

EMLAK KONUT  
**2020**  
ANNUAL REPORT



**EMLAK KONUT**

GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İŞTİRAKİDİR



# CONTENTS

6	Our Vision - Mission
7	Independent Auditor's Report
11	Emlak Konut REIC Milestone
12	Scope of Business
14	Business Models
15	Multiplier For Revenue Sharing Model
16	Progress Of Guaranteed Profit In Rsm Projects
17	The Position Of Emlak Konut REIC
19	Emlak Konut With Numbers
21	Message from the CEO
23	2020 Activity Results
24	2020 Company Sales Data
25	Key Financial Results
26	Financial Track Record
27	Financial Ratios
28	2020 Targets
31	Land Portfolio
33	Ongoing RSM Projects
44	Ongoing RSMProjects Table
47	Ongoing Turn-Key Model Projects
49	Ongoing Turn-Key Model Projects Table
50	Rented And Leased Properties
51	Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret A.Ş.
53	Emlak Konut Sports Club
56	Activities Of The Board Of Directors
58	Declaration For Compliance With Corporate Governance Principles
59	Sustainability Activities
62	Structure and Formation of the Board of Directors
65	Operating Principles of the Board of Directors
70	Policies
75	General Assambly
76	Strategic Goals of The Company
77	Investor Relations Department
80	The List For Access To Internal Information
	ANNEXES
84	Cases involving our company
96	Tendered Plots of Land
99	Land Stock
101	Building Inventory
108	Summary of Appraisal Reports
130	Convenience Translation of the Review Report and Condensed Financial Statements for the Interim Period 1 January- 31 Dec 2020



# EMLAK KONUT

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İŞTİRAKİDİR

We set out on this journey 68 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.





# 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.)

**68**

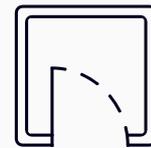
YEARS  
OF EXPERIENCE



146  
PROJECT



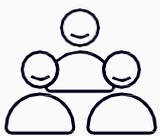
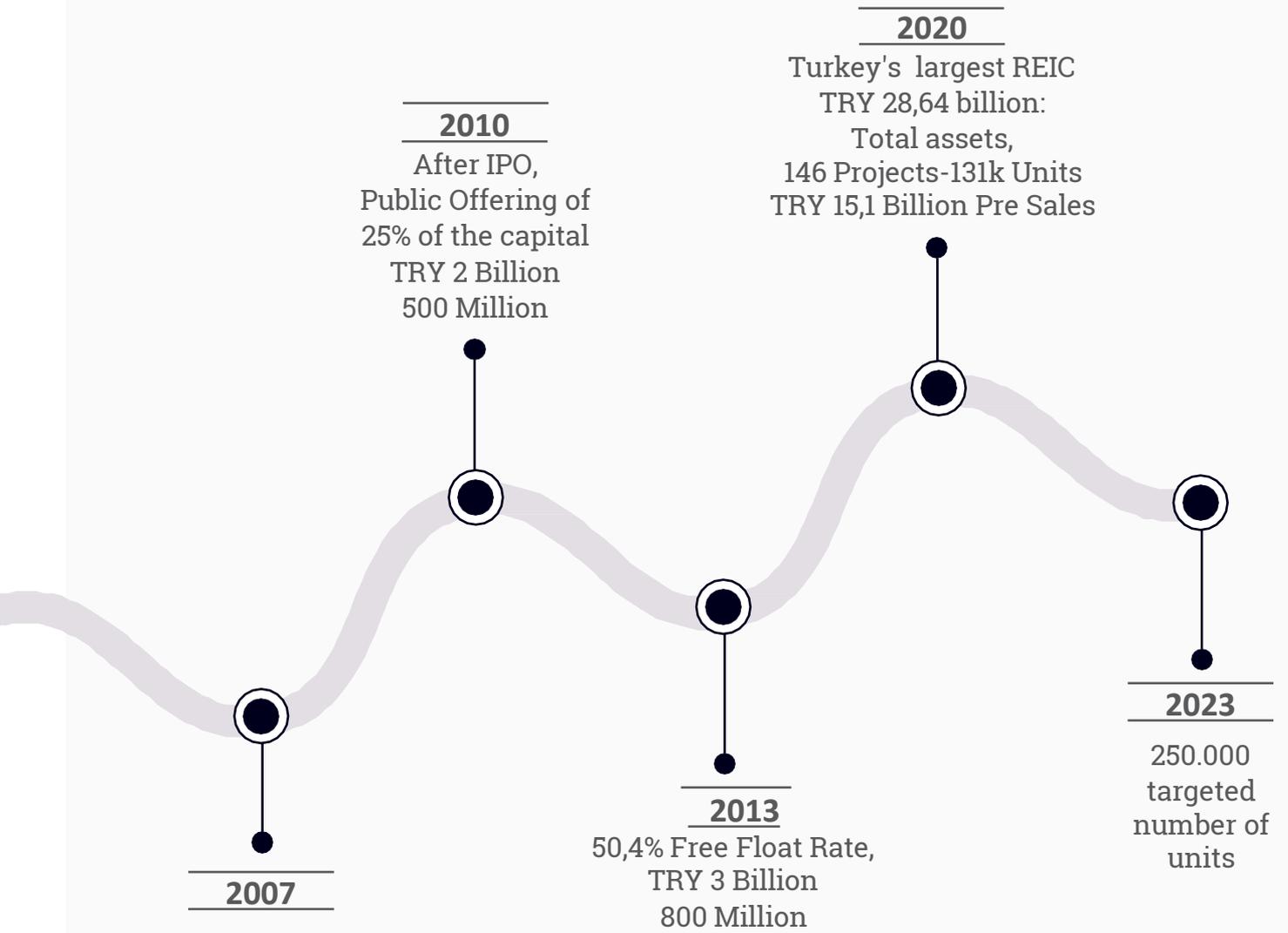
SUPPORT TO 256  
DIFFERENT SECTOR



131.383  
UNITS



TRY 28,6 Bn  
TOTAL ASSET



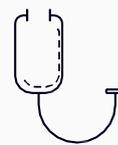
**15.000**  
**EMPLOYMENT**



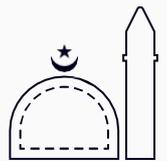
**42**  
**SCHOOL**



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



**5**  
**HEALTH FACILITY**



**26**  
**MOSQUE**

# EMLAK KONUT REIC SCOPE OF BUSINESS

Founded in 1953, Emlak Konut REIC one of Turkey's oldest enterprises whose main field of expertise is residential production.

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. was established under the title Emlak Konut A.Ş. as a subsidiary of Türkiye Emlak Bankası A.Ş. and started its operations after its registration and announcement on March 6, 1991. The company's Articles of Association was amended in 2001.

Our Company was transformed into a Real Estate Investment Company with the the amendment bill for the Articles of Association and it was submitted to the General Assembly for its approval. The amendment bill was adopted by the Extraordinary General Assembly on July, 22, 2002.

The Articles of Association was registered at İstanbul Trade Registry Office on July 29, 2002, and entered into force after their publication in the Trade Registry Gazette on August 1, 2002. (Our Company's Trade Registration No. is 273488-221070, Central

Registration System (MERSİS) No. is 5669-3333-4423-6524). The Company's name was changed from Emlak Gayrimenkul Yatırım Ortaklığı A.Ş. to Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. following the General Assembly on February 28, 2006. No time limit was set on the legal entity of the Company. This value, which has been obtained in years and through many projects, was transformed to Real Estate Company in 2002 and has been continuing its operations since then.

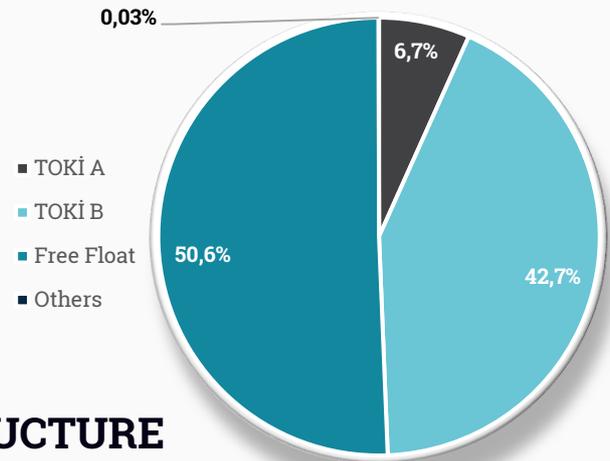
Our activities include purchasing land in Turkey, developing real estate for the middle and upper-middle class, and marketing and selling real estate. Our Company considers producing value for our country as one of the most important aspects. Emlak Konut REIC conducted its initial public offering in 2010 and secondary public offering in 2013 to sustain its rapid growth. These public offerings

achieved a significant success by attracting record individual investor demand and turning out to be 5th biggest public offering in the history of Republic. Taking place in November 2013, the secondary public offering oversubscribed 2.3 times. It attracted over 100 international investors from 20 countries becoming the biggest public offering in the form of raising capital in Central and Eastern Europe, the Middle East and Africa.

Emlak Konut REIC., whose main shareholder is TOKİ, is the biggest real estate investment company in Turkey in terms of market value, real estate portfolio and land inventory. Our 3,800,000,000 TL paid capital and 4,000,000,000 TL registered capital demonstrate the Company's leading role in the sector.

Emlak Konut REIC's goal and area of activity:

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



## CAPITAL AND PARTNERSHIP STRUCTURE

	GROUP	TYPE	SHARE AMOUNT	NUMBER OF SHARES	%
Housing Development Adm. (TOKI)	A	Registered (Privileged)	253,369,919	25,336,991,900	6.67
Housing Development Adm. (TOKI)	B	Bearer	1,621,460,838.35	162,146,083,835	42.7
Free Float	B	Bearer	1,925,118,787.49	19,511,878,749	50.6
Others	B	Bearer	50,455.16	5,045,516	<1
		Total	3,800,000,000.00	380,000,000,000	100

# BUSINESS MODELS

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

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

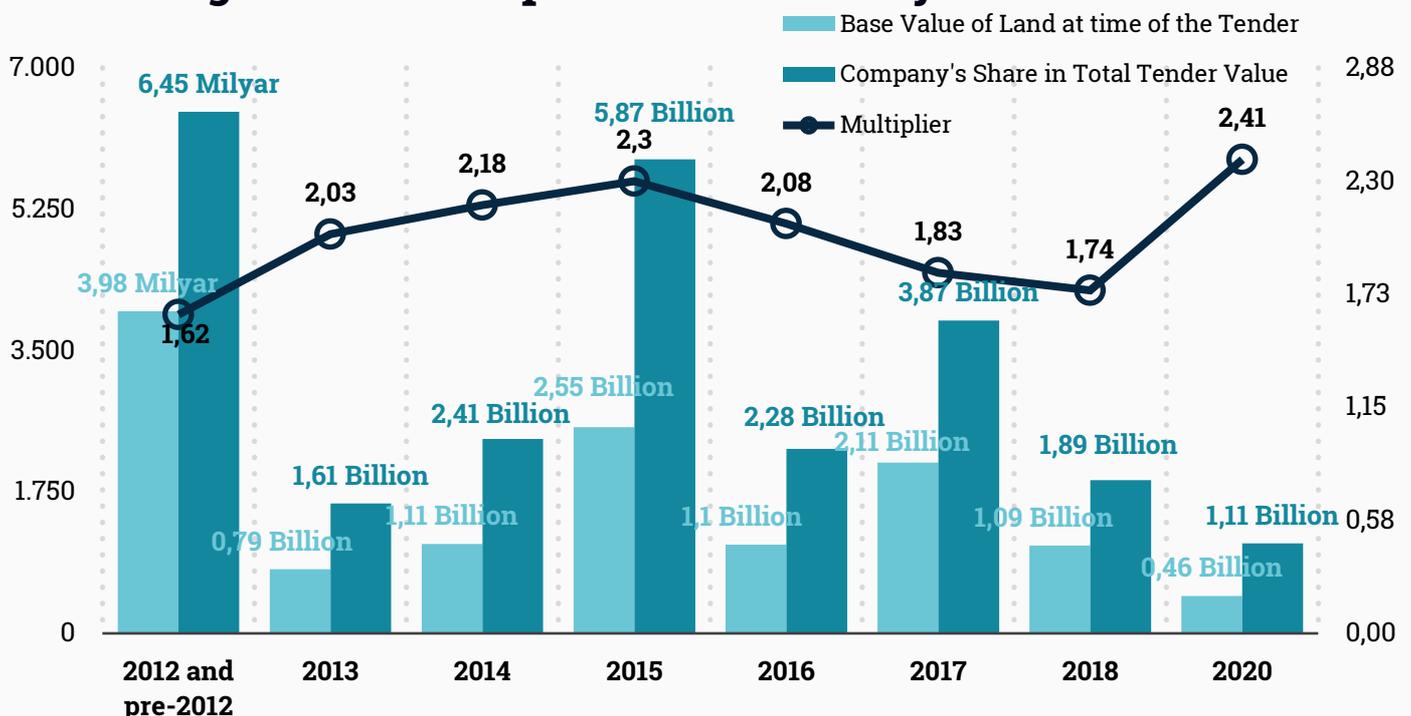
## REVENUE SHARING MODEL

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

## TURN-KEY MODEL

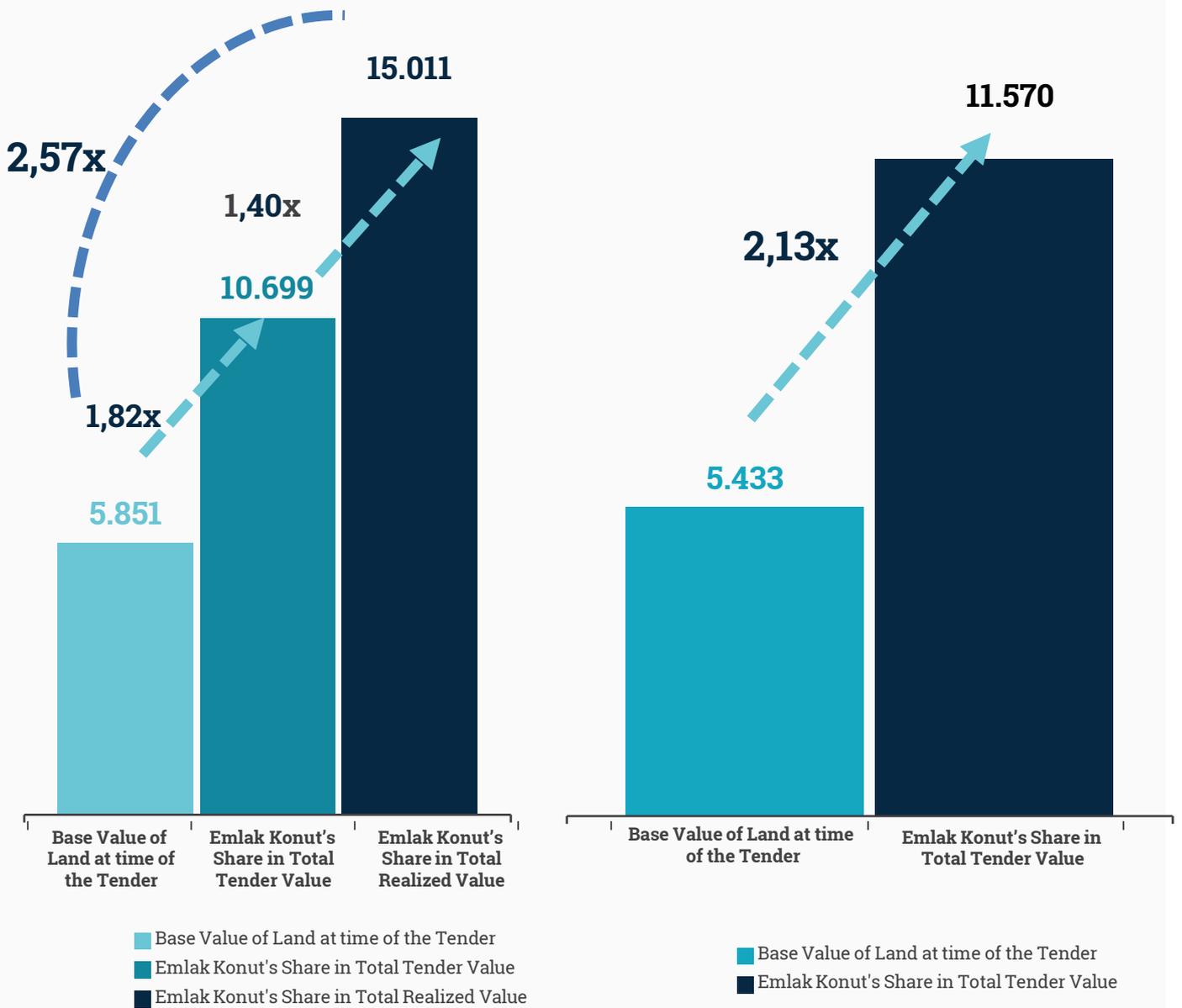
The contractor is selected via a tender process pursuant to some criterias among the most appropriate and the lowest bid. Emlak Konut assumes all risks and responsibilities for the project development. All income earned from the sales of the units belong to Emlak Konut.

### The Progress of Multiplier for RSM Projects



# MULTIPLIER FOR REVENUE SHARING MODEL

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

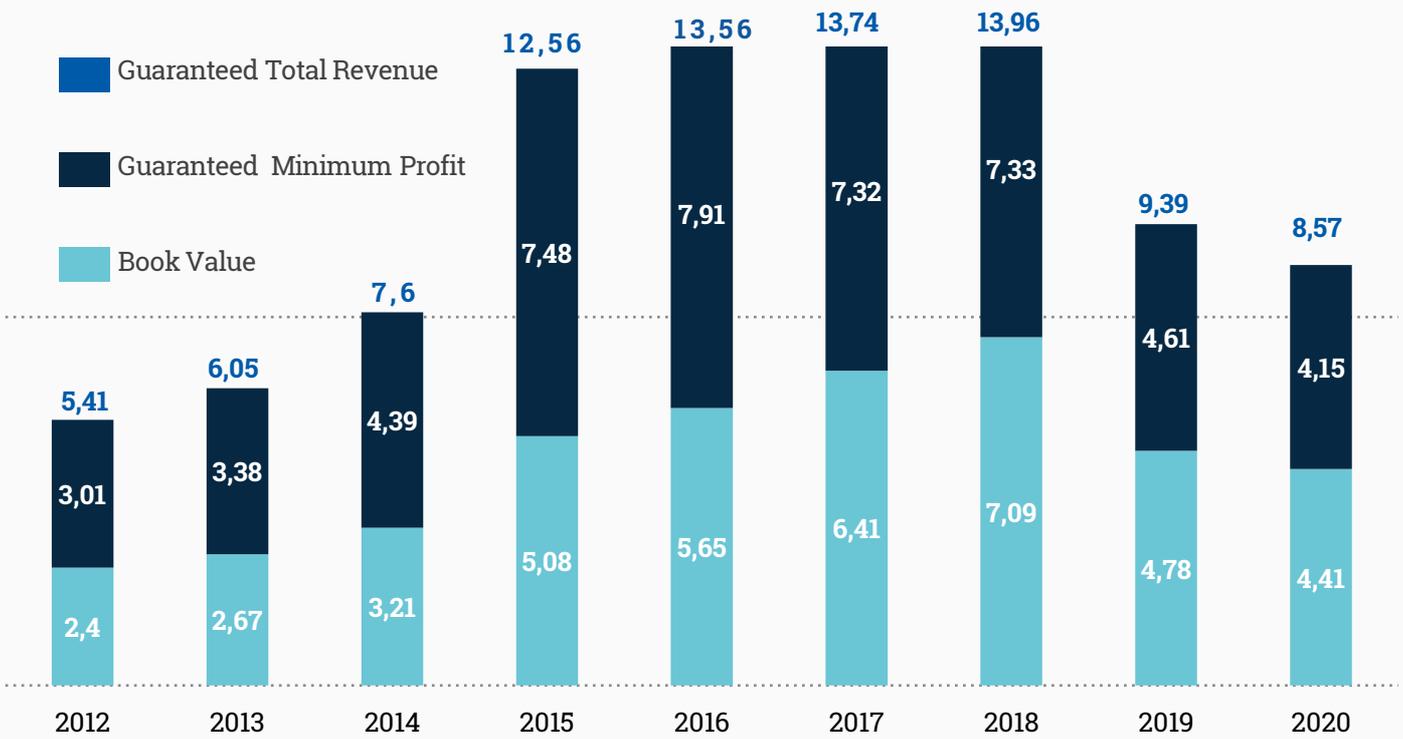


The figures are in million TRY. Please note that, the past performance is not necessarily an indicator of future performance.

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



Strong earnings visibility ahead from RSM projects...



Emlak REIC expects to recognize 4,15 Billion TRY of profit from RSM projects over the next 5 years.

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

# THE POSITION OF EMLAK KONUT REIC

Global  
136.

No	Global Market REIT	Total Assets* (Billion USD)
131	FIRST INDUSTRIAL REALTY TR	3,74
132	RAYONIER INC	3,73
133	HEALTHCARE REALTY TRUST INC	3,71
134	EQUITY COMMONWEALTH	3,71
135	QTS REALTY TRUST INC-CL A	3,69
<b>136</b>	<b>EMLAK KONUT REIC</b>	<b>3,68</b>
137	RETAIL PROPERTIES OF AME - A	3,63
138	LEXINGTON REALTY TRUST	3,62
139	BEFIMMO	3,61
140	RYMAN HOSPITALITY PROPERTIES	3,59
141	AMERICAN FINANCE TRUST INC	3,56

EMEA  
9.

No	EMEA	Total Assets* (Billion USD)
4	BRITISH LAND CO PLC	13,05
5	ALSTRIA OFFICE REIT-AG	6,26
6	WAREHOUSES DE PAUW SCA	5,39
7	COFINIMMO	5,34
8	EUROCOMMERCIAL PROPRIETIE-CV	4,78
<b>9</b>	<b>EMLAK KONUT REIC</b>	<b>3,68</b>
10	BEFIMMO	3,61
11	IMMOBILIARE GRANDE DISTRIBUZ	2,96
12	PRODEA REAL ESTATE INVESTMEN	2,80
13	WORKSPACE GROUP PLC	2,55
14	LAR ESPANA REAL ESTATE SOCIM	1,91

Turkey  
1.

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

\* As of 3rd Quarter 2020

Source: BLOOMBERG / GICS / All REITS



# EMLAK KONUT WITH NUMBERS



The leading developer company in Turkey..



Strategic partnership with TOKİ..



The pre-sales ratio of the Project to be completed in 2021 is 72%..



Delivery of app. 7 thousand units in 2020

Total Sales Revenue In Revenue Sharing Model

**75 Billion TRY**

Turnkey Model Agreement Value

**11.1 Billion TRY**

Successfully Driving Or Delivered

**87 Revenue Sharing Model Projects**

Successfully Driving Or Delivered

**59 Turn-Key Model Projects**

Total Profit Target In 5 Years

**4.15 Billion TRY**

Strong Launch To Sales Ratio

**72% in 2021**

**57% in 2022**

Completed And Tendered Units

**131 k units**

# SUMMARY TABLE OF SIGNIFICANT FIGURES

## TOTAL ASSETS

**TRY 28,644,290,000**

Appraisal Value of Land Stock

**TRY 6,731,113,521**

Appraisal Value of Buildings

**TRY 4,303,414,401**

Company Share of Total Revenue for RSM Projects

**TRY 8,597,183,506**

Cost of Purchase + Progress Payments (Turn Key)

**TRY 4,516,282,900**

Cost of Land and Residential Unit Inventories

**TRY 17,582,374,509**

Cost of Investment Property

**TRY 775,307,000**

Liabilities

**TRY 14,150,282,000**

**TOTAL**

**TRY 20,284,320,819**



## **Emlak Konut REIC's minimum guaranteed share of sale-based revenue sharing projects for 22 lands under construction stands at around 8.572 billion TRY.**

Esteemed investors, shareholders, business partners of Emlak Konut REIC, and dear colleagues,

In 2020, the world economy faced a historical stagnation due to the trade wars, the global pandemic, and the measures against it. The world economy is said to have contracted by 4.2% according to OECD forecast data.

The economic activities slowed down in our country as in the rest of the world while our government started to implement expansionary monetary policies in the second half of 2020. Our economy recorded a 6.7% growth in the third quarter and 5.9% in the last one driven by these measures. Our economy completed the year 2020 with 1.8% growth thanks to this strong recovery.

Mired by the pandemic, 2020 brought about dramatic changes to our lives and habits. Spending more time at home directed affected consumer demand. Institutions and corporations which could quickly adapt to this change recovered quickly and proceeded with much more confident steps.

In the real estate industry, the demand for housing brought record sales despite the ongoing pandemic process thanks to favorable housing interest rates offered by public and private banks

in early June under our government's leadership. According to TurkStat data, the third-quarter sales increased by 50% compared to the previous year. The year 2020 was completed with 1.5 million units sold, meaning an 11% year-on-year increase. On the other hand, mortgage sales increased by 72%, from 332,508 in 2019 to 573,337 in 2020. This means a high rate of cash sales for housing developers leading to a positive impact on the cash flow of companies.

At Emlak Konut, we have been serving the Turkish real estate industry for the past 68 years by constantly producing living spaces with the experience and brand value we have garnered in this process. Accordingly, we have almost tripled our year-end sales performance in 2020 despite the pandemic period with the sale of 10,908 detached units and total pre-sales of 15.151 billion TRY in corresponding to 1.631 million square meters.

We have signed contracts and fulfilled obligations for all of our year-end pre-sales figures as we have collected down-payments or full payments for them. 52% of these pre-sales consists of sales for which our company created terms according to specific down payment rates, whereas 48% are cash or mortgage-based sales.

We offered Bizim Mahalle, Emlak Konut Florya Houses, Başakşehir Avrasya Houses, Ormanköy Çekmeköy and İzmir Alsancak projects for sale along with our ongoing projects. And these projects have attracted great interest. In addition to our newly launched projects, we delivered approximately 6,000 units during this period.

In line with the developments in the markets, we restructured our financial liabilities in order to reach a more favorable cash position at the beginning of the year. In this context, we have reduced the interest rates of our financial liabilities of around 3.5 billion TRY to 10% at the beginning of 2020 and extended the maturity periods. Thus, we balanced our loan payments and customer receivables while minimizing our interest cost in the short term.

We continued with our revenue-sharing model and turnkey tenders, the cornerstones of our company's sustainable success without slowing down. In 2020, our tendered revenue sharing projects helped us obtain a 2.41x multiplier corresponding to a minimum guaranteed Emlak Konut share of 1.11 billion TRY. Also, we put out a turnkey tender worth 2.370 billion TRY, which incorporated Emlak Konut Florya Houses and Bizim Mahalle, where we achieved high sales performance.

Our company holds 3.794 million square meters of non-tendered land worth approximately 7.106 billion TRY in its portfolio. We believe that our land portfolio for project tenders has a higher return potential and will reach higher profit ratios with the completion of our projects.

We have closed the year with 856 million TRY in net profit thanks to our completed turnkey and revenue sharing projects for which we have fulfilled the temporary acceptance procedures.

We determine our company's strategies by evaluating all possibilities based on current developments. We will continue to work towards high sales and profitability performance in 2021 as we believe normalization steps will accelerate.

Emlak Konut REIC's minimum guaranteed share of sale-based revenue sharing projects for 22 lands under construction stands at around 8.572 billion TRY.

The completion rate of our Revenue Sharing Model projects for which we plan to fulfill partial or final acceptance within 2021 is around 75%.

Committed to ensuring sustainable and profitable growth for Emlak Konut REIC with all our efforts, we have set our 2021 targets as generating a pre-sales revenue of 11 billion TRY with the sales of 957,000 square meters, inviting tenders for our lands with a total appraisal value of 2.56 billion TRY based on an average multiplier of 1.5-2x and completing the year with a net profit of 1.115 billion TRY.

I would like to extend my sincere gratitude to all our investors and customers for their attention and a keen interest in our company's projects. Also, I would like to thank our Board of Directors, employees, and contractors for their successful efforts in 2020.

Sincerely,  
Hakan Gedikli

## 2020 ACTIVITY RESULTS



Solid net profit results and balance land portfolio..

### 2020 Figures

**836** Million TRY

Net Profit

**7.1** Billion TRY

Land Portfolio Value

### 2020 Pre-Sales Figures

**15.1** Billion TRY

Pre-Sales Revenue

**1** Billion TRY

Sold to Foreigners

**1.6** Million sqm

Sold Area

**10.908**

Number of Units Sold

### 2020 Completed RSM Tender Results

**3** Tenders

Completed

**2.41x**

Average Multiplier

**1.11** Billion TRY

Total Min.  
Emlak Konut's Share

**2.95** Billion TRY

Total Sales Revenue  
In Tenders

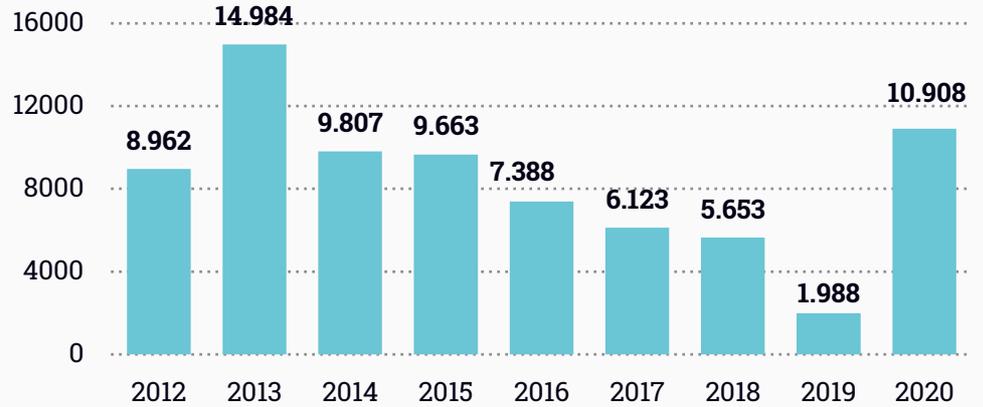
# 2020 COMPANY SALES DATA

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

Call center infrastructure serving in 8 languages was established

Highest sales revenue of all time in 2020...

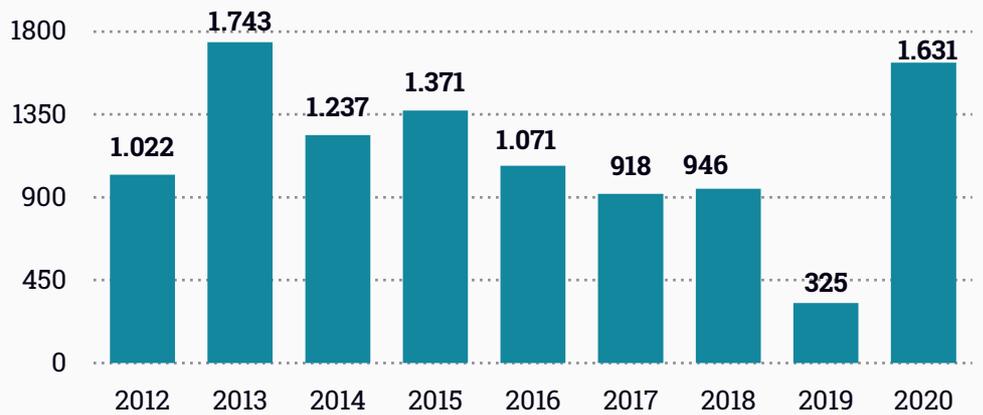
## Unit Sales (Number)



## Total Value Of Sales Million TRY



## Total Unit Size Sold sqm'000

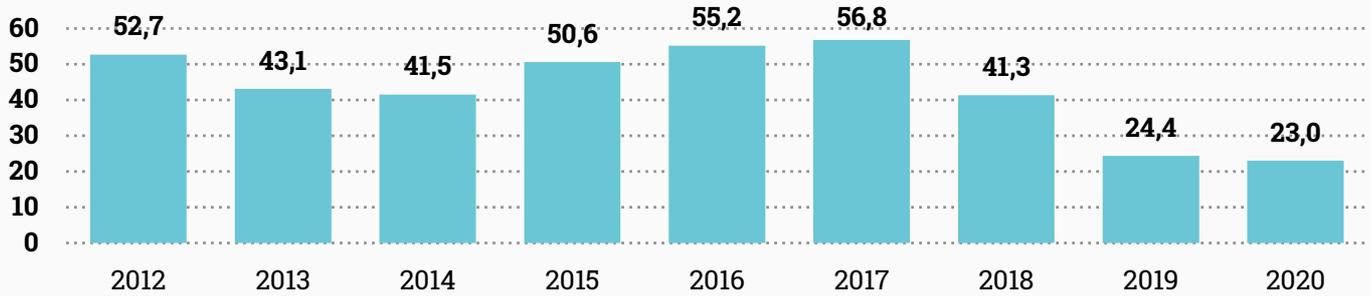


## Sales To Foreigners Million TRY



# KEY FINANCIAL RESULTS

## Ebitda Margin %



## Key Financials Million TRY

	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	4.730,5
EBITDA <sup>(1)</sup>	530,4	1.005,8	750,8	907,4	1.914,6	2.215,9	1.621,3	1.384,6	1.088,8
EBITDA Margin (%) <sup>(2)</sup>	52,8	43,1	41,6	50,8	55,4	56,8	41,3	24,4	23,0
Profit for Period	523,4	1.060,5	954,4	952,6	1.761,3	1.756,1	1.268	778,4	836,6
Total Assets	8.578,9	13.471,0	14.490,6	16.736,0	18.702,4	20.623,7	23.319	24.185	28,644
Shareholder's Equity	4.392,3	8.353,6	8.751,3	9.325,4	10.730,2	12.465,5	13.083,1	13.743	14.494
Dividend Per Share (TRY)	0,0800	0,1231	0,0965	0,0968	0,0000	0,1755	0,0035	0,0021	0,0023
Return on Equity (%)	0,12	0,13	0,11	0,10	0,16	0,14	0,096	0,057	0,058
Cash Flow	1.171,1	4.298	1.453,4	759	956	385	494	432	1.122
Dividend Payout	200,0	467,7	366,7	367,8	0,0	666,9	123	76,6	

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

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

## Receivables '000 TL

	Trade Receivables	Off-Balance Sheet Deferred Revenue	TOTAL
1 Year	1.016.653	1.539.172	2.555.825
2 Year	845.871	1.395.083	2.240.954
3 Year	629.810	722.777	1.352.587
4 Year	445.942	362.763	808.705
5 Year and Above	2.363.227	979.553	3.342.780
<b>TOTAL</b>	<b>5.301.503</b>	<b>4.999.348</b>	<b>10.300.851</b>

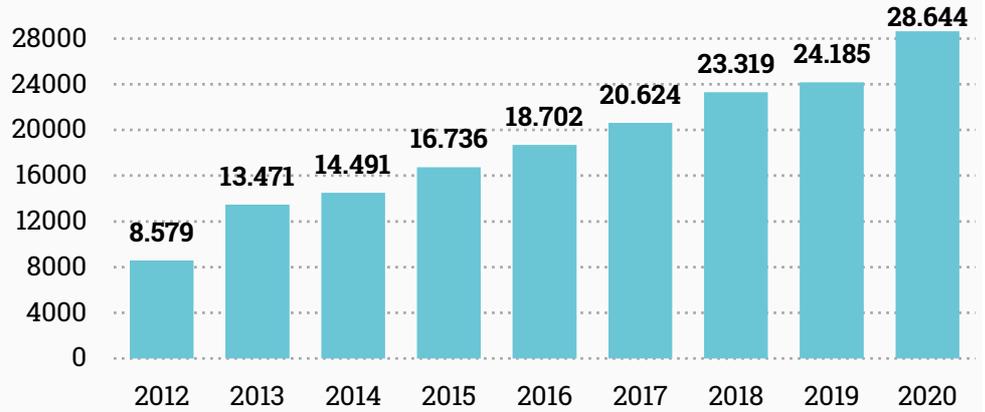
Please see Independent Audit's Report for details Note.14, pp. 45

# FINANCIAL TRACK RECORD



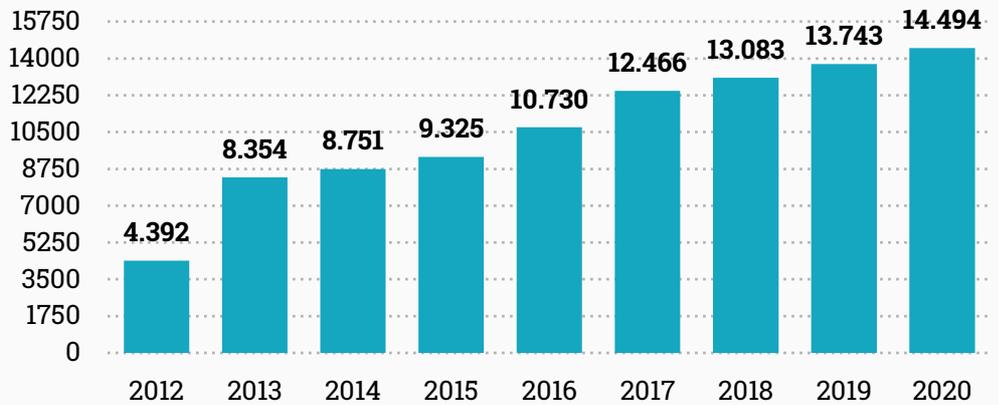
We have increased our total assets by 230% in 8 years

## Total Assets Million TRY



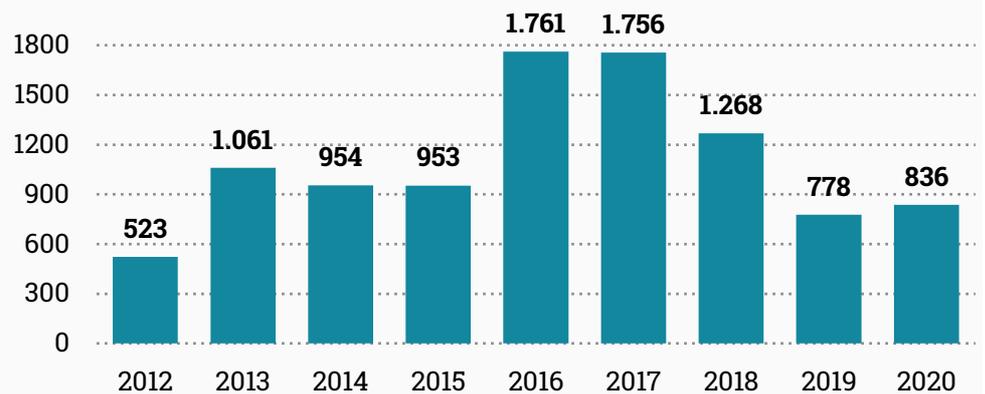
Significant increase in our equity in 8 years turned into a strong source of funding source ...

## Equity Million TRY

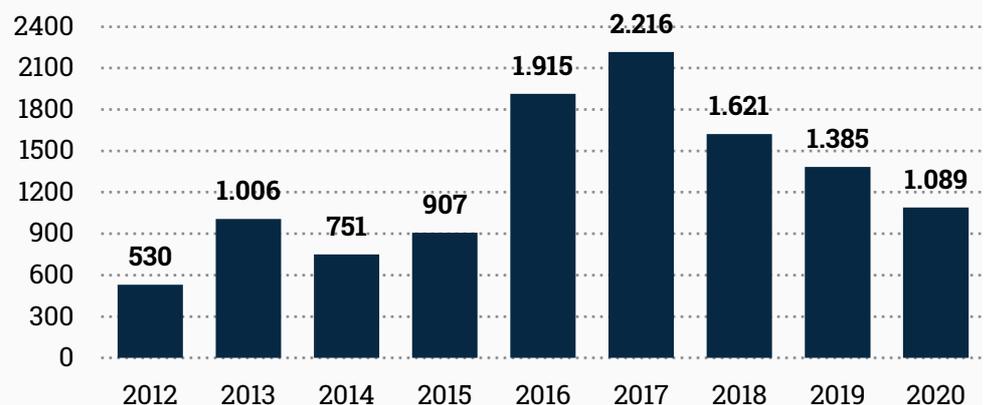


Sustainable high profitability

## Profit For The Period Million TRY



## Ebitda For Period Million TRY



# FINANCIAL RATIOS

## Liquidity Ratios

Current Ratio  
**2.172**

Cash Ratio  
**0.210**

Acid-Test Ratio  
**0.698**

## Financial Structure Ratios

F. Leverage Ratio  
**0.494**

Debt Ratio  
**0.976**

Equity Total Assets  
**0.506**

Self-Financing Ratio  
**1.024**

## Operating Ratios

Assets Turnover Ratio  
**0.165**

Equity Turnover Ratio  
**0.326**

Net Working Capital  
**0.366**

## Profitability Ratios

Return on Equity  
**0.058**

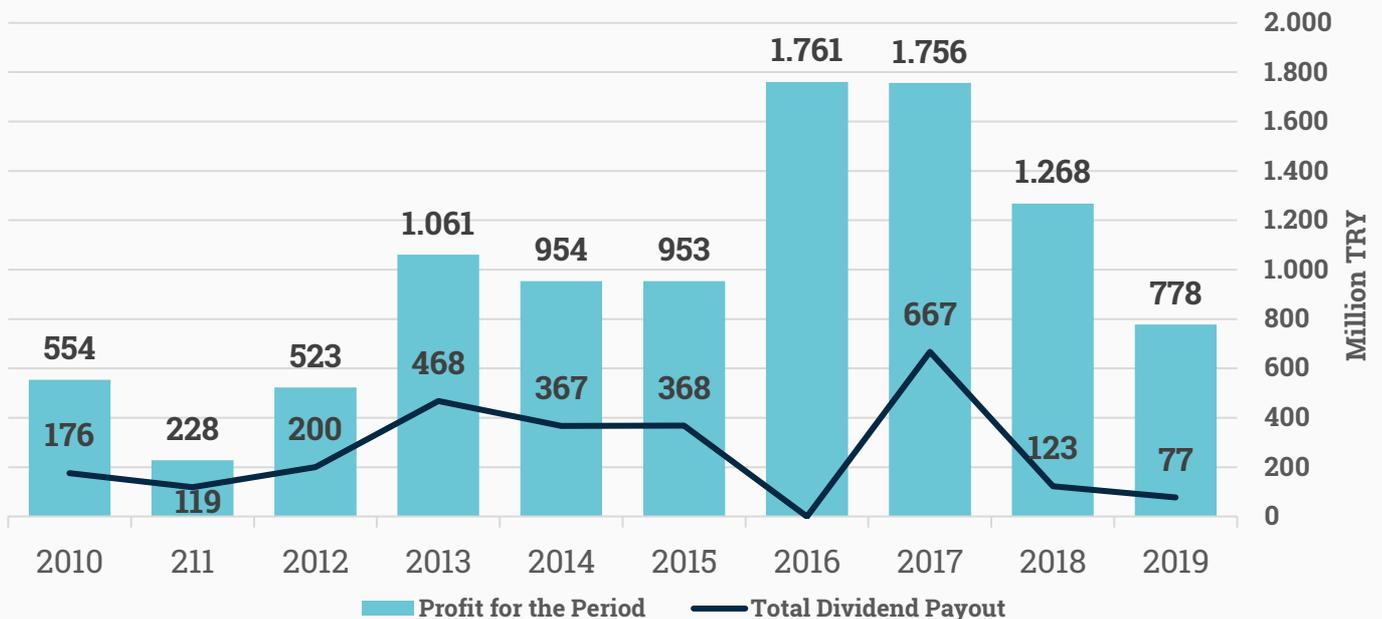
Return on Assets  
**0.029**

Return on Sales  
**0.177**

Gross Profit Margin  
**0.238**

Operating Profit Margin  
**0.224**

## Profit-Dividend Progress



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

## 2021 TARGETS

### 2021 SALES AND PROFIT TARGET

**FIRST  
QUARTER**

Sales Value  
**1.78** BillionTRY

Gross Saleable Area  
**158** k sqm

**SECOND  
QUARTER**

Sales Value  
**2.64** BillionTRY

Gross Saleable Area  
**235** k sqm

**THIRD  
QUARTER**

Sales Value  
**3.72** BillionTRY

Gross Saleable Area  
**314** k sqm

**FOURTH  
QUARTER**

Sales Value  
**1.9** BillionTRY

Gross Saleable Area  
**249** k sqm

**Total Pre-  
Sales Target**

Sales Value  
**11** Billion TRY

Gross Saleable Area  
**957** k sqm

**2021  
Profit Target**

Net Profit  
**1.11** Billion TRY

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

# 2020 TARGETS

## 2021 TENDER SCHEDULE '000

Revenue Sharing Model	Appraisal Value	Total Sales Revenue	Min. Emlak Konut's Share	Multiplier
1 Başakşehir Kayabaşı 8. Etap	50.158			
2 Beşiktaş Ortaköy	290.000			
3 Çekmeköy Taşdelen 2. Etap	775.713			
4 Çekmeköy Taşdelen 3. Etap	214.287			
5 Eyüpsultan Kemerburgaz 1. Etap	168.485			
6 Kartal Çavuşoğlu	597.434			
7 Sarıyer Ayazağa	405.000			
8 Sarıyer Zekeriyaköy 4.Etap	63.860			
<b>Total</b>	<b>2.564.938</b>			
Turn-Key Model	Appraisal Value			
1 Avcılar Firüzköy 1. Etap 1. Kısım	189.707			
2 Başakşehir Hoşdere Vadi Konakları 1.Etap 1.Kısım	144.666			
3 Başakşehir Hoşdere Vadi Konakları 1.Etap 2.Kısım	108.250			
4 Başakşehir Hoşdere Vadi Konakları 2.Etap 1.Kısım	56.869			
5 Başakşehir Hoşdere Vadi Konakları 2.Etap 2.Kısım	26.437			
6 Bizim Mahalle 1.Etap 3.Kısım	175.129			
7 Bizim Mahalle 1.Etap 4.Kısım	146.220			
<b>Total</b>	<b>847.279</b>			

# KUZEY YAKASI





# LAND PORTFOLIO

## Untendered Land Plots

Line	City/ District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	ANKARA/ ÇANKAYA MÜHYE	38.434	51.173.186	69.156.183
	<b>Ankara</b>	<b>57.724</b>	<b>51.173.186</b>	<b>69.156.183</b>
2	İSTANBUL ARNAVUTKÖY PARSELLERİ	1.457.499	170.583.840	380.192.995
3	İSTANBUL ATAŞEHİR PARSELLERİ	26.851	100.237.750	58.911.459
4	İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	116.538	54.666.950	154.518.620
5	İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	121.053	174.475.467	178.628.895
6	İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ	20.154	42.322.686	50.158.000
7	İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	336.345	990.042.641	992.221.000
8	İSTANBUL ESENYURT HOŞDERE PARSELLERİ	38.689	39.178.211	70.288.294
9	İSTANBUL KARTAL PARSELLERİ	186.948	532.565.312	575.008.727
10	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	319.739	1.113.988.528	1.659.851.418
11	İSTANBUL MALTEPE PARSELLERİ	306	3.010.214	3.017.950
12	İSTANBUL SARIYER PARSELLERİ	101.409	410.093.510	410.093.510
13	İSTANBUL ZEKERİYAKÖY PARSELİ	21.420	52.939.643	65.694.447
14	İSTANBUL TUZLA PARSELLERİ	590	-	383.760
15	İSTANBUL ÜMRANİYE PARSELLERİ	10.680	1.843.977	-
16	İSTANBUL BEŞİKTAŞ PARSELLERİ	20.488	325.160.708	358.828.000
17	İSTANBUL AVCILAR PARSELLERİ	689.029	1.420.000.000	1.420.285.000
18	İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	96.675	168.485.000	168.485.000
	<b>Istanbul</b>	<b>3.564.414</b>	<b>5.599.594.437</b>	<b>6.546.567.076</b>
19	İZMİR KONAK PARSELLERİ	7.033	13.029.852	14.565.965
20	KASTAMONU CİDE PARSELLERİ	9.110	52.663	63.770
21	KOCAELİ GEBZE GÜZELLER PARSELLERİ	13.820	6.750.001	8.622.300
22	KOCAELİ KÖRFEZ PARSELLERİ	16.610	1.528.023	8.986.200
23	NEVŞEHİR PARSELLERİ	26	8.088	11.399
24	TEKİRDAĞ KAPAKLI PARSELLERİ	32.638	1.057.634	9.971.000
25	TEKİRDAĞ ÇORLU PARSELLERİ	35.923	6.152.734	9.144.628
	<b>Other Cities</b>	<b>115.160</b>	<b>28.578.995</b>	<b>51.365.262</b>
<b>TOTAL</b>		<b>3.718.008</b>	<b>5.679.346.618</b>	<b>6.667.088.521</b>

## INVESTMENT Properties

Line	City/ District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	İSTANBUL ATAŞEHİR PARSELLERİ	4.376	0,02	10.229.885
2	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	1.500	5.490.111	6.825.000
3	BAKIRKÖY FLORYA PARSELLERİ	40.723	262.500.000	350.341.616
4	İSTANBUL KARTAL PARSELLERİ	29.914	51.098.167	72.270.205
<b>TOTAL</b>		<b>76.512</b>	<b>319.088.278</b>	<b>439.666.706</b>

# ONGOING REVENUE SHARING MODEL PROJECTS



Contractor	Land Area	Total Sales Revenue	Min. Company Share
KELİF İŞ ORTAKLIĞI	36.175 m2	440.000.000 TL	171.600.000 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
2021	592	%39,00	%92,31



Contractor	Land Area	Total Sales Revenue	Min. Company Share
ELTES & İSTLIFE	17.237 m2	810.000.000 TL	406.215.000 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
2021	366	%50,15	%91,19

# ONGOING REVENUE SHARING MODEL PROJECTS



Contractor	Land Area	Total Sales Revenue	Min. Company Share
BAŞYAPI & GÜNEY & ELİT VİZYON	5.250 m <sup>2</sup>	200.000.000 TL	62.000.000 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
2021	90	%31,00	%90,72



Contractor	Land Area	Total Sales Revenue	Min. Company Share
GÜL İNŞAAT	36.750 m <sup>2</sup>	1.300.000.000 TL	637.000.000 TL
Completion Date	Number of Units	Company Share Ratio	Progress Level
2021	959	%49,00	%85,25

# ONGOING REVENUE SHARING MODEL PROJECTS

**AVRUPARK**  
HAYAT



<b>Contractor</b> CİHAN İNŞ. & KONUT YAPI	<b>Land Area</b> 42.020 m2	<b>Total Sales Revenue</b> 626.000.000 TL	<b>Min. Company Share</b> 156.500.000 TL
<b>Completion Date</b> 30.06.2021	<b>Number of Units</b> 1.184	<b>Company Share Ratio</b> %25,00	<b>Progress Level</b> %73,84

**tem34**  
TAHTAKALE



<b>Contractor</b> AKYAPI & EŞBAH	<b>Land Area</b> 20.280 m2	<b>Total Sales Revenue</b> 185.755.604 TL	<b>Min. Company Share</b> 40.086.059 TL
<b>Completion Date</b> 31.01.2021	<b>Number of Units</b> 197	<b>Company Share Ratio</b> %21,58	<b>Progress Level</b> %93,95

# ONGOING REVENUE SHARING MODEL PROJECTS



IDEALIST  
C A D D E

<b>Contractor</b> IDEALIST İNŞAAT & IDEALIST GYO	<b>Land Area</b> 17.933 m2	<b>Total Sales Revenue</b> 68.500.000 TL	<b>Min. Company Share</b> 15.070.000 TL
<b>Completion Date</b> 21.08.2021	<b>Number of Units</b> 137	<b>Company Share Ratio</b> %22,00	<b>Progress Level</b> %43,19



©  
CER  
İSTANBUL

<b>Contractor</b> EGE & YEDİ KULE	<b>Land Area</b> 41.162 m2	<b>Total Sales Revenue</b> 302.680.000 TL	<b>Min. Company Share</b> 105.968.270 TL
<b>Completion Date</b> 24.06.2021	<b>Number of Units</b> 169	<b>Company Share Ratio</b> %35,01	<b>Progress Level</b> %47,49

# ONGOING REVENUE SHARING MODEL PROJECTS

KÖY



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

<b>Contractor</b> SİYAHKALEM	<b>Land Area</b> 348.807 m <sup>2</sup>	<b>Total Sales Revenue</b> 624.220.000 TL	<b>Min. Company Share</b> 201.310.950 TL
<b>Completion Date</b> 05.10.2022	<b>Number of Units</b> 911	<b>Company Share Ratio</b> %32,25	<b>Progress Level</b> %96,11

ebruli  
İSPARTAKULE



<b>Contractor</b> EBRULİ İNŞAAT	<b>Land Area</b> 47.168 m <sup>2</sup>	<b>Total Sales Revenue</b> 600.000.000 TL	<b>Min. Company Share</b> 132.000.000 TL
<b>Completion Date</b> 30.06.2021	<b>Number of Units</b> 776	<b>Company Share Ratio</b> %22,00	<b>Progress Level</b> %49,42

# ONGOING REVENUE SHARING MODEL PROJECTS



**NIDAPARK**  
KÜÇÜKYALI

<b>Contractor</b> TAHİNCİOĞLU KÜÇÜKYALI ORT. GRŞ	<b>Land Area</b> 110.023m <sup>2</sup>	<b>Total Sales Revenue</b> 3.635.715.000 TL	<b>Min. Company Share</b> 1.527.000.300 TL
<b>Completion Date</b> 16.09.2021	<b>Number of Units</b> 2.231	<b>Company Share Ratio</b> %42,00	<b>Progress Level</b> %48,87



**MERKEZ**  
ANKARA

<b>Contractor</b> PASİFİK - MERKEZ	<b>Land Area</b> 137.249 m <sup>2</sup>	<b>Total Sales Revenue</b> 4.194.550.000 TL	<b>Min. Company Share</b> 1.258.365.000 TL
<b>Completion Date</b> 14.08.2022	<b>Number of Units</b> 3.059	<b>Company Share Ratio</b> %30,00	<b>Progress Level</b> %37,02

# ONGOING REVENUE SHARING MODEL PROJECTS



**ELORA**  
DENİZLİ

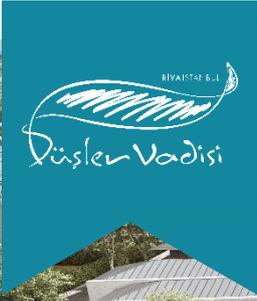
<b>Contractor</b> TEKNİK YAPI & UCD	<b>Land Area</b> 115.291 m <sup>2</sup>	<b>Total Sales Revenue</b> 514.727.778 TL	<b>Min. Company Share</b> 92.651.000 TL
<b>Completion Date</b> 28.08.2022	<b>Number of Units</b> 1.558	<b>Company Share Ratio</b> %18,00	<b>Progress Level</b> %53,44



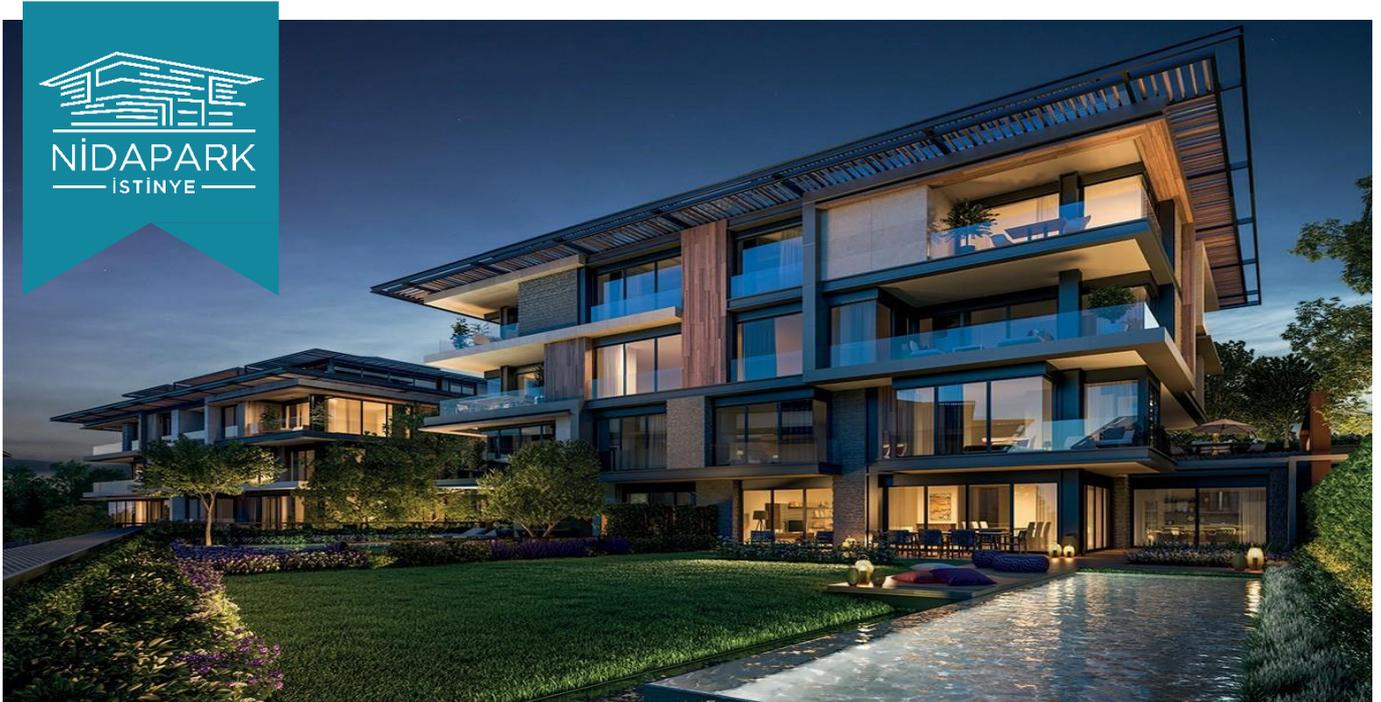
**NİDAPARK**  
KAYAŞEHİR

<b>Contractor</b> TAHİNCİOĞLU KAYABAŞI	<b>Land Area</b> 103.277 m <sup>2</sup>	<b>Total Sales Revenue</b> 1.072.600.000 TL	<b>Min. Company Share</b> 407.588.000 TL
<b>Completion Date</b> 16.01.2022	<b>Number of Units</b> 1.142	<b>Company Share Ratio</b> %38,00	<b>Progress Level</b> %87,86

# ONGOING REVENUE SHARING MODEL PROJECTS

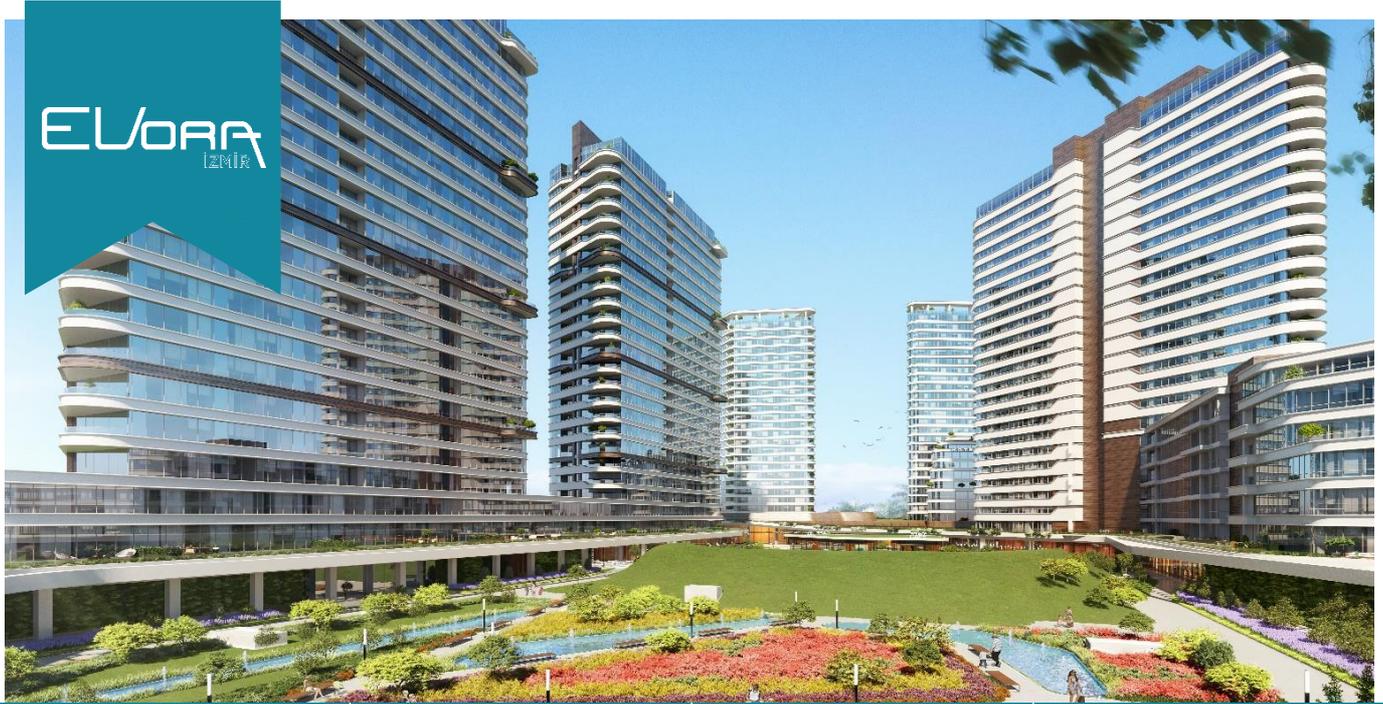


<b>Contractor</b> YILMAZ - FBA	<b>Land Area</b> 1.157.004 m <sup>2</sup>	<b>Total Sales Revenue</b> 3.808.000.000 TL	<b>Min. Company Share</b> 952.000.000 TL
<b>Completion Date</b> 22.09.2021	<b>Number of Units</b> 776*	<b>Company Share Ratio</b> %25,00	<b>Progress Level</b> %12,96



<b>Contractor</b> TAHİNCİOĞLU İSTİNYE ORTAK GİRİŞİMİ	<b>Land Area</b> 158.498 m <sup>2</sup>	<b>Total Sales Revenue</b> 3.672.000.000 TL	<b>Min. Company Share</b> 1.876.392.000 TL
<b>Completion Date</b> 07.11.2021	<b>Number of Units</b> 555	<b>Company Share Ratio</b> %51,10	<b>Progress Level</b> %31,19

# ONGOING REVENUE SHARING MODEL PROJECTS



**EVOORA**  
İZMİR

<b>Contractor</b> TEKNİK YAPI & HALK GYO	<b>Land Area</b> 47.070 m2	<b>Total Sales Revenue</b> 1.672.000.000 TL	<b>Min. Company Share</b> 585.200.000 TL
<b>Completion Date</b> 01.04.2023	<b>Number of Units</b> 1.034	<b>Company Share Ratio</b> %35,00	<b>Progress Level</b> %5,20



**allsancak**

<b>Contractor</b> PEKİNTAŞ & BURAKCAN	<b>Land Area</b> 78.558 m2	<b>Total Sales Revenue</b> 2.200.000.000 TL	<b>Min. Company Share</b> 726.000.000 TL
<b>Completion Date</b> 11.04.2023	<b>Number of Units</b> 1104*	<b>Company Share Ratio</b> %33,00	<b>Progress Level</b> %5,27

# ONGOING REVENUE SHARING MODEL PROJECTS

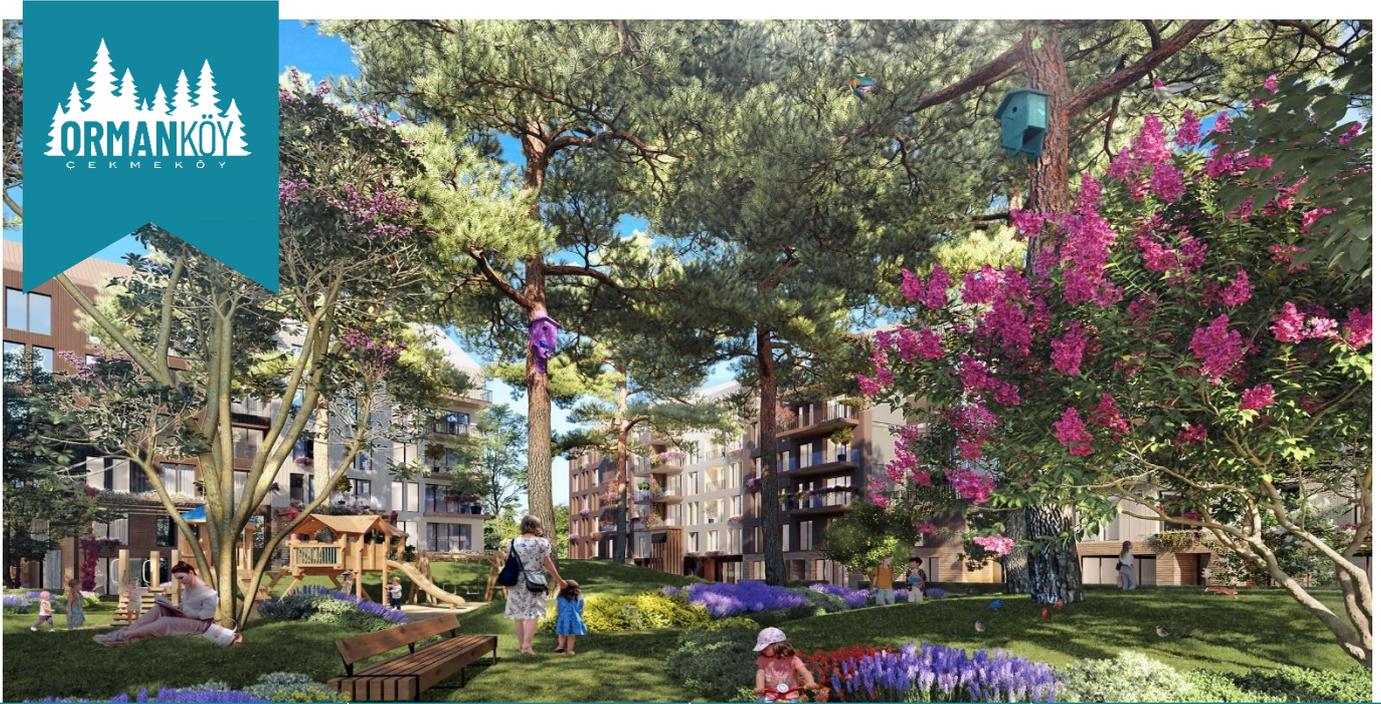


<b>Contractor</b> FUZUL & FUZUL	<b>Land Area</b> 48.674 m2	<b>Total Sales Revenue</b> 800.000.000 TL	<b>Min. Company Share</b> 256.000.000 TL
<b>Completion Date</b> 03.02.2023	<b>Number of Units</b> 500	<b>Company Share Ratio</b> %32.00	<b>Progress Level</b> %22,97



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

# ONGOING REVENUE SHARING MODEL PROJECTS



<b>Contractor</b> ELTES & YÜZYIL	<b>Land Area</b> 155.368 m2	<b>Total Sales Revenue</b> 1.111.100.000 TL	<b>Min. Company Share</b> 355.552.000 TL
<b>Completion Date</b> 01.04.2023	<b>Number of Units</b> 1.016	<b>Company Share Ratio</b> %32.00	<b>Progress Level</b> %39,73



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

# ONGOING REVENUE SHARING MODEL PROJECTS

## TABLE 31.12.2020

PROJECT NAME	EMLAK KONUT MIN. GUARANTEED REVENUE	MIN. PROFIT	TOTAL NUMBER OF UNITS	UNITS SOLD	(%) SOLD
1 Karat 34	8.482.315	2.376.927	592	546	92
2 Köy *	45.324.456	35.807.410	911	792	87
3 Evora Denizli	67.128.879	4.809.387	1.558	898	58
4 Nidapark Kayaşehir	107.950.125	72.189.317	1.142	1.138	100
5 Validebağ Konakları	194.944.740	122.849.232	366	280	77
6 Ofis Karat Bakırköy	62.000.000	31.174.027	90	14	16
7 Avangart İstanbul	491.018.038	379.374.090	959	586	61
8 Cer İstanbul	105.968.270	38.660.404	169	75	44
9 Ebruli Ispartakule	74.486.819	46.283.025	776	278	36
10 Avrupark Hayat	156.500.000	102.443.298	1.184	1.088	92
11 Tem 34 *	40.086.059	8.798.010	197	196	99
12 İdealistkoru/İdealist Cadde	15.070.000	4.990.695	137	76	55
<b>2021 Total</b>	<b>1.368.959.701</b>	<b>849.755.822</b>	<b>8.081</b>	<b>5.967</b>	<b>74</b>
13 Merkez Ankara	1.258.365.000	598.954.690	3.059	1.471	48
14 Nidapark Küçükyalı	1.380.658.443	816.140.704	2.231	1.438	64
15 Nidapark İstinye	1.876.392.000	883.791.845	555	210	38
16 Şişli Teşvikiye	705.500.000	61.534.694	161*	satışta değil	-
17 Ormanköy	355.552.000	7.820.773	1.016	948	93
<b>2022 Total</b>	<b>5.576.467.443</b>	<b>2.368.242.705</b>	<b>6.861</b>	<b>4.067</b>	<b>59</b>
18 Allsancak	145.200.000	142.197.937	1.104	355	32
19 Evora İzmir	117.040.000	113.366.122	1.034	364	35
20 Düşler Vadisi	542.892.221	152.278.827	776	444	57
21 Meydan Başakşehir	565.708.910	404.131.108	317	satışta değil	-
22 Avrasya Konutları	256.000.000	123.254.660	500	339	68
<b>2023 Total</b>	<b>1.626.841.131</b>	<b>935.228.655</b>	<b>3.731</b>	<b>1.502</b>	<b>40</b>
<b>Total</b>	<b>8.572.268.276</b>	<b>4.153.227.182</b>	<b>18.673</b>	<b>11.536</b>	<b>62</b>

\*Project has been partially liquidated



MERKEZ  
ANKARA





# ONGOING TURN-KEY MODEL PROJECTS



YENİKÖY  
KONAKLARI  
İSTANBUL

<b>Contractor</b> AYDUR	<b>Land Area</b> 30.302 m <sup>2</sup>	<b>Current Aggrement Value</b> 245.011.286 TL	<b>Book Value + Progress Payment</b> 352.370.298 TL
<b>Completion Date</b> 23.02.2021	<b>Number of Units</b> 385	<b>Progress Level</b> %94,38	



semt  
BAHÇEKENT

<b>Contractor</b> SİYAHKALEM	<b>Land Area</b> 66.656 m <sup>2</sup>	<b>Current Aggrement Value</b> 448.000.000 TL	<b>Book Value + Progress Payment</b> 447.710.410 TL
<b>Completion Date</b> 04.08.2021	<b>Number of Units</b> 832	<b>Progress Level</b> %70,30	

# ONGOING TURN-KEY MODEL PROJECTS



<b>Contractor</b> ÖZALTIN & YILDIZLAR	<b>Land Area</b> 36.799 m2	<b>Current Aggrement Value</b> 397.759.500 TL	<b>Book Value + Progress Payment</b> 265.150.262 TL
<b>Completion Date</b> 23.12.2022	<b>Number of Units</b> 676	<b>Progress Level</b> %6,75	



<b>Contractor</b> ÖZYAZICI	<b>Land Area</b> 49.419 m2	<b>Current Aggrement Value</b> 455.357.826 TL	<b>Arsa Maliyeti + Hakediş Ödemesi</b> 311.139.049 TL
<b>Completion Date</b> 11.02.2023	<b>Number of Units</b> 783	<b>Progress Level</b> %6,61	

# ONGOING TURN-KEY MODEL PROJECTS

EMLAK KONUT  
Florya Evleri



<b>Contractor</b> MUSTAFA EKŞİ İNŞ.	<b>Land Area</b> 45.941 m2	<b>Current Aggrement Value</b> 315.800.000 TL	<b>Book Value + Progress Payment</b> 416.258.158 TL
<b>Completion Date</b> 24.10.2022	<b>Number of Units</b> 254	<b>Progress Level</b> %4,46	

Project Name	Book Value + Progress Payment (TRY)	Total Number of Units	Sold (2020)
1 Yeniköy Konakları	352.370.298	385	365
2 Semt Bahçekent	447.710.410	832	770
3 Ankara Saraçoğlu	27.740.535	456	-
4 Köy*	477.288.812	414	303
5 Emlak Konut Florya Evleri	416.258.158	254	141
6 Bizim Mahalle 1-1	265.150.262	676	520
7 Bizim Mahalle 1-2	311.139.049	783	514
8 Ümraniye Kentsel Dönüşüm	39.261.428	233	-
9 Semt Bahçekent 2. Etap	14.146.725	207	183
10 Hoşdere Toplu Konut Alanı 1	44.426.572	-	-
11 Hoşdere Toplu Konut Alanı 2	35.345.810	-	-
12 Küçükçekmece 853-10 853-11	301.998.351	-	-
13 İstanbul Küçükçekmece Halkalı	435.052.723	56	-
14 Sarıyer Zekeriyaköy 1790 ada 4	109.444.130	248	-
15 Çeşitli Altyapı Projeleri	110.987.242	-	-
<b>TOTAL</b>	<b>3.388.320.505</b>	<b>4.544</b>	<b>2.796</b>

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

# RENTED AND LEASED PROPERTIES

## RENTED PROPERTIES

	Tenant	Ending Date	Property Information	Duration	Lease Value*
1	EMLAK KONUT GYO A.Ş.	01.05.2021	Ankara/ Çankaya No:14	3 Year	9.078 TL
2	EMLAK KONUT GYO A.Ş.	01.04.2021	Niğde 3337 / 1	4 Year	2.133 TL
<b>TOTAL</b>					<b>11.211 TL</b>

## LEASED PROPERTIES

	Tenant	Duration	Property Information	Rent Value	Turnover Ratio
1	UNİKONUT	7 Years	1 Shop/ Avcılar	7.858	
2	GENEL MÜDÜRLÜK A BLOK	5 Years	Building / Türkiye Halk Bankası A.Ş.	670.162	
3	AYAZMA EMLAK KONUTLARI 2. ETAP	10 Years	1 Swimming pool/Avcılar	10.470	
4	ESENLER EMLAK KONUTLARI	7 Years	4 Shopsve 3 adet Res. Esenler	15.581	
5	DUMANKAYA MİKS	5 Years	2 Shops/ Küçükçekmece	60.939	
6	KÖRFEZKENT 3. VE 4. ETAP	5 Years	2 Shops/ Kocaeli	3.100	
7	AĞAOĞLU MASLAK 1453	10 Years	25 Shops / Sarıyer		4,75%
8	AĞAOĞLU MASLAK 1453	5 Years	5 Shops / Sarıyer	212.000	
9	AĞAOĞLU MASLAK 1453	5 Years	1 Shop / Sarıyer		15%
10	AĞAOĞLU MASLAK 1453	15 Years	1 Shop / Sarıyer	25.000	5,5%
11	SARPHAN FİNANS PARK	10 Years	36 Office / Ümraniye	129.328	
12	NEXT LEVEL	10 Years	1 Office / Çankaya	3.989	
13	BÜYÜKYALI İSTANBUL	6 Years	10 Office / Dükkan		17%
14	BÜYÜKYALI İSTANBUL	1 Years	6 Office / Dükkan	42.000	
15	BÜYÜKYALI İSTANBUL	5 Years	40 Office / Dükkan		Min.+Turnover
16	MUHTELİF ARSALAR	3 Years	6 Lands / İstanbul	110.026	
<b>TOTAL</b>			<b>138 Shops/Office/Res.,1 Build. And 8 Lands</b>	<b>1.290.453</b>	

	Tenant	Duration	Property Information	Rent Value	Turnover Ratio
1	İSTMARINA	5 Years	11 Adet Dükkan / Kartal	85.250	
2	İSTMARINA	13 Years	15 Adet Dükkan / Kartal	272.190	%12
3	İSTMARINA	6 Years	102 Adet Dükkan /Kartal	1.758.170	Min+%9
<b>TOTAL</b>			<b>130Shops</b>	<b>2.115.610</b>	



# 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

<b>94,36%</b>	<b>94,28%</b>	<b>100%</b>	<b>100%</b>	<b>55%</b>
<b>5,438 Building 600-bed Hospital Infrastructure and Landscaping Projects</b>	<b>3,202 Building Hospital &amp; Infrastructure and Landscaping Projects</b>	<b>Giresun Sport Complex Giresun</b>	<b>Akyazı Sport &amp; Culkture Complex Trabzon</b>	<b>20th Package Applications İstanbul, Kocaeli, Sakarya, Yalova</b>
: İstanbul, Tekirdağ, Edirne, Sakarya, Kocaeli	İstanbul, Edirne, Sakarya, Kocaeli, Yalova			

## EMLAK TERMAL KENT YALOVA PROJECT

Number of Pre-Sales: 15 units  
Sales Value: **171.110.000,00-TL**  
Number of Sales: 229 units

## İGDOT PROJECTS

Number of Pre-Sales : 20 units  
Sales Value : **847.962.000,00-TL**  
Number of Sales : 1.059 units

## LAND POTFOLIO

**327.575,62 m2**

## TOTAL CONSULTANCY

## SERVICE AREA:

**9,2 Milyon m2**



## 2020 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



Partnership in Bio Istanbul Company was terminated and in January 2021The ownership was acquired by purchasing shares from Bio Istanbul Lands. Partnership continues only on the plots

**Land Area: 71.291 sqm**

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



**Ticari Alan İhalesi Yapılacak**

**Units**

**Progress Level: %97,25**

**Total Units: 1.138**

### **Başakşehir Food Wholesale Area**



# EMLAK KONUT SPORT CLUB



Our club was established in 2017 as a Emlak Konut Sports Club Association as part of social responsibility project thanks to the sponsorship of Emlak Konut REIC. Since its establishment, it has been serving Turkish Sports with its registered brand and logo.

In Emlak Konut REIC's largest social responsibility project, we aim not only to train young, successful athletes but also to train them with strong humanistic characteristics benefiting the society, self-confidence, and the ability to best represent the Turkish identity across the world.

In line with this goal, our club has started its activities in the basketball branch. Our male and female youth squad comprise a total of 15 teams and 224 licensed sports-people aged 9-18, as well as our female Basketball A team contesting in the Turkish Women's Basketball 1st Division.

Our Sports Club conducts its training sessions and activities in two sports halls in the Bayrampaşa district. After its establishment, we have improved all our sports and social areas to ensure our youth squad's professional and disciplined development. Therefore, we want to ensure that our athletes and staff can compete with the youth teams of other successful countries.

Since our establishment year, our club has joined the national teams, local leagues, and Championships in Turkey in each age group, especially in females.

Our club, which set out with the goal of providing athletes to the national teams by training athletes from youth squads, the core of our mission and

vision, sent the highest number of athletes to the Youth National Teams with a total of 15 athletes in the female category throughout the 2019- 2020 season. Also, it has been one of the rare clubs to send players to national teams in both categories by sending one male athlete to Male Youth National Teams.

Our club has become one of the clubs that contributed the most to the country's basketball in recent seasons after its first country-wide success in the youth categories in 2018. Undeclared in the U16 Girls A-League, which ended before the breakout of the pandemic, our team is shown as one of the most successful teams in the female youth category, finishing third in the U18 Female A-League despite competing in the upper league with the same age group. With more than half of the athletes in its squad being National Athletes, our team will participate in the Girls' Basketball Youth League, which will be held for the first time in 2021 with Garanti BBVA's sponsorship.





Founded in 2018 with the support of our club-trained players from the youth squad, our Women's Basketball A-Team, was promoted from Women Regional Basketball League to the Turkish Women Basketball 1st Division in the same year. Including six youth squad players, our A-team completed the 2019-2020 season in the top two despite its target to qualify for the upper league due to the pandemic.

Our A team started the 2020-2021 season with four athletes from our youth squad born in 2004. With its current experience and strong planning, it won the 2020-2021 Season Women's Federation Cup in the leading position of the event organized among all the season teams at the beginning of the season. Aiming to rise to the Super League in the 2020-2021 season, our A-team continues to work in this direction and has a successful season. Our company will maintain its corporate and strong structure in the sports field and continue to train young athletes from all across Turkey for the national team, and continue to achieve greater accomplishments with the slogan "From Youth Squad to the Future."



# KÖY

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





# ACTIVITIES OF THE BOARD OF DIRECTORS

## IMPORTANT DEVELOPMENTS

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

Köy project was partially liquidated on 09.01.2020

Loans with a total value of TRY 3,705,025,369 were taken from various banks with a maturity period of 5 years in 2020.

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

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

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

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

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

2019 Ordinary General Assembly of the Company was held on July 21, 2020. Ertan Keleş was elected

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

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

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

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

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

A protocol has been signed between our Company and Republic of Turkey Ministry of Environment and Urbanization Housing Development Administration (TOKI) regarding the purchase of 14 land plots with a total area 142.835,16 sqm in İstanbul province, Kartal district, Esentepe, Çavuşoğlu and Soğanlık quarters over the amount of TRY 457,075,000 (free of VAT).

A protocol has been signed for the sale of R Block in Merkez Ankara Project located on Ankara, Yenimahalle, İstasyon which is owned by our company, to İller Bankası A.Ş. for TRY 745.402.271. A protocol has been signed with from İller Bankası A.Ş. for the purchase of the land plots with a land area of 9,846 sqm located in İstanbul, Ataşehir, Küçükbakkalköy for TRY 61,239,642 and the parcel located in İstanbul, Sarıyer, Ayazağa with a land area of 100.036 sqm.

# ACTIVITIES OF THE BOARD OF DIRECTORS

## IMPORTANT DEVELOPMENTS

A protocol was signed with our company and the Ministry of Environment and Urbanization, Infrastructure and Urban Transformation Services General Directorate regarding the purchase of the cadastral 330.000 sqm part of the land plots numbered 0/459 and 0/460 in Istanbul, Çekmeköy, Tasdelen for a total price of TRY 990.000.000 (exc.) by our Company. Our receivable amounting to TRY 421,120,996 after the protocols previously signed with the Ministry of Environment and Urbanization Infrastructure and Urban Transformation Services was deducted from the TRY 990,000,000 formed after the above mentioned protocol.

The issuance of lease certificates with a total value of TRY 247,000,000 with an average maturity period of 145 days was completed for the issuance of the lease certificates (sukuk) in 2020.

The issuance of lease certificates with a total value of TRY 300,000,000 with an average maturity period of 145 days was completed for the issuance of the lease certificates (sukuk) in 2020.

"İstanbul Sarıyer Ayazağa Revenue Sharing Model Project in Return for Land Sale" tender which was held on 20.01.2020 has been cancelled for the reason that the highest offer has not been found realistic by our Company and it was decided to re-tender on 09.03.2021.

The Communiqué on the Amendment of the "Corporate Governance Communiqué (II-17.1) of the Capital Markets Board (II-17.1.a)", which entered into force upon its publication in the Official Gazette dated 02.10.2020 and numbered 31262, In order to implement sustainability principles, a Sustainability Committee and a working group affiliated to the Committee have been established to carry out Sustainability Principles Compliance Framework (Environmental, Social, Corporate Governance (ESG)) studies, to formulate the necessary policies, to implement and follow-up the relevant policies

Our Company have establishedh a new subsidiary whose main business activity of the elevator system, considering the needs of the construction and real estate sector , to create a brand has potential to compete with the major actors in the global market within the framework of the CMB i-

SPK 48.11 (03/12/2020 dated and 75/1482 numbered decision) resolution and the scope of the first paragraph of Article 28 of the Communiqué on Principles Regarding Real Estate Investment Companies. The subject company was established with the title of " Emlak Konut Asansör Sistemleri Sanayi ve Ticaret Anonim Şirketi" and was registered by the Istanbul Trade Registry Directorate on February 16, 2021. Our Company owns all the shares representing the capital of Emlak Konut Asansör Sistemleri Sanayi ve Ticaret Anonim Şirketi.

### 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

Atak Gayrimenkul Değerleme 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.

# DECLARATION FOR COMPLIANCE WITH CORPORATE GOVERNANCE PRINCIPLES

Emlak Konut REIC acknowledges its main management principle to comply with the "Corporate Governance Principles" and practices published by the Capital Markets Board (CMB). The Company aims to continuously improve corporate governance understanding.

«Equality», «Transparency», «Accountability», «Responsibility» is the principle adopted by the Company.

The company complies with all mandatory principles included in the Corporate Governance Communiqué No. II-17.1. Although it complies with the vast majority of non-mandatory principles, it continues its efforts to ensure full compliance with them.

There are no conflicts of interest because of the lack of compliance with non-compulsory principles.

Emlak Konut REIC attaches importance to assigning Independent Board Members to ensure the effective operation of the Board of Directors as part of its management approach and Corporate Governance Principles.

Muhterem İnce, Sinan Aksu and Havvanur Yurtsever serve as Independent Board Members after the election of the Independent Board Members who are expected to meet the qualifications and quantities required by the legislation.

"Corporate Governance Committee, Audit Committee, Nomination Committee, Early Risk Detection, and Risk Management Committee, Remuneration Committee" continue their activities. The Corporate Governance Committee also fulfills the responsibilities of the "Remuneration, Nomination" committees.

Detailed explanations regarding the Board of Directors and the committees can be found in Part IV.

At the Ordinary General Meeting held on 22.07.2020, the shareholders were informed on the principles related to the remuneration of the members of the Board of Directors and senior executives under the Article 1.3.6 of the Corporate Governance Principles.

Relevant detailed information is provided under "General Assembly", the fourth title, within Part I - Shareholders.

In 2020, no amendments were made to

the Articles of Association since there was no need for any additional arrangement for compliance with the "Corporate Governance Principles"

Also, the Company prepared and published an information security policy in Turkish/English on the corporate website to ensure the confidentiality of information of shareholders, contractors, and related third parties. The information security policy is also included in the "Policies" section of this report.

Emlak Konut REIC made revisions as necessary to the following regulations in an operational and administrative sense.

We carried out the activities on the relevant regulations by taking into consideration the Corporate Governance principles.

Duties, Authorities, Responsibilities, Personnel and Discipline Regulation

Correspondence, Document Registration and Archive Regulation, Product Purchase and Leasing Affairs Regulation, Service Procurement Regulation,

Tender and Contract Regulation on Construction Works

Regulation on Land Sale-based Revenue Sharing Tender and Contract

The articles which are not compulsory and not fully complied with by our Company are principles 1.4.2, 1.5.2, 3.1.2, 4.2.8, 4.3.9, 4.3.10 and 4.6.5. The justifications for their reasons and additional explanations are provided in the relevant sections of the report on a principle basis:

Regarding the principle 1.4.2, The Company has the privilege of nominating only Group A shares to nominate members of the Board of Directors because it is an affiliate of the Housing Development Administration of the Ministry of Environment and Urban Planning.

Regarding the principle 1.5.2, the minority rights are not granted to those who have less than twentieth of the capital; the rights granted to the minority are provided pursuant to the general practices.

Regarding the principle 3.1.2, the Company takes into consideration the provisions of the Labor Law No. 4857 within the scope of indemnification of

the employees. The Company pursues efforts to create a compensation policy that respects the principles of equality, fairness, and impartiality.

Regarding the principle 4.2.8, the negligence of the Members of the Board of Directors and/or the damage they may cause when performing their duties were insured up to \$20 million.

Regarding the principle 4.3.9, the Company carries on its activities to set a target time to ensure that at least 25 percent of the Board of Directors consists of women. Currently, Havvanur Yurtsever (independent member) serves as a female member on the Board of Directors.

Regarding the principle 4.3.10, all resources and support are provided for the committees to fulfill their duties. Our audit committee includes members with 5 years of experience in audit/accounting and finance matters and the committees have the opportunity to benefit from independent expert opinions on audit/accounting and finance matters when needed.

Regarding the principle of 4.6.5, the benefits provided to senior management are explained in parallel with the general practices as presented in the General Assembly and footnotes of the financial statements.

The Company's "Corporate Governance Compliance Report" and "Corporate Governance Information Form" for 2019 are made public through the Public Disclosure Platform ([www.kap.org.tr](http://www.kap.org.tr)) pursuant to the Capital Markets Board's decision dated 10.01.2019 and numbered 2/49. Shareholders can access the Corporate Governance Compliance Report for 2020 through the link below.

<https://www.kap.org.tr/tr/sirket-bilgileri/ozet/1531-emlak-konut-gayrimenkul-yatirim-ortakligi-a-s>



# EMLAK KONUT SUSTAINABILITY ACTIVITIES

A. General Principles			
A1. Strategy, Policy and Targets			
1	The Board of Directors identifies ESG priority issues, risks and opportunities and develops ESG policies accordingly.	Full Compliance	Risks and opportunities were identified (Table of Risks regarding the Company Scope/Activity (TBL 14) according to the Risk Identification and Assessment Procedure (PRSD 35)). ESG policies were established (Personnel, Wage, Quality, Customer Satisfaction, Information Security, Donation and Aid, Social Responsibility Policies.).
2	Internal directives, business procedures, etc. can be prepared in terms of the effective implementation of these policies. The Board of Directors makes resolutions for these policies and publicly discloses them.	Full Compliance	Internal arrangements such as regulations, procedures, etc. regarding the ESG policies were prepared and announced within the Company. The ESG policies were developed with the Board of High Stewards and publicly disclosed.
3	It identifies the Partnership Strategy according to the ESG policies, risks and opportunities.	Full Compliance	A Strategic Plan is created every five years.
4	It determines and publicly discloses the short and long-term targets in line with the partnership strategy and ESG policies.	Partial Compliance	Annually identified targets are announced to the public.
A2. Implementation/Monitoring			
1	It determines and publicly discloses the committees/units responsible for the execution of the ESG policies.	Full Compliance	A Sustainability Committee was established from the Board Members and publicly disclosed.  A Sustainability Working Group was established under the Committee.
2	The responsible committee/unit reports the activities conducted under the policies to the Board of Directors at least once a year and, in any case, within the maximum periods stipulated for the public disclosure of the annual reports in the relevant regulations of the Board.	Full Compliance	Reporting will be made by the end of the year.
3	It develops and publicly discloses implementation and action plans in line with the set short and long term goals.	Partial Compliance	The implementation and action plan will be developed and publicly disclosed.
4	ESG identifies Key Performance Indicators (KPI) and discloses them cooperatively on a yearly basis.	Partial Compliance	ESG KPIs will be determined and disclosed to the public comparatively on a yearly basis.
5	If verifiable data is available, it provides KPIs with local and international industry comparisons.	Partial Compliance	The ESG Working Group started to work on the relevant item.
6	It discloses the innovation activities that improve the sustainability performance for business processes or products and services.	Partial Compliance	The ESG Working Group started to work on the relevant item.
A3. Reporting			
1	It reports and publicly discloses its sustainability performance, goals and actions at least once a year.	Full Compliance	The ESG Working Group started to work on the relevant item.
2	It discloses the information on sustainability activities within the scope of the annual report.	Full Compliance	The ESG Working Group started to work on the relevant item.
3	It is essential to share important information for stakeholders in a direct and concise manner so that they can understand the position, performance and development of the partnership.	Partial Compliance	The ESG Working Group started to work on the relevant item.
4	It can also disclose detailed information and data on the corporate website, and prepare separate reports that directly meet the needs of different stakeholders.	Partial Compliance	The ESG Working Group started to work on the relevant item.
5	It shows utmost care in terms of transparency and reliability.	Full Compliance	In progress.
6	It objectively discloses all kinds of developments about priority issues in disclosures and reports with a balanced approach.	Full Compliance	In progress.
7	It provides information about which of its activities are associated with the United Nations (UN) 2030 Sustainable Development Goals.	Partial Compliance	The ESG Working Group started to work on the relevant item.
8	It makes a disclosure regarding the lawsuits filed against and/or concluded regarding environmental, social and corporate governance issues.	Full Compliance	In progress.
A4. Verification			
1	If verified by independent third parties (independent sustainability assurance providers), it discloses its sustainability performance measurements to the public and endeavors to increase the frequency of such verification processes.	Partial Compliance	The ESG Working Group started to work on the relevant item.

# EMLAK KONUT SUSTAINABILITY ACTIVITIES

B. Environmental Principles			
1	It discloses the policies and practices, action plans, environmental management systems (known by the ISO 14001 standard) and programs in the environmental management field.	Partial Compliance	The ESG Working Group started to work on the relevant item.
2	It complies with environmental laws and other relevant regulations and discloses them.	Full Compliance	In progress.
3	It discloses the environmental report constraints in the report to be prepared in line with the Sustainability Principles including the report constraints, reporting period, reporting date, data collection process and reporting conditions.	Partial Compliance	The ESG Working Group started to work on the relevant item.
4	It discloses the highest authority, relevant committees and their tasks in the partnership concerning environment and climate change issues.	Partial Compliance	The ESG Working Group started to work on the relevant item. It can be disclosed at the end of the year following the activities of the Board of Directors.
5	It discloses the incentives it offers for the management of environmental issues, including the achievement of objectives.	Partial Compliance	The ESG Working Group started to work on the relevant item.
6	It discloses how environmental problems are integrated into business goals and strategies.	Partial Compliance	The ESG Working Group started to work on the relevant item.
7	It discloses the sustainability performance for business processes or products and services and the activities to improve the performance.	Partial Compliance	The ESG Working Group started to work on the relevant item.
8	It discloses how it manages environmental issues not just in terms of direct operations but also along the partnership value chain and how it integrates suppliers and customers into its strategies.	Partial Compliance	The ESG Working Group started to work on the relevant item.
9	It discloses whether its is involved in policy-making processes on environmental issues (industry-specific, regional, national and international), its cooperation with the related associations, organizations and non-governmental organizations it is a member, the tasks it has undertaken and the activities, if any, it supports.	Full Compliance	It can be disclosed after activities with NGOs, associations and municipalities on environmental issues such as zero waste, etc.
10	In the light of environmental indicators (Greenhouse gas emissions (Scope-1 (Direct), Scope-2 (Energy indirect), Scope-3 (Other indirect) 1), air quality, energy management, water and wastewater management, waste management, biodiversity impacts), it reports information on its environmental impacts in a periodically comparable manner.	Partial Compliance	The ESG Working Group started to work on the relevant item.
11	It discloses the standard, protocol, methodology and base year details used to collect and calculate its data.	Partial Compliance	The ESG Working Group started to work on the relevant item.
12	It discloses the status (increase or decrease) of the environmental indicators for the reporting year in comparison with previous years.	Partial Compliance	The ESG Working Group started to work on the relevant item.
13	It sets short and long-term targets to reduce its environmental impacts and discloses them. It is recommended that these goals be set on the basis of science as recommended by the United Nations Climate Change Conference of the Parties.	Partial Compliance	The ESG Working Group started to work on the relevant item.
14	It discloses relevant information if there is progress in the reporting year according to the previously set targets.	Partial Compliance	The ESG Working Group started to work on the relevant item.
15	It discloses its strategy and actions to combat the climate crisis.	Partial Compliance	The ESG Working Group started to work on the relevant item.
16	It discloses program or procedures to prevent or minimize the potential negative impact of products and/or services it offers. Also, it discloses its actions to make third parties reducer their greenhouse gas emissions.	Partial Compliance	The ESG Working Group started to work on the relevant item.
17	It discloses the total number of its actions, projects and initiatives it carries out to reduce its environmental impacts as well as their environmental benefits/gains and cost savings.	Partial Compliance	The ESG Working Group started to work on the relevant item.
18	It reports the total energy consumption data (excluding raw materials) and discloses the energy consumption under Scope-1 and Scope-2.	Partial Compliance	The ESG Working Group started to work on the relevant item.
19	It provides information on electricity, heat, steam and cooling generated and consumed throughout the reporting year.	Partial Compliance	The ESG Working Group started to work on the relevant item.
20	It conducts and discloses research on increasing the use of renewable energy, transition to zero or low-carbon electricity.	Partial Compliance	The ESG Working Group started to work on the relevant item.
21	It discloses the renewable energy production and usage data.	Partial Compliance	The ESG Working Group started to work on the relevant item.
22	It devises energy efficiency projects and discloses their energy consumption and emission savings.	Partial Compliance	The ESG Working Group started to work on the relevant item.
23	It reports the amount, sources and procedures for water withdrawn, used, recycled and discharged from underground or surface waters (total water withdrawal by source, water sources affected by withdrawal, percentage and total volume of recycled and reused water, etc.).	Partial Compliance	In accordance with the contract, water should be recycled in each project (waste water from blocks other than gray water-toilet closet should be used in garden irrigation). Some contracts also refer to the collection and use of rainwater for garden irrigation. The partnership aims to put both conditions in each contract from now on and make their implementation compulsory.
24	It discloses whether its operations or activities are included in any carbon pricing system (Emission Trading System, Cap&Trade or Carbon Tax).	Unrelated	
25	It discloses information on the carbon credit accumulated or purchased during the reporting period.	Unrelated	
26	It discloses the details if carbon pricing is applied within the partnership.	Unrelated	
27	It discloses all compulsory and voluntary platforms where it announces environmental information.	Partial Compliance	The ESG Working Group started to work on the relevant item.

# EMLAK KONUT SUSTAINABILITY ACTIVITIES

C. Social Principles			
C1. Human Rights and Employee Rights			
1	It forms the Corporate Human Rights and Employee Rights Policy whereby it makes a commitment for full compliance with the Universal Declaration of Human Rights, ILO Agreements ratified by Turkey and the legal framework and regulations governing human rights and labor in Turkey.	Partial Compliance	The ESG Working Group started to work on the relevant item.
2	It discloses the policy in question and the roles and responsibilities associated with its implementation.	Partial Compliance	The ESG Working Group started to work on the relevant item.
3	It ensures equal opportunity in recruitment processes.	Full Compliance	
4	Considering the supply and value chain effects, it includes fair labor, improvement of labor standards, women's employment and inclusion issues (such non-discrimination of women, men, religious beliefs, languages, races, ethnic origins, ages, disabilities, refugees, etc.) in its policies.	Full Compliance	It is covered in the Human Resources Policy and Remuneration Policies.
5	It discloses the measures taken along the value chain for the protection of groups sensitive to certain economic, environmental, social factors (low-income groups, women, etc.) or minority rights/equality of opportunity.	Full Compliance	
6	It reports developments regarding preventive and corrective practices for discrimination, inequality, human rights violations, and forced labor.	Partial Compliance	
7	It discloses the regulations for the prevention of child labor.	Full Compliance	The ESG Working Group started to work on the relevant item.
8	It discloses policies regarding investment in employees (training, development policies), compensation, vested benefits, right to unionize, work/life balance solutions and talent management.	Full Compliance	It is disclosed in the Personnel Policy and Wage Policy.
9	It identifies dispute resolution processes by creating employee complaint and dispute resolution mechanisms.	Full Compliance	It was determined by the Duties, Authorities, Responsibilities, Personnel and Discipline Regulation (GYSPDYÖN 01) and announced within the Company.
10	It regularly discloses the activities undertaken to ensure employee satisfaction.	Partial Compliance	The ESG Working Group started to work on the relevant item.
11	It develops and publicly discloses occupational health and safety policies.	Full Compliance	The ESG Working Group started to work on the relevant item.
12	It discloses the precautions taken and accident statistics to prevent occupational accidents and health.	Partial Compliance	The ESG Working Group started to work on the relevant item.
13	It develops and publicly discloses personal data protection and data security policies.	Full Compliance	In progress.
14	It develops and publicly discloses an ethics policy (including business, work ethics, compliance processes, advertising and marketing ethics, open disclosure, etc.).	Partial Compliance	The ESG Working Group started to work on the relevant item.
15	It discloses its activities for social investment, social responsibility, financial inclusion and access to finance.	Full Compliance	In progress.
16	It organizes informative meetings and training programs for employees on ESG policies and practices.	Full Compliance	In progress.
C2. Stakeholders, International Standards and Initiatives			
1	It undertakes its sustainability-focused activities by taking into account the needs and priorities of all stakeholders (employees, customers, suppliers and service providers, public institutions, shareholders, society and non-governmental organizations, etc.).	Full Compliance	In progress.
2	It develops and publicly discloses a customer satisfaction policy regarding the management and resolution of customer complaints.	Full Compliance	Customer Satisfaction Policy was developed and publicly disclosed.
3	It conducts communication with stakeholders continuously and transparently disclosing which stakeholders were contacted for what purposes, issues and frequencies, and the developments in sustainability activities.	Full Compliance	In progress.
4	It publicly discloses the adopted international reporting standards (Carbon Disclosure Project (CDP), Global Reporting Initiative (GRI), International Integrated Reporting Council (IIRC), Sustainability Accounting Standards Board (SASB), Climate-Related Financial Disclosures Task Force (TCFD), etc.).	Partial Compliance	The ESG Working Group started to work on the relevant item.
5	It publicly discloses international organizations or principles (Equator Principles, United Nations Environment Program Finance Initiative (UNEP-FI), United Nations Global Compact (UNGC), United Nations Principles for Responsible Investment (UNPRI) etc.) where it is a signatory or member as well as adopted international principles (such as the International Capital Markets Association (ICMA) Green/Sustainable Bond Principles).	Partial Compliance	The ESG Working Group started to work on the relevant item.
6	It exerts concrete efforts to be included in Borsa Istanbul Sustainability Index and international sustainability indices (Dow Jones Sustainability Index, FTSE4Good, MSCI ESG Indices, etc.).	Partial Compliance	The ESG Working Group started to work on the relevant item.
D. Corporate Governance Principles			
1	It exerts maximum effort to comply with all Corporate Governance principles as well as the mandatory Corporate Governance principles under the Capital Markets Board Corporate Governance Communiqué No II-17.1.	Full Compliance	In progress.
2	It takes into account the sustainability issue, the environmental impacts of its activities and the principles in this regard while determining its corporate governance strategy.	Full Compliance	In progress.
3	As stated in the Corporate Governance Principles, it takes the necessary measures to comply with the principles regarding the stakeholders and to strengthen the communication with the stakeholders.	Full Compliance	In progress.
4	It takes the the opinions of stakeholders in determining sustainability-related measures and strategies.	Full Compliance	In progress.
5	It works on raising awareness on the sustainability issue and its importance through social responsibility projects, awareness activities and trainings.	Full Compliance	In progress.
6	It strives to become a member of international sustainability standards and initiatives and to contribute to those efforts.	Full Compliance	In progress.
7	It discloses the policies and programs for the fight against bribery and corruption and the principle of tax integrity.	Full Compliance	In progress.

# Structure and Formation of the Board of Directors

Consisting of seven members elected by the General Assembly under the TTC provisions fulfilling the conditions set out in the Turkish Commercial Code and the Capital Markets Board legislations, the Board of Directors is responsible for managing and representing the Company before the third persons.

Every year, the Board of Directors elects, in its first meeting, a chairman and at least one vice-chairman to act in the chairman's place in their absence.

Board members are elected by the General Assembly. The Board consists of seven members including the Chairman, Vice-Chairman, and five other members, The number of independent members in the Board of Directors is not less than one-third of the total number of members. In the calculation of the number of independent members, fractions are considered to be the following integer. In any case, the number of independent members is not less than two and there are three Independent Board members within the Company. Independent Members of the Board meet the independence criteria as defined in the relevant legislation. Members can be re-elected at the end of their terms by being nominated. If a member leaves his or her position for any reason, the Board of Directors shall temporarily elect a member who satisfies the requirements set forth in the TCC and capital market legislation and present them for approval at the first General Assembly. The member elected in this way shall serve until the General Assembly and complete his/her predecessor's term in case of approval. Board members can be removed at any time by the General Assembly.

The Declaration of Independence of Havvanur Ekmen, an Independent Member of the of Directors, was established with the document dated June 25, 2020, No. 30014 approved by the Kadıköy Notary Office No. 9. The Declaration of Independence of Muhterem İnce, an Independent Member of the Board of Directors, was established with the document

dated June 25, 2020, No. 30018 approved by the Kadıköy Notary Office No. 9. The Declaration of Independence of Sinan Aksu, an Independent Member of the Board of Directors, was established with the document dated June 25, 2020, No. 30019 approved by the Kadıköy Notary Office No. 9.

The Company disclosed the declarations of independence to all stakeholders under the General Assembly section of "Investor Relations" on the corporate website and corporate governance compliance report.

The Nomination Committee showed three independent member candidates (Muhterem İnce, Havvanur Yurtsever and Sinan Aksu) within the relevant period and it prepared a report on 16.06.2020 showing that Muhterem İnce, Havvanur Yurtsever met the independence criteria submitted it to the approval of the Board of Directors on the same date and it was approved by the Board of Directors on 16.06.2020. The committee's report, which showed that Sinan Aksu met the criteria for independence, was prepared on 16.06.2020 and approved by the Board on the same date. In the relevant period, no situation eliminated the independence of independent members. Members of the Board of Directors of spares sufficient time for company activities. If a board member is a manager or board member at another company or provides consultancy services to another company, it is essential that such a situation does not cause a conflict of interest or hinders that member's duties at the Company. When members can take another duty or duties outside the Company are determined or limited by the CMB communiques and the TTC provisions. The duties and transactions that can be carried out by Board members outside the Company are stated in Article 22 of the Company's Articles of Association as follows: Shareholders, Board members, senior executives and their spouses and second-degree

relatives by blood or marriage who has control of the Company management should receive the General Assembly's prior approval to be able to carry out transactions that can case conflict of interest with the Company or its subsidiaries and the Assembly should be informed about such transactions.

## Financial Rights

The Remuneration Policy, which includes all rights, benefits and wages given to the Board members and senior executives as well as the criteria used to determine them and remuneration principles, is available on the corporate website for the review of all stakeholders. The Company presented the remuneration principles and criteria to the review of the shareholders with the "Disclosure Document" published on the PDP on April 5, 2019, before the General Assembly, which was held on April 30, 2019. This issue was discussed and voted as agenda item 11 and accepted with the majority of votes in the General Assembly dated 30.04.2019. All documents related to the General Assembly are also available on the corporate website. Besides, Article 16 of the Articles of Association stipulates the principles related to "Wages of the Board Members and Senior Managers". The Company presents its Articles of Association to stakeholders on the corporate website. The benefits provided to senior managers are announced to the public with references to total figures in the footnotes of financial statements and independent audit reports. In 2019, the Company did not lend or provide loans to any Board Member or senior manager Nor did the Company extend the duration of the previous debts and loans, improve their conditions, provide personal loans under through a third party or give guarantees such as sureties in their favor.

Benefits to the senior management	1 Jan- 31 Dec 2020	1 Jan- 31 Dec 2019
Wages and other short-term benefits	11.000	9.600

# Structure and Formation of the Board of Directors



## **ERTAN KELEŞ**

Chairman of the Board of Directors (Executive),

Ertan Keleş was born in 1976 in Giresun. He graduated from the Civil Engineering Department of the Middle East Technical University in 1998. He served as a Construction Engineer at Telekomünikasyon İnşaat. A.Ş. and Dky Telekomünikasyon İnşaat. A.Ş. from 1998-2000 and 2001-2002, respectively. He worked as a Project Manager at Aset Dekar İş Ortaklığı from 2002-2004, and as Deputy General Manager at Yalova Hazır Beton Ltd. Şti. and Turkuaz Kablo Taah. İnşaat. Tic. A.Ş from 2004-2005 and 2002-2005, respectively. From 2005-2014, he served as a Board Member and General Manager at Beltur A.Ş. company of Istanbul Metropolitan Municipality. He served Reform Dış Ticaret Ltd. Şti as a consultant from 2014-2016. He served as Emlak Konut REIC's Vice Chairman of the Board between 2014 and 2018. He has been serving as the Chairman of the Board since 2018.



## **MUSTAFA LEVENT SUNGUR**

Vice-Chairman of Board of Directors (Non-executive)

Mustafa Levent Sungur was born in 1981 in Trabzon. Having completed his undergraduate education in Civil Engineering at the Civil Engineering Department of the Middle East Technical University, he graduated as a Civil Engineer in 2003. He served in various companies in Turkey and abroad in his professional life. He started to work as an expert in the Housing Development Administration in 2006. Levent Sungur was appointed as the Head of Housing Development Projects and Research Department from May 2009-December 2018 after serving as Static, Geotechnical and Infrastructure Department Managers, respectively. He has been the Vice President of the Housing Development Administration since December 2018. He speaks English fluently and a little Persian and German. Mustafa Levent Sungur is married with three children.



## **HAKAN GEDİKLİ**

Member of the Board and General Manager/Executive

Hakan Gedikli was born in Trabzon in 1975. He graduated from Zonguldak Mehmet Çelikel High School in 1994 and Geodesy and Photogrammetry Department, Engineering Faculty from Karadeniz Technical University in 2000. He served at various levels in Sultanbeyli Municipality from 2000-2006. He served at Estate Housing REIC as Survey Project Manager, Real Estate and Planning Manager, Head of Real Estate and Planning Department and Deputy General Manager between 2006 and 2018, respectively. Having earned his master's degree in Urban Transformation at Okan University, Mr. Gedikli is a real estate appraiser. He has been serving as a Board member and General Manager at Emlak Konut REIC since 16.07.2018.



## **HAVVANUR YURTSEVER**

Member of the Board of Directors/Non-executive/Independent

Havvanur Yurtsever was born in Ankara in 1972. She graduated from the Faculty of Law of Istanbul University in 1996. She had her law internship at Attorney Necati Ceylan's law firm between 1996 and 1997. She worked as a contracted lawyer at Halk Bankası A.Ş. and T. Telekomünikasyon A.Ş from 2008-2014 and 2003-2014, respectively. She has served Emlak Konut REIC as a member of the Board of Directors since 2014. She served as a member of the Istanbul Metropolitan Municipality's Council, Zeytinburnu Municipal Council, Chairperson of the Municipality's Law Commission and also Assistant Vice-President of Zeytinburnu Municipal Council. She is married with three children.

# Structure and Formation of the Board of Directors

## HAKAN AKBULUT

Member of the Board of Directors/Non-executive

Hakan Akbulut was born in Ardahan in 1966. He graduated from the Public Administration Department of Uludağ University in 1988. He completed his master's degree in Urban Transformation at the Institute of Science, Okan University in 2018. Akbulut started to work as a Finance and Portfolio Manager at Emlak Konut REIC in 2003 after working for accounting and finance in the private industry for many years. He worked as Finance and Portfolio Manager at Emlak Konut REIC from 2003-2010, as Assistant General Manager in financial from 2010-2019 April. Akbulut has experience in Management, Capital Market Legislation, Financial Legislation and Accounting Practices, Relations with National and International Banks and International Investment Funds. Following his experience in the public and private sectors, he was appointed as Vice President of TOKİ on April 29, 2019. Akbulut has Advanced Level Documents in Financial Consultancy, Real Estate Appraisal, Corporate Governance and Capital Markets Board and speaks English fluently and Arabic at the intermediate level. Hakan Akbulut is married with three children.



## MUHTEREM İNCE

Member of the Board of Directors/Non-executive/Independent

He was born in 1971 in Istanbul. He graduated from the Faculty of Political Sciences of Istanbul University in 1993. In 2000, he obtained his Master's degree from the Institute of Social Sciences, Kırıkkale University. In 2017, he assumed the role of Independent Board Member of Emlak Konut REIC. He was appointed as Deputy Minister in 2018 after assuming the role of Undersecretary (Governor) in 2016. He assumed the following roles: Artvin Governor (06.2016-09.2016), General Manager - Ankara Directorate-General for Personnel (02.2014-06.2016), Deputy General Manager - Directorate-General for Personnel (08.2013-02.2014), Deputy General Manager - Ankara Directorate-General for Personnel (07.2013-08.2013), Head of Department - Directorate-General for Personnel (09.2011-07.2013), Unit Head - Directorate of Education (09.2009-09.2011), District Governor - Çanakkale Eceabat Governorship (10.2005-09.2009), District Governor - Erzurum Nayman Governorship (10.2002-10.2005), District Governor - Adıyaman Samsat Governorship (10.2000-10.2002), District Governor - Kinkale Sulakyurt Governorship (05.2000-10.2000), District Governor - Kinkale Sulakyurt Governorship (09.1997-04.2000), District Governor Candidate - Edine Governorship (07.1994-09.1997). He is married with two children.



## SİNAN AKSU

Member of the Board of Directors/Non-executive/Independent

Born in Ankara in 1980, Sinan Aksu is originally from Erzincan. Aksu graduated from Ankara Tevfik İleri Imam Hatip High School and graduated from the Department of History of Gazi University in 2002. Aksu started his professional career at the Turkish Grand National Assembly in 2003. He served as an MP Consultant, Executive Assistant at the Ministry of Environment and Urban Planning and Ministry of Family Social Policies, Deputy Director General of the Youth Services within the Ministry of Youth and Sports, Deputy General Manager of Youth Services, Advisor to the Prime Ministry. He served as Director General of Youth Services from February 20, 2014. He was appointed as General Manager of Higher Education Credit and Dormitories Institution of the Ministry of Youth on March 30, 2015. He served in this post until 20.07.2018. Aksu took part in youth projects during his role as the General Manager of the Credit Dormitories Institution. He was chosen as the servant bureaucrat of the year at the Servant Leadership Summit held in 2016. He was appointed as Deputy Minister of the Ministry of Youth and Sports with the Presidential Decree published on 20.07.2018. He was elected as Member of the Supervisory Board of the Turkish Basketball Federation at the Annual General Meeting in 2016. Aksu served the chairman of the board of trustees and a board member in many non-profit foundations and associations. He is married with one child.



# Operating Principles of the Board of Directors

The Board meets with the frequency that it can effectively fulfill its duties and with the majority of its members. The method for holding board meetings is written in Article 14 of the Company's Articles of Association. The Board convenes upon the invitation of the chairman or vice-chairman. Each member of the Board of Directors may apply in writing to the Chairman or Vice Chairman and request that the board be called for a meeting. Board members shall have the authority to make a meeting request if the Chairman or the Vice Chairman still does not call the Board of Directors to a meeting. Shareholders with at least 5 percent share of the Company's capital may invite the Board of Directors to hold a meeting by submitting a request to the Chairman. If the Chairman comes to a conclusion that there is no need to convene immediately, he or she can open the matter subject to the invitation up for discussion at the next Board meeting.

The Chairman of the Board of Directors meets with the other members of the Board of Directors and General Manager to determine its meeting agenda.

The Board can decide to make changes to the agenda. The members take pay attention to attending each meeting and reporting their opinions. The Board takes decisions with the majority of the members present at the meeting. So if the number of votes are equal, that topic is left to the next meeting. A proposal with equal votes in that particular meeting is considered rejected. Ever member has one voting right at meetings. The voting right can be exercised in person. Votes are cast as in favor and against during the Board meeting. The member casting a vote against writes down the reason and puts his/her signature.

The Board of Directors adopted 151 resolutions from 01.01.2020 to 31.12.2020. All resolutions were adopted unanimously and applied. The Board of Directors convened with the majority of the total number of members and adopted its resolutions with the majority of the

members present at the meeting. All Board members participated in most of the meetings. The board members did not express any opinions against the resolutions adopted by the Board in its meetings throughout 2019. Board members are not granted weighted voting rights and/or veto rights. In the board meetings, the agenda items are discussed openly in all aspects. The Board Chairman exerts efforts to ensure the active participation of the non-executive members in the board meetings. Questions from board members and their reasonable and detailed counter-vote justifications are recorded in resolution minutes. No such opposition and different opinions were stated throughout the period. It undertakes, as part of the Company organization, the duties of Directorate of Private Affairs and Board secretariat. Resolutions adopted by the Board of Directors are kept and presented to the relevant authorities when deemed necessary.

The approval of the majority of independent members is required in the Board of Directors resolutions regarding the Company's all related party transactions and the issuance of guarantees, pledges and mortgages for third parties. The failure to obtain such an approval is announced to the public under the public disclosure regulations with sufficient information on the transaction, and the transaction is presented to the General Assembly for approval. Board resolutions lacking these principles are not considered valid. In this period, the Board of Directors did not make any resolution which required the majority of independent members.

Under Article 19 of the Company's Articles of Association "A member of the Board of Directors shall not participate in negotiations where there is a conflict of interest between their personal interests outside the Company and those of the Company as well as between the interests of any of their descendants or spouses or their kinships until third degree including those by marriage and interests of the Company. Board members who breach this provision

or members who do not object knowingly to a violating member's participation in the meeting despite the objective nature of the conflict of interest and board members who take a decision to let such members to participate in the meeting shall be liable to compensate losses incurred by the Company."

In this period, the board did not present to the General Assembly any matters related to unapproved related party transactions or important transactions submitted to the approval of the independent board members. The loss that may be caused by Company's Board members and senior management due to their faults in their duties is insured up to \$20 million.

## **Committees Established within the Board of Directors**

Number, Structure and Independence of the Committees Formed within the Board of Directors As stated in Article 17 of the Company's Articles of Association; "Board of Directors will determine and announce to the public in detail the duties and working areas of the committees and their membership composition taking into account the provisions of the Articles of Association, the Corporate Governance Principles published by the CMB and related legislation. Our company created the committees at the Board of Directors meeting following the amendment of the Articles of Association pursuant to the regulations made mandatory according to the Communiqué Serial: IV No: 56 on the Identification and Implementation of Corporate Governance Principles published by the Capital Markets Board of the Ministry of Treasury and Finance of the Republic of Turkey The Company followed the legislative and regulatory requirements and made necessary committees arrangements.

The following committees continue to carry out activities under Emlak Konut REIC: **"Corporate Governance Committee, Sustainability Committee, Audit Committee, Early Risk Detection and Risk Management Committee."**

# Operating Principles of the Board of Directors

The Corporate Governance Committee also fulfills the responsibilities of the "Remuneration and Nomination" committees.

Committees act in accordance with the working principles prepared under Emlak Konut REIC's internal regulations and the legislation. A board member is assigned to more than one committees under current conditions (because the tasks of the Nomination Committee and Remuneration Committee are undertaken by the Corporate Governance Committee, the Company has three independent members, executive members are required to avoid taking part in committees (except for the Corporate Governance Committee), all the Audit Committee members are independent members, and the committee presidents are elected from such members).

"Duties, working principles, task fields and member composition of the committees are announced by the Board of Directors in detail taking into account the provisions of the Articles of Association, the Corporate Governance Principles published by the CMB and the relevant provisions of the legislation. The committee presidents are elected among the independent board members. All members of the Audit Committee are also independent member of the Board of Directors. The Company has not assigned or appointed any chief executive officers. General Manager does not assume duties in any of the committees.

The Board of Directors provides all the resources and support necessary for the committees to fulfill their duties. The committees may invite the persons they deem necessary to their meetings and take their opinions.

Committees may benefit from independent expert opinions on matters they consider relevant to their activities. The costs of such consultancy services are met by the Company.

The committees keep a written record of all the activities they undertake. The committees convene

when necessary and as described in the working principles to ensure effectiveness of their activities. The committees present the reports on their activities and meeting results to the Board of Directors.

## Corporate Governance Committee

The Corporate Governance Committee determines whether the Company implements Corporate Governance Principles and finds conflicts of interest that result from the lack of full compliance, it makes recommendations to the Board to improve corporate governance practices and works closely with the Investor Relations Department.

The committee objectives and principles under article 1 of the "Operating Principles of the Corporate Governance Committee" are as follows:

The Committee shall support and assist Board of Directors by ensuring compliance to the CMB's Communique on Determination and Implementation of Corporate Governance Principles (IV-56), ("Corporate Governance Principles"), research reasons for non-implementation, if any, and taking preventive measures by identifying the non-conformities as well as working on investor relations and public disclosures. The committee will review and assess the systems and processes in place or planned, and bring proposals in order to implement methods and practices to enhance the Company's performance. It will also perform the duties of the Nomination Committee and Remuneration Committee pursuant to the Corporate Governance Principles.

The operating principles and member information of the Corporate Governance Committee are available on the corporate website under Corporate Governance Information.

The Committee is established and authorized by the Board of Directors. It is re-established every year, at the first Board of Directors meeting that follows the Ordinary General Assembly. Thus, the working period of the Committee is in line with that

of the Board.

## Corporate Governance Committee (Nomination Committee)

The duties of Nomination Committee stipulated in the Corporate Governance Principles is fulfilled by the Corporate Governance Committee.

### The Nomination Committee is responsible for,

a) establishing a transparent system for the determination, evaluation and training of the candidates for the Board and executive positions with managerial responsibilities as well as working to determine relevant policies and strategies,

b) making regular assessments on the structure and efficiency of the Board of Directors and presenting its recommendations on any likely changes on these matters to the Board. Following are the Nomination Committee's meeting dates and main agendas in 2020:

•16.06.2020 Determination of the Candidate for Independent Board Membership

•16.06.2020: Salaries to Be Paid to the Board Members and Managers with Administrative Responsibility in 2020.

## Remuneration Committee

The duties of Remuneration Committee stipulated in the Corporate Governance Principles is fulfilled by the Corporate Governance Committee.

a. It determines the principles, criteria and practices to be used for the remuneration of the members of the Board of Directors and the managers who have administrative responsibilities taking into account the Company's long-term goals and oversees them.

b. It presents proposals to the members of the Board of Directors regarding the wages to be paid to the Board members and managers with administrative responsibility taking into consideration the level of accomplishment of the remuneration criteria.

# Operating Principles of the Board of Directors

Following are the Remuneration Committee's meeting dates and main agendas in 2020:

•14.01.2020: Employee Wages in the First Half of 2020

•17.07.2020: Employee Wages in the Second Half of 2020

## Audit Committee

Working under the Board of Directors, the Committee aims to monitor the operation and effectiveness of the Company's accounting system, disclosure of financial information to the public, independent audit, and the Company's internal control and internal audit system in accordance with Article 17 of the Company's Articles of Association. The selection of the independent audit firm, initiation of the independent audit process through independent audit contracts, and the activities of the independent audit institution at each takes place under the supervision of the Audit Committee.

The Audit Committee determines the independent auditing institution that will serve the Company as well as the services to be obtained and submits them to the Board of Directors for approval.

The Audit Committee determines the methods and criteria to be applied to the examination and resolution of the complaints received by the Company regarding the accounting, internal control system and independent audit as well as confidential assessment of company employees, accounting and independent audit matters.

After taking the views of the Company's responsible managers and independent auditors, the Audit Committee provides the Board of Directors with its evaluations regarding the authenticity and accuracy of the annual and interim financial statements that will be disclosed to the public in terms of accounting principles.

All resources and support are provided for the committees to fulfill their duties. Our audit committee has members with 5 years of experience

in audit/accounting and finance matters and the committees have the opportunity to benefit from independent expert opinions on audit/accounting and finance matters when needed.

The Audit Committee convenes at least once every quarter and four times a year, and it records results of the meetings to the minutes presents them to the Board of Directors. The annual report (Corporate Governance Compliance Report) explains the activities of the Audit Committee and the results of the meetings. The Audit Committee notifies the Board of Directors of its findings and suggestions in writing immediately regarding its duties and responsibilities. Accordingly, the Audit Committee made four written notifications to the Board of Directors within the relevant accounting period.

The operating principles and member information of the Audit Committee are available on the corporate website under Corporate Governance Information.

Following are the Audit Committee's meeting dates and main agenda items in 2020:

•19.03.2020: Statement of Liability for Financial Statements

•29.05.2020: Statement of Liability for Financial Statements

•18.08.2020: Statement of Liability for Financial Statements

•06.11.2020: Statement of Liability for Financial Statements

## Early Risk Detection and Risk Management Committee

Emlak Konut REIC attaches importance to risk management and pursue improving it continuously as one of the main capital market institutions. The Company strives to implement a total risk management system to institutionalize the risk management and achieve sustainable growth with effective risk management. Early Risk Detection and Risk Management Committee was formed in 2012. It plays an active role in the Company's

management and decision-making mechanisms.

The important risks and uncertainties faced by Emlak Konut REIC within the industry and in its own structure can be briefly summarized as follows:

Given the Company's activities, the business model is based on purchasing lands in Turkey, developing real estate projects on purchased lands, and marketing and selling of houses produced.

However, the Company's profit from the projects depends largely on good and attractive land procurement and revenues from sales.

The Risk Management Committee acts within corporate risk management principles in parallel with legislation and internal regulations, and fulfills its duties.

The committee objectives and principles are specified as follows in the relevant article of Emlak Konut REIC's Operating Principles of Early Risk Detection and Risk Management Committee: The Company reviews its management systems at least once a year to detect and assess any strategic, operational, financial and similar risks that may endanger the Company's existence, development, and continuity, to calculate the impact and probability of such risks, to manage and report them pursuant to corporate risk-taking profile, to implement necessary measures for detected risks, to ensure their consideration in decision-making mechanisms, and accordingly, to advice and make recommendations to the Board of Directors for the establishment and integration of effective internal control systems.

The operating principles and member details of the Committee are available on our corporate website under the section Corporate Governance.

Following are the Early Risk Detection and Risk Management Committee's meeting dates and main agendas in 2020:

# Operating Principles of the Board of Directors

•15.01.2020: Activities of the Early Risk Detection and Management Committee  
 •13.02.2020: Activities of the Early Risk Detection and Management Committee  
 •20.03.2020: Activities of the Early Risk Detection and Management Committee  
 •16.04.2020: Activities of the Early Risk Detection and Management Committee  
 •29.05.2020: Activities of the Early Risk Detection and Management Committee  
 •24.06.2020: Activities of the Early Risk Detection and Management Committee  
 •17.07.2020: Activities of the Early Risk Detection and Management Committee  
 •18.08.2020: Activities of the Early Risk Detection and Management Committee  
 •23.09.2020: Activities of the Early Risk Detection and Management Committee  
 •07.10.2020: Activities of the Early Risk Detection and Management Committee

•06.11.2020: Activities of the Early Risk Detection and Management Committee  
 •18.12.2020: Activities of the Early Risk Detection and Management Committee

## Sustainability Committee

A Sustainability Committee was established with the decision of the Board of Directors dated 09.02.2021 in order to report to the Board of Directors regarding the determination of the sustainability strategy, policy and objectives of the company in the environmental, social and corporate governance areas, and the execution, monitoring and auditing of the practices. To follow national and international developments on sustainability, to carry out studies to integrate it into the company structure and to develop projects in this direction, to review the environmental policy and practices of the Company with the relevant manager and / or personnel

at certain intervals, to inform the Board of Directors about the decisions and the process. within the scope of combating the climate crisis, to develop projects to reduce carbon emissions in the Company's activities and to support the transition to a low carbon economy, to determine and evaluate the performance criteria of the Company's sustainability practices. With its first decision dated 05.02.2021; Considering that comprehensive and continuous studies will be carried out in the implementation of the activities, a "Sustainability Working Group" has been formed from the executives and experienced personnel who will work under the committee.

## Committee Members

Havvanur Yurtsever	Independent Board Member (Non-executive) Chair of the Audit Committee, Chair of Early Risk Detection and Management Committee Member, Sustainability Committee
Muhterem Ince	Independent Board Member (Non-executive) Member, Audit Committee Chairman, Corporate Governance Committee (Nomination Committee and Remuneration Committee)
Sinan Aksu	Independent Board Member (Non-executive) Member of Audit Committee
Ertan Keleş	Member of the Board (executive) Members of the Early Risk Detection and Management Committee Member of the Corporate Governance Committee (Nomination Committee and Remuneration Committee) Member, Sustainability Committee
Mustafa Levent Sungur	Board Member (non-executive), Members of the Early Risk Detection and Management Committee Member, Sustainability Committee
Hakan Akbulut	Board Member (non-executive), Member of the Corporate Governance Committee (Nomination Committee and Remuneration Committee)

**DECLARATION OF INDEPENDENCE" PREPARED PURSUANT TO THE  
"CORPORATE GOVERNANCE COMMUNIQUE" NO. II-17.1 OF THE REPUBLIC OF  
TURKEY CAPITAL MARKET BOARD**

EI declare to the Company's Corporate Governance Committee and the Board of Directors that I meet the qualifications and criteria of an "independent board member", that I read and understood the above information and documents, and that I will fully undertake the duties stated in such information and documents regarding the independent board member position I will assume at Emlak Konut REIC ("Company") pursuant to;

- The provisions of the "Corporate Governance Communiqué" no. II-17.1 of the Republic of Turkey Prime Ministry Capital Markets Board, which was published and made effective in the Official Gazette dated January 3, 2014, and numbered 28871,
- The relevant provisions contained in the Company's articles of incorporation and internal procedures and
- Other relevant legislative provisions,

I declare that I hold all necessary qualifications to qualify as an independent member according to "Corporate Governance Communiqué" no. II-17.1 and that,

- a) No executive employment relation that would give important duties and responsibilities has been established within the last five years between myself, my spouse, my second degree relatives by blood or by marriage and the Company and the subsidiaries of the Company, and shareholders who control the management of the Company or who have significant influence at the Company and legal persons controlled by these shareholders; and I do not have, together or alone, more than 5% of the Company's capital or voting rights or privileged shares, and I do not have a business relationship of significant nature,
- b) Within the last five years, I have not worked as an executive manager who would have important duties and responsibilities or have not been a member of the Board of Directors or been a shareholder (more than 5%) particularly in the companies that provide auditing, rating and consulting services for the Company (including tax audit, legal audit, internal audit), and in the companies that the Company purchase products and services from or sells products and services to within the framework of the agreements signed (during the timeframe of selling/purchasing of the products and services,
- c) I do have the professional training, knowledge, and experience that will help me properly carry out the tasks and duties I will assume as a result of my independent membership in the Board of Directors,
- ç) I do not work full-time in public institutions and organizations,
- d) I am considered a resident in Turkey according to the Income Tax Law (n.193) dated 31/12/1960,
- e) I do have the strong ethical standards, professional standing and experience that will help me positively contribute to the activities of the Company and remain neutral in conflicts of interests between the company's shareholders, and that will help me take decisions freely by taking the rights of the stakeholders into consideration,
- f) I will be able to spare the sufficient time for the business of the Company to an extent that will help me pursue the activities of the Company and fulfill the requirements of my tasks and duties,
- g) I have not been a member of the Board of Directors of the Company for more than six years in total within the last decade,
- h) That I do not serve as a Board Member at over three companies in which partners have control over the relevant companies or the company's board of directors and over a total of five traded companies,
- i) I have not been registered and announced as a real person representative on behalf a legal person elected as member of the Board of Directors.

Similarly, I declare, pursuant to the related legislation, I would communicate to the Board of Directors any

situation prejudicing my independence should it arise so that it can be announced to the public.

25.06.2020

Sincerely,

Havvanur YURTSEVER

Muhterem İNCE

Sinan AKSU

**Originally Signed**

# POLICIES

## Dividend Distribution Policy

Following is Article 30 of the Company's Articles of Association:

Articles of Association, Article 30: Dividend Payout

The Company observes profit distribution regulations under the Turkish Commercial Code and Capital Market Legislation.

The amount remaining after the deduction of general expenses and various depreciation costs to be paid and spared and mandatory taxes and provisions for financial obligations from the income determined at the end of the accounting year in accordance with the general accounting principles the remaining amount, after deducting the net (net) profit seen in the annual balance sheet, is distributed in the following order and principles.

Primary legal reserve

a) Five percent of the balance sheet profit is set aside as primary legal reserves until the total reserve reaches 20 percent of the paid-in capital pursuant to Paragraph 1, Article 519 of the Turkish Commercial Law.

First Dividend

b) It is appropriated from the balance in the amount and proportion determined by CMB.

Second Dividend

c) Once the items in sub-paragraphs (a) and (b) are deducted from net profit, the General Assembly is authorized to distribute the remaining amount in part or as a whole as second dividend, leave it on the balance sheet as profit for the period, add it to legal or voluntary reserves, or reserve the balance as excess reserve fund.

Second legal reserve

d) Second legal reserve is set aside pursuant to Sub-paragraph (c), Paragraph 2, Article 519 of the TCC.

e) Unless the above-mentioned reserve funds and the first dividend are set aside, the

decisions on reserving additional funds or carrying forward the profit to the following year cannot be made. Unless the first dividend is paid, the decision cannot be made to distribute profit shares to members of the Board of Directors, officers, employees and workers.

f) Dividend advances may be distributed to shareholders pursuant to article 20 of the Capital Markets Law.

In accordance with CMB communiques and regulations, our Company may distribute a minimum of 10 percent of the distributable net period profit (giving cash or bonus shares or both cash and bonus shares to a certain extent) calculated at year-end based on the profit share distribution proposal of the Board of Directors that is submitted to the General Assembly for approval. In doing so, the Company takes into account any negativity in the national and global economic conditions or factors such as the circumstances of the projects and funds on the agenda."

## Donations and Aid Policy

The Company can give donations and aids within the framework of Article 6 of the Capital Markets Law and the Articles of Association due to a social responsibility approach that prioritizes people, environment and public sensitivity.

Donations and aids shall be provided to public institutions and organizations, environmental foundations, associations, non-governmental organizations and the disaster areas through relief committees and people in need, without disrupting the company's own purpose and subject in cash or in kind, or by other procedures permitted by legislation.

The upper limit of the donations and aids to be made in an accounting period is determined by the resolution of the Board at the ordinary General Assembly of the relevant period. No donations shall be made in excess of the limit set by the General Assembly.

The cash value of non-cash donations is determined and deducted from the limit set by the General Assembly.

The amount of donations and aid shall be added to the distributable profit base calculated under the Capital Market Law and presented to the shareholders at the General Assembly at end of the relevant period.

It is obligatory that the donations and aids do not comply with concealed gain transfer regulations of the Capital Market Law.

Donations and payments to be made by the resolution of the Board shall be made public in accordance with the regulations of the Capital Markets Board regarding the public disclosure of special cases.

## Codes of Conduct and Social Responsibility

In its construction activities, the Company works in cooperation with its contractors to create project models that are based on nature-friendly and clean energy resources. The Company also takes measures for energy savings at its projects and work places, as it believes that effective energy savings will have consequences on the environment and economy. The Company takes into consideration public interest in all its activities and shows utmost care to ensure that the project comply with renewable energy and environmental awareness aspects.

Emlak Konut REIC carries on its all construction and manufacturing activities under the Construction Inspection Law, which was accepted on 29.06.2001, published in the Official Gazette No. 24461 dated 13.07.2001 and reached its final version with the Decree No. 4708 dated 02.11.2011.

# POLICIES

Since Emlak Konut REIC attaches great importance to stakeholder concept in the widest sense, as a principle it considers being conscious about the environment, humanity and nature in all its projects. In this respect, the Company issued a Quality Policy posted it on the corporate website. Quality Policy emphasizes a business management approach that contributes to sustainable and social values.

The Company transformed the aforementioned principles into what lays in the bases of Emlak Konut REIC logo. Emlak Konut REIC's logo represents planned, quality and modern urban life, peaceful and safe family warmth, sensitivity to green and environment.

Emlak Konut REIC plans its social responsibility activities with an emphasis on "sustainability" and "social value creation." It constructs not only modern and healthy buildings and areas required by the public but also units that will be used for public interest. School and mosque constructions are the most typical examples.

## Donations and Aids

Also, the General Assembly accepted with the majority of votes to allocate donations of up to 30,000,000 TRY in 2019.

The donations and the relevant beneficiaries in 2020 are explained below:

•Public Institutions and Organizations and other Foundations and Associations,

2,964,804.45 TRY

• Association for Construction and Sustenance of Various Mosques and Education Culture Service Units  
23,500,000 TRY

## Sponsorships

•TUÇEV Foundation, Sponsorship, 26.03.2020

•Konyaspor Sponsorship, 24.03.2020

•10th International April 23 Children's Festival, Sponsorship, 12.03.2020

•10. Energy Efficiency Forum And Fair Sponsorship, 04.04.2019

• International Migration Film Festival Sponsorship, 30.01.2020

•Emlak Konut Sports Club, Sponsorship

•SABAH 35th Age Sector Meetings Sponsorship, 16.12.2020

•Turkey 2023 A Para Summit, Sponsorship, 19.10.2020

# POLICIES

## Remuneration Policy

The Remuneration Committee established under the Corporate Governance Principles shall provide the Board of Directors with recommendations on the principles of remuneration of the Board members and Executives by taking into account the Company's long-term targets. Based upon the proposal of the Remuneration Committee, the Board shall submit Board member salaries to the examination of the shareholders who shall approve them at the Ordinary General Assembly of the relevant accounting period. Board Members are given bonuses four times a year in the amount of monthly net salary determined at the Ordinary General Assembly. The income tax incurred due to payments to the Board Members at the end of the fiscal year shall be paid by the Company (wages received from more than one employer). Dividends, stock option plans or performance-based compensation cannot be used to determine the remuneration of independent Board Members. The salaries of these members should be at a level that can preserve their independence. The Remuneration Committee shall determine monthly net salaries to be paid to Managers by taking into account current economic market data, wage policies applicable in the market, long-term Company goals and the duties, powers and responsibilities assumed by the Managers and submit them to the Board of Directors as a recommendation. The General Manager shall determine monthly net salaries to be paid to personnel by taking into account current economic market data, wage policies applicable in the market, long-term Company goals, criteria such as educational status, talents, experience, foreign language skills, assumed by the Managers and submit them to the Board of Directors as a recommendation. Manager salaries shall be increased according to the proposal of the "Remuneration Committee" and personnel salaries according to the proposal of the

General Manager with a Board resolution in January and July of each year. In addition to the monthly net salaries of the managers and personnel, bonuses are given to the in the frequency and amount determined by the Board resolution. Performance premiums, financial awards, etc. can be given to managers and personnel at the discretion of the General Manager in line the Company's internal regulations. Social transportation, food, marriage, birth, death, health, etc. services and benefits are provided to managers and staff.

## Human Resources Policy

The Company presented its Human Resources Policy to all stakeholders on the corporate website. The Company did not make any updates to this policy throughout 2018. The Company established a Staff and Human Resources Policy to keep productivity and effectiveness at the highest level by specifying, in its Organization Handbook, the methods and conditions necessary for staff selection, distribution of employment within the Company and staff training that help execution of services in the best way. The Company's Directorate of Administrative Affairs and Human Resources started to provide services with the status of Administrative Affairs and Human Resources Department starting in 2015 to provide better services. This presidency also assumes the responsibility of Human Resources Department. The company's reasons for this change include conducting a more effective HR management.

The Company takes all measures to prevent employees from being discriminated on the basis of race, religion, language or gender, and protect them against internal physical, mental and emotional maltreatment. No complaints were received from the employees regarding discrimination or other issues in 2019. The principles forming the basis of the Company's Personnel Policy are set out below.

1-To recruit competent employees, who fit the qualifications stated in

the job descriptions, for vacant positions company wide.

2-To provide all personnel with opportunities for growth and progress in line with their competence and skills.

3-To respect our employees and protect their rights and benefits.

4-To provide a work environment that motivates their desire to work and promotes better working relationships.

5-To lead our employees towards success, create equal opportunities for growth based on their knowledge and competence levels, and to reward success.

6-To train and appoint employees to vacant management positions from within the Company,

7-To avoid over-staffing and ensure employees work with maximum efficiency in their positions, which are appropriate for their knowledge and skills.

8-To meet our employees' social and cultural needs within the allocated budget and make the Company an attractive place to work by providing equal social services and benefits to all employees,

9-To provide competent, successful employees with the chance of promotion based on available positions, and to ensure job security.

10-To inform employees in a timely manner about issues that relate to them, to develop communication procedures to enable them to provide their recommendations and opinions to the management team easily.

11-To support our employees' career paths by providing effective training programs.

12-To maintain and boost the morale and motivation of all employees.

13-To protect and improve the tangible and intangible rights of employees

14-To provide a work environment that motivates employees' desire to work and strive to establish good human relations.

# POLICIES

## Disclosure Policy

### A. Objective and Scope

Emlak Konut REIC ensures that all shareholders, investors and stakeholders are provided with timely information about the Company's past performance, future plans, forecasts, strategies, objectives and vision in a complete, accurate and efficient manner pursuant to regulations imposed by the Capital Markets Legislation, Turkish Commercial Code, Borsa Istanbul Legislation and other relevant legislation.

The Disclosure Policy includes any information, documents, digital records and data about the Company's operations that are legally permissible to disclose to the public, but excludes any trade secrets or insider information held by the Members of the Board, senior executives and employees.

### B. Public Disclosure Methods and Means

The Company uses the following methods and means to inform its stakeholders in accordance with the periodic statements, reports and other means for public disclosure set forth in articles 38 and 39 of the Communiqué on Principles Regarding Real Estate Investment Companies (No: III-48.1).

- Material event disclosures,
- Financial Statements and Footnotes, and Independent Audit Report communicated to Borsa Istanbul periodically
- Quarterly Reports
- Annual Reports
- Corporate website (<http://www.emlakkonut.com.tr>)
- Investor and Analyst Meetings
- Press releases
- Press meetings

The Company's website is accessible at [www.emlakkonut.com.tr/](http://www.emlakkonut.com.tr/). The website provides the up-to-date version of the Articles of Association, periodical financial statements and

reports, prospectuses, public offering circulars and general assembly agendas are listed on the website.

The website is updated on a continuous basis to provide up-to-date information on the partnership and organizational structure. The company shall speedily respond to all information requests made via the corporate website.

The Directorate of Press and Public Relations prepares the releases to inform the public and/or as part of the Company's corporate communication activities by receiving support in issues requiring specialization.

### I. Disclosures to the Press

The Company holds press conferences and issues press releases to disclose information about its activities such as ongoing projects and medium- and long-term strategies. The Company adheres to the content of material event disclosures when preparing for the press conferences. The Company complies with the principle of equality when inviting the press members to meetings.

- The monitoring of company-related news and rumors published by media outlets or appearing on websites and principles for making statements:

The Company monitors national and international media as well as other communication channels for news and rumors about the Company. In case of new public disclosures or inaccurate news or rumors about previously disclosed information, the Company evaluates their effects on the value and price of the Company shares as well as on the investment decisions of the investors. If deemed appropriate or necessary, the Company makes a public statement as to the accuracy or legitimacy of such news or rumors in accordance with the principles set forth by the Capital Markets Legislation.

As a principle, the Company does not deliver any opinions on market rumors and speculations. However, the Company makes a public

statement regarding unfounded news in the case of a confirmation request from the Capital Markets Board and/or Borsa Istanbul pursuant to the provisions of the Capital Markets Legislation or if the management deems giving an answer necessary or appropriate.

II. Principles regarding the disclosure for investors and access to presentations and reports announced at investor briefing meetings or press conferences

The Company's Directorate of Investor Relations manages disclosures to investors and analysts. The department assesses the meeting demands of natural or legal persons and upon receipt of 10 requests in a week, the department schedules a meeting and informs the requesters. Presentations and/or explanatory information are published at the corporate website following the presentation, teleconference or speech. The Company representatives may occasionally attend national and international conferences or meetings in order to disclose information to investors and analysts. We manage address questions through telephone or e-mail and provide replies within 10 working days at the latest.

C. Insider Information and Measures to Ensure the Confidentiality of Insider Information until Its Disclosure to the Public

Insider information is non-public knowledge about a material event, which may affect the value and price of the capital market instruments or the investment decisions of investors. Access to such information could provide unfair advantages over other investors when used for trading capital market instruments. Release of such information to the public may be detrimental to the value of the capital market instrument and influence investors' investment decisions.

# POLICIES

In case of a material event, the other parties who communicate with the Company employees with access to insider information will be informed of their obligation to maintain the confidentiality of this information until it is clarified and disclosed on Borsa Istanbul.

The Company employees will not release any information that may be considered a material event with third parties under any circumstances.

If the Company determines that insider information was disclosed to the third parties unintentionally and concludes that the confidentiality of information could not be maintained, the Company will issue a material event disclosure pursuant to the capital markets legislation.

Pursuant to the CMB's Communiqué on the Principles Regarding the Public Disclosure of Material Events (No: II-15.1), the Company prepares a list of natural or legal persons, including their subordinates, who work for or on behalf of the Company directly or indirectly and have access to insider information. The Company departments will provide the names of people with access to insider information to the Administrative Affairs and Human Resources Department, where the list is prepared and updated.

In accordance with the changing project scopes and current issues, the Company will regularly update the list of individuals with access to insider information. The list will be submitted to the relevant government agencies and organizations upon request. The Company ensures that the individuals on the list are informed in writing of their obligation to protect the confidentiality of the insider information.

In accordance with the provisions of the CMB's Communiqué on the Principles Regarding the Public Disclosure of Material Events (No: II-15.1), the Company may postpone the disclosure of the list to prevent damage to the legitimate rights and interests of the individuals on the

list.

D. Communication with Shareholders and individuals Authorized to Make Public Disclosures

The Company will determine whether any information request constitutes a trade secret and whether it can impact investment decisions or cause a fluctuation in the value of capital market instruments pursuant to CMB Communiqué No. II on the Principles Regarding 15.1 Material Event Disclosures, and

- The Chairman and Members of the Board of Directors,
- Chairman and Members of the Audit Committee,
- General Manager, and
- Directorate of Investor Relations

will answer them in a written or verbal manner. Employees other than these persons are not authorized to respond to requests. The Company employees will refer incoming questions to the Directorate of Investor Relations.

E. Authority and Responsibility

The Board of Directors of the Company develops the Disclosure Policy with its resolution, and it shall have the ultimate authority and responsibility for its implementation, supervision, and improvement. A Board resolution shall be required to amend the Disclosure Policy.

The Directorate of Investor Relations implements the provisions of this policy.

F. Principles Used for Determining Individuals with Administrative Responsibility Individuals with administrative responsibility are board members and non-members who access insider information, directly or indirectly, on a regular basis and have the authority to make administrative decisions that affects the Company's development and commercial targets. The Company identified the Board Members and Executive Management as individuals with administrative

responsibility.

G. Principles regarding the Disclosure of the Company's Assessment for the Future Only individuals who are authorized to make public disclosures may disclose the Company's assessments for the future, which include plans and projections that are considered insider information. Such disclosure is made within the principles of capital market legislation. Since the assessments for the future are based on reasonable assumptions and forecasts, they may be revised in case of deviations due to unexpected risks and developments. In case of differences between the forecast and actual results of the futuristic assessments due to risks, uncertainties and other factors.

The Company provides clarifications to the investors in a reasonable period.

In addition to the disclosures made within the principles of capital market legislation, the Company may utilize media sources, press conferences and/or releases, national and international conferences or meetings, and other means of communication in its assessments for the future.



# General Assemblies

Emlak Konut REIC's 2018 Ordinary General Assembly was held on April 30, 2019 at the Company's Head Office under the supervision of Ministry Representative Mustafa Kenti. The Ordinary General Assembly was held with the participation of shareholders whose proportion represented 2,782,762,149.48 (73.2 percent) of the Company's capital of 3,800,000,000 TRY. As stated in Article 21 of the Company's Articles of Association, the Board of Directors is authorized to hold General Assemblies open to the public including stakeholders and the press without granting any participant the right to speak. The meetings can be followed by members of the press and various stakeholders.

The Board of Directors makes the General Assembly invitation in accordance with the provisions of the Turkish Commercial Code, Capital Markets Law, and the Company's Articles of Association. It was carried out in due time as stipulated in Article 414 of the Turkish Commercial Code and the Articles of Association and after the notification of its day and agenda in the Turkish Trade Registry Gazette dated April 11, 2019, and No. 9807, Diriş Postası Newspaper dated April 8, 2019, and the corporate web site [www.emlakkonut.com.tr](http://www.emlakkonut.com.tr) and following its communication to the shareholders with recorded addresses on April 10, 2019, through registered letter with return receipt and also on the PDP and the Electronic General Assembly System of Merkezi Kayıt Kuruluşu A.Ş.

In addition to the General Assembly announcement, the Company presented on its corporate website and on PDP the documents to be available for the review of the shareholders as well as the declarations and statements that the Company shall make in accordance with the relevant legislation (excluding announcement and meeting dates) at least three weeks prior to the General Assembly date. The Company announced the invitation letter, agenda items and information document on the PDP before the General Assembly. Also, the Company provided all the shareholders the invitation letter, agenda items and power of attorney on April 5, 2019, and the General Assembly Information Document on April 8, 2019, on the PDP. The Company also published all the General Assembly documents on its

corporate website. The Board of Directors' Annual Report for the period January 1, 2018-December 31, 2018, attached Corporate Governance Principles Compliance Report, Independent Auditor Report, detailed information note about dividend payout proposal and agenda items were made available to shareholders three weeks prior to the General Assembly and for three weeks at the Company's headquarters, branches, its corporate website, and the Central Securities Depository's Electronic General Assembly Portal. The Company organizes the General Assembly to increase the participation of shareholders to avoid inequality between shareholders and with the least possible cost to increase the participation of shareholders. Maximum care is taken to facilitate the participation of shareholders in the General Assembly. At the General Assembly, the Company paid utmost attention to conveying the agenda items in an objective and detailed manner and in a clear and understandable way giving the shareholders the opportunity to state their opinions and ask questions under equal conditions. At the General Assembly shareholders did not raise questions or express their opinions. Shareholders did not raise any agenda proposals at the General Assembly. Also, no agenda items were raised in the General Assembly due to "unfavorable" votes of Independent Board Members. At the General Assembly shareholders did not raise questions or express their opinions. Shareholders did not raise any agenda proposals at the General Assembly.

## Voting Rights and Minority Rights

The Company avoids all practices that challenge the exercise of voting rights and takes utmost care to facilitate the exercise of voting rights. The Company provides every shareholder with the opportunity to use their voting right in the easiest and most convenient manner including cross-border voting.

Each share equals to one vote at General Assembly. Group A shares have the privilege of nominating candidates only in the election of members of the Board of Directors. All members of the Board of Directors excluding independent members are elected by the General Assembly among Group A candidates nominated

by shareholders. Without prejudice to the provision regarding group A shares to be issued due to capital increase stated in article 8 of the Company's Articles of Association, no privileges, including nominations for Board of Directors, may be created. Nor shall there be a right to issue any securities that provide privileges. The Company has the privilege of nominating only Group A shares to nominate members of the Board of Directors because it is an affiliate of the Prime Ministry Housing Development Administration.

If the parties to the transactions requiring the approval of the General Assembly under Article 22 of the Articles of Association are related parties, the related parties shall not have voting right related to such transactions in the General Assembly. No quorum is sought at the General Assembly to be held for such cases, and resolutions are taken by the simple majority of the voters. As stated in Article 21 of the Company's Articles of Association, at the General Assembly meetings where resolutions of the Board of Directors on transactions with related parties, the provision of collateral, pledge and mortgage for the third parties are submitted despite the lack of approval by the majority of the Independent Members of the Board of Directors; the resolution shall be made at a voting where the parties to the transaction and persons related to them cannot cast votes. Also, it is ensured that other shareholders agree to such resolutions at the General Assembly. No quorum is sought at the General Assembly to be held for such cases, and resolutions are taken by the simple majority of the voters and if such a situation occurs, the matter shall be announced in the Public Disclosure Platform (PDP) in accordance with the provisions of the relevant legislation.

Minority shares are not regulated within the capital structure, not identified less than twentieth by the Articles of Association. The Articles of Association do not contain any arrangements that posit the representation or obstruct minority rights. The Company has not received any opinions or criticism throughout 2018 and until today.

# Strategic Goals of the Company

Emlak Konut REIC developed a five-year strategy plan beginning with 2020 with the Board Resolution on January 6, 2020. This strategic plan will be valid from 2020-2024. The Company pays utmost care to achieving the strategic goals and objectives with this plan. The 5-year strategy was approved and implemented at a Board of Directors meeting approved by all members. The 5-year plan were communicated to the Company's administrative staff and all the units.

The Company evaluates the progress in reaching the targets. And the results obtained within the five-year period will be subject to evaluation by the Board of Directors. The Board reviews the targets immediately in the case of a divergence, takes necessary measures and initiates the process regarding regulatory activities.

The Board of Directors is responsible for achieving the Company's operational and financial performance targets as announced to the public. In case of a failure to reach the publicly announced operational and financial performance targets, the Company announces this situation and the reasons in its annual report.

The Board of Directors evaluates its short-, medium- and long-term strategic plans as often as it deems necessary. In doing so, it takes into account all systemic and non-systematic data, particularly financial and non-financial company data. In the short term, it makes a general assessment on reaching the main objective in qualitative and quantitative terms in every quarter.

The creates its short- and medium-term plans in line with its main objective and it exerts efforts to boost total benefit in the short and long term to reach its goals.

However, it makes the short-term planning changes (if necessary) annually. Here the main objective is "to become one of world's most renowned Real Estate Investment Trusts and, thus, create a national brand by safeguarding both economic and social benefits."

## Right to Dividends

The Company has a specific and consistent dividend policy. This policy and the related information were presented to the shareholders with Article 6 at the Ordinary General Assembly held on April 28, 2014. The dividend policy includes minimum information clear enough to enable shareholders to foresee the dividend procedures and principles that the Company will obtain in future periods.

The Company has no privilege on dividend participation. The dividend for the related accounting period shall be distributed equally to all the existing shares. The Company observes a balance between the interests of shareholders and those of the Company in the dividend policy.

Dividend payout policy is presented to the shareholders for their review in the "Corporate Governance Information" content of the Investor Relations section on the corporate website. It is also presented to all stakeholders in the annual report. The Company reports its dividend payout principles, policies and dividend ratios for shareholders in annual reports, and informs shareholders about the relevant process with the announcements on PDP.

The Company distributed at least 40% of the net distributable profit calculated at the end of the year in cash for six financial periods starting from the first public offering in 2010. The Company did not distribute 2016 net profit allocating it as an excess reserve referring to the justification in the related agenda item in the General Assembly. The current policy was implemented for the following 2017 and 2018 years. The policy was revised in 2019 for the distribution of minimum [10%] of the net profit for the period and adopted at the General Assembly. Within 2019, the company distributed a first dividend amount of 122,930,000 reserved for distribution from the 2018 net profit.

## Public Disclosure and Transparency

It takes place in alignment with information disclosed to the public regarding the future, forecasts based on studies conducted, current market conditions and the assumptions/developments that are

expected to occur in the country and the world economy during the year. In the event of unforeseen circumstances, the Company reassesses its targets. And if information previously disclosed the public comes to nothing or if the Company realizes that it will come to nothing, it shares this (realization and divergence) using mainly the PDP platform within the framework of regulations of the CMB regarding public disclosure of special cases.

The Company showed the necessary care for the material event disclosures, one of the important tools of Disclosure Policy making the disclosures required by the legislation in a complete and timely manner.

The Company presented its net profit amount, sales targets and the tender calendar to be applied throughout 2018 to all its stakeholders via the PDP on 09.01.2018. When making these estimates and assumptions, the company follows the data from official institutions (such as economic and social data, and various confidence indices) as well as on analyses from national and international organizations. The Company's projections are interpreted by analyzing our own data from the previous year such as sales, square meters, amounts, and the like.

In addition, there was no need to update and update the information about the targets because the sales targets announced in 2018 were very close to the actual data.

# Investor Relations Department

**The Investor Relations Department** fulfills the following tasks: ensuring that domestic and international investors are informed correctly, consistently, simultaneously and timely, establishing communication with the capital market regulators and meeting all public disclosures requirements in accordance with the relevant regulation, and performing all functions of the Department.

Under Paragraph 11.1, Article 11 of the Corporate Governance Communiqué No.17.1, this Department directly reports to Ercan Alioğlu, Deputy General Manager - Financial Affairs.

The Investor Relations Department conducted all its activities in 2019 in compliance with the basic Corporate Governance Principles guideline, **Capital Markets Law** and all the communiqués prepared in accordance with this Law.

In line with the public disclosure principle, the Company informed the current shareholders and potential investors about the Company's activities, financial state, and strategies regularly (excluding confidential and commercially confidential information) and without causing inequality.

The Company participated in investor conferences held in Turkey and abroad representing the national real estate industry in national and international platforms.

In this context, the Company participated in six domestic and international conferences in 2019 meeting with a total of 31 investors and analysts in these events.

Except for these events, the Company made contact with 99 investors/analysts in 55 meetings.

As part of financial communications to inform domestic/international corporate and individual investors, current and potential investors and analysts and to answer their questions,

the Company shared relevant developments with a total of 25 investors/analysts at the

teleconference meeting held on February 27, 2018, for financial results of end-2018 and the teleconference meeting held on August 10, 2018, regarding the first-half financial results of 2018. Senior Management and Investor Relations Department responded verbally to the questions from the participants. In addition, a meeting for 2019 sales results and evaluation for 2020 targets was held together with 45 analysts/investors on January 15, 2019, with the participation of our General Manager Hakan Gedikli.

The Company updates its website and the investor presentation regularly to ensure that investors follow up-to-date information.

The Company managed content related to the Investor Relations Department and ensured continuous access to updated information. Also, all the disclosures made by the Company at the Public Disclosure Platform (PDP) were disclosed to the shareholders in Turkish/English on the corporate website.

In 2019, the Investor Relations Department received five written applications from the investors with the information request and responded promptly to these information requests.

Also, the Investor Relations Department received many information requests from the analysts and investors mostly by e-mail and telephone. It answered all the inquires in accordance with the legislation and parallel with information disclosed to the public.

### 3. Exercise of Shareholder Rights to Obtain Information

We share all information with our stakeholders providing transparency and truth as determined corporate governance principles and due to our corporate culture (excluding trade secrets). As explained in the section "9. The Company Website and its Content" of this report; (see p. 77), the corporate website shares all the information and disclosures that may affect the exercise of shareholder rights.

The Company's "Investor Relations Department" plays an active role in facilitating the protection and use of shareholder rights, in particular, the right to receive and review information. The Company's Investor Relations Department gives verbal or written replies to requests and inquiries from all stakeholders as soon as possible. The inquiries and information requests to the Company can be answered in electronic format as well as in written form with external writing. Also regular meetings took place with both the existing and/or potential investors and analysts in one-on-one and/or group meetings upon the requests received outside this informational channel. We manage address questions through telephone or e-mail and provide replies within 10 working days at the latest.

We received no request for the appointment of a special auditor to the Company throughout 2018 while the appointment of a special auditor is not regulated as a right under Emlak Konut REIC's Articles of Association. However, the Company management avoids all transactions that make it difficult to conduct special audits and pays utmost attention to this matter

Ercan ALİOĞLU

Genel Müdür Yardımcısı v.

ealioglu@emlakkonut.com.tr

Mustafa BUĞA

Yatırımcı İlişkileri Müdürü

mbuga@emlakkonut.com.tr

Aydağül EKMEK

aeckmen@emlakkonut.com.tr

+90 216 579 1595

Mustafa KÖKSAL

mkoksal@emlakkonut.com.tr

+90 216 579 1596



# 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  
İsmail ÇAKIR  
İlker SIRT KAYA  
Hüseyin KARACA  
Sinan AYOĞLU  
Ömer Bilge ALBAYRAK

**PRESS CONSULTANCY**  
Press Consultant : Fatih İBİŞ

**İFC COORDINATION**  
Coordinator: İsmail Hakkı ÖZKURT

**KALİTE YÖNETİM TEMSİLCİLİĞİ**  
KYT : Nilgün BEZEK

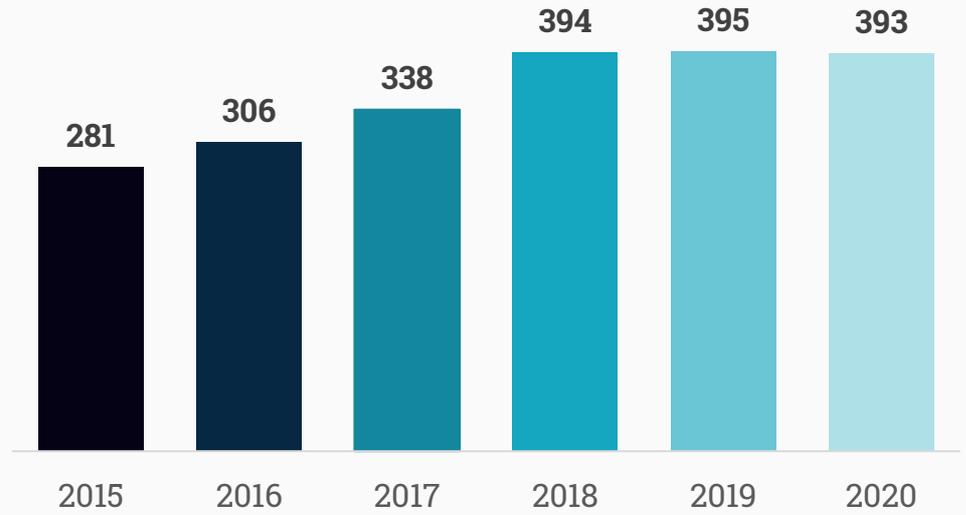
LEGAL CONSULTANCY 1st Legal Consultant : Av. Nurettin ŞAM	ASSISTANT GENERAL MANAGER (TECHNICAL) Hicran ÇAKMAK	ASSISTANT GENERAL MANAGER(TENDER AND MARKETING) Mustafa AŞIKKUTLU	ASSISTANT GENERAL MANAGER(IMPLEMENTATION AND ADMINISTRATIVE AFFAIRS) Metin TEKİN	ASSISTANT GENERAL MANAGER (FINANCIAL) Ercan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

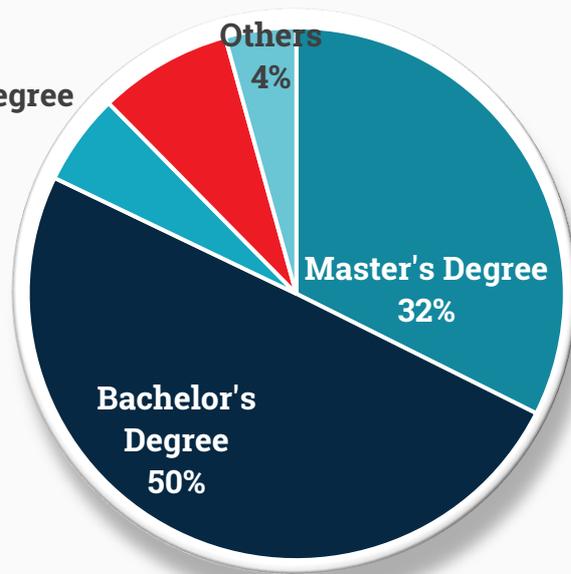
## NUMBER OF EMPLOYEES



Contains Emlak Konut employees only

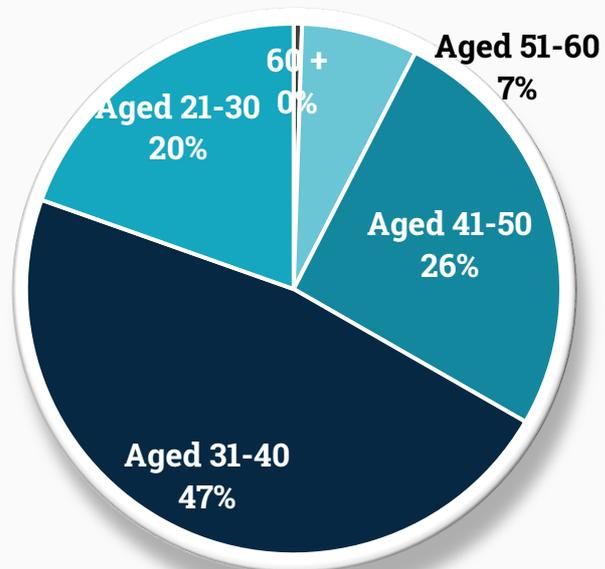
## EMPLOYEES' EDUCATION STATUS

- High School 8%
- Associate Degree 6%



## EMPLOYEE AGE RANGE

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



# THE LIST FOR ACCESS TO INTERNAL INFORMATION

## BOARD OF DIRECTORS

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

## SENIOR MANAGEMENT

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

# DÜŞLER VADİSİ





# LAWSUITS INVOLVING OUR COMPANY

## MASLAK 1453 PROJECT

### 1-) İsa Öztürk & Özgür Aydın

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

## ZEKERİYAKÖY PROJECT

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

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

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

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

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

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

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

## KUASAR PROJECT

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

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

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

## İSTANBUL KAYABAŞI

### 1-) Serdar Bayraktar & Hakkı Sağlam

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

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

# LAWSUITS INVOLVING OUR COMPANY

## İSTANBUL ZEYTİNBURNU

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

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

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

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

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

## KARTAL PROJECT

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

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

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

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

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

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

# LAWSUITS INVOLVING OUR COMPANY

## FINANCE CENTER PROJECT

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

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

2-) UCTEA, Chamber of Architects

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

## FATİH YEDİKULE

1-) Hikmet Öz et al.

The plaintiff, Hikmet Öz et al. brought

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

## MÜHYE LAND

1-) UCTEA, Chamber of Architects, Ankara Branch

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

Administrati-ve 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 ap-pealed against the adjudication.On 08.07.2019, we have responded to the appeal and the result pressed negative. The plaintiff requested an appeal on 04.05.2020, and the parties wait for the outcome.

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

The case was brought against the Housing Development Administration at the Ankara Administra-tive Court No. 17 with the file No. 2017/2706 E.for the stay of execution and cancellation of the Mas-ter 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 con-tinues with the file No. 2018/136 E. of the Ankara Administrative Court No. 5. Thecourt accepted our intervention request. The expert report presented to the file is in favor of our company and the court decided to reject the request for the stay of execution. The plaintiff made a request of appeal. We have responded to the appeal on 20.06.2019, and the result pressed negative on 04.03.2020 by Ankara

# LAWSUITS INVOLVING OUR COMPANY

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

## ÇAYYOLU LAND

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

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

## ALİBEYKÖY

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

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

## MALTEPE KÜÇÜKYALI PROJECT

1-) TMMOB Istanbul Branch

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

## BAKIRKÖY YENİMAHALLE

1-) İsa Öztürk & Özgür Aydın

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

appeal. We wait for the result.

2-) Bakırköy Municipality

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

## BAKIRKÖY ŞEVKETİYE

1-) Hakkı Sağlam & Özgür Aydın,

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

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

# LAWSUITS INVOLVING OUR COMPANY

## 2-) Bakırköy Municipality Mayorship

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

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

## 3-) Bakırköy Municipality Mayorship

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

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

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

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

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

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

## 6-) Istanbul Metropolitan Municipality

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

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

## 7-) Istanbul Metropolitan Municipality

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

## BAKIRKÖY ŞENLİK FLORYA

### 1-) Bakırköy Municipality Mayorship

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

# LAWSUITS INVOLVING OUR COMPANY

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

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

## İZMİR KONAK

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

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

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

## 2-) İzmir Municipality

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

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

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

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

## KÜÇÜKÇEKMECE HALKALI BİZİM MAHALLE

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

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

# LAWSUITS INVOLVING OUR COMPANY

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

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

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

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

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

4-) Küçükçekmece Municipality Mayorship

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

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

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

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

ŞİŞLİ TEŞVİKİYE

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

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

2-) Şişli Municipality

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

# LAWSUITS INVOLVING OUR COMPANY

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

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

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

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

ÇEKMEKÖY TAŞDELEN

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

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

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

intervention has been accepted.

3-) Ramazan Göz

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

4-) İlhan Göz

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

# LAWSUITS INVOLVING OUR COMPANY

## 5-) Istanbul Metropolitan Municipality

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

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

## BEŞİKTAŞ MECİDİYE

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

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

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

### 2-) İsa Öztürk & Özgür Aydın

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

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

## ARNAVUTKÖY DURSUNKÖY

### 1-) İsa Öztürk & Özgür Aydın

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

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

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

# LAWSUITS INVOLVING OUR COMPANY

## ANKARA YENİMAHALLE

TMMOB Chamber of City Planners  
Ankara Branch

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

## BAŞAKŞEHİR

Selman Ata

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

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

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

## ATAŞEHİR KÜÇÜKBAKKALKÖY

1-) Ağır Haddecilik A.Ş.

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

2-) Ataşehir Municipality Mayorship

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

## ANKARA SARAÇOĞLU

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

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

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

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

## BAŞAKŞEHİR HOŞDERE

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

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

# LAWSUITS INVOLVING OUR COMPANY

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

## 2-) İstanbul Kültür University

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

ÜMRANİYE SİTE (ESKİ ÇAKMAK MAH.)

## 1) İbrahim Doğan & Hakkı Sağlam

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

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

ANKARA ÇANKAYA LODUMLU MAH.

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

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

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

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

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



## TABLE OF TENDERED LAND PLOTS (31.12.2020)

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
AVANGART İSTANBUL	27.292	05.03.2015	111.643.948	491.018.038
AVRUPARK HAYAT	42.020	14.06.2011-30.07.2012	54.056.702	156.500.000
EBRULİ İSPARTAKULE	19.916	01.06.2007	28.203.794	74.486.819
EVORA DENİZLİ	78.215	05.03.2015	62.319.492	67.128.879
TEM 34 TAHTAKALE / TEM 34 BAĞÇETEPE	18.215	03.04.2015	31.288.049	40.086.059
İSTANBUL BEYKOZ RİVA ARSA	1.075.860	29.06.2016	390.613.394	542.892.221
İSTANBUL FATİH YEDİKULE ARSA	40.946	30.07.2012	67.307.866	105.968.270
EVORA İZMİR	0	08.11.2016	3.673.878	117.040.000
ALL SANCAK	0	08.11.2016	3.002.063	145.200.000
KARAT 34	4.236	28.05.2014	6.105.388	8.482.315
KÖY	12.075	02.03.2011	9.517.046	45.324.456
MERKEZ ANKARA	124.476	03.04.2014	659.410.310	1.258.365.000
NİDAPARK İSTİNYE	129.487	28.05.2014	992.600.155	1.876.392.000
NİDAPARK KAYAŞEHİR	12.028	03.04.2014	35.760.808	107.950.125
NİDAPARK KÜÇÜKYALI	40.239	14.06.2011	564.517.739	1.380.658.443
OFİS KARAT BAKIRKÖY	5.164	05.03.2015	30.825.973	62.000.000

## TABLE OF TENDERED LAND PLOTS cont

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
ŞİLE ÇAVUŞ ARSA SATIŞI KAR.	18.502	05.03.2015	10.079.305	15.070.000
VALİDEBAĞ KONAKLARI	7.768	05.03.2015	72.095.508	194.944.740
ÇEKMEKÖY TAŞDELEN	83.739	05.03.2015	347.731.227	355.552.000
İSTANBUL ŞİŞLİ TEŞVİKİYE ARSA	13.726	05.03.2015	643.965.306	705.500.000
İSTANBUL BAŞAKŞEHİR KAYABAŞI 7. ETAP	39.032	30.05.2013	132.745.340	256.000.000
BAŞAKŞEHİR İKİTELLİ	56.972	11.10.2019	161.577.802	565.708.910
<b>Total</b>	<b>1.849.908</b>	<b>-</b>	<b>4.419.041.093</b>	<b>8.572.268.276</b>

## TABLE OF TENDERED LAND PLOTS cont

Turn-Key Model Projects	SQM	Book Value + Progress Payments (TRY)
İSTANBUL KÜÇÜKÇEKMECE HALKALI	65.333	435.052.723
HOŞDERE HAYAT CAMİ	0	953.809
HALKALI GENEL ALTYAPI,SANAT YA	0	110.033.433
İSTANBUL EYÜP ALİBEYKÖY İKMAL	22.237	352.370.298
İSTANBUL HOŞDERE 6.ETAP İKMAL	34.677	447.710.410
İSTANBUL SARIYER ZEKERİYAKÖY İKMAL İŞİ	93.908	477.288.812
ÜMRANİYE KENTSEL DÖNÜŞÜM	13.887	39.261.428
HOŞDERE 6.ETAP 704/4	19.147	14.146.725
İSTANBUL BAKIRKÖY ŞEVKETİYE 1242-2	45.941	416.258.158
SARIYER ZEKERİYAKÖY 1790 ADA 4	79.216	109.444.130
KÜÇÜKÇEKMECE 853-10 VE 853-11	54.931	301.998.351
KÇEKMECE 1.ETAP 2.KISIM	49.419	311.139.049
HOŞDERE TOPLU KONUT ALANI 2.ET	70.752	35.345.810
ANKARA SARAÇOĞLU PROJESİ	0	27.740.535
HOŞDERE TOPLU KONUT ALANI 2.ETAP	93.803	44.426.572
<b>Total</b>	<b>680.049</b>	<b>3.388.320.505</b>

# TABLE OF LAND STOCKS (31.12.2020)

Appraisal Report Name	# of Parcels	SQM	Date of Purchase	Book Value	Appraisal Value
ANKARA ÇANKAYA PARSELLERİ	12	38.434	3.04.2014-12.05.2020	51.173.186	69.156.183
İSTANBUL ARNAVUTKÖY PARSELLERİ	64	1.457.499	05.06.2013	170.583.840	380.192.995
İSTANBUL ATAŞEHİR PARSELLERİ	9	26.851	24.04.2013 - 22.04.2012	100.237.750	58.911.459
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	31	121.053	01.12.2010 - 07.03.2012 - 25.09.2012 - 01.10.2012 - 05.03.2015	174.475.467	178.628.895
İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ	1	20.154	30.05.2017-25.03.2019	42.322.686	50.158.000
İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	4	336.345	30.05.2017 - 16.11.2020	990.042.641	992.221.000
İSTANBUL ESENYURT HOŞDERE PARSELLERİ	2	38.689	14.06.2011 - 30.07.2012	39.178.211	70.288.294
İSTANBUL KARTAL PARSELLERİ	28	186.948	24.04.2013 - 22.04.2012	532.565.312	575.008.727
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	19	319.739	03.04.2014	1.113.988.528	1.659.851.418
İSTANBUL MALTEPE PARSELLERİ	1	306	28.05.2014	3.010.214	3.017.950
İSTANBUL SARIYER PARSELLERİ	5	101.409	28.05.2014	410.093.510	410.093.510
İSTANBUL ZEKERİYAKÖY PARSELİ	4	21.420	02.03.2011	52.939.643	65.694.447
İSTANBUL TUZLA PARSELLERİ	3	590	30.12.2005 - 05.03.2015 - 01.06.2007	0	383.760
İSTANBUL ÜMRANİYE PARSELLERİ	2	10.680	31.12.2012	1.843.977	0
İSTANBUL BEŞİKTAŞ PARSELLERİ	7	20.488	11.10.2019	325.160.708	358.828.000
İSTANBUL AVCILAR PARSELLERİ	67	689.029	30.06.2019 - 12.05.2020	1.420.000.000	1.420.285.000

## TABLE OF LAND STOCKS cont

Appraisal Report Name	# of Parcels	SQM	Date of Purchase	Book Value	Appraisal Value
İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	16	96.675	12.05.2020	168.485.000	168.485.000
İZMİR KONAK PARSELLERİ	4	7.033	31.05.2000	13.029.852	14.565.965
KASTAMONU CİDE PARSELLERİ	1	9.110	06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	52.663	63.770
KOCAELİ GEBZE GÜZELLER PARSELLERİ	15	13.820	06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	6.750.001	8.622.300
KOCAELİ KÖRFEZ PARSELLERİ	4	16.610	25.02.2008	1.528.023	8.986.200
NEVŞEHİR PARSELLERİ	2	26	03.04.2014	8.088	11.399
TEKİRDAĞ KAPAKLI PARSELLERİ	3	32.638	24.03.2006 - 30.09.2010	1.057.634	9.971.000
TEKİRDAĞ ÇORLU PARSELLERİ	4	35.923	24.03.2006 - 30.09.2010	6.152.734	9.144.628
<b>Total</b>	<b>316</b>	<b>3.718.008</b>		<b>5.679.346.618</b>	<b>6.667.088.521</b>

Investment Properties	# of Parcels	SQM	Date of Purchase	Book Value	Appraisal Value
İSTANBUL ATAŞEHİR PARSELLERİ	2	4.376	29.12.1999	0	10.229.885
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	1	1.500	30.05.2016	5.490.111	6.825.000
BAKIRKÖY FLORYA PARSELLERİ	1	40.723	29.06.2016	262.500.000	350.341.616
İSTANBUL KARTAL PARSELLERİ	4	29.914	24.04.2013 - 22.04.2012	51.098.167	72.270.205
<b>Total</b>	<b>8</b>	<b>76.512</b>		<b>319.088.278</b>	<b>439.666.706</b>

## TABLE OF BUILDING INVENTORY (31.12.2020)

Building Inventory	# of Units in Inventory	SQM	Book Value	Appraisal Value
ANKARA BAŞKENT E.K. 2.ETAP	14	2.780	12.033.579	13.737.100
AYAZMA EMLAK KONUTLARI 2. ETAP	6	1.344	542.651	8.244.950
BAHÇEKENT EMLAK KONUTLARI 1-1	1	58	138.701	265.000
BAHÇEKENT EMLAK KONUTLARI 1-3	1	127	584.154	584.154
BAŞKENT EMLAK KONUTLARI	217	33.881	175.391.024	193.464.700
EMLAK KONUT BAŞAKŞEHİR EVLERİ 1-2	2	172	367.174	1.296.000
EMLAK KONUT BAŞAKŞEHİR EVLERİ 1-4	1	126	249.192	855.000
EMLAK KONUT ISPARTAKULE EVLERİ -2	3	602	2.093.897	3.574.980
ESENLER EMLAK KONUTLARI	4	408	2.084.882	2.430.465
GEBZE EMLAK KONUTLARI 2	3	403	512.871	1.050.000
GEBZE EMLAK KONUTLARI 3. ETAP 1. KISIM	122	18.424	57.102.743	57.115.000
GEBZE EMLAK KONUTLARI 3. ETAP 2. KISIM	297	43.865	135.406.300	135.406.300
AYAZMA EMLAK KONUTLARI	3	479	1.756.810	2.152.000
KÖRFEZKENT 3. ETAP	2	534	587.223	1.591.300
KÖRFEZKENT 4.ETAP	10	2.114	3.158.209	6.265.800
KÖRFEZKENT ÇARŞI	30	10.257	24.858.886	26.067.500

# TABLE OF BUILDING INVENTORY cont

Building Inventory	# of Units in Inventory	SQM	Book Value	Appraisal Value
KUZEY YAKASI	109	43.126	290.132.255	290.132.261
NEVŞEHİR EMLAK KONUTLARI	2	1.083	2.972.200	2.972.200
NİĞDE EMLAK KONUTLARI	45	9.009	21.229.816	24.369.700
AĞAOĞLU MASLAK 1453 İSTANBUL	117	31.682	462.674.600	479.923.000
BAHÇEKENT FLORA	2	677	2.552.661	3.045.260
BATIŞEHİR	4	948	8.282.254	8.282.254
BULVAR İSTANBUL	2	294	1.382.599	1.382.598
DUMANKAYA MIKS	19	1.962	12.209.068	12.276.684
EVORA DENİZLİ	34	6.576	17.770.135	22.829.100
EVORA İSTANBUL 2.BÖLGE	1	81	422.305	539.886
GÖL PANORAMA EVLERİ	8	1.749	7.832.339	8.135.000
İSTMARİNA	54	4.321	47.326.628	49.285.963
KARAT 34	46	9.347	78.592.473	81.930.494
KOORDİNAT ÇAYYOLU	17	3.909	19.352.414	20.681.050
METROPOL İSTANBUL	1	507	3.448.400	5.066.400
NİDAKULE ATAŞEHİR	3	1.076	16.597.300	16.750.000

## TABLE OF BUILDING INVENTORY cont

Building Inventory	# of Units in Inventory	SQM	Book Value	Appraisal Value
SARPHAN FİNANS PARK	148	9.840	185.738.322	197.092.397
SOFALOCA	2	386	1.568.879	2.106.000
BÜYÜKYALI İSTANBUL	25	4.549	56.241.063	68.702.298
TEMAŞEHİR	6	1.372	3.512.200	4.049.077
TUAL ADALAR	11	1.488	6.957.926	7.723.533
TUAL BAĞÇEKENT	45	6.404	19.967.307	26.031.153
UNİKONUT	3	844	4.752.088	4.919.700
VARYAP MERİDİAN	2	138	805.413	1.300.320
<b>Total</b>	<b>1426</b>	<b>259.131</b>	<b>1.696.572.180</b>	<b>1.805.512.752</b>
Building Inventory (Stocks from Projects)	# of Units in Inventory	SQM	Book Value	Appraisal Value
MERKEZ ANKARA	155	148.960	786.181.758	1.115.056.500
NİDAPARK İSTİNYE	24	7.202	159.927.300	181.197.631
NİDAPARK KAYAŞEHİR	97	9.324	44.167.697	51.036.675
NİDAPARK KÜÇÜKYALI	154	29.867	321.594.919	339.544.956
<b>Total</b>	<b>430</b>	<b>195.353</b>	<b>1.311.871.674</b>	<b>1.686.835.763</b>

## TABLE OF BUILDING INVENTORY cont

Buildings in Non-Current Assets	# of Units in Inventory	SQM	Date of Purchase	Book Value
ANKARA ÇANKAYA NEXT LEVEL	4	989	6.848.703	9.880.000
YALI ATAKÖY	1	214	4.455.224	4.750.800
NİDAKULE ATAŞEHİR	1	295	7.454.300	4.750.000
RESMİ KURUM BİNASI	2	27.766	85.762.028	294.316.738
<b>Total</b>	<b>8</b>	<b>29264</b>	<b>104.520.255</b>	<b>313.697.538</b>
Investment Property	# of Units in Inventory	SQM	Date of Purchase	Book Value
UNİKONUT	4	2.406	12.543.564	12.545.000
AĞAOĞLU MASLAK 1453 İSTANBUL	31	8.069	120.008.500	122.606.000
İSTMARİNA	238	60.879	272.217.636	286.142.800
SARPHAN FİNANS PARK	36	2.065	40.017.000	41.048.532
ESENLER EMLAK KONUTLARI	7	625	2.526.745	3.294.264
DUMANKAYA MIKS	2	750	5.335.000	4.022.277
AYAZMA EMLAK KONUTLARI 2. ETAP	1	217	87.545	1.251.600
KÖRFEZKENT 3. ETAP	2	253	277.946	707.900
KÖRFEZKENT 4.ETAP	1	171	244.964	530.200
<b>Total</b>	<b>322</b>	<b>75.434</b>	<b>453.258.900</b>	<b>472.148.573</b>

# EPP PORTFOLIO TABLE (31.12.2020)

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	155.877.228	
------------------------	------------	------------	------------	-------------	--

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

RAMİ GIDA TOPTANCILARI PROJESİ	321.827		632.877.476	
--------------------------------	---------	--	-------------	--

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

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

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

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

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

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

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

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

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

DOĞA PARKI EVLERİ	23	2.323	5.802.071	5.583.000
-------------------	----	-------	-----------	-----------

<b>Total</b>	<b>25</b>	<b>2.924</b>	<b>5.802.071</b>	<b>7.408.000</b>
--------------	-----------	--------------	------------------	------------------





YENIKOY  
KONAKLARI  
ISTANBUL

PHOTO REEL

DAILY

# SUMMARIES OF APPRAISAL REPORTS

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

<b>NAME OF VALUE ASSESSED WORK:</b>	KÖY PROJESİ 2.ETAP
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	02.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	İstanbul ili, Sarıyer ilçesi, Zekeriyaköy Mahallesi'nde yer alan 1782 ada bünyesindeki 51.880,88 m2 yüzölçümlü ve "arsa" nitelikli 2 no'lu parsel, 7.603,30 m2 yüzölçümlü ve "arsa" nitelikli 3 no'lu parsel, 25.235,23 m2 yüzölçümlü ve "arsa" nitelikli 4 no'lu parsel ve 1790 ada bünyesindeki 9.188,44 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 3 no'lu parsel
<b>Value in Current Status</b>	333.149.000
<b>Total Value in Current Status (Inc VAT)</b>	393.115.820
<b>Present Value in Case of Project Completion</b>	679.205.976
<b>NAME OF VALUE ASSESSED WORK:</b>	KÖY PROJESİ 3.ETAP
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	02.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	İstanbul ili, Sarıyer ilçesi, Zekeriyaköy Mahallesi'nde yer alan 1790 ada bünyesindeki 79.215,81 m2 yüzölçümlü ve "arsa" nitelikli 4 no'lu parsel
<b>Value in Current Status</b>	128.670.000
<b>Total Value in Current Status (Inc VAT)</b>	151.830.600
<b>Present Value in Case of Project Completion</b>	520.818.903
<b>NAME OF VALUE ASSESSED WORK:</b>	KÖY PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	02.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	İstanbul ili, Sarıyer ilçesi, Zekeriyaköy Mahallesi'nde yer alan 1791 ada bünyesindeki 149.511,21 m2 yüzölçümlü ve "arsa" nitelikli 2 no'lu parsel
<b>Value in Current Status</b>	550.682.936
<b>Total Value in Current Status (Inc VAT)</b>	649.805.865
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	239.972.884
<b>Present Value in Case of Project Completion</b>	995.142.740
<b>In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share</b>	320.933.534
<b>NAME OF VALUE ASSESSED WORK:</b>	EMLAK KONUT FLORYA EVLERİ (1242 ADA 2 PARSEL)
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	REEL GAYRİMENKUL DEĞERLEME A.Ş.
<b>REPORT DATE</b>	08.12.2020
<b>REPORT TYPE</b>	DEĞERLEME RAPORU
<b>CURRENT USAGE</b>	PARSEL ÜZERİNDE RİSKLİ YAPI İLAN EDİLMİŞ YAPILAR BULUNMAKTA OLUP YIKIM ÇALIŞMALARI DEVAM ETMEKTEDİR.
<b>LAND DEED INFORMATION</b>	İSTANBUL İLİ, BAKIRKÖY İLÇESİ, ŞEVKETİYE MAHALLESİ, ADA: 1242 PARSEL.2
<b>Value in Current Status (Exc VAT)</b>	394.662.973
<b>Value In Case of Completion</b>	915.462.148
<b>Value In Current Status (Inc VAT)</b>	465.702.308
<b>NAME OF VALUE ASSESSED WORK:</b>	İSTANBUL BAĞÇELİEVLER YENİBOSNA ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	REEL GAYRİMENKUL DEĞERLEME A.Ş.
<b>REPORT DATE</b>	08.12.2020
<b>REPORT TYPE</b>	DEĞERLEME RAPORU
<b>CURRENT USAGE</b>	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN KARAT 34 PROJESİ BULUNMAKTADIR
<b>LAND DEED INFORMATION</b>	İSTANBUL İLİ, BAĞÇELİEVLER İLÇESİ, YENİBOSNA MAHALLESİ, ADA: 1542 PARSEL.37, PARSELİN ALANI:21.438,07 m <sup>2</sup> , VASFI: ARSA MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
<b>Value in Current Status (Inc VAT)</b>	413.813.000
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	161.387.070
<b>Value In Case of Completion</b>	450.748.374
<b>WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE</b>	175.791.866
<b>Value In Current Status (Inc VAT)</b>	446.918.040

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	OFİS KARAT
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	08.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul ili, Bakırköy ilçesi, Yenimahalle Mahallesi'nde yer alan 901 ada bünyesindeki, 5.164,46 m2 yüzölçümlü ve "arsa" nitelikli 18 no.lu parsel
Total Value of Project in Current Status(KDV Hariç)	84.862.000
Total Value of Project in Current Status(KDV Dâhil)	100.137.160
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	41.172.000
Present Value in Case of Project Completion	126.560.466
In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share	62.000.000

NAME OF VALUE ASSESSED WORK:	İSPARTAKULE 1.ETAP 1.KISIM PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	14.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Bkz. Rapor 3.2.
Value in Current Status	732.678.000
Current Status of the Project and Total Value Including VAT	864.560.040
Present Value in Case of Project Completion	783.093.725
Total Value of 3 Units Excluding VAT, When Turnkey Conditions are Completed	11.885.339
Total Value of 3 Units Including VAT in Case of Completion of Turnkey Conditions	13.746.901

NAME OF VALUE ASSESSED WORK:	İDEALİST CADDE/KORU ŞİLE
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	15.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul ili, Şile ilçesi, Çavuş Mahallesi'nde yer alan 91 ada bünyesindeki 3.521,69 m2 yüzölçümlü ve "arsa" nitelikli 205 no.lu parsel ile Mehmet Ali Deresi mevki, 70 ada içerisindeki 14.980,76 m2 yüzölçümlü ve "arsa" nitelikli 82 no.lu parsel
TOTAL VALUE EXCLUDING VAT WITH THE CURRENT STATUS OF THE PROJECT	28.215.000
Current Status of the Project and Total Value Including VAT	33.293.700
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	12.600.000
THE VALUE OF THE PROJECT ON COMPLETION	86.224.860
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	18.969.469

NAME OF VALUE ASSESSED WORK:	İSTANBUL ÇEKMEKÖY TAŞDELEN ARSA SATIŞI KARŞILIĞI 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	17.12.2020
REPORT TYPE	PROJE DEĞERLEME RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE HARFİYAT ALMA İŞLEMLERİ BAŞLAMIŞ DURUMDADIR.
LAND DEED INFORMATION	İSTANBUL İLİ, ÇEKMEKÖY İLÇESİ, TAŞDELEN MAHALLESİ, ADA: 558 PARSELLER:1-2-4, ADA: 559 PARSEL:2
Value in Current Status (Inc VAT)	450.086.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	289.498.400
Value In Case of Completion	1.020.809.310
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	355.552.000
Value In Current Status (Inc VAT)	531.101.480

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	AVANGART İSTANBUL PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	17.12.2020
REPORT TYPE	7752 Ada 2 Parsel "Bina", 7752 Ada 4 Parsel "Proje"
CURRENT USAGE	7752 Ada 4 Parsel üzerinde inşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul İli, Sarıyer İlçesi, İ.Ayazağa Mahallesi'nde 7752 ada bünyesinde yer alan 9.458,00 m <sup>2</sup> yüzölçümlü "A Blokta 12 Katlı, B Blokta 21 Katlı ve C Blokta 9 Katlı 3 Adet Betonarme Bina ve Arsası" vasıflı 2 parsel ile Kağıthane İlçesi, Merkez Mahallesi'nde 7752 ada bünyesinde yer alan 27.292,00 m <sup>2</sup> yüzölçümlü "arsa" vasıflı 4 no'lu parsel
TOTAL VALUE EXCLUDING VAT WITH THE CURRENT STATUS OF THE PROJECT	673.693.000
Current Status of the Project and Total Value Including VAT	794.957.740
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	280.354.000
THE VALUE OF THE PROJECT ON COMPLETION	1.030.217.508
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	637.000.000

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR KAYABAŞI 7.ETAP ARSA SATIŞI KARŞILIĞI 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	18.12.2020
REPORT TYPE	Pazar Değer Tespiti
CURRENT USAGE	boş arsa
LAND DEED INFORMATION	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, KAYABAŞI MAHALLESİ, ADA: 993 PARSEL:4
Value in Current Status (Inc VAT)	174.564.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	146.000.000
Value In Case of Completion	467.507.021
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	256.000.000
Value In Current Status (Inc VAT)	205.985.520

NAME OF VALUE ASSESSED WORK:	İSTANBUL ESENYURT HOŞDERE 5. ETAP ARSA SATIŞI KARŞILIĞI 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	PARSELLER ÜZERİNDE İNŞAATI DEVAM EDEN AVRUPARK HAYAT PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, ESENYURT İLÇESİ, HOŞDERE MAHALLESİ, ADA: 701 PARSEL:4, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş., ADA: 702 PARSEL:3, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.,
Value in Current Status (Inc VAT)	416.144.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	108.418.508
THE VALUE OF THE PROJECT ON COMPLETION	602.816.049
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	150.704.012
Value In Current Status (Inc VAT)	491.049.920

NAME OF VALUE ASSESSED WORK:	İSTANBUL FATİH YEDİKULE ARSA SATIŞI KARŞILIĞI 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	18.12.2020
REPORT TYPE	PROJE DEĞERLEME RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN CER İSTANBUL PROJESİ BULUNMAMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, FATİH İLÇESİ, YEDİKULE MAHALLESİ, ADA: 2384 PARSEL:7, YÜZÖLÇÜMÜ: 40945,86 M <sup>2</sup> , VASFI: YEDİKULE İSTASYON VE MÜŞTEMİLATI, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
Value in Current Status (Inc VAT)	227.392.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	159.689.000
Value In Case of Completion	494.284.927
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	173.049.153
Value In Current Status (Inc VAT)	268.322.560

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	İSTANBUL ESENYURT HOŞDERE 6. ETAP ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (SEMT BAHÇEKENT 1-1)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Reel Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Değerleme Raporu
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN SEMT BAHÇEKENT PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, ESENYURT İLÇESİ, HOŞDERE MAHALLESİ, ADA: 707 PARSEL:1, ALANI: 23.264,07 M <sup>2</sup> MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. İSTANBUL İLİ, ESENYURT İLÇESİ, HOŞDERE MAHALLESİ, ADA: 704 PARSEL:5, ALANI: 11.412,97 M <sup>2</sup> MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Value in Current Status (Inc VAT)	332.590.000
THE VALUE OF THE PROJECT ON COMPLETION	416.251.554
Value In Current Status (Inc VAT)	392.456.200

NAME OF VALUE ASSESSED WORK:	İSTANBUL ESENYURT HOŞDERE 704 ADA 4 PARSEL (SEMT BAHÇEKENT 1-2 PROJESİ)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Pazar değer tespiti
CURRENT USAGE	boş arsa
LAND DEED INFORMATION	İSTANBUL İLİ, ESENYURT İLÇESİ, HOŞDERE MAHALLESİ, ADA: 704 PARSEL:4, ALANI: 19.146,52 M <sup>2</sup> MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Value in Current Status (Inc VAT)	35.048.000
Value In Case of Completion	127.407.327
Value In Current Status (Inc VAT)	41.356.640

NAME OF VALUE ASSESSED WORK:	BİZİM MAHALLE 853 ADA 10-11 PARSELLER PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul ili, Küçükçekmece ilçesi, Halkalı Mahallesi'nde yer alan 853 ada bünyesindeki 29.936,61 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 10 no'lu parsel ile 24.994,83 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 11 no'lu parsel
Value in Current Status	325.434.000
Current Status of the Project and Total Value Including VAT	384.012.120
Present Value in Case of Project Completion	838.354.051

NAME OF VALUE ASSESSED WORK:	BİZİM MAHALLE 1.ETAP 1.KISIM PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul ili, Küçükçekmece ilçesi, Halkalı Mahallesi'nde yer alan 880 ada bünyesindeki 36.798,85 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 2 no'lu parsel
Value in Current Status	204.947.000
Current Status of the Project and Total Value Including VAT	241.837.460
Present Value in Case of Project Completion	586.126.053

NAME OF VALUE ASSESSED WORK:	BİZİM MAHALLE 1.ETAP 2.KISIM PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul ili, Küçükçekmece ilçesi, Halkalı Mahallesi'nde yer alan 884 ada bünyesindeki 49.419,02 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 1 no'lu parsel
Value in Current Status	282.816.000
Current Status of the Project and Total Value Including VAT	333.722.880
Present Value in Case of Project Completion	816.281.834

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	TEM 34 TAHTAKALE PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Value in Current Status	96.823.705
Total Value in Current Status (Inc VAT)	114.251.972
Present Value in Case of Project Completion	184.999.431
In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share	40.086.059

NAME OF VALUE ASSESSED WORK:	BAŞKENT EMLAK KONUTLARI 1.ETAP 1.KISIM PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	21.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Ankara ili, Çankaya ilçesi, Mühye Mahallesi'nde yer alan 29396 ada bünyesindeki 89.502,19 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 11 no'lu parsel
Value in Current Status	1.073.027.000
Current Status of the Project and Total Value Including VAT	1.266.171.860
Present Value in Case of Project Completion	1.114.349.001

NAME OF VALUE ASSESSED WORK:	İSTANBUL ATAŞEHİR DOĞU BÖLGESİ 2.ETAP ARSA SATIŞI KARŞILIĞI 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	22.12.2020
REPORT TYPE	Pazar değer tespiti
CURRENT USAGE	BOŞ
LAND DEED INFORMATION	İSTANBUL İLİ, ATAŞEHİR İLÇESİ, KÜÇÜKBAKKALKÖY MAHALLESİ, ADA: 3386 PARSEL-1,
Value in Current Status (Inc VAT)	2.800.813.100
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share(KDV HARİÇ)	1.208.550.853
PROJENİN TAMAMLANMASI DURUMUNDAKİ DEĞERİ(KDV HARİÇ)	3.100.084.417
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE(KDV HARİÇ)	1.337.686.426
Value In Current Status (Inc VAT)	3.304.959.458
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share(KDV DAHİL)	1.426.090.006
THE VALUE OF THE PROJECT ON COMPLETION	3.658.099.612
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE(KDV DAHİL)	1.578.469.983

NAME OF VALUE ASSESSED WORK:	İDEALİST CADDE ŞİLE
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	23.10.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul ili, Avcılar ilçesi, Firuzköy Mahallesi'nde yer alan 633 ada bünyesindeki 19.915,64 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 2 no'lu parsel ile 678 ada bünyesindeki 21.252,85 m <sup>2</sup> yüzölçümlü ve "arsa" nitelikli 11 no'lu parsel
Value In Current Status	256.668.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	94.687.527
THE VALUE OF THE PROJECT ON COMPLETION	607.160.264
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	133.575.258

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	VALİDEBAĞ KONAKLARI İSTANBUL
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	28.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	İstanbul İli, Üsküdar İlçesi, Altunizade Mahallesi'nde yer alan 1137 ada bünyesindeki 17.528,55 m2 yüzölçümlü ve "arsa" nitelikli 48 no'lu parsel
Value in Current Status	540.029.000
Current Status of the Project and Total Value Including VAT	637.234.220
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	254.164.000
Present Value in Case of Project Completion	1.157.049.358
In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share	580.260.253

NAME OF VALUE ASSESSED WORK:	YENİKÖY KONAKLARI İSTANBUL PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	28.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Value in Current Status	228.410.000
Total Value in Current Status (Inc VAT)	269.524.980
Present Value in Case of Project Completion	381.825.537

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	29.12.2020
REPORT TYPE	PROJE 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 <sup>2</sup> , VASFI: ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ 16772 ADA 2-3 PARSELLER MALİK: MALİYE HAZİNESİ
Value in Current Status (Inc VAT)	1.457.957.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	818.344.000
THE VALUE OF THE PROJECT ON COMPLETION	2.730.257.725
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	1.527.000.300
Value In Current Status (Inc VAT)	1.720.389.260

NAME OF VALUE ASSESSED WORK:	İSTANBUL BEYKOZ RİVA ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (DÜŞLER VADİSİ PROJESİ)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	25.12.2020
REPORT TYPE	Gayrimenkul Değerleme Raporu
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAAT SEVİYESİ %6,95 OLAN DÜŞLER VADİSİ PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, BEYKOZ İLÇESİ, RİVA MAHALLESİ, ADA: 0 PARSEL: 3201 - 3202 2 PARSELİN ALANI: 1.075.860,42 m <sup>2</sup> , VASFI: 3201 PARSEL ÖZEL ORMAN - 3202 PARSEL ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
Value in Current Status (Inc VAT)	522.775.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	480.379.000
THE VALUE OF THE PROJECT ON COMPLETION	2.712.104.846
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	190.400.000
Value In Current Status (Inc VAT)	564.597.000

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	BAŞAKŞEHİR KAYABAŞI REKREASYON ALANI TİCARET VE BÖLGE PARKI 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	31.12.2020
REPORT TYPE	DEĞERLEME VE KİRA RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN KUZEY YAKASI PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, KAYABAŞI MAHALLESİ, ADA: 982 PARSEL:1-2-3-4, VASFI: ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
Value in Current Status (Inc VAT)	565.849.000
Value In Case of Completion	701.522.344
Value In Current Status (Inc VAT)	667.701.820
NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR KAYABAŞI 5. ETAP ARSA SATIŞI KARŞILIĞI 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	31.12.2020
REPORT TYPE	Gayrimenkul Değerleme Raporu
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN NİDAPARK KAYAŞEHİR AVM PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, KAYABAŞI MAHALLESİ, ADA: 458 PARSEL: 24
Value in Current Status (Inc VAT)	235.640.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	89.543.200
PROJENİN TAMAMLANMASI DURUMUNDAKİ DEĞERİ	289.471.788
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	109.999.279
Value In Current Status (Inc VAT)	278.055.200
NAME OF VALUE ASSESSED WORK:	İSTANBUL SARIYER İSTİNYE ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (NİDAPARK İSTİNYE PROJESİ)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	PARSELLER ÜZERİNDE İNŞAATI DEVAM EDEN NİDAPARK İSTİNYE PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, SARIYER İLÇESİ, İSTİNYE MAHALLESİ, ADA-PARSEL: 360-3, 360-64, 380-84, 380-18, 380-38, 1352-11, 1352-12, 1353-4, VASFI: ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
Value in Current Status (Inc VAT)	1.487.240.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	1.351.515.000
THE VALUE OF THE PROJECT ON COMPLETION	3.968.149.344
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	2.027.724.315
Value In Current Status (Inc VAT)	1.754.943.200
NAME OF VALUE ASSESSED WORK:	ŞİŞLİ TEŞVİKİYE PROJE
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	İNŞAAT ÇALIŞMALARI BAŞLAMIŞTIR.
LAND DEED INFORMATION	İSTANBUL İLİ ŞİŞLİ İLÇESİ TEŞVİKİYE MAHALLESİ 405 ADA 110, 111 VE 112 PARSELLER TOPLAM TAPU ALANI: 13.725,87 M <sup>2</sup> 110 PARSEL: KARGİR İKİ ADET ÖZEL OKUL VE ARSASI 111 VE 112 PARSEL: ARSA
Value in Current Status (Inc VAT)	506.214.924
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	500.150.000
THE VALUE OF THE PROJECT ON COMPLETION	1.029.319.614
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	705.500.000
Value In Current Status (Inc VAT)	597.333.611

# SUMMARIES OF APPRAISAL REPORTS

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

<b>NAME OF VALUE ASSESSED WORK:</b>	İSTANBUL KARTAL YAKACIK ARSA SATIŞI GELİR PAYLAŞIMI İŞİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	REEL GAYRİMENKUL DEĞERLEME A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	DEĞERLEME RAPORU
<b>CURRENT USAGE</b>	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN TUAL ADALAR PROJESİ BULUNMAKTADIR
<b>LAND DEED INFORMATION</b>	İSTANBUL İLİ, KARTAL İLÇESİ, YAKACIK MAHALLESİ, ADA: 12624 PARSEL:4, ADA: 12626 PARSEL:1, ADA: 12341 PARSEL:69
<b>Value in Current Status (Inc VAT)</b>	359.086.300
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	105.930.459
<b>THE VALUE OF THE PROJECT ON COMPLETION</b>	406.534.149
<b>WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE</b>	119.927.574
<b>PROJENİN MEVCUT DURUM DEĞERİ(KDV DAHİL)</b>	423.721.834
<b>NAME OF VALUE ASSESSED WORK:</b>	EMLAK KONUT VADİ EVLERİ 1. ETAP
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	REEL GAYRİMENKUL DEĞERLEME A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	proje değerlendirme
<b>CURRENT USAGE</b>	boş arsa
<b>LAND DEED INFORMATION</b>	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, BAHÇEŞEHİR 2. KISIM MAHALLESİ, ADA: 1968 PARSEL:2
<b>Value in Current Status (Inc VAT)</b>	156.760.124
<b>Value In Case of Completion(KDV HARIÇ)</b>	569.773.231
<b>Value In Current Status (Inc VAT)</b>	184.976.946
<b>NAME OF VALUE ASSESSED WORK:</b>	EMLAK KONUT VADİ EVLERİ 2. ETAP
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	REEL GAYRİMENKUL DEĞERLEME A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	proje değerlendirme
<b>CURRENT USAGE</b>	boş arsa
<b>LAND DEED INFORMATION</b>	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, BAHÇEŞEHİR 2. KISIM MAHALLESİ, ADA: 1963 PARSEL:1
<b>Value in Current Status (Inc VAT)</b>	112.960.872
<b>THE VALUE OF THE PROJECT ON COMPLETION</b>	333.956.556
<b>Value In Current Status (Inc VAT)</b>	133.293.829
<b>NAME OF VALUE ASSESSED WORK:</b>	İSTANBUL İLİ ÜMRANİYE İLÇESİNDE 189 ADA 35-36 (e:4)PARSEL KENTSEL DÖNÜŞÜM PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	REEL GAYRİMENKUL DEĞERLEME A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	DEĞERLEME RAPORU
<b>CURRENT USAGE</b>	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN KENTSEL DÖNÜŞÜM PROJESİ VE SOYAK AİLE SAĞLIĞI MERKEZİNE AİT BİNA BULUNMAKTADIR.
<b>LAND DEED INFORMATION</b>	İSTANBUL İLİ ÜMRANİYE İLÇESİ SİTE MAHALLESİ 189 ADA 35-36 PARSELLER
<b>Value in Current Status (Inc VAT)</b>	53.172.301
<b>THE VALUE OF THE PROJECT ON COMPLETION</b>	177.033.830
<b>Value In Current Status (Inc VAT)</b>	62.743.315
<b>NAME OF VALUE ASSESSED WORK:</b>	EVORA DENİZLİ PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>Total Value in Current Status (Inc VAT)</b>	514.983.701
<b>Current Status of the Project and Total Value Including VAT</b>	607.680.767
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	106.440.531
<b>Present Value in Case of Project Completion</b>	746.768.717
<b>In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share</b>	134.418.369

# SUMMARIES OF APPRAISAL REPORTS

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

<b>NAME OF VALUE ASSESSED WORK:</b>	MERKEZ ANKARA PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	Ankara ili, Yenimahalle ilçesi, İstasyon Mahallesi'nde yer alan 63865 ada bünyesindeki 124.475,80 m2 yüzölçümlü ve "arsa" nitelikli 2 no'lu parsel
<b>Total Value in Current Status (Inc VAT)</b>	1.801.296.729
<b>Current Status of the Project and Total Value Including VAT</b>	2.125.530.140
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	827.764.070
<b>Present Value in Case of Project Completion</b>	4.709.754.955
<b>In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share</b>	1.412.926.486

<b>NAME OF VALUE ASSESSED WORK:</b>	MERKEZ ANKARA PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	Bknz. Rapor 3.2.
<b>Present Value in Case of Project Completion (KDV Hariç)</b>	539.180.653
<b>Projenin Tamamlanması Durumunda Emlak Konut GYO A.Ş. Payının Bugünkü Değeri (KDV Hariç)</b>	33.502.218
<b>Projenin Tamamlanması Durumunda Emlak Konut GYO A.Ş. Payının Bugünkü Değeri (KDV Dahil) (%18)</b>	39.532.617

<b>NAME OF VALUE ASSESSED WORK:</b>	TEMAŞEHİR KONYA PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>Total Value in Current Status (Inc VAT)</b>	556.609.220
<b>Current Status of the Project and Total Value Including VAT</b>	656.798.880
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	113.898.320
<b>Present Value in Case of Project Completion</b>	652.866.952
<b>In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share</b>	198.759.060

<b>NAME OF VALUE ASSESSED WORK:</b>	İSTANBUL İLİ KÜÇÜKÇEKMECE İLÇESİ HALKALI SOSYAL VE KÜLTÜREL TESİS ALANI PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>Total Value in Current Status (Inc VAT)</b>	268.052.302
<b>Current Status of the Project and Total Value Including VAT</b>	316.301.716
<b>Present Value in Case of Project Completion</b>	341.843.102

<b>NAME OF VALUE ASSESSED WORK:</b>	İZMİR KONAK 1.ETAP EVORA İZMİR PROJESİ
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	İnşaat işleri devam etmektedir.
<b>LAND DEED INFORMATION</b>	Bknz. Rapor 3.2.
<b>Total Value of Project in Current Status</b>	269.267.000
<b>Projenin Mevcut Durumuyla KDV (% 18) Dahil Toplam Değeri</b>	326.994.520
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	261.140.000
<b>Present Value in Case of Project Completion</b>	1.212.440.046
<b>In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share</b>	585.200.000

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	İZMİR KONAK 2.ETAP ALLSANCAK PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Proje
CURRENT USAGE	İnşaat işleri devam etmektedir.
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Total Value of Project in Current Status	346.660.000
Projenin Mevcut Durumuyla KDV (% 18) Dahil Toplam Değeri	409.058.800
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	323.122.000
Present Value in Case of Project Completion	1.591.889.448
In Case of Completion of the Project Emlak Konut GYO A.Ş. Present Value of Income Per Share	726.000.000

NAME OF VALUE ASSESSED WORK:	İSTANBUL İLİ BAŞAKŞEHİR İLÇESİ İKİTELLİ 2.ETAP ARSA SATIŞI GELİR PAYLAŞIMI İŞİ(METROKENT PROJESİ)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Değerleme Raporu
CURRENT USAGE	PARSELLER ÜZERİNDE HERHANGİ BİR YAPI BULUNMAMAKTADIR.
LAND DEED INFORMATION	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, İKİTELLİ-1 MAHALLESİ, ADA: 1442-1443-1444 PARSEL.1
3 Units Value in Current Status (Inc VAT)	272.215.859
PROJENİN TAMAMLANMASI DURUMUNDAKİ DEĞERİ	899.508.600
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	234.147.943
3 Units Value in Current Status (Exc VAT)	321.214.713

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR HOŞDERE 4. ETAP ARSA SATIŞI KARŞILIĞI 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	25.12.2020
REPORT TYPE	Gayrimenkul Değerleme Raporu
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM EDEN EDEN TUAL BAHÇEKENT PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, BAŞAKŞEHİR İLÇESİ, HOŞDERE MAHALLESİ, ADA: 647 PARSEL.2, ADA: 648 PARSEL.1-6-7, ADA: 649 PARSEL.1, ADA: 658 ADA PARSEL.1-6, 7 ADET PARSELİN ALANI: 117.754,34 m <sup>2</sup> , VASFI: ARSA (658 ADA 1 PARSEL VASFI Arsa-İlköğretim Alanı) MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ (658 ADA 1 PARSEL MALİK: MALİYE HAZİNESİ)
Value in Current Status (Inc VAT)	846.190.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	208.501.216
Value In Case of Completion	882.096.896
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	217.348.675
PROJENİN MEVCUT DURUM DEĞERİ (KDV DAHİL)	998.504.200

NAME OF VALUE ASSESSED WORK:	İSTANBUL ZEYTİNBURNU KAZLIÇEŞME ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (BÜYÜK YALI İSTANBUL)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	05.08.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	PARSEL ÜZERİNDE İNŞAATI DEVAM DEN BÜYÜK YALI PROJESİ BULUNMAKTADIR
LAND DEED INFORMATION	İSTANBUL İLİ, ZEYTİNBURNU İLÇESİ, ZEYTİNBURNU MAHALLESİ, ADA: 774 PARSEL.70-71-73-83 , 4 PARSELİN ALANI:108.210,12 m <sup>2</sup> , VASFI: ARSA (73 PARSEL VASFI:1.ORDU ZEYTİNBURNU AĞIR TAMİR FABRİKASI) , MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
Value in Current Status (Inc VAT)	3.219.620.000
With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share	1.191.259.400
PROJENİN TAMAMLANMASI DURUMUNDAKİ DEĞERİ	5.687.558.186
WHEN THE PROJECT IS COMPLETED, EMLAK KONUT GYO A.Ş. SHARE VALUE	2.104.396.529
774 ADA 73 VE 83 PARSELDE YER ALAN KAT MÜLKİYETLİ 498 ADET BAĞIMSIZ BÖLÜMÜN DEĞERİ	1.252.773.797
Value In Current Status (Inc VAT)	3.799.151.600

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	ISPARTAKULE 1.ETAP 2.KISIM PROJESİ 4 ADET 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	14.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Daire ve Dükkan
LAND DEED INFORMATION	Bkz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	3.574.980
Total Value of Units Inc VAT	3.950.925

NAME OF VALUE ASSESSED WORK:	ESENLER EMLAK KONUTLARI PROJESİ 8 ADET 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	15.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Dükkan ve Daire
LAND DEED INFORMATION	Bkz. Rapor 3.2.
Total Value of Units Inc VAT	4.310.122
Total Value of Units Inc VAT	4.849.523

NAME OF VALUE ASSESSED WORK:	GÖL PANORAMA EVLERİ PROJESİ 8 ADET 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	15.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Daire ve Dükkan
LAND DEED INFORMATION	Bkz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	10.101.629
Total Value of Units Inc VAT	10.833.622

NAME OF VALUE ASSESSED WORK:	BAHÇEKENT CADDE FLORA 3 ADET 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	18.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Dükkan
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Market Value of Units Exc VAT	4.245.260
Market Value of Units Inc VAT	5.009.407

NAME OF VALUE ASSESSED WORK:	BAHÇEKENT EMLAK KONUTLARI 1.ETAP 3.KISIM 1 ADET 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	18.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Dükkan
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Market Value of Units Exc VAT	584.154
Market Value of Units Inc VAT	689.302

NAME OF VALUE ASSESSED WORK:	KÖRFEZKENT 3.ETAP 4 ADET 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	18.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Dükkan
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Market Value of Units Exc VAT	2.299.200
Market Value of Units Inc VAT	2.713.056

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	KÖRFEZKENT 4.ETAP 9 ADET 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	18.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Dükkan ve Daire
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Market Value of Units Exc VAT	5.863.000
Market Value of Units Inc VAT	6.855.950

NAME OF VALUE ASSESSED WORK:	KÖRFEZKENT ÇARŞI PROJESİ 30 ADET 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	18.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Ofis, Dükkan ve Kreş
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Market Value of Units Exc VAT	26.067.500
Market Value of Units Inc VAT	30.759.650

NAME OF VALUE ASSESSED WORK:	YALI ATAKÖY PROJESİ 1 ADET 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	18.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Mesken
LAND DEED INFORMATION	Bknz. Rapor 3.2.
Total Value of Units Exc VAT	4.750.800
Total Value of Units Inc VAT	5.605.944

NAME OF VALUE ASSESSED WORK:	BAŞKENT EMLAK KONUTLARI 1.ETAP 2.KISIM PROJESİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	21.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Daire
LAND DEED INFORMATION	Ankara ili, Çankaya ilçesi, Mühye Mahallesi'nde yer alan 29397 ada bünyesindeki 8.022,29 m <sup>2</sup> yüzölçümlü ve "25 Katlı A Blok, 8 Katlı B Blok Betonarme Mesken ve Arsası" nitelikli 10 no'lu parsel
TOTAL VALUE OF PROPERTIES EXC VAT	13.737.100
Total Value of Units Inc VAT	13.874.471

NAME OF VALUE ASSESSED WORK:	UNİKONUT PROJESİ 6 ADET 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	22.12.2020
REPORT TYPE	Daire ve Dükkan
CURRENT USAGE	Boş daire ve dükkan
LAND DEED INFORMATION	Bknz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	17.017.700
Total Value of Units Inc VAT	19.967.887

NAME OF VALUE ASSESSED WORK:	RESMİ KURUM BİNASI
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	22.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Resmi Kurum Binası
LAND DEED INFORMATION	Bknz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	294.316.738
Total Value of Units Inc VAT	347.293.751

# SUMMARIES OF APPRAISAL REPORTS

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

<b>NAME OF VALUE ASSESSED WORK:</b>	VARYAP MERİDİAN PROJESİ 2 ADET BAĞIMSIZ BÖLÜM
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	22.12.2020
<b>REPORT TYPE</b>	Daire
<b>CURRENT USAGE</b>	Daire
<b>LAND DEED INFORMATION</b>	Bknz. Rapor 3.2.
<b>TOTAL VALUE OF PROPERTIES EXC VAT</b>	1.300.320
<b>Total Value of Units Inc VAT</b>	1.313.323

<b>NAME OF VALUE ASSESSED WORK:</b>	BATIŞEHİR PROJESİ 4 ADET BAĞIMSIZ BÖLÜM
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Bina
<b>CURRENT USAGE</b>	Dükkan
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>TOTAL VALUE OF PROPERTIES EXC VAT</b>	8.282.254
<b>Total Value of Units Inc VAT</b>	9.773.060

<b>NAME OF VALUE ASSESSED WORK:</b>	DUMANKAYA MİKS PROJESİ 21 ADET BAĞIMSIZ BÖLÜM
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Proje
<b>CURRENT USAGE</b>	Dükkan ve Ofis
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>Total Value of the Project, Existing / Completed, Excluding VAT</b>	486.717.172
<b>Total Value of the Project Including VAT in Current / Completion Status</b>	574.326.263
<b>With the Current Status of the Project, Emlak Konut GYO A.Ş. Value Per Share</b>	148.448.738
<b>21 Total Value of Units Excluding VAT, When Turnkey Conditions are Completed</b>	16.298.961
<b>21 Total Value of Units INCLUDING VAT, When Turnkey Conditions are Completed</b>	19.232.774

<b>NAME OF VALUE ASSESSED WORK:</b>	NEXT LEVEL PROJESİ 4 ADET BAĞIMSIZ BÖLÜM
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Bina
<b>CURRENT USAGE</b>	Ofis
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>TOTAL VALUE OF PROPERTIES EXC VAT</b>	9.880.000
<b>Total Value of Units Inc VAT</b>	11.658.400

<b>NAME OF VALUE ASSESSED WORK:</b>	SOFA LOCA PROJESİ 2 ADET BAĞIMSIZ BÖLÜM
<b>INSTITUTION THAT REQUESTED THE ASSESSMENT</b>	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
<b>INSTITUTION THAT PREPARED THE REPORT</b>	Atak Gayrimenkul Değerleme A.Ş.
<b>REPORT DATE</b>	31.12.2020
<b>REPORT TYPE</b>	Bina
<b>CURRENT USAGE</b>	Daire
<b>LAND DEED INFORMATION</b>	Bkz. Rapor 3.2.
<b>TOTAL VALUE OF PROPERTIES EXC VAT</b>	2.106.000
<b>Total Value of Units Inc VAT</b>	2.127.060

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR AYAZMA EMLAK KONUTLARI 1. ETAP KONUT İLE ALTYAPI VE ÇEVRE DÜZENLEME İNŞAATLARI İŞİ (AYAZMA EMLAK KONUTLARI 1) PROJESİNDE 2 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 2 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: İKİTELLİ-2 ADA/PARSEL: 1340/5 - 1340/36 BLOK NO: D2,D4 BAĞIMSIZ BÖLÜM NO: 76- 6 BAĞ.BÖL. NİTELİĞİ: DAİRE-DÜKKAN
2 MARKET VALUE OF UNIT (EXCLUDING VAT)	1.651.000
2 MARKET VALUE OF UNIT (INCLUDING VAT)	1.667.510
NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR AYAZMA EMLAK KONUTLARI 2. ETAP KONUT VE TİCARET İNŞAATLARI İLE ALTYAPI VE ÇEVRE DÜZENLEME İNŞAATI İŞİ (AYAZMA EMLAK KONUTLARI 2) PROJESİNDE 7 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 8 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: İKİTELLİ-2 ADA/PARSEL: 1339/19 BLOK NO/BAĞIMSIZ BÖLÜM NO:A BLOK 135-136-137,B BLOK 115-116-117,C BLOK 125 BAĞ.BÖL. NİTELİĞİ: DÜKKAN
7 MARKET VALUE OF UNIT (KDV HARİÇ)	9.496.550
7 MARKET VALUE OF UNIT (KDV DAHİL)	11.205.929
NAME OF VALUE ASSESSED WORK:	İSTANBUL HOŞDERE EMLAK KONUTLARI 1.ETAP 1.KISIM KONUT İNŞAATLARI İLE ADAİÇİ ALTYAPI VE ÇEVRE DÜZENLEME İNŞAATI İŞLERİ (BAHÇEKENT EMLAK KONUTLARI 1 - 1 PROJESİNDE YER ALAN 1 ADET BAĞIMSIZ BÖLÜM)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	PAZAR DEĞER TESPİTİ
CURRENT USAGE	BOŞ
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: HOŞDERE ADA/PARSEL: 656/4 BLOK NO: 13 BAĞIMSIZ BÖLÜM NO: 70 BAĞ.BÖL. NİTELİĞİ: DAİRE
1 MARKET VALUE OF UNIT (EXCLUDING VAT)	265.000
1 MARKET VALUE OF UNIT (INCLUDING VAT)	267.650
NAME OF VALUE ASSESSED WORK:	İSTANBUL İLİ BAŞAKŞEHİR İLÇESİ BAHÇETEPE İSTANBUL PROJESİNDE 5 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 5 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: KAYABAŞI ADA/PARSEL: 994/3 BLOK NO: C7-D-F2 BAĞIMSIZ BÖLÜM NO: C7 BLOK-1, D BLOK-1-5-30, F2 BLOK-5, BAĞ.BÖL. NİTELİĞİ: DEPOLU DÜKKAN, DÜKKAN, OFİS
5 MARKET VALUE OF UNIT (EXCLUDING VAT)	3.014.000
5 MARKET VALUE OF UNIT (INCLUDING VAT)	3.556.520

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	EMLAK KONUTLARI BAŞAKŞEHİR EVLERİ 1-2 PROJESİNDE 5 ADET BAĞIMSIZ BÖLÜM
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 3 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR. A3 BLOKTA BULUNAN 58-59 NOL'LU BAĞIMSIZ BÖLÜMLER HALİHAZIRDA EMLAK KONUT TARAFINDAN DEPO OLARAK KULLANILMAKTADIRLAR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: KAYABAŞI ADA/PARSEL: 988/1 BLOK NO: A3- B1-B2 BAĞIMSIZ BÖLÜM NO: A3 BLOK 58-59, B1 BLOK 41-43, B2 BLOK 40 BAĞ.BÖL. NİTELİĞİ:ASMA KATLI DÜKKAN
5 MARKET VALUE OF UNIT (EXCLUDING VAT)	3.872.000
5 MARKET VALUE OF UNIT (INCLUDING VAT)	4.788.440
NAME OF VALUE ASSESSED WORK:	EMLAK KONUTLARI BAŞAKŞEHİR EVLERİ 1-4 PROJESİNDE 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 60 NOLU BAĞIMSIZ BÖLÜM HALİHAZIRDA EMLAK KONUT TARAFINDAN DEPO OLARAK KULLANILMAKTIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: KAYABAŞI ADA/PARSEL: 987/2 BLOK NO: A4 BAĞIMSIZ BÖLÜM NO: 60 BAĞ.BÖL. NİTELİĞİ:DÜKKAN
1 MARKET VALUE OF UNIT	855.000
NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR AYAZMA 3. ETAP ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ ( BULVAR İSTANBUL EVLERİ ) PROJESİNDE 2 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 2 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: İKİTELLİ-2 ADA/PARSEL: 1358/3 - 1359/5 BLOK NO: G-K BAĞIMSIZ BÖLÜM NO: G BLOK 166, K BLOK 1 BAĞ.BÖL. NİTELİĞİ:DÜKKAN-CAFE
2 MARKET VALUE OF UNIT (EXCLUDING VAT)	1.382.598
2 MARKET VALUE OF UNIT (INCLUDING VAT)	1.631.466
NAME OF VALUE ASSESSED WORK:	MASLAK 1453 PROJESİNDE 149 ADET BAĞIMSIZ BÖLÜM
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 149 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:SARIYER MAHALLESİ: M.AYAZAĞA ADA/PARSEL: 10622/2 BLOK NO: LİSTEDEDİR BAĞIMSIZ BÖLÜM NO: LİSTEDEDİR. BAĞ.BÖL. NİTELİĞİ:LİSTEDEDİR.
155 MARKET VALUE OF UNIT	603.992.000
NAME OF VALUE ASSESSED WORK:	İSTANBUL İLİ ÜMRANIYE İLÇESİNDE YER ALAN 3317 ADA 5 PARSEL ÜZERİNDEKİ SARPHAN FİNANSPARK PROJESİ BÜNYESİNDEKİ 184 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	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 184 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:ÜMRANIYE MAHALLESİ: FİNANSKENT ADA/PARSEL: 3317/5 BLOK NO: A, B, D, E BAĞIMSIZ BÖLÜM NO: LİSTEDEDİR. BAĞ.BÖL. NİTELİĞİ:İŞYERİ/OFİS, İŞYERİ, DÜKKAN
184 MARKET VALUE OF UNIT (EXCLUDING VAT)	238.140.929
185 MARKET VALUE OF UNIT (INCLUDING VAT)	280.042.686

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	GEBZE 3. ETAP 1. KISIM
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	DAİRE-DÜKKAN
LAND DEED INFORMATION	6434 ADA 2 PARSEL 6435 ADA 1 PARSEL 6436 ADA 1 PARSEL
146 MARKET VALUE OF UNIT (EXCLUDING VAT)	68.378.900
146 MARKET VALUE OF UNIT (INCLUDING VAT)	69.062.689

NAME OF VALUE ASSESSED WORK:	KOCAELİ İLİ GEBZE İLÇESİ'NDE YER ALAN GEBZE EMLAK KONUTLARI 3. ETAP 2. KISIM PROJESİ'NDE 270 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	18.12.2020
REPORT TYPE	270 ADET TAŞINMAZIN PAZAR DEĞER TESPİTİ
CURRENT USAGE	BOŞ DAİRE
LAND DEED INFORMATION	KOCAELİ İLİ, GEBZE İLÇESİ, GÜZELLER MAHALLESİ, ADA: 6741 PARSEL:1-2-3-4 4PARSELİN ALANI: 90.773,82 m <sup>2</sup> , ADA: 6438 PARSEL: 3 ALANI: 5.003,30 m <sup>2</sup> VASFİ: ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
270 MARKET VALUE OF UNIT (EXCLUDING VAT)	127.605.600
270 MARKET VALUE OF UNIT (INCLUDING VAT)	128.881.656

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR HOŞDERE 3.ETAP ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ (EMLAK KONUTLARI AVRUPARK EVLERİ PROJESİNDE 13 ADET BAĞIMSIZ BÖLÜM)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	22.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ DAİRE
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:BAŞAKŞEHİR MAHALLESİ: HOŞDERE ADA/PARSEL: 650/1 - 651/1
13 MARKET VALUE OF UNIT (EXCLUDING VAT)	7.113.000
13 MARKET VALUE OF UNIT (INCLUDING VAT)	7.184.130

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	22.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ
LAND DEED INFORMATION	İLİ: KOCAELİ İLÇESİ: GEBZE MAHALLESİ: GÜZELLER ADA/PARSEL: 5800/1 -5784/1 BLOK NO: B1 C3 D3 BAĞIMSIZ BÖLÜM NO:1 4 2 BAĞ.BÖL. NİTELİĞİ:KONUT
3 MARKET VALUE OF UNIT (EXCLUDING VAT)	1.050.000
3 MARKET VALUE OF UNIT (INCLUDING VAT)	1.060.500

NAME OF VALUE ASSESSED WORK:	NİDAKULE ATAŞEHİR 4 B.B.
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	29.12.2020
REPORT TYPE	KİRA VE DEĞER RAPORU
CURRENT USAGE	DÜKKAN
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:ATAŞEHİR MAHALLESİ: BARBAROS ADA/PARSEL: 3334/5 BAĞIMSIZ BÖLÜM NO: 2-3-4-40 BAĞ.BÖL.NİTELİĞİ:ASMA KATLI DUBLEKS DÜKKAN(2-3-4) ASMA KATLI DÜKKAN(40)
4 MARKET VALUE OF UNIT (EXCLUDING VAT)	24.454.000
4 MARKET VALUE OF UNIT (INCLUDING VAT)	28.855.720

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	ANKARA ÇANKAYA ÇAYYOLU ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Pazar değer tespiti
CURRENT USAGE	boş
LAND DEED INFORMATION	İLİ: ANKARA İLÇESİ:ÇANKAYA MAHALLESİ:ÇAY YOLU ADA/PARSEL: 29479/1 BLOK NO: A1,A2,A3,B1,B2,B3,B4,B6,B8 BAĞIMSIZ BÖLÜM NO: BKN.MÜLKİYET LİSTESİ BAĞ.BÖL. NİTELİĞİ: DAİRE
29 MARKET VALUE OF UNIT	30.327.000

NAME OF VALUE ASSESSED WORK:	NEVŞEHİR EMLAK KONUTLARI, KONUT VE TİCARET İNŞAATLARI İLE ALTYAPI VE ÇEVRE DÜZENLEME İŞİ PROJESİNDE 2 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	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 2 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: NEVŞEHİR İLÇESİ:MERKEZ MAHALLESİ: EMEK ADA/PARSEL: 3430/771 BLOK NO: A5 BAĞIMSIZ BÖLÜM NO: 3, 45 BAĞ.BÖL. NİTELİĞİ: DAİRE, DÜKKAN
2 MARKET VALUE OF UNIT (EXCLUDING VAT)	2.972.200
2 MARKET VALUE OF UNIT (INCLUDING VAT)	3.437.496

NAME OF VALUE ASSESSED WORK:	NİĞDE EMLAK KONUTLARI PROJESİNDE 26 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	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 26 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: NİĞDE İLÇESİ:MERKEZ MAHALLESİ: TEPE ADA/PARSEL: 3337/2
26 MARKET VALUE OF UNIT (EXCLUDING VAT)	16.851.000
26 MARKET VALUE OF UNIT (INCLUDING VAT)	18.102.010

NAME OF VALUE ASSESSED WORK:	EVORA İSTANBUL 2.BÖLGE PROJESİ 1 ADET 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	31.12.2020
REPORT TYPE	Bina
CURRENT USAGE	Dükkan
LAND DEED INFORMATION	Bkz. Rapor 3.2.
Total Value of Units Inc VAT	539.886
Total Value of Units Inc VAT	637.065

NAME OF VALUE ASSESSED WORK:	İSTANBUL KARTAL ARSA SATIŞI KARŞILIĞI GELİR PAYLAŞIMI İŞİ KAPSAMINDA İSTANBUL İLİ KARTAL İLÇESİNDE YER ALAN 9048 ADA 2 PARSEL VE 9051 ADA 1 PARSEL ÜZERİNDE İSTMARINA PROJESİ BÜNYESİNDEKİ 298 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	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	RAPOR KONUSU 298 ADET BAĞIMSIZ BÖLÜM HALİHAZIRDA BOŞ DURUMDADIR.
LAND DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:KARTAL MAHALLESİ: ÇAVUŞOĞLU ADA/PARSEL: 9051/1 ve 9048 ADA 2 PARSEL BAĞIMSIZ BÖLÜM SAYISI 298 BAĞ.BÖL. NİTELİĞİ: DÜKKAN, OFİS, DAİRE
298 MARKET VALUE OF UNIT (EXCLUDING VAT)	770.519.298
298 MARKET VALUE OF UNIT (INCLUDING VAT)	899.904.881

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	FİNANSKENT PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ
VALUE OF PROPERTIES EXC VAT	0
VALUE OF PROPERTIES INC VAT	0

NAME OF VALUE ASSESSED WORK:	ZEKERİYAKÖY PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bkz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	65.694.447
VALUE OF PROPERTIES INC VAT	77.519.448

NAME OF VALUE ASSESSED WORK:	TUZLA AYDINLI 3 ADET PARSEL
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	İstanbul İli, Tuzla İlçesi, Aydınli Mahallesi, 101 adada konumlu 7,36 m <sup>2</sup> yüzölçümlü "Arsa" vasıflı 1 no.lu, 36,28 m <sup>2</sup> yüzölçümlü "Arsa" vasıflı 2 no.lu ve 546,76 m <sup>2</sup> yüzölçümlü "Arsa" vasıflı 3 no.lu parsel
TOTAL VALUE OF PARCELS EXC VAT	383.760
TOTAL VALUE OF PARCELS INC VAT	452.837

NAME OF VALUE ASSESSED WORK:	İSTANBUL İLİ ÇEKMEKÖY İLÇESİNDE 2 ADET PARSELİN 330.000 M2 LİK KISMI
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	20.11.2020
REPORT TYPE	değerleme raporu
CURRENT USAGE	PARSEL ÜZERİNDE ASKERİ YAPILAR BULUNMAKTADIR.
VALUE OF PROPERTIES EXC VAT	990.000.000
VALUE OF PROPERTIES INC VAT	1.168.200.000

NAME OF VALUE ASSESSED WORK:	ÇANKAYA MÜHYE PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	21.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bknz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	69.156.182
VALUE OF PROPERTIES INC VAT	81.604.295

NAME OF VALUE ASSESSED WORK:	İSTANBUL ATAŞEHİR PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	21.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bknz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	69.141.343
VALUE OF PROPERTIES INC VAT	81.586.785

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	21.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bknz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	154.518.619
VALUE OF PROPERTIES INC VAT	182.331.970

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	21.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	İstanbul İli, Başakşehir İlçesi, Kayabaşı Mahallesi, 458 Ada bünyesindeki 20.063,37 m <sup>2</sup> yüzölçümü "Arsa" vasıflı 34 no.lu parsel
TOTAL VALUE OF PROPERTIES EXC VAT	50.158.000
VALUE OF PROPERTIES INC VAT	59.186.440

NAME OF VALUE ASSESSED WORK:	KASTAMONU CİDE PARSELİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	22.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Kastamonu İli, Cide İlçesi, Doğankaya Köyü, 118 ada bünyesindeki 9.110,04 m <sup>2</sup> yüzölçümü "tarla" vasıflı 8 no.lu parsel
VALUE OF PARCEL EXC VAT	63.770
VALUE OF PARCEL INC VAT	75.249

NAME OF VALUE ASSESSED WORK:	İstanbul Ataşehir Küçükbakkalköy 1927 Ada 1 Parselin Pazar Değeri Tespiti
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	18.09.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bkz. Rapor Madde:3.2
TOTAL MARKET VALUE	60.100.000

NAME OF VALUE ASSESSED WORK:	Sarıyer Polis Lojmanları Arsası
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	23.11.2020
REPORT TYPE	Değerleme Raporu
CURRENT USAGE	Polis Lojmanları
TOTAL MARKET VALUE	405.000.000

NAME OF VALUE ASSESSED WORK:	KARTAL TOKİ PARSELLERİ (14 ADET)
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	24.11.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ ARSA
TOTAL MARKET VALUE	457.075.000
VALUE OF PROPERTIES INC VAT	539.348.500

NAME OF VALUE ASSESSED WORK:	TEKİRDAĞ KAPAKLI PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	28.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bkz. Rapor Madde: 3.2.
TOTAL VALUE OF PARCELS EXC VAT	23.647.000
TOTAL VALUE OF PARCELS INC VAT	27.903.460

NAME OF VALUE ASSESSED WORK:	İSTANBUL İLİ BEŞİKTAŞ İLÇESİNDE 6 ADET PARSEL
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	29.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	PARSELLER ÜZERİNDE MEVCUT DURUMDA BİNALAR BULUNMAKTADIR.
TOTAL MARKET VALUE	290.000.000

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	İstinye Parselleri
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	29.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ
VALUE OF PROPERTIES EXC VAT	5.093.510
VALUE OF PROPERTIES INC VAT	6.010.342

NAME OF VALUE ASSESSED WORK:	TEKİRDAĞ ÇORLU PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	29.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bkz. Rapor Madde: 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	9.144.628
Total Value of Units Inc VAT	10.790.661

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAKIRKÖY ŞENLİK PARSELİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	İstanbul İli, Bakırköy İlçesi, Şenlik Mahallesi, 292 Ada bünyesindeki 40.722,50 m <sup>2</sup> yüzölçümü "Arsa" vasıflı 220 no.lu parsel
VALUE OF PROPERTIES EXC VAT	350.341.615
VALUE OF PROPERTIES INC VAT	413.403.106

NAME OF VALUE ASSESSED WORK:	İSTANBUL İLİ ARNAVUTKÖY İLÇESİNDE 64 ADET PARSEL
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ ARAZİ
VALUE OF PROPERTIES EXC VAT	380.192.995
VALUE OF PROPERTIES INC VAT	448.627.734

NAME OF VALUE ASSESSED WORK:	AVCILAR FIRÜZKÖY PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	DEĞERLEME RAPORU
CURRENT USAGE	BOŞ
VALUE OF PROPERTIES EXC VAT	1.420.285.000
VALUE OF PROPERTIES INC VAT	1.675.936.300

NAME OF VALUE ASSESSED WORK:	EYÜPSULTAN KEMERBURGAZ 16 PARSEL
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut GYO A.Ş.
INSTITUTION THAT PREPARED THE REPORT	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	PAZAR DEĞER TESPİTİ
CURRENT USAGE	BOŞ
VALUE OF PROPERTIES EXC VAT	168.485.000
VALUE OF PROPERTIES INC VAT	198.812.300

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	31.12.2020
REPORT TYPE	DEĞER TESPİT RAPORU
CURRENT USAGE	BOŞ ARSA VE KISMEN BAZI PARSELLER ÜZERİNDE EKONOMİK ÖMRÜ TAMAMLANMIŞ BİNALAR MEVCUTTUR.
VALUE OF PROPERTIES EXC VAT	190.203.932
VALUE OF PROPERTIES INC VAT	224.440.640

# SUMMARIES OF APPRAISAL REPORTS

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

NAME OF VALUE ASSESSED WORK:	KOCAELİ KÖRFEZ PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bknz. Rapor 3.2.
MARKET VALUE OF PROPERTIES EXC VAT	8.986.200
MARKET VALUE OF PROPERTIES INC VAT	10.603.716

NAME OF VALUE ASSESSED WORK:	İSTANBUL BAŞAKŞEHİR İKİTELLİ 2 PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bknz. Rapor 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	178.628.895
VALUE OF PROPERTIES INC VAT	210.782.097

NAME OF VALUE ASSESSED WORK:	İZMİR KONAK PARSELLERİ
INSTITUTION THAT REQUESTED THE ASSESSMENT	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION THAT PREPARED THE REPORT	Atak Gayrimenkul Değerleme A.Ş.
REPORT DATE	31.12.2020
REPORT TYPE	Arsa
CURRENT USAGE	Boş arsa
LAND DEED INFORMATION	Bkz. Rapor Madde: 3.2.
TOTAL VALUE OF PROPERTIES EXC VAT	14.565.965
Total Value of Units Inc VAT	17.187.839

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

**THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY - 31 DECEMBER 2020  
AND INDEPENDENT AUDITOR'S REPORT**

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

(CONVENIENCE TRANSLATION OF  
INDEPENDENT AUDITOR'S REPORT ORIGINALLY ISSUED IN TURKISH)

INDEPENDENT AUDITOR'S REPORT

To the General Assembly of  
EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
Istanbul

A) Report on the Audit of the Consolidated Financial Statements

1) Opinion

We have audited the consolidated financial statements of Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. ("the Company") and its subsidiaries ("the Group") which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with Turkish Financial Reporting Standards ("TFRS").

2) Basis for Opinion

We conducted our audit in accordance with the standards on auditing issued by Capital Markets Board and the Standards on Independent Auditing ("SIA") which is a part of Turkish Auditing Standards published by the Public Oversight Accounting and Auditing Standards Authority ("POA"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics for Independent Auditors ("Code of Ethics") published by the POA, together with the ethical requirements that are relevant to our audit of the consolidated financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**3) Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How the matter was addressed in the audit
<p><b><i>Revenue recognition</i></b></p> <p>The Group realizes sales mostly in the form of turnkey and Land Subject to Revenue Sharing Agreements (“LSRSA”) projects.</p> <p>In turnkey projects, it is the Group’s responsibility to maintain and complete the project and the Group recognizes revenue when performance obligation is fulfilled (independent units are transferred to the customer).</p> <p>In LSRSA projects, the contractor completes the construction and regarding the project, the Group receives advance payments from the buyer and makes payments to the contractor. Revenue in LSRSA project is recognized when performance obligation is fulfilled (the earlier of the signing of the temporary acceptance protocol with the contractor and the signing of the delivery protocol with the buyer).</p> <p>As of the balance sheet date, there may be cases where the construction has been completed, but the delivery has not been realized for turnkey projects. In LSRSA projects, there may be cases where the construction has been completed as of the balance sheet date, but the delivery has not been realized and the temporary acceptance protocol has not been signed.</p> <p>Based on the above-mentioned situations, whether the revenue is recognized in the correct period in accordance with the principle of seasonality of sales has been determined as a key audit matter.</p> <p>Explanations regarding the Group’s revenue accounting policies and amounts are given in Note 2.4 and Note 19.</p>	<p>We performed the following procedures in relation to the revenue recognition in turnkey and LSRSA projects:</p> <p>The design and implementation of the controls on the revenue process have been evaluated. The sales and delivery procedures of the Group have been analyzed.</p> <p>For the turnkey projects, the provisions regarding the delivery of residential in the contracts with customers have been examined and the timing of the revenue recognition in the financial statements has been evaluated. Through substantive procedures, it has been focused on the record of receivables and advances received and the evaluation of the situations where the performance obligation is not fulfilled for the independent units sold as of the balance sheet date for the turnkey projects.</p> <p>For the LSRSA projects, provisions regarding the temporary acceptance and the delivery of residential in the projects made with contractors and timing of the revenue recognition in the financial statements has been evaluated.</p> <p>Through substantive procedures, it has been focused on the record of receivables and advances received and the evaluation of the situations where the performance obligation is not fulfilled for the independent units sold as of the balance sheet date for the LSRSA projects.</p> <p>In addition, the adequacy of the disclosures presented in Note 19 Revenue and Cost of Sales has been evaluated under TFRS.</p>

## **4) Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with TFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's consolidated financial reporting process.

## **5) Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Responsibilities of independent auditors in an independent audit are as follows:

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the standards on auditing issued by Capital Markets Board and SIA will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with the standards on auditing issued by Capital Markets Board and SIA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. (The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.)
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

## 5) Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## B) Report on Other Legal and Regulatory Requirements

In accordance with paragraph four of the Article 398 of the Turkish Commercial Code No. 6102 ("TCC"), the auditor's report on the system and the committee of early detection of risk has been submitted to the Board of Directors of the Group on 5 March 2021.

In accordance with paragraph four of the Article 402 of TCC, nothing has come to our attention that may cause us to believe that the Group's set of accounts and consolidated financial statements prepared for the period 1 January-31 December 2020 does not comply with TCC and the provisions of the Group's articles of association in relation to financial reporting.

In accordance with paragraph four of the Article 402 of TCC, the Board of Directors provided us all the required information and documentation with respect to our audit.

The engagement partner on the audit resulting in this independent auditor's report is Okan Öz.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.  
Member of **DELOITTE TOUCHE TOHMATSU LIMITED**



Okan Öz  
Partner

İstanbul, 5 March 2021

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

<b>INDEX</b>	<b>PAGE</b>
<b>CONSOLIDATED STATEMENT OF FINANCIAL POSITION .....</b>	<b>1-2</b>
<b>CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME.....</b>	<b>3</b>
<b>CONSOLIDATED STATEMENT OF CHANGES IN EQUITY.....</b>	<b>4</b>
<b>CONSOLIDATED STATEMENT OF CASH FLOWS.....</b>	<b>5</b>
<b>NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS.....</b>	<b>6-72</b>
NOTE 1 ORGANIZATION AND OPERATION OF THE GROUP.....	6-8
NOTE 2 BASIS OF PRESENTATION OF THE CONSOLIDATED FINANCIAL STATEMENTS.....	8-28
NOTE 3 SHARE IN OTHER AFFILIATES.....	29
NOTE 4 CASH AND CASH EQUIVALENTS.....	29-30
NOTE 5 FINANCIAL INVESTMENTS.....	30-31
NOTE 6 FINANCIAL LIABILITIES.....	31-32
NOTE 7 TRADE RECEIVABLES AND PAYABLES .....	32-33
NOTE 8 OTHER RECEIVABLES AND PAYABLES.....	33-34
NOTE 9 INVENTORIES.....	35-39
NOTE 10 INVESTMENT PROPERTIES .....	40-41
NOTE 11 RIGHT OF USE ASSET.....	41-42
NOTE 12 PROPERTY, PLANT AND EQUIPMENT.....	42
NOTE 13 INTANGIBLE ASSETS.....	43
NOTE 14 PROVISIONS, CONTINGENT ASSETS AND LIABILITIES.....	43-46
NOTE 15 EMPLOYEE BENEFITS.....	47
NOTE 16 OTHER ASSETS AND LIABILITIES.....	48
NOTE 17 DEFERRED INCOME AND PREPAID EXPENSES.....	48
NOTE 18 SHAREHOLDERS' EQUITY.....	49
NOTE 19 REVENUE AND COST OF SALES.....	50
NOTE 20 GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES.....	50-51
NOTE 21 EXPENSES BY NATURE.....	51
NOTE 22 OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES .....	52
NOTE 23 INCOME FROM INVESTING ACTIVITIES.....	52
NOTE 24 FINANCIAL INCOME / EXPENSES.....	53
NOTE 25 TAXATION ON INCOME (DEFERRED TAX AND LIABILITIES INCLUDED).....	53-55
NOTE 26 EARNINGS PER SHARE.....	56
NOTE 27 RELATED PARTY DISCLOSURES.....	57-59
NOTE 28 NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS.....	60-66
NOTE 29 FINANCIAL INSTRUMENTS .....	67-69
NOTE 30 COMMITMENTS.....	70
NOTE 31 EVENTS AFTER THE REPORTING PERIOD.....	70
ADDITIONAL NOTE CONTROL OF COMPLIANCE WITH THE PORTFOLIO LIMITATIONS.....	71-72

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

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS OF 31 DECEMBER 2020 AND 31 DECEMBER 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Notes	<i>Audited</i> 31 December 2020	<i>Audited</i> 31 December 2019
<b>ASSETS</b>			
<b>Current assets</b>		<b>23,964,883</b>	<b>20,392,829</b>
Cash and cash equivalents	4	2,005,246	546,968
Financial investments	5	306,015	22,370
Trade receivables	7	2,524,625	2,916,749
<i>Trade receivables due from related parties</i>	27	52,659	479,941
<i>Trade receivables due from third parties</i>		2,471,966	2,436,808
Other receivables	8	925,593	1,139,809
<i>Other receivables due from related parties</i>	27	465	762
<i>Other receivables due from third parties</i>		925,128	1,139,047
Inventories	9	16,262,148	13,782,778
Prepaid expenses	17	1,625,385	1,750,228
Other current assets	16	315,871	230,934
Current tax assets	25	-	2,993
<b>Non-current assets</b>		<b>4,679,407</b>	<b>3,792,413</b>
Trade receivables	7	3,736,340	3,067,809
<i>Trade receivables due from third parties</i>		3,736,340	3,067,809
Other receivables	8	54,508	42,035
<i>Other receivables due from third parties</i>		21,734	17,419
<i>Other receivables due from related parties</i>	27	32,774	24,616
Financial investments		836	836
Investments accounted for using equity method	3	6,387	7,331
Investment properties	10	735,290	480,145
Right-of-use assets	11	75	539
Property, plant and equipment	12	115,677	105,913
Intangible assets	13	4,586	4,393
Other non-current assets	16	23,895	75,958
Deferred tax assets	25	1,813	7,454
<b>Total assets</b>		<b>28,644,290</b>	<b>24,185,242</b>

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

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

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS OF 31 DECEMBER 2020 AND 31 DECEMBER 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Notes	<i>Audited</i> 31 December 2020	<i>Audited</i> 31 December 2019
<b>LIABILITIES AND EQUITY</b>			
<b>Current liabilities</b>		<b>11,032,208</b>	<b>8,722,050</b>
Short-term borrowings	6	599,031	1,864,938
Short-term portions of long-term borrowings		1,602,587	1,313,683
Short-term portion of long-term borrowings from related parties		3,399	2,988
Lease liabilities	27	3,399	2,988
Short-term portion of long-term borrowings from third parties		1,599,188	1,310,695
Loans	6	1,599,188	1,310,695
Trade payables	7	2,494,109	505,768
Trade payables due to related parties	27	1,286,481	25,803
Trade payables due to third parties		1,207,628	479,965
Other payables	8	590,262	571,706
Other payables to related parties		403	397
Other payables to third parties		589,859	571,309
Deferred income	17	5,604,105	4,344,566
Deferred income from related parties	27	-	64,732
Deferred income from third parties		5,604,105	4,279,834
Short-term provisions		142,114	121,389
Short-term provisions for employee benefits	15	14,957	11,148
Other short-term provisions	14	127,157	110,241
<b>Non-current liabilities</b>		<b>3,118,074</b>	<b>1,720,150</b>
Long-term borrowings		2,983,427	1,590,567
Long-term borrowings from related parties		2,333	3,003
Lease liabilities	27	2,333	3,003
Long-term borrowings from third parties		2,981,094	1,587,564
Bank Loans	6	2,981,094	1,587,564
Trade payables		28	102
Other payables		59,985	48,887
Deferred income		4,738	4,591
Long-term provisions		15,804	13,846
Long-term provisions for employee benefits	15	15,804	13,846
Deferred tax liability	25	54,092	62,157
<b>Shareholders' equity</b>		<b>14,494,008</b>	<b>13,743,042</b>
<b>Total equity attributable to equity holders of the Company</b>		<b>14,495,188</b>	<b>13,744,527</b>
Paid-in capital	18	3,800,000	3,800,000
Treasury shares (-)		(296,231)	(284,480)
Share premium (discounts)		2,366,895	2,366,895
Other comprehensive income (expense) not to be reclassified to profit or loss		(42)	(42)
- Gain (loss) on remeasurement of employee benefits		(42)	(42)
Restricted reserves appropriated from profit		747,616	721,385
Prior years' profits		7,040,692	6,362,400
Net profit for the year		836,258	778,369
<b>Non-controlling Interests</b>		<b>(1,180)</b>	<b>(1,485)</b>
<b>Total liabilities and equity</b>		<b>28,644,290</b>	<b>24,185,242</b>

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

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

**CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND OTHER  
COMPREHENSIVE INCOME FOR THE YEARS ENDED  
31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira ("TL") unless otherwise stated.)

	Notes	<i>Audited</i> 1 January- 31 December 2020	<i>Audited</i> 1 January- 31 December 2019
Revenue	19	4,730,462	5,667,598
Cost of sales (-)	19	(3,603,101)	(4,122,381)
<b>Gross profit</b>		<b>1,127,361</b>	<b>1,545,217</b>
General administrative expenses (-)	20	(346,185)	(308,362)
Marketing expenses (-)	20	(88,587)	(83,188)
Other income from operating activities	22	641,381	506,062
Other expenses from operating activities (-)	22	(274,723)	(299,182)
Share of losses from investments accounted for using equity method		(949)	(6,770)
<b>Operating profit</b>		<b>1,058,298</b>	<b>1,353,777</b>
Income from investing activities	23	6,342	174
<b>Operating profit before financial income / (expense)</b>		<b>1,064,640</b>	<b>1,353,951</b>
Financial income	24	255,226	157,269
Financial expenses (-)	24	(485,727)	(739,936)
<b>Profit from continuing operations, before tax</b>		<b>834,139</b>	<b>771,284</b>
Tax (expense)/income from continuing operations		2,424	7,066
<i>Deferred tax (expense)/income</i>	25	2,424	7,066
<b>Net profit for the period</b>		<b>836,563</b>	<b>778,350</b>
<b>Profit for the period is attributable to:</b>			
Non-controlling interests		305	(19)
<b>Owners of the Company</b>		<b>836,258</b>	<b>778,369</b>
<b>Total comprehensive income</b>		<b>836,563</b>	<b>778,350</b>
<b>Total comprehensive income is attributable to:</b>			
Non-controlling interests		305	(19)
<b>Owners of the Company</b>		<b>836,258</b>	<b>778,369</b>
<b>Earnings per share (in full TL)</b>		<b>0.0023</b>	<b>0.0021</b>

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

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

### CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Share capital	Treasury shares (-)	Share premium/ discounts	Restricted reserves appropriated from profit	Other Accumulated Comprehensive Income and Expense not to be Reclassified to Profit or Loss	Retained Earnings		Equity attributable to the parent	Non-controlling interests	Total equity
						Gain/Loss on remeasurement of defined benefit plans	Net profit for the period			
<b>1 January 2019</b>	<b>3,800,000</b>	<b>(284,480)</b>	<b>2,366,895</b>	<b>662,853</b>	<b>(42)</b>	<b>5,271,709</b>	<b>1,268,049</b>	<b>13,084,984</b>	<b>(1,466)</b>	<b>13,083,518</b>
Transfers	-	-	-	58,532	-	1,209,517	(1,268,049)	-	-	-
Dividend	-	-	-	-	-	(118,826)	-	(118,826)	-	(118,826)
Total comprehensive income	-	-	-	-	-	-	778,369	778,369	(19)	778,350
<b>31 December 2019</b>	<b>3,800,000</b>	<b>(284,480)</b>	<b>2,366,895</b>	<b>721,385</b>	<b>(42)</b>	<b>6,362,400</b>	<b>778,369</b>	<b>13,744,527</b>	<b>(1,485)</b>	<b>13,743,042</b>
<b>1 January 2020</b>	<b>3,800,000</b>	<b>(284,480)</b>	<b>2,366,895</b>	<b>721,385</b>	<b>(42)</b>	<b>6,362,400</b>	<b>778,369</b>	<b>13,744,527</b>	<b>(1,485)</b>	<b>13,743,042</b>
Transfers	-	-	-	26,231	-	752,138	(778,369)	-	-	-
Dividend (Note 18) (*)	-	-	-	-	-	(73,846)	-	(73,846)	-	(73,846)
Increases/(Decreases) Related to the Acquisition of Treasury Shares	-	(11,751)	-	-	-	-	-	(11,751)	-	(11,751)
Total comprehensive income	-	-	-	-	-	-	836,258	836,258	305	836,563
<b>31 December 2020</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	<b>747,616</b>	<b>(42)</b>	<b>7,040,692</b>	<b>836,258</b>	<b>14,495,188</b>	<b>(1,180)</b>	<b>14,494,008</b>

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

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

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

**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

Notes	1 January- 31 December 2020	1 January- 31 December 2019
<b>Cash flows from operating activities</b>		
Profit for the period	836,563	778,350
<b>Adjustments related to reconcile of net profit for the period</b>		
Adjustments related to depreciation and amortization expenses	20, 22 30,226	30,852
Adjustments related to tax expense (income)	25 (2,424)	(7,066)
Adjustments related to undistributed losses of investments accounted for using the equity method	949	6,770
Adjustments related to (reversal of) impairments	(51,876)	137,706
<i>Adjustments related to (reversal of) impairment of inventories</i>	9 (51,876)	109,533
<i>Adjustments for impairment loss (reversal of impairment loss) of investment properties</i>	22 -	28,173
Adjustments related to provisions	24,550	(8,594)
<i>Adjustments related to (reversal of) provisions for employee benefits</i>	15 8,755	10,259
<i>Adjustments related to (reversal of) provision for lawsuit and/or penalty</i>	14 16,916	(21,293)
<i>Adjustments related to (reversal of) provisions for possible risks</i>	22 (1,121)	2,440
Adjustments for interest (income) and expenses	(78,408)	249,493
<i>Adjustments for interest income</i>	22, 23, 24 (560,101)	(480,201)
<i>Adjustments for interest expense</i>	24 481,693	729,694
<b>Net cash from operations before changes in assets and liabilities</b>	<b>759,580</b>	<b>1,187,511</b>
<b>Changes in net working capital:</b>		
Adjustments related to (increase) / decrease in trade receivable	(28,288)	(2,339,288)
<i>Decrease (increase) in trade receivables from related parties</i>	427,282	(467,320)
<i>Decrease (Increase) in trade receivables from third parties</i>	(455,570)	(1,871,968)
Adjustments related to decrease/(increase) in inventories	(1,421,862)	1,413,256
Adjustments related to increase/(decrease) in trade payables	724,002	(504,180)
<i>Increase (decrease) in trade payables to related parties</i>	43,890	1,464
<i>Increase (decrease) in trade payables to third parties</i>	680,112	(505,644)
Adjustments related to decrease (increase) in other receivables related to operations	199,747	(143,161)
Adjustments related to increase (decrease) in other payables related to operations	1,551,945	(476,451)
Adjustments related to other increase (decrease) in working capital	(768,416)	68,637
<b>Net cash flows from operating activities</b>		
Interest received	146,365	146,932
Payments related to provisions for employee benefits	15 (2,988)	(75)
Income taxes paid	(174,683)	(132,147)
<b>Cash flows from operating activities</b>	<b>985,402</b>	<b>(778,966)</b>
Cash outflows used in obtaining control of subsidiaries	-	(47,477)
Cash outflows arising from purchase of shares of associates	-	(6,381)
Purchases of investment properties, property, plant and equipment and intangible assets	10, 12, 13 (13,653)	(41,003)
Interest received	599	174
Purchases of financial assets	(338,021)	(10,000)
Returns of financial assets	8 48,075	12,013
Other cash inflows (outflows)	12,988	14,590
<b>Cash flows from investing activities</b>	<b>(290,012)</b>	<b>(78,084)</b>
Payments for acquisition of treasury shares	18 (11,751)	-
Proceeds from Borrowings	4,011,401	5,272,675
<i>Proceeds from Loans</i>	6 2,406,401	2,944,675
<i>Proceeds from Issue of Debt Instruments</i>	6 1,605,000	2,328,000
Repayments of borrowings	(3,662,607)	(3,864,749)
<i>Loan Repayments</i>	6 (1,456,279)	(2,022,009)
<i>Payments of Issued Debt Instruments</i>	6 (2,206,328)	(1,842,740)
Cash outflow from debt payments for lease contracts	(1,137)	(1,153)
Interest paid	6 (398,062)	(592,597)
Dividends paid	18 (73,846)	(118,826)
Interest received	183,550	109,661
Other cash inflows (outflows)	(53,341)	(10,149)
<b>Cash flow from financing activities</b>	<b>(5,793)</b>	<b>794,862</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>689,597</b>	<b>(62,188)</b>
Cash and cash equivalents at the beginning of the period	4 432,038	494,226
<b>Cash and cash equivalents at the end of the period</b>	<b>4 1,121,635</b>	<b>432,038</b>

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

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

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Tutarlar aksi belirtilmedikçe bin Türk Lirası (“TL”) olarak ifade edilmiştir.)

---

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

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. (“Emlak Konut GYO” or the “Company”) was established on 26 December 1990 as a subsidiary of Türkiye Emlak Bankası A.Ş. The Company 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 Company has been registered and started its activities on 6 March 1991. The Company’s articles of association were revised on 19 May 2001 and it became an entity subject to the Turkish Commercial Code No. 4603.

The Company was transformed into a Real Estate Investment Company 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 Company 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 Company was submitted for the approval of the Board and the amendment draft was approved at the Ordinary General Shareholders Committee meeting of the Company 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 “Company 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. Group has approximately 601 employees (31 December 2019 – 563).

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

The consolidated financial statements at 31 December 2020 have been approved by the Board of Directors on 5 March 2021.

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 T.C. Ministry of Environment and Urbanisation.

Emlak Konut GYO, together with its subsidiaries and joint ventures, is referred to as “the Group”.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**Subsidiaries**

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

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

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

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

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

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

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

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**Shares in Joint Operations**

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

**Shares in joint operations** **Nature of operations**

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

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

(\*)An "Ordinary Partnership" is formed between Dap Yapı İnşaat San. and Tic. A.Ş., Eltes İnş. Tes. San. Tic. A.Ş. and the Group with the ownership rate of 59.7%, 0.3% and 40%, respectively with the purposes of the sale of one Shopping Mall (AVM) on a land of 51.000 m2 in the Istmarina project and which was constructed under "Istanbul Kartal LSRSA Project" ready to operate after being rented and the financial management of the shopping center.

**NOTE 2 - BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS**

**2.1. Basis of Preparation**

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

CMB has announced with its decision dated 17 March 2005 that it is not required for public companies operating in Turkey to apply inflation accounting as of 1 January 2005. Consolidated financial statements of the Group have been prepared in the framework of aforementioned decision.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

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

The Group maintains its books of account and prepares its statutory financial statements in accordance with the principals issued by CMB, the Turkish Commercial Code (“TCC”), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance. Consolidated financial statements have been prepared on the basis of historical cost, with the necessary adjustments and classifications reflected in the statutory records in accordance with TFRS.

**Basis of Consolidation**

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Group and its subsidiaries. Control is achieved when the Group:

- has the ability to use its power to affect its returns
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Group considers all relevant facts and circumstances in assessing whether or not the Group’s voting rights in an investee are sufficient to give it power, including:

- The size of the Group’s holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- Potential voting rights held by the Group, other vote holders or other parties;
- Rights arising from other contractual arrangements

Any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders’ meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Group and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Group and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**Basis of Consolidation (Consolidated)**

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group’s accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

*Changes in the Group’s ownership interests in existing subsidiaries*

Changes in the Group’s ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group’s interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable TFRS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under TFRS 9 *Financial Instruments*, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with TFRS 5. Under the equity method, investments in associates are carried in the balance sheet at cost as adjusted for post-acquisition changes in the Group’s share of the net assets of the associate, less any impairment in the value of individual investments. Losses of an associate in excess of the Group’s interest in that associate (which includes any long-term interests that, in substance, form part of the Group’s net investment in the associate) are not recognized. Additional losses are recognized only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira ("TL") unless otherwise stated.)

---

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

**Basis of Consolidation (Consolidated)**

Investments in associates and joint ventures (Continued)

Gains and losses arising from transactions between the Group and an associate of the Group are eliminated to the extent of the Group's interest in the relevant associate or joint venture.

Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

**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 TAS 29 "Financial Reporting in Hyperinflationary Economies" in its financial statements for the accounting periods starting 1 January 2005.

**Functional and presentation currency**

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

**Offsetting**

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

**Going concern**

It remains unclear how the coronavirus pandemic ("COVID-19") will affect the economy in general in the upcoming period. Despite this uncertainty, the Group's current assets exceed its current liabilities by TL 12,932,675 as of 31 December 2020. It has cash and cash equivalents amounting to TL 2,005,246 and the Company has made a net profit of TL 836,258 in the period ended on 31 December 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.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

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

**Significant changes regarding the current period**

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

The necessary actions have been taken by the Group management to minimize the possible effects of COVID-19, which affects the entire world, on the Group’s activities and financial status. The activities of the Company have not been ceased during the curfews. The Group evaluated the possible effects of the COVID-19 outbreak on the financial statements while preparing its consolidated financial statements dated 31 December 2020 and reviewed the estimates and assumptions used in the preparation of the consolidated financial statements. In this context, the Group has evaluated possible impairment in the values of trade receivables, inventories, property, plant and equipment and investment properties included in the consolidated financial statements dated 31 December 2020, and no significant impairment has been detected due to COVID-19. Nevertheless, with the effect of falling interest rates, real estate prices and sales have increased. The Group has increased its sales promise contract with the campaign it has initiated "Do not Delay Your Dreams Turkey".

**2.2 Changes in accounting policies, accounting estimates and errors**

Significant changes in accounting policies and significant accounting errors are applied retrospectively and the financial statements of the previous periods are restated if the financial position, performance or cash flow effects of transactions and events are presented in a more appropriate and reliable manner.

**2.3. 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”

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies**

The significant accounting policies followed in the preparation of these consolidated financial statements are summarized below:

**Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand, bank deposits and highly liquid investments, whose maturity at the time of purchase is less than three months and conversion risk on value at the date of sale is immaterial. 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. However, since the Group does not have the right of disposition of the cash and cash equivalents used in the cash flow statements, except for keeping these amounts in time deposit accounts, these amounts are exempted from cash and cash equivalents in the cash flow statement (Note 4).

**Related parties**

Shareholders, key management personnel, Board of Directors, close family members, and companies which are controlled by those are regarded as related party for the purpose of preparation of these consolidated financial statements. In accordance with TAS 24 – Related party standards, the description of related parties has been restricted. The Group has also transactions with State owned banks and the Republic of Turkey Prime Ministry Under Secretariat of Treasury (the “Treasury”) however quantitative information regarding Turkish State Banks and Treasury is not disclosed in accordance with this exemption. The ultimate parent and ultimate controlling party of the Group is (“TOKİ”). TOKİ is a State institution under control of Republic of Turkey Prime Ministry. The transactions made between the Group and TOKİ and its affiliates are presented in Note 27.

**Foreign currency transactions**

The foreign exchange transactions during the year are translated using the prevailing exchange rates on the related transaction dates. The foreign currency exchange gain and losses that arise by the exchange rate change based on monetary assets and liabilities are presented in the comprehensive income statement.

**Financial investments**

**Classification**

The Group classifies its financial assets as “Financial assets at amortised cost”, “fair value through other comprehensive income”, “fair value through profit or loss”. The classification is based on the business model used by the entity for the management of financial assets and the characteristics of the contractual cash flows of the financial asset. The Group makes the classification of its financial assets on the date of purchase. Financial assets are not reclassified after initial recognition, except where the business model of the Group used is changed for the management of financial assets, in case of a change in business model, the financial assets are reclassified on the first day of the following reporting period.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Financial investments (Continued)**

**Recognition and Measurement**

“Financial assets measured at amortized cost” are non-derivative financial assets that are held within a business model whose objective is to collect contractual cash flows, including cash flows that include only the interest payments on principal dates and principal balances at certain dates. The Group’s financial assets that are recognized at amortized cost include “cash and cash equivalents”, “trade receivables” and “other receivables”. In the initial recognition, the related assets are measured at fair value, and, in subsequent accounting, they are measured at discounted cost using the effective interest rate method. Gains and losses resulting from the valuation of non-derivative financial assets measured at amortized cost are recognized in profit or loss.

“Financial assets measured at FVTOCI” are non-derivative financial assets that are held within a business model whose objective is to collect contractual cash flows, including cash flows that include only the interest payments on principal dates and principal balances at certain dates. Gains or losses resulting from the related financial assets are recognized in other comprehensive income, except for impairment losses or gains and foreign exchange income or expenses. In case of sale of such assets, the valuation differences classified in other comprehensive income are classified to prior years’ profits. For investments in equity-based financial assets, the Group may irrevocably choose the method of reflecting subsequent changes in the fair value of other comprehensive income to the financial statements for the first time. In the event that such preference is made, dividends received from related investments are recognized in the income statement. “Financial assets measured at fair value through profit or loss”, are assets that are not measured at amortised cost or at fair value through other comprehensive income. Gains and losses on valuation of these financial assets are accounted for under the consolidated statement of income.

**Derecognition of Financial Assets**

The Group derecognizes financial assets when the rights related to the cash flows that occur in accordance with the contract related to the financial asset expire or when the Group transfers the ownership of all the risks and returns related to the financial asset through a trading transaction. Any rights created or retained to the financial assets transferred by the Group are recognized as a separate asset or liability.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Financial investments (Continued)**

**Impairment**

Impairment on financial assets and contractual assets is calculated using the "expected credit loss financial model" (ECL). Impairment model is applied to amortized cost financial assets and contractual assets. Loss provisions were measured on the following basis;

- 12-month ECLs: ECLs resulting from possible default events within 12 months of the reporting date.
- Lifetime ECLs: the ECLs resulting from all possible default events during the expected life of a financial instrument. Lifetime ECL measurement is applied at the reporting date when the credit risk associated with a financial asset increases significantly after the initial recognition. In all other cases where the related increase was not observed, the 12 month estimation of ECL was applied.

The Group may determine that the credit risk of the financial asset does not increase significantly if the credit risk of the financial asset has a low credit risk at the reporting date. Nevertheless, lifelong ECL measurement (simplified approach) is always applicable to trade receivables and contract assets without a significant financing element.

**Trade receivables and payables**

Trade receivables are recognized at amortized value of the amount will be received in the following periods from receivables recorded at original invoice value. Short-term receivables with no stated interest rate are measured at the original invoice amount unless the effect of imputing interest is significant. A “simplified approach” is applied for the impairment of trade receivables, which are accounted for at amortized cost and which do not include a significant financing component (less than one year). In cases where the trade receivables are not impaired due to certain reasons (except for the realized impairment losses), the provisions for losses are measured by an amount equal to the “life time expected loan losses”.

In the event that all or some of the amount of the receivable that is impaired is collected following the provision for impairment, the amount collected is recognized in other income from operating activities by deducting the provision for impairment.

Income/expenses from maturity differences and foreign exchange gains/loss related to transactions are recognized under “Other Income/Expenses from Operating Activities” in the statement of profit or loss.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Trade receivables and payables (Continued)**

Trade payables consist of payables to suppliers for purchases of goods and services. Trade payables and other liabilities are offset from unaccrued financial expenses. Trade payables and other liabilities after unaccrued financial expenses are calculated by discounting the amounts to be paid of payables recognized at original invoice cost in the subsequent periods, using effective interest method. Short-term payables without a determined interest rate stated at amortized cost if the effect of the original effective interest rate is not too significant. HAS payables are classified as short-term payables and stated at carrying value since they will be paid upon beneficiaries’ request.

**Financial liabilities**

Financial liabilities are classified as at FVTPL on initial recognition. Financial liabilities are recognized with their acquisition costs including transaction costs and then measured at amortized cost value using the effective interest rate method. In cases where the contractual obligations are fulfilled or canceled; The Group derecognizes the financial liability from its records (Note 6).

**Employment termination benefits**

Provision for employee termination benefit defines the current value of total expected provision for the liabilities due to retirement of the employees. Under Turkish labor law, the Group is required to pay termination benefits to each employee who has completed at least one year of service and whose employment is terminated without due cause, is called up for military service, dies or who retires after completing 25 years of service (20 years for women) and reaches the retirement age (58 for women and 60 for men). Since the legislation was changed on 23 May 2002, there are certain transitional provisions relating to length of service prior to retirement.

The amount payable consists of one month’s salary limited to a maximum of full TL 7,117.17 as of 31 December 2020 (31 December 2019: full TL 6,379.86).

The provision for the present value of the defined benefit obligation is calculated by using the projected liability method. All actuarial profits and losses are recognized in the statement of comprehensive income.

TFRS requires actuarial valuation estimates to be developed to estimate the obligation underdefined benefit plans. In the individual financial statements, the Group calculates a liability on the basis of its experience in the previous years, based on its experience in the past, and on the beneficiaries of the severance payment as of the date of termination. This provision is calculated by estimating the present value of the future probable obligation of the employees.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**2.4 Summary of significant accounting policies (Continued)**

**Employment termination benefits (Continued)**

The principal actuarial assumption is that the maximum liability will increase in line with inflation. Thus, the effective discount rate applied represents the expected real interest rate after adjusting for the effects of future inflation. As the maximum liability amount is revised semi-annually by the authorities, the maximum amount of full TL 7,638.96 which is effective from 1 January 2021 has been taken into consideration when calculating the liability (1 January 2020: full TL 6,730.15) (Note 15).

**Provisions, contingent assets and liabilities**

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are not recognised for future operating losses.

Contingent assets or contingent obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group are not included in consolidated financial statements and are treated as contingent assets or liabilities.

**Land and residential unit inventories**

The Group has four types of inventories in its consolidated financial statements (Note 9). These are;

*1. Vacant land and plots*

Vacant land and plots are carried at lower of cost or net realizable value and represent vacant land and plot of the Group with no ongoing or planned construction project on them. Such land and plots are classified as inventories because the Group uses such land and plots the development of residual and commercial units, as explained below, which are also classified as inventories.

*2. Turnkey Projects*

Turnkey projects are valued at lower of cost or net realizable value. Turnkey projects costs consist of construction costs of the semi-finished residential units together with the cost of land (progress payments to contractor) on which these projects are developed. Upon completion of residential units costs including the cost of land are classified under completed residential unit inventories.

*3. Land Subject to Revenue Sharing Agreements (“LSRSA”)*

The Group enters into revenue sharing agreements with construction entities to maximize sales proceeds from the sale of its vacant land and plots. Such land and plot sold subject to revenue share agreements to construction entities are accounted at cost until sale is recognized.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**2.4 Summary of significant accounting policies (Continued)**

**Land and residential unit inventories (Continued)**

*4. Completed Residential and Commercial Unit Inventories*

Completed residential and commercial units comprise units build in Turnkey projects and units transferred to the Group by the contractor in order to meet minimum revenue stated in the agreements when the projects can not reach the expected revenue as stated in the agreements signed within the framework of LSRSA.

Completed residential and commercial unit inventories are valued at lower of cost or net realizable value.

The Group takes into consideration independent expert valuation reports for inventory (land, finished and semi-finished residential and commercial units) separately at least once a year and uses these reports to assess impairment if any. Impairments are recognized under other expenses from operations in the statement of profit or loss and comprehensive income in the period during which they are incurred. Impairments released are recognized under other income from operations when the relevant land or residential are sold.

**Property, plant and equipment**

Property and equipment are carried at cost less accumulated depreciation and provision for impairment, if any. The cost value also includes costs that can be directly attributed to the asset to perform its operation as planned.

Depreciation is calculated over of the cost of property and equipment using the straight-line method based on expected useful lives (Note 12).

The expected useful lives for property, plant and equipment are stated below:

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

The cost of major subsequent expenditures is included in the carrying amount of the asset when it is probable that future economic benefits in excess of the originally assessed of performance of the existing asset will flow to the Group and major subsequent expenditures are depreciated over the remaining useful life of the related assets. All other expenses other than these items are recognized as expense.

Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down to its recoverable amount and the provision for impairment is charged to the income statement.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Property, plant and equipment (Continued)**

Gains and losses on the disposal of property and equipment are determined by comparing the carrying of the property and equipment with the collected amount and then included in the related income and expense accounts, as appropriate.

**Intangible assets**

Intangible assets comprise of licenses and computer software. They are initially recognized at acquisition cost and amortized on a straight-line basis over 5 years their estimated useful lives (Note 13).

Whenever there is an indication that the intangible is impaired, the carrying amount of the intangible asset is reduced to its recoverable amount.

**Investment properties**

Investment properties are defined as land and buildings held to earn rental income or capital appreciation or both, rather than for use in the production of goods or services or for administrative purposes; or sale in the ordinary course of business. The Group uses cost model for all investment properties. Investment properties are presented in the standalone financial statements at cost less accumulated depreciation and less impairment, if any (Note 10).

**Impairment of assets**

The Group reviews all assets subject to amortization at each balance sheet date in order to see if there is a sign of impairment on the stated asset. If there is such a sign, carrying amount of the stated asset is projected. Impairment exists if the carrying value of an asset is greater than its net realizable value. Net recoverable value is the higher of the net sales value or value in use. Value in use is the present value of cash flows generated from the use of the asset and the disposal of the asset after its useful life.

Impairment losses are recorded in the comprehensive income statement. Impairment loss for an asset is reversed, if an increase in recoverable amount is related to a subsequent event following the booking of impairment by not exceeding the amount reserved for impairment. The Group takes the valuation reports for each property separately into consideration over investment property at least once a year to compare carrying value of assets with its net recoverable value and calculate the impairment if any.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Taxation**

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.

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group’s liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

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.

Deferred tax

Deferred tax is recognized on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases which is used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are recognized for all taxable temporary differences, whereas deferred tax assets consist of deductible temporary differences are recognized on the condition that it is highly probable that the differences can be utilised by earning future taxable profit. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**2.4 Summary of significant accounting policies (Continued)**

**Segment reporting**

Operating segments shall be reported in a manner consistent with the internal reporting provided to the chief operating decision-makers. However, since the Group operates in only one geographical segment (Turkey) and all of its operations are concentrated in one industrial department (development of residential projects on its vacant land and plot inventories), the Group does not prepare a segment report.

Chief operating decision maker of the Group is its Board of Directors. Board of Directors uses quarterly consolidated financial statements of the Group prepared in accordance with the TFRS when making decisions.

**Revenue recognition**

The Group recognizes revenue in the financial statements within the 5-step model below in accordance with TFRS 15 “Revenue from Contracts with Customers” standard that is effective as of 1 January 2018.

- (a) Identify the contract(s) with a customer
- (b) Identify the performance obligations in the contract
- (c) Determine the transaction price
- (d) Allocate the transaction price to the performance obligations in the contract
- (e) Recognize revenue when the entity satisfies a performance obligation

Revenue is comprises of sale of vacant land and plots, sale of residential units produced by turnkey projects and sale of land and plots by way of LSRSA.

*1. Sale of vacant land and plots*

Revenue is recognized when the unprojectized lands are transferred to the customer according to the contract and performance obligations are fulfilled. Unprojectized land are carried over when the customer takes control of the land.

*2. Sale of residential units produced by Turnkey projects*

Revenue is recognized when the independent units are transferred to according to the contract and performance obligations are fulfilled. Residential units are carried over when the customer takes control of the units.

*3. Sale of land and plots by way of LSRSA*

The Group recognizes the revenue for the sale of land by way of LSRSA when performance obligations (the one before the signing of the temporary acceptance protocol with the contractor or the signing of the delivery protocol with the buyer) are fulfilled. In cases where the temporary acceptance protocol or delivery protocol with the buyer is not signed, the Group follows-up its revenue share in the deferred revenue (Note 17) and the share of the construction entity as a liability to contractors (Note 7). The Group’s share in the Total Sales Revenue (“TSR”) is recorded as revenue from sale of land and the related cost of land is recognised as cost of land sold in the comprehensive income statement (Note 19).

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Interest income and expense**

Interest income and expense are recognised on an accrual basis using the internal rate of return method. Interest income comprises mostly interest income from time deposits and interest income from credit sales of residences (Note 22-24).

**Paid-in capital**

Ordinary shares are classified in equity. Costs related to the issue of new shares are recognized in equity less the amounts discounted by tax effect.

**Share premium**

Share premiums represent the difference between the fair value of the shares held by the Group at a price higher than the nominal value of the Group or the difference between the fair value and the fair value of the shares of the Group that the Group has acquired. Expenses that are directly attributable to the secondary public offering, in which the shares are re-issued and provide cash inflows to the Group, are deducted from the premiums on issue of share sales.

**Earnings per share**

Earnings per share are determined by dividing net comprehensive income by the weighted average number of shares that have been outstanding during the period concerned.

In Turkey, companies can increase their share capital by making a pro rata distribution of their shares “bonus shares” to existing shareholders funded from retained earnings. For the purpose of earnings per share computations, such “bonus share” issuances are regarded as issued shares. Accordingly, the weighted average number of shares used in earnings per share computations are determined by taking into consideration the retroactive effect of aforementioned share distributions. In case of increase in issued shares after balance sheet date but before the date that consolidated financial statement is prepared due to the bonus share distribution, earning per share calculation is performed taking account of total new share amount.

**Payments for Housing Acquisition Support (“HAS”)**

HAS was a compulsory of saving fund, established by the state to be used by fund participants in the future for acquisition of affordable housing between 1987 and 1995. This system aimed to collect the deducted amounts in a single account, apply interest to the savings and provide the employees with these contributions at the time they wish to acquire a house/residential unit in the future. However, this project was suspended in 1996 and as per decree law No. 588, issued in 1999, the decision was taken to terminate the HAS accounts. With this decree law, real estate corresponding to the monetary value of the HAS deductions which were held by Emlak Bankası was transferred to the Group.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.4 Summary of significant accounting policies (Continued)**

**Payments for Housing Acquisition Support (“HAS”) (Continued)**

Within the scope of Law No. 5664, dated 30 May 2007, and the regulation issued on 14 August 2007, the decision was taken to pay back these savings, which were still held as capital in kind in the accounts of the Group, to the HAS beneficiaries. Accordingly, the shares of HAS beneficiaries were removed from the Group’s equity capital and comprehensive income for the current period based on the ratios specified in the law and recognized as debts to HAS beneficiaries under other payables. The amount payable was determined as the share in the net asset value of the Group at 28 February 2008. The payable amount does not bear any interest or does not change with subsequent changes in the net asset value in subsequent periods and is payable on demand any date after 28 February 2008. The Group has borrowed funds from the Treasury to make such payments.

In addition, the Treasury has an interest liability against HAS beneficiaries calculated before 1999. In accordance with an agreement signed in 2008, the Group undertook this liability on behalf of the Treasury and recorded as payable to be paid together with the Group’s own payables. However, Group resources are not used for this extra liability. Since all payments are made on behalf of the Treasury, they are instantly collected by cashing the government bonds given for these payments from the Treasury to the Group beforehand.

**Dividend distribution**

Dividends payable are recognized as an appropriation of the profit in the period in which they are declared and reflected to Group’s financial statements as liability.

**Statement of cash flows**

Cash flows during the period are classified and reported by operating, investing and financing activities in the cash flow statements.

Cash flows from operating activities represent the cash flows of the Group generated from its main activities. Cash flows related to investing activities represent the cash flows that are used in or provided from the investing activities of the Group (fixed investments and financial investments).

Cash flows arising from financing activities represent the cash proceeds from the financing activities of the Group and the repayments of these funds.

Cash and cash equivalents comprise cash on hand and bank deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash with maturities equal or less than three months.

**Events after the reporting period**

Events after the reporting period cover any events that arise between the reporting date and the balance sheet date, even if they occurred after any declaration of the net profit for the period or specific financial information publicly disclosed. The Group adjusts its consolidated financial statements if such events arise which require an adjustment to the consolidated financial statements (Note 31).

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**2.5 Critical Accounting Judgements, Assumptions and Estimates**

The preparation of financial statements requires the use of assumptions and estimates that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and reported amounts of revenues expenses which are reported throughout the period. Even though these assumptions and estimates rely on the best estimates of the Group management both the actual results may differ and not material for these financial statements.

*Net realizable value of lands and residential inventories*

When the estimated net realizable value of land and commercial units is less than the cost value, the allowance is recognized to reduce the value of inventories to their estimated net realizable value. As of 31 December 2020, valuation reports prepared by Atak Gayrimenkul Değerleme A.Ş. Reel Gayrimenkul Değerleme A.Ş. GEDAŞ Gayrimenkul Değerleme A.Ş. ve Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş.. have been taken into consideration when determining the net realizable value of lands and residential inventories.

*Provisions for lawsuits*

As of 31 December 2020, a total of TL 266,590 lawsuits have been filed against the Group. For those lawsuits in which there is a high probability of potential outflow of potential resources from these cases, a provision amounting to TL 127,157 has been provided by taking the opinion of the lawyers (Note 14). According to the legal judgment of the lawyers, there is no risk of any outflow of resources from the Group.

**2.6. New and Revised Turkish Financial Reporting Standards**

a) Amendments and interpretations madatorily effective as of 2020

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

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

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

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.6. New and Revised Turkish Financial Reporting Standards (Continued)**

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

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

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

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

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

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

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

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

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

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

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

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

As of 31 December 2020, the relevant standard changes do not have a significant effect on the financial statements of the Group.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

**2.6. New and Revised Turkish Financial Reporting Standards (Continued)**

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

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

TFRS 17	<i>Insurance Contracts</i>
Amendments to TAS 1	<i>Classification of Liabilities as Current or Non-Current</i>
Amendments to TFRS 3	<i>Reference to the Conceptual Framework</i>
Amendments to TAS 16	<i>Property, Plant and Equipment – Proceed before Intended Use</i>
Amendments to TAS 37	<i>Onerous Contracts – Cost of Fulfilling a Contract</i>
Annual Improvements to TFRS Standards 2018- 2020	<i>Amendments to TFRS 1, TFRS 9, TFRS 16 and TAS 41</i>
Amendments to TFRS 4	<i>Extension of the Temporary Exemption from Applying TFRS 9</i>
Amendments to TFRS 9, TMS 39, TFRS 7, TFRS 4 and TFRS 16	<i>Interest Rate Benchmark Reform – Phase 2</i>

**TFRS 17 *Insurance Contracts***

TFRS 17 requires insurance liabilities to be measured at a current coverage value and provides a more streamlined measurement and presentation approach for all insurance contracts. These requirements are designed to achieve consistent, principle-based accounting in insurance contracts. TFRS 17 will replace TFRS 4 Insurance Contracts as of 1 January 2023.

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

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

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

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

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.6. New and Revised Turkish Financial Reporting Standards (Continued)**

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

***Amendments to TFRS 3 Reference to the Conceptual Framework (Continued)***

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

***Amendments to TAS 16 Property, Plant and Equipment - Proceeds before Intended Use***

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

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

***Amendments to TAS 37 Onerous Contracts – Cost of Fulfilling a Contract***

The amendments specify that the ‘cost of fulfilling’ a contract comprises the ‘costs that relate directly to the contract’. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract or an allocation of other costs that relate directly to fulfilling contracts.

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

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

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

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

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

**2.6. New and Revised Turkish Financial Reporting Standards (Continued)**

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

**Annual Improvements to TFRS Standards 2018-2020 (Continued)**

*Amendments to TFRS 9 Financial Instruments*

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

*Amendments to TAS 41 Agriculture*

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

The amendments to TFRS 1, TFRS 9, and TAS 41 are all effective for annual periods beginning on or after 1 January 2022. Early application is permitted.

**Amendments to TFRS 4 *Extension of the Temporary Exemption from Applying TFRS 9***

The amendment changes the fixed expiry date for the temporary exemption in TFRS 4 Insurance Contracts from applying TFRS 9 Financial Instruments, so that entities would be required to apply TFRS 9 for annual periods beginning on or after 1 January 2023.

**Amendments to TFRS 9, TAS 39, TFRS 7, TFRS 4 and TFRS 16 *Interest Rate Benchmark Reform — Phase 2***

The amendments in Interest Rate Benchmark Reform — Phase 2 (Amendments to TFRS 9, TAS 39, TFRS 7, TFRS 4 and TFRS 16) introduce a practical expedient for modifications required by the reform, clarify that hedge accounting is not discontinued solely because of the IBOR reform, and introduce disclosures that allow users to understand the nature and extent of risks arising from the IBOR reform to which the entity is exposed to and how the entity manages those risks as well as the entity’s progress in transitioning from IBORs to alternative benchmark rates, and how the entity is managing this transition.

The amendments to TFRS 9, TAS 39, TFRS 7, TFRS 4 and TFRS 16 are all effective for annual periods beginning on or after 1 January 2021. Early application is permitted.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 3 – SHARES IN OTHER AFFILIATES**

**a) Affiliates**

As of 31 December 2020, the details of the Group's key affiliates are as follows:

In the accounting period ended on 31 December 2020, the carrying value of the Group’s subsidiary Bio, valued with the equity method, is TL 6,387 (31 December 2019: TL 7,331).

**NOTE 4- CASH AND CASH EQUIVALENTS**

	<b>31 December 2020</b>	<b>31 December 2019</b>
Cash on hand	19	73
Banks	1,953,138	514,671
- <i>Demand deposit</i>	25,509	142,686
- <i>Time deposits with maturities less than 3 months</i>	1,927,629	371,985
Other cash and cash equivalents	52,089	32,224
	<b>2,005,246</b>	<b>546,968</b>

Maturities of cash and cash equivalents are as follows:

	<b>31 December 2020</b>	<b>31 December 2019</b>
Demand	25,509	142,686
Up to 3 month	1,927,629	371,985
Less: Blocked deposits with maturities less than 3 months	(201)	(2,880)
	<b>1,952,937</b>	<b>511,791</b>

Average effective interest rates of in TL time deposits are as follows:

	<b>31 December 2020</b>	<b>31 December 2019</b>
	(%)	(%)
	17.66%	9.58%

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 4- CASH AND CASH EQUIVALENTS (Continued)**

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

	<b>31 December 2020</b>	<b>31 December 2019</b>
Cash and cash equivalents	2,005,246	546,968
Less: Interest accruals on deposits	(557)	(758)
Less: LSRSA project deposits (*)	(741,280)	(117,489)
Less: T.C. Çevre ve Şehircilik Bakanlığı'na ait hesaplar (**)	(144,625)	-
Less: Blocked deposits with maturities less than 3 months	(77)	(929)
Add: the effect of provisions released under TFRS 9	2,928	4,246
	<b>1,121,635</b>	<b>432,038</b>

(\*) The contractors’ portion of the residential unit sales from the LSRSA projects under construction and which accumulated in the bank accounts opened under the control of the Group is kept in deposits accounts in the name of the related projects under the control of the Group as stated in the agreement. TL 124 (31 December 2019: TL 1,951) of the deposits of the project accounts amounting TL 741,280 (31 December 2019: TL 117,489) consists of blocked deposits of the projects.

(\*\*) Within the scope of the protocols signed with the Republic of Turkey Ministry of Environment and Urbanization regarding the land purchase, the cost of the lands purchased from the Ministry of Environment and Urbanization is evaluated in the term accounts of Emlak Konut on behalf of the Ministry of Environment and Urbanization until the payment date determined by the Ministry of Environment and Urbanization. All of the interest income accumulated in these time deposit accounts will be paid to the Ministry of Environment and Urbanization.

**NOTE 5 – FINANCIAL INVESTMENTS**

<b>Short-term financial investments</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
Lease certificate (*)	305,743	-
Blocked deposits with maturities longer than 3 months (**)	272	12,316
Special issue government bonds (***)	-	10,054
	<b>306,015</b>	<b>22,370</b>

(\*) The Group purchased a lease certificate with a nominal amount of TL 200,000, a maturity date of 16 February 2021 and an interest rate of 8% on 19 August 2020 and another one with a nominal amount of TL 100,000, a maturity date of 3 February 2021 and an interest rate of 8.25% on 6 August 2020. Both of the relevant lease certificates was purchased from Türkiye Emlak Katılım Bankası A.Ş. which is one of the related parties of the Company (Note: 27).

(\*\*) 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 residential 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 184 (31 December 2019: TL 8,331), the Group portion is TL 88 (31 December 2019: TL 3,985).

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 5 – FINANCIAL INVESTMENTS (Continued)**

As of 31 December 2020, the Group's long-term investments comprise investments with less than 10% in 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 December 2020	31 December 2019
<b>Short-term financial liabilities</b>		
Short-term portion of long-term borrowings	1,599,188	1,310,695
Issued debt instruments (*)	475,531	1,065,415
Short-term bank loans	123,500	799,523
Lease obligation (Note 27)	3,399	2,988
	<b>2,201,618</b>	<b>3,178,621</b>

(\*) The Company issued 5 different lease certificates with nominal amount of TL 100,000, a profit share of 8.10% and a maturity date of 6 January 2021, with nominal amount of TL 100,000, a profit share of 12% and a maturity date of 3 February 2021, with nominal amount of TL 100,000, a profit share of 12.95% and a maturity date of 3 March 2021, with nominal amount of TL 50,000, a profit share of 13.50% and a maturity date of 31 March 2021 and lastly with nominal amount of TL 100,000, a profit share of 17.10% and a maturity date of 31 March 2021. Issue date of these certificates are 6 August 2020, 1 September 2020, 30 September 2020, 3 November 2020 and 9 December 2020, respectively.

	31 December 2020	31 December 2019
<b>Long-term financial liabilities</b>		
Long-term borrowings	2,981,094	1,587,564
Lease obligation (Note 27)	2,333	3,003
	<b>2,983,427</b>	<b>1,590,567</b>

All borrowings used as of 31 December 2020 are denominated in TL and their weighted average interest rate is 10.88% (31 December 2019: 17.70%).

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

	31 December 2020	31 December 2019
2021	-	1,344,827
2022	1,086,705	131,092
2023	735,390	51,759
2024	802,361	59,886
2025	356,638	-
	<b>2,981,094</b>	<b>1,587,564</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira ("TL") unless otherwise stated.)

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

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

	<b>31 December 2020</b>	<b>31 December 2019</b>
Less than 3 months	517,368	790,900
Between 3 - 12 months	1,205,320	1,319,319
Between 1 - 5 years	2,981,094	1,587,564
	<b>4,703,782</b>	<b>3,697,783</b>

Cash flow reconciliation of loans and debt instruments issued as of 31 December 2020 and 2019 are as follows:

	<b>Loans</b>		<b>Commercial bill</b>	
	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
Opening balance	3,697,783	2,774,079	1,065,415	587,526
Interest expenses	386,268	463,264	79,115	123,000
Interest paid	(330,391)	(462,226)	(67,671)	(130,371)
Cash inflow from financial borrowings	2,406,401	2,944,675	1,605,000	2,328,000
Cash outflow from financial borrowings	(1,456,279)	(2,022,009)	(2,206,328)	(1,842,740)
<b>Closing balance</b>	<b>4,703,782</b>	<b>3,697,783</b>	<b>475,531</b>	<b>1,065,415</b>

**NOTE 7 – TRADE RECEIVABLES AND PAYABLES**

<b>Short-term trade receivables</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
Receivables from contractors of the lands invoiced under LSRSA	1,470,439	1,473,299
Receivables from sale of residential and commercial units	651,932	669,109
Receivables from land sales	364,721	258,411
Receivables from related parties (Note 27)	52,659	479,941
Receivables from lessees	8,184	10,431
Notes of receivables	835	139
Receivables from the sale of transferred residential and commercial units (*)	-	44,958
Other	13,879	7,683
<b>Unearned finance income</b>	<b>(38,024)</b>	<b>(27,222)</b>
	<b>2,524,625</b>	<b>2,916,749</b>
Doubtful receivables	2,538	1,837
Less: Provision for doubtful receivables	(2,538)	(1,837)
	<b>2,524,625</b>	<b>2,916,749</b>

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Long-term trade receivables</b>		
Receivables from sale of residential and commercial units	4,057,766	3,323,401
Receivables from land sales	227,084	177,940
Unearned finance income	(548,510)	(433,532)
	<b>3,736,340</b>	<b>3,067,809</b>

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Short-term trade payables</b>		
Payables to related parties (Note 27)	1,286,481	25,803
Payables to LSRSA contractors invoiced	857,840	191,691
Trade payables	302,404	273,530
Interest accruals on time deposits of contractors (*)	47,384	14,744
	<b>2,494,109</b>	<b>505,768</b>

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

**NOTE 8 – OTHER RECEIVABLES AND PAYABLES**

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Short-term other receivables</b>		
Advances given to contractor firms	496.485	721.605
HAS related receivables from Turkish Treasury	402.527	402.527
Other receivables from related parties (Note 27)	465	762
Receivables from the authorities	24.274	14.507
Other	1.842	408
	<b>925.593</b>	<b>1.139.809</b>

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Long-term other receivables</b>		
Other receivables from related parties (Note 27)	32.774	24.616
Other receivables from third parties	20.720	15.138
Deposits and guarantees given	1.014	2.281
	<b>54.508</b>	<b>42.035</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

	31 December 2020	31 December 2019
<b>Short-term other payables</b>		
Payables to HAS beneficiaries	402,713	402,713
Payables to contractors (*)	88,752	88,752
Taxes and funds payable	28,248	23,077
Other payables to related parties (Note 27)	403	397
Other	69,953	56,767
	<b>590,262</b>	<b>571,706</b>

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

As of 31 December 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 December 2020 and 2019 are as follows:

	1 January 2020	Additions within the period	Disposals	31 December 2020
<b>Treasury support</b>				
Receivables from Treasury	402,527	-	-	402,527
Special issue Government Debt Securities	10,054	38,021	(48,075)	-
Cash generated from government bond redemption	(9,868)	-	10,054	186
<b>Total consideration received or receivable from Treasury</b>	<b>402,713</b>			<b>402,713</b>
<b>Payables to HAS beneficiaries</b>	<b>(402,713)</b>			<b>(402,713)</b>

	1 January 2019	Additions within the period	Disposals	31 December 2019
<b>Treasury support</b>				
Receivables from Treasury	390,768	11,759	-	402,527
Special issue Government Debt Securities	12,067	10,054	(12,067)	10,054
Cash generated from government bond redemption	(25)	12	(9,855)	(9,868)
<b>Total consideration received or receivable from Treasury</b>	<b>402,810</b>			<b>402,713</b>
<b>Payables to HAS beneficiaries</b>	<b>(402,810)</b>			<b>(402,713)</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 9 - INVENTORIES**

	<b>31 December 2020</b>	<b>31 December 2019</b>
Lands	5,707,639	4,085,357
<i>Cost</i>	5,746,629	4,167,413
<i>Impairment</i>	(38,990)	(82,056)
Planned land by LSRSA	4,423,215	4,778,010
Planned land by turnkey project	4,434,722	3,234,174
Residential and commercial units ready for sale	1,696,572	1,685,237
<i>Cost</i>	1,897,593	1,895,068
<i>Impairment</i>	(201,021)	(209,831)
	<b>16,262,148</b>	<b>13,782,778</b>

As of 31 December 2020, the valuation reports prepared by Atak Gayrimenkul Değerleme A.Ş. Reel Gayrimenkul Değerleme A.Ş. GEDAŞ Gayrimenkul Değerleme A.Ş. and Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. have taken into consideration in the valuation of assets classified as “Inventories” and in the calculation on impairment, if any.

The movements of impairment on inventories are as follows:

	<b>2020</b>	<b>2019</b>
<b>Opening balance at 1 January</b>	<b>291,887</b>	<b>182,354</b>
Impairment on inventories within the current period (Note 22)	207,300	185,084
Reversal of impairment on inventories within the current period (Note 22)	(259,176)	(75,551)
<b>Closing balance at 31 December</b>	<b>240,011</b>	<b>291,887</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 9 – INVENTORIES (Continued)**

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

<b>Lands</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
İstanbul Avcılar Lands	1,420,000	19,307
İstanbul Küçükçekmece Lands	1,113,989	1,942,494
İstanbul Çekmeköy Lands	990,043	-
İstanbul Kartal Lands	532,565	109,183
İstanbul Sarıyer İstinye Lands	410,094	7,734
İstanbul Beşiktaş Lands	325,161	256,965
İstanbul Başakşehir Lands	271,465	627,674
İstanbul Arnavutköy Lands	170,581	170,581
İstanbul Eyüp Lands	168,485	-
İstanbul Ataşehir Lands	100,642	40,642
İstanbul Zekeriyaköy Lands	52,940	677
Ankara Çankaya Lands	51,173	45,644
İstanbul Esenyurt Lands	39,178	50,577
İstanbul Resneli Lands	20,333	20,333
İzmir Konak Umurbey Lands	13,030	12,258
Kocaeli Gebze Lands	8,278	729
Sakarya-Sapanca Lands	7,027	7,027
Tekirdağ Çorlu Lands	6,153	6,153
Maltepe Küçükyalı Lands	3,010	3,010
İstanbul Umraniye Lands	1,844	1,844
Tekirdağ Kapaklı Lands	1,058	1,665
Tuzla Orhanlı Project	540	540
İstanbul Bakırköy Lands	-	364,227
İstanbul Florya Lands	-	262,556
Samsun Canik Lands	-	111,916
İstanbul Tuzla Lands	-	20,016
Other	50	1,605
	<b>5,707,639</b>	<b>4,085,357</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 9 – INVENTORIES (Continued)**

<b>Planned lands by LSRSA</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
Nidapark İstinye Project	992,600	993,780
Merkez Ankara Project	659,410	642,054
Nişantaşı Project	643,965	571,037
Nidapark Kucukyalyalı Project	564,518	678,852
Beykoz Riva Project	390,613	386,193
İstanbul Çekmeköy Taşdelen Project	347,731	312,972
Başakşehir İkitelli Project	161,578	-
Başakşehir Avrasya Konutları Project	132,745	-
Avangart İstanbul Project	111,644	120,391
Validebağ Konakları Project	72,096	154,929
Cer İstanbul Project	67,308	67,403
Evora Denizli Project	62,319	63,618
Avrupark Hayat Project	54,057	54,057
Nidapark Kayasehir Project	35,761	35,367
Ispartakule 6. Etap Project	31,288	31,641
Ofis Karat Bakırköy Project	30,826	30,955
Ebruli Ispartakule Project	28,204	58,200
Şile Çavuş Project	10,079	9,813
Köy Project	9,517	153,054
Büyükyalyalı Project	-	263,492
Temaşehir Konya Project	-	87,489
Tual Adalar Project	-	11,828
Karat 34 Project	-	5,673
Other	16,956	45,212
	<b>4,423,215</b>	<b>4,778,010</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 9 – INVENTORIES (Continued)**

<b>Residential and commercial units completed</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
Maslak 1453 Project	462,675	491,323
Kuzey Yakası Project	290,132	-
Gebze Emlak Konutları	192,509	590,245
Başkent Emlak Konutları Project	187,425	-
Sarphan Finanspark Project	185,738	179,190
Karat 34 Project	78,592	-
Büyükyalı Project	56,241	74,606
İstmarina Project	47,327	52,831
Batışehir Project	28,604	14,268
Niğde Emlak Konutları	21,230	57,351
Tual Bahçekent Project	19,967	-
Koordinat Çayyolu Project	19,352	35,410
Evora Denizli Project	17,770	-
Kocaeli Körfezkent Emlak Konutları	12,209	16,686
Nidakule Ataşehir Project	16,597	24,052
Ispartakule Emlak Konutları	9,477	19,919
Batışehir Project	8,282	11,730
Göl Panorama Project	7,832	33,478
Tual Adalar Project	6,958	-
Unikonut Project	4,838	6,890
Temaşehir Project	3,512	-
Metropol İstanbul Project	3,448	3,444
Nevşehir Emlak Konutları	2,972	3,459
Bahçekent Flora Evleri	2,553	1,777
Başakşehir Ayazma Emlak Konutları	2,299	8,745
Esenler Emlak Konutları	1,999	1,096
Bulvar İstanbul Project	1,383	2,424
Bahçekent Emlak Konutları	584	3,578
Başakşehir Emlak Konutları	-	9,123
Avrupa Konutları Başakşehir Project	-	1,178
Other	4,067	42,434
	<b>1,696,572</b>	<b>1,685,237</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 9 – INVENTORIES (Continued)**

<b>Planned lands by turnkey project</b>	<b>31 December 2020</b>	<b>31 December 2019</b>
Küçükçekmece Bizim Mahalle Project	926,609	-
IGTOD Rami Gıda Toptancıları Project	894,950	703,235
Zekeriya köy Emlak Konutları Project	586,733	-
Halkalı Emlak Konutları Project	544,523	259,306
Hoşdere 6.Etap Project	497,253	101,356
Florya Evleri Project	416,258	-
Yeniköy Konakları	352,370	114,736
Yalova Armutlu Project	139,421	211,633
Ümraniye Kentsel Dönüşüm Project	39,261	-
Ankara Saraçoğlu Project	27,806	5,192
Tariş Kooperatifleri Project	7,142	-
Hoşdere Hayat Parkı Project	2,396	30,059
Başkent Emlak Konutları Project	-	922,882
Kuzey Yakası Project	-	516,630
Ankara Başkent Project	-	358,729
Gebze Emlak Konutları	-	10,416
	<b>4,434,722</b>	<b>3,234,174</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 10 – INVESTMENT PROPERTIES**

Lease income is generated from investment properties, and the expertise used in the calculation of impairment is made through peer comparison and income reduction. As of 31 December 2020, the Group assessed that there was no impairment in its investment properties within the scope of the Covid-19 outbreak. Although there has been a decrease in the rental income of the Group from investment properties due to the COVID-19, there has not been a significant change in the total rental income due to the new rental income increase arising from transfers to investment properties.

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

	<b>Lands, residential</b>	<b>Atasehir general management building A block</b>	<b>Total</b>
<b><u>Cost Value</u></b>			
Opening balance as of 1 January 2020	461,551	40,922	502,473
Transfers from commercial units and land inventories	322,813	-	322,813
Transfers to residential and commercial unit inventories	(35,626)	-	(35,626)
Disposals (-)	(15,521)	-	(15,521)
Closing balance as of 31 December 2020	<u>733,217</u>	<u>40,922</u>	<u>774,139</u>

**Accumulated Depreciation**

Opening balance as of 1 January 2020	19,289	3,039	22,328
Charge for the year	18,295	317	18,612
Disposals (-)	(2,091)	-	(2,091)
Closing balance as of 31 December 2020	<u>35,493</u>	<u>3,356</u>	<u>38,849</u>
Carrying value as of 31 December 2020	<u><u>697,724</u></u>	<u><u>37,566</u></u>	<u><u>735,290</u></u>

	<b>Lands, residential</b>	<b>Atasehir general management building A block</b>	<b>Total</b>
<b><u>Cost Value</u></b>			
Opening balance as of 1 January 2019	352,140	40,922	393,062
Transfers from commercial units and land inventories	111,436	-	111,436
Transfers from residential and commercial unit inventories	(1,757)	-	(1,757)
Purchases	27,905	-	27,905
Impairment (-)	(28,173)	-	(28,173)
Closing balance as of 31 December 2019	<u>461,551</u>	<u>40,922</u>	<u>502,473</u>

**Accumulated Depreciation**

Opening balance as of 1 January 2019	-	2,722	2,722
Charge for the year	19,289	317	19,606
Closing balance as of 31 December 2019	<u>19,289</u>	<u>3,039</u>	<u>22,328</u>
Carrying value as of 31 December 2019	<u><u>442,262</u></u>	<u><u>37,883</u></u>	<u><u>480,145</u></u>

As of 31 December 2020, the rental income from investment properties is TL 36,410 (1 January – 31 December 2019: TL 39,541).

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

Reports prepared by Atak Gayrimenkul Değerleme A.Ş. ve 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 2020. The fair values of the investment property determined by independent valuation experts are as follows:

	<b>31 December 2020</b>	<b>31 December 2019</b>
Lands and completed units	588,147	175,630
Atasehir General Management Office A Block	126,478	98,000
Independent commercial units of Istmarina AVM	286,143	272,515
	<b>1,000,768</b>	<b>546,145</b>

As of 31 December 2020 and 31 December 2019 Group’s investment properties and their fair value hierarchy are as follows:

	31 December 2020	Fair value levels as of 31 December 2020		
		Level 1	Level 2	Level 3
		TL	TL	TL
Lands, residential and commercial units	588,147	-	-	588,147
Atasehir general management building A block	126,478	-	-	126,478
Independent commercial units of Istmarina AVM	286,143	-	-	286,143

	31 December 2019	Fair value levels as of 31 December 2019		
		Level 1	Level 2	Level 3
		TL	TL	TL
Lands, residential and commercial units	175,630	-	-	175,630
Atasehir general management building A block	98,000	-	-	98,000
Independent commercial units of Istmarina AVM	272,515	-	-	272,515

**NOTE 11 – RIGHT-OF-USE ASSETS**

	<b>Lands</b>	<b>Total</b>
<b>Cost Value</b>		
Opening balance as of 1 January 2020	541	541
<b>Closing balance as of 31 December 2020</b>	541	541
<b>Accumulated Amortization</b>		
Opening balance as of 1 January 2020	(2)	(2)
Charge for the period	(464)	(464)
<b>Closing balance as of 31 December 2020</b>	(466)	(466)
<b>Carrying value as of 31 December 2020</b>	75	75

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 11 – RIGHT-OF-USE ASSETS (Continued)**

	Lands	Total
<b>Cost Value</b>		
Opening balance as of 1 January 2019	-	-
Changes in accounting policies	6,593	6,593
Additions	541	541
Disposals	(6,593)	(6,593)
<b>Closing balance as of 31 December 2019</b>	<b>541</b>	<b>541</b>
<b>Accumulated Amortization</b>		
Opening balance as of 1 January 2019	-	-
Charge for the period	(111)	(111)
Disposals	109	109
<b>Closing balance as of 31 December 2019</b>	<b>(2)</b>	<b>(2)</b>
<b>Carrying value as of 31 December 2019</b>	<b>539</b>	<b>539</b>

**NOTE 12 - PROPERTY, PLANT AND EQUIPMENT**

31 December 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	-	1,763	8,903	-	10,666
Transfers from Residential and commercial units	7,454	-	-	-	7,454
Depreciation expense(-)	(2,940)	(1,140)	(4,276)	-	(8,356)
<b>Net carrying value 31 December 2020</b>	<b>105,111</b>	<b>815</b>	<b>9,654</b>	<b>97</b>	<b>115,677</b>
Cost	117,334	3,923	32,170	97	153,524
Accumulated depreciation (-)	(12,223)	(3,108)	(22,516)	-	(37,847)
<b>Net carrying value 31 December 2020</b>	<b>105,111</b>	<b>815</b>	<b>9,654</b>	<b>97</b>	<b>115,677</b>

31 December 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	6,102	-	1,643	-	7,745
Transfers from Completed Units	40,017	-	-	-	40,017
Depreciation expense(-)	(4,325)	(358)	(3,508)	-	(8,191)
<b>Net carrying value 31 December 2019</b>	<b>100,597</b>	<b>192</b>	<b>5,027</b>	<b>97</b>	<b>105,913</b>
Cost	109,880	2,160	21,868	97	134,005
Accumulated depreciation (-)	(9,283)	(1,968)	(16,841)	-	(28,092)
<b>Net carrying value 31 December 2019</b>	<b>100,597</b>	<b>192</b>	<b>5,027</b>	<b>97</b>	<b>105,913</b>

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

The expected useful lives for property, plant and equipment are as follows:

	Years
Buildings	50
Motor vehicles	5
Furniture and fixtures	4-5

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 13 – INTANGIBLE ASSETS**

<b>31 December 2020</b>	<b>Licenses</b>	<b>Computer software</b>	<b>Total</b>
Net carrying value as of 1 January 2020	3,294	477	3,771
Additions	714	2039	2,753
Amortization expense (-)	(2,332)	(432)	(2,764)
<b>Net carrying value 31 December 2020</b>	<b>1,676</b>	<b>2,084</b>	<b>3,760</b>
Cost	10,888	5,016	15,904
Accumulated amortization (-)	(9,212)	(2,932)	(12,144)
<b>Net carrying value 31 December 2020</b>	<b>1,676</b>	<b>2,084</b>	<b>3,760</b>

<b>31 December 2019</b>	<b>Licenses</b>	<b>Computer software</b>	<b>Total</b>
Net carrying value as of 1 January 2019	1,432	392	1,824
Additions	3,944	417	4,361
Amortization expense (-)	(2,082)	(332)	(2,414)
<b>Net carrying value 31 December 2019</b>	<b>3,294</b>	<b>477</b>	<b>3,771</b>
Cost	10,174	2,977	13,151
Accumulated amortization (-)	(6,880)	(2,500)	(9,380)
<b>Net carrying value 31 December 2019</b>	<b>3,294</b>	<b>477</b>	<b>3,771</b>

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

**NOTE 14 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES**

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Provisions</b>		
Provision for lawsuits	127,157	110,241
	<b>127,157</b>	<b>110,241</b>

According to the opinions of the Group’s lawyers, provisions amounting to TL 127,157 have been made as of 31 December 2020 (31 December 2019: TL 110,241). As of 31 December 2020, there are 38 cases of defect, 13 cases of loss of rent, 14 cases of cancellation of title deeds and registration, 4 cases of business and 54 other cases. The amount of risk arising from the total possible cash outflow is TL 266,590 and the lawsuits are still pending. The movements of provision for lawsuits as of 31 December 2020 and 2019 are as follows:

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 14 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)**

	2020	2019
<b>Balance at 1 January</b>	<b>110,241</b>	<b>131,534</b>
Provision released within the current period (Note 22)	-	(23,329)
Provision added within the current period (Note 22)	16,916	2,036
<b>Closing balance at 31 December</b>	<b>127,157</b>	<b>110,241</b>

**14.1 Conitnuing Lawsuits and Provisions**

**14.1.1** 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 Company 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 Company 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 Company 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. In addition, the file was transferred to the delegation, as the Commercial Courts turned into Delegation Judges.

In the expert report dated 19 January 2016, it has been determined that the related cancellation is unfair, and alternative calculations has been realized over the possibility of whether the cancellation is right and over the effects on forward and backward. The expert report has been contested and it has been requested from the court that the expert report is declared “null and void” and that to receive a report that contains the objections of parties by creating a new comitee. The Group filed an extra lawsuit of TL 34,100 on 7 July 2011, requesting the collection, without prejudice to surplus rights.

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 Company made provision amounting to TL 92,233 as of 31 December 2020.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira ("TL") unless otherwise stated.)

**NOTE 14 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)**

**14.1 Conitnuing Lawsuits and Provisions (Continued)**

**14.1.2** The lawsuit filed by the contractor firm is action of debt, deed cancellation and registration case. The decision of the contractor's contract was terminated unfairly, passing through degrees. Lawsuits filed by the company and amounting to TL 7,141 have been partially accepted and the decision was appealed by the parties, the trial is ongoing at the Istanbul 16th Commercial Court of First Instance. As of 31 December 2020 a provision amounting to TL 7,601 has been made.

**14.1.3** Within the scope of Revenue Sharing in Return for Riva Land Sale Tender for immovables parcel numbered 3201, 3202, 3203 located in Istanbul Province, Beykoz/Riva District as per the Article 14 of Bidding Specification of the aforementioned tender, bid bonds have been submitted to the client company by the Joint Venture, in the second session of the tender held on 15 June 2017, it was decided to leave the tender under the responsibility of the Joint Venture, which gave the most economically advantageous bid however, companies that have applied to the client company and invited for signature were requested to revise the terms and criteria of the tender, with the justification that the Planned Areas Type Zoning Regulation by the Ministry of Environment and Urbanization published on Official Gazette No. 30113 dated 3 July 2017 contains regulations that cause a significant reduction in the construction area subject to the tender, with the entry into force of the provisions of the said Regulation, the revision requests of the plaintiff companies were rejected on the grounds that there would be no change in the construction field based on the precedent and the Company gave a deadline until 15 August 2017 for the signing of the contract, as the client company did not come to sign the contract at the end of the period, the bid bonds submitted by the plaintiff companies within the scope of the Revenue Sharing in Return for Riva Land Sale Tender were registered as revenue and the tender was awarded to the non-litigated contractor who submitted the second most appropriate bid for the subject matter and there are pecuniary and non-pecuniary damages lawsuits filed on the grounds that the claimant's revision requests regarding the conditions and criteria of the aforementioned tender were rejected and that the recognition of the letters of guarantee as revenue was unfair. Provision amounting to TL 10,306 has been made as of 31 December 2020.

**14.2 Contingent Liabilities of the Group**

In the financial statements prepared as of 31 December 2020, the ongoing litigation liabilities were evaluated in the following matters. According to the opinion of the Group Management and its lawyers, no provision has been made in the financial statements prepared as of 31 December 2020 on the grounds that it is not probable that the outflow of resources with economic benefits will be realized in cases filed against the Group in order to fulfill its obligation.

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

**14.2.2** İstanbul Ümraniye 1.Phase is the action of debt filed by the contractor with the claim that TL 34,164 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.  
AND ITS SUBSIDIARIES**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 14 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)**

**14.3 Contingent Assets of Emlak Konut GYO**

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

<b>31 December 2020</b>	<b>Trade Receivables</b>	<b>Off-balance sheet deferred revenue</b>	<b>Total</b>
1 year	1,016,653	1,539,172	2,555,825
2 year	845,871	1,395,083	2,240,954
3 year	629,810	722,777	1,352,587
4 year	445,942	362,763	808,705
5 year and above	2,363,227	979,553	3,342,780
	<b>5,301,503</b>	<b>4,999,348</b>	<b>10,300,851</b>

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

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 15 – EMPLOYEE BENEFITS**

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Short-term provisions</b>		
Unused vacation provision	14,957	11,148
	<b>14,957</b>	<b>11,148</b>
<b>Long-term provisions</b>		
Provision for employment termination benefit	15,804	13,846
	<b>15,804</b>	<b>13,846</b>

TAS 19 foresees that actuarial valuation method should be in use in order to estimate the certain liabilities for defined benefit obligations of the Group. Accordingly, in the calculation of these liabilities, the following actuarial assumptions are used:

	<b>31 December 2020</b>	<b>31 December 2019</b>
Discount Rate (%)	4.10	3.90
Turnover rate to estimate probability of retirement (%)	0.90	2.47

The principal assumption is that the determined value for every working year increases proportional to inflation. Using this assumption, the existing discount ratio shows the real ratio, unaffected by inflation.

If the discount rate would have been 1% lower, provision for employee termination benefits would increase by TL 1,004.

If the anticipated turnover rate would have been 1% higher while all other variables were held constant, provision for employee termination benefits would increase by TL 389.

Movement of the provision for employment termination benefits in the current years is as follows:

	<b>2020</b>	<b>2019</b>
<b>Balance at 1 January</b>	<b>13,846</b>	<b>8,685</b>
Service cost	4,495	4,708
Interest cost	451	528
Payment within the period	(2,988)	(75)
<b>Closing balance at 31 December</b>	<b>15,804</b>	<b>13,846</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 16 – OTHER ASSETS AND LIABILITIES**

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Other current assets</b>		
Progress payments to contractors	156,643	115,896
Deferred VAT	111,784	568
Income accruals	27,577	68,349
Receivables from tax office	19,576	42,526
Other	291	3,595
	<b>315,871</b>	<b>230,934</b>

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Other non-current assets</b>		
Deferred VAT	23,895	75,958
	<b>23,895</b>	<b>75,958</b>

**NOTE 17 – DEFERRED INCOME AND PREPAID EXPENSES**

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Short-term deferred income</b>		
Deferred income from LSRSA projects (*)	2,485,417	1,698,186
Advances taken from turnkey project sales	2,117,317	1,379,687
Advances taken from LSRSA contractors (**)	600,182	570,237
Deferred income related to sales of independent units	401,189	392,391
Transferred deferred incomes (***)	-	239,333
Advances received from related parties (Note 27)	-	64,732
	<b>5,604,105</b>	<b>4,344,566</b>

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

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

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

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Prepaid expenses</b>		
Advances given for inventory (*)	1,619,676	1,747,573
Prepaid expenses	5,709	2,655
	<b>1,625,385</b>	<b>1,750,228</b>

(\*) A protocol has been signed between the Group and the Tarıř Cooperatives Union to develop revenue sharing project on a 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 405,175 has been made. The Group has also provided an inventory advance amounting to TL 1,207,551 to the contractors for the residential and commercial units which it will acquire based on preliminary sales contract from ongoing Ankara Yenimahalle Station, Nidapark Küçükyalı and Büyükyalı projects.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 18 - 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 December 2020 and 31 December 2019 is as follows:

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

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

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

- If the difference is arising from the valuation of “Paid-in Capital” and not yet been transferred to capital should be classified under the “Inflation Adjustment to Share Capital”;
- If the difference is arising from valuation of “Restricted Reserves Appropriated from Profit” and “Share Premium” and the amount has not been subject to dividend distribution or capital increase, it shall be classified under “Retained Earnings”. 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.

On 22 July 2020, the General Assembly decided to distribute dividends amounting to TL 76,646. This dividend amounting to TL 2,800 is related to repurchased shares and net off under equity.

On 20 March 2020, The Company repurchased 10,500,000 numbers of shares with nominal value between full TL 1.11 and full TL 1.12 (full TL) and with the transaction cost amounting to thousand TL 11,751. The ratio of total shares acquired as a result of the purchase transactions to total number was 3.65%.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 19 – REVENUE AND COST OF SALES**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Sales income</b>		
Land sales	2,262,478	3,653,421
<i>Sales of planned lands by way of LSRSA</i>	<i>1,679,391</i>	<i>2,132,477</i>
<i>Land sales income</i>	<i>583,087</i>	<i>1,520,944</i>
Residential and commercial units sales	2,365,863	1,982,654
Other income	118,905	38,265
	<b>4,747,246</b>	<b>5,674,340</b>
Sales returns	(10,754)	(6,457)
Sales discounts	(6,030)	(285)
<b>Net sales income</b>	<b>4,730,462</b>	<b>5,667,598</b>
<b>Cost of sales</b>		
Cost of lands	(996,015)	(2,178,417)
<i>Cost of lands planned by way of LSRSA</i>	<i>(725,989)</i>	<i>(919,900)</i>
<i>Cost of lands sold</i>	<i>(270,026)</i>	<i>(1,258,517)</i>
Cost of residential and commercial units sold	(2,607,086)	(1,943,964)
	<b>(3,603,101)</b>	<b>(4,122,381)</b>
<b>Gross Profit</b>	<b>1,127,361</b>	<b>1,545,217</b>

**NOTE 20 – GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>General administrative expenses</b>		
Personnel expenses	(136,398)	(106,374)
Taxes, duties and fees	(52,027)	(63,569)
Consultancy expenses	(32,714)	(45,849)
Donations	(26,485)	(19,997)
Due and contribution expenses	(12,781)	(11,756)
Depreciation and amortisation	(11,614)	(11,246)
Travel expenses	(7,913)	(8,125)
Maintenance and repair expenses	(6,924)	(1,221)
Information technologies expenses	(6,511)	(7,265)
Lawsuit and notary expenses	(4,506)	(4,403)
Insurance expenses	(1,954)	(2,000)
Communication expenses	(1,527)	(972)
Other	(44,831)	(25,585)
	<b>(346,185)</b>	<b>(308,362)</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 20 – GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Marketing and sales expenses</b>		
Advertising expenses	(60,890)	(55,862)
Personnel expenses	(24,551)	(25,150)
Office expenses	(339)	(11)
Lawsuit and notary expenses	(7)	(41)
Other	(2,800)	(2,124)
	<b>(88,587)</b>	<b>(83,188)</b>

**NOTE 21 – EXPENSES BY NATURE**

	<b>1 January - 31 December 2020</b>	<b>1 January- 31 December 2019</b>
Expenses from residential and commercial units sales	2.607.086	1.943.964
Land costs	996.015	2.178.417
Personnel expenses	160.949	131.524
Taxes,duties and fees	52.027	63.569
Advertising expenses	60.890	55.862
Consultancy expenses	32.714	45.849
Donations	26.485	19.997
Due and contribution expenses	12.781	11.756
Depreciation and amortisation (Note 11,12,13)	11.614	11.246
Information technologies expenses	6.511	7.265
Lawsuit and notary expenses	4.513	4.444
Insurance expenses	1.954	2.000
Communication expenses	1.527	972
Other	62.807	37.066
	<b>4.037.873</b>	<b>4.513.931</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 22 - OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Other income from operating activities</b>		
Financial income from forward sales	157,554	180,943
Impairment provisions released (Note 9)	259,176	75,551
Default interest income from projects	146,964	143,735
Income from transfer commissions	16,771	25,038
Provisions for possible risks	1,317	-
Income from tender contract sales	593	1,026
Lawsuit provisions released (Note 14)	-	23,329
Income from natural gas and contribution expenses	-	13,322
Other	59,006	43,118
	<b>641,381</b>	<b>506,062</b>

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Other expenses from operating activities</b>		
Provision for impairment of land and residential inventories (Note 9)	(207,300)	(185,084)
Investment properties amortisation expenses (Note 10)	(18,612)	(19,606)
Provision for lawsuits (Note 14)	(16,916)	(2,036)
Provisions for possible risks	(196)	(2,440)
Investment properties impairment provision expenses (Note 11)	-	(28,173)
Other	(31,699)	(61,843)
	<b>(274,723)</b>	<b>(299,182)</b>

**NOTE 23 – INCOME FROM INVESTMENT ACTIVITIES**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
Income from lease certificate	6,342	-
Interest income from bonds	-	174
	<b>6,342</b>	<b>174</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 24 – FINANCE INCOME / EXPENSES**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
Borrowings interest and sukuk expenses	(466,437)	(586,264)
Interest discount on pay off debt	(12,406)	(142,480)
Assigned receivables and commission expense	(3,774)	(9,796)
Interest expense on lease liabilities	(2,850)	-
Foreign exchange losses	(260)	(446)
	<b>(485,727)</b>	<b>(738,986)</b>

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
Interest income from time deposits	182,576	108,687
Interest income from land acquisition	62,601	45,646
Foreign exchange gains	5,985	1,920
Interest income related to leases	4,064	1,016
	<b>255,226</b>	<b>157,269</b>

**NOTE 25 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)**

	<b>31 December 2020</b>	<b>31 December 2019</b>
Current tax assets	-	2,993
Prepaid taxes and funds	-	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.  
AND ITS SUBSIDIARIES**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 25 – 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 is 20% over temporary timing differences expected to be reversed in 2021 and the following years (2019: 22% over temporary timing differences expected to be reversed in 2020, 20% for 2021 and the following years).

Since entities in Turkey cannot declare a consolidated tax return, subsidiaries that have deferred tax assets are not netted off with subsidiaries that have deferred tax liabilities and are presented separately.

<u>Deferred tax (assets)/liabilities:</u>	<u>31 December 2020</u>	<u>31 December 2019</u>
Fair value adjustment to inventories due to purchase accounting	54,092	62,157
Carry forward tax loss effect	-	(6,604)
Restatement and depreciation / amortization differences of property, plant and equipment and other intangible assets	(401)	(361)
Provision for employment termination benefits	(1,412)	(489)
	<u>52,279</u>	<u>54,703</u>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 25 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)  
(Continued)**

The movements of deferred tax (assets)/ liabilities for the periods ended 31 December 2020 and 2019 are as follows:

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<u>Movement of deferred tax (assets)/liabilities:</u>		
Opening balance as of 1 January	(54,703)	(61,769)
Charged to profit or loss	2,424	7,066
Closing balance at 31 December	<u>(52,279)</u>	<u>(54,703)</u>

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

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<u>Reconciliation of tax provision</u>		
Profit from continuing operations	834,139	771,284
Profit from operations before tax	<u>834,139</u>	<u>771,284</u>
Tax at the domestic income tax rate 2020: 22% (2019: 22%)	(183,511)	(169,682)
Tax effects of:		
- revenue that is exempt from taxation	189,128	171,711
- the effect of tax rate change from 22% to 20%	5,409	-
-previously unrecognised and unused tax losses and tax offsets now recognised deferred tax assets	-	6,604
- other	(8,602)	(1,567)
Income tax expense recognised in profit	<u>2,424</u>	<u>7,066</u>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 26 – EARNINGS PER SHARE**

In Turkey, companies can increase their share capital by making a pro rata distribution of shares “bonus shares” to existing shareholders from retained earnings. The issue of such shares is treated as the issuance of ordinary shares in the calculation of earnings per share. Accordingly, the weighted average number of shares used in these calculations is determined by taking into consideration the retroactive effects of these share distributions. Earnings per share is calculated by considering the total number of new shares when there is an increase in issued shares because of distribution of bonus shares after the balance sheet date but before the preparation of financial statements.

The earnings per share stated in income statement are calculated by dividing net income for the period by the weighted average number of the Group’s shares for the period.

The Group can withdraw the issued shares. The weighted average number of shares taken back changes the calculation of earnings per share in line with the number of shares.

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
Net income attributable to equity holders of the parent in full TL	859,671	780,506
Weighted average number of ordinary shares	3,659,447,630	3,663,584,506
<b>Earnings per share in full TL</b>	<b>0.0023</b>	<b>0.0021</b>

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

### NOTE 27 - 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 T.C. Ministry of Environment and Urbanisation. Related parties of the Group are as listed below:

1. T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)
2. GEDAŞ (Gayrimenkul Değerleme A.Ş.) (TOKİ iştiraki)
3. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (TOKİ iştiraki)
4. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (TOKİ iştiraki)
5. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (TOKİ iştiraki)
6. Emlak-Toplu Konut İdaresi Spor Kulübü
7. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
8. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş.- Fideltus İnş. - Öztaş İnş. Ortak Girişimi
9. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi
10. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi
11. Emlak Konut Spor Kulübü Derneği
12. Bio İstanbul Proje Geliştirme ve Yatırım A.Ş.
13. Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı
14. Türkiye Emlak Katılım Bankası A.Ş.
15. T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü
16. İller Bankası A.Ş.
17. Emlak Basın Yayın 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 Treasury are detailed in Note 5, 6 and 9.
- The Group keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 31 December 2020, the Group has deposits amounting to TL 1,866,582 in state banks (31 December 2019: TL 484,216). Average effective interest rates of time deposits of the Group as of 31 December 2020 are explained in Note 5.

The relationships between the Group and related parties are explained below:

	31 December 2020	31 December 2019
<b>Trade receivables from related parties</b>		
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (*)	-	469,097
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	42,616	-
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G.	6,006	5,577
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	1,769	1,769
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	1,338	1,338
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	930	2,160
	<b>52,659</b>	<b>479,941</b>

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

	31 December 2020	31 December 2019
<b>Borrowings to related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	5,732	5,991
	<b>5,732</b>	<b>5,991</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 27 - RELATED PARTY DISCLOSURES (Continued)**

	31 December 2020	31 December 2019
<b>Short-term other receivables from related parties</b>		
Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı	119	169
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	95	145
Gedaş Gayrimenkul Değerleme A.Ş.	251	448
	<b>465</b>	<b>762</b>

	31 December 2020	31 December 2019
<b>Long-term other receivables from related parties</b>		
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	32,774	24,616
	<b>32,774</b>	<b>24,616</b>

	31 December 2020	31 December 2019
<b>Trade payables to related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)	207,085	24,504
İller Bankası A.Ş. (**)	465,100	-
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü	607,204	-
Fideltus İnşaat Taahhüt San. ve Tic. A.Ş.	5,617	-
Emlak Planl. İnş. Prj. Yön. A.Ş. - Cathay Ortak Girişimi	1,324	-
Emlak Basın Yayın A.Ş.	106	-
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	45	1,299
	<b>1,286,481</b>	<b>25,803</b>

(\*) Represents the amount of payable arising from the transfer of 14 parcels according to the protocol signed with Republic of Turkey Housing Development Administration on 2 December 2020.

(\*\*) Represents the amount of payable arising from the transfer of 2 parcels in accordance with the protocol signed with İlbank A.Ş. on 14 December 2020.

(\*\*\*) Represents the amount of payable arising from the transfer of 4 parcels in accordance with the protocol signed with Republic of Turkey Ministry of Environment and Urbanization General Directorate of Urban Transformation Services on 20 November 2020.

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

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

	31 December 2020	31 December 2019
<b>Financial investments from related parties</b>		
Türkiye Emlak Katılım Bankası A.Ş.	305,732	-
	<b>305,732</b>	<b>-</b>

	1 January- 31 December 2020	1 January- 30 September 2019
<b>Investment income from related parties</b>		
Türkiye Emlak Katılım Bankası A.Ş.	5,743	-
	<b>5,743</b>	<b>-</b>

	1 January- 31 December 2020	1 January- 31 December 2019
<b>Finance income from related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	45,646
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü	55,987	-
	<b>55,987</b>	<b>45,646</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 27 - RELATED PARTY DISCLOSURES (Continued)**

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Finance expense from related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	168	949
Türkiye Emlak Katılım Bankası A.Ş.	-	8,905
	<b>168</b>	<b>9,854</b>

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

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Purchases from related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	1,879,959	575,207
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü	1,306,745	-
Emlak Planl. İnş. Prj. Yön. A.Ş. - Cathay Ortak Girişimi	1,324	-
Emlak Basın Yayın A.Ş.	1,267	-
Gedaş Gayrimenkul Değerleme A.Ş.	133	-
	<b>3,189,428</b>	<b>575,207</b>

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Sales to related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	10,519	315,693
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	-	333
Gedaş Gayrimenkul Değerleme A.Ş.	-	27
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş.- Fideltus İnş. - Öztaş İnş. O.G.	15	3
İller Bankası A.Ş.	-	115,640
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü	143,967	470,867
	<b>154,501</b>	<b>786,563</b>

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:

	<b>1 January- 31 December 2020</b>	<b>1 January- 31 December 2019</b>
<b>Compensation to key management</b>		
Salaries and other short-term benefits	12,530	8,244
	<b>12,530</b>	<b>8,244</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS**

The Group’s activities expose it to a variety of financial risks, including the effects of changes in debt and equity market prices, foreign currency exchange rates and interest rates. The Company’s management focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the financial performance of the Group.

***Liquidity risk***

Liquidity risk is the inability of the Group to match the net funding requirements with sufficient liquidity.

The Group management monitors the undiscounted estimated cash flows arising from the financial liabilities and trade payables of the Group with special reporting methods and analysis.

The Group meets its liquidity needs arising from HAS payments with the funding guarantee it receives from the Treasury and the special issue Government Debt Securities.

The Group covers the payments of its other trade and financial payables with its cash and cash equivalents and cash generated from sales. In addition, it aims to provide funding flexibility by maintaining loan opportunities. The Group does not have any derivative instruments. Although the amounts stated in the table are not discounted amounts based on the contract, the Group manages the structural liquidity risk based on the expected cash flows that are not discounted.

The maturity distribution of financial liabilities of the Group as of 31 December 2020 and 2019 is as follows:

31 December 2020	Carrying value	Contractual cash flows	Up to 3 months	3 months to 1 year	1 year- to 5 years
<b>Short-term financial liabilities</b>					
<b>(Non-derivative):</b>					
Financial liabilities	2,201,618	2,476,344	1,061,013	1,415,331	-
Trade payables	2,494,109	2,494,109	2,494,109	-	-
Other payables	590,262	590,262	98,201	492,061	-
	<b>5,285,989</b>	<b>5,560,715</b>	<b>3,653,323</b>	<b>1,907,392</b>	<b>-</b>
<b>Long-term financial liabilities</b>					
<b>(Non-derivative):</b>					
Financial liabilities	2,983,427	3,641,969	-	-	3,641,969
Trade payables	28	28	-	-	28
Other payables	59,985	59,985	-	-	59,985
	<b>3,043,440</b>	<b>3,701,982</b>	<b>-</b>	<b>-</b>	<b>3,701,982</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (Continued)**

***Liquidity risk (Continued)***

31 December 2019	Carrying value	Contractual cash flows	Up to 3 months	3 months to 1 year	1 year- to 5 years
<b>Short-term financial liabilities</b>					
<b>(Non-derivative):</b>					
Financial liabilities	3,178,621	3,409,206	1,531,172	1,878,034	-
Trade payables	505,768	505,768	-	505,768	-
Other payables	571,706	571,706	80,241	491,465	-
	<b>4,256,095</b>	<b>4,486,680</b>	<b>1,611,413</b>	<b>2,875,267</b>	-
<b>Long-term financial liabilities</b>					
<b>(Non-derivative):</b>					
Financial liabilities	1,590,567	1,796,296	-	-	1,796,296
Trade payables	102	102	-	-	102
Other payables	48,887	48,887	-	-	48,887
	<b>1,639,556</b>	<b>1,845,285</b>	-	-	<b>1,845,285</b>

***Interest rate risk***

The Group is vulnerable to interest rate arising from the change of interest rates due to its interest-earning asset and interest-paid liabilities. This risk is managed through on-balance sheet method by balancing the amount and maturity of interest rate sensitive assets and liabilities. In this context, great importance is attached to the fact that not only the due dates of receivables and payables, but also the periods of interest renewal are similar.

Average effective annual interest rates of balance sheet items as of 31 December 2020 and 2019 are as follows:

	31 December 2020 (%)	31 December 2019 (%)
<b>Current assets</b>		
Cash and cash equivalents	17.66%	9.16%
Trade receivables	13.76%	11.92%
<b>Current liabilities</b>		
Financial liabilities	11.22%	14.50%
<b>Non-current liabilities</b>		
Financial liabilities	10.68%	17.71%

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL  
INSTRUMENTS (Continued)**

***Interest rate risk (Continued)***

The Group’s financial instruments that are sensitive to interest rates are as follows:

	<b>31 December 2020</b>	<b>31 December 2019</b>
<b>Financial instruments with fixed interest rate</b>		
Time deposits	1,927,629	371,985
Financial liabilities	5,185,045	4,769,188
<b>Financial instruments with floating interest rate</b>		
Financial liabilities	-	-

If the interest denominated in TL had been 100 base point lower/higher while all other variables were held constant, the profit before tax would increase/decrease by TL 0 as of 31 December 2020 (31 December 2019: TL 0).

***Credit risk disclosures***

The Group is subject to credit risk arising from trade receivables related to forward sales, other receivables and deposits at banks.

The Group manages credit risk of bank deposits by working mainly with state banks established in Turkey and having long standing relations with the Group. Majority of bank deposits in this regard are with the state owned retail banks.

Credit risk of receivables from third parties is managed by securing receivables with collaterals covering receivables at the highest possible proportion. Methods used are as follows:

- Bank guarantees (letter of guarantee, etc.),
- Mortgage on real estate,
- Retain the legal title to the goods solely to protect the collectability of the amount due.

In credit risk control, the credit quality of each customer is assessed; taking into account its financial position, past experience and other factors, individual risk limits are set in accordance and the utilisation of credit limits is regularly monitored.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (Continued)**

*Credit risk disclosures (Continued)*

Credit and receivable risks of as of 31 December 2020 are as follows:

31 December 2020	Trade Receivables		Other Receivables		Deposits at Banks	Blocked deposits with maturities more than 3 months
	Related Party	Other	Related Party	Other		
<b>Maximum credit risks exposed as of reporting date</b>	<b>52,659</b>	<b>6,208,306</b>	<b>33,239</b>	<b>946,862</b>	<b>1,953,138</b>	<b>272</b>
Secured portion of the maximum credit risk by guarantees,etc,	52,659	5,962,279	465	946,862	1,953,138	272
A. Net carrying value of financial assets that are neither past due nor impaired	52,659	5,962,279	465	946,862	1,953,138	272
Secured portion by guarantees etc.	52,659	5,962,279	465	946,862	-	-
B. Net carrying value of assets with negotiated terms						
Secured portion by guarantees etc.	-	-	-	-	-	-
C. Net carrying value of financial assets that are past due but not impaired	-	246,027	32,774	-	-	-
Secured portion by guarantees etc.	-	246,027	32,774	-	-	-
D. Net carrying value of impaired assets	-	-	-	-	-	-
Past due (Gross carrying value)	-	1,837	-	-	-	-
Impairment (-)	-	(1,837)	-	-	-	-
Secured portion by guarantees etc.	-	-	-	-	-	-

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (Continued)**

*Credit risk disclosures (Continued)*

Credit and receivable risks of as of 31 December 2019 are as follows:

31 December 2019	Trade Receivables		Other Receivables		Deposits at Banks	Blocked deposits with maturities more than 3 months
	Related Party	Other	Related Party	Other		
<b>Maximum credit risks exposed as of reporting date</b>	<b>479,941</b>	<b>5,504,617</b>	<b>25,378</b>	<b>1,156,466</b>	<b>514,671</b>	<b>12,316</b>
Secured portion of the maximum credit risk by guarantees,etc,	479,941	2,775,237	762	1,156,466	514,671	12,316
A. Net carrying value of financial assets that are neither past due nor impaired	479,941	2,775,237	762	1,156,466	514,671	12,316
Secured portion by guarantees etc.	479,941	2,775,237	762	1,156,466	-	-
B. Net carrying value of assets with negotiated terms						
Secured portion by guarantees etc.	-	-	-	-	-	-
C. Net carrying value of financial assets that are past due but not impaired		200,137	24,616	-	-	-
Secured portion by guarantees etc.	-	200,137	24,616	-	-	-
D. Net carrying value of impaired assets	-	-	-	-	-	-
Past due (Gross carrying value)		1,837				
Impairment (-)	-	(1,837)	-	-	-	-
Secured portion by guarantees etc.	-	-	-	-	-	-

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (Continued)**

***Credit risk disclosures (Continued)***

Amounts showing the maximum credit risk exposed as of balance sheet date by excluding guarantees in hand and other factors that increase the credit quality. There is no impairment on the Group’s asset that subject to credit risk of financial activities. In addition, the Group does not have any items that include off-balance credit risk and assets that are overdue but not impaired.

***Foreign exchange risk***

The Group is subject to the foreign currency risk due to the foreign currency deposits in the bank deposit account. Since the Group does not use foreign currency in its main operations, the foreign currency risk is only originated from deposits of the Group.

***Foreign currency position***

Foreign currency denominated assets, liabilities and effects arising from foreign exchanges arising from having off-balance sheet items constitute exchange rate risk.

As of 31 December 2020, the Group’s foreign currency assets and liabilities did not need to be balanced with any off-balance sheet items.

The table below summarizes the Group’s foreign currency position of the Group as of 31 December 2020 and 2019. TL equivalents of carrying values of assets and liabilities denominated in foreign currencies are as follows:

	31 December 2020	
	TL Amount (Functional Currency)	US Dollar
1a. Monetary Financial Assets	31,382	4,230
2.CURRENT ASSETS	31,382	4,230
3. TOTAL ASSETS	31,382	4,230
4a. Monetary Other Liabilities	-	-
5. CURRENT LIABILITIES	-	-
6.TOTAL LIABILITIES	-	-
7.Net Foreign Currency Assets/Liabilities Position	31,382	4,230
8.Monetary Items Net Foreign Currency Assets / Liabilities (1a-4a)	31,382	4,230

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 28 - NATURE AND LEVEL OF RISKS ARISING FROM FINANCIAL INSTRUMENTS (Continued)**

***Foreign currency position (Continued)***

	31 December 2019	
	TL Amount (Functional Currency)	US Dollar
1a. Monetary Financial Assets	17,963	3,024
2. CURRENT ASSETS	17,963	3,024
3. TOTAL ASSETS	17,963	3,024
4a. Monetary Other Liabilities	5,090	857
5. CURRENT LIABILITIES	5,090	857
6. TOTAL LIABILITIES	5,090	857
7. Net Foreign Currency Assets/Liabilities Position	12,873	2,167
8. Monetary Items Net Foreign Currency Assets / Liabilities (1a-4a)	12,873	2,167

***Capital risk management***

The Group attempts to manage its capital by minimizing the investment risk with portfolio diversification. The Group’s objectives when managing capital are to safeguard the Group’s ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

While managing the capital, the Group’s objectives are to maintain the Group’s operability in order to maintain the most appropriate capital structure in order to provide benefits to its shareholders, benefit from other stakeholders and reduce the cost of capital.

Gearing ratio as of 31 December 2020 and 2019 is as follows:

	31 December 2020	31 December 2019
Financial Liabilities	5,185,045	4,769,188
Less: Cash and cash equivalents	(2,005,246)	(546,968)
Net Liability/(Asset)	3,179,799	4,222,220
Total Shareholder's Equity	14,494,008	13,743,042
Total Capital	17,673,807	17,965,262
<b>Net liability (asset)/Total Capital Ratio</b>	<b>18%</b>	<b>24%</b>

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 29 – FINANCIAL INSTRUMENTS**

31 December 2020	Financial assets at amortized cost	Fair value through profit or loss	Financial liabilities at amortized cost	Carrying value	Note
<u>Financial assets</u>					
Cash and cash equivalents	2,005,246	-	-	2,005,246	4
Blocked deposits more than 3 months maturity	272	-	-	272	5
Short term financial investments	305,743	-	-	305,743	5
Long term financial investments	-	836	-	836	5
Trade receivables	6,208,306	-	-	6,208,306	7
Trade receivables due from related parties	52,659	-	-	52,659	27
Other financial assets	946,862	-	-	946,862	8
Other receivables due from related parties	33,239	-	-	33,239	27
<u>Financial liabilities</u>					
Borrowings	-	-	5,185,045	5,185,045	6
Trade payables	-	-	2,415,256	2,415,256	7
Due to related parties	-	-	1,286,481	1,286,481	27
Other financial liabilities	-	-	649,844	649,844	8
31 December 2019	Financial assets at amortized cost	Fair value through profit or loss	Financial liabilities at amortized cost	Carrying value	Note
<u>Financial assets</u>					
Cash and cash equivalents	546,968	-	-	546,968	4
Blocked deposits more than 3 months maturity	12,316	-	-	12,316	5
Short term financial investments	-	10,054	-	10,054	5
Long term financial investments	-	836	-	836	5
Trade receivables	5,504,617	-	-	5,504,617	7
Trade receivables due from related parties	479,941	-	-	479,941	27
Other financial assets	1,156,466	-	-	1,156,466	8
Other receivables due from related parties	25,378	-	-	25,378	27
<u>Financial liabilities</u>					
Borrowings	-	-	4,769,188	4,769,188	6
Trade payables	-	-	959,930	959,930	7
Due to related parties	-	-	25,803	25,803	27
Other financial liabilities	-	-	620,196	620,196	8

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

---

**NOTE 29 – FINANCIAL INSTRUMENTS (Continued)**

***Fair value of financial instruments***

Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation, and is best evidenced by a quoted market price, if one exists.

The Group has determined the estimated fair values of financial instruments using current market information and appropriate valuation methods. However, evaluating market information and estimating fair values requires interpretation and judgment. As a result, the estimations presented here cannot be an indication of the amounts that the Group can obtain in a current market transaction.

The following methods and assumptions are used to estimate the fair values of financial instruments that are practically possible to estimate fair values:

***Financial assets:***

The fair values of cash and due from banks are considered to approximate their respective carrying values due to their short-term nature.

The carrying values of trade and other receivables are expected to reflect the fair value along with the relevant impairment provisions.

It is estimated that the fair values of the foreign currency balances converted with the exchange rates at the end of the period are close to their carrying values.

Special issue Government Debt Securities issued by the Treasury and given to the Group for the payments to be made to the HAS beneficiaries are not subject to trading in the secondary market and do not contain interest. They are recognized with their carrying value which is their fair value by the Group and they can be amortised at carrying value by the Group against the Treasury.

Bonds are kept at their fair values in the financial statements of the Company. Fair values of the bonds are calculated quarterly using effective interest rates.

***Financial liabilities:***

The Group’s borrowing from the Treasury in order to finance HAS payments are calculated at each interest payment period based on the weighted average compound interest rate of the Government Debt Securities. Therefore, the carrying value of this financial borrowing of the Group approximate their fair value.

Short-term trade payables and other liabilities with no stated interest rate are measured at original invoice amount. Since, these trade payables and other liabilities will be paid when requested they are considered as short-term.

It is anticipated that there is no significant difference between the cost values and fair values of the borrowings with floating interest rates including its accruals for the regarding period.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 29 – FINANCIAL INSTRUMENTS (Continued)**

***Financial liabilities (Continued):***

**Fair Value of Financial Instruments**

The fair value of financial assets and liabilities are determined as follows:

- Level 1: Financial assets and financial liabilities with standard terms and conditions are valued with quoted market prices which are determined on active liquid markets.
- Level 2: Financial assets and financial liabilities are valued by directly or indirectly observable market prices rather than the quoted market prices mentioned in first level of the regarding assets or liabilities.
- Level 3: Financial assets and financial liabilities are valued by inputs where there is no observable market data of the fair value of the regarding assets and liabilities

The fair value classification of financial assets and liabilities measured at fair value is as follows:

Financial assets	Fair value levels as of 31 December 2020		
	Level 1 TL	Level 2 TL	Level 3 TL
<b>Special issue government bonds</b>	-	-	-

Financial assets	Fair value levels as of 31 December 2019		
	Level 1 TL	Level 2 TL	Level 3 TL
<b>Special issue government bonds</b>	10,054	-	-

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 30 – COMMITMENTS**

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

	<b>31 December 2020</b>	<b>31 December 2019</b>
Guarantees received (*)	3,106,877	3,375,478
Mortgages received (**)	230,760	58,564
	<b>3,337,637</b>	<b>3,434,042</b>

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

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

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

	<b>31 December 2020</b>	<b>31 December 2019</b>
A. CPM given on behalf of the Company's legal personality	37,087	93,065
B. CPM given on behalf of fully consolidated subsidiaries	-	-
C. CPM given for continuation of its economic activities on behalf of third parties	-	-
D. Total amount of other CPM	-	-
i) Total amount of CPM given on behalf of majority shareholder	-	-
ii) Total amount of CPM given on behalf of other companies which are not in scope of B and C	-	-
iii) Total amount of CPM given on behalf of third parties which are not in scope of C	-	-
	<b>37,087</b>	<b>93,065</b>

**NOTE 31 – EVENTS AFTER THE REPORTING PERIOD**

By taking into account the needs of the construction and real estate sector, the Group has decided to establish a new subsidiary and to participate in this new established subsidiary in order to create a domestic brand, the main activity of which will be elevator systems and which will have the potential to compete with the important actors of the global market.

The Group sold all its shares in Bio Istanbul Proje Geliştirme ve Yatırım A.Ş., which it participates in shareholding by 32.5%, to Bio City Development Company B.V. on 12 January 2021.

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

	<b>Non-Consolidated (Individual) Financial Statements</b>		<b>Current Period 31 December 2020 (TL)</b>	<b>Prior Period 31 December 2019 (TL)</b>
	<b>Main Account Items</b>	<b>Related Regulation</b>		
<b>A</b>	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	1,515,824	2,631,384
	Properties, Projects based on Properties and Rights based on Properties			
<b>B</b>		Series:III-No:48, Art,24/(a)	16,258,736	14,194,874
<b>C</b>	Affiliates	Series:III-No:48, Art,24/(b)	373,037	373,037
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		9,530,996	10,297,768
<b>D</b>	<b>Total Assets</b>	<b>Series:III-No:48, Art,3/(k)</b>	<b>27,678,593</b>	<b>27,497,063</b>
<b>E</b>	Financial Liabilities	Series:III-No:48, Art,31	5,009,313	5,303,657
<b>F</b>	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
<b>G</b>	Due from Financial Leases	Series:III-No:48, Art,31	-	-
<b>H</b>	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
<b>I</b>	Shareholders' equity	Series:III-No:48, Art,31	14,522,496	14,251,761
	Other Resources		8,146,784	7,941,645
<b>D</b>	<b>Total Resources</b>	<b>Series:III-No:48, Art,3/(k)</b>	<b>27,678,593</b>	<b>27,497,063</b>
	<b>Non-Consolidated (Individual) Financial Statements</b>		<b>Current Period 31 December 2020 (TL)</b>	<b>Prior Period 31 December 2019 (TL)</b>
	<b>Other Account Items</b>	<b>Related Regulation</b>		
	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years			
<b>A1</b>		Series:III-No:48, Art,24/(b)	1,392,027	1,024,945
<b>A2</b>	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	1,899,755	3,320,060
<b>A3</b>	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
	Foreign Properties, Projects based on properties and Rights based on Properties			
<b>B1</b>		Series:III-No:48, Art,24/(d)	-	-
<b>B2</b>	Idle Lands	Series:III-No:48, Art,24/(c)	732,991	840,859
<b>C1</b>	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
<b>C2</b>	Affiliates for Operating Company	Series:III-No:48, Art,28	373,000	373,000
<b>J</b>	Non-cash Loans	Series:III-No:48, Art,31	7,161	7,161
<b>K</b>	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.  
AND ITS SUBSIDIARIES**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED 31 DECEMBER 2020 AND 2019**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

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

	<b>Portfolio restrictions</b>	<b>Related regulation</b>	<b>31 December 2020 (%)</b>	<b>31 December 2019 (%)</b>	<b>Minimum/ Maximum Rate</b>
1	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-	<10%
2	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)(b)	64	55	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art,24/(b)	1.80	7.20	<50%
4	Foreign Properties, Projects based on Properties, Rights based on Properties, Affiliates, Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-	<49%
5	Idle Lands	Series:III-No:48, Art,24/(c)	3	3	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art,28	0.01	0.01	<10%
7	Borrowing Limit	Series:III-No:48, Art,31	35	37	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art,22/(e)	0.02	-	<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 December 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