

EMLAK KONUT
01 JANUARY - 30 SEPTEMBER

ACTIVITY REPORT

2023



EMLAK KONUT
REAL ESTATE INVESTMENT COMPANY

REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE TOKİ PARTICIPATION
(HOUSING DEVELOPMENT ADMINISTRATION OF TURKEY)

A LIFE IN EVERY HOUSE, A FUTURE IN EVERY LIFE

IN ORDER TO PREVENT ENERGY WASTE AND TO USE RESOURCES MORE EFFICIENTLY, WE BENEFIT FROM RENEWABLE ENERGY SOURCES AT THE HIGHEST LEVEL. THANKS TO SOLAR ENERGY PANELS (GES), WE IMPLEMENT PROJECTS THAT TRANSFORM ENERGY INTO SAVINGS WHILE CONSUMING IT. WE MINIMIZE HEAT LOSS WITH HIGHLY ENERGY-EFFICIENT INSULATED BUILDINGS, AND SAVE WATER WITH GREYWATER TREATMENT AND RAINWATER HARVESTING SYSTEMS.

GREY
WATER
TREATMENT


EMLAK KONUT
REAL ESTATE INVESTMENT COMPANY
REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT, CLIMATE, CLIMATE CHANGE AND FORESTRY
INTEGRATED DEVELOPMENT MANAGEMENT OF TURKEY

GREEN PROJECTS WITH CLASS "A" ENERGY PERFORMANCE CERTIFICATE

IN LINE WITH THE VISION OF "TÜRKİYE ON THE ROAD TO GREEN DEVELOPMENT", WE IMPLEMENT ECO-FRIENDLY PROJECTS THAT PRIORITIZE ENERGY EFFICIENCY AND THAT ARE ENVIRONMENT FRIENDLY. WE ARE CONTINUOUSLY WORKING FOR THE EFFECTIVE AND EFFICIENT USE OF ENERGY AND ENERGY RESOURCES, THE PREVENTION OF ENERGY WASTE AND FOR THE PROTECTION OF THE ENVIRONMENT.

emlakkonut.com.tr

ELECTRIC CHARGING STATIONS



YENİ FIKIRTEPE
ÇINARKÖY EVLERİ
BİZİM MAHALLE
VAĐİ EVLERİ

RAINWATER HARVESTING



OIL SEPARATOR SYSTEMS



SOLAR POWER PLANTS



ZERO WASTE
ZERO AT HOME,
ZERO WASTE,
ZERO WASTE,
ZERO WASTE
UNDERTAKINGS

- WASTE SEPARATION SYSTEMS
- ZERO POINT
- COMPOST SYSTEMS
- WASTE BASKETS



HIGHLY ENERGY EFFICIENT INSULATED BUILDINGS



EMLAK KONUT

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EMLAK KONUT

2023

70
th year

We set out on this journey 70 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.



EMLAK KONUT



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.





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

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

1953-54

1987

1990

2001

2002

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

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

The company acquires a REIC status after the transfer of EMLAK BANK shares to TOKI



70 YEARS OF EXPERIENCE



SUPPORT 256 DIFFERENT SECTORS



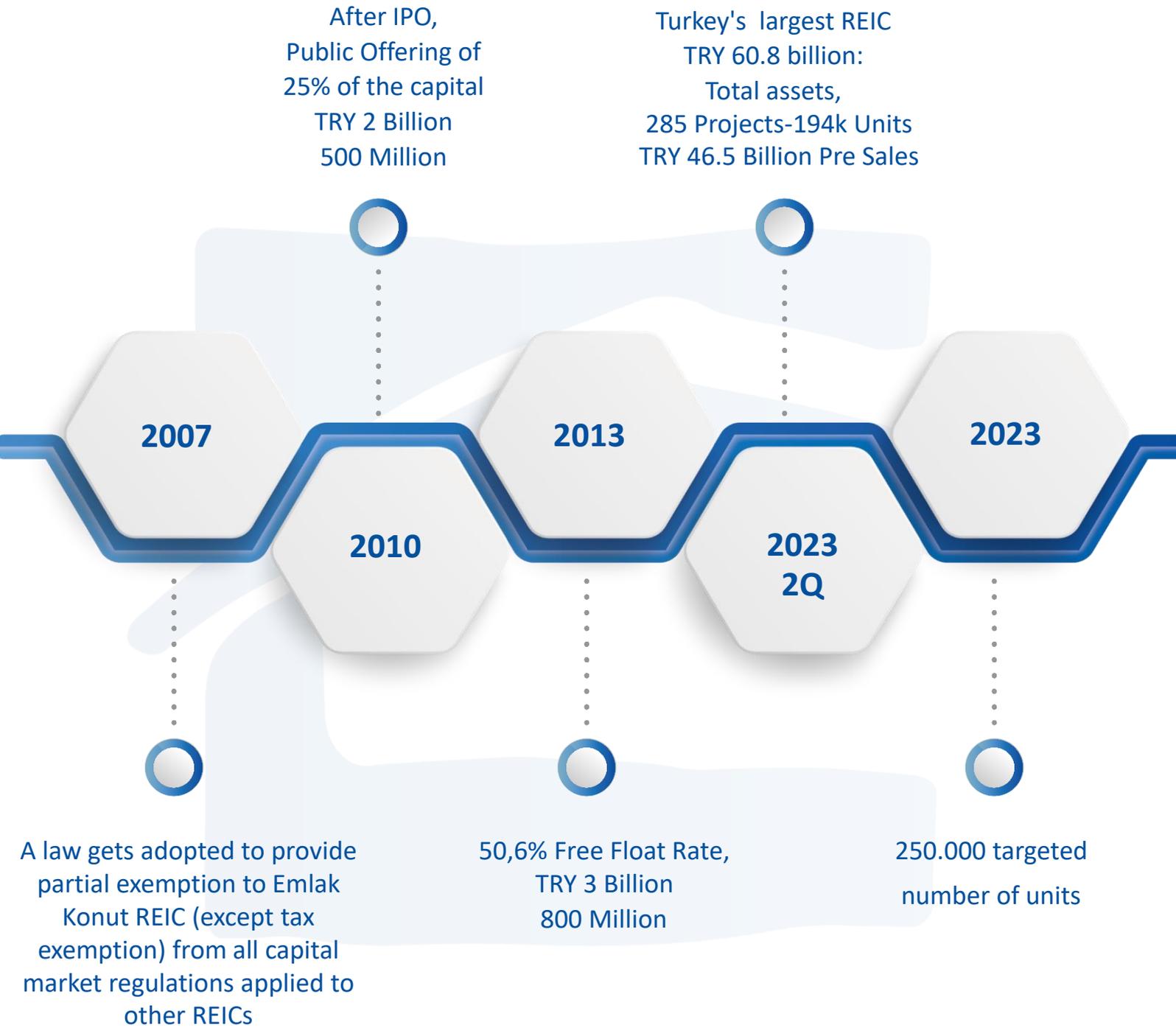
193.788 UNITS



285 PROJECT



25.000 EMPLOYMENT



46
SCHOOLS



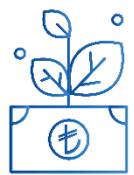
5
PRE-SCHOOLS



6 HEALTH
FACILITIES



34
MOSQUES



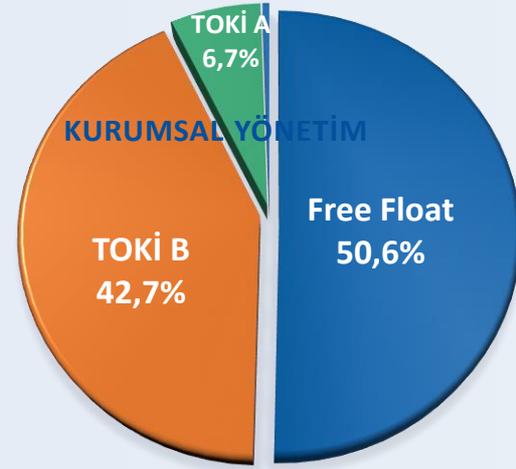
TRY 60.8 BN
TOTAL ASSETS



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.

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.



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	1.925.120.897,70	192.512.089.770	50,6
Others	B	Bearer	48.344,95	4.834.495	<1
		TOTAL	3.800.000.000,00	380.000.000.000	100

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 commisions 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



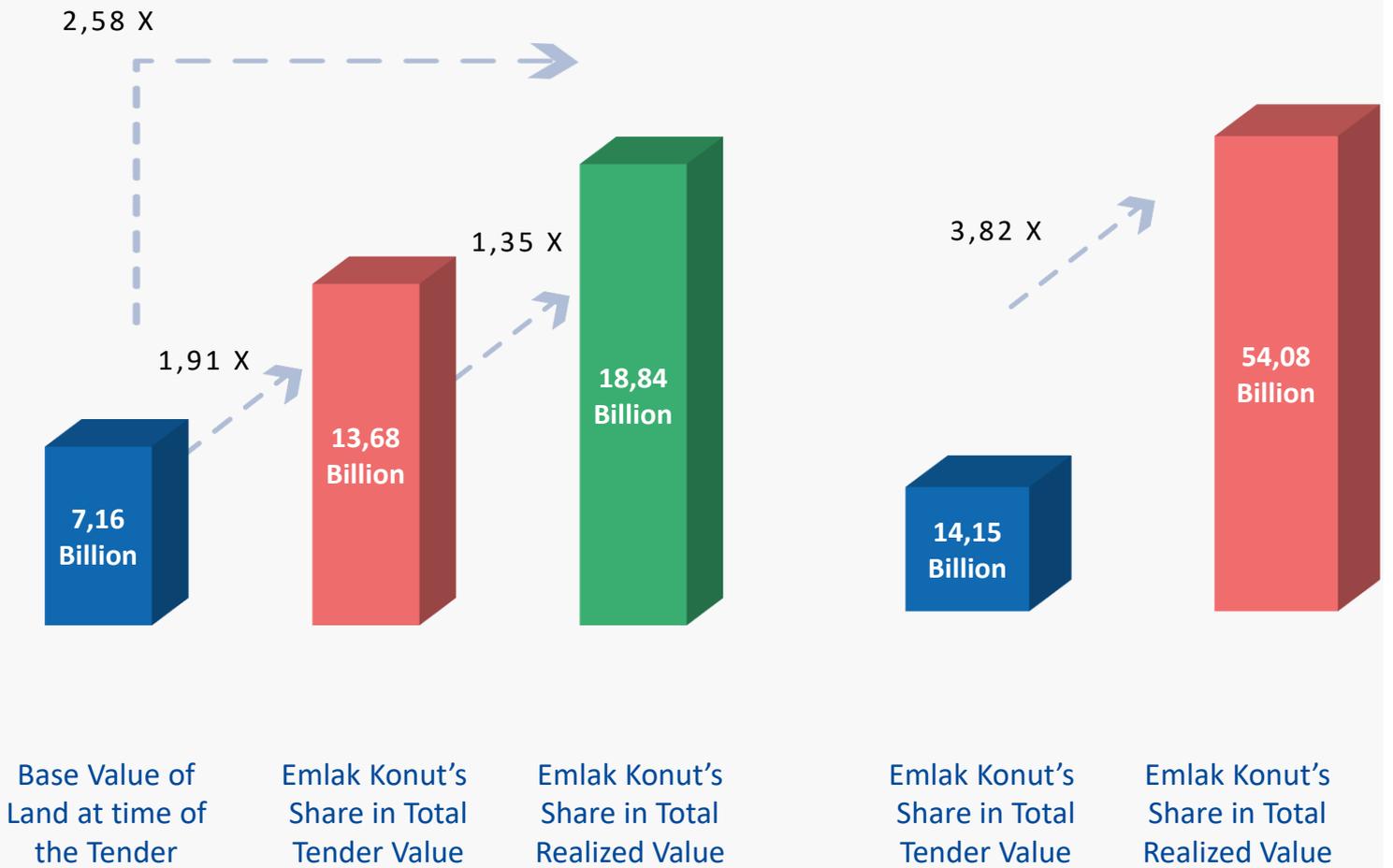


Emlak Konut REIC expects to maintain high multiplier on ongoing projects



Completed RSM Projects

Ongoing RSM Projects



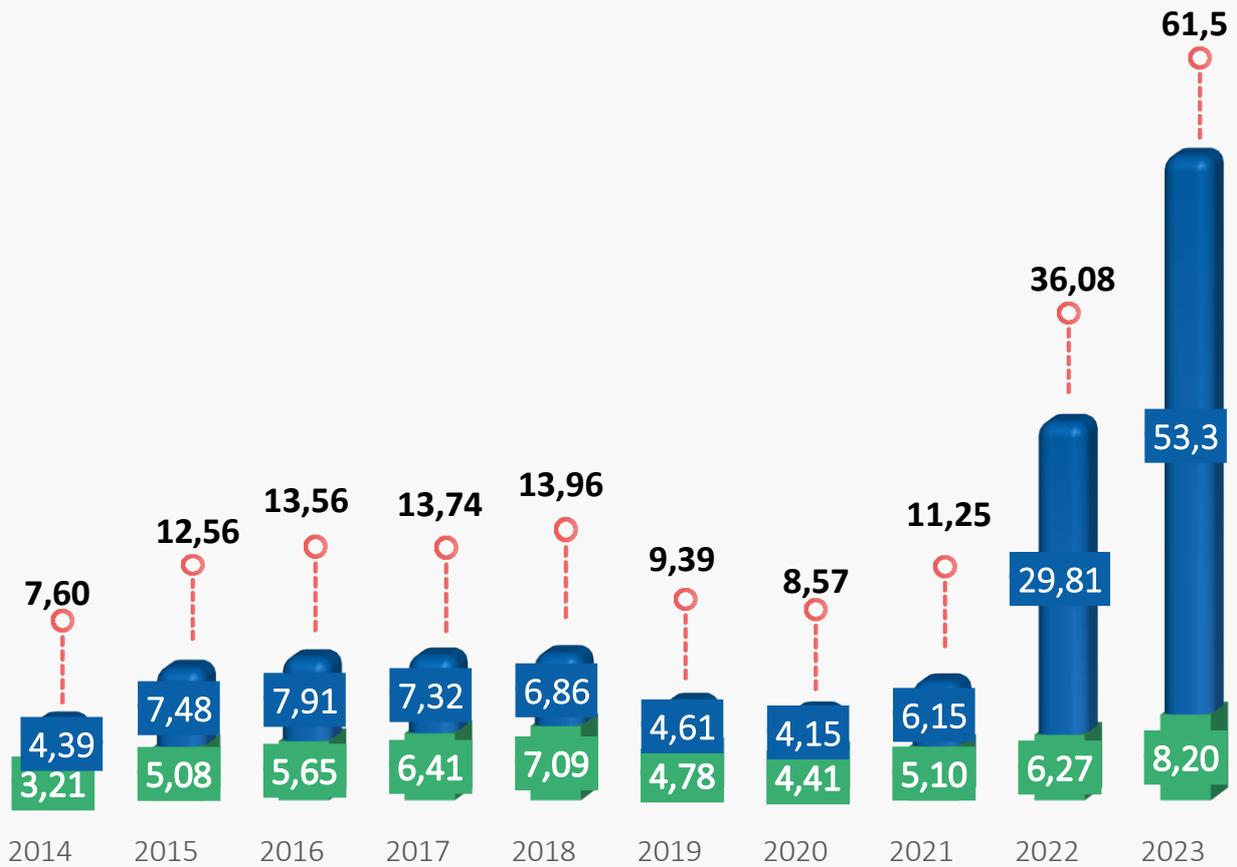
-  Base Value of Land at time of the Tender
-  Emlak Konut's Share in Total Tender Value
-  Emlak Konut's Share in Total Realized Value

-  Emlak Konut's Share in Total Tender Value
-  Emlak Konut's Share in Total Realized Value

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



Strong earnings visibility ahead from RSM projects



Guaranteed Minimum Profit



Book Value



Guaranteed Total Revenue

Emlak REIC expects to recognize 53.3 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 leading
developer
company in
Turkey



Total Sales Revenue In Revenue Sharing Model
243 Billion TL

Strategic
partnership
with TOKI.



Successfully Driving Or Delivered
112 Revenue Sharing Model Projects

The pre-sales
ratio of the
Project to be
completed in
2023 is 83%



Successfully Driving Or Delivered
173 Turn-Key Model Projects*

Delivery of
app. 4,000
units in 3
quarters of
2023



Strong Launch To Sales Ratio
%83 in 2023

%62 in 2024



Completed And Tendered Units
194 k units

*Includes projects that have been tendered on behalf of the Ministry of Environment, Urbanization and Climate Change and provided consultancy services.

TOTAL ASSETS

TRY 60.828.888.000

Appraisal Value of Land Stock
TRY 15.920.807.000



Appraisal Value of Buildings
TRY 12.315.496.000 TL



Company Share of Total Revenue
for RSM Projects
TRY 61.501.467.000



Cost of Purchase + Progress
Payments (Turn Key)
TRY 10.914.985.000



Cost of Land and Residential Unit
Inventories
TRY 30.400.397.000



Cost of Investment Property
TRY 434.985.000

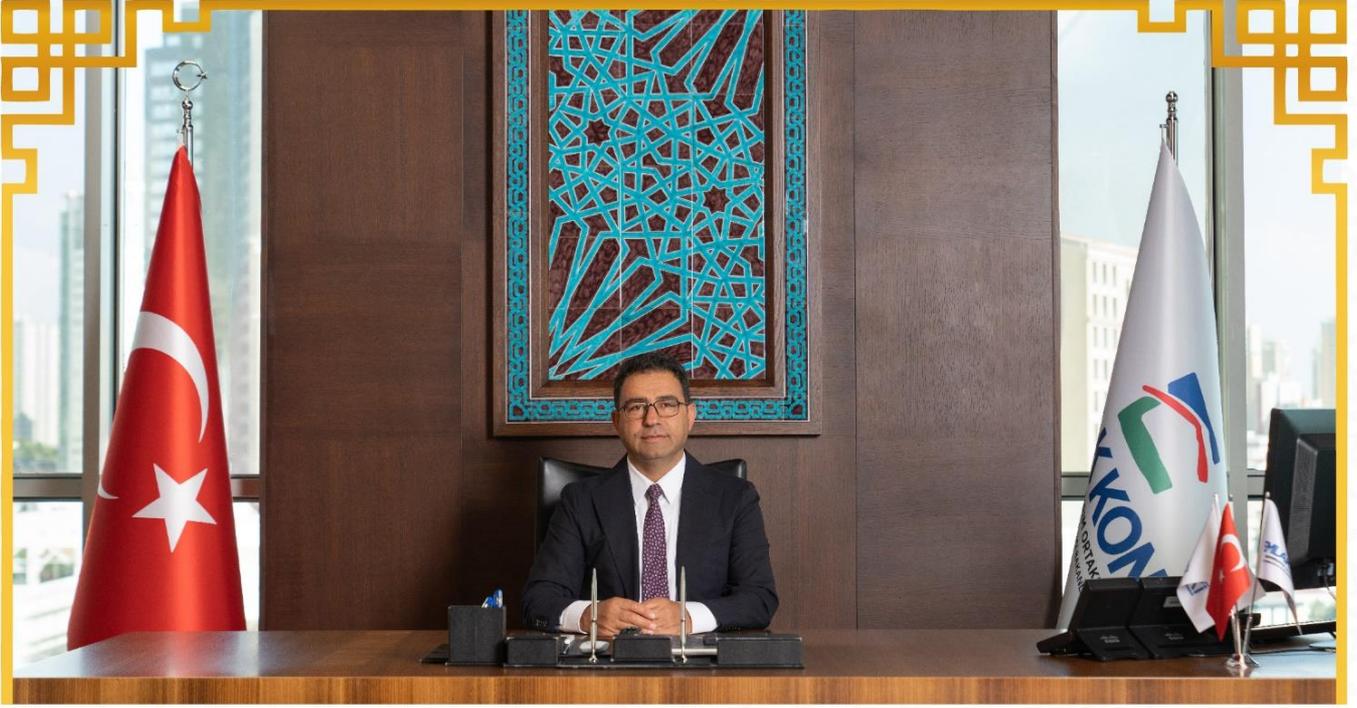


Liabilities
TRY 38.610.310.000



TOTAL

TRY 92.035.951.000



Dear Partners,

In the early days of July, there was a change in the position of the General Manager. This marks not only a symbolic transition but also the beginning of a new era where our business strategies and vision will be further strengthened.

I would like to express my gratitude to H. E. President and Minister of Environment, Urbanization, and Climate Change, Mehmet Özhaseki, for giving me the opportunity to serve our country and state, just as in the past. Assuming this important role has placed a great responsibility on my shoulders, and I am fully aware of this responsibility. I want to emphasize my commitment to work diligently and resolutely to advance and develop our country's real estate and housing industry.

From an economic perspective, the real estate and housing industry is subject to fluctuations due to rising interest rates. Efforts to maintain Turkey's financial stability are of great importance, especially in light of the challenges and opportunities we face in this sector. Interest rate fluctuations, changes in supply and demand dynamics, and international economic factors are among the key determinants affecting the overall performance of the industry.

At Emlak Konut, we meticulously observe the sensitive balance points of the sector, carefully shape our business strategies, and make adjustments to adapt to rapidly changing conditions. The volatile nature of the sector and the influence of international factors encourage us to adopt a more flexible and sensitive approach. In this way, we aim to achieve sustainable growth by effectively adapting to changes in the market.

Our mission is to contribute to sustainable growth by providing solutions that align with the complexity of the industry with business strategies based on sound foundations. Your support and contributions, dear investors, business partners, and colleagues, are our greatest assurance in achieving our goals. In cooperation and solidarity, we will continue to build the future together.

As we continue to shape the future, we will maintain our commitment to development with the knowledge and experience we garner. At Emlak Konut, we intend to look to the future with a stronger perspective while evaluating the achievements and lessons learned from the past period. This is our source of motivation to further develop our strategies and conduct our

business more effectively.

The year 2023 began with an earthquake disaster that affected 11 provinces in our country. In the aftermath of this painful event, we once again experienced the resilience and flexibility of the construction industry. Even in these challenging conditions, our sector continued to move forward strongly.

Under the leadership of our Minister of Environment, Urbanization, and Climate Change, Mehmet Özhaseki, we remain committed at Emlak Konut REIC to constructing safer and more modern buildings. This experience further emphasizes our duty to build safer homes on stronger foundations for the future. In our future projects, we aim to improve the quality of life of our society by prioritizing the principles of durability and safety. In this challenging period, we will continue to move forward steadfastly to contribute to a more robust and resilient future in cooperation with the public and private sectors.

We had announced that within the scope of the Presidential Decree No. 126 dated 23.02.2023 and numbered 126, the Board of Directors of our Company's resolution that the held for the creation of the temporary and permanent shelters, social reinforcement areas and infrastructure works required due to the earthquake in Kahramanmaraş, within the framework of the agreement made with the Ministry of Environment, Urbanization and Climate Change, would be carried out by our Company with all kinds of expenses to be covered by the Ministry.

As of today, the tenders for a total of 19 housing and infrastructure works in Adıyaman Center, Kahta, Besni, Gölbaşı and Malatya Battalgazi districts have been completed and the construction of approximately 30,000 units on behalf of the Ministry of Environment, Urbanization and Climate Change continues unabated. These steps aim to facilitate the lives of the people of the region and promote social solidarity by meeting urgent needs.

In our ancient city of Istanbul, Emlak Konut continues the construction of 29 urban transformation projects consisting of approximately 20,000 units and we are working with great dedication to provide the rightful owners with safe living spaces in a short time.

The Fikirtepe Urban Transformation Project, Turkey's largest urban transformation project in a single area, is taking place on an 830,000 square meter area. This project includes safe buildings, green areas and service

areas to meet the educational, health, social and cultural needs of residents and takes an important step towards becoming the new living center of Istanbul. We aim to improve the quality of life while strengthening the social and economic fabric of our city.

At Emlak Konut, we are making great efforts to achieve our targets as in previous periods. In the first half of this year, Emlak Konut achieved a minimum guaranteed income of 13.348 billion TRY through five revenue-sharing tenders.

We are in line with the targets we have set for the third quarter of 2023. We have successfully completed the sale of 5,007 independent units with a total value exceeding 46.452 billion TRY and a total saleable area of 669,000 square meters. Furthermore, we have completed the delivery of approximately 4,000 units without any issues. These results have motivated us further and enabled us to continue our work without interruption on the tenders and projects we have planned for the last quarter of the year.

We are delighted to announce that we have successfully completed 83% of the presale phase of six revenue-sharing projects, for which we aim to realize partial or provisional acceptance this year. The construction progress rate of these projects has reached 76% further reinforcing our confidence in the future.

Likewise, as of today, we have successfully completed the sale of 62% of all projects we plan to complete by 2025. These achievements allow us to plan our future projects with greater stability and determination. During this process, we ensure that our commitment to providing trust and excellent service to our customers will continue.

Our company has an unsold land portfolio valued at 14.261 billion TRY, with a total area of 1.933 million square meters. We believe that this land portfolio has the potential for higher returns once the projects are designed and completed. We look to the future with great hope due to our confidence that the rate of return will increase even further upon the completion of our projects.

An evaluation of our financial results for the second quarter shows that we achieved a net profit of 3.684 billion TRY, thanks to the sales of land through online tenders, as well as revenue sharing projects for which we have completed housing deliveries and provisional acceptances. These results reflect our firm financial foundation and commitment to provide sustainable value to our customers. We will continue to move forward with our determination to maintain the same success in the future.

In the last quarter of 2023, we strongly reaffirm our belief that economic activity will accelerate and sustainable growth will increase in all industries, especially in the industrial and housing sectors, thanks to the successful policies implemented by the government. We firmly believe that this period will become even more evident in terms of economic recovery, the business world will revive, and employment will increase.

In closing, I would like to thank our Board of Directors, our valued employees, our colleagues in the industry and our esteemed investors. This period of success for our Company was made possible through cooperation and solidarity, and we look forward to continuing to achieve the same success together in the future.

Cengiz ERDEM
General Manager

Solid net
profit results
and balance
land
portfolio

2023 2Q Figures

Net Profit

3.7 Billion TL

Land Portfolio Value

14.3 Billion TL

2023 3Q Pre-Sales Figures

Pre-Sales Revenue

46.5 Billion TL

Sold to Foreigners

566 Million TL

Sold Area

670 k

Numbers of Units

Sold

5,007

2023 Completes RSM Tender Results

Completed

5 Tenders

Average Multiplier

4.06 x

Total Min.
Emlak Konut's Share

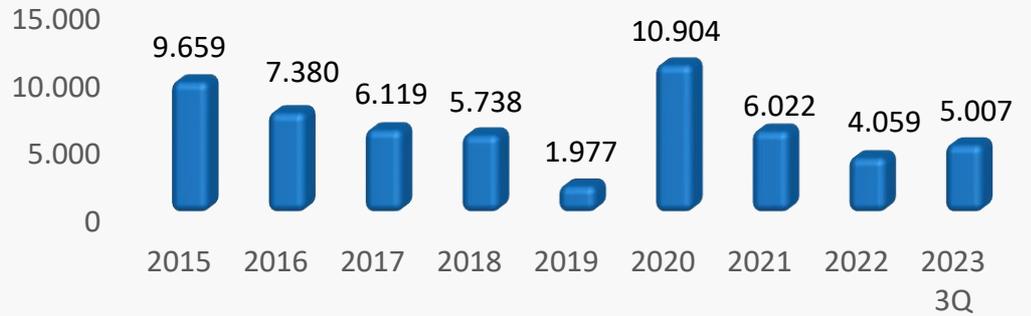
13.3 Billion TL

Total Sales
Revenue in Tenders

33.4 Billion TL

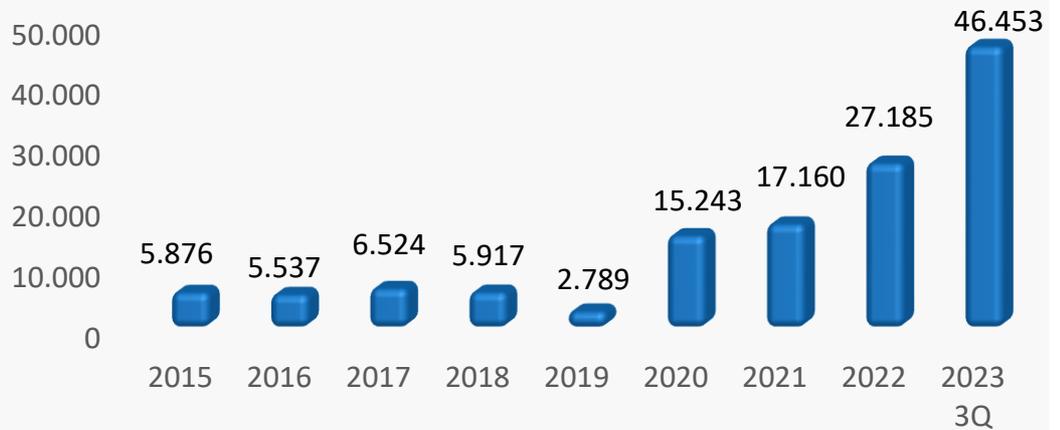
Unit Sales (Number)

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



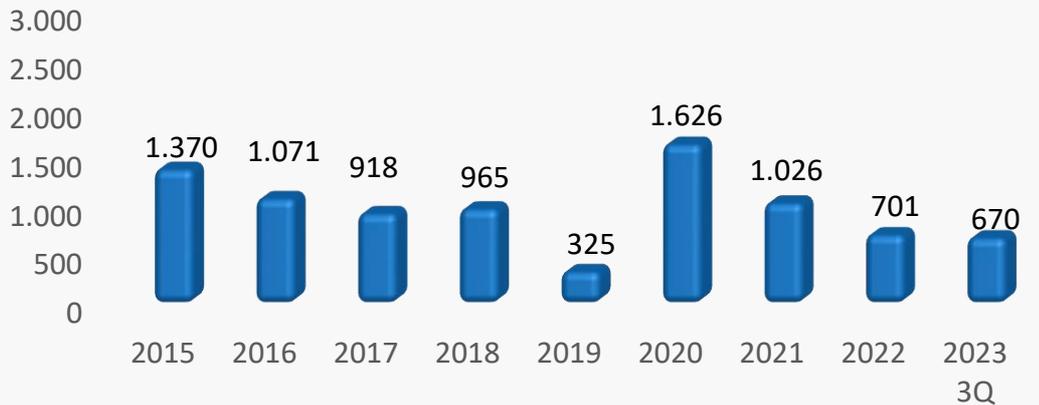
Total Value of Sales (Million TRY)

Call center infrastructure serving in **8 languages** was established.



Total Unit Size Sold (sqm '000)

Third quarter of 2023 targets **exceeded.**



Sales to Foreigners



EBITDA Margin (%)



Key Financials (Million TL)

	2016	2017	2018	2019	2020	2021	2022	2023 3Q
Net Sales	3.455,9	3.900,6	3.927,6	5.667,6	4.730,5	6.737,5	8.122,9	12.134,4
EBITDA (1)	1.914,6	2.215,9	1.621,3	1.384,6	1.088,8	1.737,8	3.353,0	2.922,9
EBITDA Margin (%) (2)*	55,4	56,8	41,3	24,4	23,0	25,8	41,3	24,1
Profit for Period	1.716,3	1.756,1	1.268	778,4	836,6	1.332	2.997,1	3.684,4
Total Assets	18.702,4	20.623,7	23.319	24.185	28.644	30.760	46.959	60.828,9
Shareholder's Equity	10.730,2	12.465,5	13.083,1	13.743	14.494	15.747	18.368	22.218,6
Dividend Per Share (TRY)	0,0000	0,1755	0,0035	0,0021	0,0023	0,0036	0,0082	0,0097
Return of Equity (%)	0,16	0,14	0,09	0,057	0,058	0,083	0,163	0,166
Cash Flow	956	385	494	432	1.122	3.088	5.284	14.717
Dividend Payout	0,0	666,9	123	76,6	82,5	390	908,2	

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

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

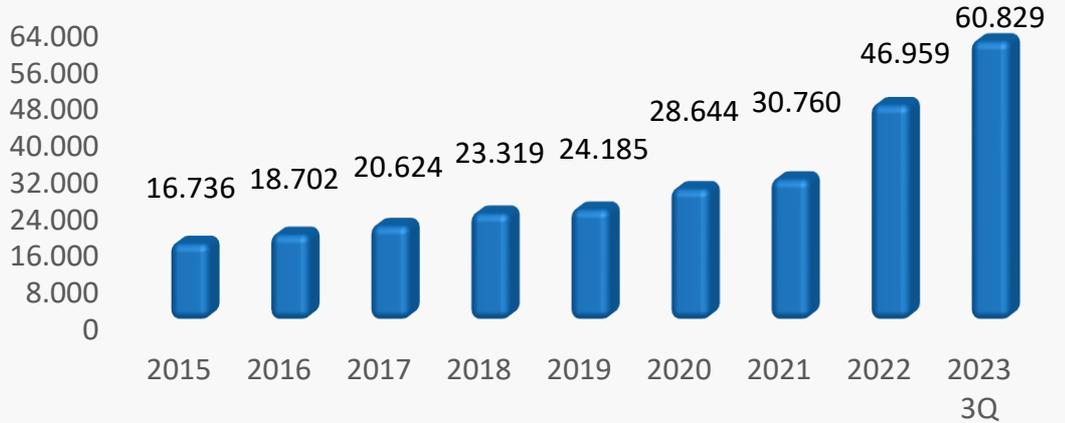
** Decrease in EBITDA margin; In accordance with accounting standards, donations and aids made to the earthquake area are classified as general administrative expenses and do not reflect the ordinary operating profitability of our company.

Receivables ('000 TL)

	Trade Receivables	Off-Balance Sheet Deferred Revenue	TOTAL
1 Year	4.118.413	9.310.494	13.428.907
2 Years	2.309.232	6.566.991	8.876.223
3 Years	1.513.412	4.325.473	5.838.885
4 Years	507.452	1.268.962	1.776.414
5 Years and above	1.370.093	762.658	2.132.751
TOTAL	9.818.602	22.234.578	32.053.180

Please see Independent Audit's Report for details Note.11, pp. 26

Total Assets (Million TRY)



We have increased our total assets by **275% in 8 years**

Equity (Million TRY)



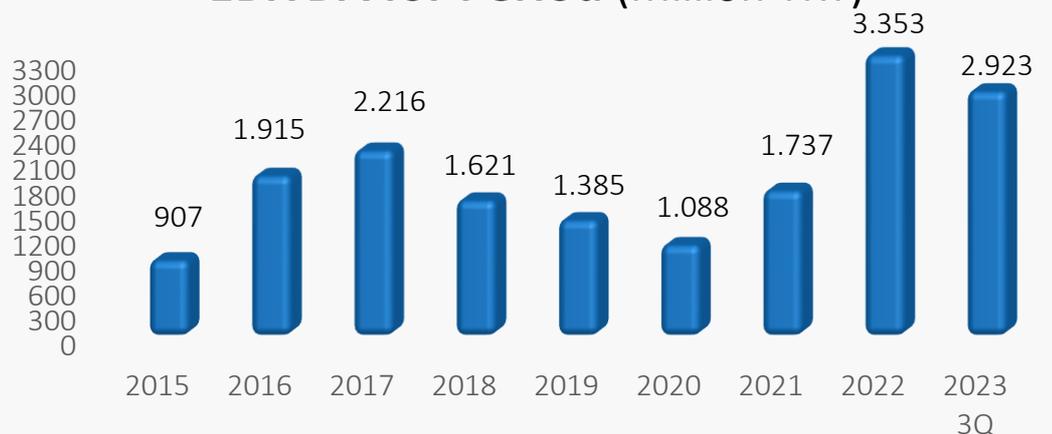
Significant increase in our equity in 8 years turned into a strong source of funding source

Profit for the Period (Million TRY)



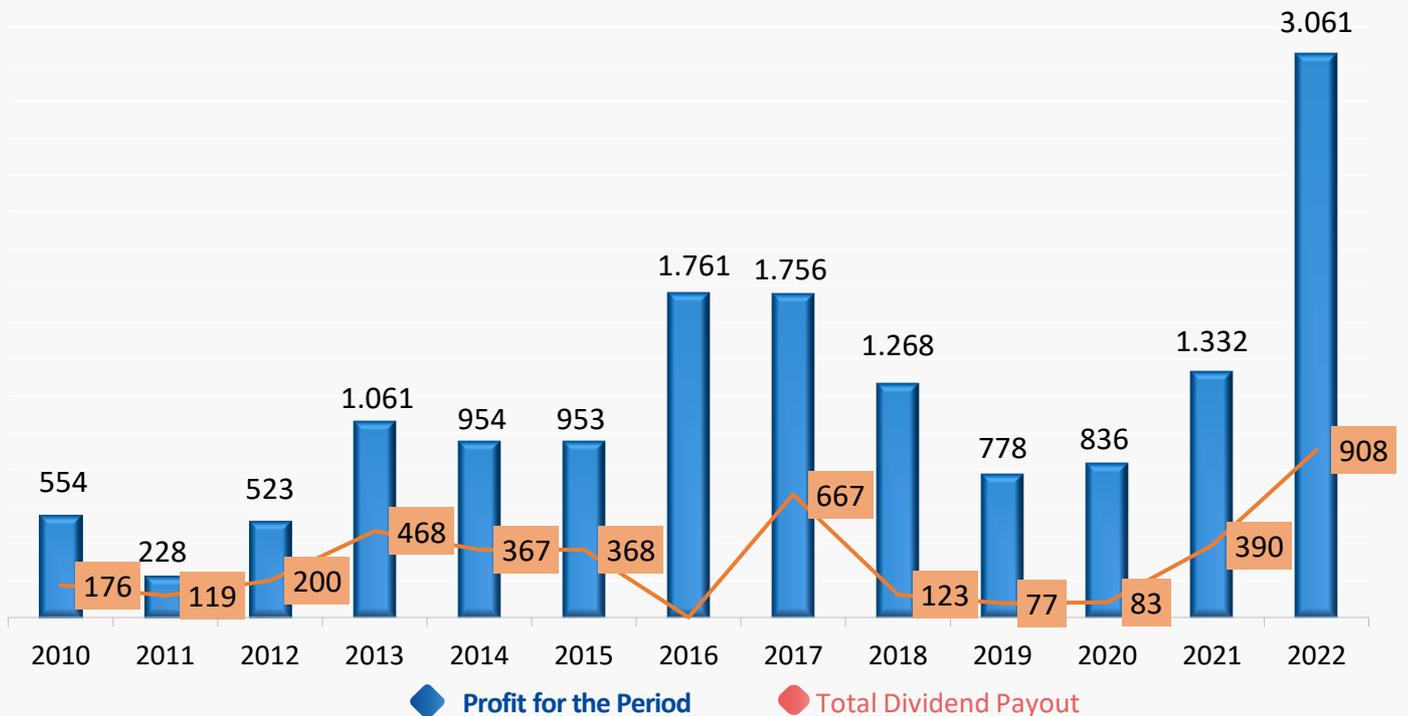
Sustainable High profitability

EBITDA for Period (Million TRY)



Liquidity Ratios	Financial Structure Ratios	Operating Ratios	Profitability Ratios
Current Ratio 1,508	Financial Leverage Ratio 0,635	Assets Turnover Ratio 0,199	Return on Equity 0,166
CashRatio 0,429	Debt Ratio 1,738	Equity Turnover Ratio 0,546	Return on Assets 0,060
Acid-Test Ratio 0,681	Equity Total Assets 0,365	Net Working Capital 0,654	Return on Sales 0,303
	Self-Financing Ratio 0,575		Gross Profit Margin 0,372
			Operating Profit Margin 0,237

Profit-Dividend Progress



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

70th
Anniversary
EMLAK
KONUT

TRUST
Along 70 years

SAFE LIVING SPACES, SUPERIOR EFFORT,
SENSE OF DUTY, LABOR AND BREATHING
GREEN SPACES FOR OUR CITIES.

**FOR 70 YEARS,
TRUST IS MORE THAN A WORD FOR US**

For more information **444 36 55** | emlakkonut.com.tr |     [ekgyoas](https://www.instagram.com/ekgyoas)



EMLAK KONUT
REAL ESTATE INVESTMENT COMPANY

REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE TOUR PARTICIPATION
(HURDING DEVELOPMENT ADMINISTRATION OF TURKEY)

2023 Sales and Profit Targets

First Quarter	Sales Value 11.6 Billion TRY	Gross Saleable Area 207 k sqm
Second Quarter	Sales Value 17.3 Billion TRY	Gross Saleable Area 501 k sqm
Third Quarter	Sales Value 19.7 Billion TRY	Gross Saleable Area 531 k sqm
Fourth Quarter	Sales Value 14.3 Billion TRY	Gross Saleable Area 242 k sqm
Total Pre-Sales Target	Sales Value 63 Billion TRY	Gross Saleable Area 1.5 k sqm
2023 Profit Target	Net Profit 4.21 Billion TRY	

2022 Tender Schedule ('000)

	Revenue Sharing Model	Appraisal Value	Min. Company Share	Multiplier
1	İSTANBUL BAŞAKŞEHİR KAYABAŞI 9th STAGE	600.000.000	2.571.000.000	4,29
2	İSTANBUL ÇEKMEKÖY	1.200.000.000	4.804.000.000	4,00
3	İSTANBUL BAŞAKŞEHİR AYAZMA 4th STAGE	610.000.000	1.650.000.000	2,70
4	İSTANBUL BEŞİKTAŞ AKAT	600.000.000	2.821.000.000	4,70
5	İSTANBUL BAŞAKŞEHİR KAYABAŞI 10th STAGE	280.887.000	1.502.000.000	5,35
		3.290.887.000	13.348.000.000	4,06

TURN-KEY MODEL TENDER PLANNİNG

1	İSTANBUL AVCILAR FİRUKÖY (3 ve 4 STAGES)
2	İSTANBUL ARNAVUTKÖY 1st STAGE 2nd PHASE
3	EMLAK KONUT VADİ EVLERİ (2, 3 and 4 STAGES)
4	İSTANBUL BAŞAKŞEHİR KAYABAŞI EMLAK KONUTLARI 8th STAGE
5	AYAZMA EMLAK KONUTLARI 3rd STAGE
6	İSTANBUL BAŞAKŞEHİR EMLAK KONUT EVLERİ
7	EMLAK KONUT ÇINARKÖY EVLERİ (3,4,5 and 6 STAGES)
8	İSTANBUL KÜÇÜKÇEKMECE BİZİM MAHALLE (1/3, 2/3 ve 2/4. STAGES)

Untendered Land Plots

Line	City / District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	ANKARA ÇANKAYA PARSELLERİ	14.378,64	3.757.952	10.168.000
	ANKARA	14.378,64	3.757.952	10.168.000
2	İSTANBUL ARNAVUTKÖY PARSELLERİ	45.031,90	74.831.453	519.562.261
3	İSTANBUL ATAŞEHİR PARSELLERİ	6.845,28	12.637	27.120.135
4	İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	18.759,50	9.782.560	93.797.500
5	İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	85.447,74	62.257.951	385.214.659
6	İSTANBUL BAŞAKŞEHİR TATARCİK PARSELLERİ	52.542,66	139.237.890	315.255.600
7	İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	46.101,12	161.327.436	395.000.000
8	İSTANBUL ESENYURT HOŞDERE PARSELLERİ	6.355,08	29.313.841	76.260.960
9	İSTANBUL ESENLER PARSELLERİ	105.463,86	2.400.884.773	3.025.000.000
10	İSTANBUL KARTAL PARSELLERİ	13.020,46	28.173.655	70.462.715
11	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	233.496,93	998.972.903	3.218.446.200
12	İSTANBUL SARIYER PARSELLERİ	1.155,89	8.731.010	8.731.010
13	İSTANBUL TUZLA PARSELLERİ	8.823,48	26.191.628	57.790.985
14	İSTANBUL AVCILAR PARSELLERİ	391.284,97	826.668.198	2.532.980.838
15	İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	5.492,00	9.657.412	25.000.000
	İSTANBUL	1.019.820,87	4.776.043.347	10.750.622.862
16	BALIKESİR PARSELLERİ	3.845,04	13.073.136	13.073.136
17	İZMİR KONAK PARSELLERİ	17.218,08	13.051.102	55.920.340
18	İZMİR DİKİLİ PARSELLERİ	361,98	1.809.900	1.882.000
19	İZMİR SEFERİHİSAR PARSELLERİ	13.792,09	79.473.310	83.429.079
20	İZMİR URLA PARSELLERİ	52.998,31	201.393.578	250.000.000
21	DENİZLİ PARSELLERİ	18.882,70	16.191.227	49.567.045
22	KASTAMONU CİDE PARSELLERİ	9.110,04	52.663	110.000
23	KOCAELİ PARSELLERİ	28.000,40	14.684.477	19.250.364
24	MUĞLA BODRUM PARSELLERİ	679.310,78	2.186.272.349	2.744.317.648
25	MUĞLA BODRUM PARSELLERİ	17.617,89	79.475.505	150.000.000
26	NEVŞEHİR PARSELLERİ	26,10	9.238	35.500
27	TEKİRDAĞ ÇORLU PARSELLERİ	35.923,48	6.152.734	13.477.000
	OTHER CITIES	877.087	2.611.639.219	3.381.062.112
	TOTAL	1.911.286	7.391.440.518	14.141.852.974

Investment Properties

Line	City / District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	İSTANBUL ATAŞEHİR PARSELLERİ	4.376,14	0,02	20.103.223
2	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	1.500,00	5.490.111,00	18.000.000
3	İSTANBUL KARTAL PARSELLERİ	16.231,00	27.836.147,48	81.155.000
TOTAL		22.107	33.326.259	119.258.223



IDEALIST
CADDE



Contractor

IDEALİST İNŞAAT &
IDEALİST GYO

Land Area

18.502

Total Sales Revenue

233.894.181 TL

Min. Company Share

51.456.719,82 TL

Progress Level

%90,97

of Units

137

Company Share Ratio

%22,00

Completion Date

2023

CER
İSTANBUL



Contractor

EGE & YEDİKULE

Land Area

41.162 m2

Total Sales Revenue

1.526.710.611 TL

Min. Company Share

534.501.384,91 TL

Progress Level

%91,94

of Units

119

Company Share Ratio

%35,01

Completion Date

2023



Contractor	Land Area	Total Sales Revenue	Min. Company Share
TAHİNCİOĞLU KÜÇÜKYALI ORT. GRŞ.	110.023	5.158.888.684 TL	2.166.733.247,28 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%72,21	2.244	%42.00	2023



Contractor	Land Area	Total Sales Revenue	Min. Company Share
PASİFİK - ÇİFTAY	137.249	7.337.583.939 TL	2.201.275.181,70 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%64,72	3.359	%30.00	2025

RİVAİSTAL B.İ.İ.
Rüslen Vadisi



Contractor

YILMAZ - FBA

Land Area

1.075.860

Total Sales Revenue

8.966.286.205 TL

Min. Company Share

2.241.571.551,25 TL

Progress Level

%52,27

of Units

1.400

Company Share Ratio

%25.00

Completion Date

2026

NİDAPARK
İSTİNYE



Contractor

TAHİNCİOĞLU İSTİNYE
ORTAK GİRİŞİMİ

Land Area

129.242

Total Sales Revenue

7.980.992.722 TL

Min. Company Share

4.078.287.280,94 TL

Progress Level

%62,33

of Units

543

Company Share Ratio

%51.10

Completion Date

2024

EVORA
İZMİR



Contractor	Land Area	Total Sales Revenue	Min. Company Share
TEKNİK YAPI & HALK GYO	46.086	4.775.503.635 TL	1.671.426.272,25 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%47,34	1.195	%35.00	2023


NIŞANTAŞI KORU



Contractor	Land Area	Total Sales Revenue	Min. Company Share
DAP	20.679	3.297.322.134 TL	1.318.928.853,60 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%74,22	196	%40.00	2025

BATIYAKASI



Contractor

YILDIZLAR

Land Area

108.221

Total Sales Revenue

5.701.192.225 TL

Min. Company Share

1.998.518.470,98 TL

Progress Level

%39,54

of Units

1.825

Company Share Ratio

%35.03

Completion Date

2025

*It includes the total figures of 2 separate tenders. (Kartal Esentepe)

all sancak



Contractor

PEKİNTAŞ & BURAKCAN

Land Area

67.620

Total Sales Revenue

3.020.180.262,92 TL

Min. Company Share

996.659.486,76 TL

Progress Level

%56,07

of Units

1.104

Company Share Ratio

%33.00

Completion Date

2023


YENİ LEVENT
**Contractor**

DAP

Land Area

53.600

Total Sales Revenue

9.481.200.441 TL

Min. Company Share

3.792.480.176,40 TL

Progress Level

%44,12

of Units

1.019

Company Share Ratio

%40.00

Completion Date

2024


MEYDAN
BAŞAKŞEHİR
**Contractor**İNTEK KONUT & SOM PLUS &
NURGRUP & HAK TİCARET**Land Area**

63.474

Total Sales Revenue

1.690.000.000 TL

Min. Company Share

625.300.000 TL

Progress Level

%60,25

of Units

519

Company Share Ratio

%37.00

Completion Date

2023

**NEXT
LEVEL**
İSTANBUL



Contractor	Land Area	Total Sales Revenue	Min. Company Share
PASİFİK - LEVENT	17.194	6.588.855.340 TL	2.964.984.903 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%20,07	205	%45.00	2025

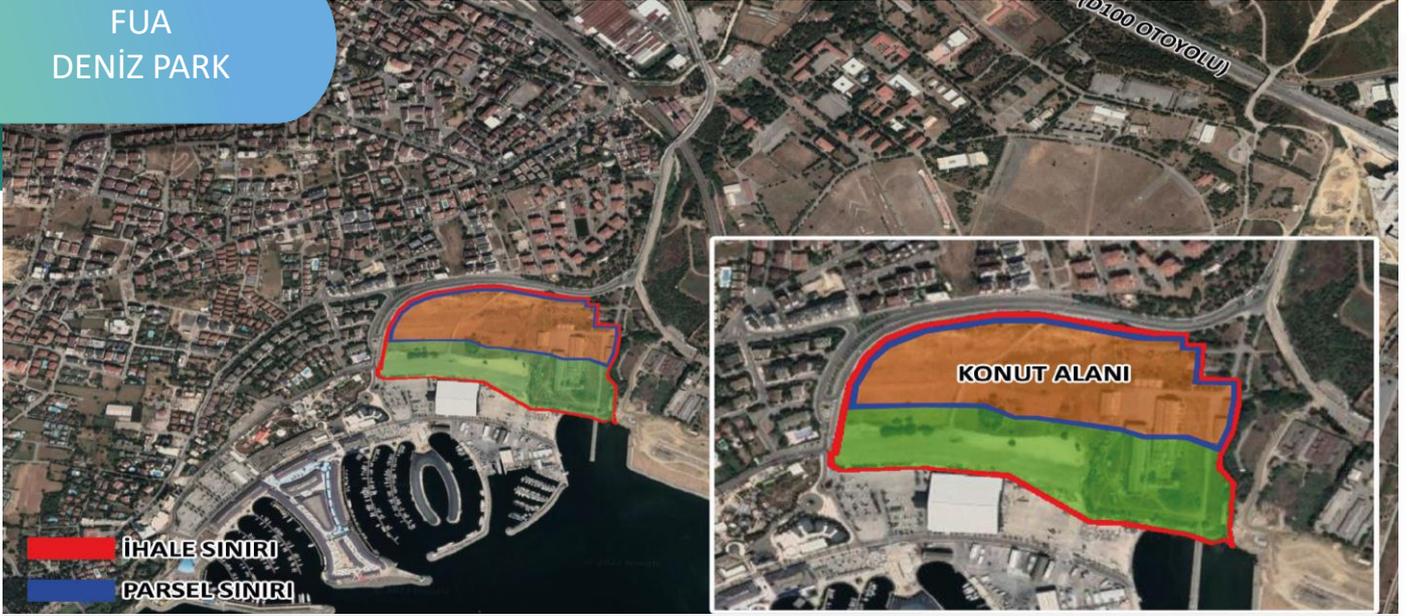


BARBAROS 48



Contractor	Land Area	Total Sales Revenue	Min. Company Share
FUZUL & FUZUL	3.357	461.000.000 TL	230.500.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%15,67	51	%50.00	2024

**FUA
DENİZ PARK**



Contractor	Land Area	Total Sales Revenue	Min. Company Share
CEVAHİR	50.561	6.174.285.714 TL	2.161.000.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	691	%35.00	2026

**EBRULİ
KAYAŞEHİR**



Contractor	Land Area	Total Sales Revenue	Min. Company Share
EBRULİ	30.056	1.850.000.000 TL	703.000.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	296	%38.00	2025

ATAŞEHİR
KÜÇÜKBAKKALKÖY

Contractor	Land Area	Total Sales Revenue	Min. Company Share
DAP	13.111	2.236.500.000 TL	894.600.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	71	%40.00	2025

ANKARA ÇAYYOLU
2. ETAP

Contractor	Land Area	Total Sales Revenue	Min. Company Share
TEKFEM	37.932	426.100.000 TL	170.440.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	50	%40.00	2025

ÜMRANIYE
İNKILAP

İSTANBUL - ÜMRANIYE - İNKILAP



Contractor

KİLER – BİSKON

Land Area

23.379

Total Sales Revenue

3.562.000.000 TL

Min. Company Share

1.781.000.000 TL

Progress Level

%0.0

of Units

359

Company Share Ratio

%50.00

Completion Date

2026

BATİYAKASI
KÖY



Contractor

YILDIZLAR

Land Area

14.798

Total Sales Revenue

2.264.600.000 TL

Min. Company Share

792.610.000 TL

Progress Level

%0.0

of Units

212

Company Share Ratio

%35.00

Completion Date

2025

**Contractor**

DAĞ

Land Area

74.368

Total Sales Revenue

5.115.000.000 TL

Min. Company Share

1.790.250.000 TL

Progress Level

%5,45

of Units

537

Company Share Ratio

%35.00

Completion Date

2026

**Contractor**

ÖZ ERKA - YİĞİT

Land Area

94.585

Total Sales Revenue

7.221.000.000 TL

Min. Company Share

2.527.350.000 TL

Progress Level

%0.0

of Units

755

Company Share Ratio

%35.00

Completion Date

2026

MAJÖR GÖLYAKA



Contractor	Land Area	Total Sales Revenue	Min. Company Share
CEVAHİR	187.576	4.745.714.286 TL	1.661.000.000,10 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%4,46	796	%35.00	2026

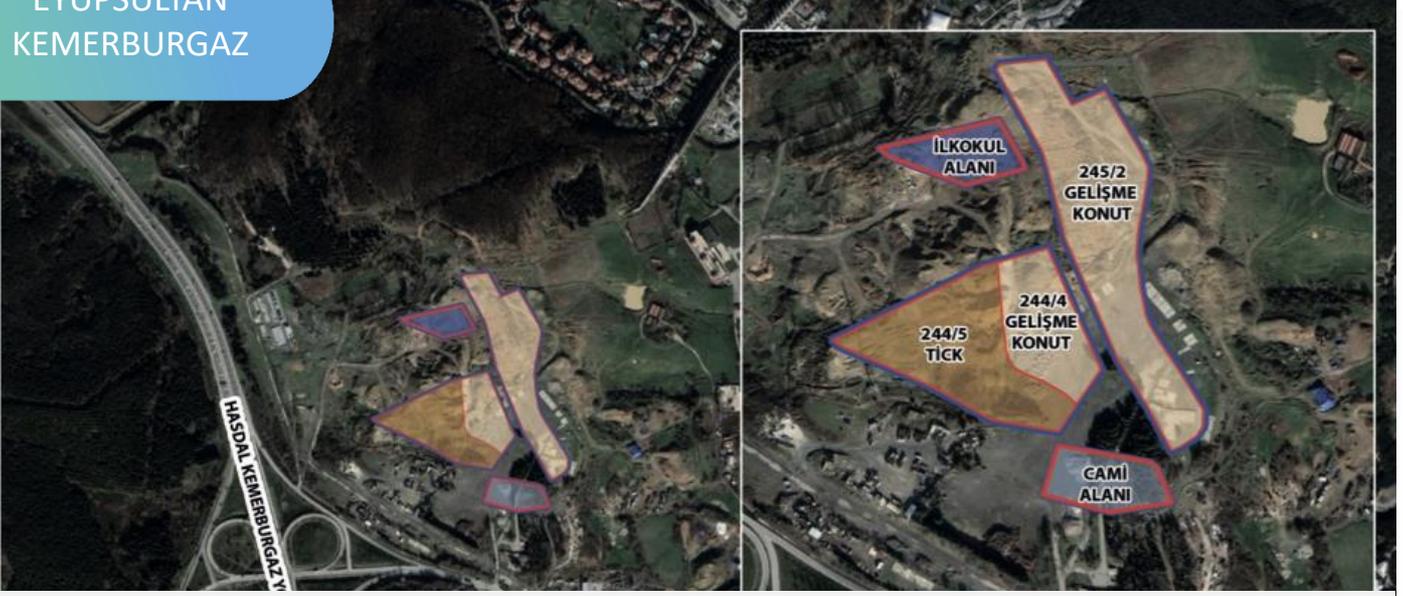
BİZİM MAHALLE
2-1 2-2

NBUL - KÜÇÜKÇEKMECE - BİZİM MAHALLE
2. ETAP 1. KISIM



Contractor	Land Area	Total Sales Revenue	Min. Company Share
ÖZAK	102.344	17.340.000.000 TL	5.202.000.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	1.350	%30.00	2026

* 2 ayrı ihalenin toplam rakamlarını içermektedir.

EYÜPSULTAN
KEMERBURGAZ

Contractor

CABA – MESA MESKEN –
MESA HOLDİNG

Land Area

51.113,82

Total Sales Revenue

12.050.000.000 TL

Min. Company Share

4.820.000.000 TL

Progress Level

%0.0

of Units

300

Company Share Ratio

%40.00

Completion Date

2027



Contractor

AYDIR

Land Area

67.294

Total Sales Revenue

2.870.000.000 TL

Min. Company Share

861.000.000 TL

Progress Level

%14,13

of Units

632

Company Share Ratio

%30.00

Completion Date

2026

MUĞLA BODRUM
TÜRKBÜKÜ

Contractor

PASİFİK

Land Area

51.113,82

Total Sales Revenue

7.770.000.000 TL

Min. Company Share

3.496.500.000 TL

Progress Level

%0.0

of Units

60

Company Share Ratio

%45.00

Completion Date

2026



ANTALYA AKSU 1.ETAP



Contractor

İZKA

Land Area

64.108

Total Sales Revenue

5.050.000.000 TL

Min. Company Share

1.515.000.000 TL

Progress Level

%0.0

of Units

1.443

Company Share Ratio

%30.00

Completion Date

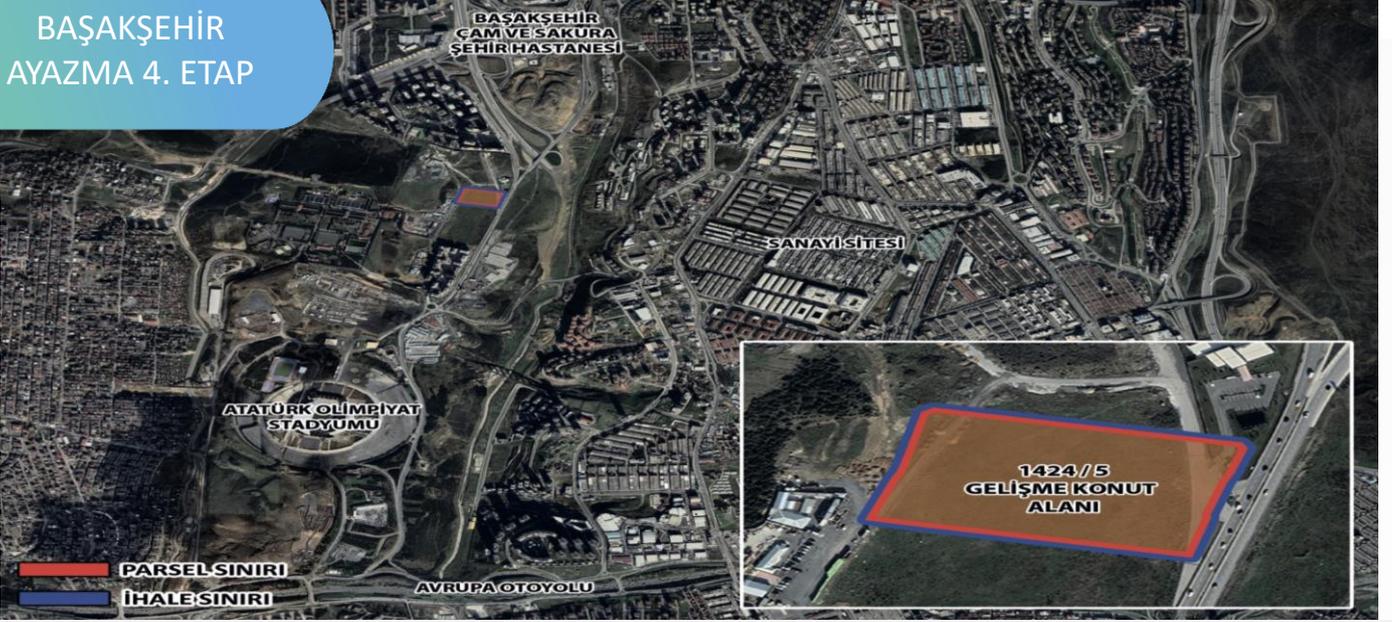
2026

İSTANBUL
KAYABAŞI 9. ETAP

Contractor	Land Area	Total Sales Revenue	Min. Company Share
BİNBAŞI & SOM	29.915,64	6.427.500.000 TL	2.571.000.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	404	%40.00	2026

ÇEKMEKÖY
ÇINARKÖY

Contractor	Land Area	Total Sales Revenue	Min. Company Share
İZKA – PARK İSTANBUL	58.970,85	12.010.000.000 TL	4.804.000.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	-	%40.00	2027

BAŞAKŞEHİR
AYAZMA 4. ETAP

Contractor

FUZUL

Land Area

-

Total Sales Revenue

4.125.000.000 TL

Min. Company Share

1.650.000.000 TL

Progress Level

%0.0

of Units

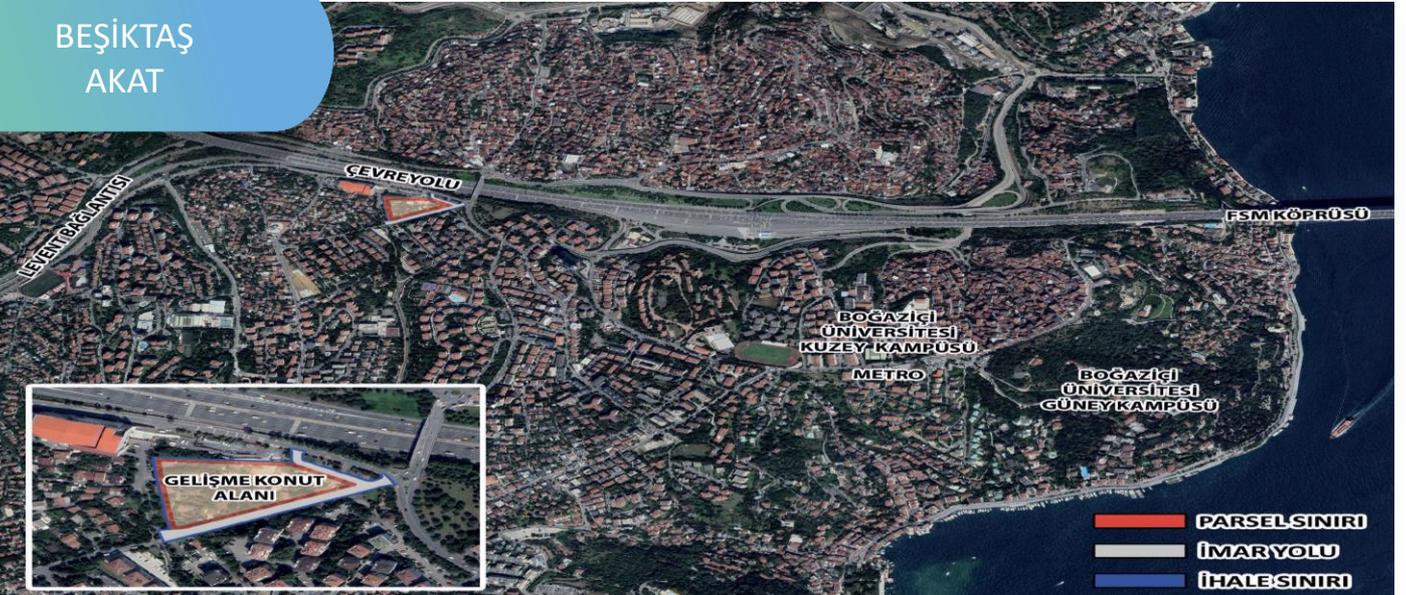
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Company Share Ratio

%40

Completion Date

2026

BEŞİKTAŞ
AKAT

Contractor

YİĞİT - KUBBA

Land Area

-

Total Sales Revenue

7.052.500.000 TL

Min. Company Share

2.821.000.000 TL

Progress Level

%0.0

of Units

-

Company Share Ratio

%40

Completion Date

2026

BAŞAKŞEHİR
KAYABAŞI 10. ETAP**Contractor**

ISRA - KIRLANGIÇ

Land Area

26.333,18

Total Sales Revenue

3.755.000.000 TL

Min. Company Share

1.502.000.000 TL

Progress Level

%0.0

of Units

-

Company Share Ratio

%40

Completion Date

2026

Project Name	Emlak Konut Min. Guaranteed Revenue	Min. Profit	Total Number of Units	Units Sold	(%) Sold
1 CER İSTANBUL	308.842.324	294.055.102	119	119	100,00
2 İDEALİSTKORU/İDEALİST CADDE	39.911.035	34.078.203	137	122	89,05
3 NİDAPARK KÜÇÜKYALI	2.166.733.247	1.901.535.068	2.244	2.109	93,98
4 MERKEZ ANKARA	1.467.415.844	1.145.720.851	3.359	2.533	75,41
5 NİDAPARK İSTİNYE	4.078.287.281	3.510.651.784	543	434	79,93
6 NİŞANTAŞI KORU	1.318.928.853	667.552.034	196	132	67,35
2023	9.380.118.584	7.553.593.042	6.598	5.449	82,59
7 ALLSANCAK	199.331.897	197.596.381	1.104	727	65,85
8 EVORA İZMİR	246.663.351	246.598.705	1.195	714	59,75
9 DÜŞLER VADİSİ	399.411.310	326.917.381	1.400	779	55,64
10 MEYDAN BAŞAKŞEHİR	565.708.910	361.849.839	519	230	44,32
2024	1.411.115.469	1.132.962.306	4.218	2.450	58,08
11 BARBAROS 48	230.500.000	162.085.777	51	13	25,49
12 NEXT LEVEL İSTANBUL	2.964.984.903	2.702.590.020	205	197	96,10
13 YENİ LEVENT	3.792.480.176	3.355.305.463	1.019	473	46,42
14 BATI YAKASI 1st Stage	1.088.518.471	873.430.815	677	270	39,88
15 BATI YAKASI 2nd Stage	910.000.000	580.751.561		Not on sale	0,00
16 KAYABAŞI 8th Stage	703.000.000	499.449.671		Not on sale	0,00
17 ANKARA ÇAYYOLU 2. ETAP	170.440.000	85.717.500		Not on sale	0,00
18 TUZLA MERKEZ	2.160.999.750	1.759.915.045		Not on sale	0,00
19 BATI YAKASI KÖY	792.610.000	742.661.205		Not on sale	0,00
20 ATAŞEHİR KÜÇÜKBAKKALKÖY	894.600.000	831.838.257		Not on sale	0,00
21 TUAL GÖLYAKA	1.790.250.000	1.645.741.643	537	99	18,44
22 GÖLYAKA İSTANBUL	2.527.350.000	2.368.835.713		Not on sale	0,00
23 PARK YAŞAM ANTALYA	1.515.000.000	1.380.295.283		Not on sale	0,00
24 MAJÖR GÖLYAKA	1.661.000.000	1.503.385.267	796	97	12,19
25 BİZİM MAHALLE 2-1	2.340.000.000	2.136.935.947		Not on sale	0,00
26 BİZİM MAHALLE 2-2	2.862.000.000	2.513.524.050		Not on sale	0,00
27 ÜMRANİYE İNKILAP	1.781.000.000	1.474.976.917		Not on sale	0,00
28 BAŞAKŞEHİR HOŞDERE 7th Stage	861.000.000	810.822.675	632	234	37,03
29 EYÜPSULTAN KEMERBURGAZ	4.820.000.000	4.660.212.011	300	49	16,33
29 MUĞLA BODRUM TÜRKBÜKÜ	3.496.500.000	3.246.500.000		Not on sale	0,00
30 KAYABAŞI 9th Stage	2.571.000.000	2.122.446.595		Not on sale	0,00
31 ÇEKMEKÖY ÇINARKÖY	4.804.000.000	4.429.364.512		Not on sale	0,00
32 BAŞAKŞEHİR AYAZMA 4th Stage	1.650.000.000	1.040.000.000		Not on sale	0,00
33 BEŞİKTAŞ AKAT	2.821.000.000	2.221.000.000		Not on sale	0,00
34 KAYABAŞI 10th Stage	1.502.000.000	1.455.292.837		Not on sale	0,00
2025	50.710.233.300	44.603.078.765	4.217	1.432	33,96
TOTAL	61.501.467.353	53.289.634.113	15.033	9.331	62,07

Along 70 Years
Happiness
is right here

Along 70 years we strove to be the right place
for happiness, peace and trust.

70th Anniversary
EMLAK
KONUT



EMLAK KONUT
VADİEVLERİ



Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
AHES & MİSEK	94.553	740.788.582,25 TL	643.205.251 TL
Completion Date	# of Units	Progress Level	
2024	552	%53,46	

EMLAK KONUT
BİZİM MAHALLE
1-3



Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
İLK YAPI - GÜRTAŞ	29.937 m2	858.956.692 TL	277.979.546 TL
Completion Date	# of Units	Progress Level	
2023	401	%43,27	



Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
VARIOUS	122.572	1.230.000.000 TL	3.974.731.230 TL
Completion Date	# of Units	Progress Level	
2024	1.948	%42,90	



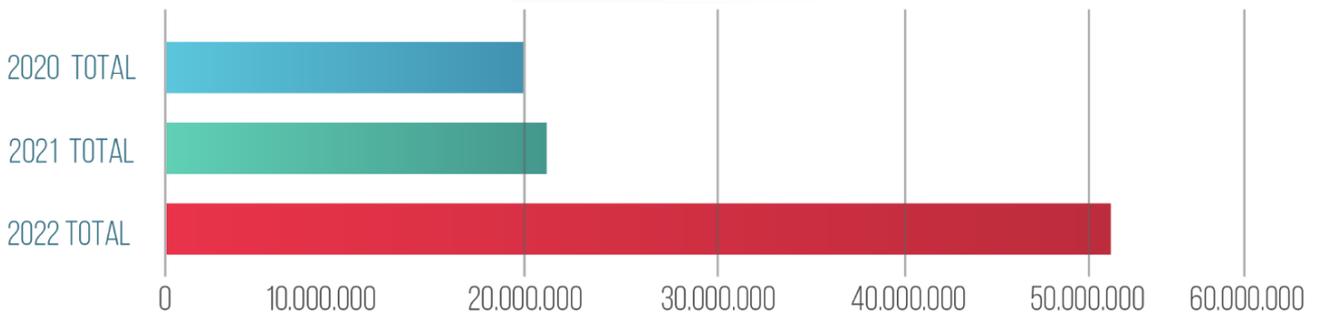
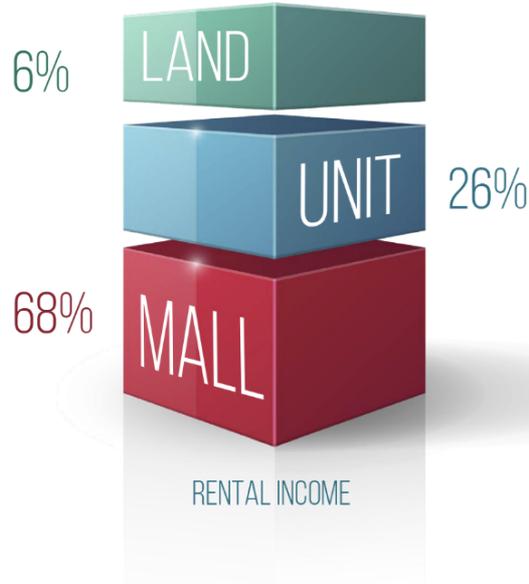
Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
MESA MESKEN	71.443,03	1.150.000.000 TL	1.333.258.024 TL
Completion Date	# of Units	Progress Level	
2024	141	%43,95	

Project Name		Book Value + Progress Payment (TRY)	Total Number of Units	Sold (2023 3Q)
1	Ankara Saraçoğlu	1.183.304.789	456	9
2	Bizim Mahalle 1-3	277.979.546	401	388
3	Bizim Mahalle 1-4	577.736.179	336	327
4	Emlak Konut Vadi Evleri 1-1	643.205.251	552	524
5	Emlak Konut Vadi Evleri 1-2	303.089.124	390	356
6	Çekmeköy Çınarköy 1st Stage	1.333.258.024	141	140
7	Çekmeköy Çınarköy Residential Stages	3.974.731.230	1.948	1.672
8	Çekmeköy Çınarköy Sales Office Construction Work	67.825.255	-	-
9	Çekmeköy Çınarköy Sales Office Completion Work	111.319.722	-	-
10	Çınarköy Project High School Construction Work	55.658.534	-	-
11	Çınarköy Project Religious Facility Construction Work	245.425.912	-	-
12	Çekmeköy 565 Block 3 Parcel Park Construction Works	64.848.368	-	-
13	Çekmeköy Public Garden Construction Works	181.432.095	-	-
14	Avcılar Firuzköy 5th Stage	214.911.161	-	-
15	Balıkesir Altıeylül	458.333.346	-	-
16	Avcılar Firuzköy Infrastructure Construction Work	405.333.504	-	-
17	Küçükçekmece Halkalı School Construction Work	101.359.342	-	-
18	Merkez Ankara O Block Construction Work	256.379.733	-	-
19	Hoşdere Vadi Evleri Infrastructure Works	131.005.060	-	-
20	Dursunköy Residential Stages	253.152.551	-	-
21	Çekmeköy Elementary School Building Construction Work	45.969.375	-	-
TOTAL		10.886.258.101	4.224	3.416

EMLAK KONUT REIC

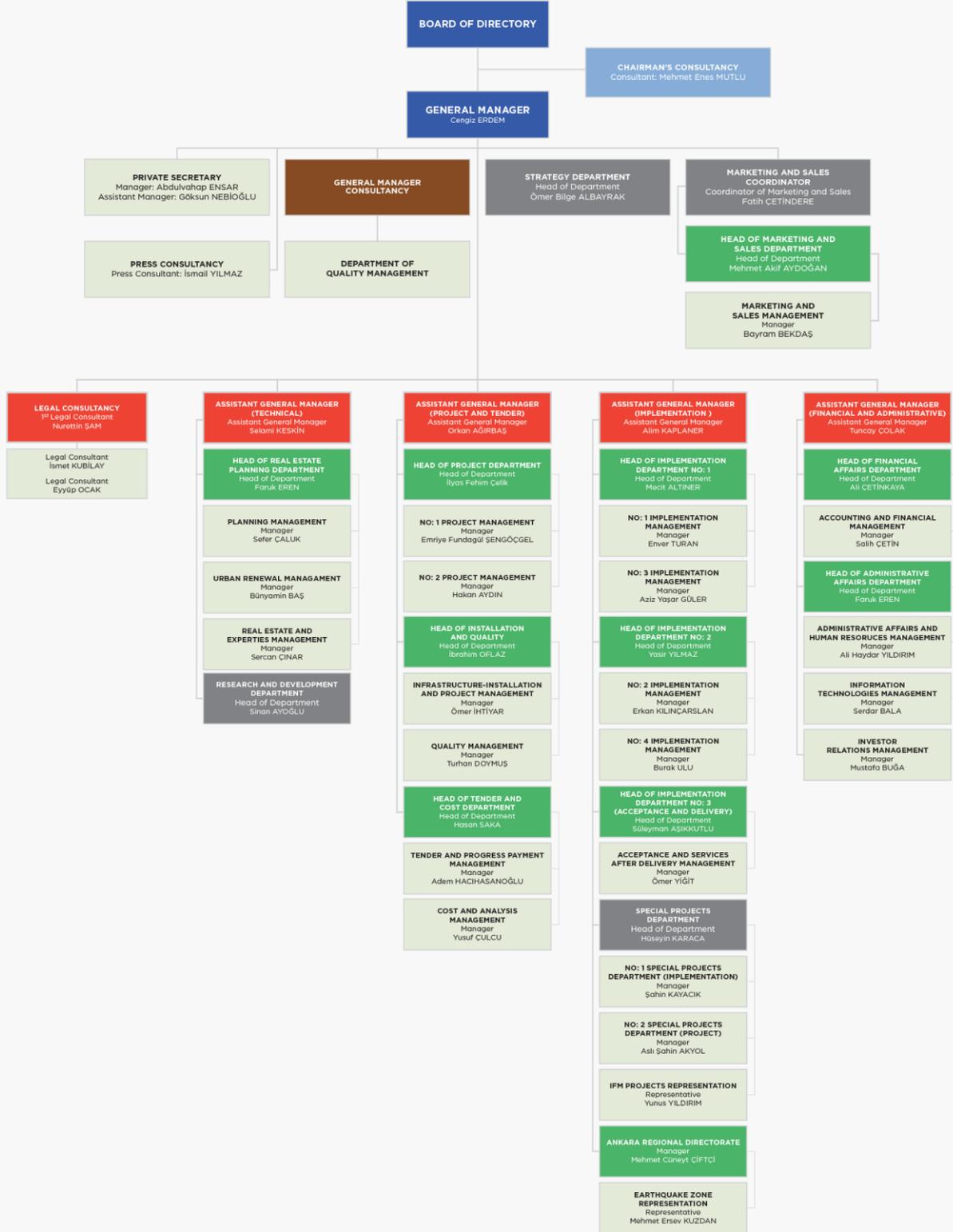
RENTED AND LEASED PROPERTIES

PROJECTS	2023 3 RD QUARTER REVENUE (TL)
GENERAL DIRECTORATE A BLOCK	11.795.591
ESENLER EMLAK KONUTLARI	92.964
AĐA OĐLU MASLAK 1453	2.826.650
SARPHAN FİNANS PARK	5.392.039
BÜYÜKYALI MALL	26.075.737
İSTMARİNA MALL	25.108.615
VARIOUS LAND	275.657
	75.567.251



IMPORTANT DEVELOPMENTS

- Total sales revenue rose in Evora İzmir, Düşler Vadisi, Next Level, İdealist Koru-İdealist Cadde, Başakşehir Avrasya Konutları and Yeni Levent projects.
- We held İstanbul Başakşehir Kayabaşı 9th Stage, İstanbul Çekmeköy, İstanbul Başakşehir Ayazma, İstanbul Beşiktaş Akat ve İstanbul Başakşehir Kayabaşı 10th Stage Revenue Sharing Model Projects in Return for Land Sale tenders obtaining a minimum Company share of 13,366,000,000 TRY.
- Our company used 1,149,074,638 in loans from various banks in 2023.
- As for the issuance of lease certificates (Sukuk), our Company issued lease certificates worth 2,533,200,000 TRY with an average maturity of 95 days in 2023.
- As for the issuance of lease certificates (Sukuk), our Company issued lease certificates worth 2,665,200,000 TRY with an average maturity of 95 days to be followed by payment on returns and repayment in 2023.
- Our company's Board of Directors has decided, in accordance with Presidential Decree No. 126 dated 23.02.2023 and in line with the agreement reached with the Ministry of Environment, Urbanization and Climate Change of the Republic of Turkey, to undertake all kinds of services related to the temporary housing areas and commercial buildings, permanent housing, social facilities, general infrastructure, roads, environmental planning, and all related activities required due to the earthquake that occurred in Kahramanmaraş. The Ministry will cover all expenses related to the procurement of services and the tender process for these tasks will be conducted by our company.
- Our company's 292/220 Block/Parcel numbered property located in İstanbul province, Bakırköy district, Florya Mahallesi was sold over the price of TRY 1,171,800,000 including VAT.
- Our Board of Directors has decided to initiate the housing project development work on a land of 3.6 million sqm located at the address of İstanbul province, Arnavutköy district, Dursunköy quarter, in which our Company and Turkish Airlines A.O. each have 50% shares. Construction permits for parcels within the scope of the project has been obtained.
- As result of the "Surveillance" and "Certification" audits carried out by the Turkish Standards Institute Audit Committee within the scope of the Integrated Management System, which was started to be implemented in our company, It has been decided by the Turkish Standards Institute, to continue validity of TS EN ISO 9001 Quality Management System Certificate, TSE ISO 10002 Customer Satisfaction Management System Certificate, TS ISO EN 14001 Environmental Management System Certificate and TS ISO 45001 Occupational Health and Safety Management System Certificate were granted to our Company.
- Since the Board Member and General Manager Mr. Hakan GEDİKLİ will retire according to his letter of resignation dated 06.07.2023, he stepped aside from his duties in our Company. According to the today's decisions of the Board of Directors; Mr.Cengiz ERDEM has been assigned as the General Manager of the Company, Mr.Cengiz ERDEM was also assigned as the Board Member, according to the article 363 and sub-article 1 of TCC, until the submission to the approval of the first General assembly.
- The independent members of the Board of Directors Mr. İsmail Çataklı and Mr. Burak Demiralp has resigned from his posts including committees on 11.07.2023. Appointment for the unoccupied Independent Board Member position has been completed and in accordance with the decision of the Capital Markets Board for not giving negative opinions, Mr. Refik Tuzcuoğlu and Mr. Hakkı Alp started to work as an Independent Board Members of our Company.
- Within the scope of İstanbul Sarıyer Zekeriyaköy 4th Stage Revenue Sharing in Return for Land Sale Project, block 1791, parcel 4 was purchased by the Contractor YILDIZLAR İNŞAAT VE TİCARET A.Ş. on 10.10.2023 for a total price of TRY 4,000,000,000 (inc VAT). Emlak Konut's share of the sale is TRY 1,400,000,000 (inc VAT).
- Within the scope of İstanbul Beşiktaş Ortaköy Revenue Sharing Model Project in Return for Land Sale Project, 137 units in Next Level İstanbul project have been purchased with an amount of VAT inc. TRY 7,565,626,070.83 by Pasifik Gayrimenkul Yatırım Ortaklığı A.Ş.. Emlak Konut's share of the relevant sale is TRY 3,404,531,731.87 inc. VAT .
- Of the repurchased shares held by our company, a portion with a nominal value of 187,000,000 TL, representing 4.92%, was transferred to a foreign institutional investor located outside Turkey through placement and 7.50 TL per share by applying a discount rate of approximately 7.5% to the closing price on September 18, 2023. The total of the remaining EKGYO shares owned by the Company as a result of the repurchases after the said sale is 4,550,291 lots of shares (total nominal value of 4,550,291 TL) and the ratio of these shares in the Company's capital is approximately 0.12%.







Revenue Sharing Model In Return for Land Sale	sqm	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
DÜŞLER VADİSİ	817.290	29.06.2016	72.493.930	399.411.310
CER İSTANBUL	1.226	30.07.2012	14.787.222	308.842.324
EVORA İZMİR	-	8.11.2016	64.645	246.663.351
ALL SANCAK	-	8.11.2016	1.735.516	199.331.897
MERKEZ ANKARA	15.710	3.04.2014	321.694.993	1.467.415.844
NİDAPARK İSTİNYE	87.699	28.05.2014	567.635.498	4.078.287.281
NİDAPARK KÜÇÜKYALI	16.737	14.06.2011	265.198.179	2.166.733.247
İDEALİST CADDE	7.329	16.08.2017	5.832.832	39.911.035
NİŞANTAŞI KORU	13.726	27.04.2018	651.376.819	1.318.928.853
MEYDAN BAŞAKŞEHİR	63.474	10.02.2020	203.859.071	565.708.910
İSTANBUL BEŞİKTAŞ DİKİLİTAŞ	3.357	7.03.2021	68.414.223	230.500.000
BEŞİKTAŞ ORTAKÖY ASKGPI	17.131	29.04.2021	262.394.883	2.964.984.903
YENİ LEVENT	53.046	8.04.2021	437.174.713	3.792.480.176
BATI YAKASI 1. ETAP	38.334	3.09.2021	215.087.656	1.088.518.471
BATI YAKASI 2. ETAP	63.846	22.11.2021	329.248.439	910.000.000
İSTANBUL KAYABAŞI 8. ETAP	30.056	30.11.2021	203.550.329	703.000.000
ANKARA ÇAYYOLU 2. ETAP PROJESİ	31.971	10.03.2022	84.722.500	170.440.000
İSTANBUL TUZLA MERKEZ PROJESİ	84.268	17.06.2022	401.084.705	2.160.999.750
KÖY 4. ETAP PROJESİ	18.497	16.06.2022	49.948.795	792.610.000
ATAŞEHİR KÜÇÜKBAKKALKÖY PROJESİ	7.492	15.06.2022	62.761.743	894.600.000
AVCILAR FİRÜZKÖY 1. ETAP 1. KISIM PROJESİ	62.469	25.08.2022	144.508.357	1.790.250.000
AVCILAR FİRÜZKÖY 1. ETAP 2. KISIM PROJESİ	81.685	2.09.2022	158.514.287	2.527.350.000
ANTALYA AKSU PROJESİ	64.108	8.08.2022	134.704.717	1.515.000.000
İSTANBUL AVCILAR FİRÜZKÖY 2.ETAP PROJESİ	60.095	1.10.2022	157.614.733	1.661.000.000
BİZİM MAHALLE 2. ETAP 1. KISIM	35.697	5.12.2022	203.064.053	2.340.000.000
BİZİM MAHALLE 2. ETAP 2. KISIM	56.744	13.12.2022	348.475.950	2.862.000.000
ÜMRANIYE İNKILAP PROJESİ	30.680	14.11.2022	306.023.083	1.781.000.000
BAŞAKŞEHİR HOŞDERE 7. ETAP PROJESİ	67.294	14.10.2022	50.648.948	861.000.000

Revenue Sharing Model In Return for Land Sale	sqm	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
EYÜPSULTAN KEMERBURGAZ PROJESİ	51.114	30.03.2023	159.787.989	4.820.000.000
MUĞLA BODRUM TÜRKBÜKÜ PROJESİ	59.038	12.05.2023	250.000.000	3.496.500.000
İSTANBUL KAYABAŞI 9. ETAP PROJESİ	29.915	19.06.2023	448.553.405	2.571.000.000
ÇEKMEKÖY ÇINARKÖY PROJESİ	58.971	30.05.2023	374.635.488	4.804.000.000
İSTANBUL BAŞAKŞEHİR AYAZMA 4.ETAP	20.063	29.08.2023	610.000.000	1.650.000.000
İSTANBUL BEŞİKTAŞ AKAT	337.837	7.09.2023	600.000.000	2.821.000.000
İSTANBUL BAŞAKŞEHİR KAYABAŞI 10. ETAP	20.063	25.07.2023	46.707.163	1.502.000.000
TOTAL	2.406.966		8.212.304.863	61.501.467.353

Turn-Key Model Projects	sqm	Book Value + Progress Payments
BİZİM MAHALLE 1. ETAP 3. KISIM	29.937	277.979.546
EMLAK KONUT VADI EVLER 1. ETAP 2. KISIM	70.752	303.089.124
ANKARA SARAÇOĞLU PROJESİ	-	1.183.304.789
BİZİM MAHALLE 1. ETAP 4. KISIM	24.995	577.736.179
ÇEKMEKÖY ÇINARKÖY KONUTLARI 1. ETAP	137.994	1.333.258.024
İSTANBUL KAYABAŞI EMLAK KONUTLARI	-	-
İSTANBUL AVCILAR FİRUKÖY 5. ETAP	93.793	214.911.161
ÇEKMEKÖY ÇINARKÖY KONUTLARI 2. ETAP	44.969	1.081.197.858
BALIKESİR ALTIEYLÜL	46.168	458.333.346
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 1. KISIM	19.981	588.903.851
ÇEKMEKÖY ÇINARKÖY KONUTLARI 4. ETAP 1. KISIM	14.694	368.658.080
ÇEKMEKÖY ÇINARKÖY KONUTLARI 4. ETAP 2. KISIM	10.023	243.510.702
ÇEKMEKÖY ÇINARKÖY KONUTLARI 4. ETAP 3. KISIM	13.314	222.719.138
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 2. KISIM	14.411	377.124.884
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 3. KISIM	10.793	571.184.508
AVCILAR FİRUKÖY ALTYAPI YAPIM İŞİ	-	405.333.504
KÜÇÜKÇEKMECE HALKALI OKUL YAPIM İŞİ	-	101.359.342
ÇEKMEKÖY ÇINARKÖY SATIŞ OFİSİ YAPIM İŞİ	10.726	67.825.255
EMLAK KONUT VADI EVLER 1. ETAP 1. KISIM İKMAL İŞİ	93.803	643.205.251
ÇINARKÖY PROJESİ DİNİ TESİS YAPIM İŞİ	-	245.425.912
MERKEZ ANKARA O BLOK YAPIM İŞİ	-	256.379.733
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 4. KISIM	30.744	521.432.209
ÇINARKÖY PROJESİ LİSE YAPIM İŞİ	-	55.658.534
ÇEKMEKÖY MİLLET BAHÇESİ YAPIM İŞİ	-	181.432.095
ÇEKMEKÖY 565 ADA 3 PARSEL PARK YAPIM İŞİ	-	64.848.368
ÇEKMEKÖY ÇINARKÖY SATIŞ OFİSİ TAMAMLAMA İŞİ	-	111.319.722
HOŞDERE VADI EVLERİ GENEL ALTYAPI İŞİ	-	131.005.060

Turn-Key Model Projects	sqm	Book Value + Progress Payments
DURSUNKÖY 1. ETAP 1. KISIM	140.289	95.952.436
DURSUNKÖY 2. ETAP 1. KISIM	92.086	32.382.823
ÇEKMEKÖY İLKOKUL BİNASI VE CAMİİ YAPIM İŞİ	-	45.969.375
DURSUNKÖY 2. ETAP 2. KISIM	79.478	12.846.683
DURSUNKÖY 2. ETAP 3. KISIM	81.292	13.906.028
DURSUNKÖY 2. ETAP 4. KISIM	65.954	10.885.557
DURSUNKÖY 2. ETAP 5. KISIM	75.934	12.611.861
DURSUNKÖY 1. ETAP 2. KISIM	90.332	14.575.362
DURSUNKÖY 1. ETAP 6. KISIM	93.989	15.721.636
DURSUNKÖY 1. ETAP 5. KISIM	98.500	13.243.044
DURSUNKÖY 1. ETAP 4. KISIM	77.561	13.468.041
DURSUNKÖY 1. ETAP 3. KISIM	105.842	17.559.080
TOTAL	1.668.352	10.886.258.101

Appraisal Report Name	of Parcels	sqm	Date of Purchase	Book Value	Appraisal Value
ANKARA ÇANKAYA PARSELLERİ	5	14.378,64	3.04.2014 - 12.05.2020 - 06.09.2021	3.757.952	10.168.000
İSTANBUL ARNAVUTKÖY PARSELLERİ	15	45.031,90	5.06.2013	74.831.453	519.562.261
İSTANBUL ATAŞEHİR PARSELLERİ	7	6.845,28	29.12.1999 - 04.03.2015 - 14.12.2020	12.637	27.120.135
İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	1	18.759,50	14.06.2011 - 06.10.2011 - 30.07.2012 - 07.08.2012 - 9.03.2022	9.782.560	93.797.500
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	13	85.447,74	01.12.2010 - 07.03.2012 - 25.09.2012 - 01.10.2012 - 05.03.2015 - 02.03.2023	62.257.951	385.214.659
İSTANBUL BAŞAKŞEHİR TATARCİK PARSELLERİ	2	52.542,66	27.08.2021	139.237.890	315.255.600
İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	5	46.101,12	30.05.2017 - 16.11.2020	161.327.436	395.000.000
İSTANBUL ESENYURT HOŞDERE PARSELLERİ	1	6.355,08	14.06.2011 - 30.07.2012 - 9.03.2022	29.313.841	76.260.960
İSTANBUL ESENLER PARSELLERİ	10	105.463,86	9.03.2022	2.400.884.773	3.025.000.000
İSTANBUL KARTAL PARSELLERİ	9	13.020,46	24.04.2013 - 22.04.2012 - 02.12.2020	28.173.655	70.462.715
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	16	233.496,93	3.04.2014	998.972.903	3.218.446.200
İSTANBUL SARIYER PARSELLERİ	3	1.155,89	28.05.2014	8.731.010	8.731.010
İSTANBUL TUZLA PARSELLERİ	6	8.823,48	30.12.2005 - 05.03.2015 - 01.06.2007 - 27.08.2021 - 3.01.2022	26.191.628,00	57.790.985
İSTANBUL AVCILAR PARSELLERİ	22	391.284,97	30.06.2019 - 12.05.2020	826.668.198	2.532.980.838
İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	1	5.492,00	12.05.2020	9.657.412	25.000.000
BALIKESİR PARSELLERİ	1	3.845,04	9.03.2022	13.073.136	13.073.136
İZMİR KONAK PARSELLERİ	2	17.218,08	31.05.2000	13.051.102	55.920.340
İZMİR DİKİLİ PARSELLERİ	1	361,98	26.07.2022	1.809.900	1.882.000
İZMİR SEFERİHİSAR PARSELLERİ	9	13.792,09	26.07.2022	79.473.310	83.429.079
İZMİR URLA PARSELLERİ	1	52.998,31	26.07.2022	201.393.578	250.000.000
DENİZLİ PARSELLERİ	1	18.882,70	5.03.2015	16.191.227	49.567.045
KASTAMONU CİDE PARSELLERİ	1	9.110,04	06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	52.663	110.000
KOCAELİ PARSELLERİ	21	28.000,40	25.02.2008 - 06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	14.684.477	19.250.364
MUĞLA BODRUM PARSELLERİ	16	679.310,78	8.03.2022 - 9.03.2022 - 26.07.2022	2.186.272.349	2.744.317.648
MUĞLA MİLAS PARSELLERİ	1	17.617,89	26.07.2022	79.475.505	150.000.000
NEVŞEHİR PARSELLERİ	2	26,10	3.04.2014	9.238	35.500
TEKİRDAĞ ÇORLU PARSELLERİ	4	35.923,48	24.03.2006 - 30.09.2010	6.152.734	13.477.000
TOTAL	176	1.911.286		7.391.440.518	14.141.852.974

Investment Properties (Lands)	# of Parcels	sqm	Date of Purchase	Book Value	Appraisal Value
İSTANBUL ATAŞEHİR PARSELLERİ	2	4.376	29.12.1999	0,02	20.103.223
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	1	1.500	30.05.2016	5.490.111	18.000.000
İSTANBUL KARTAL PARSELLERİ	3	16.231	24.04.2013 - 22.04.2012	27.836.147	81.155.000
TOTAL	6	22.107		33.326.259	119.258.223

Building Inventory	# of Units in Inventory	Sqm	Book Value	Appraisal Value
DENİZLİ MERKEZEFENDİ İKMAL İŞİ	95	18.092,37	161.382.505	458.806.200
AYAZMA EMLAK KONUTLARI	1	133,65	490.101	4.200.000
KÖRFEZKENT ÇARŞI	1	882,67	2.462.307	6.000.000
KUZEY YAKASI	207	23.897,19	287.788.719	904.965.409
SEMT BAHÇEKENT 1-1	6	906,50	5.410.935	19.548.838
KÖY	14	1.537,16	22.697.907	55.968.700
KOMŞU FİNANS EVLERİ	124	17.289,46	303.092.048	996.347.425
EMLAK KONUT FLORYA EVLERİ	11	1.346,57	33.233.911	111.914.400
SEMT BAHÇEKENT 1-2	20	2.921,26	27.066.807	62.316.375
KÖY 2. ETAP	63	10.698,73	223.166.784	347.901.400
BİZİM MAHALLE 1. ETAP 2. KISIM	63	4.998,44	75.925.071	218.897.200
BİZİM MAHALLE 1. ETAP 1. KISIM	57	8.015,81	139.579.452	251.770.956
AĞAOĞLU MASLAK 1453 İSTANBUL	72	23.785,46	334.601.100	920.834.559
AVANGART İSTANBUL	2	436,07	15.381.100	37.065.950
AVRUPARK HAYAT	10	1.648,33	13.918.921	42.544.872
EVORA DENİZLİ	4	1.222,35	4.666.841	21.670.900

Building Inventory	# of Units in Inventory	Sqm	Book Value	Appraisal Value
GÖL PANORAMA EVLERİ	1	184,67	674.257	4.339.750
KARAT 34	9	3.621,87	34.542.648	78.366.265
MERKEZ ANKARA	92	83.561,55	1.262.878.650	909.929.700
METROPOL İSTANBUL	1	506,64	3.448.400	34.348.474
NİDAPARK İSTİNYE	1	345,42	7.163.500	52.572.625
NİDAPARK KAYAŞEHİR	-	-	-	-
SARPHAN FİNANS PARK	40	3.608,69	76.673.663	229.960.632
BÜYÜKYALI İSTANBUL	2	677,93	9.904.595	90.875.146
TEMAŞEHİR	25	1.527,60	20.593.200	23.064.900
ORMANKÖY	4	478,84	20.788.459	20.788.459
TOTAL	925	212.325	3.087.531.881	5.904.999.136

Building Inventory (Stocks from Projects)	# of Units in Inventory	Sqm	Book Value	Appraisal Value
DÜŞLER VADİSİ	12	2.775,00	102.555.006	131.178.902
NİDAPARK KÜÇÜKYALI	29	32.837,94	347.169.160	1.703.331.306
TOTAL	41	35.613	449.724.166	1.834.510.208

Investment Property	# of Units in Inventory	Sqm	Book Value	Appraisal Value
AĞAOĞLU MASLAK 1453 İSTANBUL	5	2.040	41.463.400	109.414.375
BÜYÜKYALI	122	26.698	103.731.978	717.417.671
İSTMARİNA	238	60.879	300.391.057	680.000.000
SARPHAN FİNANS PARK	120	6.810	123.589.041	381.562.328
ESENLER EMLAK KONUTLARI	3	372	1.632.400	10.250.000
GENEL MÜDÜRLÜK A BLOK	1	11.932	35.068.347	1.101.694.938
TOTAL	489	108.731	605.876.222	3.000.339.311

Building in Non-Current Assets	# of Units in Inventory	Sqm	Book Value	Appraisal Value
YALI ATAKÖY	1	214	3.865.640	21.186.441
NİDAKULE ATAŞEHİR	1	295	6.820.685	31.500.000
VARYAP MERİDİAN	1	69	378.714	4.850.000
RESMİ KURUM BİNASI	1	15.834	45.900.704	1.462.075.042
TOTAL	4	16.412	55.940.914	1.519.611.483

Subsidiaries Turn-Key Projects (EPP)	sqm	Date of Purchase	Book Value	Appraisal Value
TUZLA ORHANLI PARSELLERİ	1.453	2.05.2013	540.086	2.999.199
İSTANBUL RESNELİ PARSELLERİ	148.058	12.01.2021		937.500.122,70
İSTANBUL ATAŞEHİR PARSELLERİ	251	28.03.2016	404.029	4.870.000
İZMİR ALİAĞA PARSELLERİ	55.000	15.05.2023		99.000.000
YALOVA ARSALARI	9.080			3.985.086
SAKARYA SAPANCA PARSELLERİ	120.053	12.06.2013	6.302.333	151.887.346
TOPLAM	324.815		7.246.448	1.200.241.754

Buildings Total (Investment)	Of Units in Inventory	sqm	Book Value	Appraisal Value
SARPHAN FİNANSPARK	2	131,14	2.032.502	11.166.900
DOĞA PARKI EVLERİ	7	407,90	8.390.119	9.857.300
TOTAL	9	539	10.422.621	21.024.200

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

**CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY – 30 SEPTEMBER 2023**

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

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS OF 30 SEPTEMBER 2023**

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

	Notes	<i>Unaudited</i> 30 September 2023	<i>Audited</i> 31 December 2022
ASSETS			
Current assets		55,105,212	42,141,914
Cash and cash equivalents	4	15,694,524	6,107,609
Trade receivables	6	4,850,776	3,268,382
<i>Trade receivables due from third parties</i>		4,850,776	3,268,382
Other receivables		759,850	577,700
<i>Other receivables due from related parties</i>	20	76,677	-
<i>Other receivables due from third parties</i>	7	683,173	577,700
Inventories	8	30,230,234	28,955,350
Prepaid expenses		2,134,772	2,374,680
<i>Prepaid expenses to related parties</i>	20	1,044,379	1,433,207.00
<i>Prepaid expenses to third parties</i>	13	1,090,393	941,473
Other current assets	12	1,431,218	852,225
Current tax assets	19	3,838	5,968
Non-current assets		5,723,676	4,817,265
Trade receivables	6	4,779,020	3,730,187
<i>Trade receivables due from third parties</i>		4,779,020	3,730,187
Other receivables	7	23,331	21,650
<i>Other receivables due from third parties</i>		23,331	21,650
Investments accounted for using equity method		1,351	841
Investment properties	9	434,985	742,683
Right-of-use assets		42,610	17,721
Property, plant and equipment	10	392,742	285,862
Intangible assets		36,452	7,965
Deferred tax assets	19	13,185	10,356
Total assets		60,828,888	46,959,179

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

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS OF 30 SEPTEMBER 2023**

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

	Notes	Unaudited 30 September 2023	Audited 31 December 2022
LIABILITIES AND EQUITY			
Current liabilities		36,548,464	25,293,981
Short-term borrowings	5	1,038,595	1,300,263
Short-term portions of long-term borrowings	5	2,139,866	1,814,145
Lease liabilities	5	14,258	3,823
Bank Loans	5	2,125,608	1,810,322
Trade payables	6	2,251,552	2,956,858
Trade payables due to related parties	20	-	1,774,954
Trade payables due to third parties		2,251,552	1,181,904
Other payables	7	791,666	516,169
Other payables due to related parties	20	595	593
Other payables due to third parties		791,071	515,576
Deferred income	13	29,995,947	18,423,670
Deferred income from related parties	20	2,009,088	1,004,341
Deferred income from third parties		27,986,859	17,419,329
Short-term provisions		330,838	282,876
Short-term provisions for employee benefits		70,048	35,536
Other short-term provisions	11	260,790	247,340
Non-current liabilities		2,061,846	3,297,175
Long-term borrowings	5	1,742,185	3,103,650
Long-term borrowings due from related parties			
Lease liabilities		16,919	11,837
Long-term borrowings due from third parties			
Lease liabilities		15,202	15,792.13
Bank Loans	5	1,710,064	3,076,021
Trade payables		-	20
Trade payables due to third parties		-	20
Other payables	7	201,882	117,382
Other payables due to third parties		201,882	117,382
Deferred income	13	4,738	4,738
Deferred income from third parties		4,738	4,738
Long-term provisions		94,018	48,753
Long-term provisions for employee benefits		94,018	48,753
Deferred tax liability	19	19,023	22,632
Shareholders' equity		22,218,578	18,368,023
Total equity attributable to equity holders of the Company		22,218,578	18,368,023
Paid-in capital	14	3,800,000	3,800,000
Treasury shares (-)		(31,321)	(296,231)
Share premium (discounts)		2,366,895	2,366,895
Other equity reserves		770,848	-
Other comprehensive income (expense) not to be reclassified to profit or loss		(42)	(42)
Gain (loss) on revaluation and remeasurement		(42)	(42)
Restricted reserves appropriated from profit		984,440	882,670
Retained earnings		10,643,404	8,617,598
Net profit for the year		3,684,354	2,997,133
Non-controlling interests		-	-
Total liabilities and equity		60,828,888	46,959,179

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

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

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME FOR
THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023**

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

	Notes	Unaudited 1 January- 30 September 2023	Unaudited 1 July- 30 September 2023	Unaudited 1 January- 30 September 2022	Unaudited 1 July- 30 September 2022
Revenue	15	12,134,387	1,854,174	5,677,656	950,996
Cost of sales (-)	15	(7,620,572)	(1,058,609)	(2,588,697)	(312,575)
Gross profit		4,513,815	795,565	3,088,959	638,421
General administrative expenses (-)	16	(1,808,539)	(441,756)	(589,951)	(215,018)
Marketing expenses (-)	16	(282,746)	(78,018)	(97,710)	(33,877)
Other income from operating activities	17	1,439,653	452,117	720,682	377,079
Other expenses from operating activities (-)	17	(987,630)	(210,214)	(774,896)	(10,438)
Operating profit		2,874,553	517,694	2,347,084	756,167
Income from investing activities		5,317	5,317	27,493	1,291
Operating profit before financial income / (expense)		2,879,870	523,011	2,374,577	757,458
Financial income	18	1,803,521	826,307	388,264	163,531
Financial expenses (-)	18	(1,005,475)	(265,908)	(680,486)	(275,321)
Profit from continuing operations, before tax		3,677,916	1,083,410	2,082,355	645,668
Tax (expense)/income from continuing operations		6,438	6,479	(897)	(1,328)
<i>Current period tax expense</i>	19	-	-	(10,220)	(80)
<i>Deferred tax income</i>	19	6,438	6,479	9,323	(1,248)
Net profit for the period		3,684,354	1,089,889	2,081,458	644,340
Profit for the period is attributable to:					
Non-controlling interests		-	-	-	-
Owners of the Company		3,684,354	1,089,889	2,081,458	644,340
Total comprehensive income for the period		3,684,354	1,089,889	2,081,458	644,340
Total comprehensive income is attributable to:					
Non-controlling interests		-	-	-	-
Owners of the Company		3,684,354	1,089,889	2,081,458	644,340
Earnings per share (in full TRY)		0.0097	0.0029	0.0057	0.0018

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

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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023

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

					Other Accumulated Comprehensive Income and Expense not to be Reclassified to Profit or Loss		Retained Earnings				
	Share capital	Treasury shares (-)	Share premium/ discounts	Other restricted reserves Equity Reserves	Other restricted reserves appropriated from profit	Gain/Loss on remeasurement of defined benefit plans	Prior years' profit	Net profit for the period	Equity attributable to the parent	Non- controlling interests	Total equity
1 January 2022	3,800,000	(296,231)	2,366,895	-	789,174	(42)	7,754,768	1,332,323	15,746,887	-	15,746,887
Transfers	-	-	-	-	93,496	-	1,238,827	(1,332,323)	-	-	-
Dividend	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	-	-	-	-	2,081,458	2,081,458	-	2,081,458
30 September 2022	3,800,000	(296,231)	2,366,895	-	882,670	(42)	8,617,598	2,081,458	17,452,348	-	17,452,348
1 January 2023	3,800,000	(296,231)	2,366,895	-	882,670	(42)	8,617,598	2,997,133	18,368,023	-	18,368,023
Transfers	-	-	-	-	101,770	-	2,895,363	(2,997,133)	-	-	-
Dividend (Note 15) (*)	-	-	-	-	-	-	(869,557)	-	(869,557)	-	(869,557)
Increase/(decrease) due to share buy back transactions	-	264,910	-	-	-	-	-	-	264,910	-	264,910
Increase/(decrease) due to share based transactions	-	-	-	770,848	-	-	-	-	770,848	-	770,848
Total comprehensive income/(expense)	-	-	-	-	-	-	-	3,684,354	3,684,354	-	3,684,354
30 September 2023	3,800,000	(31,321)	2,366,895	770,848	984,440	(42)	10,643,404	3,684,354	22,218,578	-	22,218,578

(*) At the Ordinary General Assembly Meeting held on 31 March 2023, the decision to distribute a cash dividend of TL 869,557 (30 September 2022: 375,997) from the profits of 2022 was approved by majority vote. Since the Group owns its own shares with a nominal value of TL 1 at a rate of 4.26% as of 31 March 2023, the date of the profit distribution decision, the dividend related to the shares owned by the Group is netted off from the amount of dividends to be distributed. The dividend payment was made on 14 April 2023.

(**) As of 30 September 2023, the net effect of buying/selling shows when the matching orders for the repurchased shares during the period.

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

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

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023**

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

		<i>Unaudited</i> 1 January-	<i>Unaudited</i> 1 January-
	Notes	30 September 2023	30 September 2022
Cash flows from operating activities			
Profit for the period		3,684,354	2,081,458
Adjustments related to reconcile of net profit for the period			
Adjustments related to depreciation and amortization expenses	16	48,307	34,786
Adjustments related to tax expense (income)	19	(6,438)	897
Adjustments related to (reversal of) impairments (net)		480,922	620,278
<i>Adjustments related to (reversal of) impairment of inventories (net)</i>	<i>8, 17</i>	<i>480,922</i>	<i>620,278</i>
Adjustments related to provisions		116,916	114,196
<i>Adjustments related to (reversal of) provisions for employee benefits</i>		<i>92,390</i>	<i>27,381</i>
<i>Adjustments related to (reversal of) provision for lawsuit and/or penalty</i>	<i>11, 17</i>	<i>13,450</i>	<i>88,223</i>
<i>Adjustments related to (reversal of) provisions for possible risks</i>	<i>17</i>	<i>11,076</i>	<i>(1,408)</i>
Adjustments for interest (income) and expenses		(1,589,305)	(28,282)
<i>Adjustments for interest income</i>	<i>17, 18</i>	<i>(2,882,178)</i>	<i>(705,984)</i>
<i>Adjustments for interest expense</i>	<i>17, 18</i>	<i>1,292,873</i>	<i>677,702</i>
Adjustments related to (gain) loss on disposal of property		(5,317)	(25,531)
<i>(Gain)/loss on sale of property, plant and equipment</i>		<i>(5,317)</i>	<i>(8,567)</i>
<i>(Gain)/loss on sale of investment properties</i>		<i>-</i>	<i>(16,964)</i>
Net cash from operations before changes in assets and liabilities		2,729,439	2,797,802
Changes in net working capital:			
Adjustments related to (increase)/decrease in trade receivable		(2,801,047)	(92,796)
<i>Decrease/(increase) in trade receivables from related parties</i>		<i>-</i>	<i>15,261</i>
<i>Decrease/(Increase) in trade receivables from third parties</i>		<i>(2,801,047)</i>	<i>(108,057)</i>
Adjustments related to decrease/(increase) in inventories		(922,834)	(8,763,865)
Adjustments related to increase/(decrease) in trade payables		(1,260,423)	53,530
<i>Increase/(decrease) in trade payables to related parties</i>		<i>(2,303,298)</i>	<i>333,198</i>
<i>Increase/(decrease) in trade payables to third parties</i>		<i>1,042,875</i>	<i>(279,668)</i>
Adjustments related to decrease/(increase) in other receivables related to operations		(201,639)	(53,871)
Adjustments related to increase/(decrease) in other payables related to operations		12,706,515	6,685,997
Adjustments related to other increase/(decrease) in working capital		(55,040)	(723,741)
Net cash flows from operating activities			
Interest received		425,831	42,311
Payments related to provisions for employee benefits		(12,613)	(484)
Income taxes paid		(777,473)	(531,782)
Cash flows from operating activities		9,830,716	(586,899)
Purchases of investment properties, property, plant and equipment and intangible assets	9, 10	(115,599)	(98,954)
Sale of investment properties, property, plant and equipment and intangible assets		11,138	36,888
Returns of financial assets		-	500
Cash flows from investing activities		(104,461)	(61,566)
Payments to disposal entity's shares or other equity instruments		1,484,710	-
Payments to acquire entity's shares or other equity instruments	14	(448,952)	-
Proceeds from Borrowings		3,964,275	4,542,383
<i>Proceeds from Loans</i>		<i>1,149,075</i>	<i>2,598,133</i>
<i>Proceeds from Issue of Debt Instruments</i>		<i>2,815,200</i>	<i>1,944,250</i>
Repayments of borrowings		(5,201,322)	(4,177,205)
<i>Loan Repayments</i>		<i>(2,668,072)</i>	<i>(2,424,605)</i>
<i>Payments of Issued Debt Instruments</i>		<i>(2,533,250)</i>	<i>(1,752,600)</i>
Cash outflow from debt payments for lease contracts		(3,480)	(4,818)
Interest paid		(920,807)	(584,841)
Dividends paid	14	(869,557)	(375,997)
Interest received		1,701,164	332,290
Cash flow from financing activities		(293,969)	(268,188)
Net increase (decrease) in cash and cash equivalents		9,432,286	(916,653)
Cash and cash equivalents at the beginning of the period	4	5,284,707	3,087,548
Cash and cash equivalents at the end of the period	4	14,716,993	2,170,895

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

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023**

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

NOTE 1 – ORGANIZATION AND OPERATION OF THE GROUP

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

The 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 Company 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 Company 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 Company 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 Company’s class B shares with a nominal value of TL 625,000 has been trading on the stock exchange since 2 December 2010.

The registered address of the Group is Barbaros Mah. Mor Sümbül Sok. No: 7/2 B (Batı Ataşehir) Ataşehir – İstanbul. As of 30 September 2023, the number of employees of the Group is 1,279 (31 December 2022 - 987).

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 Company cannot be a part of construction business, but only can organize it by auctioning between the contractors.

The consolidated consolidated financial statements at 30 September 2023 have been approved by the Board of Directors on 7 November 2023.

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

Emlak Konut GYO will be referred to as the “Group” with its subsidiaries and interests in joint ventures.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023**

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

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

Subsidiaries

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

Subsidiaries	Main Operations			
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. (“EPP”)	Real Estate Investments			
Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.	Production, Sales and Marketing			
	30 September 2023		31 December 2022	
	Direct and indirect ownership rate	Effective ownership rate (%)	Direct and indirect ownership rate	Effective ownership rate (%)
Emlak Planlama İnşaat Proje Yönetimi ve Ticaret A.Ş.(*)	100	100	100	100
Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş. (**)	100	100	100	100

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

(**) It is a subsidiary established with the aim of creating a domestic brand with the potential to compete with the important actors of the global market, the main field of activity of which is elevator systems, taking into account the needs of the construction and real estate industry.

Investments valued by equity method (Affiliates)

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

Investments valued by equity method (Affiliates)	Main Operation			
İstmarina AVM Ordinary Partnership	Mall and Office Management			
Büyükyalı Tesis Yönetimi A.Ş.	Mall and Office Management			
Merkez ve Cadde Yönetimi A.Ş.	Mall and Office Management			

	30 September 2023		31 December 2022	
	Direct and indirect ownership rate (%)	Effective ownership rate (%)	Direct and indirect ownership rate (%)	Effective ownership rate (%)
Merkez Cadde Yönetim A.Ş.	30	30	-	-
İstmarina AVM Adı Ortaklığı	40	40	40	40
Büyükyalı Tesis Yönetimi A.Ş.	37	37	37	37

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023**

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

NOTE 2 – BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS

2.1. Basis of Presentation

The accompanying standalone financial statements of the Company have been prepared in accordance with the communiqué numbered II-14,1 “Communiqué on the Principles of Financial Reporting In Capital Markets” (“the Communiqué”) which is published on Official Gazette numbered 28676 dated 13 June 2013 and Turkish Financial Reporting Standards and appendices and interpretations related to them adopted by the Public Oversight Accounting and Auditing Standards Authority (“POA”) have been taken as basis. TFRS is updated through communiqués in order to comply with the changes in the Turkish Financial Reporting Standards (TFRS).

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

The Company and its subsidiaries maintain their books of account and prepares their statutory financial statements in accordance with the principals issued by CMB, the Turkish Commercial Code (“TCC”), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance. The 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 Company and its subsidiaries. Control is achieved when the Company:

- 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 Company 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 Company 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 Company considers all relevant facts and circumstances in assessing whether or not the Company’s voting rights in an investee are sufficient to give it power, including:

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

Any additional facts and circumstances that indicate that the Company 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.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023**

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

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

2.1. Basis of Presentation (continued)

Basis of Consolidation (continued)

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company 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 Company 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 Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

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 Group.

Changes in the Group's ownership interests in existing subsidiaries (continued)

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 Company 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.

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

2.1. Basis of Presentation (continued)

Basis of Consolidation (continued)

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.

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

POA made an announcement on 20 January 2022 regarding the application of TAS 29, “Financial Reporting in Hyperinflationary Economies” for entities adopting Turkish Financial Reporting Standards (“TFRS”) in 2022 financial reporting periods. The announcement stated that, entities that apply TFRS should not adjust their financial statements in accordance with TAS 29 – Financial Reporting in Hyperinflationary Economies. As of the date of this report, POA has not made any further announcements regarding the scope and application of TAS 29. As a result, no inflation adjustment was made to the accompanying consolidated financial statements dated 30 September 2023 in accordance with TAS 29.

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 functional currency of the Group is TL and the reporting currency is thousand TL.

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

2.1. Basis of Presentation (continued)

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.

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”.

NOTE 3 – ACCOUNTING POLICIES

Interim condensed consolidated financial statements as of 30 September 2023 have been prepared by applying accounting policies that are consistent with the accounting policies applied in the preparation of the financial statements for the period ended 30 September 2023. Therefore, interim condensed financial statements should be read together with the end-of-year financial statements in order to create coherence.

3.1 New and Revised Turkish Financial Reporting Standards

a) Standards, amendments, and interpretations applicable as of 30 September 2023:

- **Narrow scope amendments to IAS 1, Practice statement 2 and IAS 8;** effective from annual periods beginning on or after 1 January 2023. The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish between changes in accounting estimates and changes in accounting policies.
- **Amendment to IAS 12 – Deferred tax related to assets and liabilities arising from a single transaction;** effective from annual periods beginning on or after 1 January 2023. These amendments require companies to recognise deferred tax on transactions that, on initial recognition give rise to equal amounts of taxable and deductible temporary differences.

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NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and Revised Turkish Financial Reporting Standards (Continued)

- **IFRS 17, ‘Insurance Contracts’;** effective from annual periods beginning on or after 1 January 2023. This standard replaces IFRS 4, which currently permits a wide variety of practices in accounting for insurance contracts. IFRS 17 will fundamentally change the accounting by all entities that issue insurance contracts and investment contracts with discretionary participation features.
- **Amendment to IAS 12 - International tax reform - pillar two model rules;** The deferred tax exemption and disclosure of the fact that the exception has been applied, is effective immediately. The other disclosure requirements are effective annual periods beginning on or after 1 January 2023. These amendments give companies temporary relief from accounting for deferred taxes arising from the Organisation for Economic Co-operation and Development’s (OECD) international tax reform. The amendments also introduce targeted disclosure requirements for affected companies.

b) Standards, amendments, and interpretations that are issued but not effective as of 30 September 2023:

- **Amendment to IAS 1 – Non current liabilities with covenants;** effective from annual periods beginning on or after 1 January 2024. These amendments clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability.
- **Amendment to IFRS 16 – Leases on sale and leaseback;** effective from annual periods beginning on or after 1 January 2024. These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.
- **Amendments to IAS 7 and IFRS 7 on Supplier finance arrangements;** ; effective from annual periods beginning on or after 1 January 2024. These amendments require disclosures to enhance the transparency of supplier finance arrangements and their effects on a company’s liabilities, cash flows and exposure to liquidity risk. The disclosure requirements are the IASB’s response to investors’ concerns that some companies’ supplier finance arrangements are not sufficiently visible, hindering investors’ analysis.
- **Amendments to IAS 21 - Lack of Exchangeability;** effective from annual periods beginning on or after 1 January 2025. An entity is impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.

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NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and Revised Turkish Financial Reporting Standards (Continued)

b) Standards, amendments, and interpretations that are issued but not effective as of 30 September 2023:

- **IFRS S1, ‘General requirements for disclosure of sustainability-related financial information;** effective from annual periods beginning on or after 1 January 2024. This is subject to endorsement of the standards by local jurisdictions. This standard includes the core framework for the disclosure of material information about sustainability-related risks and opportunities across an entity’s value chain.
- **IFRS S2, ‘Climate-related disclosures’;** effective from annual periods beginning on or after 1 January 2024. This is subject to endorsement of the standards by local jurisdictions. This is the first thematic standard issued that sets out requirements for entities to disclose information about climate-related risks and opportunities.

The possible effects of these standards, amendments and improvements on the Company's summary financial position and performance are being evaluated.

NOTE 4 – CASH AND CASH EQUIVALENTS

	30 September 2023	31 December 2022
Cash on hand	141	8
Banks	15,328,596	5,881,812
- Demand deposit	72,043	19,158
- Time deposits with maturities less than 3 months	15,256,553	5,862,654
Other cash and cash equivalents	365,787	225,789
	15,694,524	6,107,609

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

	30 September 2023	31 December 2022
	(%)	(%)
	36,49	18,16

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

	30 September 2023	31 December 2022
Cash and cash equivalents	15,694,524	6,107,609
Less: Interest accruals on deposits	(133,430)	(22,765)
Less: LSRSA project deposits (*)	(860,785)	(805,745)
Add: the effect of provisions released under TFRS 9	16,684	5,608
	14,716,993	5,284,707

(*) 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. There is no blocked deposit (31 December 2022: None) for the project accounts amounting to TL 860,785 (31 December 2022: TL 805,745).

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NOTE 5 – FINANCIAL LIABILITIES

	30 September 2023	31 December 2022
Short-term financial liabilities		
Short-term bank loans	149,584	706,075
Issued debt instruments (*)	889,011	594,188
Short-term portion of long-term borrowings	2,125,608	1,810,322
Lease liabilities	14,258	3,823
	3,178,461	3,114,408

(*) The Company made 2 different lease certificate issuance transactions; on 5 July 2023, TL 400,000 with a maturity date of 5 October 2023 and 35% profit share; on 21 August 2023, TL 466,200 with a maturity date of 15 November 2023 and a profit share of 29.5%.

	30 September 2023	31 December 2022
Long-term financial liabilities		
Long-term borrowings	1,710,064	3,076,021
Lease liabilities	32,121	27,629
	1,742,185	3,103,650

Borrowings used as of 30 September 2023 are denominated in TL and the weighted average interest rate is 18.89% (31 December 2022: 15.39%)

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

	30 September 2023	31 December 2022
Less than 3 months	1,345,152	694,818
Between 3 - 12 months	930,040	1,821,579
Between 1 - 5 years	1,710,064	3,076,021
	3,985,256	5,592,418

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NOTE 6 – TRADE RECEIVABLES AND PAYABLES

Short-term trade receivables	30 September 2023	31 December 2022
Receivables from sale of residential and commercial units	2,486,403	1,876,417
Receivables from contractors of the lands invoiced under LSRSA	1,632,010	945,063
Receivables from land sales	787,093	534,878
Notes of receivables	135,811	962
Receivables from lessees	67,249	50,984
Other	16,063	9,918
Unearned finance income	(273,853)	(149,840)
	4,850,776	3,268,382
Doubtful receivables	5,599	3,835
Less: Provision for doubtful receivables	(5,599)	(3,835)
	4,850,776	3,268,382
	30 September 2023	31 December 2022
Long-term trade receivables		
Receivables from sale of residential and commercial units	4,034,859	3,902,853
Receivables from land sales	1,665,330	586,454
Unearned finance income	(921,169)	(759,120)
	4,779,020	3,730,187
	30 September 2023	31 December 2022
Short-term trade payables		
Payables to LSRSA contractors invoiced	1,065,658	435,100
Trade payables	884,509	677,102
Interest accruals on time deposits of contractors (*)	301,385	69,702
Payables to related parties (Note 20)	-	1,774,954
	2,251,552	2,956,858

(*) 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. The Group tracks the contractor's share of the interest obtained from the advances accumulated in these accounts in short-term payables.

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NOTE 7 – OTHER RECEIVABLES AND PAYABLES

	30 September 2023	31 December 2022
Short-term other receivables		
Advances given to contractor firms	582,611	505,962
Other receivables from related parties (Note 20)	76,677	-
Receivables from the authorities	31,843	29,536
Other	68,719	42,202
	759,850	577,700

	30 September 2023	31 December 2022
Long-term other receivables		
Other receivables from third parties	22,317	20,636
Deposits and guarantees given	1,014	1,014
	23,331	21,650

	30 September 2023	31 December 2022
Short-term other payables		
Taxes and funds payable	605,225	327,272
Payables to contractors (*)	88,752	88,752
Other payables to related parties	595	593
Other	97,094	99,552
	791,666	516,169

(*) 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 2022: TL 88,752).

As of 30 September 2023, long-term other payables are TL 201,882 and consist of deposits and guarantees received (31 December 2022: TL 117,382).

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NOTE 8 – INVENTORIES

	30 September 2023	31 December 2022
Lands	7,667,379	11,014,960
<i>Cost</i>	7,670,090	11,016,990
<i>Impairment</i>	(2,711)	(2,030)
Planned land by LSRSA	8,212,310	6,270,226
Planned land by turnkey project	10,914,899	8,092,958
<i>Planned land by turnkey project</i>	12,725,947	9,423,880
<i>Impairment</i>	(1,811,048)	(1,330,922)
Residential and commercial units ready for sale	3,100,066	3,530,887
<i>Cost</i>	3,100,181	3,530,887
<i>Impairment</i>	(115)	-
Inventories of Emlak Konut Asansör	335,580	46,319
	30,230,234	28,955,350

As of 30 September 2023, 31 December 2022 dated valuation reports prepared by Net Kurumsal Değerleme ve Danışmanlık A.Ş., Reel Değerleme Danışmanlık A.Ş., Atak Gayrimenkul Değerleme A.Ş. and Form 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:

	2023	2022
Opening balance at 1 January	1,332,952	295,170
Impairment on inventories within the current period (Note 17)	546,740	658,498
Reversal of impairment on inventories within the current period (Note 17)	(65,818)	(30,905)
Closing balance at 30 September	1,813,874	922,763

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NOTE 8 – INVENTORIES (Continued)

As of 30 September 2023 and 31 December 2022 the details of land and residential inventories of the Group are as follows:

Lands	30 September 2023	31 December 2022
İstanbul Esenler Lands	2,400,885	2,400,885
Muğla Bodrum Lands	2,186,272	2,709,607
İstanbul Küçükçekmece Lands	998,973	1,192,509
İstanbul Avcılar Lands	826,668	826,641
İstanbul Başakşehir Lands	277,975	838,067
İzmir Urla Lands	201,394	201,394
İstanbul Çekmeköy Lands	161,327	535,963
İzmir Aliağa Lands	116,624	-
İstanbul Resneli Lands	81,783	109,231
Muğla Milas Lands	79,476	79,281
İzmir Seferihisar Lands	79,473	79,473
İstanbul Arnavutköy Lands	74,831	171,408
İstanbul Esenyurt Lands	29,314	29,314
İstanbul Kartal Lands	28,174	28,174
İstanbul Tuzla Lands	26,732	26,732
Denizli Merkez Efendi Lands	16,191	56,081
Kocaeli Lands	14,684	32,074
Balıkesir Lands	13,073	13,633
İzmir Konak Umurbey Lands	13,051	13,051
İstanbul Eyüp Lands	9,657	169,445
İstanbul Sarıyer Lands	8,731	608,709
Tekirdağ Çorlu Lands	6,153	6,153
Sakarya Sapanca Lands	5,905	5,345
Yalova Lands	3,985	3,985
Ankara Çankaya Lands	3,758	51,295
İzmir Dikili Lands	1,810	10,986
İstanbul Ataşehir Lands	13	417
İzmir Çeşme Lands	-	439,076
İstanbul Şişli Lands	-	350,000
Antalya Aksu Lands	-	25,411
Diğer	467	620
	7,667,379	11,014,960

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NOTE 8 – INVENTORIES (Continued)

Planned lands by LSRSA	30 September 2023	31 December 2022
Nişantaşı Koru Project	651,381	645,636
Başakşehir Ayazma 4. Etap Project	610,000	-
Beşiktaş Akat Project	600,000	-
Nidapark İstinye Project	567,635	567,635
İstanbul Kayabaşı 9. Etap Project	448,553	-
Yeni Levent Project	437,175	436,264
İstanbul Tuzla Merkez Project	401,085	400,150
Çekmeköy Çınarköy Project	374,635	-
Bizim Mahalle 2. Etap 2. Kısım Project	348,476	348,476
Batıyakası 2. Etap Project	329,248	324,320
Merkez Ankara Project	321,695	321,698
Ümraniye İnkılap Project	306,023	306,023
Nidapark Küçükyalı Project	265,198	335,556
Next Level İstanbul Project	262,395	262,395
Bodrum Türkbükü Project	250,000	-
Batıyakası 1. Etap Project	215,088	210,245
Meydan Başakşehir Project	203,859	203,623
İstanbul Kayabaşı 8. Etap Project	203,550	202,853
Bizim Mahalle 2. Etap 1. Kısım Project	203,064	203,064
İstanbul Eyüpsultan Kemirburgaz Project	159,788	-
Avcılar Firüzköy 1. Etap 2. Kısım Project	158,514	158,514
Avcılar Firüzköy 2. Etap Project	157,615	156,103
Avcılar Firüzköy 1. Etap 1. Kısım Project	144,508	145,854
Antalya Aksu Project	134,705	134,705
Ankara Çayyolu 2. Etap Project	84,723	84,723
Düşler Vadisi Project	72,494	138,130
Barbaros 48 Project	68,414	68,419
İstanbul Ataşehir Küçükbakkalköy Project	62,762	62,582
Nezihpark Project	50,649	50,177
Köy 4. Etap Project	49,949	49,554
İstanbul Kayabaşı 10. Etap Project	46,707	-
Cer İstanbul Project	14,787	14,648
İdealist Cadde Project	5,833	6,019
Allsancak Project	1737	7545
Evora İzmir Project	65	64
Avrasya Konutları Project	-	142,238
Nidapark Kayaşehir Project	-	35,761
Ebruli Ispartakule Project	-	28,161
Ormanköy Project	-	219,091
	8,212,310	6,270,226

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NOTE 8 – INVENTORIES (Continued)

Residential and commercial units completed	30 September 2023	31 December 2022
Merkez Ankara Project	1,262,879	1,259,542
Maslak 1453 Project	334,601	334,601
Komşu Finans Houses	303,092	-
Kuzey Yakası Project	287,789	287,789
Köy 3. Etap Project	223,167	-
Denizli Merkez Efendi İkmal İşi Project	161,383	18,222
Bizim Mahalle 1. Etap 1. Kısım Project	139,579	1,264,652
Sarphan Finanspark Project	76,674	108,696
Bizim Mahalle 1. Etap 2. Kısım Project	75,925	-
Karat 34 Project	34,543	34,543
Emlak Konut Florya Houses	33,234	-
Semt Bahçekent 1. Etap 2. Kısım Project	27,067	27,067
Köy 2. Etap Project	22,698	42,603
Ormanköy Project	20,788	-
Temaşehir Project	20,593	20,592
Avangart İstanbul Project	15,381	15,381
Avrupark Hayat Project	13,919	13,919
Yalova Armutlu Project	12,532	7,845
Büyükyalı Project	9,905	14,656
Nidapark İstinye Project	7,164	40,156
Semt Bahçekent 1. Etap 1. Kısım Project	5,411	5,411
Evora Denizli Project	4,667	7,194
Metropol İstanbul Project	3,447	3,448
Kocaeli Körfezkent Emlak Konutları	2,462	10,670
Göl Panorama Project	676	676
Başakşehir Ayazma Emlak Konutları	490	490
Validebağ Konakları Project	-	2,594
Koordinat Çayyolu Project	-	7,604
Yeniköy Konakları İstanbul Project	-	2,536
	3,100,066	3,530,887

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NOTE 8 – INVENTORIES (Continued)

Planned lands by turnkey project	30 September 2023	31 December 2022
Çekmeköy Çınarköy Project	6,080,752	2,734,646
Ankara Saraçoğlu Project	1,183,305	615,141
Emlak Konut Vadi Evleri Project	1,077,299	372,564
Bizim Mahalle Project	956,468	1,251,522
İstanbul Avcılar Firuzköy Project	620,245	326,642
Balıkesir Altıeylül Project	458,333	176,466
Merkez Ankara Project O Blok Project	256,380	70,754
Arnavutköy Yenişehir Project	253,476	-
Köy Project	-	679,019
Kayabaşı Emlak Konutları Project	-	46,706
Denizli Merkez Efendi İkmal İşİ Project	-	346,587
Ümraniye Kentsel Dönüşüm Project	-	281,526
Emlak Konut Florya Evleri Project	-	1,165,221
Diğer	28,641	26,164
	10,914,899	8,092,958

NOTE 9 – INVESTMENT PROPERTIES

Rent income is obtained in investment properties and the appraisal used in calculation of low value is made through a precedent comparison and income reduction. As of 30 September 2023, the Group evaluated that there is no situation that would lead to low value in investment properties.

The movements of investment properties as of 30 September 2023 and 2022 are as follows:

	Lands, residential and commercial	Atasehir general management building A block	Total
Cost Value			
Opening balance as of 1 January 2023	769,162	40,922	810,084
Transfers to commercial units and land inventories	(315,686)	-	(315,686)
Transfers from residential and commercial unit inventories	21,563	-	21,563
Closing balance as of 30 September 2023	475,039	40,922	515,961
Accumulated Depreciation			
Opening balance as of 1 January 2023	59,685	7,716	67,401
Charge for the year	12,808	767	13,575
Closing balance as of 30 September 2023	72,493	8,483	80,976
Carrying value as of 30 September 2023	402,546	32,439	434,985

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NOTE 9 – INVESTMENT PROPERTIES (Continued)

	Lands, residential and commercial units	Atasehir general management building A block	Total
Cost Value			
Opening balance as of 1 January 2022	857,787	40,922	898,709
Transfers from commercial units and land inventories	(100,907)	-	(100,907)
Transfers to residential and commercial unit inventories	21,044	-	21,044
Disposal (-)	(4,985)	-	(4,985)
Closing balance as of 30 September 2022	772,939	40,922	813,861
Accumulated Depreciation			
Opening balance as of 1 January 2022	48,340	6,694	55,034
Charge for the year	10,418	767	11,185
Disposals	(2,221)	-	(2,221)
Closing balance as of 30 September 2022	56,537	7,461	63,998
Carrying value as of 30 September 2022	716,402	33,461	749,863

31 December 2022 dated reports prepared by Net Kurumsal Değerleme ve Danışmanlık A.Ş., GEDAŞ Gayrimenkul Değerleme A.Ş. and Form Gayrimenkul Değerleme ve Danışmanlık A.Ş., valuation firms authorized by CMB, have been taken into consideration when determining the fair values of investment properties as of 30 September 2023. The fair values of the investment property determined by independent valuation experts are as follows:

	30 September 2023	31 December 2022
Atasehir General Management Office A Block	1,101,695	1,101,695
Independent commercial units of Büyükyalı AVM	717,418	717,418
Independent commercial units of Istmarina AVM	680,000	680,000
Lands and completed units	544,730	1,430,628
	3,043,843	3,929,741

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NOTE 10 – PROPERTY, PLANT AND EQUIPMENT

30 September 2023	Buildings	Motor vehicles	Machinery and equipment	Furniture, equipment and fixtures	Special Cost	Construction in progress	Total
Net carrying value as of 1 January 2022	118,154	-	41,987	36,644	23,144	65,933	285,862
Additions	4,899	17,616	17,521	39,226	4,113	-	83,375
Transfers from constructions in progress, (net)	-	-	-	3,460	-	(3,460)	-
Disposal, (net) (-)	(403)	(4,596)	-	(11)	(720)	(91)	(5,821)
Transfers from investment property (net)	53,186	-	-	-	-	-	53,186
Depreciation expense(-)	(4,822)	(538)	(4,816)	(11,589)	(2,095)	-	(23,860)
Net carrying value 31 December 2022	171,014	12,482	54,692	67,730	24,442	62,382	392,742
Cost	196,801	17,789	68,413	111,485	28,417	62,382	485,287
Accumulated depreciation (-)	(25,787)	(5,307)	(13,721)	(43,755)	(3,975)	-	(92,545)
Net carrying value 31 December 2022	171,014	12,482	54,692	67,730	24,442	62,382	392,742

30 September 2022	Buildings	Motor vehicles	Machinery and equipment	Furniture, equipment and fixtures	Special Cost	Construction in progress	Total
Net carrying value as of 1 January 2022	104,120	882	-	18,442	-	29,169	152,613
Additions	-	-	5,582	6,789	-	77,973	90,344
Transfers from Completed Units	-	-	41,642	7,403	-	(49,045)	-
Disposal, (net) (-)	(6,687)	-	-	-	-	-	(6,687)
Transfers from investment property (net)	29,054	-	-	-	-	-	29,054
Depreciation expense(-)	(4,202)	(882)	(7,830)	(4,543)	-	-	(17,457)
Net carrying value 30 September 2022	122,285	-	39,394	28,091	-	58,097	247,867
Cost	141,850	4,355	47,224	58,385	-	58,097	309,911
Accumulated depreciation (-)	(19,565)	(4,355)	(7,830)	(30,294)	-	-	(62,044)
Net carrying value 30 September 2022	122,285	-	39,394	28,091	-	58,097	247,867

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, equipment and fixtures	4-5
Machinery and equipment	5

NOTE 11 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

	30 September 2023	31 December 2022
Provisions		
Provision for lawsuits	260,790	247,340
	260,790	247,340

According to the opinions of the Group’s lawyers, provisions amounting to TL 260,790 have been made as of 30 September 2023 (31 December 2022: TL 247,340). As of 30 September 2023 there are 2 cases of defect, 10 cases of loss of rent, 7 cases of cancellation of title deeds and registration, 2 cases of business and 36 other cases.

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NOTE 11 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

The movements of provision for lawsuits as of 30 September 2023 and 2022 are as follows:

	2023	2022
Balance at 1 January	247,340	156,150
Provision added within the current period (Note 17)	13,450	85,109
Closing balance at 30 September	260,790	241,259

11.1 Continuing Lawsuits and Provisions

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

The contractor filed a lawsuit against the Group claiming that the completion percentage of the project was significantly high and that the agreement between the parties was based on construction right in return for flat. İzmir Karsiyaka Commercial Court of First Instance issued an expert report and determine that the level of work was at around 83%, and that the legal relationship of the parties were not related to construction right in return of the flat. The 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 to TL 65,596 with the claim that the lawsuit was terminated unfairly by Emlak Konut during the prosecution process of the compensation lawsuit filed by the contractor for the detection of invalidity of termination on condition that the surplus rights are reserved. As of 30 September 2023, a provision has been made in the amount of TL 139,770 including interest and litigation costs.

11.1.2 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 2,071 have been partially accepted and the decision was appealed by the parties, the trial is ongoing at the Istanbul 16th Commercial Court of First Instance. As of 30 September 2023, a provision has been made in the amount of TL 8,127, including interest and litigation costs.

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NOTE 11 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

11.1 Continuing Lawsuits and Provisions (Continued)

11.1.3 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. As of 30 September 2023, a provision has been made in the amount of TL 12,335, including interest and litigation costs.

11.1.4 This is a lawsuit filed by Şekerbank T.A.Ş. who has been assigned a receivable of TL 46,000, which has arisen and will arise from the Istanbul Ümraniye 1st Stage Revenue Sharing Work contractor Yeni Sarp-Özarak Ordinary Partnership's Emlak Konut GYO A.Ş. alleging that TL 34,135 of the assignment receivable remaining from the assignment has not been unfairly paid to him. At the same time with this lawsuit, the plaintiff requested to place a mortgage equal to the amount of the lawsuit to some of the immovables within the scope of the project in order to constitute the guarantee of the receivable subject to the lawsuit. On 15 October 2020, the court decided to reject the case. The plaintiff requested an appeal and the appeal court overturned the decision. As of 30 September 2023, a provision has been made in the amount of TL 71,493 including interest and litigation costs.

11.2 Contingent Liabilities of the Group

In the financial statements prepared as of 30 September 2023, the ongoing litigation liabilities were evaluated in the following matters. According to the opinion of the Group Management and its lawyers, no provision has been made in the financial statements prepared as of 30 September 2023 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.

11.2.1 Concerning the İzmir Mavisehir Upper North Area Phase 2 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 arise as a result of the related lawsuit.

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NOTE 11 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

11.2 Contingent Liabilities of the Group (Continued)

11.2.2 In case it is not possible to register on behalf of the plaintiff with the reversal of the responsibility of TOKİ ¼ share (65,122.35 m2) of the parcel with an area of 260,489.41 m2 in Istanbul province, Tuzla district, Orhanlı Mah. 120 Island 1, which is still registered to TOKİ, and in case the immovable share value of TL 117,220 is not possible from the date of transfer for now, the lawsuit (total amount including interest TL 143,567) filed against our Company by the plaintiff of 2021/740 E. Anadolu Yakası Ticaret Lojistik ve Yapı A.Ş. of Istanbul Anadolu 1st Commercial Court of First Instance, is seen in the file numbered 2021/740 of the Istanbul Anadolu 1st Commercial Court of First Instance and has a hearing on 08.11.2023.

11.3 Contingent Assets of the Group

11.3.1 As of 30 September 2023 and 31 December 2022, 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:

30 September 2023	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	4,118,413	9,310,494	13,428,907
2 year	2,309,232	6,566,991	8,876,223
3 year	1,513,412	4,325,473	5,838,885
4 year	507,452	1,268,962	1,776,414
5 year and above	1,370,093	762,658	2,132,751
	9,818,602	22,234,578	32,053,180

31 December 2022	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	2,411,295	5,986,070	8,397,365
2 year	1,405,578	3,666,731	5,072,309
3 year	964,431	1,640,467	2,604,898
4 year	653,450	685,734	1,339,184
5 year and above	1,465,848	238,686	1,704,534
	6,900,602	12,217,688	19,118,290

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NOTE 12 – OTHER ASSETS AND LIABILITIES

Other current assets	30 September 2023	31 December 2022
Deferred VAT	1,242,646	735,509
Progress payments to contractors	94,916	68,313
Receivables from tax office	82,318	33,293
Income accruals	3,971	8,154
Prepaid income tax	3,717	4,178
Other	3,650	2,778
	1,431,218	852,225

NOTE 13 – DEFERRED INCOME AND PREPAID EXPENSES

Short-term deferred income	30 September 2023	31 December 2022
Advances taken from turnkey project sales	11,910,807	8,732,212
Advances taken from LSRSA contractors (**)	7,704,415	4,658,983
Deferred income from LSRSA projects (*)	6,851,717	3,696,732
Advances received from related parties (Note 20)	2,009,087	1,004,342
Deferred income related to sales of independent units	1,519,921	331,401
	29,995,947	18,423,670

(*) 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.

Long-term deferred income	30 September 2023	31 December 2022
Other advances given	4,738	4,738
	4,738	4,738

Prepaid expenses	30 September 2023	31 December 2022
Prepaid expenses to related parties (Note 20)	1,044,379	1,433,207
Advances given for inventory (*)	1,007,541	904,677
Prepaid expenses	81,531	28,053
Advances given (**)	1,321	8,743
	2,134,772	2,374,680

(*) A protocol has been signed between the Group and the Tariş Cooperatives Union to develop revenue sharing project on a total of 143,366-m2 land, which belongs to the Tariş Cooperatives Union, located within the borders of Kuruçay/Umurbey, Konak district of İzmir and an inventory advance amounting to TL 289,459 (31 December 2022: TL 289,459) has been made. The Group has also provided an inventory advance amounting to TL 449,724 (31 December 2022: TL 391,337) to the contractors for the residential and commercial units which it will acquire based on preliminary sales contract from ongoing Nidapark Küçükalyalı and Düşler Vadisi projects.

(**) Order advances given as of 30 September 2023 consist of order advances of Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.

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NOTE 14 – SHAREHOLDERS' EQUITY

The Group's authorized capital amount is TL 3,800,000 (31 December 2022: TL 3,800,000) and consists of 380,000,000,000 (31 December 2022: 380,000,000,000) authorized number of shares with a nominal value of TL 0.01 each.

The Group's shareholders and their shareholding percentages as of 30 September 2023 and 31 December 2022 is as follows:

Shareholders	30 September 2023		31 December 2022	
	Share (%)	TL	Share (%)	TL
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
Total paid-in capital	100	3,800,000	100	3,800,000

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

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

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

As of March 31, 2023, the General Assembly decided to distribute a dividend of TL 908,200 TL 38,643 of this dividend is related to repurchased shares and is netted under equity.

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

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NOTE 15 – REVENUE AND COST OF SALES

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Sales income				
Land sales	6,531,029	361,229	3,098,764	333,174
<i>Sales of planned lands by way of LSRSA</i>	<i>1,512,474</i>	<i>267,489</i>	<i>2,354,109</i>	<i>328,179</i>
<i>Land sales income</i>	<i>5,018,555</i>	<i>93,740</i>	<i>744,655</i>	<i>4,995</i>
Residential and commercial units sales	4,858,304	1,265,742	2,242,839	491,744
Consultancy income	722,140	277,020	305,023	116,816.00
Elevator sales income	46,528	13,625	-	-
Rent income	76,538	30,859	38,760	11,046
	12,234,539	1,948,475	5,685,386	952,780
Sales returns	(100,120)	(94,283)	(7,715)	(1,784)
Sales discounts	(32)	(18)	(15)	-
Net sales income	12,134,387	1,854,174	5,677,656	950,996
Cost of sales				
Cost of lands	(2,150,877)	(73,901)	(906,629)	(96,142)
<i>Cost of lands planned by way of LSRSA</i>	<i>(532,139)</i>	<i>(73,901)</i>	<i>(698,531)</i>	<i>(95,692)</i>
<i>Cost of lands sold</i>	<i>(1,618,738)</i>	<i>-</i>	<i>(208,098)</i>	<i>(450)</i>
Cost of residential and commercial units sold	(5,469,695)	(984,708)	(1,682,068)	(216,433)
	(7,620,572)	(1,058,609)	(2,588,697)	(312,575)
Gross Profit	4,513,815	795,565	3,088,959	638,421

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NOTE 16 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
General administrative expenses				
Donations(*)	(715,713)	(437)	(14,750)	(10,000)
Personnel expenses	(508,562)	(215,552)	(229,499)	(96,308)
Taxes, duties and fees	(199,135)	(45,176)	(93,062)	(24,736)
Consultancy expenses	(116,650)	(65,291)	(73,994)	(9,506)
Security and cleaning expenses	(73,189)	(26,567)	(47,517)	(16,957)
Depreciation and amortization	(48,307)	(18,509)	(23,601)	(10,530)
Due and contribution expenses	(22,841)	(11,461)	(11,786)	(4,089)
Information technologies expenses	(16,865)	(5,947)	(6,894)	(3,672)
Travel expenses	(14,781)	(6,167)	(12,893)	(3,304)
Maintenance and repair expenses	(14,369)	(6,828)	(16,751)	(9,729)
Insurance expenses	(4,386)	(4,241)	(3,710)	(1,030)
Lawsuit and notary expenses	(3,096)	(823)	(5,672)	(2,971)
Communication expenses	(2,408)	(970)	(1,385)	(114)
Other	(68,237)	(33,787)	(48,437)	(22,072)
	(1,808,539)	(441,756)	(589,951)	(215,018)

(*) Decision of the Board of Directors dated February 15, 2023, it has been decided to donate 1,000,000 TL in cash and in kind to the aid campaign launched due to the earthquakes, the epicenter of which was Kahramanmaraş and affecting eleven provinces. 700.000 TL of the determined aid amount was realized as of the end of the interim period.

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Marketing and sales expenses				
Advertising expenses	(178,127)	(34,224)	(60,620)	(17,245)
Personnel expenses	(51,249)	(20,654)	(23,949)	(10,173)
Consultancy expenses	(16,253)	(8,428)	(7,202)	(2,102)
Other	(37,117)	(14,712)	(5,939)	(4,357)
	(282,746)	(78,018)	(97,710)	(33,877)

NOTE 17 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Other income from operating activities				
Financial income from forward sales	542,008	124,379	297,670	98,158
Default interest income from projects	425,831	96,197	42,311	19,021
Income from transfer commissions	128,204	40,312	68,847	20,445
Reversal of unaccrued financial income, net	115,802	115,802	237,167	212,318
Impairment provisions released	65,818	41,798	31,227	322
Income from tender contract sales	1,034	17	2,122	169
Provisions for possible risks	-	-	1,408	3,077
Other	160,956	33,612	39,930	23,569
	1,439,653	452,117	720,682	377,079

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

NOTE 17 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES (Continued)

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Other expenses from operating activities				
Reversal of unaccrued financial expense, net	(383,848)	-	-	-
Provision for impairment of land and residential inventories (Note 8)	(546,740)	(183,679)	(651,503)	
Provision for lawsuits (Note 11)	(13,450)	(1,869)	(88,223)	(3,114)
Provisions for possible risks	-	-	(11,185)	(2,941)
Investment properties amortisation expenses	(49)	-	-	-
Other	(43,543)	(24,666)	(23,985)	(4,383)
	(987,630)	(210,214)	(774,896)	(10,438)

NOTE 18 – FINANCIAL INCOME / EXPENSES

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Financial income				
Interest income from time deposits	1,734,846	825,795	365,973	145,904
Interest income from land acquisition	63,691	-	21,395	17,088
Foreign exchange gains	4,984	512	863	539
Interest income related to leases	-	-	33	-
	1,803,521	826,307	388,264	163,531

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Financial expenses				
Borrowings interest and lease certificate expenses	(863,163)	(254,884)	(532,525)	(206,312)
Foreign exchange losses	(96,450)	(4,333)	(2,784)	(1,544)
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı interest expenses (*)	(26,753)	-	(77,425)	(59,549)
Interest discount on pay off debt	(15,629)	(4,951)	(62,488)	(7,916)
Interest expense on lease liabilities	(3,480)	(1,740)	(5,165)	-
Assigned receivables and commission expense	-	-	(99)	-
	(1,005,475)	(265,908)	(680,486)	(275,321)

(*) This amount consists of the interest expense accrued as of 30 September 2023 for the Company's debt arising from the land purchased from T.C. Ministry of Environment, Urbanization and Climate Change.

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NOTE 19 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)

Corporate Tax

The Emlak Konut GYO 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.

Corporate Tax (continued)

Pursuant to the temporary article added to the Corporate Tax Law with Article 11 of the Law No. 7316 published in the Official Gazette dated 22 April 2021 and numbered 31462; the corporate tax rate for corporate earnings for the 2023 taxation period is 25% (31 December 2022: 23%).

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.

	30 September	31 December
<u>Current tax assets</u>	<u>2023</u>	<u>2022</u>
Prepaid taxes and funds	3,838	5,968
	3,838	5,968

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.

The tax rate used in the calculation of deferred tax assets and liabilities is 25% over the temporary timing differences that are expected to reverse in 2023, and 25% over the temporary timing differences that are expected to reverse after 2022 (2022: 23%)

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

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**NOTE 19 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)
(Continued)**

	30 September	31 December
	2023	2022
<u>Deferred tax (assets)/liabilities:</u>		
Fair value adjustment to inventories in acquired associates	19,023	22,632
Effect of amortized cost method on receivables	(4,689)	(9,648)
Depreciation / amortization differences of property, plant and equipment and other intangible assets	2,459	928
Provision for employment termination benefits	(10,955)	(1,636)
	5,838	12,276

The movements of deferred tax (asses)/ liabilities for the periods ended 30 September 2023 and 2022 are as follows:

<u>Movement of deferred tax (assets)/liabilities:</u>	2023	2022
Opening balance as of 1 January	(12,276)	(20,160)
Charged to profit or loss	6,438	9,323
Closing balance at 30 September	(5,838)	(10,837)

	1 January- 30 September	1 January- 30 September
<u>Tax (expense) / income comprises:</u>	2023	2022
Current tax expense	-	(10,220)
Deferred tax income	6,438	9,323
Total tax income / (expense)	6,438	(897)

The reconciliation of the period tax expense with the profit for the period is as follows:

	1 January- 30 September	1 January- 30 September
<u>Reconciliation of tax provision:</u>	2023	2022
Profit from operations before tax	3,677,916	742,389
Tax at the domestic income tax rate 2023: 25% (2022: 23%)	(919,479)	(478,942)
Tax effects of:		
- revenue that is exempt from taxation	950,939	480,347
- the effect of tax rate change from 23% to 25%	(3,069)	-
- other	(21,953)	(2,302)
Income tax expense recognised in profit	6,438	(897)

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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE INTERIM PERIOD ENDED 30 SEPTEMBER 2023

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

NOTE 20 – RELATED PARTY DISCLOSURES

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

1. T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)
2. GEDAŞ (Gayrimenkul Değerleme A.Ş.) (TOKİ affiliate)
3. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (TOKİ affiliate)
4. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (TOKİ affiliate)
5. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (TOKİ affiliate)
6. Emlak-Toplu Konut İdaresi Spor Kulübü
7. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Joint Venture
8. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Joint Venture
9. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Joint Venture
10. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Ferzan Joint Venture
11. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Şua İnşaat Joint Venture
12. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Güneri Joint Venture
13. Emlak Konut Spor Kulübü Derneği
14. Türkiye Emlak Katılım Bankası A.Ş.
15. T.C. Ministry of Environment, Urbanization and Climate Change, General Directorate of Urban Transformation Services
16. İller Bankası A.Ş.
17. Emlak Basın Yayın A.Ş.
18. T.C. Ministry of Environment, Urbanization and Climate Change General Directorate General of National Property

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.

- The Group keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 30 September 2023, the Group has deposits amounting to TL 15,138,210 in state banks (31 December 2022: TL 4,909,788). Average effective interest rates of time deposits of the Group as of 30 September 2023 are explained in Note 4.

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

	30 September 2023	31 December 2022
Borrowings to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	31,177	15,660
	31,177	15,660
	30 September 2023	31 December 2022
Trade payables to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)	-	1,774,954
	-	1,774,954

(*) Represents the payable amount regarding the acquisition of 22 parcels purchased by the Company in the protocol signed with T.C. Toplu Konut İdaresi Başkanlığı on 9 March 2022.

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NOTE 20 – RELATED PARTY DISCLOSURES (Continued)

	30 September 2023	31 December 2022		
Short-term other receivables from related parties				
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Ferzan Adi Ortaklığı	61,609	-		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Şua İnşaat Adi Ortaklığı	15,023	-		
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi	23	-		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Güneri Adi Ortaklığı	22	-		
	76,677	-		
Short-term other payables from related parties	30 September 2023	31 December 2022		
Emlak Planl. İnş. Prj. Yön. A.Ş. - Cathay Ortak Girişimi	595	593		
	595	593		
Deferred revenue from related parties	30 September 2023	30 September 2022		
Türkiye Emlak Katılım Bankası A.Ş.	2,009,088	1,004,341		
	2,009,088	1,004,341		
Deposits at related parties	30 September 2023	31 December 2022		
Türkiye Emlak Katılım Bankası A.Ş.	110,206	57,516		
	110,206	57,516		
Prepaid expenses to related parties	30 September 2023	31 December 2022		
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı	1,044,379	1,433,207		
	1,044,379	1,433,207		
	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Purchases from related parties				
Emlak Basın Yayın A.Ş.	1,855	698	857	219
T.C. Çevre ve Şehircilik Bakanlığı	-	-	3,670,304	-
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	-	3,910,323	-
	1,855	698	7,581,484	219

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

NOTE 20 – RELATED PARTY DISCLOSURES (Continued)

	1 January- 30 September 2023	1 July- 0 30 September 0 2023 #	1 January- 30 September 2022	1 July- 30 September 2022
Sales to related parties				
T.C. Çevre ve Şehircilik Bakanlığı	592,035	244,201	160,831	25,831
Gedaş Gayrimenkul Değerleme A.Ş.	32,076	-	-	-
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	7,362	-	5,834	-
İller Bankası A.Ş.	-	-	743,256	-
	631,473	244,201	909,921	25,831

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

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Compensation to key management				
Salaries and other short-term benefits	35,283	15,942	14,668	5,334
	35,283	15,942	14,668	5,334

NOTE 21 – EARNING 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 Company’s shares for the period.

The Company 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.

	1 January- 30 September 2023	1 July- 30 September 2023	1 January- 30 September 2022	1 July- 30 September 2022
Net income attributable to equity holders of the parent in full TL	3,684,354	1,089,889	2,081,458	644,340
Weighted average number of ordinary shares	3,800,000,000	3,800,000,000	3,800,000,000	3,800,000,000
Earnings per share in full TL	0.0097	0.0029	0.0057	0.0018

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NOTE 22 – COMMITMENTS

The Group’s mortgage and guarantees received as of 30 September 2023 and 31 December 2022 are as follows:

	30 September 2023	31 December 2022
Guarantees received (*)	21,181,874	9,927,314
Mortgages received (**)	956,258	330,977
	22,138,132	10,258,291

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

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

The collaterals, pledges and mortgages (“CPM”) of the Group as of 30 September 2023 and 31 December 2022 are as follows:

	30 September 2023	31 December 2022
A. CPM given on behalf of the Company's legal personality	280,703	413,684
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	-	-
	280,703	413,684

NOTE 22 - EVENTS AFTER THE REPORTING PERIOD

Within the scope of Istanbul Beşiktaş Ortaköy Revenue Sharing Model Project in Return for Land Sale Project, 137 units in Next Level İstanbul Project have been purchased with an amount of VAT inc. TRY 7,565,626 by Pasifik Gayrimenkul Yatırım Ortaklığı A.Ş. Emlak Konut's share of the relevant sale is TRY 3,404,532 inc. VAT .

Within the scope of Istanbul Sarıyer Zekeriyaköy 4th Stage Revenue Sharing in Return for Land Sale Project, block 1791, parcel 4 was purchased by the Contractor Yıldızlar İnşaat Ve Ticaret A.Ş. on October 10, 2023 for a total price of TRY 4,000,000 (inc VAT). Emlak Konut's share of the sale is TRY 1,400,000 (inc VAT).

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

	Non-Consolidated (Standalone) Financial Statements Main Account Items	Related Regulation	30 September 2023 (TL)	31 December 2022 (TL)
A	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	14,127,776	5,183,773
B	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)	32,699,885	32,063,076
C	Affiliates	Series:III-No:48, Art,24/(b)	1,048,637	648,037
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		12,000,554	8,863,013
D	Total Assets	Series:III-No:48, Art,3/(k)	59,876,852	46,757,899
E	Financial Liabilities	Series:III-No:48, Art,31	4,735,973	6,000,956
F	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
G	Due from Financial Leases	Series:III-No:48, Art,31	-	-
H	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
I	Shareholders’ equity	Series:III-No:48, Art,31	22,512,591	18,542,635
	Other Resources		32,628,288	22,214,308
D	Total Resources	Series:III-No:48, Art,3/(k)	59,876,852	46,757,899
	Non-Consolidated (Standalone) Financial Statements Other Account Items	Related Regulation	30 September 2023 (TL)	31 December 2022 (TL)
A1	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years	Series:III-No:48, Art,24/(b)	14,127,776	5,183,773
A2	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	15,105,307	6,006,675
A3	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
B1	Foreign Properties, Projects based on properties and Rights based on Properties	Series:III-No:48, Art,24/(d)	-	-
B2	Idle Lands	Series:III-No:48, Art,24/(c)	2,150,142	2,604,293
C1	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
C2	Affiliates for Operating Company	Series:III-No:48, Art,28	1,048,000	648,000
J	Non-cash Loans	Series:III-No:48, Art,31	147,648	384,502
K	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-

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

	Portfolio restrictions	Related regulation	30 September 2023 (%)	31 December 2022 (%)	Minimum/ Maximum Rate
1	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-	<10%
2	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)(b)	78.21	79.66	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art,24/(b)	1.75	1.39	<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)	3.59	5.57	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art,28	1.75	1.39	<10%
7	Borrowing Limit	Series:III-No:48, Art,31	21.69	34.44	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art,22/(e)	1.63	1.76	<10%

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

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LEGAL NOTICE

This interim report includes information about the Company's operations and accounts for the period from January 1 to September 30, 2023.

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, ŞEHİRCİLİK VE İKLİM DEĞİŞİKLİĞİ BAKANLIĞI TOKİ İŞTİRAKİDİR