

**EMLAK KONUT**  
01 JANUARY - 31 MARCH

# ACTIVITY REPORT

2023



**EMLAK KONUT**  
REAL ESTATE INVESTMENT COMPANY

REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE TOURS 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  
VADI 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



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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.

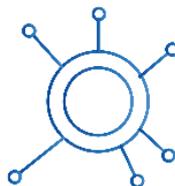
The company acquires a REIC status after the transfer of EMLAK BANK shares to TOKI



70 YEARS OF EXPERIENCE



SUPPORT 256 DIFFERENT SECTORS



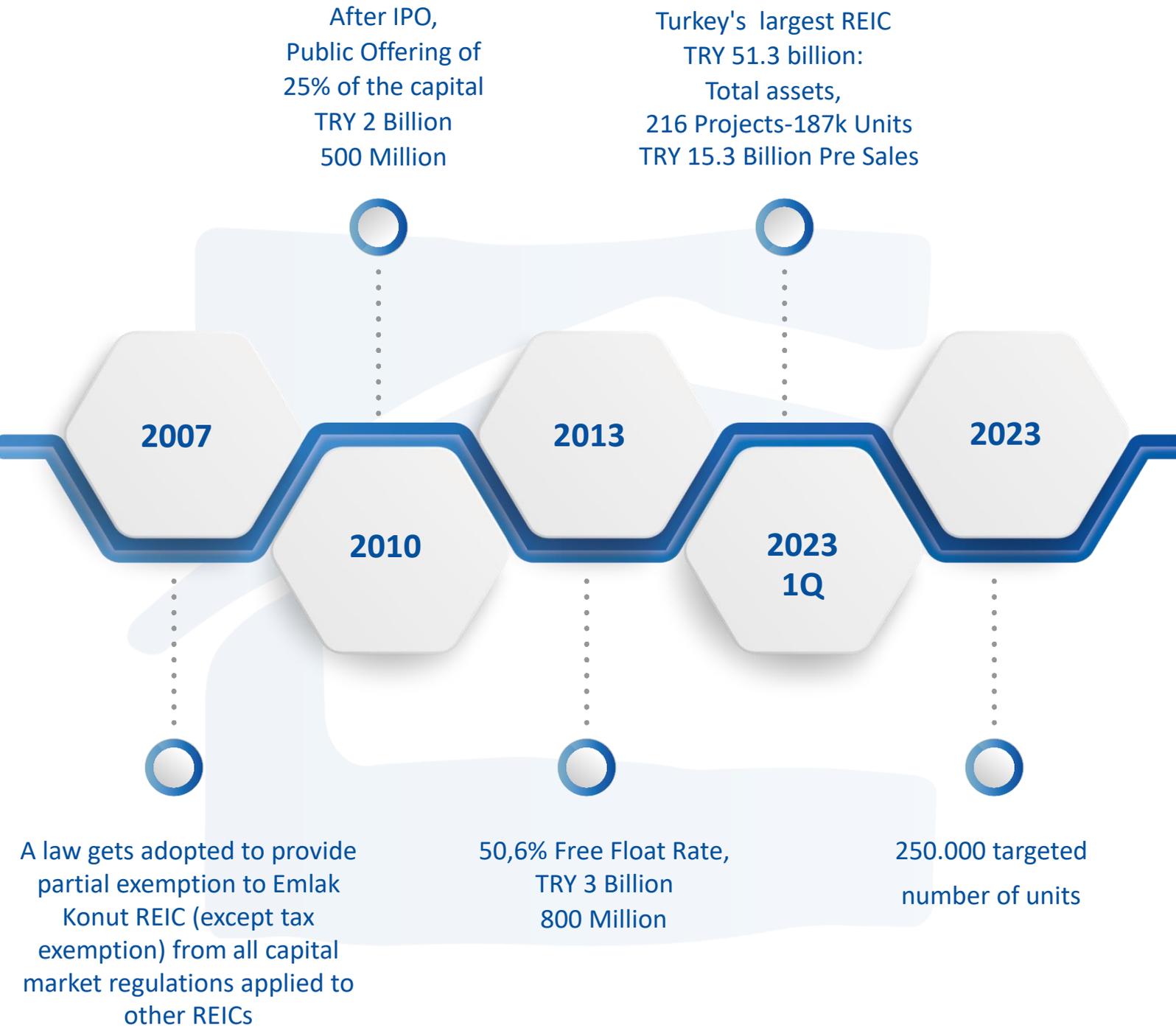
187.116 UNITS



229 PROJECT



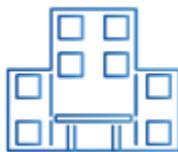
15.000 EMPLOYMENT



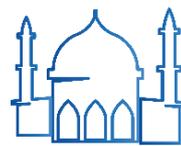
45  
SCHOOLS



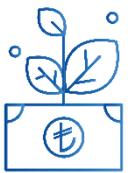
5  
PRE-SCHOOLS



6 HEALTH  
FACILITIES



32  
MOSQUES



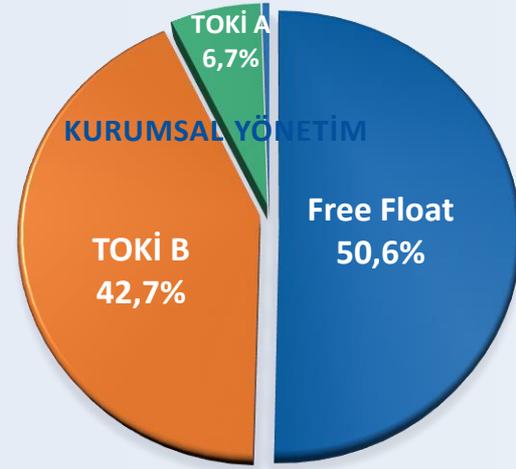
TRY 51.3 BN  
TOTAL ASSETS



**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	1.925.120.212,57	192.512.021.257	50,6
Others	B	Bearer	49.030,08	4.903.008	<1
		<b>TOTAL</b>	<b>3.800.000.000,00</b>	<b>380.000.000.000</b>	<b>100</b>

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

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

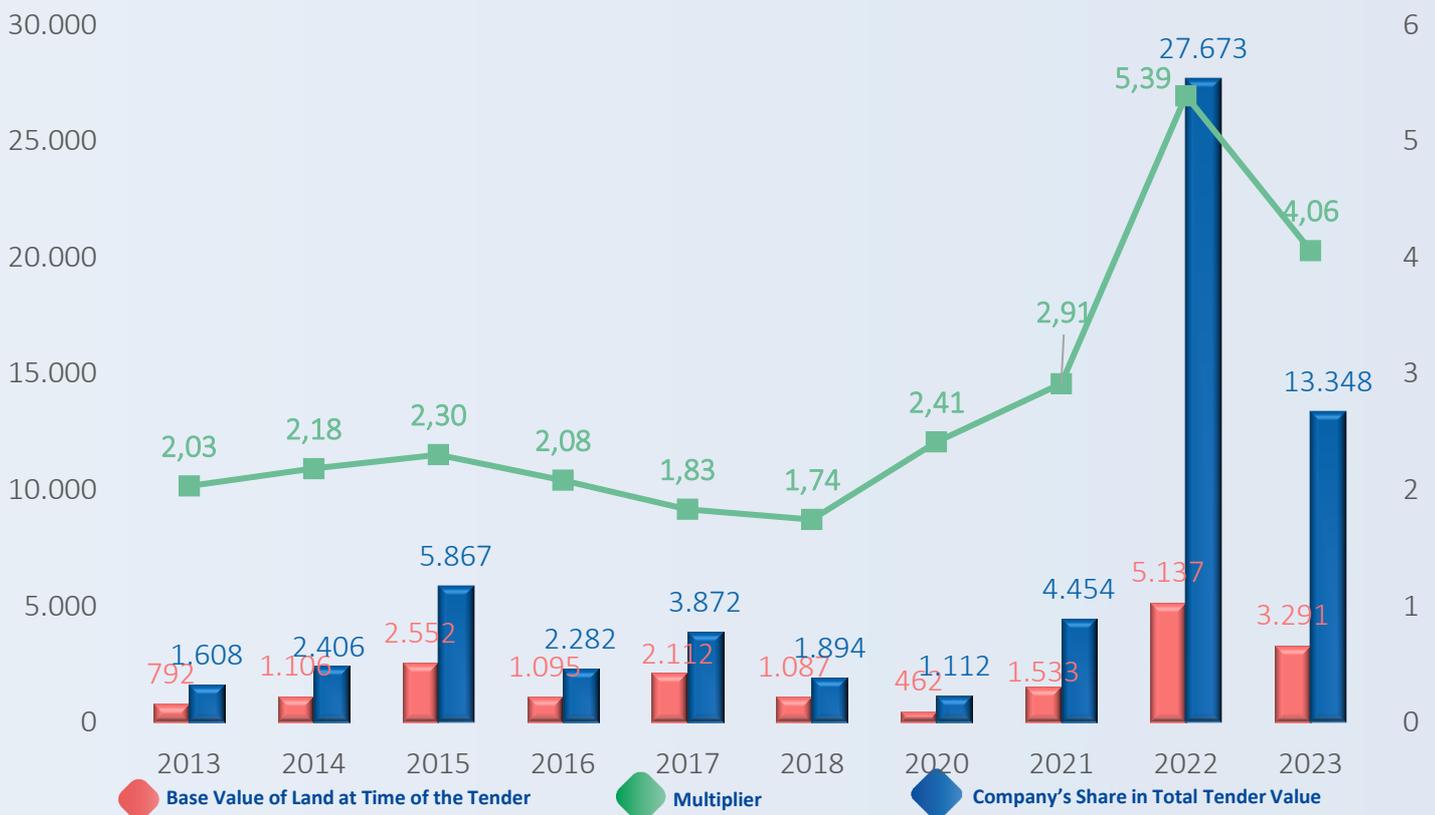
### Revenue Sharing Model

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

### Turn-Key Model

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

### The Progress of Multiplier for RSM Projects



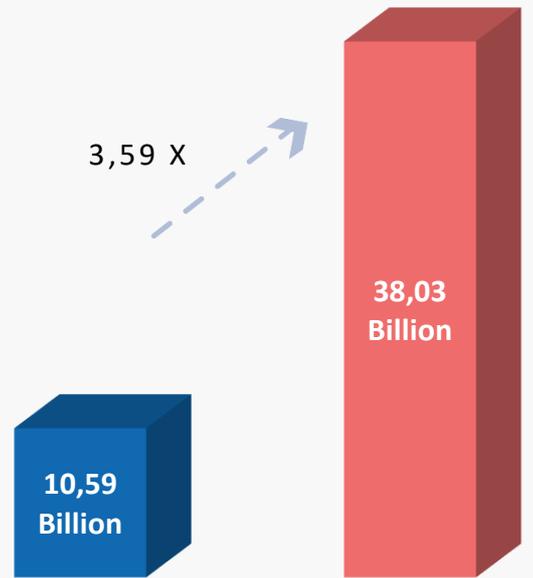
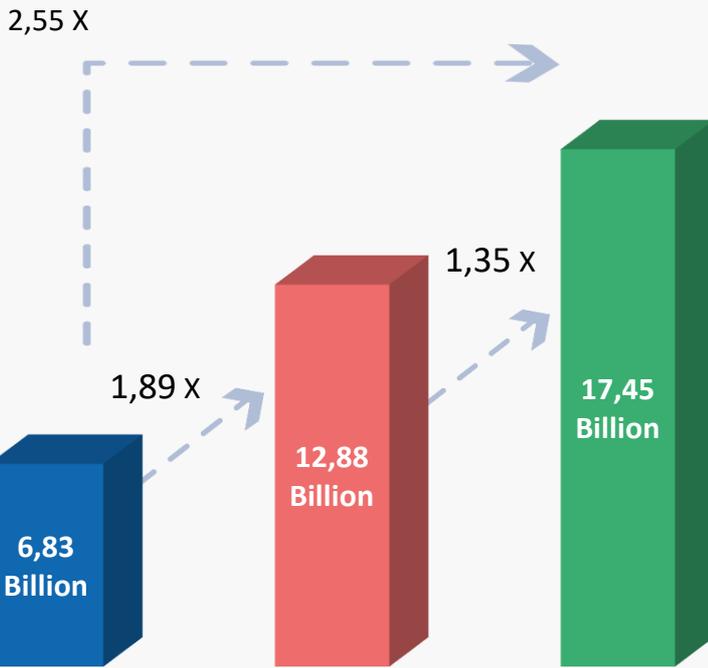


**Emlak Konut REIC expects to maintain high multiplier on ongoing projects**



### 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

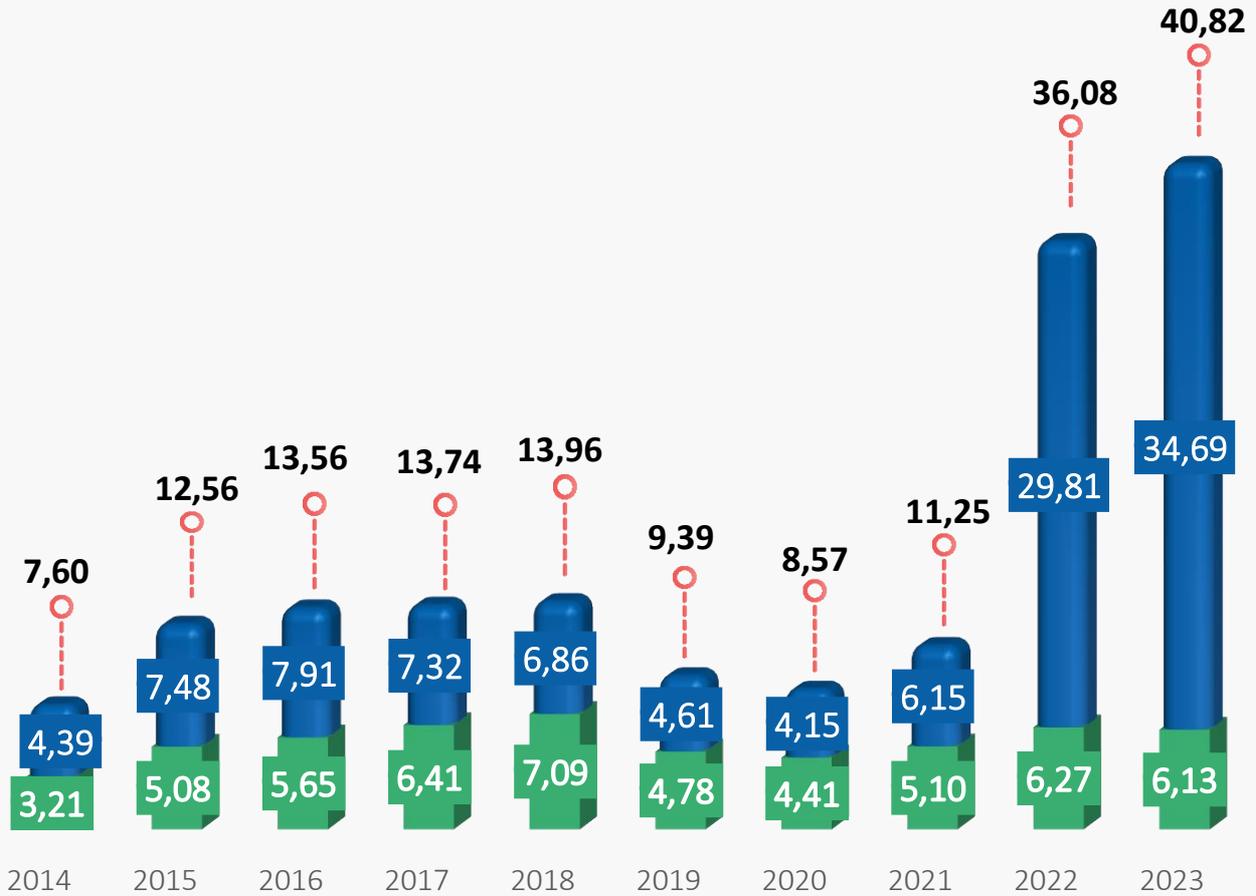
-  Base Value of Land at time of the Tender
-  Emlak Konut's Share in Total Tender Value
-  Emlak Konut's Share in Total Realized Value

-  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 34.7 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  
**193,9** Billion TL

Turn-Key Model Agreement Value  
**106,7** Billion TL\*

Strategic  
partnership  
with TOKI.

Successfully Driving Or Delivered  
**106** Revenue Sharing Model Projects

Successfully Driving Or Delivered  
**111** Turn-Key Model Projects\*

The pre-sales  
ratio of the  
Project to be  
completed in  
2023 is 85%

Total Profit Target In 5 Years  
**34.7** Billion TL

Strong Launch To Sales Ratio  
**%85** in 2023

**%60** in 2024

Delivery of  
1.000 units in  
first quarter of  
2023

Completed And Tendered Units  
**187** 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 51.328.184.000

Appraisal Value of Land Stock  
TRY 21.537.918.000



Appraisal Value of Buildings  
TRY 16.090.052.000



Company Share of Total Revenue  
for RSM Projects  
TRY 40.819.768.000



Cost of Purchase + Progress  
Payments (Turn Key)  
TRY 7.646.251.000



Cost of Land and Residential Unit  
Inventories  
TRY 30.975.220.000



Cost of Investment Property  
TRY 805.828.000



Liabilities  
TRY 33.117.243.000



# TOTAL

## TRY 72.523.884.000



***'At Emlak Konut, we are ready to provide all the support to ensure that Istanbul is earthquake-resistant. Accordingly, we continue our efforts to produce safe and livable housing for the future at full speed in line with the urban transformation mobilization.'***

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

We have all experienced great pain from the earthquakes that struck eleven cities in our country. I wish Allah's mercy upon the citizens we lost in the earthquakes, the epicenter of which was Kahramanmaraş.

At a time when we were experiencing one of the greatest disasters in the history of our republic, our state and nation demonstrated an unwavering will to heal wounds in solidarity. We shared this bitter and deep agony with all the management, employees, and contractors under the leadership of the Ministry of Environment, Urbanization, and Climate Change.

Under the Presidential Decree numbered 126 dated 23.02.2023 and the agreement with the Ministry of Environment, Urbanization and Climate Change of the Republic of Türkiye, our Board of Directors decided that the tenders to be held for the implementation of the temporary and permanent accommodation, social reinforcement areas and infrastructure works due to the Kahramanmaraş earthquake will be undertaken by our Company, and all kinds of expenses will be covered by the Ministry. In this context, in the first quarter of 2023, we completed the tenders for 12 housing and infrastructure works in Adıyaman Center, Kahta, Besni, and Gölbaşı districts and started the construction of 21,906 units on behalf of the Ministry of Environment, Urbanization, and Climate Change.

We attach particular importance to the "Half is on us" campaign launched in coordination with the Ministry of Environment, Urbanization, and Climate Change to

renew Istanbul's unsafe building stock. At Emlak Konut, we are ready to provide all the support to ensure that Istanbul is earthquake-resistant. Accordingly, we continue our efforts to produce safe and livable housing for the future at full speed in line with the urban transformation mobilization. In the ancient city of Istanbul, Emlak Konut is carrying on the construction of 29 urban transformation projects comprising 18,385 units working with all its strength to ensure that the rightful owners have safe living spaces in a short time.

Recently, with the participation of our President and Minister, we held the ceremony for the turnkey delivery of the first phase and started the transformation of the 2nd and 3rd phases of New Fikirtepe, Turkey's largest urban transformation project implemented in a single area. Built on an area of 830,000 square meters, the Fikirtepe Urban Transformation Project is on its way to becoming the new living center of Istanbul with safe structures, green spaces, and service areas that will meet the educational, health, social, and cultural needs of its residents.

On the same day, we inaugurated the Istanbul Finance Center, which features green buildings that generate their own energy, wastewater management, and zero-waste infrastructure. The Istanbul Financial Center will increase the power of Turkey and make Istanbul the financial capital of the world. All processes such as planning, project design, and construction activities were carried out by our company in the project that will benefit the country, Istanbul, and all citizens.

In the first 3 months of 2023, Emlak Konut completed a period 30% above our target for the first quarter by achieving a preliminary sales value of TRY15.265 billion with 2,272 units representing a gross area of 295,000 square meters in the first 3 months of 2023, thanks to our completed projects and ongoing sales.

A review of our revenue-sharing projects, where construction was substantially complete in the first three months of 2023 and will be completed in 2024-25, shows that 69% of our projects have been sold, consisting of approximately 17,000 units scheduled for delivery within the post-preliminary acceptance periods. 85% of all projects consisting of 8,603 units planned to be completed in 2023 have already been sold.

When we look at our financial results, our net profit for the first quarter of 2023 was realized at TRY 1.10 billion, in line with our forecasts, thanks to many important projects whose construction was completed, real estate sales, and consulting revenues generated within the framework of related protocols.

Thanks to strong industry interest and increased competition in our revenue-sharing model tenders, which are the cornerstone of our company's sustainable success, the İstanbul Çekmeköy Taşdelen, Eyüpsultan Kemerburgaz, Başakşehir Kayabaşı, and Bodrum Türkbükü tenders generated

minimum Emlak Konut share revenues of TRY 14.622 billion at a multiple of 3.74 in the first quarter.

To date, our company has 3.305 million square meters of unbid land in its portfolio with a value of approximately 20 billion TRY. To that end, we continue to show the utmost care and exert intensive efforts by developing high-added value projects in our land portfolio.

As the Board of Directors of Emlak Konut, we continued our dividend distribution policy for the year 2022, as it has been since 2010, under the CMB communiqués and regulations, and distributed TRY 908 million dividend payment to our investors in April.

Under the leadership of the Ministry, we are working with determination and perseverance to rebuild, construct and revitalize our country from the ground up. We strive to prepare our country and our cities as well as we can for the future.

As always, Emlak Konut will continue to produce livable and safe houses for the secure future of Turkey without slowing down. As Emlak Konut's General Manager, I would like to greet our esteemed partners on behalf of our Board of Directors, extend our thanks to our entire country for its contributions to our activities, and wish a very successful year for everyone who toils for our achievements.

Sincerely,

Hakan GEDİKLİ  
CEO

Solid net  
profit results  
and balance  
land  
portfolio

### 2023 1Q Figures

Net Profit

**881** Million TL

Land Portfolio Value

**19.9** Billion TL

### 2023 1Q Pre-Sales Figures

Pre-Sales Revenue

**15.3** Billion TL

Sold to Foreigners

**137** Million TL

Sold Area

**295** k

Numbers of Units

Sold

**2,272**

### 2023 Completes RSM Tender Results

Completed

**5** Tenders

Average Multiplier

**4.06** x

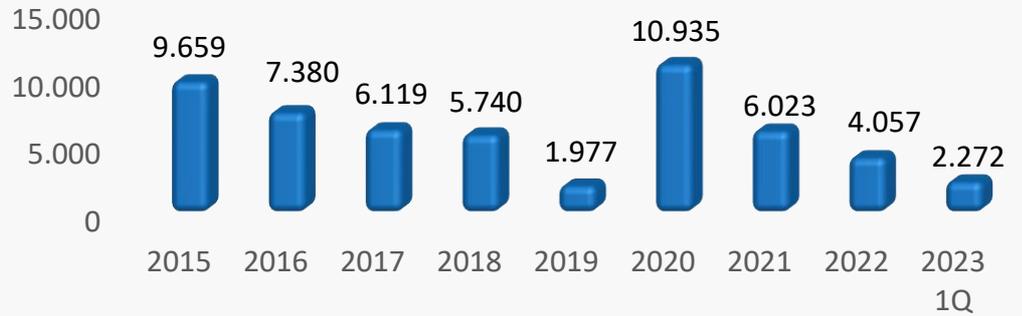
Total Min.  
Emlak Konut's Share

**13.3** Billion TL

Total Sales  
Revenue in Tenders

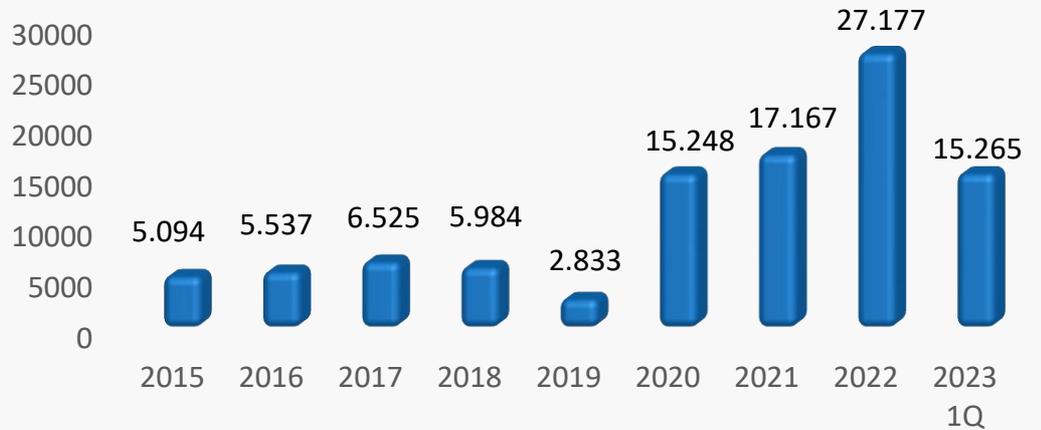
**33.4** Billion TL

## Unit Sales (Number)



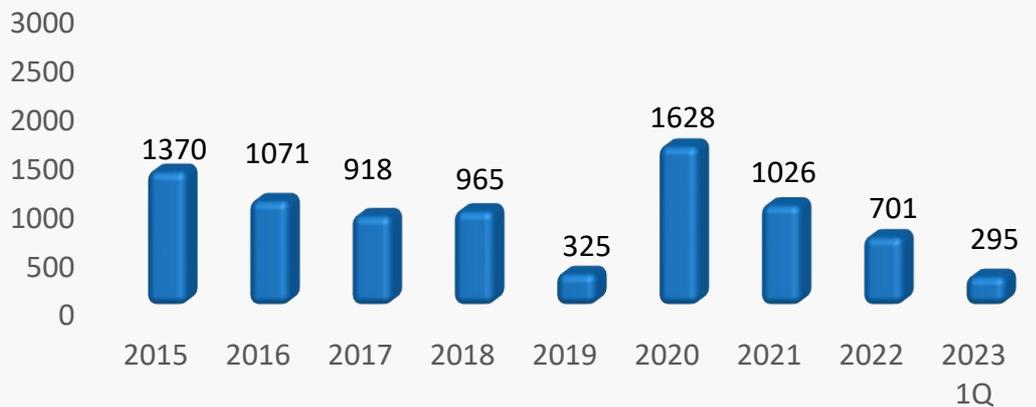
Despite the increasing interest rates and the pandemic period, **record sales were achieved.**

## Total Value of Sales (Million TRY)



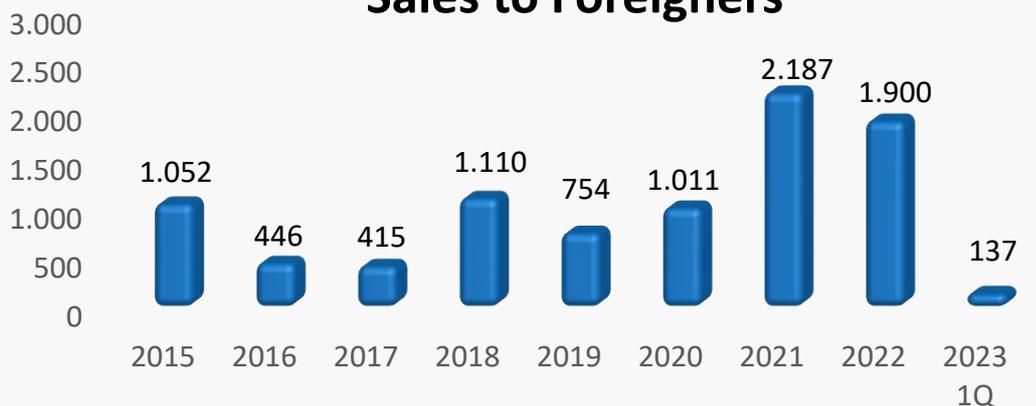
Call center infrastructure serving in **8 languages** was established.

## Total Unit Size Sold (sqm '000)

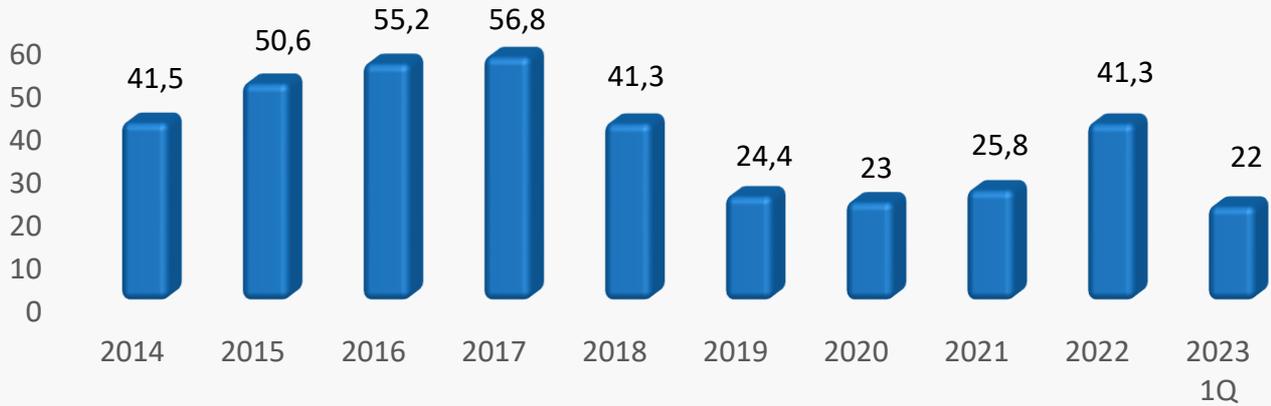


First quarter of 2023 targets **exceeded.**

## Sales to Foreigners



## EBITDA Margin (%)



## Key Financials (Million TL)

	2016	2017	2018	2019	2020	2021	2022	2023 1Q
<b>Net Sales</b>	3.455,9	3.900,6	3.927,6	5.667,6	4.730,5	6.737,5	8.122,9	4.037,0
<b>EBITDA (1)</b>	1.914,6	2.215,9	1.621,3	1.384,6	1.088,8	1.737,8	3.353,0	889,5
<b>EBITDA Margin (%) (2)*</b>	55,4	56,8	41,3	24,4	23,0	25,8	41,3	22,0
<b>Profit for Period</b>	1.716,3	1.756,1	1.268	778,4	836,6	1.332	2.997,1	881,1
<b>Total Assets</b>	18.702,4	20.623,7	23.319	24.185	28.644	30.760	46.959	51.328
<b>Shareholder's Equity</b>	10.730,2	12.465,5	13.083,1	13.743	14.494	15.747	18.368	18.211
<b>Dividend Per Share (TRY)</b>	0,0000	0,1755	0,0035	0,0021	0,0023	0,0036	0,0082	0,0023
<b>Return of Equity (%)</b>	0,16	0,14	0,09	0,057	0,058	0,083	0,163	0,048
<b>Cash Flow</b>	956	385	494	432	1.122	3.088	5.284	7.625
<b>Dividend Payout</b>	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.

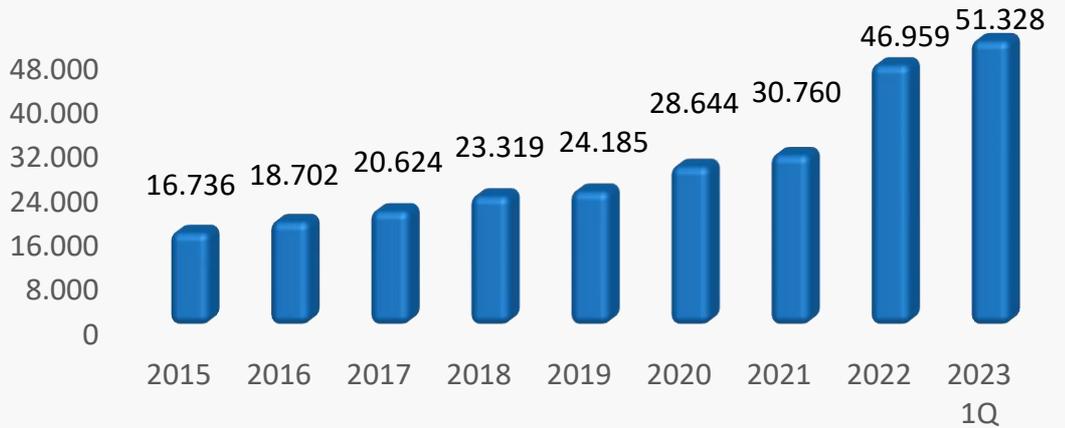
\*\* Decrease in EBITDA margin; In accordance with accounting standards, donations and aids made to the earthquake area are classified as general administrative expenses and do not reflect the ordinary operating profitability of our company.

## Receivables ('000 TL)

	Trade Receivables	Off-Balance Sheet Deferred Revenue	TOTAL
<b>1 Year</b>	2.798.763	5.641.270	8.440.033
<b>2 Years</b>	1.765.424	4.066.318	5.831.742
<b>3 Years</b>	1.106.902	1.881.660	2.988.562
<b>4 Years</b>	487.531	795.229	1.282.760
<b>5 Years and above</b>	1.269.221	706.692	1.975.913
<b>TOTAL</b>	<b>7.427.841</b>	<b>13.091.169</b>	<b>20.519.010</b>

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

### Total Assets (Million TRY)



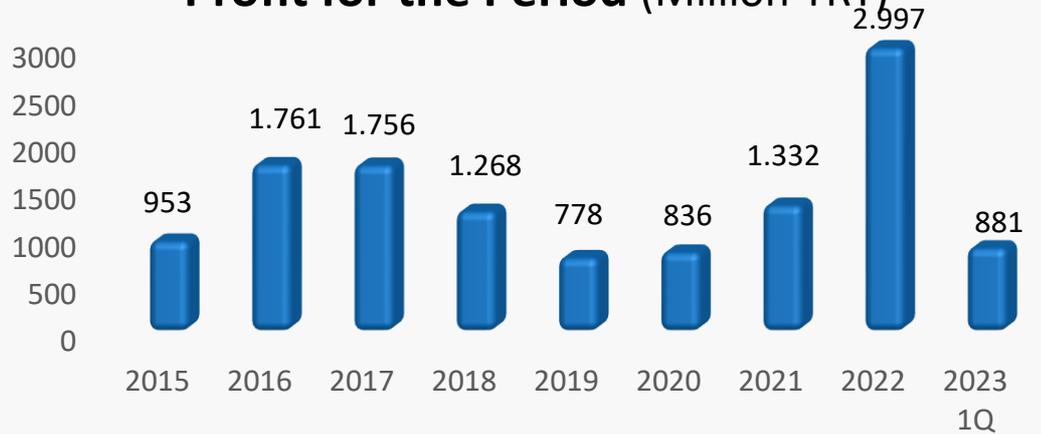
We have increased our total assets by **324% in 8 years**

### 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)



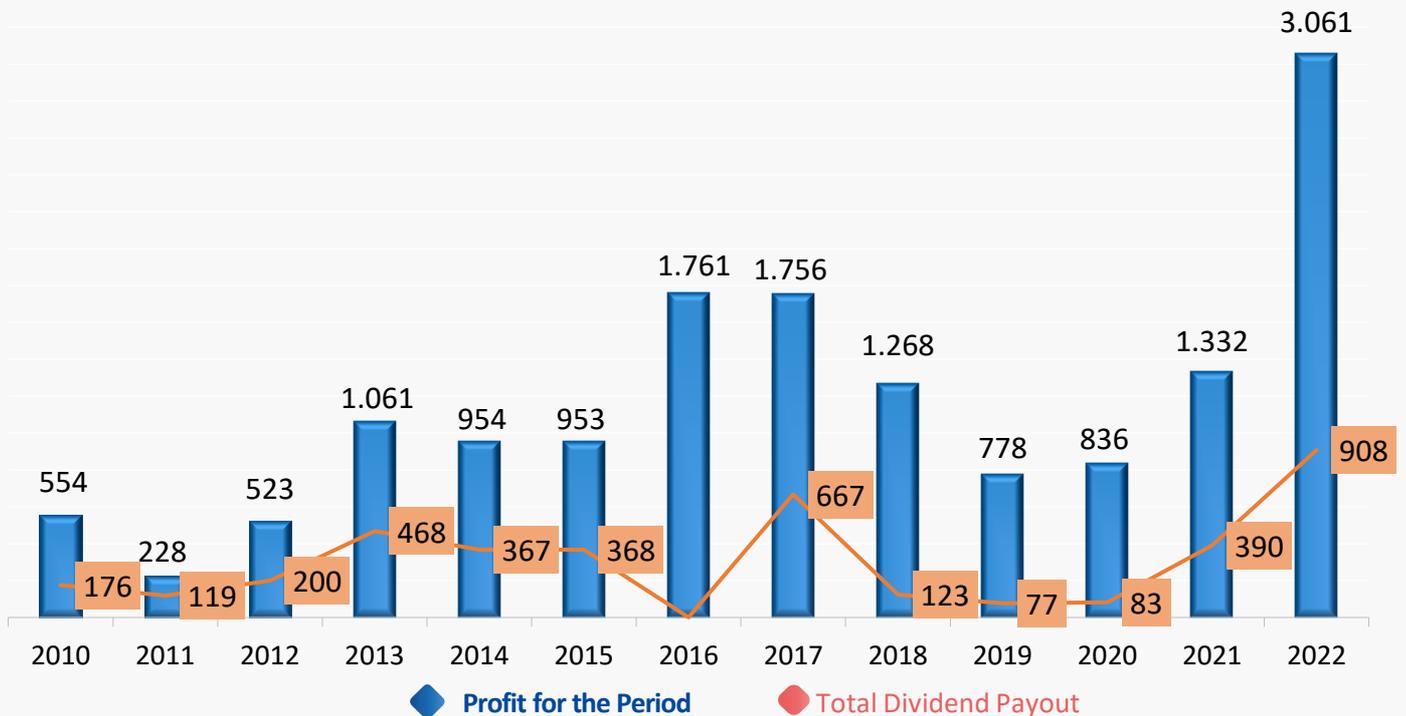
Sustainable High profitability

### EBITDA for Period (Million TRY)



Liquidity Ratios	Financial Structure Ratios	Operating Ratios	Profitability Ratios
<b>Current Ratio</b> 1,554	<b>Financial Leverage Ratio</b> 0,645	<b>Assets Turnover Ratio</b> 0,079	<b>Return on Equity</b> 0,048
<b>CashRatio</b> 0,287	<b>Debt Ratio</b> 1,819	<b>Equity Turnover Ratio</b> 0,222	<b>Return on Assets</b> 0,017
<b>Acid-Test Ratio</b> 0,532	<b>Equity Total Assets</b> 0,355	<b>Net Working Capital</b> 0,242	<b>Return on Sales</b> 0,218
	<b>Self-Financing Ratio</b> 0,550		<b>Gross Profit Margin</b> 0,513
			<b>Operating Profit Margin</b> 0,218

## Profit-Dividend Progress



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

70<sup>th</sup>  
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](http://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  
(HOUSING DEVELOPMENT ADMINISTRATION OF TURKEY)

## 2023 Sales and Profit Targets

First Quarter	Sales Value <b>11.6</b> Billion TRY	Gross Saleable Area <b>207</b> k sqm
Second Quarter	Sales Value <b>17.3</b> Billion TRY	Gross Saleable Area <b>501</b> k sqm
Third Quarter	Sales Value <b>19.7</b> Billion TRY	Gross Saleable Area <b>531</b> k sqm
Fourth Quarter	Sales Value <b>14.3</b> Billion TRY	Gross Saleable Area <b>242</b> k sqm
Total Pre-Sales Target	Sales Value <b>63</b> Billion TRY	Gross Saleable Area <b>1.5</b> k sqm
<b>2023 Profit Target</b>	<b>Net Profit</b> <b>4.21</b> 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
		<b>3.290.887.000</b>	<b>13.348.000.000</b>	<b>4,06</b>

## 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	38.433,77	51.295.186	125.871.000
	ANKARA	38.433,77	51.295.186	125.871.000
2	İSTANBUL ARNAVUTKÖY PARSELLERİ	1.046.288,90	191.289.520	1.387.164.947
3	İSTANBUL ATAŞEHİR PARSELLERİ	6.845,28	12.637	27.120.135
4	İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	53.782,59	29.522.077	267.810.818
5	İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	105.475,03	672.254.647	994.420.909
6	İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ	29.915,44	448.553.405	600.000.000
7	İSTANBUL BAŞAKŞEHİR TATARCIK PARSELLERİ	52.542,66	139.237.890	315.255.600
8	İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	105.071,67	535.962.925	1.595.000.000
9	İSTANBUL ESENYURT HOŞDERE PARSELLERİ	6.355,08	29.313.841	76.260.960
10	İSTANBUL ESENLER PARSELLERİ	105.463,86	2.400.884.773	3.025.000.000
11	İSTANBUL KARTAL PARSELLERİ	13.020,46	28.173.655	70.462.715
12	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	233.496,93	998.972.902	3.218.446.200
13	İSTANBUL SARIYER PARSELLERİ	1.155,89	8.731.010	8.731.010
14	İSTANBUL RUMELİHISARI PARSELLERİ	57.600,00	600.000.000	600.000.000
15	İSTANBUL TUZLA PARSELLERİ	8.823,48	26.191.628	57.790.985
16	İSTANBUL AVCILAR PARSELLERİ	391.284,97	826.668.198	2.532.980.838
17	İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	5.492,00	9.657.412	25.000.000
18	İSTANBUL ŞİŞLİ PARSELLERİ	6.105,00	350.000.000	350.000.000
	İSTANBUL	2.228.719,24	7.295.426.520	15.151.445.116
19	BALIKESİR PARSELLERİ	3.845,04	13.073.136	13.073.136
20	İZMİR KONAK PARSELLERİ	2.865,59	13.051.102	58.146.140
21	İZMİR ÇEŞME PARSELLERİ	39.916,00	439.076.000	500.000.000
22	İZMİR DİKİLİ PARSELLERİ	361,98	1.809.900	1.882.000
23	İZMİR SEFERİHİSAR PARSELLERİ	13.792,09	79.473.310	83.429.079
24	İZMİR URLA PARSELLERİ	52.998,31	201.393.578	250.000.000
25	DENİZLİ PARSELLERİ	35.603,68	56.253.841	176.128.000
26	KASTAMONU CİDE PARSELLERİ	9.110,04	52.663	110.000
27	KOCAELİ PARSELLERİ	36.031,69	32.074.455	37.926.970
28	MUĞLA BODRUM PARSELLERİ	767.317,44	2.709.607.379	3.309.194.194
29	MUĞLA BODRUM PARSELLERİ	17.617,89	79.475.505	150.000.000
30	NEVŞEHİR PARSELLERİ	26,10	9.238	35.500
31	TEKİRDAĞ ÇORLU PARSELLERİ	35.923,48	6.152.734	13.477.000
	OTHER CITIES	1.015.409,34	3.631.502.841	4.593.402.018
	<b>TOTAL</b>	<b>3.282.562</b>	<b>10.978.224.547</b>	<b>19.870.718.134</b>

## 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



**NİDAPARK**  
— KAYAŞEHİR —



**Contractor**

TAHİNCİOĞLU - NIDA

**Land Area**

103.277

**Total Sales Revenue**

1.072.600.000 TL

**Min. Company Share**

407.588.000 TL

**Progress Level**

%92,75

**# of Units**

1.142

**Company Share Ratio**

%38.00

**Completion Date**

2023

**CER**  
İSTANBUL



**Contractor**

EGE & YEDİKULE

**Land Area**

41.162 m2

**Total Sales Revenue**

589.101.313 TL

**Min. Company Share**

206.244.369,68 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
IDEALİST İNŞAAT & IDEALİST GYO	18.502	233.894.181 TL	51.456.719,82 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%79,22	137	%22,00	2023



Contractor	Land Area	Total Sales Revenue	Min. Company Share
EBRULİ İNŞAAT	47.168	1.850.000.000 TL	703.000.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%95,56	776	%38,00	2023



Contractor	Land Area	Total Sales Revenue	Min. Company Share
TAHİNCİOĞLU KÜÇÜKYALI ORT. GRŞ.	110.023	4.171.409.859 TL	1.751.992.140,78 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%69,35	2.366	%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
%62,05	3.359	%30.00	2025

RIVAİSTAN B.İ.İ.  
Düster 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**

%46,78

**# 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**

7.533.856.108 TL

**Min. Company Share**

3.849.800.471,19 TL

**Progress Level**

%61,08

**# of Units**

542

**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	3.523.762.163 TL	1.233.316.757,05 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%35,02	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
%60,65	161	%40.00	2025

**Contractor**

FUZUL &amp; FUZUL

**Land Area**

39.032

**Total Sales Revenue**

800.000.000 TL

**Min. Company Share**

256.000.000 TL

**Progress Level**

%95,03

**# of Units**

500

**Company Share Ratio**

%32.00

**Completion Date**

2023

**Contractor**

PEKİNTAŞ &amp; BURAKCAN

**Land Area**

67.620

**Total Sales Revenue**

3.020.180.262,92 TL

**Min. Company Share**

996.659.486,76 TL

**Progress Level**

%45,06

**# of Units**

1.104

**Company Share Ratio**

%33.00

**Completion Date**

2023

## BATİYAKASI



Contractor	Land Area	Total Sales Revenue	Min. Company Share
YILDIZLAR	108.221	5.701.192.225 TL	1.998.518.470,98 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%24,26	-	%35.03	2025

\* Includes A total figures of 2 separate tenders

## MEYDAN BAŞAKŞEHİR



Contractor	Land Area	Total Sales Revenue	Min. Company Share
İNTEK KONUT & SOM PLUS & NURGRUP & HAK TİCARET	63.474	1.690.000.000 TL	625.300.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%49,66	519	%37.00	2023

YENİ LEVENT



Contractor	Land Area	Total Sales Revenue	Min. Company Share
DAP	53.600	9.481.200.441 TL	3.792.480.176,40 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%33,50	448	%40.00	2024

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
%4,21	51	%50.00	2024

NEXT LEVEL  
İSTANBUL**Contractor**

PASİFİK - LEVENT

**Land Area**

17.194

**Total Sales Revenue**

6.588.855.340 TL

**Min. Company Share**

2.964.984.903 TL

**Progress Level**

%10,5

**# of Units**

250

**Company Share Ratio**

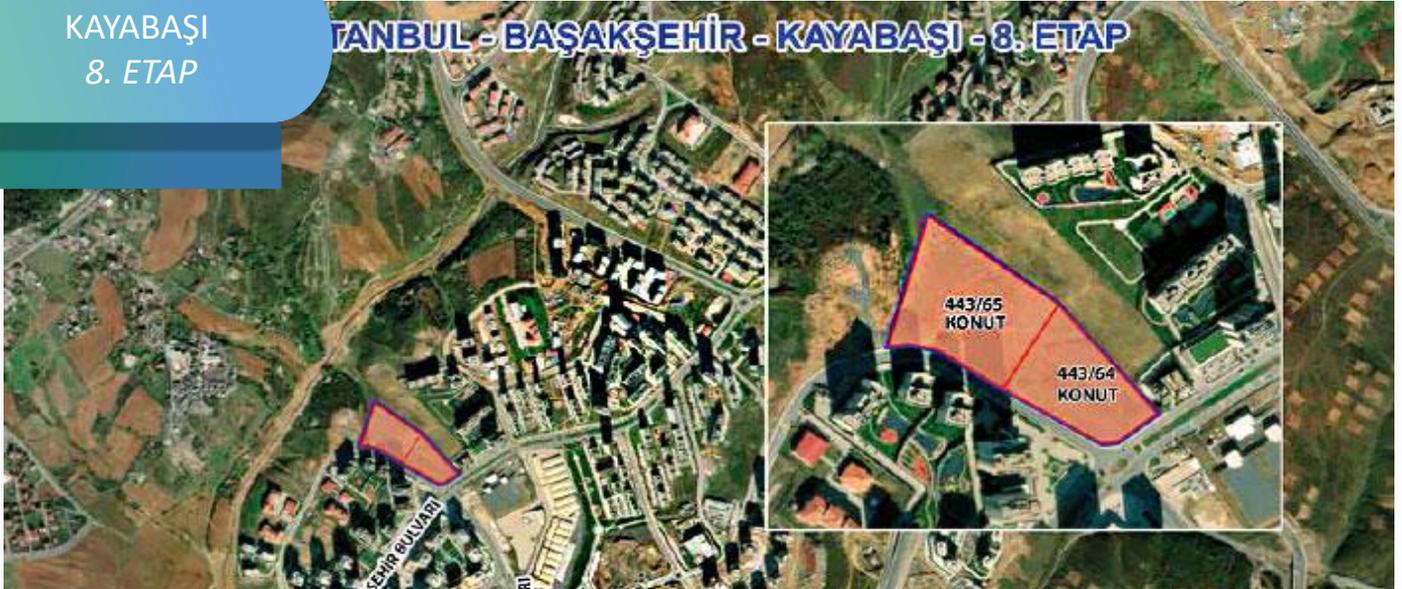
%45.00

**Completion Date**

2025

KAYABAŞI  
8. ETAP

## İSTANBUL - BAŞAKŞEHİR - KAYABAŞI - 8. ETAP

**Contractor**

EBRULİ

**Land Area**

30.056

**Total Sales Revenue**

1.850.000.000 TL

**Min. Company Share**

703.000.000 TL

**Progress Level**

%0.0

**# of Units**

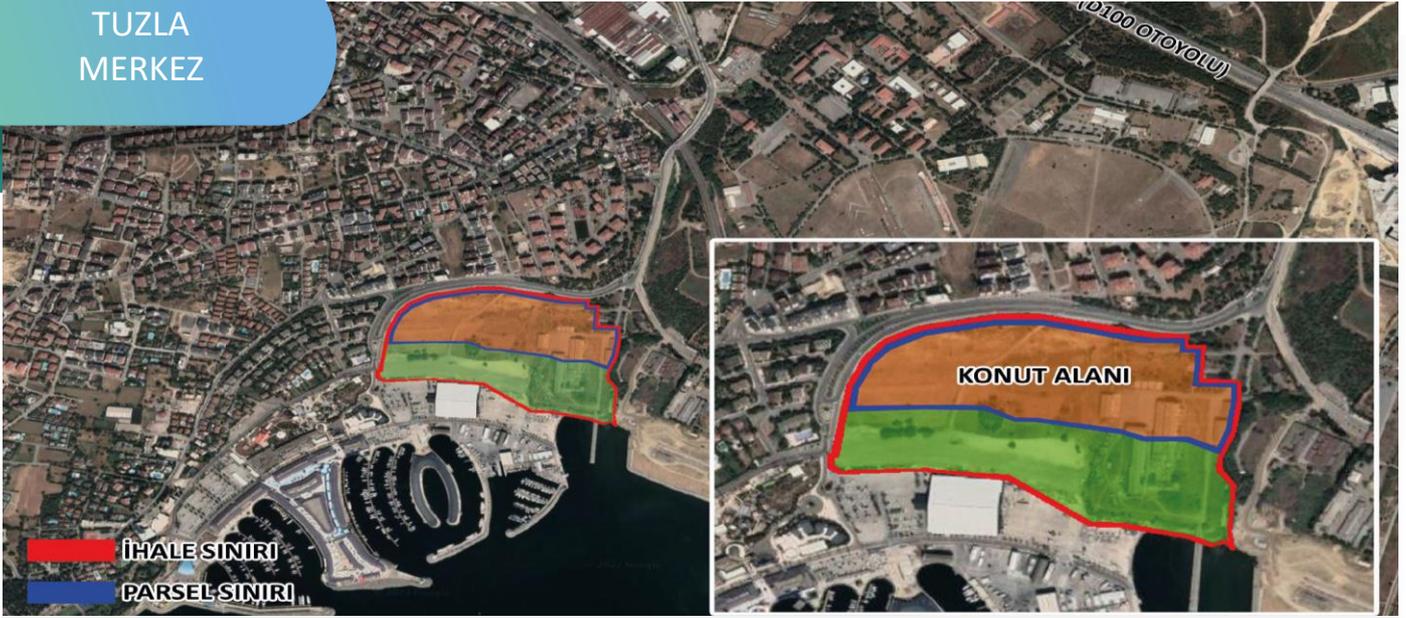
420

**Company Share Ratio**

%38.00

**Completion Date**

2025

TUZLA  
MERKEZ

## Contractor

CEVAHİR – HB GRUP

## Land Area

50.561

## Total Sales Revenue

6.174.285.714 TL

## Min. Company Share

2.161.000.000 TL

## Progress Level

%0.0

## # of Units

500

## Company Share Ratio

%35.00

## Completion Date

2026

ANKARA ÇAYYOLU  
2. ETAP

## Contractor

TEKFEM

## Land Area

37.932

## Total Sales Revenue

426.100.000 TL

## Min. Company Share

170.440.000 TL

## Progress Level

%0.0

## # of Units

50

## Company Share Ratio

%40.00

## Completion Date

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

KÖY  
4. ETAP



Contractor	Land Area	Total Sales Revenue	Min. Company Share
YILDIZLAR	14.798	2.264.600.000 TL	792.610.000 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	104	%35.00	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

## İlerleme Oranı

%0.0

## Bağımsız Bölüm

250

## Şirket Payı Gelir Oranı

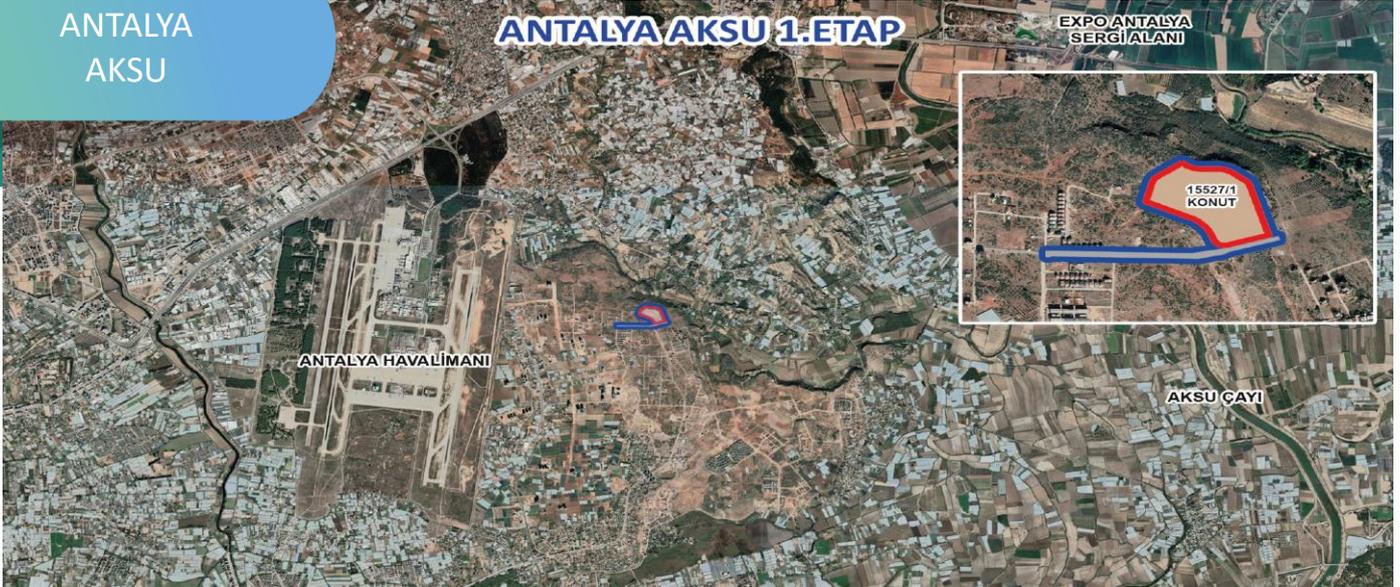
%50.00

## Bitiş Tarihi

2026

ANTALYA  
AKSU

## 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

## İlerleme Oranı

%0.0

## Bağımsız Bölüm

1.640

## Şirket Payı Gelir Oranı

%30.00

## Bitiş Tarihi

2026

## AVCILAR FIRUZKÖY

1-1

**Contractor**

DAĞ

**Land Area**

74.368

**Total Sales Revenue**

5.115.000.000 TL

**Min. Company Share**

1.790.250.000 TL

**Progress Level**

%0.0

**# of Units**

562

**Company Share Ratio**

%35.00

**Completion Date**

2026

GÖLYAKA  
İSTANBUL**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**

533

**Company Share Ratio**

%35.00

**Completion Date**

2026

## MAJÖR GÖLYAKA



Contractor	Land Area	Total Sales Revenue	Min. Company Share
CEVAHİR - HB	187.576	4.745.714.286 TL	1.661.000.000,10 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%0.0	617	%35.00	2026

BİZİM MAHALLE  
2-1 2-2

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**

386

**Company Share Ratio**

%40.00

**Completion Date**

2027

NEZİHPARK  
BAHÇEKENT**Contractor**

AYDIR

**Land Area**

67.294

**Total Sales Revenue**

2.870.000.000 TL

**Min. Company Share**

861.000.000 TL

**Progress Level**

%0.0

**# of Units**

632

**Company Share Ratio**

%30.00

**Completion Date**

2026

Project Name	Emlak Konut Min. Guaranteed Revenue	Min. Profit	Total Number of Units	Units Sold	(%) Sold
1 NİDAPARK KAYAŞEHİR	107.950.125	72.189.317	1.142	1.139	99,74
2 CER İSTANBUL	25.971.513	11.184.291	119	107	89,92
3 EBRULİ ISPARTAKULE	266.782.304	238.621.688	776	776	100,00
4 İDEALİSTKORU/İDEALİST CADDE	39.911.035	33.900.379	137	110	80,29
5 NİDAPARK KÜÇÜKYALI	1.009.633.477	674.212.229	2.366	2.106	89,01
6 MERKEZ ANKARA	1.467.415.844	1.145.377.347	3.359	2.492	74,19
7 NİDAPARK İSTİNYE	2.794.511.917	2.226.876.420	543	414	76,24
8 NİŞANTAŞI KORU	1.318.928.853	677.196.867	161	132	81,99
<b>2023</b>	<b>7.031.105.067</b>	<b>5.079.558.537</b>	<b>8.603</b>	<b>7.276</b>	<b>84,58</b>
9 ALLSANCAK	199.331.897	188.520.045	1.104	697	63,13
10 EVORA İZMİR	246.663.351	246.598.705	1.195	665	55,65
11 DÜŞLER VADİSİ	399.411.310	329.610.670	1.400	757	54,07
12 MEYDAN BAŞAKŞEHİR	565.708.910	362.080.033	519	225	43,35
13 AVRASYA KONUTLARI	284.299.262	151.552.207	500	500	100,00
<b>2024</b>	<b>1.695.414.731</b>	<b>1.278.361.661</b>	<b>4.718</b>	<b>2.844</b>	<b>60,28</b>
14 BEŞİKTAŞ DİKİLİTAŞ	230.500.000	162.080.779	51	5	9,80
15 BEŞİKTAŞ ORTAKÖY	1.192.500.000	930.105.117	205	39	19,02
16 YENİ LEVENT	3.792.480.176	3.356.487.351	1.019	406	39,84
17 BATI YAKASI 1st STAGE	1.088.518.471	878.858.231	677	211	31,17
18 BATI YAKASI 2nd STAGE	910.000.000	585.679.784	-	Not on sale	0
19 KAYABAŞI 8th STAGE	703.000.000	499.449.671	-	Not on sale	0
20 ANKARA ÇAYYOLU 2nd STAGE	170.440.000	85.717.500	-	Not on sale	0
21 TUZLA MERKEZ	2.160.999.750	1.760.849.878	-	Not on sale	0
22 KÖY 4. ETAP	792.610.000	743.056.344	-	Not on sale	0
23 ATAŞEHİR KÜÇÜKBAKKALKÖY	894.600.000	831.838.257	-	Not on sale	0
24 AVCILAR FİRUKÖY 1-1	1.790.250.000	1.644.396.175	-	Not on sale	0
25 AVCILAR FİRUKÖY 1-2	2.527.350.000	2.368.835.713	-	Not on sale	0
26 ANTALYA AKSU	1.515.000.000	1.380.295.283	-	Not on sale	0
27 AVCILAR FİRUKÖY 2	1.661.000.000	1.504.896.701	-	Not on sale	0
28 BİZİM MAHALLE 2-1	2.340.000.000	2.136.935.947	-	Not on sale	0
29 BİZİM MAHALLE 2-2	2.862.000.000	2.513.524.050	-	Not on sale	0
30 ÜMRANİYE İNKILAP	1.781.000.000	1.474.976.917	-	Not on sale	0
31 BAŞAKŞEHİR HOŞDERE 7th STAGE	861.000.000	810.822.675	632	117	18,51
32 EYÜPSULTAN KEMERBURGAZ	4.820.000.000	4.660.212.011	-	Not on sale	0
<b>2025</b>	<b>32.093.248.397</b>	<b>28.329.018.384</b>	<b>2.584</b>	<b>778</b>	<b>30,11</b>
<b>TOTAL</b>	<b>40.819.768.195</b>	<b>34.686.938.583</b>	<b>15.905</b>	<b>10.898</b>	<b>68,52</b>

Along 70 Years  
Happiness  
is right here

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

70<sup>th</sup> Anniversary  
EMLAK  
KONUT



EMLAK KONUT  
**VADİEVLERİ**



<b>Contractor</b>	<b>Land Area</b>	<b>Current Agreement Value</b>	<b>Book Value + Progress Payment</b>
AHES & MİSEK	94.553	740.788.582,25 TL	186.337.275 TL
<b>Completion Date</b>	<b># of Units</b>	<b>Progress Level</b>	
2024	552	%36,70	

EMLAK KONUT  
**BİZİM MAHALLE**  
1-3



<b>Contractor</b>	<b>Land Area</b>	<b>Current Agreement Value</b>	<b>Book Value + Progress Payment</b>
İLK YAPI - GÜRTAŞ	29.937 m2	858.956.692 TL	247.770.380 TL
<b>Completion Date</b>	<b># of Units</b>	<b>Progress Level</b>	
2023	401	%33,40	



<b>Contractor</b>	<b>Land Area</b>	<b>Current Agreement Value</b>	<b>Book Value + Progress Payment</b>
VARIOUS	122.572	1.230.000.000 TL	2.488.442.610 TL
<b>Completion Date</b>	<b># of Units</b>	<b>Progress Level</b>	
2024	1.948	%33,36	



<b>Contractor</b>	<b>Land Area</b>	<b>Current Agreement Value</b>	<b>Book Value + Progress Payment</b>
MESA MESKEN	71.443,03	1.150.000.000 TL	1.054.238.428 TL
<b>Completion Date</b>	<b># of Units</b>	<b>Progress Level</b>	
2024	141	%33,16	

Project Name	Book Value + Progress Payment (TRY)	Total Number of Units	Sold (2023 1Q)	
1	Ankara Saraçoğlu	954.788.031	456	-
2	Bizim Mahalle 1-3	194.167.490	401	388
3	Bizim Mahalle 1-4	178.696.307	336	327
4	Emlak Konut Vadi Evleri 1-1	186.362.135	552	524
5	Emlak Konut Vadi Evleri 1-2	186.201.865	390	354
6	Köy 3	845.494.967	285	285
7	Çekmeköy Çınarköy 1st Stage	1.054.238.428	141	116
8	Çekmeköy Çınarköy 2nd Stage	643.622.349	489	405
9	Çekmeköy Çınarköy 3-1	361.751.999	255	66
10	Çekmeköy Çınarköy 3-2	188.307.858	173	86
11	Çekmeköy Çınarköy 3-3	377.678.510	226	10
12	Çekmeköy Çınarköy 3-4	385.332.766	338	1
13	Çekmeköy Çınarköy 4-1	213.932.737	164	65
14	Çekmeköy Çınarköy 4-2	161.604.616	123	10
15	Çekmeköy Çınarköy 4-3	156.211.775	180	126
16	İstanbul Kayabaşı Emlak Konutları	46.707.163	-	-
17	Avcılar Firuzköy 5th Stage	214.911.161	-	-
18	Denizli Merkezefendi Completion Work	351.771.212	-	-
19	Balıkesir Altıeylül	243.901.897	-	-
20	Avcılar Firuzköy Infratructure Construction Work	226.793.194	-	-
21	Çekmeköy Çınarköy Sales Office Construction Work	64.848.324	-	-
22	Çekmeköy Çınarköy Sales Ofiice Completion Work	23.583.100	-	-
23	Çekmeköy Public Garden Construction Work	10.720.141	-	-
24	Çınarköy Project High School Construction Work	5.344.468	-	-
25	Çınarköy Project Religious Facility Construction Work	95.841.715	-	-
26	Küçükçekmece Halkalı School Construction Work	27.749.524	-	-
27	Merkez Ankara O Block Construction Work	244.848.434	-	-
<b>TOTAL</b>	<b>7.645.412.166</b>	<b>4.509</b>	<b>2.763</b>	

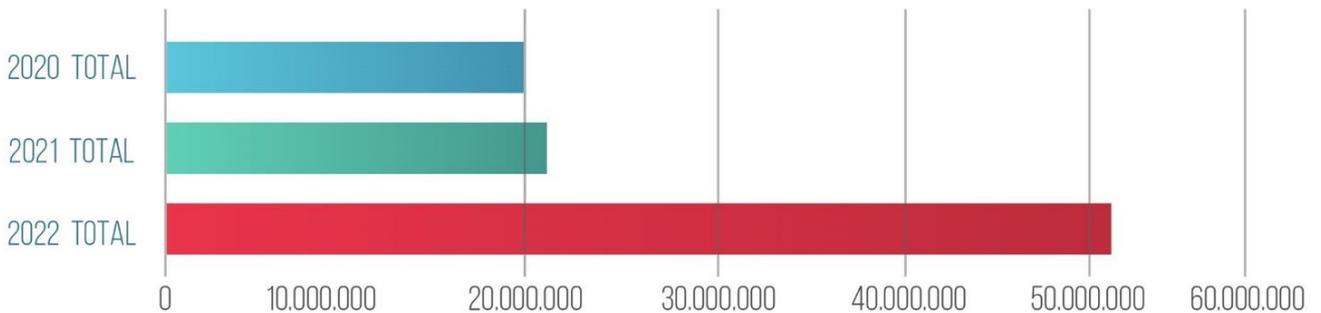
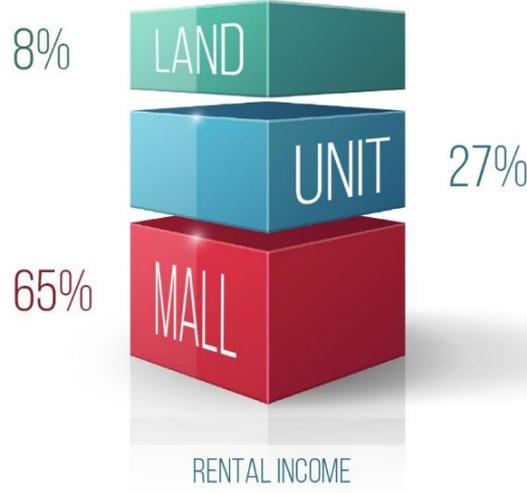
# EMLAK KONUT REIC

## RENTED AND LEASED PROPERTIES

### PROJECTS

### 2023 1<sup>ST</sup> QUARTER REVENUE (TL)

GENERAL DIRECTORATE A BLOCK	3.931.864
ESENLER EMLAK KONUTLARI	29.579
AĞAOĞLU MASLAK 1453	904.568
SARPHAN FİNANS PARK	1.312.452
BÜYÜKYALI MALL	7.415.989
İSTMARİNA MALL	7.233.349
VARIOUS LAND	1.738.365
	<b>22.566.165</b>

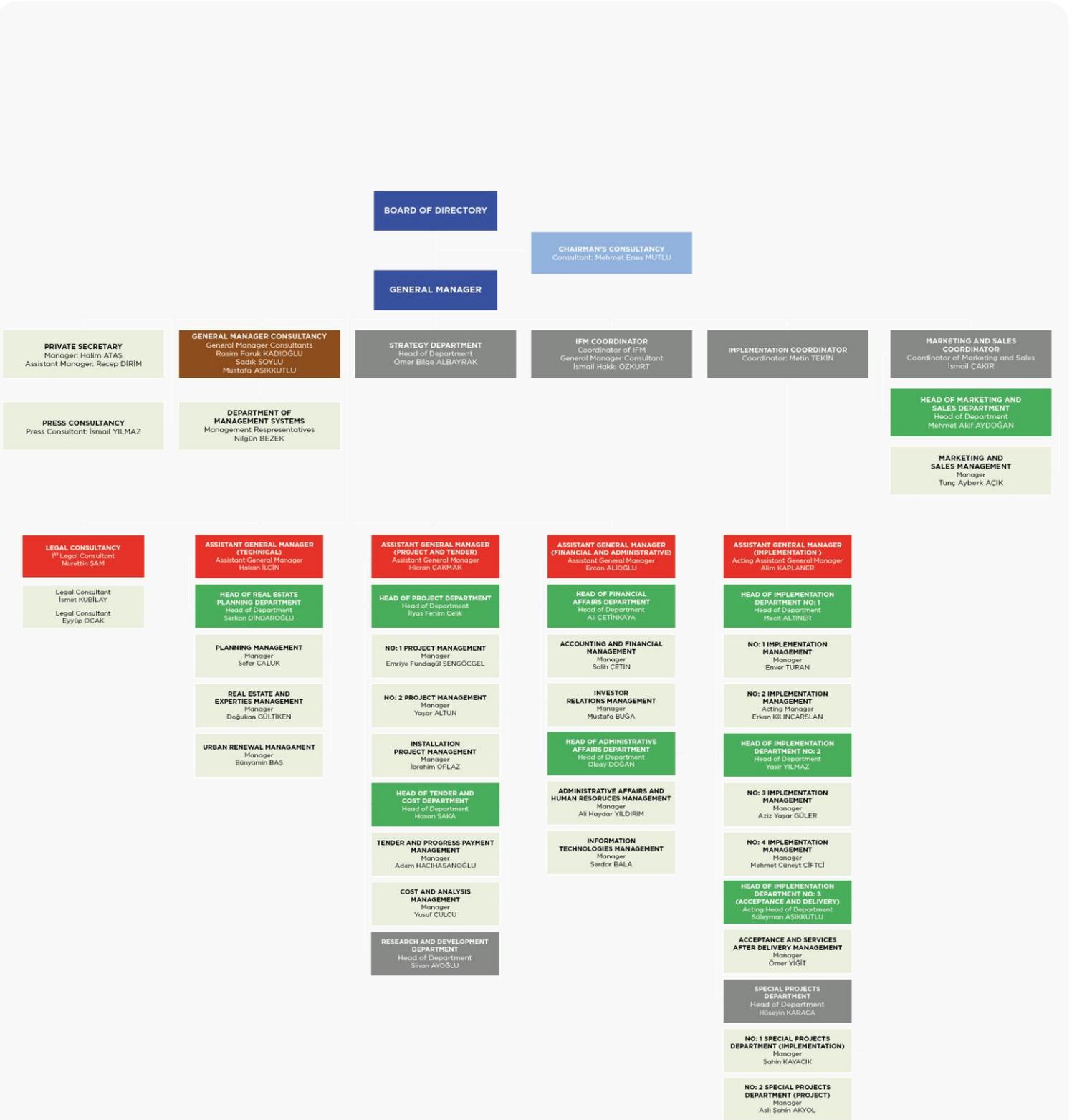


#### IMPORTANT DEVELOPMENTS

- 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 1,100,000,000 in loans from various banks in 2023.
- As for the issuance of lease certificates (Sukuk), our Company issued lease certificates worth 1,449,000,000 TRY with an average maturity of 95 days in 2023.
- As for the issuance of lease certificates (Sukuk), our Company issued lease certificates worth 952,356,550 TRY with an average maturity of 95 days to be followed by payment on returns and repayment in 2023.
- Our company held its Ordinary General Assembly for 2022 on March 31, 2023. Ertan KELEŞ was elected as the Chairperson of the Board of Directors, Mustafa Levent SUNGUR was elected as the Deputy Chairperson of the Board of Directors, Hakan GEDİKLİ and Hakan AKBULUT were elected as the Members of the Board of Directors, and Burak DEMİRALP, İsmail ÇATAKLI and Vedat GÜRGEN were elected as the Independent Members.
- The total number of bought back shares have reached 165,450,291 while the ratio of bought back shares to the Company's capital has reached 4,35 % with transactions on 16.01.2023, 17.02.2023, 23.02.2023, 03.03.2023, 29.03.2023 and 02.05.2023 pursuant to share buyback process.
- The opening ceremony of production plant of Emlak Konut Asansör Sistemleri Sanayi ve Ticaret Anonim Şirketi in Konya, which was established as a subsidiary of our company, by taking into account the needs of the construction and real estate sector, with the aim of creating a domestic national world brand that will compete with the important actors of the global market, whose main field of activity is elevator systems was held on 30.01.2023 with the participation of our Minister of Environment, Urbanization and Climate Change, Mr. Murat Kurum, our Minister of Industry and Technology, Mr. Mustafa Varank and our Board of Directors. The production facility of the company, which has the largest R&D center in the sector, has started production with a high rate of locality and shipments from the facility to the field, and the facility meets all of its electricity consumption from the roof SPP system and has a Zero Waste Certificate.
- 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.

# EMLAK KONUT REIC

## ORGANIZATION CHART







Revenue Sharing Model In Return for Land Sale	sqm	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)
EBRULİ İSPARTAKULE	19.916	1.06.2007	28.160.616	266.782.304
DÜŞLER VADİSİ	817.290	29.06.2016	69.800.640	274.649.781
CER İSTANBUL	1.226	30.07.2012	14.787.222	25.971.513
EVORA İZMİR	-	8.11.2016	64.646	226.700.416
ALL SANCAK	-	8.11.2016	10.811.852	199.331.897
MERKEZ ANKARA	15.710	3.04.2014	322.038.497	1.467.415.844
NİDAPARK İSTİNYE	87.699	28.05.2014	567.635.497	2.794.511.917
NİDAPARK KAYAŞEHİR	12.028	3.04.2014	35.760.808	107.950.125
NİDAPARK KÜÇÜKYALI	16.737	14.06.2011	335.421.248	1.009.633.477
İDEALİST CADDE	7.329	16.08.2017	6.010.656	15.451.281
NİŞANTAŞI KORU	13.726	27.04.2018	641.731.986	277.645.684
AVRASYA KONUTLARI	39.032	7.02.2020	132.747.055	1.318.928.853
MEYDAN BAŞAKŞEHİR	63.474	10.02.2020	203.628.877	256.000.000
İSTANBUL BEŞİKTAŞ DİKİLİTAŞ	3.357	7.03.2021	68.419.221	565.708.910
BEŞİKTAŞ ORTAKÖY ASKGPI	17.131	29.04.2021	262.394.883	230.500.000
YENİ LEVENT	53.046	8.04.2021	435.992.825	1.192.500.000
BATI YAKASI 1. ETAP	38.334	3.09.2021	209.660.240	3.792.480.176
BATI YAKASI 2. ETAP	63.846	22.11.2021	324.320.216	1.088.518.471
İSTANBUL KAYABAŞI 8. ETAP	30.056	30.11.2021	203.550.329	910.000.000
ANKARA ÇAYYOLU 2. ETAP PROJESİ	31.971	10.03.2022	84.722.500	703.000.000
İSTANBUL TUZLA MERKEZ PROJESİ	84.268	17.06.2022	400.149.872	170.440.000
KÖY 4. ETAP PROJESİ	18.497	16.06.2022	49.553.656	2.160.999.750
ATAŞEHİR KÜÇÜKBAKKALKÖY PROJESİ	7.492	15.06.2022	62.761.743	792.610.000
AVCILAR FİRUKÖY 1. ETAP 1. KISIM PROJESİ	62.469	25.08.2022	145.853.825	894.600.000
AVCILAR FİRUKÖY 1. ETAP 2. KISIM PROJESİ	81.685	2.09.2022	158.514.287	1.790.250.000
ANTALYA AKSU PROJESİ	64.108	8.08.2022	134.704.717	2.527.350.000
İSTANBUL AVCILAR FİRUKÖY 2.ETAP	60.095	1.10.2022	156.103.299	1.515.000.000
BİZİM MAHALLE 2. ETAP 1. KISIM	35.697	5.12.2022	203.064.053	1.661.000.000
BİZİM MAHALLE 2. ETAP 2. KISIM	56.744	13.12.2022	348.475.950	2.340.000.000
ÜMRANİYE İNKILAP	30.680	14.11.2022	306.023.083	2.862.000.000
BAŞAKŞEHİR HOŞDERE 7. ETAP	67.294	14.10.2022	50.177.325	1.781.000.000
EYÜPSULTAN KEMERBURGAZ PROJESİ	51.114	30.03.2023	159.787.989	861.000.000
<b>TOTAL</b>	<b>1.952.054</b>		<b>6.132.829.612</b>	<b>40.819.768.195</b>

Turn-Key Model Projects	sqm	Book Value + Progress Payments
KÖY 3. ETAP	79.216	845.494.967
BİZİM MAHALLE 1. ETAP 3. KISIM	29.937	194.167.490
EMLAK KONUT VADİ EVLER 1. ETAP 2. KISIM	70.752	186.201.865
ANKARA SARAÇOĞLU PROJESİ	-	954.788.031
BİZİM MAHALLE 1. ETAP 4. KISIM	24.995	178.696.307
ÇEKMEKÖY ÇINARKÖY KONUTLARI 1. ETAP	137.994	1.054.238.428
İSTANBUL KAYABAŞI EMLAK KONUTLARI	20.063	46.707.163
DENİZLİ MERKEZEFENDİ İKMAL İŞİ	14.227	351.771.212
İSTANBUL AVCILAR FİRUKÖY 5. ETAP	93.793	214.911.161
ÇEKMEKÖY ÇINARKÖY KONUTLARI 2. ETAP	44.969	643.622.349
BALIKESİR ALTIEYLÜL	46.168	243.901.897
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 1. KISIM	19.981	361.751.999
ÇEKMEKÖY ÇINARKÖY KONUTLARI 4. ETAP 1. KISIM	14.694	213.932.737
ÇEKMEKÖY ÇINARKÖY KONUTLARI 4. ETAP 2. KISIM	10.023	161.604.616
ÇEKMEKÖY ÇINARKÖY KONUTLARI 4. ETAP 3. KISIM	13.314	156.211.775
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 2. KISIM	14.411	188.307.858
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 3. KISIM	10.793	377.678.510
AVCILAR FİRUKÖY ALTYAPI YAPIM İŞİ	-	226.793.194
KÜÇÜKÇEKMECE HALKALI OKUL YAPIM İŞİ	-	27.749.524
ÇEKMEKÖY ÇINARKÖY SATIŞ OFİSİ YAPIM İŞİ	10.726	64.848.324
EMLAK KONUT VADİ EVLER 1. ETAP 1. KISIM İKMAL İŞİ	93.803	186.362.135
ÇINARKÖY PROJESİ DİNİ TESİS YAPIM İŞİ	-	95.841.715
MERKEZ ANKARA O BLOK YAPIM İŞİ	-	244.848.434
ÇEKMEKÖY ÇINARKÖY KONUTLARI 3. ETAP 4. KISIM	30.744	385.332.766
ÇINARKÖY PROJESİ LİSE YAPIM İŞİ	-	5.344.468
ÇEKMEKÖY MİLLET BAĞÇESİ YAPIM İŞİ	-	10.720.141
ÇEKMEKÖY ÇINARKÖY SATIŞ OFİSİ TAMAMLAMA İŞİ	-	23.583.100
<b>TOTAL</b>	<b>780.601</b>	<b>7.645.412.166</b>

Appraisal Report Name	# of Parcels	sqm	Date of Purchase	Book Value	Appraisal Value
ANKARA ÇANKAYA PARSELLERİ	12	38.433,77	3.04.2014 - 12.05.2020 - 06.09.2021	51.295.186	125.871.000
İSTANBUL ARNAVUTKÖY PARSELLERİ	56	3.505,00	5.06.2013	191.289.520	1.387.164.947
İSTANBUL ATAŞEHİR PARSELLERİ	7	1.046.288,90	29.12.1999 - 04.03.2015 - 14.12.2020	12.637	27.120.135
İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	5	6.845,28	14.06.2011 - 06.10.2011 - 30.07.2012 - 07.08.2012 - 9.03.2022	29.522.077	267.810.818
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	13	53.782,59	01.12.2010 - 07.03.2012 - 25.09.2012 - 01.10.2012 - 05.03.2015 - 02.03.2023	672.254.647	994.420.909
İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ	1	105.475,03	9.03.2022	448.553.405	600.000.000
İSTANBUL BAŞAKŞEHİR TATARCİK PARSELLERİ	2	29.915,44	27.08.2021	139.237.890	315.255.600
İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	9	52.542,66	30.05.2017 - 16.11.2020	535.962.925	1.595.000.000
İSTANBUL ESENYURT HOŞDERE PARSELLERİ	1	105.071,67	14.06.2011 - 30.07.2012 - 9.03.2022	29.313.841	76.260.960
İSTANBUL ESENLER PARSELLERİ	10	6.355,08	9.03.2022	2.400.884.773	3.025.000.000
İSTANBUL KARTAL PARSELLERİ	9	105.463,86	24.04.2013 - 22.04.2012 - 02.12.2020	28.173.655	70.462.715
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	16	13.020,46	3.04.2014	998.972.902	3.218.446.200
İSTANBUL SARIYER PARSELLERİ	3	233.496,93	28.05.2014	8.731.010	8.731.010
İSTANBUL RUMELİHISARI PARSELLERİ	1	1.155,89	26.09.2022	600.000.000	600.000.000
İSTANBUL TUZLA PARSELLERİ	6	57.600,00	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	8.823,48	30.06.2019 - 12.05.2020	826.668.198	2.532.980.838
İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	1	-	12.05.2020	9.657.412	25.000.000
İSTANBUL ŞİŞLİ PARSELLERİ	2	391.284,97	26.07.2022	350.000.000	350.000.000
BALIKESİR PARSELLERİ	1	56.605,82	9.03.2022	13.073.136	13.073.136
İZMİR KONAK PARSELLERİ	5	6.105,00	31.05.2000	13.051.102	58.146.140
İZMİR ÇEŞME PARSELLERİ	1	3.845,04	26.07.2022	439.076.000	500.000.000
İZMİR DİKİLİ PARSELLERİ	1	2.865,59	26.07.2022	1.809.900	1.882.000
İZMİR SEFERİHISAR PARSELLERİ	9	39.916,00	26.07.2022	79.473.310	83.429.079
İZMİR URLA PARSELLERİ	1	2.269,76	26.07.2022	201.393.578	250.000.000
DENİZLİ PARSELLERİ	5	13.792,09	5.03.2015	56.253.841	176.128.000
KASTAMONU CİDE PARSELLERİ	1	52.998,31	06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	52.663	110.000
KOCAELİ PARSELLERİ	28	35.603,68	25.02.2008 - 06.10.2011 - 07.08.2012 - 14.06.2011 - 30.07.2012	32.074.455	37.926.970
MUĞLA BODRUM PARSELLERİ	28	9.110,04	8.03.2022 - 9.03.2022 - 26.07.2022	2.709.607.379	3.309.194.194
MUĞLA MİLAS PARSELLERİ	1	36.031,69	26.07.2022	79.475.505	150.000.000
NEVŞEHİR PARSELLERİ	2	767.317,44	3.04.2014	9.238	35.500
TEKİRDAĞ ÇORLU PARSELLERİ	4	17.617,89	24.03.2006 - 30.09.2010	6.152.734	13.477.000
<b>TOTAL</b>	<b>263</b>	<b>3.282.562</b>		<b>10.978.224.547</b>	<b>19.870.718.134</b>

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
<b>TOTAL</b>	<b>6</b>	<b>22.107</b>		<b>33.326.259</b>	<b>119.258.223</b>

Building Inventory	# of Units in Inventory	Sqm	Book Value	Appraisal Value
DENİZLİ MERKEZEFENDİ İKMAL İŞİ	34	6.575,98	18.221.631	83.479.000
AYAZMA EMLAK KONUTLARI	1	133,65	490.101	4.200.000
KÖRFEZKENT ÇARŞI	3	1.712,67	4.777.684	11.640.000
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	130	17.902,26	303.634.276	1.026.479.425
EMLAK KONUT FLORYA EVLERİ	31	5.950,09	146.850.709	452.082.100
SEMT BAHÇEKENT 1-2	20	2.921,26	27.066.807	62.316.375
BİZİM MAHALLE 1. ETAP 2. KISIM	733	105.308,52	1.599.610.457	3.182.132.100
BİZİM MAHALLE 1. ETAP 1. KISIM	632	74.798,85	1.264.651.679	1.106.758.000
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	9	1.222,35	7.194.344	21.670.900
GÖL PANORAMA EVLERİ	1	184,67	674.257	4.339.750

Building Inventory	# of Units in Inventory	Sqm	Book Value	Appraisal Value
DÜŞLER VADİSİ	12	2.775,00	102.555.006	102.555.006
KARAT 34	9	3.621,87	34.542.648	78.366.265
MERKEZ ANKARA	92	83.561,55	1.259.542.150	909.929.700
METROPOL İSTANBUL	1	506,64	3.448.400	34.348.474
NİDAPARK İSTİNYE	3	879,09	18.445.700	98.242.480
SARPHAN FİNANS PARK	58	5.093,46	100.646.703	305.715.165
BÜYÜKYALI İSTANBUL	2	677,93	9.904.595	22.090.091
TEMAŞEHİR	25	1.527,60	20.593.200	23.064.900
VALİDEBAĞ KONAKLARI	1	148,03	2.593.600	2.786.100
<b>TOTAL</b>	<b>2.108</b>	<b>367.712</b>	<b>5.605.242.629</b>	<b>9.513.124.160</b>

Building Inventory (Stocks from Projects)	# of Units in Inventory	Sqm	Book Value	Appraisal Value
NİDAPARK KAYAŞEHİR	97	9.324,05	44.167.697	297.446.996
NİDAPARK KÜÇÜKYALI	29	32.837,94	347.169.160	1.703.331.306
<b>TOTAL</b>	<b>126</b>	<b>42.162</b>	<b>391.336.857</b>	<b>2.000.778.302</b>

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	300.316.146	680.000.000
SARPHAN FİNANS PARK	102	5.326	99.541.090	305.807.795
ESENLER EMLAK KONUTLARI	3	372	1.414.607	10.250.000
GENEL MÜDÜRLÜK A BLOK	1	11.932	33.911.000	1.101.694.938
<b>TOTAL</b>	<b>471</b>	<b>107.247</b>	<b>580.453.131</b>	<b>2.924.584.778</b>

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	2	138	709.089	9.700.000
RESMİ KURUM BİNASI	1	15.834	45.900.704	1.462.075.042
<b>TOTAL</b>	<b>5</b>	<b>16.481</b>	<b>57.296.117</b>	<b>1.524.461.483</b>

Subsidiaries Turn-Key Projects (EPP)	sqm	Date of Purchase	Book Value	Appraisal Value
TUZLA ORHANLI PARSELLERİ	1.452,99	2.05.2013	540.086	2.999.199
İSTANBUL RESNELİ PARSELLERİ	148.058,12	12.01.2021	95.195.970	1.008.921.458
İSTANBUL ATAŞEHİR PARSELLERİ	251,33	28.03.2016	404.029	4.870.000
SAKARYA SAPANCA PARSELLERİ	120.052,88	12.06.2013	5.905.000	151.887.346
<b>TOTAL</b>	<b>269.815,32</b>		<b>102.045.085</b>	<b>1.168.678.003</b>

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
<b>TOTAL</b>	<b>9</b>	<b>539</b>	<b>10.422.621</b>	<b>21.024.200</b>

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

**CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY – 31 MARCH 2023**

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

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

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS OF 31 MARCH 2023**

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

	Notes	Unaudited 31 March 2023	Audited 31 December 2022
<b>ASSETS</b>			
<b>Current assets</b>		<b>46,746,508</b>	<b>42,141,914</b>
Cash and cash equivalents	4	8,638,573	6,107,609
Trade receivables	6	3,231,328	3,268,382
<i>Trade receivables due from third parties</i>		3,231,328	3,268,382
Other receivables		892,045	577,700
<i>Other receivables due from third parties</i>	7	892,045	577,700
Inventories	8	30,758,357	28,955,350
Prepaid expenses		1,985,496	2,374,680
<i>Prepaid expenses to related parties</i>	20	684,499	1,433,207.00
<i>Prepaid expenses to third parties</i>	13	1,300,997	941,473
Other current assets	12	1,239,554	852,225
Current tax assets		1,155	5,968
<b>Non-current assets</b>		<b>4,581,676</b>	<b>4,817,265</b>
Trade receivables	6	3,747,404	3,730,187
<i>Trade receivables due from third parties</i>		3,747,404	3,730,187
Other receivables	7	22,182	21,650
<i>Other receivables due from third parties</i>		22,182	21,650
Investments accounted for using equity method		841	841
Investment properties	9	445,541	742,683
Right-of-use assets		16,698	17,721
Property, plant and equipment	10	330,947	285,862
Intangible assets		7,614	7,965
Deferred tax assets	19	10,449	10,356
<b>Total assets</b>		<b>51,328,184</b>	<b>46,959,179</b>

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 31 MARCH 2023**

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

	Notes	Unaudited 31 March 2023	Audited 31 December 2022
<b>LIABILITIES AND EQUITY</b>			
<b>Current liabilities</b>		<b>30,078,366</b>	<b>25,293,981</b>
Short-term borrowings	5	2,457,696	1,300,263
Short-term portions of long-term borrowings	6	2,135,258	1,814,145
Trade payables	6	2,003,422	2,956,858
<i>Trade payables due to related parties</i>	20	976,954	1,774,954
<i>Trade payables due to third parties</i>		1,026,468	1,181,904
Other payables	7	1,285,753	516,169
<i>Other payables to related parties</i>	20	870,150	593
<i>Other payables to third parties</i>		415,603	515,576
Deferred income	13	21,902,174	18,423,670
<i>Deferred income from related parties</i>	20	2,009,307	1,004,341
<i>Deferred income from third parties</i>		19,892,867	17,419,329
Short-term provisions		294,063	282,876
<i>Short-term provisions for employee benefits</i>		40,557	35,536
<i>Other short-term provisions</i>	11	253,506	247,340
<b>Non-current liabilities</b>		<b>3,038,877</b>	<b>3,297,175</b>
Long-term borrowings		2,780,955	3,103,650
Trade payables	6	-	20
<i>Trade payables due to third parties</i>		-	20
Other payables	7	180,046	117,382
<i>Other payables to third parties</i>		180,046	117,382
Deferred income	13	4,738	4,738
<i>Deferred income from third parties</i>		4,738	4,738
Long-term provisions		50,813	48,753
<i>Long-term provisions for employee benefits</i>		50,813	48,753
Deferred tax liability	19	22,325	22,632
<b>Shareholders' equity</b>		<b>18,210,941</b>	<b>18,368,023</b>
<b>Total equity attributable to equity holders of the Company</b>		<b>18,210,941</b>	<b>18,368,023</b>
Paid-in capital	14	3,800,000	3,800,000
Treasury shares (-)		(535,604)	(296,231)
Share premium (discounts)		2,366,895	2,366,895
Other equity reserves		70,728	-
Other comprehensive income (expense) not to be reclassified to profit or loss		(42)	(42)
<i>Gain (loss) on revaluation and remeasurement</i>		(42)	(42)
Restricted reserves appropriated from profit		984,440	882,670
Retained earnings		10,643,404	8,617,598
Net profit for the year		881,120	2,997,133
<b>Total liabilities and equity</b>		<b>51,328,184</b>	<b>46,959,179</b>

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 31 MARCH 2023**

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

	Notes	<i>Unaudited</i> 1 January- 31 March 2023	<i>Unaudited</i> 1 January- 31 March 2022
Revenue	15	4,037,039	2,230,583
Cost of sales (-)	15	(1,967,126)	(1,214,743)
<b>Gross profit</b>		<b>2,069,913</b>	<b>1,015,840</b>
General administrative expenses (-)	16	(1,040,142)	(132,106)
Marketing expenses (-)	16	(57,843)	(28,147)
Other income from operating activities	17	170,547	100,005
Other expenses from operating activities (-)	17	(262,495)	(199,593)
<b>Operating profit</b>		<b>879,980</b>	<b>755,999</b>
Income from investing activities		-	-
<b>Operating profit before financial income / (expense)</b>		<b>879,980</b>	<b>755,999</b>
Financial income	18	261,015	130,354
Financial expenses (-)	18	(260,275)	(143,964)
<b>Profit from continuing operations, before tax</b>		<b>880,720</b>	<b>742,389</b>
Tax (expense)/income from continuing operations		400	(4,592)
<i>Current period tax expense</i>	19	-	(7,153)
<i>Deferred tax income</i>	19	400	2,561
<b>Net profit for the period</b>		<b>881,120</b>	<b>737,797</b>
<b>Profit for the period is attributable to:</b>			
Non-controlling interests		-	-
<b>Owners of the Company</b>		<b>881,120</b>	<b>737,797</b>
<b>Total comprehensive income for the period</b>		<b>881,120</b>	<b>737,797</b>
<b>Total comprehensive income is attributable to:</b>			
Non-controlling interests		-	-
<b>Owners of the Company</b>		<b>881,120</b>	<b>737,797</b>
<b>Earnings per share (in full TL)</b>		<b>0.0023</b>	<b>0.0020</b>

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 31 MARCH 2023

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

	Share capital	Treasury shares (-)	Share premium/ discounts	Other equity reserves	Restricted reserves appropriated from profit	Other Accumulated Comprehensive Income and Expense not to be Reclassified to		Prior years' profit	Net profit for the period	Equity attributable to the parent	Non-controlling interests
						Profit or Loss	Retained Earnings				
<b>1 January 2022</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	-	<b>789,174</b>		<b>(42)</b>	<b>7,754,768</b>	<b>1,332,323</b>	<b>15,746,887</b>	-
Transfers	-	-	-	-	2,742		-	1,329,581	(1,332,323)	-	-
Total comprehensive income	-	-	-	-	-		-	-	737,797	737,797	-
<b>31 March 2022</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	-	<b>791,916</b>		<b>(42)</b>	<b>9,084,349</b>	<b>737,797</b>	<b>16,484,684</b>	-
<b>1 January 2023</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	-	<b>882,670</b>		<b>(42)</b>	<b>8,617,598</b>	<b>2,997,133</b>	<b>18,368,023</b>	-
Transfers	-	-	-	-	101,770		-	2,895,363	(2,997,133)	-	-
Dividend (Note 14) (*)	-	-	-	-	-		-	(869,557)	-	(869,557)	-
Increase/(decrease) due to share buy back transactions(**)	-	(239,373)	-	-	-		-	-	-	(239,373)	-
Increase/(decrease) due to share based transactions	-	-	-	70,728	-		-	-	-	70,728	-
Total comprehensive income/(expense)	-	-	-	-	-		-	-	881,120	881,120	-
<b>31 March 2023</b>	<b>3,800,000</b>	<b>(535,604)</b>	<b>2,366,895</b>	<b>70,728</b>	<b>984,440</b>		<b>(42)</b>	<b>10,643,404</b>	<b>881,120</b>	<b>18,210,941</b>	-

(\*) At the Ordinary General Assembly Meeting held on 31 March 2023, the decision to distribute a cash dividend of TL 869,557 (31 December 2022: None) 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 31 March 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 31 MARCH 2023**

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

Notes	Unaudited 1 January- 31 March 2023	Unaudited 1 January- 31 March 2022
<b>Cash flows from operating activities</b>		
Profit for the period	881,120	737,797
<b>Adjustments related to reconcile of net profit for the period</b>		
Adjustments related to depreciation and amortization expenses	16 9,567	6,180
Adjustments related to tax expense (income)	19 (400)	4,592
Adjustments related to (reversal of) impairments (net)	249,915	81,705
<i>Adjustments related to (reversal of) impairment of inventories (net)</i>	8, 17 249,915	81,705
Adjustments related to provisions	16,299	80,735
<i>Adjustments related to (reversal of) provisions for employee benefits</i>	8,210	4,542
<i>Adjustments related to (reversal of) provision for lawsuit and/or penalty</i>	11, 17 6,166	75,883
<i>Adjustments related to (reversal of) provisions for possible risks</i>	17 1,923	310
Adjustments for interest (income) and expenses	(96,509)	(46,678)
<i>Adjustments for interest income</i>	17, 18 (355,633)	(190,544)
<i>Adjustments for interest expense</i>	17, 18 259,124	143,866
<b>Net cash from operations before changes in assets and liabilities</b>	<b>1,059,992</b>	<b>864,331</b>
<b>Changes in net working capital:</b>		
Adjustments related to (increase)/decrease in trade receivable	56,273	282,448
<i>Decrease/(increase) in trade receivables from related parties</i>	-	13,918
<i>Decrease/(Increase) in trade receivables from third parties</i>	56,273	268,530
Adjustments related to decrease/(increase) in inventories	(1,612,933)	(4,752,237)
Adjustments related to increase/(decrease) in trade payables	(1,130,317)	4,102,933
<i>Increase/(decrease) in trade payables to related parties</i>	(972,714)	4,251,574
<i>Increase/(decrease) in trade payables to third parties</i>	(157,603)	(148,641)
Adjustments related to decrease/(increase) in other receivables related to operations	(290,048)	(21,678)
Adjustments related to increase/(decrease) in other payables related to operations	5,079,465	751,793
Adjustments related to other increase/(decrease) in working capital	(150,647)	62,349
<b>Net cash flows from operating activities</b>		
Interest received	26,557	13,059
Payments related to provisions for employee benefits	(1,129)	(484)
Income taxes paid	(768,313)	(256,291)
<b>Cash flows from operating activities</b>	<b>2,268,900</b>	<b>1,046,223</b>
Purchases of investment properties, property, plant and equipment and intangible assets	9, 10 (21,351)	(52,551)
Returns of financial assets	-	500
<b>Cash flows from investing activities</b>	<b>(21,351)</b>	<b>(52,051)</b>
Payments for acquisition of treasury shares	14 (239,373)	-
Proceeds from Borrowings	2,265,328	695,000
<i>Proceeds from Loans</i>	1,105,600	195,000
<i>Proceeds from Issue of Debt Instruments</i>	1,159,728	500,000
Repayments of borrowings	(1,079,315)	(1,302,354)
<i>Loan Repayments</i>	(495,065)	(802,354)
<i>Payments of Issued Debt Instruments</i>	(584,250)	(500,000)
Cash outflow from debt payments for lease contracts	(1,172)	(803)
Interest paid	(207,940)	(253,007)
Dividends paid	14 (869,557)	-
Interest received	224,829	105,181
<b>Cash flow from financing activities</b>	<b>92,800</b>	<b>(755,983)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>2,340,349</b>	<b>238,189</b>
Cash and cash equivalents at the beginning of the period	4 5,284,707	3,087,548
<b>Cash and cash equivalents at the end of the period</b>	<b>4 7,625,056</b>	<b>3,325,737</b>

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

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
THE INTERIM PERIOD ENDED 31 MARCH 2023**

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

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**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 31 March 2023, the number of employees of the Group is 1043 (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 31 March 2023 have been approved by the Board of Directors on 9 May 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 31 MARCH 2023**

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

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

**Subsidiaries**

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

<b>Subsidiaries</b>	<b>Main Operations</b>
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

	<b>31 March 2023</b>		<b>31 December 2022</b>	
	<b>Direct and indirect ownership rate (%)</b>	<b>Effective ownership rate (%)</b>	<b>Direct and indirect ownership rate (%)</b>	<b>Effective ownership rate (%)</b>
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)**

	<b>Main Operation</b>
Dap Yapı İnşaat Sanayi ve Ticaret A.Ş. ve Eltes İnşaat Tesisat Sanayi ve Ticaret A.Ş. Joint Venture – Emlak Konut GYO A.Ş. (“ 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

	<b>31 March 2023</b>		<b>31 December 2022</b>	
	<b>Direct and indirect ownership rate (%)</b>	<b>Effective ownership rate (%)</b>	<b>Direct and indirect ownership rate (%)</b>	<b>Effective ownership rate (%)</b>
Merkez Cadde Yönetim A.Ş.	30	600	-	-
İstmarina AVM Adi 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 31 MARCH 2023**

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

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**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 31 MARCH 2023

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

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### 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.

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

## **NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE INTERIM PERIOD ENDED 31 MARCH 2023**

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

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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**

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

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 31 March 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.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
THE INTERIM PERIOD ENDED 31 MARCH 2023**

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

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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 31 March 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 31 March 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 31 March 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.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
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(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

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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.

b) Standards, amendments, and interpretations that are issued but not effective as of 31 March 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.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
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(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 4 – CASH AND CASH EQUIVALENTS**

	<b>31 March 2023</b>	<b>31 December 2022</b>
Cash on hand	91	8
Banks	8,356,563	5,881,812
- <i>Demand deposit</i>	37,478	19,158
- <i>Time deposits with maturities less than 3 months</i>	8,319,085	5,862,654
Other cash and cash equivalents	281,919	225,789
	<b>8,638,573</b>	<b>6,107,609</b>

Maturities of cash and cash flows are as follows:

	<b>31 March 2023</b>	<b>31 December 2022</b>
Demand	37,478	19,158
Up to 3 month	8,319,085	5,862,654
	<b>8,356,563</b>	<b>5,881,812</b>

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

	<b>31 March 2023</b>	<b>31 December 2022</b>
	(%)	(%)
	26,55	18,16

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

	<b>31 March 2023</b>	<b>31 December 2022</b>
Cash and cash equivalents	8,638,573	6,107,609
Less: Interest accruals on deposits	(64,656)	(22,765)
Less: LSRSA project deposits (*)	(956,392)	(805,745)
Add: the effect of provisions released under TFRS 9	7,531	5,608
	<b>7,625,056</b>	<b>5,284,707</b>

(\*) The contractors’ portion of the residential unit sales from the LSRSA projects under construction and which accumulated in the bank accounts opened under the control of the Group is kept in deposits accounts in the name of the related projects under the control of the Group as stated in the agreement. There is no blocked deposit (31 December 2022: None) for the project accounts amounting to TL 956,392 (31 December 2022: TL 805,745).

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
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(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 5 – FINANCIAL LIABILITIES**

	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Short-term financial liabilities</b>		
Issued debt instruments (*)	1,098,938	594,188
Short-term bank loans	1,358,758	706,075
Short-term portion of long-term borrowings	2,131,207	1,810,322
Lease obligation	4,051	3,823
	<b>4,592,954</b>	<b>3,114,408</b>

(\*) The Company made 4 different lease certificate issuance transactions; on 4 January 2023, TL 350,000 with a maturity date of 5 April 2023 and 20,75% profit share; on 2 February 2023, TL 180,000 with a maturity date of 10 May 2023 and a profit share of 20.75%; on 28 February 2023, TL 59,000 with a maturity date of 1 June 2023 and a profit share of 21.25% on 17 March 2023, a nominal amount of TL 500,000 with 22,50% profit share and with a maturity date of 16 June 2023.

	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Long-term financial liabilities</b>		
Long-term borrowings	2,753,335	3,076,021
Lease obligation	27,620	27,629
	<b>2,780,955</b>	<b>3,103,650</b>

Borrowings used as of 31 March 2023 are denominated in TL and the weighted average interest rate is 15.89% (31 December 2022: 15.25%)

The redemption schedules of the borrowings as of 31 March 2023 and 31 December 2022 are as follows:

	<b>31 March 2023</b>	<b>31 December 2022</b>
2024	1,490,006	1,870,879
2025	1,263,329	1,205,142
	<b>2,753,335</b>	<b>3,076,021</b>

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

	<b>31 March 2023</b>	<b>31 December 2022</b>
Less than 3 months	735,419	694,818
Between 3 - 12 months	2,754,546	1,821,579
Between 1 - 5 years	2,753,335	3,076,021
	<b>6,243,300</b>	<b>5,592,418</b>

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
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**NOTE 6 – TRADE RECEIVABLES AND PAYABLES**

<b>Short-term trade receivables</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Receivables from contractors of the lands invoiced under LSRSA	866,315	945,063
Receivables from sale of residential and commercial units	1,932,448	1,876,417
Receivables from land sales	522,352	534,878
Receivables from lessees	40,528	50,984
Notes of receivables	7,367	962
Other	15,811	9,918
<b>Unearned finance income</b>	<b>(153,493)</b>	<b>(149,840)</b>
	<b>3,231,328</b>	<b>3,268,382</b>
Doubtful receivables	3,642	3,835
Less: Provision for doubtful receivables	(3,642)	(3,835)
	<b>3,231,328</b>	<b>3,268,382</b>

	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Long-term trade receivables</b>		
Receivables from sale of residential and commercial units	3,897,334	3,902,853
Receivables from land sales	586,165	586,454
Unearned finance income	(736,095)	(759,120)
	<b>3,747,404</b>	<b>3,730,187</b>

	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Short-term trade payables</b>		
Payables to related parties (Note 20)	976,954	1,774,954
Payables to LSRSA contractors invoiced	633,640	435,100
Trade payables	338,856	677,102
Interest accruals on time deposits of contractors (*)	53,972	69,702
	<b>2,003,422</b>	<b>2,956,858</b>

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

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
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(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 7 – OTHER RECEIVABLES AND PAYABLES**

	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Short-term other receivables</b>		
Advances given to contractor firms	583,048	505,962
Receivables from the authorities	31,843	29,536
Other	277,154	42,202
	<b>892,045</b>	<b>577,700</b>
	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Long-term other receivables</b>		
Other receivables from third parties	21,168	20,636
Deposits and guarantees given	1,014	1,014
	<b>22,182</b>	<b>21,650</b>
	<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Short-term other payables</b>		
Other payables to related parties (Note 20)	870,150	593
Taxes and funds payable	268,096	327,272
Payables to contractors (*)	88,752	88,752
Other	58,755	99,552
	<b>1,285,753</b>	<b>516,169</b>

(\*) The amount includes the unissued invoice by the contractor amount of TL 88,752 regarding to the units received as a result of revenue allocation at İzmir Mavisehir Phase 3 project, where the contractor filed a lawsuit regarding the revenue sharing percentages (31 December 2022: TL 88,752).

As of 31 March 2023, long-term other payables are TL 180,046 and consist of deposits and guarantees received (31 December 2022: TL 117,382).

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR  
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(Amounts are expressed in thousand Turkish Lira (“TL”) unless otherwise stated.)

**NOTE 8 – INVENTORIES**

	<b>31 March 2023</b>	<b>31 December 2022</b>
Lands	11,164,697	11,014,960
<i>Cost</i>	<i>11,167,610</i>	<i>11,016,991</i>
<i>Impairment</i>	<i>(2,913)</i>	<i>(2,030)</i>
Planned land by LSRSA	6,132,830	6,270,226
Planned land by turnkey project	7,718,125	8,092,958
<i>Planned land by turnkey project</i>	<i>9,298,079</i>	<i>9,423,880</i>
<i>Impairment (*)</i>	<i>(1,579,954)</i>	<i>(1,330,922)</i>
Residential and commercial units ready for sale	5,613,090	3,530,887
<i>Cost</i>	<i>5,613,090</i>	<i>3,530,887</i>
Inventories of Emlak Konut Asansör	129,615	46,319
	<b>30,758,357</b>	<b>28,955,350</b>

As of 31 March 2023, the valuation reports prepared by Atak Gayrimenkul Değerleme A.Ş., Reel Gayrimenkul Değerleme A.Ş., GEDAŞ Gayrimenkul Değerleme A.Ş. and Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. have taken into consideration in the valuation of assets classified as “Inventories” and in the calculation on impairment, if any.

The movements of impairment on inventories are as follows:

	<b>2023</b>	<b>2022</b>
<b>Opening balance at 1 January</b>	<b>1,332,952</b>	<b>295,170</b>
Impairment on inventories within the current period (Note 17)	249,915	102,671
Reversal of impairment on inventories within the current period (Note 17)	-	(20,966)
<b>Closing balance at 31 March</b>	<b>1,582,867</b>	<b>376,875</b>

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTE 8 – INVENTORIES (Continued)**

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

<b>Lands</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Muğla Bodrum Lands	2,709,607	2,709,607
İstanbul Esenler Lands	2,400,885	2,400,885
İstanbul Başakşehir Lands	1,356,265	838,067
İstanbul Küçükçekmece Lands	998,973	1,192,509
İstanbul Avcılar Lands	826,668	826,641
İstanbul Sarıyer Lands	608,731	608,709
İstanbul Çekmeköy Lands	535,963	535,963
İzmir Çeşme Lands	439,076	439,076
İstanbul Şişli Arsaları	350,000	350,000
İzmir Urla Lands	201,394	201,394
İstanbul Arnavutköy Lands	191,290	171,408
İstanbul Resneli Lands	108,942	109,231
Muğla Milas Lands	79,476	79,281
İzmir Seferihisar Lands	79,473	79,473
Denizli Merkez Efendi Lands	56,254	56,081
Ankara Çankaya Lands	51,295	51,295
Kocaeli Lands	32,074	32,074
İstanbul Esenyurt Lands	29,314	29,314
İstanbul Kartal Lands	28,174	28,174
İstanbul Tuzla Lands	26,732	26,732
Balıkesir Lands	13,073	13,633
İzmir Konak Umurbey Lands	13,051	13,051
İstanbul Eyüp Lands	9,657	169,445
Tekirdağ Çorlu Lands	6,153	6,153
Sakarya Sapanca Lands	5,345	5,345
Yalova Lands	3,985	3,985
İzmir Dikili Lands	1,810	10,986
İstanbul Ataşehir Lands	417	417
Antalya Aksu Lands	-	25,411
Other	620	620
	<b>11,164,697</b>	<b>11,014,960</b>

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**NOTE 8 – INVENTORIES (Continued)**

<b>Planned lands by LSRSA</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Nişantaşı Koru Project	641,732	645,636
Nidapark İstinye Project	567,635	567,635
Yeni Levent Project	435,993	436,264
İstanbul Tuzla Merkez Project	400,150	400,150
Bizim Mahalle 2. Etap 2. Kısım Project	348,476	348,476
Nidapark Küçükyalı Project	335,421	335,556
Batıyakası 2. Etap Project	324,320	324,320
Merkez Ankara Project	322,038	321,698
Ümraniye İnkılap Project	306,023	306,023
Next Level İstanbul Project	262,395	262,395
Batıyakası 1. Etap Project	209,660	210,245
Meydan Başakşehir Project	203,629	203,623
İstanbul Kayabaşı 8. Etap Project	203,550	202,853
Bizim Mahalle 2. Etap 1. Kısım Project	203,064	203,064
İstanbul Eyüpsultan Kemerburgaz Projesi	159,788	-
Avcılar Firüzköy 1. Etap 2. Kısım Project	158,514	158,514
Avcılar Firüzköy 2. Etap Project	156,103	156,103
Avcılar Firüzköy 1. Etap 1. Kısım Project	145,854	145,854
Antalya Aksu Project	134,705	134,705
Avrasya Konutları Project	132,747	142,238
Ankara Çayyolu 2. Etap Project	84,723	84,723
Düşler Vadisi Project	69,801	138,130
Barbaros 48 Project	68,419	68,419
İstanbul Ataşehir Küçükbakkalköy Project	62,762	62,582
Nezihpark Project	50,177	50,177
Köy 4. Etap Project	49,554	49,554
Nidapark Kayaşehir Project	35,761	35,761
Ebruli Ispartakule Project	28,161	28,161
Cer İstanbul Project	14,787	14,648
Allsancak Project	10,812	7,545
İdealist Cadde Project	6,011	6,019
Evora İzmir Project	65	64
Ormanköy Project	-	219,091
	<b>6,132,830</b>	<b>6,270,226</b>

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**NOTE 8 – INVENTORIES (Continued)**

<b>Residential and commercial units completed</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Bizim Mahalle 1. Etap 2. Kısım Project	1,599,610	-
Bizim Mahalle 1. Etap 1. Kısım Project	1,264,652	1,264,652
Merkez Ankara Project	1,259,542	1,259,542
Maslak 1453 Project	334,601	334,601
Komşu Finans Evleri	303,634	-
Kuzey Yakası Project	287,789	287,789
Emlak Konut Florya Evleri	146,851	-
Sarphan Finanspark Project	100,647	108,696
Düşler Vadisi Project	102,555	-
Karat 34 Project	34,543	34,543
Semt Bahçekent 1. Etap 2. Kısım Project	27,067	27,067
Köy Project	22,698	42,603
Temaşehir Project	20,593	20,592
Nidapark İstinye Project	18,445	40,156
Denizli Merkez Efendi İkmal İşİ Project	18,222	18,222
Avangart İstanbul Project	15,381	15,381
Avrupark Hayat Project	13,919	13,919
Büyükyalı Project	9,905	14,656
Yalova Armutlu Project	7,845	7,845
Evora Denizli Project	7,194	7,194
Semt Bahçekent 1. Etap 1. Kısım Project	5,411	5,411
Kocaeli Körfezkent Emlak Konutları	4,778	10,670
Metropol İstanbul Project	3,448	3,448
Validebağ Konakları Project	2,594	2,594
Göl Panorama Project	676	676
Başakşehir Ayazma Emlak Konutları	490	490
Koordinat Çayyolu Project	-	7,604
Yeniköy Konakları İstanbul Project	-	2,536
	<b>5,613,090</b>	<b>3,530,887</b>

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**NOTE 8 – INVENTORIES (Continued)**

<b>Planned lands by turnkey project</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Çekmeköy Çınarköy Project	3,743,858	2,734,646
Ankara Saraçoğlu Project	954,788	615,141
Köy Project	845,495	679,019
İstanbul Avcılar Firuzköy Project	441,704	326,642
Bizim Mahalle Project	400,613	1,251,522
Emlak Konut Vadi Evleri Project	372,564	372,564
Denizli Merkez Efendi İkmal İşi Project	351,771	346,587
Merkez Ankara Projesi O Blok Yapım İşi Project	244,848	70,754
Balıkesir Altıeylül Project	243,902	176,466
Kayabaşı Emlak Konutları Project	46,708	46,706
Ümraniye Kentsel Dönüşüm Project	-	281,526
Emlak Konut Florya Evleri Project	-	1,165,221
Other	71,874	26,164
	<b>7,718,125</b>	<b>8,092,958</b>

**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 31 March 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 31 March 2023 and 2022 are as follows:

	<b>Lands, residential and commercial</b>	<b>Atasehir general management building A block</b>	<b>Total</b>
<b>Cost Value</b>			
Opening balance as of 1 January 2023	769,162	40,922	810,084
Transfers to commercial units and land inventories	(297,886)	-	(297,886)
Transfers from residential and commercial unit inventories	3,460	-	3,460
Disposals (-)	-	-	-
Closing balance as of 31 March 2023	474,735	40,922	515,657
<b>Accumulated Depreciation</b>			
Opening balance as of 1 January 2023	59,685	7,716	67,401
Charge for the year	2,459	256	2,715
Disposals (-)	-	-	-
Closing balance as of 31 March 2023	62,144	7,972	70,116
Carrying value as of 31 March 2023	412,591	32,950	445,541

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**NOTE 9 – INVESTMENT PROPERTIES (Continued)**

	<b>Lands, residential and commercial units</b>	<b>Atasehir general management building A block</b>	<b>Total</b>
<b>Cost Value</b>			
Opening balance as of 1 January 2022	857,787	40,922	898,709
Transfers from commercial units and land inventories	(55,014)	-	(55,014)
Transfers to residential and commercial unit inventories	21,166	-	21,166
Closing balance as of 31 March 2022	823,939	40,922	864,861
<b>Accumulated Depreciation</b>			
Opening balance as of 1 January 2022	48,340	6,694	55,034
Charge for the year	3,682	317	3,999
Closing balance as of 31 March 2022	52,022	7,011	59,033
Carrying value as of 31 March 2022	771,917	33,911	805,828

Reports prepared by Atak Gayrimenkul Değerleme A.Ş. ve Reel Gayrimenkul Değerleme A.Ş., valuation firms authorized by CMB, have been taken into consideration when determining the fair values of investment properties as of 31 March 2023. The fair values of the investment property determined by independent valuation experts are as follows:

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

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**NOTE 10 – PROPERTY, PLANT AND EQUIPMENT**

<b>31 March 2023</b>	<b>Buildings</b>	<b>Motor vehicles</b>	<b>Machinery and equipment</b>	<b>Furniture, equipment and fixtures</b>	<b>Special Cost</b>	<b>Construction in progress</b>	<b>Total</b>
Net carrying value as of 1 January 2023	118,154	-	41,987	36,644	23,144	65,933	285,862
Additions	-	13,267	2,466	5,498	39	-	21,270
Transfers from constructions in progress, (net)	-	-	323	-	-	(323)	-
Disposal, (net) (-)	-	-	-	-	(720)	-	(720)
Transfers from investment property (net)	29,213	-	-	-	-	-	29,213
Depreciation expense(-)	(609)	(805)	(1,404)	(1,252)	(609)	-	(4,678)
<b>Net carrying value 31 March 2023</b>	<b>146,758</b>	<b>12,462</b>	<b>43,372</b>	<b>40,890</b>	<b>21,854</b>	<b>65,610</b>	<b>330,947</b>
Cost	168,332	18,036	53,681	74,308	24,343	65,610	404,310
Accumulated depreciation (-)	(21,574)	(5,574)	(10,309)	(33,418)	(2,489)	-	(73,363)
<b>Net carrying value 31 March 2023</b>	<b>146,758</b>	<b>12,462</b>	<b>43,372</b>	<b>40,890</b>	<b>21,854</b>	<b>65,610</b>	<b>330,947</b>

<b>31 March 2022</b>	<b>Buildings</b>	<b>Motor vehicles</b>	<b>Furniture, equipment and fixtures</b>	<b>Construction in progress</b>	<b>Total</b>
Net carrying value as of 1 January 2022	104,120	882	18,442	29,169	152,613
Additions	-	-	2,636	45,843	48,479
Depreciation expense(-)	(600)	(323)	(404)	-	(1,327)
<b>Net carrying value 31 March 2022</b>	<b>103,520</b>	<b>559</b>	<b>20,674</b>	<b>75,012</b>	<b>199,765</b>
Cost	119,483	4,793	50,005	75,012	249,293
Accumulated depreciation (-)	(15,963)	(4,234)	(29,331)	-	(49,528)
<b>Net carrying value 31 March 2022</b>	<b>103,520</b>	<b>559</b>	<b>20,674</b>	<b>75,012</b>	<b>199,765</b>

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

The expected useful lives for property, plant and equipment are as follows:

	<b>Years</b>
Buildings	50
Motor vehicles	5
Furniture, equipment and fixtures	4-5
Machinery and equipment	5

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**NOTE 11 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES**

	31 March 2023	31 December 2022
<b>Provisions</b>		
Provision for lawsuits	253,506	247,340
	<b>253,506</b>	<b>247,340</b>

According to the opinions of the Group’s lawyers, provisions amounting to TL 253,506 have been made as of 31 March 2023 (31 December 2022: TL 247,340). As of 31 March 2023 there are 3 cases of defect, 10 cases of loss of rent, 8 cases of cancellation of title deeds and registration, 3 cases of business and 35 other cases. The amount of risk arising from the total possible cash outflow is TL 480,476 (31 December 2022: TL 451,929) and the lawsuits are still pending.

The movements of provision for lawsuits as of 31 March 2023 and 2022 are as follows:

	2023	2022
<b>Balance at 1 January</b>	<b>247,340</b>	<b>156,150</b>
Provision added within the current period (Note 17)	6,166	75,883
<b>Closing balance at 31 December</b>	<b>253,506</b>	<b>232,033</b>

**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.

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

According to the various expert reports submitted to the file, the complainant increased the lawsuit cost to TL 76,161 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 31 March 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 31 March 2023, a provision has been made in the amount of TL 8,032, including interest and litigation costs.

**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 31 March 2023, a provision has been made in the amount of TL 11,969, 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 31 March 2023, a provision has been made in the amount of TL 69,000 including interest and litigation costs.

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

**11.2 Contingent Liabilities of the Group**

In the financial statements prepared as of 31 March 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 31 March 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.

**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 117,220,230.00 is not possible from the date of transfer for now, the lawsuit (total amount including interest TL 135,615,295.60) 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 14.06.2023.

**11.3 Contingent Assets of the Group**

**11.3.1** As of 31 March 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:

		Off-balance sheet	
	Trade Receivables	deferred revenue	Total
<b>31 March 2023</b>			
1 year	2,798,763	5,641,270	8,440,033
2 year	1,765,424	4,066,318	5,831,742
3 year	1,106,902	1,881,660	2,988,562
4 year	487,531	795,229	1,282,760
5 year and above	1,269,221	706,692	1,975,913
	<b>7,427,841</b>	<b>13,091,169</b>	<b>20,519,010</b>
<b>31 December 2022</b>			
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
	<b>6,900,602</b>	<b>12,217,689</b>	<b>19,118,291</b>

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**NOTE 12 – OTHER ASSETS AND LIABILITIES**

<b>Other current assets</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Deferred VAT	1,116,170	735,509
Progress payments to contractors	67,017	68,313
Receivables from tax office	43,702	33,293
Prepaid income tax	10,175	4,178
Income accruals	138	8,154
Other	2,352	2,778
	<b>1,239,554</b>	<b>852,225</b>

**NOTE 13 – DEFERRED INCOME AND PREPAID EXPENSES**

<b>Short-term deferred income</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Advances taken from turnkey project sales	9,667,619	8,732,212
Advances taken from LSRSA contractors (**)	5,486,814	4,658,983
Deferred income from LSRSA projects (*)	4,484,615	3,696,732
Advances received from related parties (Note 20)	2,009,307	1,004,341
Deferred income related to sales of independent units	253,819	331,402
	<b>21,902,174</b>	<b>18,423,670</b>

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

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

<b>Long-term deferred income</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Other advances given	4,738	4,738
	<b>4,738</b>	<b>4,738</b>

<b>Prepaid expenses</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Advances given for inventory (*)	1,232,815	904,677
Prepaid expenses to related parties (Note 20)	684,499	1,433,207
Prepaid expenses	59,439	28,053
Advances given (**)	8,743	8,743
	<b>1,985,496</b>	<b>2,374,680</b>

(\*) 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 480,460 (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 Küçükyalı and Nidapark Büyükyalı projects.

(\*\*) Order advances given as of 31 March 2023 consist of order advances of Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.

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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE INTERIM PERIOD ENDED 31 MARCH 2023

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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 31 March 2023 and 31 December 2022 is as follows:

Shareholders	31 March 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
<b>Total paid-in capital</b>	<b>100</b>	<b>3,800,000</b>	<b>100</b>	<b>3,800,000</b>

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

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

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

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**

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<b>Sales income</b>		
Land sales	2,198,655	1,264,546
<i>Sales of planned lands by way of     LSRSA</i>	<i>455,136</i>	<i>661,897</i>
<i>Land sales income</i>	<i>1,743,519</i>	<i>602,649</i>
Residential and commercial units sales	1,589,094	903,926
Consultancy income	230,240	44,163
Rent income	21,411	19,862
	<b>4,039,400</b>	<b>2,232,497</b>
Sales returns	(2,107)	-
Sales discounts	(254)	(279)
<b>Net sales income</b>	<b>4,037,039</b>	<b>2,230,583</b>
<b>Cost of sales</b>		
Cost of lands	(667,922)	(341,289)
<i>Cost of lands planned by way of     LSRSA</i>	<i>(249,527)</i>	<i>(173,522)</i>
<i>Cost of lands sold</i>	<i>(418,395)</i>	<i>(167,767)</i>
Cost of residential and commercial units sold	(1,299,204)	(873,454)
	<b>(1,967,126)</b>	<b>(1,214,743)</b>
<b>Gross Profit</b>	<b>2,069,913</b>	<b>1,015,840</b>

**NOTE 16 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES**

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<b>General administrative expenses</b>		
Donations (*)	(700,000)	(4,490)
Personnel expenses	(125,263)	(56,048)
Taxes, duties and fees	(94,630)	(25,924)
Consultancy expenses	(47,581)	(11,042)
Security and cleaning expenses	(19,281)	(6,732)
Depreciation and amortization (Note 9, 10)	(9,567)	(7,905)
Information technologies expenses	(7,717)	(939)
Due and contribution expenses	(5,937)	(1,553)
Travel expenses	(4,360)	(2,181)
Maintenance and repair expenses	(4,116)	(2,878)
Lawsuit and notary expenses	(1,480)	(223)
Communication expenses	(764)	(24)
Other	(19,446)	(12,167)
	<b>(1,040,142)</b>	<b>(132,106)</b>

(\*) 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.

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**NOTE 16 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES  
(Continued)**

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<b>Marketing and sales expenses</b>		
Advertising expenses	(35,865)	(20,529)
Personnel expenses	(11,163)	(4,807)
Consultancy expenses	(3,673)	(2,387)
Other	(7,142)	(424)
	<b>(57,843)</b>	<b>(28,147)</b>

**NOTE 17 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES**

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<b>Other income from operating activities</b>		
Financial income from forward sales	70,504	47,631
Income from transfer commissions	62,657	14,666
Default interest income from projects	26,557	13,059
Impairment provisions released	2,783	20,966
Income from tender contract sales	627	139
Other	7,419	3,544
	<b>170,547</b>	<b>100,005</b>

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<b>Other expenses from operating activities</b>		
Provision for impairment of land and residential inventories (Note 8)	(249,915)	(102,671)
Provision for lawsuits (Note 11)	(6,166)	(75,883)
Provisions for possible risks	-	(310)
Other	(6,414)	(20,729)
	<b>(262,495)</b>	<b>(199,593)</b>

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**NOTE 18 – FINANCIAL INCOME / EXPENSES**

<b>Financial expenses</b>	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
Borrowings interest and lease certificate expenses	(247,335)	(129,527)
Interest discount on pay off debt	(7,902)	(1,066)
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı interest expenses (*)	(2,147)	(10,357)
Interest expense on lease liabilities	(1,740)	(2,817)
Foreign exchange losses	(1,151)	(98)
Assigned receivables and commission expense	-	(99)
	<b>(260,275)</b>	<b>(143,964)</b>

(\*) This amount consists of the interest expense accrued as of 31 March 2023 for the Company's debt arising from the land purchased from T.C. Ministry of Environment, Urbanization and Climate Change.

<b>Financial income</b>	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
Interest income from time deposits	258,511	129,824
Foreign exchange gains	2,443	298
Interest income from land acquisition	61	30
Interest income related to leases	-	202
	<b>261,015</b>	<b>130,354</b>

**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 subject to Turkish corporate taxes. Provision is made in the accompanying financial statements for the estimated charge based on the Group's results for the years and periods. Turkish tax legislation does not permit a parent company and its subsidiary to file a consolidated tax return. Therefore, provisions for taxes, as reflected in the accompanying consolidated financial statements, have been calculated on a separate-entity basis.

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

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

*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 23% (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.

	<b>31 March</b>	<b>31 December</b>
	<b>2023</b>	<b>2022</b>
<u>Current tax assets</u>		
Prepaid taxes and funds	1,155	5,968
	<u>1,155</u>	<u>5,968</u>

*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 20% over the temporary timing differences that are expected to reverse in 2023, and 20% 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.

	<b>31 March</b>	<b>31 December</b>
	<b>2023</b>	<b>2022</b>
<u>Deferred tax (assets)/liabilities:</u>		
Fair value adjustment to inventories in acquired associates	22,325	22,632
Effect of amortized cost method on receivables	(9,648)	(9,648)
Depreciation / amortization differences of property, plant and equipment and other intangible assets	1,247	928
Provision for employment termination benefits	(2,048)	(1,636)
	<u>11,876</u>	<u>12,276</u>

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

*Deferred Tax (Continued):*

The movements of deferred tax (asses)/ liabilities for the periods ended 31 March 2023 and 2022 are as follows:

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<u>Movement of deferred tax (assets)/liabilities:</u>		
Opening balance as of 1 January	(12,276)	(20,160)
Charged to profit or loss	400	2,561
Closing balance at 31 March	<u>(11,876)</u>	<u>(17,599)</u>
	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<u>Tax (expense) / income comprises:</u>		
Current tax expense	-	(7,153)
Deferred tax income	400	2,561
Total tax income	<u>400</u>	<u>(4,592)</u>

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

	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
<u>Reconciliation of tax provision:</u>		
Profit from operations before tax	<u>880,720</u>	<u>742,389</u>
Tax at the domestic income tax rate 2023: 20% (2022: 23%)	(176,144)	(170,749)
Tax effects of:		
- revenue that is exempt from taxation	185,073	177,365
- the effect of tax rate change from 23% to 20%	(885)	(2,217)
- other	<u>(7,644)</u>	<u>(8,991)</u>
Income tax expense recognised in profit	<u>400</u>	<u>(4,592)</u>

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**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 Konut Spor Kulübü Derneği
11. Türkiye Emlak Katılım Bankası A.Ş.
12. T.C. Ministry of Environment, Urbanization and Climate Change, General Directorate of Urban Transformation Services
13. İller Bankası A.Ş.
14. Emlak Basın Yayın A.Ş.
15. 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 31 March 2023, the Group has deposits amounting to TL 7,049,016 in state banks (31 December 2022: TL 4,909,788). Average effective interest rates of time deposits of the Group as of 31 March 2023 are explained in Note 4.

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

	31 March 2023	31 December 2022
<b>Borrowings to related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	16,144	15,660
	<b>16,144</b>	<b>15,660</b>
	31 March 2023	31 December 2022
<b>Trade payables to related parties</b>		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)	976,954	1,774,954
	<b>976,954</b>	<b>1,774,954</b>

(\*) 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)**

<b>Short-term other payables from related parties</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Dividend payable to shareholders	869,557	-
Emlak Planl. İnş. Prj. Yön. A.Ş. - Cathay Ortak Girişimi	593	593
	<b>870,150</b>	<b>593</b>
<b>Deferred revenue from related parties</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Türkiye Emlak Katılım Bankası A.Ş.	2,009,307	-
	<b>2,009,307</b>	<b>-</b>
<b>Deposits at related parties</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
Türkiye Emlak Katılım Bankası A.Ş.	554,178	57,516
	<b>554,178</b>	<b>57,516</b>
<b>Prepaid expenses to related parties</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı	684,499	1,433,207
	<b>684,499</b>	<b>1,433,207</b>
<b>Purchases from related parties</b>	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
Emlak Basın Yayın A.Ş.	481	309
T.C. Çevre ve Şehircilik Bakanlığı	-	1,297,744
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	3,910,323
	<b>481</b>	<b>5,208,376</b>
<b>Sales to related parties</b>	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
T.C. Çevre ve Şehircilik Bakanlığı	174,775	-
Gedaş Gayrimenkul Değerleme A.Ş.	32,076	-
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	7,362	5,834
İller Bankası A.Ş.	-	743,256
	<b>214,213</b>	<b>749,090</b>

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

<b>Compensation to key management</b>	<b>1 January- 31 March 2023</b>	<b>1 January- 31 March 2022</b>
Salaries and other short-term benefits	8,020	4,171
	<b>8,020</b>	<b>4,171</b>

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**NOTE 21 – COMMITMENTS**

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

	<b>31 March 2023</b>	<b>31 December 2022</b>
Guarantees received (*)	13,631,579	9,927,314
Mortgages received (**)	323,718	330,977
	<b>13,955,297</b>	<b>10,258,291</b>

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

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

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

	<b>31 March 2023</b>	<b>31 December 2022</b>
A. CPM given on behalf of the Company's legal personality	417,925	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	-	-
	<b>417,925</b>	<b>413,684</b>

**NOTE 22 - EVENTS AFTER THE REPORTING PERIOD**

The highest bid in the İstanbul Başakşehir Ayazma 4th Stage Revenue Sharing for Land Sales tender held on 06.04.2023 was given by Fuzul Yapı İnşaat Paz. A.Ş. with a Total Sales Revenue of 4,125,000, a Company Share income of TL 1,650,000 and a Company Share Revenue Ratio of 40%.

The highest bid in the İstanbul Beşiktaş Akat Revenue Sharing for Land Sales tender held on 14.04.2023 was given by Yiğit Enerji İnş. San. Ve Tic. A.Ş. with a Total Sales Revenue of 7,052,500, a Company Share income of TL 2,821,000 and a Company Share Revenue Ratio of 40%.

Within the framework of share repurchase, the Company carried out a total of 3,720,000 share buyback transactions on 02.05.2023. The total number of the Company's repurchased shares reached 165,450,291 shares and the ratio of the repurchased shares in the Company's capital reached 4.35%.

The highest bid in the İstanbul Kayabaşı 10th Revenue Sharing for Land Sales tender held on 04.05.2023 was given by İsrâ Group İnş. A.Ş. & Kırılancık Proje Elek. İnş. San. Ve Tic. Ltd. Şti. İş Ortaklığı with a Total Sales Revenue of 3,755,000, a Company Share income of TL 1,502,000 and a Company Share Revenue Ratio of 40%.

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

<b>Non-Consolidated (Standalone) Financial Statements</b>			<b>31 March 2023</b>	<b>31 December 2022</b>
<b>Main Account Items</b>		<b>Related Regulation</b>	<b>(TL)</b>	<b>(TL)</b>
<b>A</b>	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	7,533,259	5,183,773
<b>B</b>	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)	33,471,475	32,063,076
<b>C</b>	Affiliates	Series:III-No:48, Art,24/(b)	648,637	648,037
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		9,383,799	8,863,013
<b>D</b>	<b>Total Assets</b>	<b>Series:III-No:48, Art,3/(k)</b>	<b>51,037,170</b>	<b>46,757,899</b>
<b>E</b>	Financial Liabilities	Series:III-No:48, Art,31	7,160,988	6,000,956
<b>F</b>	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
<b>G</b>	Due from Financial Leases	Series:III-No:48, Art,31	-	-
<b>H</b>	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
<b>I</b>	Shareholders' equity	Series:III-No:48, Art,31	18,429,800	18,542,635
	Other Resources		25,446,382	22,214,308
<b>D</b>	<b>Total Resources</b>	<b>Series:III-No:48, Art,3/(k)</b>	<b>51,037,170</b>	<b>46,757,899</b>
<b>Non-Consolidated (Standalone) Financial Statements</b>				
<b>Other Account Items</b>		<b>Related Regulation</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
			<b>(TL)</b>	<b>(TL)</b>
<b>A1</b>	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)	7,533,259	5,183,773
<b>A2</b>	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	8,546,776	6,006,675
<b>A3</b>	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
<b>B1</b>	Foreign Properties, Projects based on properties and Rights based on Properties	Series:III-No:48, Art,24/(d)	-	-
<b>B2</b>	Idle Lands	Series:III-No:48, Art,24/(c)	3,178,328	2,604,293
<b>C1</b>	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
<b>C2</b>	Affiliates for Operating Company	Series:III-No:48, Art,28	648,000	648,000
<b>J</b>	Non-cash Loans	Series:III-No:48, Art,31	388,734	384,502
<b>K</b>	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.  
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**ADDITIONAL NOTE – CONTROL OF COMPLIANCE WITH THE PORTFOLIO  
LIMITATIONS (Continued)**

	<b>Portfolio restrictions</b>	<b>Related regulation</b>	<b>31 March 2023 (%)</b>	<b>31 December 2022 (%)</b>	<b>Minimum/ Maximum Rate</b>
1	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-	<10%
2	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)(b)	80.34	80	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art,24/(b)	1.27	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)	6.23	6	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art,28	1.270	1.390	<10%
7	Borrowing Limit	Series:III-No:48, Art,31	40.96	34	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art,22/(e)	1.99	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 March 31, 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.

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**EMLAK KONUT**

GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

T.C. ÇEVRE, ŞEHİRCİLİK VE İKLİM DEĞİŞİKLİĞİ BAKANLIĞI TOKİ İŞTİRAKİDİR