11,751)	-
Proceeds from Borrowings		2,073,457	1,420,000
<i>Proceeds from Loans</i>		1,523,457	880,000
<i>Proceeds from Issue of Debt Instruments</i>		550,000	540,000
Repayments of borrowings		(1,427,469)	(747,716)
<i>Loan Repayments</i>		(877,469)	(352,716)
<i>Payments of Issued Debt Instruments</i>		(550,000)	(395,000)
Cash Outflow from Debt Payments for Lease Contracts		(219)	-
Interest paid		(120,324)	(86,588)
Interest received		30,468	10,203
Other cash inflows (outflows)		2	(38)
Cash flow from financing activities		544,164	595,861
Net increase (decrease) in cash and cash equivalents		745,185	118,739
Cash and cash equivalents at the beginning of the period	4	432,038	494,226
Cash and cash equivalents at the end of the period	4	1,177,223	612,965

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 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.

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 consolidated financial statements at 31 March 2020 have been approved by the Board of Directors on 11 June 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.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

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. Since these economic impacts remain uncertain as of the publication date of the financial statements, their impact on the Company's financial statements has not been reasonably estimated, as well. The details of the measures taken by both the government and the Company's management concerning COVID-19 are explained in the events after the reporting period (Note 23).

Subsidiaries

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

Subsidiaries	Nature of Operations			
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			

	31 March 2020		31 December 2019	
	Direct and indirect ownership rate (%)	Effective ownership rate (%)	Direct and indirect ownership rate (%)	Effective ownership rate (%)
EPP (*)	100	100	100	100
EPP-EMAY	60	60	60	60

(*) 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:

Investments valued by equity method (Affiliates)	Nature of Operations			
Bio İstanbul Proje Geliştirme ve Yatırım A.Ş. ("Bio")	Consultancy and Construction Services			

	31 March 2020		31 December 2019	
	Direct and indirect ownership rate (%)	Effective ownership rate (%)	Direct and indirect ownership rate (%)	Effective ownership rate (%)
Bio	32.5	32.5	32.5	32.5

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

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 Company's operations in the upcoming period. Despite this uncertainty, the Company's current assets exceed its current liabilities by TL 13,589,152 as of 31 March 2020, it has cash and cash equivalents amounting to TL 1,256,708 and the Company has made a net profit of TL 123,715 in the interim period ended on 31 March 2020. The Company Management believes that the Company 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.

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 31 March 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 financial statements should be read together with the end-of-year financial statements in order to create coherence.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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 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 3 *Definition of 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 standart 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.

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>

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

TFRS 17 requires insurance liabilities to be measured at a current fulfillment value and provides a more uniform measurement and presentation approach for all insurance contracts. These requirements are designed to achieve the goal of a consistent, principle-based accounting for insurance contracts. TFRS 17 supersedes TFRS 4 Insurance Contracts as of 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 effective for annual reporting periods beginning on or after 1 January 2022 and earlier application is permitted.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 4 – CASH AND CASH EQUIVALENTS

	31 March 2020	31 December 2019
Cash on hand	87	73
Banks	1,231,867	514,671
- Demand deposit	93,121	142,686
- Time deposits with maturities less than 3 months	1,138,746	371,985
Other cash and cash equivalents	24,754	32,224
	1,256,708	546,968

Maturities of cash and cash flows are as follows:

	31 March 2020	31 December 2019
Demand	93,121	142,686
Up to 3 month	1,138,746	371,985
Less: Blocked deposits with maturities less than 3 months	(3,323)	(2,880)
	1,228,544	511,791

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

	31 March 2020	31 December 2019
	(%)	(%)
	9.89%	9.58%

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

	31 March 2020	31 December 2019
Cash and cash equivalents	1,256,708	546,968
Less: Interest accruals on deposits	(3,469)	(758)
Less: LSRSA project deposits (*)	(84,885)	(117,489)
Less: Blocked deposits with maturities less than 3 months	(1,084)	(929)
Add: the effect of provisions released under TFRS 9	9,953	4,246
	1,177,223	432,038

(*) 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 2,239 (31 December 2019: TL 1,951) of the deposits of the project accounts amounting TL 84,885 (31 December 2019: TL 117,489) consists of blocked deposits of the projects.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 5 – FINANCIAL INVESTMENTS

Short-term financial investments	31 March 2020	31 December 2019
Blocked deposits with maturities longer than 3 months (**)	4,952	12,316
Special issue government bonds (*)	10,054	10,054
	15,006	22,370

(*) 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: 9). 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 3,355 (31 December 2019: TL 8,331), the Group portion is TL 1,597 (31 December 2019: TL 3,985).

As of 31 December 2019 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

	31 March 2020	31 December 2019
Short-term financial liabilities		
Issued debt instruments	1,068,428	1,065,415
Short-term bank loans	25,000	799,524
Short-term portion of long-term borrowings	957,814	1,310,695
Lease obligation	3,383	2,987
	2,054,625	3,178,621
Long-term financial liabilities	31 March 2020	31 December 2019
Long-term borrowings	3,368,421	1,587,564
Lease obligation	2,824	3,003
	3,371,245	1,590,567

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 6 – FINANCIAL LIABILITIES (Continued)

Borrowings used as of 31 March 2020 are denominated in TL and the weighted average interest rate is 11.23% (31 December 2019: 17.70%).

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

	31 March 2020	31 December 2019
2021	514,542	1,344,827
2022	1,030,671	131,092
2023	707,126	51,759
2024	771,561	59,886
2025	344,522	-
	3,023,900	1,587,564

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

	31 March 2020	31 December 2019
Less than 3 months	132,673	790,900
Between 3 - 12 months	850,141	1,319,319
Between 1 - 5 years	3,368,421	1,587,564
	4,351,235	3,697,783

NOTE 7 – TRADE RECEIVABLES AND PAYABLES

Short-term trade receivables	31 March 2020	31 December 2019
Receivables from contractors of the lands invoiced under LSRSA invoiced under LSRSA	1,091,098	1,473,299
Receivables from sale of residential and commercial units	596,991	669,109
Receivables from the sale of transferred residential and commercial units (*)	44,958	44,958
Notes of receivables	365	139
Receivables from land sales	280,214	258,411
Receivables from related parties (Note 21)	481,168	479,941
Receivables from lessees	10,490	10,431
Other	13,148	7,683
Unearned finance income	(26,157)	(27,222)
	2,492,275	2,916,749
Doubtful receivables	1,837	1,837
Less: Provision for doubtful receivables	(1,837)	(1,837)
	2,492,275	2,916,749

(*) 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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 7 – TRADE RECEIVABLES AND PAYABLES

	31 March 2020	31 December 2019
Long-term trade receivables		
Receivables from sale of residential and commercial units	3,295,364	3,323,401
Receivables from land sales	131,134	177,940
Unearned finance income	(429,222)	(433,532)
	2,997,276	3,067,809
	31 March 2020	31 December 2019
Short term payables		
Payables to related parties (Note 21)	7,863	20,797
Payables to LSRSA contractors invoiced	199,159	191,691
Trade payables	482,252	278,536
Interest accruals on time deposits of contractors (*)	15,196	14,744
	704,470	505,768

(*) 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

	31 March 2020	31 December 2018
Short-term other receivables		
Advances given to contractor firms	764,672	721,605
HAS related receivables from Turkish Treasury	402,527	402,527
Other receivables from related parties (Note 21)	673	762
Receivables from the authorities	24,375	14,507
Other	412	408
	1,192,659	1,139,809
	31 March 2020	31 December 2018
Long-term other receivables		
Other receivables from related parties (Note 21)	26,798	24,616
Other receivables from third parties	7,114	15,138
Deposits and guarantees given	10,432	2,281
	44,344	42,035

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 8 – OTHER RECEIVABLES AND PAYABLES

	31 March 2020	31 December 2019
Short-term other payables		
Payables to HAS beneficiaries	402,713	402,713
Payables to contractors (*)	88,752	88,752
Taxes and funds payable	36,290	23,077
Other	98,977	57,164
	626,732	571,706

(*) 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 31 March 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 31 March 2020 and 2019 are as follows:

	1 January 2020	Additions within the period	Disposals	31 March 2020
Treasury support				
Receivables from Treasury	402,527	-	-	402,527
Special issue Government Debt Securities	10,054	-	-	10,054
Cash generated from government bond redemption	(9,868)	-	-	(9,868)
Total consideration received or receivable from Treasury	402,713			402,713
Payables to HAS beneficiaries	(402,713)			(402,713)

	1 January 2019	Additions within the period	Disposals	31 March 2019
Treasury support				
Receivables from Treasury	390,768	-	-	390,768
Special issue Government Debt Securities	12,067	-	(50)	12,017
Cash generated from government bond redemption	(25)	12	-	(13)
Total consideration received or receivable from Treasury	402,810			402,772
Payables to HAS beneficiaries	(402,810)			(402,772)

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 9 – INVENTORIES

	31 March 2020	31 December 2019
Lands	4,156,303	4,085,357
<i>Cost</i>	4,250,836	4,167,413
<i>Impairment</i>	(94,533)	(82,056)
Planned land by LSRSA	4,869,422	4,989,643
Planned land by turnkey project	3,036,774	3,022,541
Residential and commercial units ready for sale	2,040,753	1,685,237
<i>Cost</i>	2,329,211	1,895,068
<i>Impairment</i>	(288,458)	(209,831)
	14,103,252	13,782,778

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:

	2020	2019
Opening balance at 1 January	291,887	182,354
Impairment charge for the period	108,671	20,915
Reversal of impairment	(17,567)	(1,795)
Closing balance at 31 March	382,991	201,474

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 9 – INVENTORIES (Continued)

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

Lands	31 March 2020	31 December 2019
İstanbul Küçükçekmece Lands	1,912,109	1,942,494
İstanbul Başakşehir Lands	624,837	627,674
İstanbul Bakırköy Lands	330,000	364,227
İstanbul Florya Lands	262,556	262,556
İstanbul Beşiktaş Lands	256,965	256,965
İstanbul Arnavutköy Lands	170,581	170,581
İstanbul Zekeriyaköy Lands	146,527	677
Samsun Canik Lands	111,916	111,916
İstanbul Kartal Lands	97,061	109,183
Ankara Çankaya Lands	51,098	45,644
İstanbul Esenyurt Lands	50,577	50,577
İstanbul Ataşehir Lands	40,542	40,642
İstanbul Resneli Lands	20,333	20,333
İstanbul Tuzla Lands	20,016	20,016
İstanbul Avcılar Lands	19,307	19,307
İzmir Konak Umurbey Lands	12,258	12,258
İstanbul İstinye Lands	7,004	7,734
Sakarya-Sapanca Lands	7,027	7,027
Tekirdağ Çorlu Lands	6,153	6,153
Maltepe Küçükyalı Lands	3,010	3,010
Tekirdağ Kapaklı Lands	1,665	1,665
İstanbul Umraniye Lands	1,844	1,844
Kocaeli Gebze Lands	1,347	729
Tuzla Orhanlı Project	540	540
Other	987	1,605
	4,156,303	4,085,357

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 9 - INVENTORIES (Continued)

Planned lands by LS RSA	31 March 2020	31 December 2019
Nidapark İstinye Project	993,433	993,780
Nidapark Kucukyali Project	677,661	678,852
Merkez Ankara Project	642,054	642,054
Nişantaşı Project	589,483	571,037
Beykoz Riva Project	386,397	386,193
İstanbul Çekmeköy Taşdelen Project	317,914	312,972
Büyükyali Project	264,197	263,492
Yalova Armutlu Project	242,069	211,633
Validebağ Konakları Project	153,682	154,929
Avangart İstanbul Project	124,836	120,391
Cer İstanbul Project	67,403	67,403
Evora Denizli Project	63,628	63,618
Ebruli Ispartakule Project	57,640	58,200
Avrupark Hayat Project	54,057	54,057
Temaşehir Konya Project	39,022	87,489
Tual Bahçekent Project	38,954	39,779
Nidapark Kayasehir Project	35,761	35,367
Ofis Karat Bakırköy Project	30,826	30,955
Ispartakule 6. Etap Project	31,288	31,641
Tual Adalar Project	12,330	11,828
Köy Project	11,387	153,054
Şile Çavuş Project	9,839	9,813
Ankara Saraçoğlu Project	7,187	-
İstanbul Finans Merkezi Project	3,356	-
Karat 34 Project	5,673	5,673
Koordinat Çayyolu Project	2,194	2,257
Evvel İstanbul Project	612	612
Semt Bahçekent Project	341	341
Zeytinburnu Beşelsiz Project	107	107
Other	6,091	2,116
	4,869,422	4,989,643

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 9 - INVENTORIES (Continued)

Residential and commercial units completed	31 March 2020	31 December 2019
Gebze Emlak Konutları	515,342	590,245
Maslak 1453 Project	474,710	491,323
Kuzey Yakası Project	460,216	-
Sarphan Finanspark Project	178,507	179,190
Büyükyalı Projesi	74,606	74,606
Tual Adalar Project	57,243	-
İstmarina Project	52,831	52,831
Niğde Emlak Konutları	39,544	57,351
Koordinat Çayyolu Projesi	34,138	35,410
Göl Panorama Projesi	23,726	33,478
Nidakule Ataşehir Project	24,052	24,052
Evora Denizli Project	17,472	-
Kocaeli Körfezkent Emlak Konutları	16,686	16,686
Ispartakule Emlak Konutları	14,822	19,919
Unikonut Project	13,878	6,890
Batışehir Project	4,176	14,268
Batışehir Project	1,817	11,730
Bahçekent Flora Evleri	1,777	1,777
Bulvar İstanbul Project	1,704	2,424
Bahçekent Emlak Konutları	818	3,578
Metropol İstanbul Project	736	3,444
Başakşehir Emlak Konutları	-	9,123
Avrupa Konutları Başakşehir Project	-	1,178
Esenler Emlak Konutları	-	1,096
Başakşehir Ayazma Emlak Konutları	-	8,745
Nevşehir Emlak Konutları	-	3,459
Other	31,952	42,434
	2,040,753	1,685,237

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 9 – INVENTORIES (Continued)

Planned lands by turnkey project	31 March 2020	31 December 2019
Başkent Emlak Konutları Project	991,087	922,882
IGTOD Rami Gıda Toptancıları Project	723,345	703,235
Ankara Başkent Project	363,950	358,729
Halkalı Emlak Konutları Project	341,689	259,306
Zekeriyaköy Emlak Konutları Project	238,403	-
Hoşdere 6.Etap Project	151,752	101,356
Yeniköy Konakları	174,109	114,736
Hoşdere Hayat Parkı Project	36,342	30,059
Gebze Emlak Konutları	10,416	10,416
Ankara Saraçoğlu Project	5,192	5,192
Ispartakule 1. Etap 2. Kısım Project	489	-
Kuzey Yakası Project	-	516,630
	3,036,774	3,022,541

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 10 – INVESTMENT PROPERTIES

Lease income is obtained from investment properties and the expertise used in the calculation of impairment is made through sample comparison and income deduction methods.

The movements of investment properties as of 31 March 2020 and 2019 are as follows:

	Lands, residential and commercial units	Atasehir general management building A block	Total
Cost Value			
Opening balance as of 1 January 2020	461,551	40,922	502,473
Closing balance as of 31 March 2020	461,551	40,922	502,473
Accumulated Depreciation			
Opening balance as of 1 January 2020	19,289	3,039	22,328
Charge for the year	15,160	317	15,477
Closing balance as of 31 March 2020	34,449	3,356	37,805
Carrying value as of 31 December 2019	427,102	37,566	464,668

	Lands, residential and commercial units	Atasehir general management building A block	Total
Cost Value			
Opening balance as of 1 January 2019	352,140	40,922	393,062
Transfers from residential and commercial unit inventories	11,551	-	11,551
Closing balance as of 31 March 2019	363,691	40,922	404,613
Accumulated Depreciation			
Opening balance as of 1 January 2019	-	2,722	2,722
Charge for the year	-	317	317
Closing balance as of 31 March 2019	-	3,039	3,039
Carrying value as of 31 March 2019	363,691	37,883	401,574

(*) Comprises independent commercial units purchased by the Company in 2018 in order to earn lease income from Istmarina shopping center which was completed within the scope of "Revenue Sharing Work for Istanbul Kartal Land Sale".

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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:

	31 March 2020	31 December 2019
Lands, residential and commercial units	218,291	218,291
Atasehir general management building A block	98,000	98,000
Independent commercial units of Istmarina AVM	272,515	272,515
	588,806	588,806

NOTE 11 – PROPERTY, PLANT AND EQUIPMENT

31 March 2020	Buildings	Motor vehicles	Furniture, equipment and fixtures	Construction in progress	Total
Net carrying value as of 1 January 2020	100,597	192	5,027	97	105,913
Additions	-	-	2,421	-	2,421
Depreciation expense(-)	(779)	(127)	(878)	-	(1,784)
Net carrying value 31 March 2020	99,818	65	6,570	97	106,550
Cost	109,880	2,160	24,920	97	137,057
Accumulated depreciation (-)	(10,062)	(2,095)	(18,350)	-	(30,507)
Net carrying value 31 March 2020	99,818	65	6,570	97	106,550

31 March 2019	Buildings	Motor vehicles	Furniture, equipment and fixtures	Construction in progress	Total
Net carrying value as of 1 January 2019	58,803	550	6,892	97	66,342
Additions	-	-	18	-	18
Depreciation expense(-)	(752)	(76)	(450)	-	(1,278)
Net carrying value 31 March 2019	58,051	474	6,460	97	65,082
Cost	63,426	2,160	20,228	97	85,911
Accumulated depreciation (-)	(5,375)	(1,686)	(13,768)	-	(20,829)
Net carrying value 31 March 2019	58,051	474	6,460	97	65,082

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

	31 March 2020	31 December 2019
Provisions		
Provision for lawsuits	114,365	110,241
	114,365	110,241

According to the opinions of the Group's lawyers, provisions amounting to TL 114,365 have been made as of 31 March 2020 (31 December 2019: TL 110,241). As of 31 March 2020, there are 37 cases of defect, 5 cases of loss of rent, 14 cases of cancellation of title deeds and registration, 2 cases of business and 49 other cases. The amount of risk arising from the total possible cash outflow is TL 114,365 and the lawsuits are still pending. The movements of provision for lawsuits as of 31 March 2020 and 2019 are as follows:

	2020	2019
Balance at 1 January	110,241	131,534
Provision released within the current period (Note 18)	-	(21,014)
Provision added within the current period (Note 18)	4,124	-
Closing balance at 31 March	114,365	110,520

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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

12.1 Continuing Lawsuits and Provisions (Continued)

- 12.1.1** According to the various expert reports submitted to the file, the complainant increased the lawsuit cost by 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 75,840 as of 31 December 2019.
- 12.1.2** Contractor firm filed a lawsuit against the Group claiming compensation because of damage caused by the company in the agreement of The LSRSA Project regarding İstanbul Bakırköy, 51/4 section 257 zone 33 & 38 parcels. In the related case, Bakırköy 2nd Commercial Court of First Instance decided against the Group and the Supreme Court of Appeals overturned the decision in favor of the Group. The decision of the local court is expected. As of 31 December 2019, a provision amounting to TL 20,521 has been made.
- 12.1.3** 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 6,681 have been partially accepted and the decision was appealed by the parties, the trial is ongoing at the İstanbul 16th Commercial Court of First Instance. As of 31 December 2019 a provision amounting to TL 6,860 has been made.

12.2 Contingent Liabilities of Emlak Konuta GYO

In the financial statements prepared as of 31 December 2019, 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 31 December 2019 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** The LSRSA project agreement regarding İzmir Mavisehir Upper North Area 3. Phase was signed on 19 December 2005 and following almost all the contractual obligations have been performed by the parties, the Contractor filed a lawsuit against the Group claiming that the agreement conditions should be revised considering the changing conditions. The contractor firm filed the case for the stay of definition of the provision concerning the income rate of Group share amounting to “TL 67,515 + VAT” which corresponds to 38.58% of total sales amounting to “TL 175,000 + VAT” and the cancellation of provisions except for “Income Rate of Company Share corresponding to 38.58% of total income” to be paid to the other party, determining the value of the immovable as a result of the appraisal assessment of all immovable properties including the land share as of the lawsuit date, distribution of 38.58% and 61.42% of the determined value to the Group and the contractor, respectively.
- 12.2.2** 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 Group lawyer, no liability is expected to born as a result of the related lawsuit.
- 12.2.3** 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 Group lawyer, no liability is expected to born as a result of the related lawsuit.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

12.3 Contingent Assets of Emlak Konut GYO

12.3.1 31 March 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:

31 March 2020	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	877,205	716,973	1,594,178
2 year	593,431	352,295	945,726
3 year	521,643	318,912	840,555
4 year	438,214	213,435	651,649
5 year and above	1,873,210	442,931	2,316,141
	4,303,703	2,044,546	6,348,249

31 December 2019	Trade Receivables	Off-balance sheet deferred revenue	Total
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
	4,428,861	2,531,796	6,960,657

NOTE 13 – OTHER ASSETS AND LIABILITIES

	31 March 2020	31 December 2019
Other current assets		
Progress payments to contractors	140,926	115,896
Income accruals	86,983	68,349
Receivables from tax office	13,372	42,526
Deferred VAT	38,136	568
Other	5,358	3,595
	284,775	230,934
	31 March 2020	31 December 2019
Other non-current assets		
Deferred VAT	135,547	75,958
	135,547	75,958

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 14 – DEFERRED INCOME AND PREPAID EXPENSES

Short-term deferred income	31 March 2020	31 December 2019
Deferred income from LSRSA projects (*)	1,710,893	1,698,186
Advances taken from LSRSA contractors (**)	397,868	570,237
Advances taken from turnkey project sales	1,333,594	1,379,687
Transferred deferred incomes (***)	138,942	239,333
Deferred income related to sales of completed units	369,492	392,391
Advances received from related parties (Note 21)	64,732	64,732
	4,015,521	4,344,566

(*) 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.

	31 March 2020	31 December 2019
Prepaid expenses		
Advances given for inventory (*)	1,770,249	1,747,573
Prepaid expenses	191	2,655
	1,770,440	1,750,228

(*) A protocol has been signed between the Group and the Tarıř Cooperatives Union to develop revenue sharing project on a total of 143,366-m2 land, which belongs to the Tarıř Cooperatives Union, located within the borders of Kuruçay/Umurbey, Konak district of İzmir and an inventory advance amounting to TL 498,580 has been made. The Group has also provided an inventory advance amounting to TL 1,106,238 to the contractors for the residential and commercial units which it will acquire based on preliminary sales contract from ongoing Ankara Yeninahalle Station, Nidapark Küçükyalı and Büyükyalı projects.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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 31 March 2020 and 31 December 2019 is as follows:

Shareholders	31 March 2020		31 December 2019	
	Share (%)	TL	Share (%)	TL
Public offering portion	50.66	1,925,111	50.66	1,925,111
T.C. Toplu Konut İdaresi Başkanlığı "TOKİ"	49.34	1,874,831	49.34	1,874,831
HAS beneficiaries	0.00	56	0.00	56
Other	0.00	2	0.00	2
Total paid-in capital	100	3,800,000	100	3,800,000

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 Company repurchased 10,500,000 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%.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 16 – REVENUE AND COST OF SALES

	1 January- 31 March 2020	1 January- 31 March 2019
Sales income		
Land sales	338,358	209,150
<i>Sales of planned lands by way of LSRSA</i>	107,789	66,777
<i>Land sales income</i>	230,569	142,373
Residential and commercial units sales	340,318	1,026,445
Other income	18,474	5,050
	697,150	1,240,645
Sales returns	(463)	(483)
Sales discounts	(98)	0
Net sales income	696,589	1,240,162
Cost of sales		
Cost of lands	(103,687)	(200,653)
<i>Cost of lands planned by way of LSRSA</i>	(49,211)	(59,665)
<i>Cost of lands sold</i>	(54,476)	(140,988)
Cost of residential and commercial units sold	(308,090)	(983,986)
	(411,777)	(1,184,639)
Gross Profit	284,812	55,523

NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES

	1 January- 31 March 2020	1 January- 31 March 2019
General administrative expenses		
Personnel expenses	(28,560)	(26,010)
Consultancy expenses	(3,304)	(4,373)
Depreciation and amortisation	(6,702)	(1,889)
Taxes, duties and fees	(5,502)	(11,032)
Due and contribution expenses	(2,809)	(3,731)
Travel expenses	(1,911)	(1,851)
Lawsuit and notary expenses	(1,754)	(228)
Information technologies expenses	(1,568)	(3,064)
Maintenance and repair expenses	(674)	(508)
Communication expenses	(650)	(170)
Insurance expenses	(509)	(204)
Other	(3,986)	(7,023)
	(57,929)	(60,083)

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

	1 January- 31 March 2020	1 January- 31 March 2019
Marketing and sales expenses		
Advertising expenses	(10,182)	(11,037)
Personnel expenses	(580)	(2,011)
Office expenses	(10)	(1)
Lawsuit and notary expenses	(6)	(26)
Other	(1,241)	(2,094)
	(12,019)	(15,169)

NOTE 18 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES

	1 January- 31 March 2020	1 January- 31 March 2019
Other income from operating activities		
Financial income from forward sales	75,588	91,815
Default interest income from projects	19,649	19,042
Impairment provisions released (Note 9)	17,567	1,795
Income from transfer commissions	4,435	8,983
Lawsuit provisions released (Note 12)	-	21,014
Income from natural gas and contribution expenses	3,751	3,548
Other	28,512	35,037
	149,502	181,234
Other expenses from operating activities		
Provision for impairment of land and residential inventories (Note 9)	(108,671)	(20,915)
Investment properties amortisation expenses	(15,477)	-
Provisions released reversed for possible risks	(2,412)	-
Provision for lawsuits (Note 12)	-	4,124
Other	(151)	(5,091)
	(130,835)	(26,006)

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 19 – FINANCIAL INCOME / EXPENSES

	1 January- 31 March 2020	1 January- 31 March 2019
Financial expenses		
Borrowings and sukuk interest expense	(131,018)	(102,559)
Interest discount on pay off debt	(4,670)	(35,426)
Assigned receivables and commission expense	(1,684)	(2,941)
Foreign exchange losses	(79)	(43)
Interest expense on lease liabilities	(950)	-
	(138,401)	(140,969)
	1 January- 31 March 2020	1 January- 31 March 2019
Financial income		
Interest income from time deposits	29,494	16,726
Interest income from TOKI	-	41,498
Foreign exchange gains	15	12
Interest income related to leases	1,016	-
	30,525	58,236

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

	31 March 2020	31 December 2019
Current tax assets		
Prepaid taxes and funds	-	2,993
	-	2,993

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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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>31 March 2020</u>	<u>31 December 2019</u>
Fair value adjustment to inventories due to purchase accounting	62,157	62,157
Carry forward tax loss effect	(6,604)	(6,604)
Restatement and depreciation / amortization differences of property, plant and equipment and other intangible assets	(401)	(361)
Provision for employment termination benefits	(1,096)	(489)
Provision for lawsuits	-	-
	<u>54,056</u>	<u>54,703</u>

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

The movements of deferred tax (assets)/ liabilities for the periods ended 31 December 2019 and 2018 are as follows:

	1 January- 31 March 2020	1 January- 31 March 2019
<u>Movement of deferred tax (assets)/liabilities:</u>		
Opening balance as of 1 January	(54,703)	-
Charged to income	647	-
Closing balance at 31 December	<u>(54,056)</u>	<u>-</u>

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

	1 January- 31 March 2020	1 January- 31 March 2019
<u>Reconciliation of tax provision</u>		
Profit from continuing operations	124,709	47,570
Profit from operations before tax	<u>124,709</u>	<u>47,570</u>
Tax at the domestic income tax rate 2019: 22% (2018: 22%)	27,436	10,465
Tax effects of:		
- revenue that is exempt from taxation	(28,561)	(10,533)
- previously unrecognised and unused tax losses and tax offsets now recognised deferred tax assets	-	5,984
- other	1,772	438
Income tax expense recognised in profit or loss	<u>647</u>	<u>6,354</u>

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. ("EPP")
3. GEDAŞ (Gayrimenkul Değerleme A.Ş.) (an affiliate of TOKİ)
4. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (an affiliate of TOKİ)
5. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (an affiliate of TOKİ)
6. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (an affiliate of TOKİ)
7. Emlak-Toplu Konut İdaresi Spor Kulübü
8. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi
9. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi
10. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş Ortak Girişimi
11. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
12. Emlak Konut Spor Kulübü Derneği
13. 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")
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 3, 4 and 7.
- The Group keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 31 March 2020, the Group has deposits amounting to TL 687,420 in state banks (31 December 2019: TL 484,216). Average effective interest rates of time deposits of the Group as of 31 March 2020 are explained in Note 4.

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

	31 March 2020	31 December 2019
Trade receivables from related parties		
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (*)	470,866	-
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	1,237	2,160
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G.	5,958	5,577
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	1,338	1,338
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	1,769	1,769
	481,168	10,844

(*) 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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 21 – RELATED PARTY DISCLOSURES (Continued)

	31 March 2020	31 December 2019
Borrowings to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	6,208	5,991
	6,208	5,991
	31 March 2020	31 December 2019
Short-term other receivables from related parties		
Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı	169	169
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	145	145
Gedaş Gayrimenkul Değerleme A.Ş.	359	448
	673	762
	31 March 2020	31 December 2019
Long-term other receivables from related parties		
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	26,798	24,616
	26,798	24,616
	31 March 2020	31 December 2019
Trade payables to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	6,563	24,504
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	1,300	1,299
	7,863	25,803
	31 March 2020	31 December 2019
Advances received from related parties		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G. (*)	64,732	64,732
	64,732	64,732
	1 January- 31 March 2020	1 January- 31 March 2019
Purchases from related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	280,902
Emlak Planlama İnş. Prj. Yön. A.Ş. - Emlak Basın Yayın A.Ş.	317	-
	317	280,902
	1 January- 31 March 2020	1 January- 31 March 2019
Finance expense from related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	648	-
	648	-

(*) 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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 21 – RELATED PARTY DISCLOSURES (Continued)

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- 31 March 2020	1 January- 31 March 2019
Sales to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	1,027	70,360
	1,027	70,360

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- 31 March 2020	1 January- 31 March 2019
Compensation to key management		
Salaries and other short-term benefits	2,474	1,436
	2,474	1,436

NOTE 22 - COMMITMENTS

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

	31 March 2020	31 December 2019
Guarantees received (*)	2,737,308	3,375,478
Mortgages received (**)	58,564	58,564
	2,795,872	3,434,042

(*) 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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

NOTE 22 – COMMITMENTS (Continued)

The collaterals, pledges and mortgages ("CPM") of the Group as of 31 March 2020 and 31 December 2019 are as follows:

	31 March 2020	31 December 2019
A. CPM given on behalf of the Company's legal personality	93,211	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	-	-
	93,211	93,065

NOTE 23 – EVENTS AFTER THE REPORTING PERIOD

Concerning the government statements and measures for Covid-19 which has rapidly spread across Turkey and the world, Republic of Turkey Ministry of Health has declared a curfew for citizens under 20 and over 65, as well as those with chronic illness. Public announcements has made in order for the remaining population to remain at home, except in compulsory situations. In addition, many prohibitions and travel restrictions have been implemented across the country. As a result of the measures taken, a decrease in daily deaths and new cases has been observed and these positive developments have led to the normalization process throughout the country. During the normalization process, the citizens under the age of 20 and over 65 have been able to go out at certain times of the week, shopping malls and barber shops have opened and travel restrictions have been removed for some cities. Although this situation is expected to be temporary, there is uncertainty about the duration and possible impacts will be carefully evaluated through an increasing number of economic and sectoral measures as stated by the government and the institutions it is affiliated with. Considering the problems that may be experienced in the cash flow of customers purchasing independent units during this period, the Group has decided to postpone the April and May installments until 30 April 2020 and add the deferred installments to the installments starting from July until the end of the year. Although developments in the global and local markets may differ from expectations due to this pandemic, the possible monetary effects of the pandemic on the Group cannot be measured as of the reporting date.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

ADDITIONAL NOTE – CONTROL OF COMPLIANCE WITH THE PORTFOLIO LIMITATIONS

	Non-Consolidated (Individual) Financial Statements Main Account Items	Related Regulation	Current Period 31 March 2020 (TL)	Prior Period 31 December 2019 (TL)
A	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	1,167,381	415,030
B	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)	13,695,513	13,437,248
C	Affiliates	Series:III-No:48, Art,24/(b)	373,037	-
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		8,849,559	9,186,182
D	Total Assets	Series:III-No:48, Art,3/(k)	24,085,490	23,411,497
E	Financial Liabilities	Series:III-No:48, Art,31	5,394,662	4,763,197
F	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
G	Due from Financial Leases	Series:III-No:48, Art,31	-	-
H	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
I	Shareholders’ equity	Series:III-No:48, Art,31	13,866,495	13,748,422
	Other Resources		4,824,333	4,899,878
D	Total Resources	Series:III-No:48, Art,3/(k)	24,085,490	23,411,497
	Non-Consolidated (Individual) Financial Statements Other Account Items	Related Regulation	Current Period 31 March 2020 (TL)	Prior Period 31 December 2019 (TL)
A1	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years	Series:III-No:48, Art,24/(b)	1,167,381	415,030
A2	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	1,209,130	475,042
A3	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
B1	Foreign Properties, Projects based on properties and Rights based on Properties	Series:III-No:48, Art,24/(d)	-	-
B2	Idle Lands	Series:III-No:48, Art,24/(c)	1,126,802	929,935
C1	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
C2	Affiliates for Operating Company	Series:III-No:48, Art,28	373,000	-
J	Non-cash Loans	Series:III-No:48, Art,31	53,011	56,397
K	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIODS ENDED 31 MARCH 2020

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

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

	Portfolio restrictions	Related regulation	31 March 2020 (%)	31 December 2019 (%)	Minimum/Maximum Rate
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)	62	69	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art,24/(b)	1,55	1,27	<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)	5	3	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art,28	0,02	0,01	<10%
7	Borrowing Limit	Series:III-No:48, Art,31	39	27	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art,22/(e)	-	-	<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.

.....

LEGAL NOTICE

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