

EMLAK KONUT
01 JANUARY - 30 SEPTEMBER

ACTIVITY REPORT

2024



EMLAK KONUT
REAL ESTATE INVESTMENT COMPANY

REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE T06 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, URBANIZATION AND CLIMATE CHANGE AND FORESTRY
REPUBLICAN DEVELOPMENT AND TRANSFORMATION MINISTERIAL OFFICE

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

RAINWATER HARVESTING

SOLAR POWER PLANTS

OIL SEPARATOR SYSTEMS

ZERO WASTE
ZERO AT HOME,
ZERO WASTE,
ZERO WASTE,
UNDERTAKINGS
-WASTE SEPARATION SYSTEMS
-ZERO POINT
-COMPOST SYSTEMS
-WASTE BASKETS

HIGHLY ENERGY EFFICIENT INSULATED BUILDINGS

YENİ FIKIRTEPE
ÇINARKÖY EVLERİ
BİZİM MAHALLE
VADI EVLERİ

f t y i
/ekgyoas



EMLAK KONUT

- 7** Our Vision – Mission
- 10** Emlak Konut Milestones
- 12** Scope of Business
- 13** Business Models
- 14** Multiplier For Revenue Sharing Model
- 15** Profit Expectations in the Revenue Sharing Model
- 16** Emlak Konut with Numbers
- 17** Summary Table Of Significiant Figures

INDICATORS

- 18** Activity Results
- 19** Company Sales Data
- 20** Key Financial Results
- 21** Financial Track Record
- 22** Financial Ratios
- 24** 2024 Targets

STATE OF STOCKS

- 54** Tendered Plots of Land
- 56** Land Stock
- 57** Building Inventory

PROJELER

- 25** Land Portfolio
- 27** Ongoing RSM Projects
- 43** Ongoing RSM Projects Table
- 45** Ongoing Turn-Key Model Projects
- 47** Ongoing Turn-Key Model Projects Table
- 48** Rented and Leased Properties

FAALİYETLER

- 50** Important Developments
- 51** Organization Chart

REPORTS

- 61** Condensed Financial Statements for the Interim Period 1 Jan. – 30 September 2024



EMLAK KONUT

2024

71
th year

We set out on this journey 71 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 2025.

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



71 YEARS OF EXPERIENCE



SUPPORT 256 DIFFERENT SECTORS



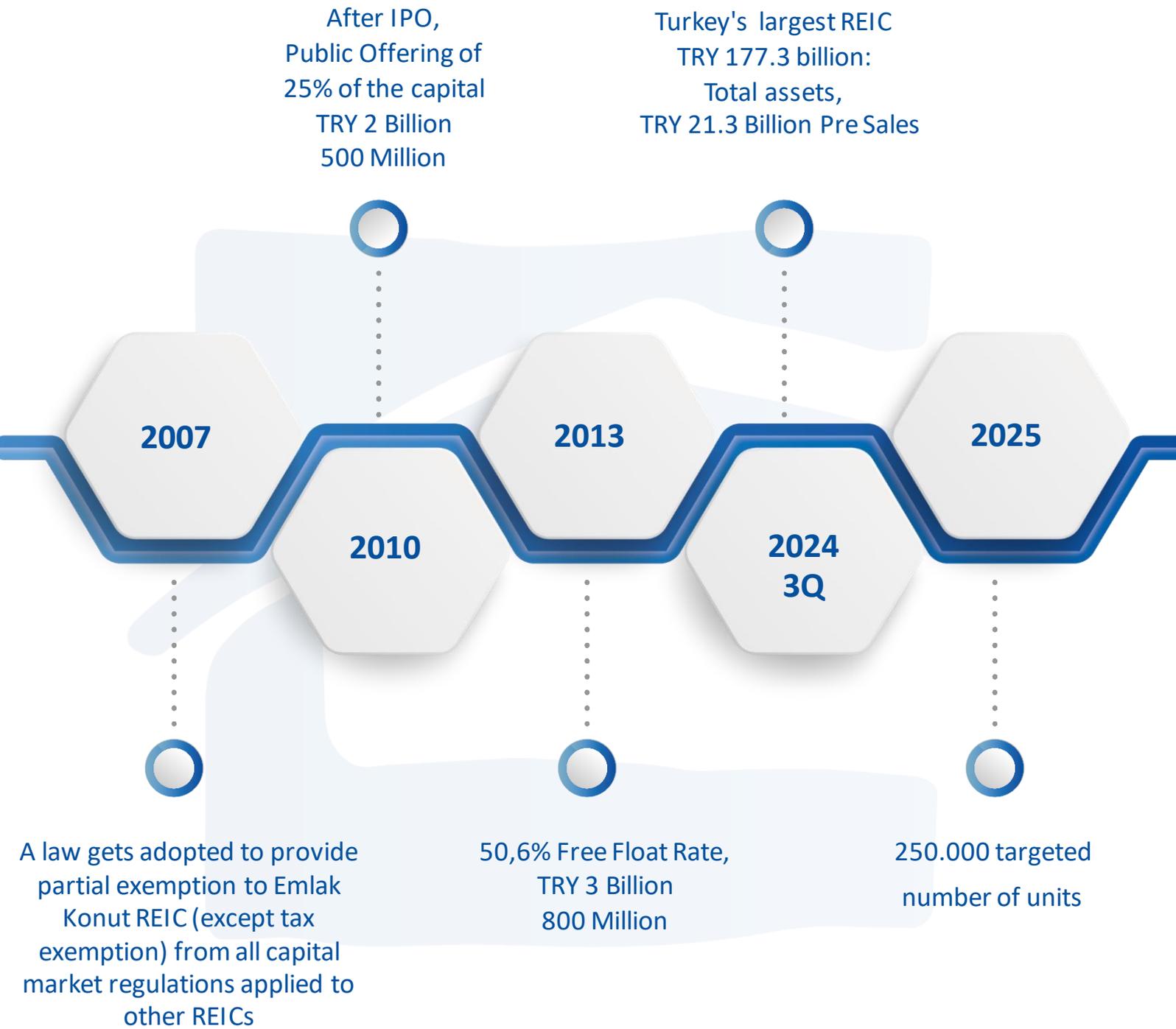
224.100 UNITS



334 PROJECT



30.000 EMPLOYMENT



**49
SCHOOLS**



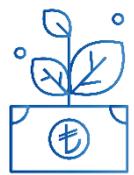
**5
PRE-SCHOOLS**



**7 HEALTH
FACILITIES**



**34
MOSQUES**



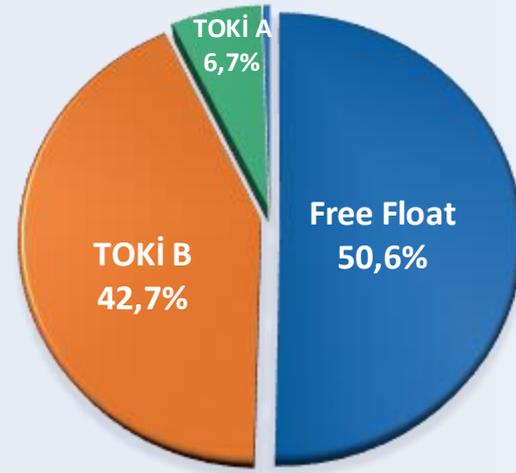
**TRY 177 BN
TOTAL ASSETS**



Emlak Konut REIC's goal and area of activity:

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

land in Turkey, developing real estate for the middle and upper-middle class, and marketing and selling real estate. Our Company considers producing value for our country as one of the most important aspects. Emlak Konut REIC conducted its initial public offering in 2010 and secondary public offering in 2013 to sustain its rapid growth. These public offerings achieved a significant success by attracting record individual investor demand and turning out to be 5th biggest public offering in the history of Republic. Taking place in November 2013, the secondary public offering oversubscribed 2.3 times. It attracted over 100 international investors from 20 countries becoming the biggest public offering in the form of raising capital in Central and Eastern Europe, the Middle East and Africa. Emlak Konut REIC., whose main shareholder is TOKİ, is the biggest real estate investment company in Turkey in terms of market value, real estate portfolio and land inventory. Our 3,800,000,000 TL paid capital and 4,000,000,000 TL registered capital demonstrate the Company's leading role in the sector.



Capital and Partnership Structure

	GROUP	TYPE	SHARE AMOUNT	NUMBER of SHARES	%
Housing Development Adm. (TOKI)	A	Registered (Privileged)	253.369.919	25.336.991.900	6,67
Housing Development Adm. (TOKI)	B	Bearer	1.621.460.838,35	162.146.083.835	42,7
Free Float	B	Bearer	1.925.120.897,70	192.512.089.770	50,6
Others	B	Bearer	48.344,95	4.834.495	<1
		TOTAL	3.800.000.000,00	380.000.000.000	100

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

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

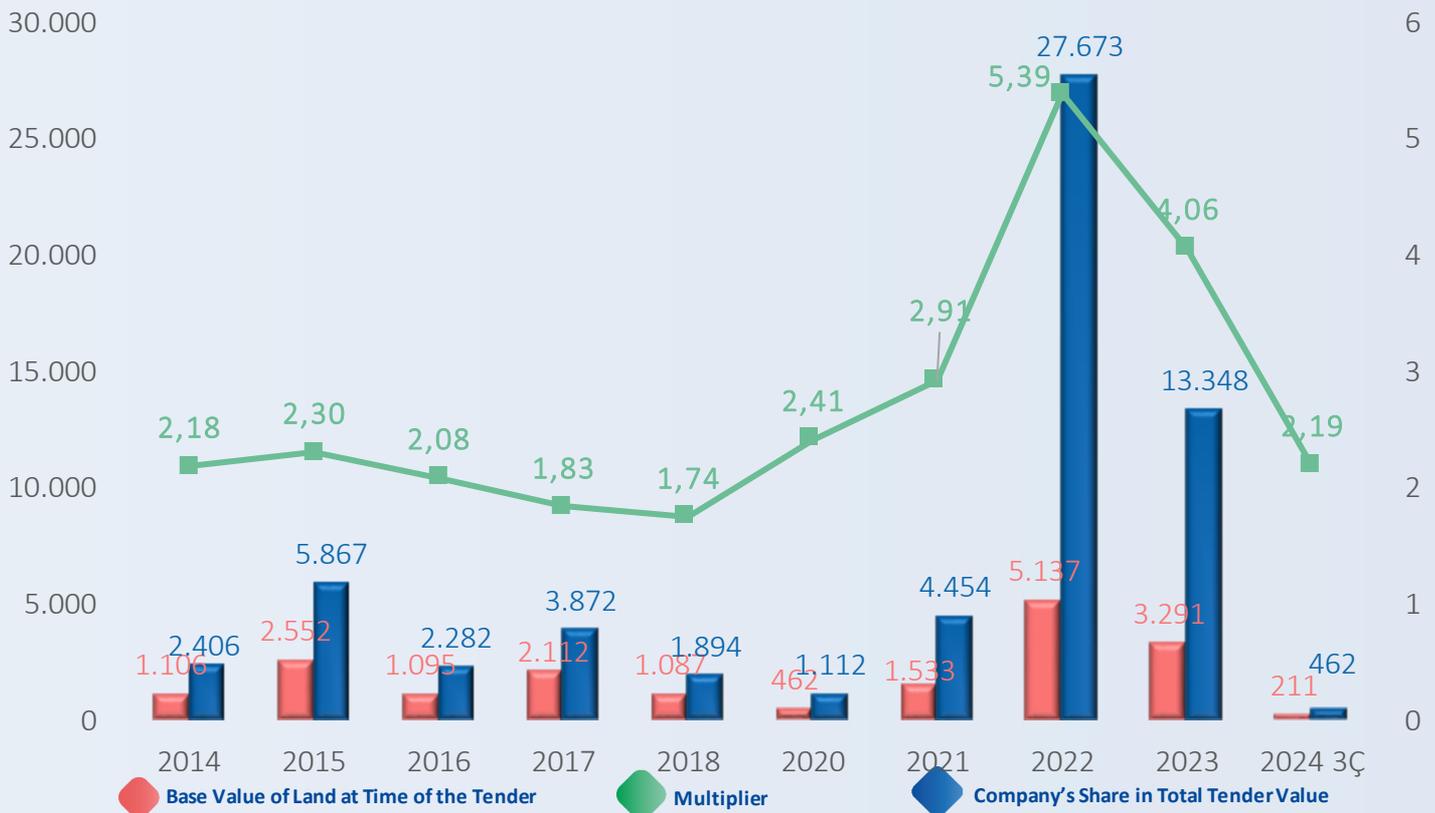
Revenue Sharing Model

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

Turn-Key Model

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

The Progress of Multiplier for RSM Projects



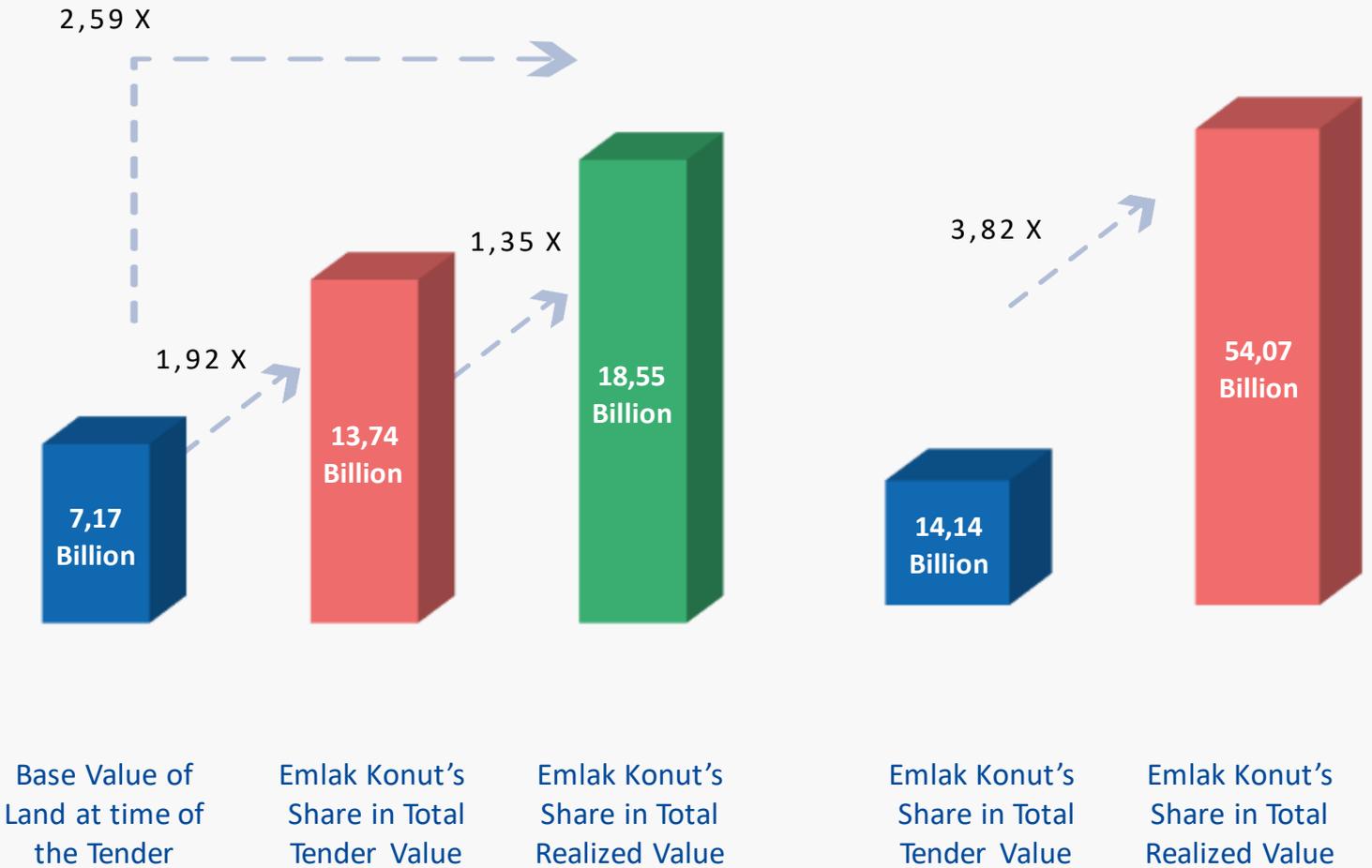


Emlak Konut REIC expects to maintain high multiplier on ongoing projects



Completed RSM Projects

Ongoing RSM Projects



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

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

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



Strong earnings visibility ahead from RSM projects



Guaranteed Minimum Profit



Book Value



Guaranteed Total Revenue

Emlak REIC expects to recognize 42,6 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
256.2 Billion TL

 Turn-Key Model Agreement Value
228.2 Billion TL*

 Strategic partnership with TOKI.

 Successfully Driving Or Delivered
111 Revenue Sharing Model Projects

 Successfully Driving Or Delivered
223 Turn-Key Model Projects*

 The pre-sales ratio of the Project is 59%

 Total Profit Target In 5 Years
42.6 Billion TL

 Delivery of 1.115 units in three quarters of 2024

 Strong Launch To Sales Ratio
%59

 Completed And Tendered Units
224 k units

*Includes projects that have been tendered on behalf of the Ministry of Environment, Urbanization and Climate Change and provided consultancy services. Data is from 2003.

TOTAL ASSETS

TRY 177.333.553.000

Appraisal Value of Land Stock
TRY 37.176.682.000



Appraisal Value of Buildings
TRY 40.399.821.000 TL



Company Share of Total Revenue
for RSM Projects
TRY 84.746.021.000



Cost of Purchase + Progress
Payments (Turn Key)
TRY 39.853.353.000



Cost of Land and Residential Unit
Inventories
TRY 152.643.275.000



Cost of Investment Property
TRY 2.740.911.000



Liabilities
TRY 96.206.698.000



TOTAL

TRY 127.918.545.000



«We are taking concerted steps to make Emlak Konut an instantly recognized brand in global markets, to develop globally competitive projects and to strengthen our brand value abroad.»

Dear Investors and Shareholders of Emlak Konut Real Estate Investment Trust, Esteemed Business Partners, and Valuable Colleagues,

We have concluded the third quarter of 2024. During this period, we would like to share the results of our sustainable strategic plans, effective project management, and business development planning efforts, along with our expectations.

Thanks to our dedicated efforts, our company achieved a net profit of approximately 3.39 billion TL in this quarter, reaffirming the strong and solid foundation of our financial structure. This performance, reflecting an increase compared to the previous year, demonstrates that we are progressing in line with our sustainable growth objectives.

As of the end of the third quarter of 2024, our total assets reached approximately 177.33 billion TL, while our equity stood at 81.13 billion TL. Additionally, our total trade receivables, with an average maturity of 4 years, reached 31.7 billion TL, clearly reflecting the strong and stable liquidity of our company.

According to the Turkish Statistical Institute

(TUIK), between January and September 2024, total residential sales increased by 5.2%, reaching 947,236 units. First-hand residential sales rose by 12% compared to the same period of the previous year, reaching 300,879 units, indicating strong demand for the housing sector even in a high-interest environment.

Our pre-sales revenue, representing 2,143 independent units with a total gross area for sale of 266,623 m², amounted to 21.26 billion TL. With the initiation of new projects that have recently been tendered, we will continue to demonstrate strong sales performance in the coming periods.

In strategic areas such as Alanya in Antalya, Esenler in Istanbul, and Didim in Aydın, we conducted land acquisitions worth a total of 12.22 billion TL during this period. These investments have been evaluated in line with our company's long-term growth goals. As of the third quarter of 2024, the value of our land portfolio reached 35.52 billion TL, representing 5.1 million square meters. This extensive land portfolio provides a solid foundation for our future projects.

We believe that our projects, developed under our revenue-sharing and turnkey business models, offer high return potential for all our stakeholders. Alongside our recent land acquisitions, we have also secured additional financing of 5.25 billion TL in short-term funding from participation banks to support our investments. This financing is structured in a cost-effective and sustainable manner, aligned with our company's cash flow. While we continue to diversify our financial resources in line with our growth targets, we are building our projects on a robust financial foundation.

One of our recent revenue-sharing tender projects, the Muğla Milas Land Sales Revenue Sharing Model, yielded an Emlak Konut share of 462 million TL, with a guaranteed minimum multiplier of 2.2 times on a land with an appraisal value of 210.7 million TL. This success once again demonstrates our company's strong project execution capacity and competitive advantage. In our ongoing Revenue Sharing Model projects, the guaranteed minimum Emlak Konut share has reached 84.75 billion TL. With the physical progress of these projects, we anticipate even higher return potential.

In the fourth quarter of 2024, we will continue to increase our revenue from company share gains through upcoming revenue-sharing tenders, while continuing to develop projects that meet Turkey's housing needs.

Natural disasters are a reality faced globally. After the devastating earthquakes of February 6, which we call the disaster of the century, our nation demonstrated an incredible resilience. Thanks to the determination of our state, more than 75,000 homes were delivered to earthquake survivors in just one year, showcasing Turkey's solidarity and swift project execution capability. The Ministry of

Environment, Urbanization, and Climate Change plans to deliver 450,000 homes by the end of 2025. We continue to work with all our strength in the 11 provinces affected by the earthquake, standing alongside our state and nation.

Our commitment to project development and our determination in all conditions have drawn attention from around the world, and we have received strategic cooperation requests from countries such as Germany, Saudi Arabia, the United Arab Emirates, and Qatar. In this regard, we are working tirelessly to transform Emlak Konut into a global brand in line with our strategic goals.

As part of our continuously diversified investment strategies, we continue to explore new financial products such as real estate investment funds and certificates, for the benefit of our stakeholders. These innovative approaches contribute significantly to our company's goals of growth and sustainable financial performance.

Under our 2025-2029 Strategic Plan, we are taking firm steps towards sustainable growth, bringing our long-term projects to life, and reinforcing our leadership in the industry. We prioritize efficiency and innovation in every phase of our projects, while developing environmentally friendly, energy-efficient, and nature-compatible projects, thereby upholding our social responsibilities and maintaining transparent communication with our capital market stakeholders.

I would like to express my gratitude to our investors, business partners, and all our dedicated team members who have stood by us in our endeavors. I am confident that, with the strength we draw from you, we will achieve even greater success on our journey to build the future together.

Sincerely,

Yasir YILMAZ

Emlak Konut REIC General Manager

Solid net
profit results
and balance
land
portfolio

2024 3Q Figures

Net Profit

3.4 Billion TL

Land Portfolio Value

35.5 Billion TL

2024 3Q Pre-Sales Figures

Pre-Sales Revenue

21.3 Billion TL

Sold to Foreigners

1.4 Billion TL

Sold Area

267 k

Numbers of Units

Sold

2.143

2024 Completes RSM Tender Results

Completed

1 Tenders

Average Multiplier

2.19 x

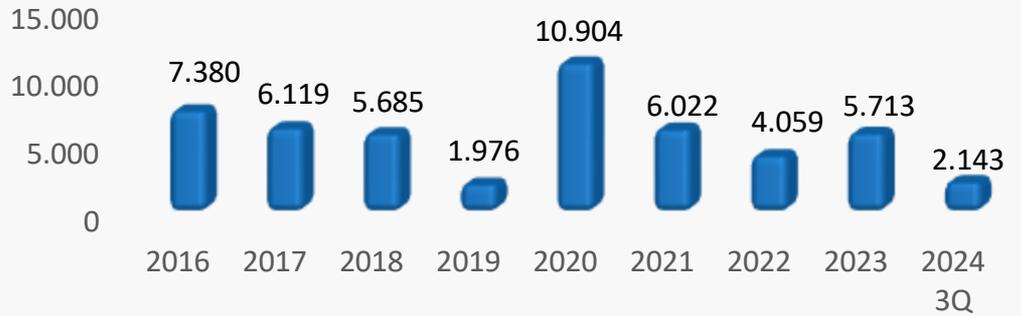
Total Min.
Emlak Konut's Share

462 Million TL

Total Sales
Revenue in Tenders

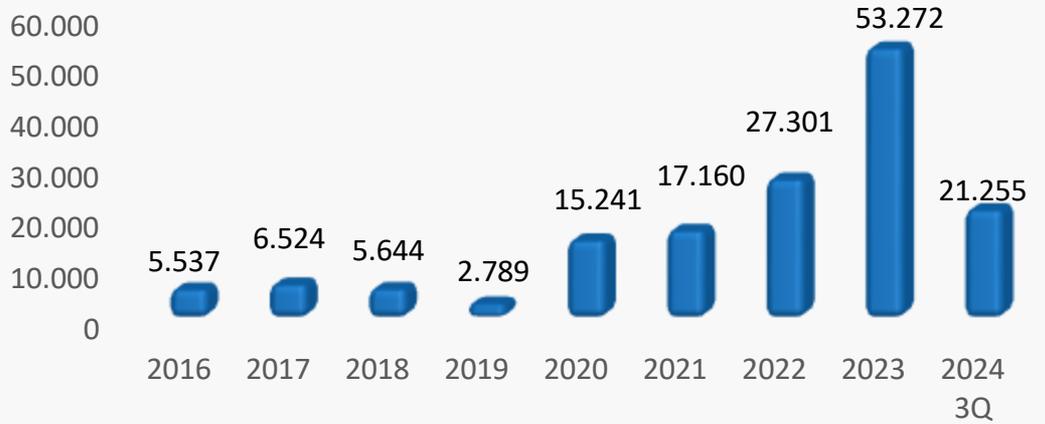
1.1 Billion TL

Unit Sales (Number)



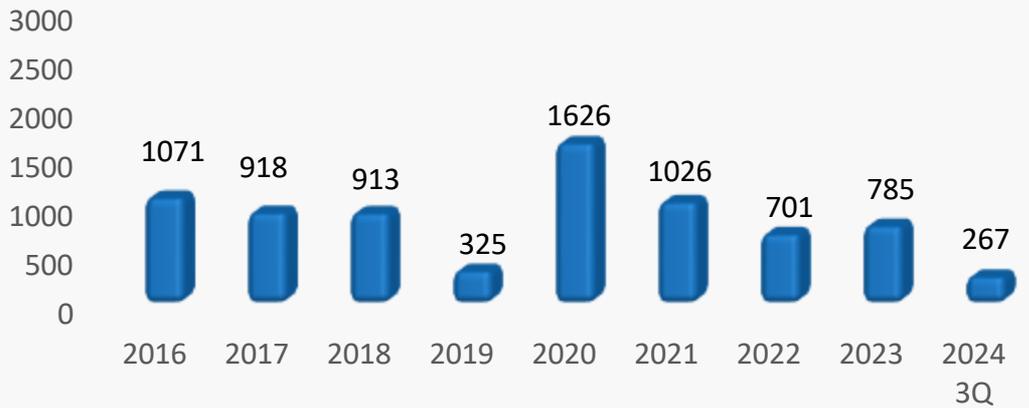
Despite the increasing interest rates and the pandemic period, **record sales were achieved.**

Total Value of Sales (Million TRY)



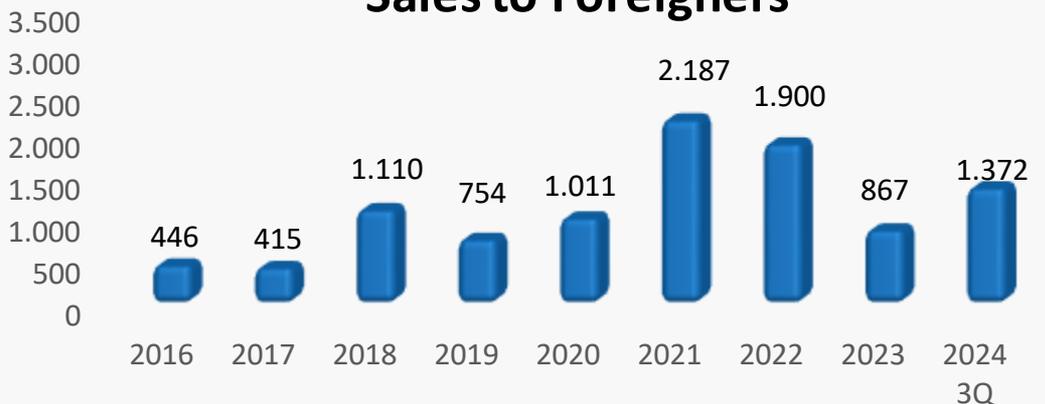
Call center infrastructure serving in **8 languages** was established.

Total Unit Size Sold (sqm '000)

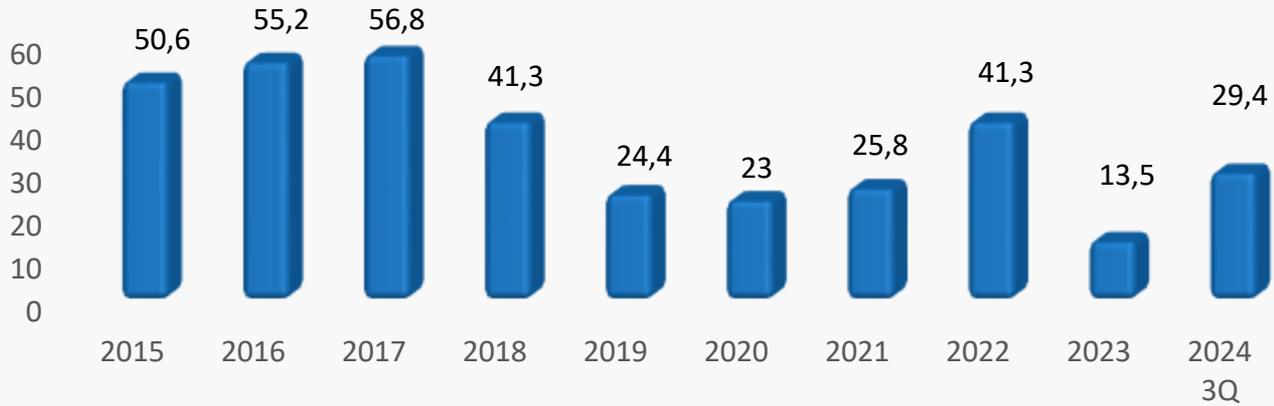


2024 quarter based targets **exceeded.**

Sales to Foreigners



EBITDA Margin (%)



Key Financials (Million TL)

	2017	2018	2019	2020	2021	2022	2023	2024 3Q
Net Sales	3.900,6	3.927,6	5.667,6	4.730,5	6.737,5	8.122,9	28.495,8	16.725,6
EBITDA (1)	2.215,9	1.621,3	1.384,6	1.088,8	1.737,8	3.353,0	3.857,3	4.918,5
EBITDA Margin (%) (2)*	56,8	41,3	24,4	23,0	25,8	41,3	13,5	29,4
Profit for Period	1.756,1	1.268	778,4	836,6	1.332	2.997,1	(4.074,3)	3.392,1
Total Assets	20.623,7	23.319	24.185	28.644	30.760	46.959	121.483	177.333,6
Shareholder's Equity	12.465,5	13.083,1	13.743	14.494	15.747	18.368	57.230,4	81.126,9
Dividend Per Share (TRY)	0,1755	0,0035	0,0021	0,0023	0,0036	0,0082	(0,0107)	0,08916
Return of Equity (%)	0,14	0,09	0,057	0,058	0,083	0,163	(0,0074)	0,0419
Cash Flow	385	494	432	1.122	3.088	5.284	14.870	2.840
Dividend Payout	666,9	123	76,6	82,5	390	908,2	0	

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

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

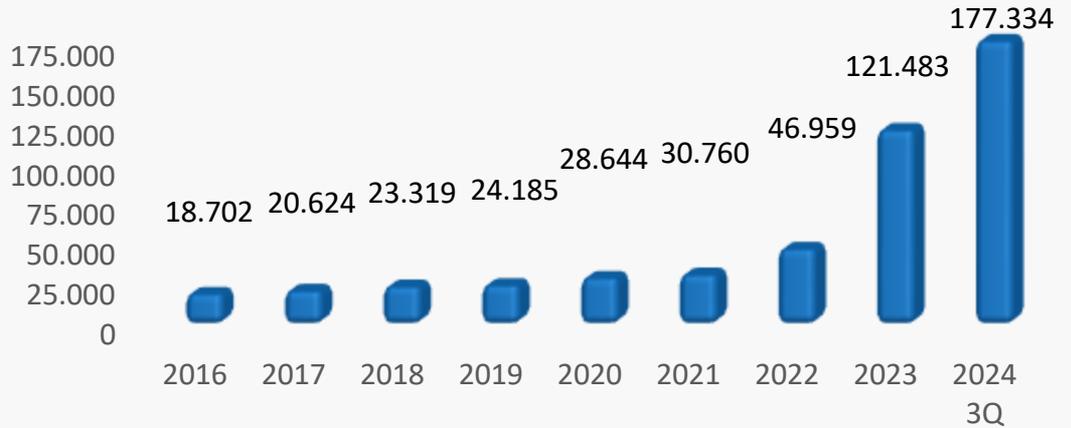
** Decrease in EBITDA margin; In accordance with accounting standards, donations and aids made to the earthquake area are classified as general administrative expenses and do not reflect the ordinary operating profitability of our company.

Receivables ('000 TL)

	Trade Receivables	Off-Balance Sheet Deferred Revenue	TOTAL
1 Year	4.107.984	11.401.601	15.509.585
2 Years	1.798.886	7.154.951	8.953.837
3 Years	847.624	2.769.258	3.616.882
4 Years	559.198	1.304.920	1.864.118
5 Years and above	1.186.303	564.819	1.751.122
TOTAL	8.499.995	23.195.549	31.695.544

Please see Independent Audit's Report for details Note.12, pp. 30

Total Assests (Million TRY)



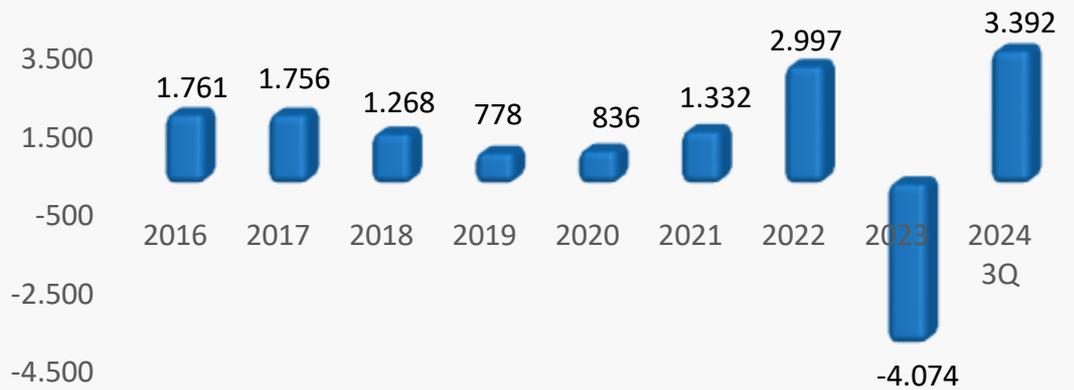
We have significant increased our total assets by in 8 years

Equity (Million TRY)



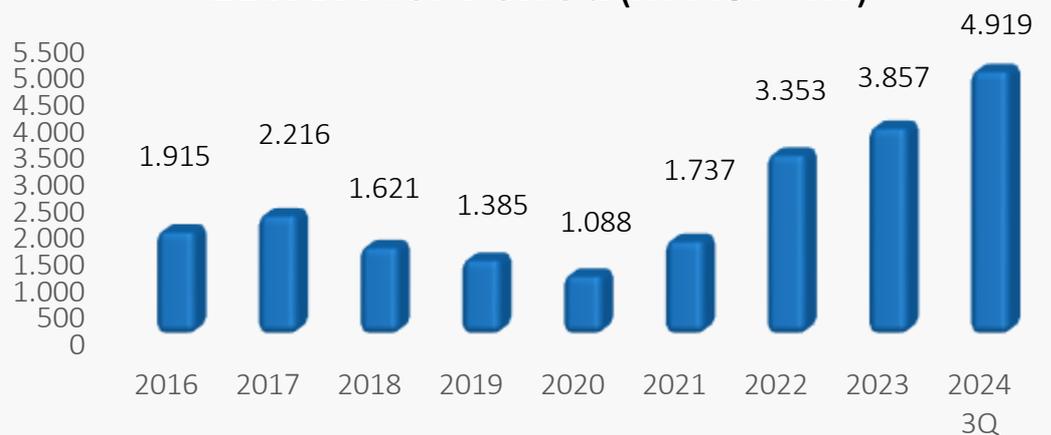
Significant increase in our equity in 8 years turned into a strong source of funding source

Profit for the Period (Million TRY)



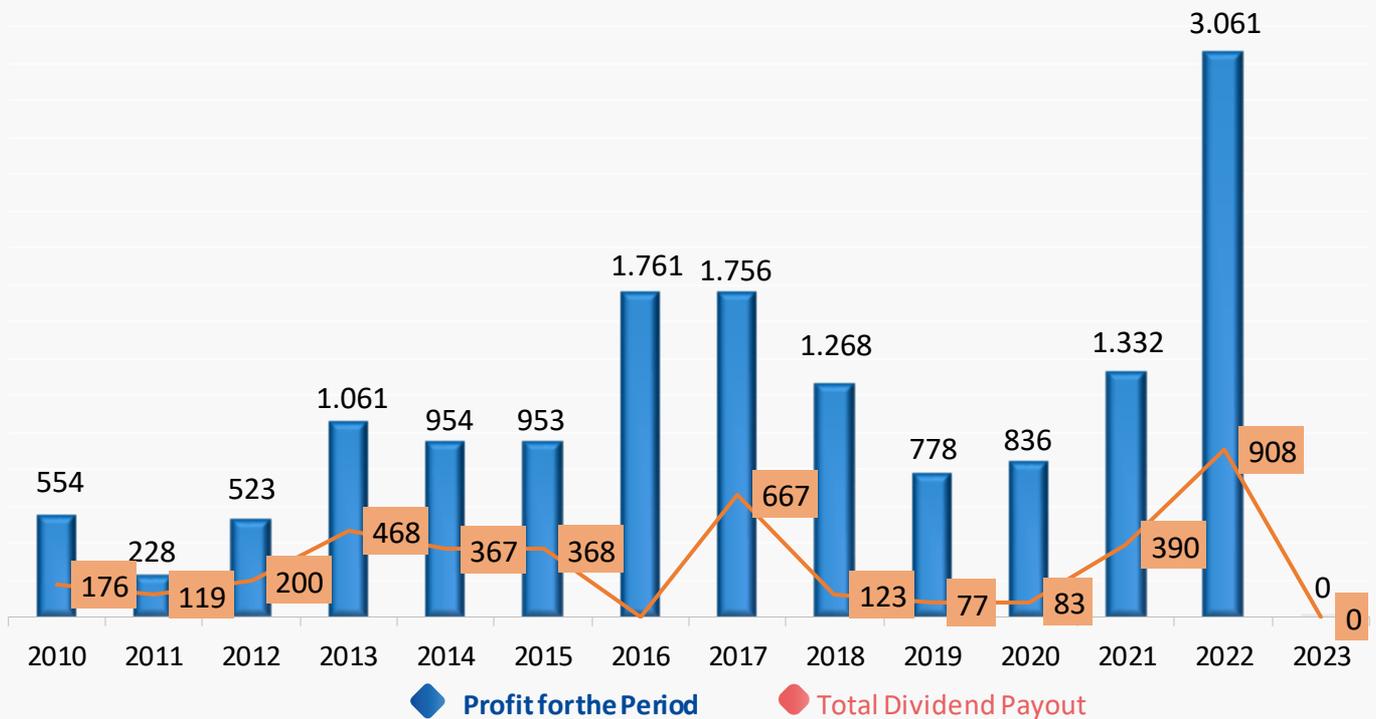
Sustainable High profitability

EBITDA for Period (Million TRY)



Liquidity Ratios	Financial Structure Ratios	Operating Ratios	Profitability Ratios
Current Ratio 1,782	Financial Leverage Ratio 0,543	Assets Turnover Ratio 0,094	Return on Equity 0,042
CashRatio 0,039	Debt Ratio 1,186	Equity Turnover Ratio 0,206	Return on Assets 0,019
Acid-Test Ratio 0,175	Equity Total Assets 0,457	Net Working Capital 0,225	Return on Sales 0,203
	Self-Financing Ratio 0,843		Gross Profit Margin 0,376
			Operating Profit Margin 0,284

Profit-Dividend Progress



71th

Anniversary
EMLAK
KONUT

TRUST

Along 71 years

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

FOR 71 YEARS,
TRUST IS MORE THAN A WORD FOR US

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EMLAK KONUT
REAL ESTATE INVESTMENT COMPANY

REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE TEDI PARTICIPATION
(Housing Development Administration of Turkey)

2024 Sales and Profit Targets

Total Pre-Sales
Target

Sales Value
52 Billion TRY

Gross Saleable Area
533 k sqm

**2024
Profit Target**

**Net Profit
4.21 Billion TRY**

2024 Tender Schedule ('000)

	Revenue Sharing Model	Appraisal Value	Min. Company Share	Multiplier
1	MUĞLA MİLAS MEŞELİK	220.715.000	462.000.000	2,19
2	İSTANBULSARIYER USKUMRU*			
3	MUĞLA BODRUM ORTAKENT			
4	İSTANBULESENYURT ÇINAR			
5	İZMİR ÇEŞME DALYAN			

TURN-KEY MODEL TENDER PLANNİNG

- 1 İSTANBULARNAVUTKÖY DURSUNKÖY ETAPLARI
- 2 İSTANBUL BAĞCILAR DEMİRKAPI

Untendered Land Plots

Line	City / District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	ANKARA ÇANKAYA PARSELLERİ	11.461	28.448.411	20.939.000
	ANKARA	11.461	28.448.411	20.939.000
2	İSTANBUL ARNAVUTKÖY PARSELLERİ	2.012.437	260.207.889	695.418.456
3	İSTANBUL ATAŞEHİR PARSELLERİ	6.845	105.618	50.563.615
4	İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	51.214	148.317.943	289.893.076
5	İSTANBUL BAŞAKŞEHİR TATARCİK PARSELLERİ	79.510	472.200.226	854.729.920
6	İSTANBUL ÇEKMEKÖY - TAŞDELEN PARSELLERİ	46.101	654.155.180	556.165.110
7	İSTANBUL ESENLER PARSELLERİ	394.238	13.933.573.979	12.877.192.806
8	İSTANBUL KARTAL PARSELLERİ	20.178	501.129.363	89.630.145
9	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	212.131	6.817.493.889	4.990.218.550
10	İSTANBUL SARIYER PARSELLERİ	1.156	10.387.916	9.886.900
11	İSTANBUL TUZLA PARSELLERİ	6.420	86.703.506	120.957.849
12	İSTANBUL AVCILAR PARSELLERİ	478.850	4.968.079.399	2.989.303.553
13	İSTANBUL EYÜP KEMERBURGAZ PARSELLERİ	185.551	540.106.549	4.126.696.626
	İSTANBUL	3.494.632	28.392.461.456	27.650.656.605
14	İZMİR KONAK PARSELLERİ	7.989	66.175.571	119.829.300
15	İZMİR SEFERİHİSAR PARSELLERİ	19.341	137.878.062	68.381.520
16	İZMİR URLA PARSELLERİ	52.998	432.022.107	317.989.860
17	KASTAMONU CİDE PARSELLERİ	9.110	123.769	91.100
18	KOCAELİ PARSELLERİ	8.660	8.205.583	6.300.573
19	MUĞLA BODRUM PARSELLERİ	534.804	4.120.965.184	2.932.906.459
20	MUĞLA MİLAS PARSELLERİ	17.166	200.735.647	190.000.000
21	NEVŞEHİR PARSELLERİ	25	77.576	57.100
22	TEKİRDAĞ ÇORLU PARSELLERİ	35.923	100.301.147	135.031.560
23	İZMİR KARŞIYAKA PARSELLERİ	2.943	133.025.048	104.476.500
24	ANTALYA ALANYA PARSELLERİ	110.954	946.059.966	776.678.770
25	ANTALYA KONYAALTI PARSELLERİ	28.331	156.840.898	143.071.550
26	İZMİR ÇEŞME PARSELLERİ	170.419	1.592.081.910	1.438.043.475
27	AYDIN DİDİM PARSELLERİ	562.160	1.517.091.796	1.517.063.380
28	ZONGULDAK MERKEZ PARSELLERİ	10.766	104.946.297	96.819.765
	OTHER CITIES	1.571.590	9.516.530.559	7.846.740.912
	TOTAL	5.077.682	37.937.440.427	35.518.336.517

Investment Properties

Line	City / District	Site Area (sqm)	Book Value (TRY)	Appraisal Value (TRY)
1	İSTANBUL ATAŞEHİR PARSELLERİ	4.376,14	0,11	32.821.053
2	İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	7.801	153.542.236	121.690.140
3	İSTANBUL KARTAL PARSELLERİ	16.231,00	30.283.067	97.386.000
TOTAL		28.408	183.825.303	251.897.193





Contractor	Land Area	Total Sales Revenue	Min. Company Share
TAHİNCİOĞLU KÜÇÜKYALI ORT. GRŞ.	110.023	5.409.274.935 TL	2.271.895.472,70 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%74,27	2.244	%42,00	2024



Contractor	Land Area	Total Sales Revenue	Min. Company Share
EGE & YEDİKULE	41.162 m2	1.526.710.611 TL	534.501.384,91 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%91,94	119	%35,01	2025

RİVAİSTAL B-1
Rüslen Vadisi

**Contractor**

YILMAZ - FBA

Land Area

1.075.860

Total Sales Revenue

8.966.286.205 TL

Min. Company Share

2.241.571.551,25 TL

Progress Level

%53,76

of Units

1.400

Company Share Ratio

%25,00

Completion Date

2026

MERKEZ
ANKARA

**Contractor**

PASİFİK - ÇİFTAY

Land Area

137.249

Total Sales Revenue

14.859.954.071 TL

Min. Company Share

4.457.986.221,30 TL

Progress Level

%70,46

of Units

3.359

Company Share Ratio

%30,00

Completion Date

2025

EVORA
İZMİR

Contractor	Land Area	Total Sales Revenue	Min. Company Share
TEKNİK YAPI & HALK GYO	46.086	5.417.541.280 TL	1.896.139.448 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%62,00	1.195	%35,00	2024

NİDAPARK
İSTİNYE

Contractor	Land Area	Total Sales Revenue	Min. Company Share
TAHİNCİOĞLU İSTİNYE ORTAK GİRİŞİMİ	129.242	9.533.659.601 TL	4.871.700.056,11 TL
Progress Level	# of Units	Company Share Ratio	Completion Date
%64,06	543	%51,10	2026

BAŦIYAKASI



Contractor

YILDIZLAR

Land Area

108.221

Total Sales Revenue

5.701.192.225 TL

Min. Company Share

1.998.518.470,98 TL

Progress Level

%57,94

of Units

1.825

Company Share Ratio

%35,03

Completion Date

2026

* 2 ayrı ihalenin toplam rakamlarını içermektedir. (Kartal Esentepe)



NİŞANTAŞI KORU



Contractor

DAP

Land Area

20.679

Total Sales Revenue

4.047.514.026 TL

Min. Company Share

1.619.005.610,40 TL

Progress Level

%96,82

of Units

196

Company Share Ratio

%40,00

Completion Date

2026



YENİ LEVENT
**Contractor**

DAP

Land Area

53.600

Total Sales Revenue

13.143.573.276 TL

Min. Company Share

5.257.429.310,40 TL

Progress Level

%59,64

of Units

1.019

Company Share Ratio

%40,00

Completion Date

2025


**Contractor**

PEKİNTAŞ & BURAKCAN

Land Area

67.620

Total Sales Revenue

3.020.180.262,92 TL

Min. Company Share

996.659.486,76 TL

Progress Level

%74,23

of Units

1.104

Company Share Ratio

%33,00

Completion Date

2026

**NEXT
LEVEL
İSTANBUL****Contractor**

PASİFİK- LEVENT

Land Area

17.194

Total Sales Revenue

9.006.288.393 TL

Min. Company Share

4.052.829.776,85 TL

Progress Level

%40,00

of Units

205

Company Share Ratio

%45,00

Completion Date

2026

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

63.474

Total Sales Revenue

1.690.000.000 TL

Min. Company Share

625.300.000 TL

Progress Level

%78,89

of Units

519

Company Share Ratio

%37,00

Completion Date

2024

**Contractor**

CEVAHİR

Land Area

50.561

Total Sales Revenue

6.174.285.714 TL

Min. Company Share

2.161.000.000 TL

Progress Level

%4,02

of Units

691

Company Share Ratio

%35,00

Completion Date

2026



BARBAROS 48

**Contractor**

FUZUL & FUZUL

Land Area

3.357

Total Sales Revenue

1.616.267.130 TL

Min. Company Share

808.133.565 TL

Progress Level

%47,26

of Units

51

Company Share Ratio

%50,00

Completion Date

2024

ATAŞEHİR
KÜÇÜKBAKKALKÖY

Contractor

DAP

Land Area

13.111

Total Sales Revenue

2.236.500.000 TL

Min. Company Share

894.600.000 TL

Progress Level

%0,0

of Units

71

Company Share Ratio

%40,00

Completion Date

2026



Contractor

EBRULİ

Land Area

30.056

Total Sales Revenue

3.186.121.288 TL

Min. Company Share

1.210.726.089 TL

Progress Level

%47,87

of Units

296

Company Share Ratio

%38,00

Completion Date

2025

ÜMRANIYE
İNKILAP

İSTANBUL - ÜMRANIYE - İNKILAP



Contractor

KİLER - BİSKON

Land Area

23.379

Total Sales Revenue

3.562.000.000 TL

Min. Company Share

1.781.000.000 TL

Progress Level

%0,0

of Units

359

Company Share Ratio

%50,00

Completion Date

2027

ANKARA ÇAYYOLU
2. ETAP

ANKARA ÇANKAYA 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

2026



TUAL gölyaka

**Contractor**

DAĞ

Land Area

74.368

Total Sales Revenue

5.115.000.000 TL

Min. Company Share

1.790.250.000 TL

Progress Level

%13,03

of Units

537

Company Share Ratio

%35,00

Completion Date

2027

BAŞAKŞEHİR
KAYABAŞI 10. ETAP**Contractor**

ISRA - KIRLANGIÇ

Land Area

26.333,18

Total Sales Revenue

3.755.000.000 TL

Min. Company Share

1.502.000.000 TL

Progress Level

%0,0

of Units

-

Company Share Ratio

%40

Completion Date

2026

**Contractor**

CEVAHİR

Land Area

187.576

Total Sales Revenue

4.745.714.286 TL

Min. Company Share

1.661.000.000,10 TL

Progress Level

%16,76

of Units

796

Company Share Ratio

%35,00

Completion Date

2026

**Contractor**

ÖZ ERKA - YİĞİT

Land Area

94.585

Total Sales Revenue

7.221.000.000 TL

Min. Company Share

2.527.350.000 TL

Progress Level

%8,78

of Units

755

Company Share Ratio

%35,00

Completion Date

2027

EYÜPSULTAN
KEMERBURGAZ

Contractor

CABA – MESA MESKEN –
MESA HOLDİNG

Land Area

51.113,82

Total Sales Revenue

12.050.000.000 TL

Min. Company Share

4.820.000.000 TL

Progress Level

%0,0

of Units

300

Company Share Ratio

%40,00

Completion Date

2027

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

Contractor

ÖZAK

Land Area

102.344

Total Sales Revenue

17.340.000.000 TL

Min. Company Share

5.202.000.000 TL

Progress Level

%0,0

of Units

1.350

Company Share Ratio

%30,00

Completion Date

2027

* 2 ayrı ihalenin toplam rakamlarını içermektedir.

NEXT LEVEL
BODRUM

Contractor

PASİFİK

Land Area

51.113,82

Total Sales Revenue

7.770.000.000 TL

Min. Company Share

3.496.500.000 TL

Progress Level

%0,0

of Units

60

Company Share Ratio

%45,00

Completion Date

2026



Contractor

AYDIR

Land Area

67.294

Total Sales Revenue

2.870.000.000 TL

Min. Company Share

861.000.000 TL

Progress Level

%35,14

of Units

632

Company Share Ratio

%30,00

Completion Date

2026

İSTANBUL
KAYABAŞI 9. ETAP

Contractor

BİNBAŞI & SOM

Land Area

29.915,64

Total Sales Revenue

6.427.500.000 TL

Min. Company Share

2.571.000.000 TL

Progress Level

%0,0

of Units

404

Company Share Ratio

%40,00

Completion Date

2026



ANTALYA AKSU 1.ETAP



Contractor

İZKA

Land Area

64.108

Total Sales Revenue

5.050.000.000 TL

Min. Company Share

1.515.000.000 TL

Progress Level

%13,16

of Units

1.443

Company Share Ratio

%30,00

Completion Date

2026

BAŞAKŞEHİR
AYAZMA 4. ETAP

Contractor

FUZUL

Land Area

22.310

Total Sales Revenue

4.125.000.000 TL

Min. Company Share

1.650.000.000 TL

Progress Level

%0,0

of Units

-

Company Share Ratio

%40

Completion Date

2026



İSTANBUL ÇEKMEKÖY



Contractor

İZKA – PARK İSTANBUL

Land Area

58.970,85

Total Sales Revenue

12.010.000.000 TL

Min. Company Share

4.804.000.000 TL

Progress Level

%0,0

of Units

-

Company Share Ratio

%40,00

Completion Date

2028

BEŞİKTAŞ
AKAT

Contractor

YİĞİT - KUBBA

Land Area

13.500

Total Sales Revenue

7.052.500.000 TL

Min. Company Share

2.821.000.000 TL

Progress Level

%0,0

of Units

-

Company Share Ratio

%40

Completion Date

2026

Project Name	Emlak Konut Min. Guaranteed Revenue	Min. Profit	Total Number of Units	Units Sold	(%) Sold
1 CER İSTANBUL	643.760.915	450.740.105	119	119	100,00
2 NİŞANTAŞI KORU	133.633.138	-566.283.375	196	134	68,37
3 ALLSANCAK	199.331.897	157.076.512	1.104	772	69,93
4 NİDAPARK KÜÇÜKYALI	3.750.106.029	711.465.231	2.244	2.149	95,77
5 MEYDAN BAŞAKŞEHİR	1.443.442.879	-354.127.626	519	272	52,41
6 MERKEZ ANKARA	4.544.656.046	1.459.891.242	3.359	2.498	74,37
7 NİDAPARK İSTİNYE	7.931.791.309	1.752.343.289	543	442	81,40
8 EVORA İZMİR	588.537.290	562.256.474	1.195	785	65,69
9 YENİ LEVENT	5.510.399.926	3.309.466.745	1.019	566	55,54
10 BATI YAKASI 1. ETAP	1.503.166.588	447.422.347	677	319	47,12
11 DÜŞLER VADİSİ	261.149.493	261.149.493	1.400	803	57,36
12 EBRULİ KAYAŞEHİR	2.351.578.729	1.442.303.102	296	78	26,35
13 BARBAROS 48	1.095.822.476	760.727.343	51	21	41,18
14 NEXT LEVEL	5.001.260.659	3.497.985.762	205	205	100,00
15 NEZİHPARK BAHÇEKENT	1.164.801.466	778.184.989	632	250	39,56
16 TUAL GÖLYAKA	2.224.194.387	1.446.687.935	537	114	21,23
17 MAJÖR GÖLYAKA	2.050.621.004	1.214.555.504	796	295	37,06
18 PARKYAŞAM ANTALYA	1.871.619.474	1.531.848.579	1.143	274	23,97
19 GÖLYAKA İSTANBUL	3.088.146.903	2.241.667.157	755	104	13,77
20 FUA DENİZ PARK TUZLA	2.875.075.667	1.675.800.050	691	177	25,62
21 GÖKTÜRK KEMER EVLERİ	5.817.781.509	4.941.905.928	300	52	17,33
22 BATI YAKASI 2. ETAP	1.488.136.763	-135.216.905		Satışta değil	0,00
23 ANKARA ÇAYYOLU 2. ETAP	330.382.104	165.515.495		Satışta değil	0,00
24 ATAŞEHİR KÜÇÜKBAKKALKÖY	1.319.512.587	1.006.167.515		Satışta değil	0,00
25 BİZİM MAHALLE 2-1	2.783.143.599	779.048.689		Satışta değil	0,00
26 BİZİM MAHALLE 2-2	3.403.998.710	-35.053.517		Satışta değil	0,00
27 ÜMRANİYE İNKILAP	2.344.279.616	972.087.123		Satışta değil	0,00
28 MUĞLA BODRUM TÜRKBÜKÜ	4.155.452.874	3.524.911.536		Satışta değil	0,00
29 KAYABAŞI 9. ETAP	2.906.140.775	1.563.754.067		Satışta değil	0,00
30 ÇEKMEKÖY ÇINARKÖY	5.483.023.940	3.585.904.345		Satışta değil	0,00
31 BAŞAKŞEHİR AYAZMA 4. ETAP	1.789.801.448	576.881.155		Satışta değil	0,00
32 BEŞİKTAŞ AKAT	3.029.972.601	1.549.939.366		Satışta değil	0,00
33 KAYABAŞI 10. ETAP	1.661.298.232	1.368.543.518		Satışta değil	0,00
TOTAL	84.746.021.033	42.645.549.173	17.781	10.429	58,65



EMLAK KONUT
VADİEVLERİ



Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
AHES & MİSEK	94.553	4.147.768.205,78 TL	3.932.598.046 TL
Completion Date	# of Units	Progress Level	
2024	552	%96,99	

EMLAK KONUT
BİZİM MAHALLE
1-3



Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
İLK YAPI - GÜRTAŞ	29.937	1.251.176.230,32 TL	2.253.350.980 TL
Completion Date	# of Units	Progress Level	
2024	401	%88,39	



Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
MUHTELİF	122.572	9,580,211,919,11 TL	15.934.104.593,86 TL
Completion Date	# of Units	Progress Level	
2024	1.948	%90,28	



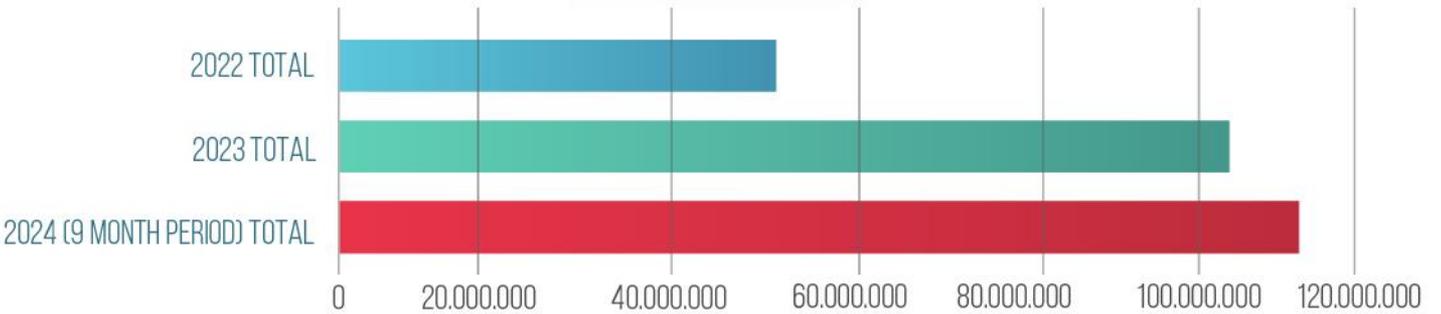
Contractor	Land Area	Current Agreement Value	Book Value + Progress Payment
MESA MESKEN	71.443,03	1.836.089.803,52 TL	6.160.003.101,02 TL
Completion Date	# of Units	Progress Level	
2024	141	%91,65	

Project Name	Book Value + Progress Payment (TRY)	Total Number of Units	Sold (2024 2Q)
1 Bizim Mahalle	2.949.974.000	737	715
2 Emlak Konut Vadi Evleri	4.234.651.000	942	893
3 Çekmeköy Çınarköy	22.094.108.000	2.089	1.962
4 Avcılar Firuzköy	1.063.900.000	-	-
5 Balıkesir Altıeylül	1.926.132.000	444	241
6 Arnavutköy Yenişehir	7.023.509.000	1.785	366
7 Various Infrastructure Projects	561.079.000		
TOTAL	39.853.353.000	5.997	4.177

EMLAK KONUT REIC

RENTED AND LEASED PROPERTIES

PROJECTS	2024 3 ND QUARTER REVENUE (TL)
ESENLER EMLAK KONUTLARI	116.205
AĞAOĞLU MASLAK 1453	4.383.263
SARPHAN FİNANS PARK	5.307.772
BÜYÜKYALI MALL	52.975.884
İSTMARİNA MALL	49.033.074
VARIOUS LAND	4.947.223
	116.763.421



Along 71 Years
Happiness
is right here

Along 71 years we strove to be the right place
for happiness, peace and trust.

71
Anniversary
EMLAK
KONUT



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IMPORTANT DEVELOPMENTS

- Total sales revenue rose in Nidapark Küçükalyı, Nidapark İstinye, Nişantaşı Koru, Barbaros 48, Merkez Ankara and Ebruli Kayaşehir projects.
- As for the issuance of lease certificates (Sukuk), our Company issued lease certificates worth 6,356,000,000 TRY with an average maturity of 95 days in 2024.
- As for the issuance of lease certificates (Sukuk), our Company issued lease certificates worth 5,056,000,000 TRY with an average maturity of 95 days to be followed by payment on returns and repayment in 2024.
- A loan of 1,675,000,000 TL was obtained from various banks.
- The Muğla Milas Meşelik tender has been completed, achieving a minimum Emlak Konut share of 462,000,000 TL with a multiplier value of 2.19.
- The credit rating agency Fitch Ratings has upgraded our company's long-term credit rating in both local and foreign currency from B+ to BB- and our National Rating from AA(tur) to AA+(tur), with a 'stable' outlook.
- As result of the "Surveillance" and "Certification" audits carried out by the Turkish Standards Institute Audit Committee within the scope of the Integrated Management System, which was started to be implemented in our company, It has been decided by the Turkish Standards Institute, to continue validity of TS EN ISO 9001 Quality Management System Certificate, TSE ISO 10002 Customer Satisfaction Management System Certificate, TS ISO EN 14001 Environmental Management System Certificate and TS ISO 45001 Occupational Health and Safety Management System Certificate were granted to our Company.
- An additional protocol has been signed between our Company and the Ministry of Environment, Urbanization and Climate Change (Infrastructure and Urban Transformation Services Administration) regarding the purchase of 12 units in İzmir, Çeşme, Musalla quarter, 2 units in Antalya, Konyaaltı, Zümrüt quarter, 5 units in İzmir, Çeşme, Ovacık quarter and 2 units in Zonguldak, Merkez, Terakki quarter over the price of TRY 1,677,934,790 (VAT excluded).
- A protocol has been signed between our Company and the Ministry of Environment, Urbanization and Climate Change (Infrastructure and Urban Transformation Services Administration) regarding the purchase of 1.615 units with a 231.136 m2 total area over the price of 11,514,186,629 TL (VAT excluded), within the framework of İstanbul Fikirtepe Urban Transformation Project which is owned and operated by the Administration.
- An additional protocol has been signed between our Company and the Ministry of Environment, Urbanization and Climate Change (General Directorate of Infrastructure and Urban Transformation Services) regarding the purchase of the property numbered 858 block 1 parcel located in Mahmutlar quarter, Alanya district, Antalya province, at a price of 776.678.770,00-TL (excluding VAT).
- Mr.Yasir YILMAZ was assigned as the Board Member, according to the article 315 and sub-article 1 of TCC, until the submission to the approval of the first General assembly because of the resignation of Mr.Hakan AKBULUT from the Board of Directors.
- Appointment for the unoccupied Independent Board Member position has been completed and in accordance with the decision of the Capital Markets Board for not giving negative opinions, Mr. Burak DEMİRALP and Mr. Mehmet Buğra ELKIRAN started to work as an Independent Board Members of our Company.
- Our company has completed the acquisition of lands totaling 304,922 m² in the Esenler district of İstanbul, in accordance with the protocol signed with the Ministry of Environment, Urbanization, and Climate Change's Urban Transformation Directorate, for a total value of 9.931 billion TL.
- An additional protocol has been signed between our company and the Ministry of Environment, Urbanization, and Climate Change (Urban Transformation Directorate) for the purchase of 9 properties located in Fevziye District, Didim, Aydın Province, and 1 property located in Efeler District, Didim, Aydın Province, for a total value of 1,517,063,380.00 TL (excluding VAT).
- As part of our social responsibility projects, our company has donated 5,000,000 TL to support educational, cultural, and artistic activities.
- According to Article 5, Paragraph 1, Clause d of the Corporate Tax Law No. 5520, the earnings of Real Estate Investment Funds and Real Estate Investment Partnerships are exempt from corporate tax. However; the regulations made with Law No. 7524 published in the Official Gazette on 02.08.2024 have introduced certain conditions in order to benefit from this exemption. Accordingly, at least 50% of the earnings obtained by the funds and partnerships from real estates must be distributed as dividends by the end of the second month following the month in which the corporate tax return for the accounting period in which it was obtained must be submitted. Otherwise, taxes not accrued due to the benefit of the exemption will be collected. The exemption provided for in Article 5/1-d of the Corporate Tax Law requires the distribution of only the earnings obtained from real estates, and this condition is not sought for other earnings. In addition, the participation income exemption regulated under Article 5/1-a of the Corporate Tax Law does not apply to income obtained from other funds and partnerships, except for venture capital. However, institutions that obtain dividends from funds and partnerships that do not meet the distribution condition will be able to benefit from the participation income exemption. Finally, within the scope of the regulations introduced by Law No. 7524, a minimum of 10% corporate tax will be applied to income obtained by Real Estate Investment Partnerships from real estates. This regulation entered into force to be applied to income obtained as of 01.01.2025.

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

**CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR INTERIM PERIOD 1 JANUARY – 30 SEPTEMBER 2024**

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

INDEX	PAGE
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	1-2
INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME.....	3
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY.....	4
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS.....	5
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS.....	6-44
NOTE 1 ORGANIZATION AND OPERATION OF THE COMPANY.....	6-7
NOTE 2 BASIS OF PRESENTATION OF THE STANDALONE FINANCIAL STATEMENTS.....	8-12
NOTE 3 ACCOUNTING POLICIES.....	12-15
NOTE 4 CASH AND CASH EQUIVALENTS.....	16
NOTE 5 FINANCIAL LIABILITIES.....	17
NOTE 6 TRADE RECEIVABLES AND PAYABLES	18
NOTE 7 OTHER RECEIVABLES AND PAYABLES.....	19
NOTE 8 INVENTORIES.....	20-24
NOTE 9 INVESTMENT PROPERTIES	24-25
NOTE 10 PROPERTY, PLANT AND EQUIPMENT.....	26
NOTE 11 INTANGIBLE ASSETS.....	27
NOTE 12 PROVISIONS, CONTINGENT ASSETS AND LIABILITIES.....	27-30
NOTE 13 EMPLOYEE BENEFITS.....	31
NOTE 14 OTHER ASSETS.....	31
NOTE 15 DEFERRED INCOME AND PREPAID EXPENSES.....	32
NOTE 16 SHAREHOLDERS' EQUITY.....	33
NOTE 17 REVENUE AND COST OF SALES.....	34
NOTE 18 GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES.....	34-35
NOTE 19 EXPENSE BY NATURE.....	35
NOTE 20 OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES	36
NOTE 21 FINANCIAL INCOME / EXPENSES.....	36
NOTE 22 TAX ASSETS AND LIABILITIES.....	37-39
NOTE 23 EARNING PER SHARE.....	39
NOTE 24 RELATED PARTY DISCLOSURES.....	40-42
NOTE 25 COMMITMENTS.....	42
NOTE 26 EVENTS AFTER THE REPORTING PERIOD.....	43
ADDITIONAL NOTE CONTROL OF COMPLIANCE WITH THE PORTFOLIO LIMITATIONS.....	44

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS OF 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

	Notes	Unaudited 30 September 2024	Audited 31 December 2023
ASSETS			
Current assets		169,449,615	154,689,890
Cash and cash equivalents	4	3,732,798	21,556,543
Trade receivables		8,010,096	10,741,933
<i>Trade receivables due from related parties</i>	24	3,360,674	5,116,960
<i>Trade receivables due from third parties</i>	6	4,649,422	5,624,973
Other receivables		540,789	1,338,263
<i>Other receivables due from related parties</i>	24	1,161	97,294
<i>Other receivables due from third parties</i>	7	539,628	1,240,969
Inventories	8	152,786,257	114,725,520
Prepaid expenses		310,238	175,398
<i>Prepaid expenses to third parties</i>	15	310,238	175,398
Other current assets	14	3,960,918	6,145,685
Current tax assets	22	108,519	6,548
Non-current assets		7,883,938	10,357,385
Trade receivables		3,390,094	6,139,667
<i>Trade receivables due from third parties</i>	6	3,390,094	6,139,667
Other receivables		25,749	32,511
<i>Other receivables due from third parties</i>	7	25,749	32,511
Investments accounted for using equity method		2,733	1,835
Investment properties	9	2,499,533	2,535,662
Right-of-use assets		4,852	6,592
Property, plant and equipment	10	1,835,505	1,538,894
Intangible assets	11	108,384	82,511
Deferred tax assets	22	17,088	19,713
Total assets		177,333,553	165,047,275

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

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS OF 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

	Notes	Unaudited 30 September 2024	Audited 31 December 2023
LIABILITIES AND EQUITY			
Current liabilities		95,102,712	84,541,797
Short-term borrowings	5	4,150,325	1,426,922
Short-term portions of long-term borrowings	5	1,822,678	2,965,434
<i>Lease liabilities</i>	5	945	1,283
<i>Bank Loans</i>	5	1,821,733	2,964,151
Trade payables		6,330,565	5,530,729
<i>Trade payables due to related parties</i>	24	218,210	-
<i>Trade payables due to third parties</i>	6	6,112,355	5,530,729
Other payables		2,236,688	1,598,231
<i>Other payables to related parties</i>	24	604	815
<i>Other payables to third parties</i>	7	2,236,084	1,597,416
Deferred income		80,161,275	72,520,430
<i>Deferred income from related parties</i>	24	4,244,500	4,778,239
<i>Deferred income from third parties</i>	15	75,916,775	67,742,191
Short-term provisions		401,181	500,051
<i>Short-term provisions for employee benefits</i>	13	133,206	143,166
<i>Other short-term provisions</i>	12	267,975	356,885
Non-current liabilities		1,103,986	2,752,073
Long-term borrowings	5	90,979	1,724,026
<i>Lease liabilities</i>	5	5,640	7,663
<i>Bank Loans</i>	5	85,339	1,716,363
Trade payables	6	369,187	502,009
<i>Trade payables due to third parties</i>		369,187	502,009
Other payables	7	441,010	286,039
<i>Other payables to third parties</i>		441,010	286,039
Deferred income	15	35,918	75,608
<i>Deferred income from third parties</i>		35,918	75,608
Long-term provisions		166,892	164,391
<i>Long-term provisions for employee benefits</i>	13	166,892	164,391
Shareholders' equity		81,126,855	77,753,405
Total equity attributable to equity holders of the Company		81,126,855	77,753,405
Paid-in capital	16	3,800,000	3,800,000
Adjustment to share capital		48,007,236	48,007,236
Treasury shares (-)		(60,834)	(60,834)
Share premium (discounts)		27,223,550	27,223,550
Losses on Remeasurements Defined Benefit Plans		(18,657)	-
Other equity reserves		(1,636,590)	(1,636,590)
Restricted reserves appropriated from profit		8,172,877	8,172,877
Retained earnings		(7,752,834)	(2,217,457)
Net profit for the year		3,392,107	(5,535,377)
Non-controlling interests		-	-
Total liabilities and equity		177,333,553	165,047,275

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

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

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD
ENDED 30 SEPTEMBER 2024 AND 2023**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

	Notes	Unaudited 1 January - 30 September 2024	Unaudited 1 July - 30 September 2024	Unaudited 1 January - 30 September 2023	Unaudited 1 July - 30 September 2023
Revenue	17	16,725,600	8,626,482	29,560,229	4,371,289
Cost of sales (-)	17	(10,436,632)	(5,882,742)	(23,239,623)	(3,759,826)
Gross profit		6,288,968	2,743,740	6,320,606	611,463
General administrative expenses (-)	18	(2,303,933)	(835,975)	(3,615,947)	(747,581)
Marketing expenses (-)	18	(292,494)	(63,198)	(536,226)	(120,474)
Other income from operating activities	20	1,756,456	670,232	3,255,731	758,487
Other expenses from operating activities (-)	20	(691,596)	(465,193)	(2,192,384)	2,353,780
Operating profit		4,757,401	2,049,606	3,231,780	2,855,675
Income from investing activities		-	-	8,820	8,820
Operating profit before financial income		4,757,401	2,049,606	3,240,600	2,864,495
Financial income	21	3,064,243	901,992	3,356,944	1,361,491
Financial expenses (-)	21	(933,125)	(278,557)	(1,707,508)	(205,663)
Monetary loss		(3,487,568)	(476,591)	(10,715,187)	(6,536,869)
Profit/(loss) from continuing operations, before tax		3,400,951	2,196,450	(5,825,151)	(2,516,546)
Tax (expense)/income from continuing operations		(8,844)	55,288	(16,178)	15,997
<i>Current period tax expense</i>	22	-	-	-	-
<i>Deferred tax expense</i>	22	(8,844)	55,288	(16,178)	15,997
Net profit for the period		3,392,107	2,251,738	(5,841,329)	(2,500,549)
Profit for the period is attributable to:					
Non-controlling interests		-	-	-	-
Owners of the Company		3,392,107	2,251,738	(5,841,329)	(2,500,549)
Other comprehensive income					
Items that will be reclassified to profit or loss					
<i>Actuarial losses related to employee benefit liabilities</i>		(24,876)	88	-	-
Taxes relating to Components of other comprehensive income that will not be reclassified to profit or loss		6,219	(22)	-	-
<i>Actuarial losses related to employee benefit liabilities, tax effect</i>		6,219	(22)	-	-
Other comprehensive expense		(18,657)	66	-	-
Total comprehensive income for the period		3,373,450	2,251,804	(5,841,329)	(2,500,549)
Total comprehensive income is attributable to:					
Non-controlling interests		-	-	-	-
Owners of the Company		3,373,450	2,251,804	(5,841,329)	(2,500,549)
Earnings per share (in full TRY)		0.08916	0.05919	(0.15354)	(0.06573)

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. VE BAĞLI ORTAKLIKLARI

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 1 JANUARY – 30 SEPTEMBER 2024 AND 2023

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

	Adjustment to		Treasury shares (-)	Share premium/ discounts	Other equity reserves	Other Restricted reserves appropriated from profit	Other Accumulated Comprehensive Income and Expense not to be Reclassified to Profit or Loss		Retained Earnings	Net profit for the period	Equity attributable to the parent	Non-controlling interest	Total equity
	Share capital	Share capital					Gain/Loss on remeasurement of defined benefit plans	Retained earnings					
1 January 2023	3,800,000	48,007,236	(3,072,329)	27,223,550	-	7,970,334	-	(1,544,436)	1,229,617	83,613,972	-	83,613,972	
Transfers	-	-	-	-	-	201,160	-	1,028,457	(1,229,617)	-	-	-	
Dividend	-	-	-	-	-	-	-	(1,729,980)	-	(1,729,980)	-	(1,729,980)	
(Increase)/decrease due to share repurchase transactions (*)	-	-	3,011,495	-	(1,636,590)	-	-	-	-	1,374,905	-	1,374,905	
Total comprehensive loss	-	-	-	-	-	-	-	-	(5,841,329)	(5,841,329)	-	(5,841,329)	
30 September 2023	3,800,000	48,007,236	(60,834)	27,223,550	(1,636,590)	8,171,494	-	(2,245,959)	(5,841,329)	77,417,568	-	77,417,568	
1 January 2024	3,800,000	48,007,236	(60,834)	27,223,550	(1,636,590)	8,172,877	-	(2,217,457)	(5,535,377)	77,753,405	-	77,753,405	
Transfers	-	-	-	-	-	-	-	(5,535,377)	5,535,377	-	-	-	
Dividend	-	-	-	-	-	-	-	-	-	-	-	-	
Total comprehensive income	-	-	-	-	-	-	(18,657)	-	3,392,107	3,373,450	-	3,373,450	
30 September 2024	3,800,000	48,007,236	(60,834)	27,223,550	(1,636,590)	8,172,877	(18,657)	(7,752,834)	3,392,107	81,126,855	-	81,126,855	

(*) As of 30 September 2023, it shows the effect of purchase/sale considering the orders matched during the period for the shares repurchased.

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

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

**INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE PERIOD ENDED 1 JANUARY – 30 SEPTEMBER 2024 AND 2023**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

	Notes	Unaudited 1 January - 30 September 2024	Unaudited 1 January - 30 September 2023
Cash flows from operating activities			
Profit/(loss) for the period		3,392,107	(5,841,329)
Adjustments related to reconcile of net profit for the period			
Adjustments related to depreciation and amortization expenses	9, 10, 11, 18, 19	161,078	112,795
Adjustments related to tax expense (income)	22	8,844	16,178
Adjustments related to (reversal of) impairments (net)		(1,048,684)	(8,190,303)
<i>Adjustments related to (reversal of) impairment of inventories (net)</i>	8	(1,048,684)	(8,190,303)
Adjustments related to provisions		(31,020)	110,630
<i>Adjustments related to (reversal of) provisions for employee benefits</i>	13	(33,905)	80,290
<i>Adjustments related to (reversal of) provision for lawsuit and/or penalty</i>	13	4,980	31,802
<i>Adjustments related to (reversal of) provisions for others</i>	5	(2,095)	(1,462)
Adjustments for interest (income) and expenses		(2,453,421)	(2,790,411)
<i>Adjustments for interest income</i>	21	(3,602,629)	(5,219,303)
<i>Adjustments for interest expense</i>	21	1,149,208	2,428,892
Monetary gain / loss		6,365,107	9,780,242
Net cash from operations before changes in assets and liabilities		6,394,011	(6,802,198)
Changes in net working capital:			
Adjustments related to (increase)/decrease in trade receivable		1,176,936	(4,966,931)
<i>Decrease/(increase) in trade receivables from related parties</i>		1,758,142	(1,980,451)
<i>Decrease/(Increase) in trade receivables from third parties</i>		(581,206)	(2,986,480)
Adjustments related to decrease/(increase) in inventories		(37,012,053)	16,869,963
Adjustments related to increase/(decrease) in trade payables		2,588,349	(1,331,827)
<i>Increase/(decrease) in trade payables to third parties</i>		2,588,349	(1,331,827)
Adjustments related to decrease/(increase) in other receivables related to operations		897,741	(1,016,574)
Adjustments related to increase/(decrease) in other payables related to operations		9,079,882	14,704,523
Adjustments related to other increase/(decrease) in working capital		121,692	(643,740)
Net cash flows from operating activities		(19,862)	(23,891)
Payments related to provisions for employee benefits		(19,862)	(23,891)
Cash flows from operating activities		(16,773,304)	16,789,325
Purchases of investment properties, property, plant and equipment and intangible assets, net		(447,433)	(192,749)
Interest received		661,648	1,871,637
Cash flows from investing activities		214,215	1,678,888
Payments to acquire entity's shares or other equity instruments		-	1,374,905
Proceeds from Borrowings		6,392,554	6,176,050
<i>Proceeds from Loans</i>		1,810,098	2,177,643
<i>Proceeds from Issue of Debt Instruments</i>		4,582,456	3,998,407
Repayments of borrowings		(4,720,403)	(6,322,087)
<i>Loan Repayments</i>		(1,881,572)	(2,537,792)
<i>Payments of Issued Debt Instruments</i>		(2,838,831)	(3,784,295)
Interest paid		(1,834,851)	(2,428,892)
Dividends paid		-	(1,729,980)
Interest received		2,940,981	3,347,666
Cash flow from financing activities		2,778,281	417,662
Inflation impact on cash and cash equivalents		(3,580,680)	(8,882,152)
Net increase (decrease) in cash and cash equivalents		(17,361,488)	10,003,723
Cash and cash equivalents at the beginning of the period	4	20,201,923	11,981,256
Cash and cash equivalents at the end of the period	4	2,840,435	21,984,979

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

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

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 1 – ORGANIZATION AND OPERATION OF THE GROUP

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

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

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

By the decision of the Board of Directors of Istanbul Stock Exchange Market on 26 November 2010, 25% portion of the Company's class B shares with a nominal value of TRY625,000 has been trading on the stock exchange since 2 December 2010.

The registered address of the Group is Barbaros Mah. Mor Sümbül Sok. No: 7/2 B (Batı Ataşehir) Ataşehir – İstanbul. As of 30 September 2024, the number of employees of the Group is 1,235 (31 December 2023 - 1,142).

The objective and operating activity of the Company 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 financial statements on 30 September 2024 have been approved by the Board of Directors on 11 November 2024.

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 Urbanisation and Climate Change.

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 PERIOD ENDED 30 SEPTEMBER 2024

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

Subsidiaries

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

<u>Subsidiaries</u>	<u>Main Operations</u>
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş.	Real Estate Investments
Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.	Production, Sales and Marketing

	30 September 2024		31 December 2023	
	Direct and indirect ownership rate (%)	Effective ownership rate (%)	Direct and indirect ownership rate (%)	Effective ownership rate (%)
Emlak Planlama İnşaat Proje Yönetimi ve Ticaret A.Ş.	100	100	100	100
Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.	100	100	100	100

Shares in Joint Operations

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

<u>Shares in Joint Operations</u>	<u>Main Operations</u>
İstmarina AVM Adi Ortaklığı	Shopping Mall and Office Management
Büyükyalı Tesis Yönetimi A.Ş.	Shopping Mall and Office Management
Merkez Cadde Yönetim A.Ş.	Shopping Mall and Office Management

	30 September 2024		31 December 2023	
	Direct and indirect ownership rate (%)	Effective ownership rate (%)	Direct and indirect ownership rate (%)	Effective ownership rate (%)
Merkez Cadde Yönetim A.Ş.	30	30	30	30
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 PERIOD ENDED 30 SEPTEMBER 2024

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 2 – BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS

2.1. Basis of Presentation

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

The interim condensed consolidated financial statements are presented in accordance with the formats specified in the “Communiqué on TFRS Taxonomy” published by the POA on 4 July 2024 and the Illustrations of Financial Statements and Application Guidance published by the CMB.

The Group has prepared its condensed consolidated financial statements for the interim period ending on September 30, 2024, in accordance with the CMB Communiqué No: XII, 14.1 and the related announcements, as well as in compliance with TAS 34 “Interim Financial Reporting Standard.

The Group maintains its books of account and prepares its statutory financial statements in accordance with the principals issued by CMB, the Turkish Commercial Code (“TCC”), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance. The 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

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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

2.1. Basis of Presentation (Continued)

Basis of Consolidation (Continued)

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.

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.

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.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

2.1. Basis of Presentation (Continued)

Basis of Consolidation (Continued)

Investments in Associates and Joint Ventures (Continued)

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

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

Adjustment of Consolidated Financial Statements in Hyperinflation Periods

The Company prepared its consolidated financial statements as of 30 September 2024 and for the interim period ended 30 September 2024 by applying TAS 29 "Financial Reporting in Hyperinflationary Economies" in accordance with the announcement made by POA on 23 November 2023 and the "Application Guidance on Financial Reporting in Hyperinflationary Economies". In accordance with the standard, financial statements prepared in the currency of a hyperinflationary economy are stated in terms of the purchasing power of that currency at the balance sheet date and comparative figures for prior periods are expressed in terms of the measuring unit current at the end of the reporting period. Therefore, the Group has presented its consolidated financial statements as of 30 September 2023 and 31 December 2023 on a purchasing power basis as of 30 September 2024.

It has been decided that institutions registered in CMB and import companies obligated to apply financial statement adjustments stated in TAS/IFRS are required to apply hyperinflation accounting by implementing TAS 29 to financial statements for the year ended 31 December 2023, according to the rule number 81/1820 declared by CMB dated in 28 December 2023.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

2.1. Basis of Presentation (Continued)

Adjustment of Consolidated Financial Statements in Hyperinflation Periods (Continued)

The restatements in accordance with TAS 29 have been made using the adjustment factor derived from the Consumer Price Index ("CPI") in Turkey published by the Turkish Statistical Institute ("TSI"). As at 30 September 2024, the indices and adjustment factors used in the restatement of the consolidated financial statements are as follows:

Date	Index	Adjustment correlation	3-year cumulative inflation ratios
30 September 2024	2,526.16	1.00000	343%
31 December 2023	1,859.38	1.35860	268%
30 September 2023	1,691.04	1.49385	254%

Procedure of TAS 29 is presented below:

- a) All accounts, excluding accounts that are presented with current purchasing power at the current period, are restated with their related price index correlation. Same method is applied for previous years.
- b) Monetary balance sheet accounts are not restated because these accounts are presented with current purchasing power at the current period. Monetary accounts are accounts that are either received or paid in cash.

The main components of the Company's restatement for the purpose of financial reporting in hyperinflationary economies are as follows:

- The consolidated financial statements for the current period presented in Turkish Lira are expressed in terms of the purchasing power at the balance sheet date and the amounts for previous reporting periods have been restated in accordance with the purchasing power at the end of the reporting period.
- Monetary assets and liabilities are not restated as they are currently expressed in terms of the measuring unit current at the balance sheet date. Where the inflation-adjusted amounts of non-monetary items exceed their recoverable amount or net realizable value, the provisions of TAS 36 and TAS 2 have been applied, respectively.
- Non-monetary assets, liabilities and equity items that are not expressed in the current purchasing power at the balance sheet date are restated by using the relevant adjustment factors.
- "All items in the statement of comprehensive income, except for the effect of non-monetary items in the balance sheet on the statement of comprehensive income, have been restated by applying the coefficients calculated over the periods in which the income and expense accounts were initially recognized in the financial statements.
- The effect of inflation on the Group's net monetary asset position in the current period has been recognized in the consolidated income statement in the net monetary position gains account.

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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

2.1. Basis of Presentation (Continued)

Functional and Reporting Currency

Each item in the condensed separate financial statements of the Company is accounted for using the currency of the primary economic environment in which the Company operates ('functional currency'). The functional currency of the Company is TRY and the presentation currency is thousand TRY.

Netting Offsetting

Financial assets and liabilities are offset and the net amount is 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 and estimates and errors

Significant changes in accounting policies and significant accounting errors are applied retrospectively and prior period financial statements are restated if they are of a nature to provide a more appropriate and reliable presentation of the effects of transactions and events on the entity's individual financial position, performance or cash flows in the financial statements.

2.3. Compliance with Portfolio Restrictions

Additional Note The information in the Control of Compliance with Portfolio Restrictions Table is summarized information derived from the financial statements in accordance with Article 16 of the Communiqué Serial: II, No: 14.1 "Communiqué on Principles Regarding Financial Reporting in Capital Markets" and is in the nature of summary information derived from the financial statements in accordance with Article 16 of the Communiqué Serial: III, No: 48.1 "Communiqué on Principles Regarding Real Estate Investment Trusts" and has been prepared within the framework of the provisions regarding the control of compliance with portfolio limitations.

NOTE 3 - ACCOUNTING POLICIES

The condensed interim financial statements as at 30 September 2024 have been prepared by applying accounting policies consistent with the accounting policies applied in the preparation of the financial statements for the period ended 30 September 2024. Accordingly, the condensed interim financial statements should be read in conjunction with the year-end financial statements for completeness.

- a) Standards, amendments, and interpretations applicable as of 30 September 2024
- **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. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 3 - ACCOUNTING POLICIES (Continued)

a) Standards, amendments, and interpretations applicable as of 30 September 2024 (Continued)

- **Amendment to IFRS 16 – Leases on sale and leaseback;** effective from annual periods beginning on or after 1 January 2024. These amendments include requirements for sale and leaseback transactions in IFRS 16 to explain how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate are most likely to be impacted.
- **Amendments to IAS 7 and IFRS 7 on Supplier finance arrangements;** effective from annual periods beginning on or after 1 January 2024. These amendments require disclosures to enhance the transparency of supplier finance arrangements and their effects on a company’s liabilities, cash flows and exposure to liquidity risk. The disclosure requirements are the IASB’s response to investors’ concerns that some companies’ supplier finance arrangements are not sufficiently visible, hindering investors’ analysis.
- **IFRS S1, ‘General requirements for disclosure of sustainability-related financial information;** effective from annual periods beginning on or after 1 January 2024. This standard includes the core framework for the disclosure of material information about sustainability-related risks and opportunities across an entity’s value chain.
- **IFRS S2, ‘Climate-related disclosures’;** effective from annual periods beginning on or after 1 January 2024. This is the first thematic standard issued that sets out requirements for entities to disclose information about climate-related risks and opportunities.

However, in the Board Decision of POA published in the Official Gazette dated 29 December 2023, it was announced that certain entities will be subject to mandatory sustainability reporting as of 1 January 2024. The 5 January 2024 dated “Board Decision on the Scope of Application of Turkish Sustainability Reporting Standards (TSRS)” lists the entities that fall within the scope of sustainability application in order to determine the entities that will be subject to sustainability reporting.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 3 - ACCOUNTING POLICIES (Continued)

b) Standards, amendments, and interpretations that are issued but not effective as of 30 September 2024:

IFRS codification has been preserved in the standards recently issued by the International Accounting Standards Board but not yet codified by the Public Oversight Authority.

- **Amendments to IAS 21 - Lack of Exchangeability;** effective from annual periods beginning on or after 1 January 2025. An entity is impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.
- **IFRS 17, 'Insurance contracts';** effective from annual periods beginning on or after 1 January 2025. This standard is an amendment to IFRS 17, 'Insurance Contracts', which currently permits a wide range of applications. It replaces TFRS 4. IFRS 17 will fundamentally change the accounting for all entities that issue insurance contracts and investment contracts with discretionary participation features.

However, in the letter dated 6 April 2023 sent by the Public Oversight Authority (POA) to the Association of Insurance, Reinsurance and Pension Companies of Turkey, it has been reported that it has reached the opinion that it would be appropriate to apply TFRS 17 in the consolidated and separate financial statements of insurance, reinsurance and pension companies, banks that have partnerships/investments in these companies and other companies that also have partnerships/investments in these companies as of 1 January 2024. On the other hand, the implementation date of TFRS 17 has been postponed to 1 January 2025 by POA.

- **Amendment to IFRS 9 and IFRS 7 - Classification and Measurement of Financial Instruments;** effective from annual reporting periods beginning on or after 1 January 2026 (early adoption is available) These amendments:
 - clarify the requirements for the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
 - clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
 - add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and
 - make updates to the disclosures for equity instruments designated at Fair Value through Other Comprehensive Income (FVOCI).

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 3 - ACCOUNTING POLICIES (Continued)

b) Standards, amendments, and interpretations that are issued but not effective as of 30 September 2024 (Continued):

- **IFRS 18 Presentation and Disclosure in Financial Statements;** effective from annual periods beginning on or after 1 January 2027. This is the new standard on presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to:
 - the structure of the statement of profit or loss;
 - required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, managementdefined performance measures); and
 - enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.
- **IFRS 19 Subsidiaries without Public Accountability:** Disclosures; effective from annual periods beginning on or after 1 January 2027. Earlier application is permitted. This new standard works alongside other IFRS Accounting Standards. An eligible subsidiary applies the requirements in other IFRS Accounting Standards except for the disclosure requirements and instead applies the reduced disclosure requirements in IFRS 19. IFRS 19's reduced disclosure requirements balance the information needs of the users of eligible subsidiaries' financial statements with cost savings for preparers. IFRS 19 is a voluntary standard for eligible subsidiaries. A subsidiary is eligible if:
 - it does not have public accountability; and
 - it has an ultimate or intermediate parent that produces consolidated financial statements available for public use that comply with IFRS Accounting Standards.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 4 - CASH AND CASH EQUIVALENTS

	30 September 2024	31 December 2023
Cash on hand	95	105
Banks	3,035,405	20,894,099
- Demand deposit	142,638	106,221
- Time deposits with maturities less than 3 months	2,892,767	20,787,878
Other cash and cash equivalents	697,298	662,339
	3,732,798	21,556,543

Maturities of cash and cash flows are as follows:

	30 September 2024	31 December 2023
Demand	142,638	106,221
Up to 3 month	2,892,767	20,787,878
	3,035,405	20,894,099

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

	30 September 2024	31 December 2023
	(%)	(%)
Effective annual interest rate	46.55	40.58

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

	30 September 2024	31 December 2023
Cash and cash equivalents	3,732,798	21,556,543
Less: Interest accruals on deposits	(4,131)	(162,989)
Less: LSRSA project deposits (*)	(917,316)	(1,214,210)
Add: the effect of provisions released under TFRS 9	29,084	22,579
	2,840,435	20,201,923

(*) 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 2023: None) project accounts amounting TRY917,316 (31 December 2023: TRY1,214,210).

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 5 – FINANCIAL LIABILITIES

	30 September 2024	31 December 2023
Short-term financial liabilities		
Short-term bank loans	1,728,325	204,179
Issued debt instruments (*)	2,422,000	1,222,743
Short-term portion of long-term borrowings	1,821,733	2,964,151
Lease obligation	945	1,283
	5,973,003	4,392,356

(*) The group has issued four different lease certificates: on 8 July 2024, a lease certificate with a nominal value of TRY400,000, a profit share rate of 45%, and a maturity date of 10 October 2024; on 13 August 2024, a lease certificate with a nominal value of TRY400,000, a profit share rate of 46%, and a maturity date of 13 November 2024; on 9 September 2024, a lease certificate with a nominal value of TRY1,122,000, a profit share rate of 45%, and a maturity date of 10 January 2025; and on the same date, 9 September 2024, another lease certificate with a nominal value of TRY500,000, a profit share rate of 45%, and a maturity date of 10 January 2025, while in 2023, the group issued lease certificates with nominal values of TRY543,441 at a 38% profit share rate and TRY679,302 at a 40% profit share rate).

	30 September 2024	31 December 2023
Long-term financial liabilities		
Long-term borrowings	85,339	1,716,363
Lease obligation	5,640	7,663
	90,979	1,724,026

Borrowings used as of 30 September 2024 are denominated in TRY and the weighted average interest rate is 24.77% (31 December 2023: 20.66%).

The redemption schedules of the borrowings as of 30 September 2024 and 31 December 2023 are as follows:

	30 September 2024	31 December 2023
2025	85,339	1,716,363
	85,339	1,716,363

The maturity distributions of the borrowings are as follows:

	30 September 2024	31 December 2023
Less than 3 months	1,846,343	1,351,267
Between 3 - 12 months	1,703,715	1,817,063
Between 1 - 5 years	85,339	1,716,363
	3,635,397	4,884,693

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 6 – TRADE RECEIVABLES AND PAYABLES

As at 30 September 2024 and 31 December 2023, details of trade receivables and payables are as follows:

	30 September 2024	31 December 2023
Short-term trade receivables		
Due from related parties (Note 24)	3,360,674	5,116,960
Receivables from land sales	1,619,030	1,109,570
Receivables from sale of residential and commercial units	2,488,954	2,637,709
Notes of receivables	104,972	287,205
Receivables from contractors of the lands invoiced under LSRSA	782,017	1,905,403
Receivables from lessees	74,035	93,623
Other	12,990	12,030
Unearned finance income	(432,576)	(420,567)
	8,010,096	10,741,933
Doubtful receivables	3,414	7,123
Less: Provision for doubtful receivables	(3,414)	(7,123)
	8,010,096	10,741,933
	30 September 2024	31 December 2023
Long-term trade receivables		
Receivables from sale of residential and commercial units	3,962,374	5,510,025
Receivables from land sales	429,637	1,978,234
Unearned finance income	(1,001,917)	(1,348,592)
	3,390,094	6,139,667
	30 September 2024	31 December 2023
Short-term trade payables		
Trade payables	5,036,107	3,417,507
Payables to LSRSA contractors invoiced	726,781	1,255,192
Interest accruals on time deposits of contractors (*)	349,467	858,030
Payables to related parties (Note 24)	218,210	-
	6,330,565	5,530,729
	30 September 2024	31 December 2023
Long-term trade payables		
Trade payables	369,187	502,009
	369,187	502,009

(*) 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.
AND ITS SUBSIDIARIES**

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 7 – OTHER RECEIVABLES AND PAYABLES

As at 30 September 2024 and 31 December 2023, details of other receivables and payables are as follows:

	30 September 2024	31 December 2023
Short-term other receivables		
Advances given to contractor firms	476,755	732,935
Receivables from the authorities	41,751	38,037
Other receivables from related parties (Note 24)	1,161	97,294
Other	21,122	469,997
	540,789	1,338,263
	30 September 2024	31 December 2023
Long-term other receivables		
Other receivables from third parties	24,735	31,134
Deposits and guarantees given	1,014	1,377
	25,749	32,511
	30 September 2024	31 December 2023
Short-term other payables		
Taxes and funds payable	2,177,299	1,471,512
Other payables to related parties (Note 24)	604	815
Other	58,785	125,904
	2,236,688	1,598,231

As of 30 September 2024, other long-term payables are amount to TRY441,010 and consist of deposits and guarantees received (31 December 2023: TRY286,039).

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 8 – INVENTORIES

As at 30 September 2024 and 31 December 2023, details of inventories are as follows:

	30 September 2024	31 December 2023
Lands	39,084,072	25,404,392
<i>Cost</i>	45,856,622	33,162,509
<i>Impairment</i>	(6,772,550)	(7,758,117)
Planned land by LSRSA	42,100,472	45,768,174
Planned land by turnkey project	39,853,353	29,322,631
<i>Planned land by turnkey project</i>	46,449,017	35,918,295
<i>Impairment</i>	(6,595,664)	(6,595,664)
Residential and commercial units ready for sale	12,810,781	11,613,215
<i>Cost</i>	14,306,825	13,172,376
<i>Impairment</i>	(1,496,044)	(1,559,161)
Inventories of Emlak Konut Asansör	1,978,487	1,007,394
Advances given for inventories	16,959,092	1,609,714
	152,786,257	114,725,520

(*) It is the provision for impairment due to the increase in construction costs in the Global and Turkish markets.

(**) As of 30 September 2024, an amount of TRY 14,308,883 from the advances given for inventories consists of the payment made for 1,615 independent units purchased under the Yeni Fikirtepe project undertaken on behalf of the Republic of Turkey Ministry of Environment, Urbanization, and Climate Change.

The determination of the net realizable value of the Group assets classified as "Inventories" and the calculation of the provision for impairment, if any, is based on the valuation reports prepared by Acar Taşınmaz Değerleme ve Danışmanlık A.Ş. and Yetkin Gayrimenkul Değerleme A.Ş. as of 31 December 2023.

The movements of impairment on inventories are as follows:

	2024	2023
Opening balance at 1 January	15,912,942	23,524,147
Impairment on inventories within the current period	-	1,160,590
Reversal of impairment on inventories within the current period	(1,048,684)	(9,350,893)
Closing balance at 30 September	14,864,258	15,333,844

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 8 – INVENTORIES (Continued)

As of 30 September 2024 and 31 December 2023 the details of land and residential inventories of the Group are as follows:

Lands	30 September 2024	31 December 2023
İstanbul Esenler Lands	13,933,574	4,714,930
İstanbul Küçükçekmece Lands	6,817,494	6,779,729
İstanbul Avcılar Lands	4,968,079	3,914,124
Muğla Bodrum Lands	4,120,965	4,950,495
İzmir Çeşme Lands	1,592,082	-
Aydın Didim Lands	1,517,092	-
İstanbul Başakşehir Lands	1,120,250	1,383,094
Antalya Alanya Lands	946,060	-
İstanbul Çekmeköy Lands	654,155	654,132
İstanbul Eyüp Lands	540,107	537,809
İstanbul Kartal Lands	501,129	121,772
İzmir Urla Lands	432,022	432,022
İzmir Aliağa Lands	344,861	284,464
İstanbul Arnavutköy Lands	260,208	602,473
Muğla Milas Lands	200,736	200,726
İstanbul Resneli Lands	196,680	215,757
Antalya Konyaaltı Lands	156,841	-
İzmir Seferihisar Lands	137,878	160,689
İzmir Karşıyaka Lands	133,025	-
Zonguldak Merkez Lands	104,946	-
Tekirdağ Çorlu Lands	100,301	100,302
İstanbul Tuzla Lands	91,956	92,452
İzmir Konak Umurbey Lands	66,176	66,173
Sakarya Sapanca Lands	57,424	62,997
Yalova Lands	38,753	-
Ankara Çankaya Lands	28,448	28,448
İstanbul Sarıyer Lands	10,388	13,433
Kocaeli Lands	8,206	20,552
İstanbul Ataşehir Lands	106	-
Balıkesir Lands	-	17,761
Other	4,130	50,058
	39,084,072	25,404,392

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 8 - INVENTORIES (Continued)

As of 30 September 2024 and 31 December 2023, the Group's projected land details are as follows:

Planned land by LSRSA	30 September 2024	31 December 2023
Nidapark İstinye Project	6,179,448	6,182,876
Bizim Mahalle 2. Etap 1. Kısım Project	3,439,052	2,005,204
Merkez Ankara Project	3,084,765	3,086,471
Nidapark Küçükyalı Project	3,038,641	3,040,322
Yeni Levent Project	2,200,933	2,181,428
Bizim Mahalle 2. Etap 2. Kısım Project	2,004,095	3,441,107
Çekmeköy Çınarköy Project	1,897,120	1,898,169
Meydan Başakşehir Project	1,797,571	1,797,421
Batıyakası 2. Etap Project	1,623,354	1,624,251
Next Level İstanbul Project	1,503,275	1,504,107
Beşiktaş Akat Project	1,480,033	1,447,808
Ümraniye İnkılap Project	1,372,192	1,371,653
İstanbul Kayabaşı 9. Etap Project	1,342,387	1,343,129
Başakşehir Ayazma 4. Etap Project	1,212,920	1,213,592
İstanbul Tuzla Merkez Project	1,199,276	1,199,939
Batıyakası 1. Etap Project	1,055,744	1,056,658
İstanbul Kayabaşı 8. Etap Project	909,276	909,779
İstanbul Eyüpsultan Kemerburgaz Project	875,876	876,320
Avcılar Firüzköy 1. Etap 2. Kısım Project	846,480	847,323
Avcılar Firüzköy 2. Etap Project	836,065	836,527
Avcılar Firüzköy 1. Etap 1. Kısım Project	777,506	777,493
Nişantaşı Kuru Project	700,100	4,312,349
Bodrum Türkbükü Project	630,541	630,891
Nezihpark Project	386,616	386,819
Antalya Aksu Project	339,771	338,935
Barbaros 48 Project	335,095	333,252
İstanbul Ataşehir Küçükbakkalköy Project	313,345	313,517
İstanbul Kayabaşı 10. Etap Project	292,755	292,916
Cer İstanbul Project	193,021	193,128
Ankara Çayyolu 2. Etap Project	164,867	164,557
Other	68,352	160,233
	42,100,472	45,768,174

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 8 - INVENTORIES (Continued)

As of 30 September 2024 and 31 December 2023, the details of the Group's completed residential and commercial units are as follows:

Residential and commercial units ready for sale	30 September 2024	31 December 2023
Merkez Ankara Project	5,126,901	5,170,278
Saraçoğlu Mahallesi Project	2,197,770	-
Kuzey Yakası Project	1,698,653	1,863,340
Maslak 1453 Project	1,290,458	1,315,851
Komşu Finans Evleri Project	989,063	990,099
Bizim Mahalle 1. Etap 1. Kısım Project	357,685	530,054
Denizli Merkez Efendi İkmal İşİ Project	224,779	485,206
Sarphan Finanspark Project	371,000	409,503
Bizim Mahalle 1. Etap 2. Kısım Project	151,339	303,013
Semt Bahçekent 1. Etap 2. Kısım Project	87,587	87,586
Köy 2. Etap Project	53,590	76,040
Nidapark İstinye Project	44,925	44,925
Büyükyalı Project	40,856	40,856
İdealist Cadde / Koru Project	38,737	-
Metropol İstanbul Project	26,338	26,338
Karat 34 Project	14,465	52,071
Kocaeli Körfezkent Emlak Konutları Project	10,869	10,869
Göl Panorama Project	4,158	4,159
Başakşehir Ayazma Emlak Konutları Project	4,056	4,057
Temaşehir Project	1,770	3,208
Evora Denizli Project	-	19,492
Yalova Armutlu Project	-	66,337
Emlak Konut Florya Evleri Project	-	105,198
Other	75,782	4,735
	12,810,781	11,613,215

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 8 - INVENTORIES (Continued)

As of 30 September 2024 and 31 December 2023, the details of the Group's land plots designed as turnkey projects are as follows:

Planned land by turnkey project	30 September 2024	31 December 2023
Çekmeköy Çınarköy Project	22,094,108	17,405,000
Arnavutköy Yenişehir Project	7,023,509	232,040
Emlak Konut Vadi Evleri Project	4,234,651	2,868,365
Bizim Mahalle Project	2,949,974	2,327,290
Balıkesir Altıeylül Project	1,926,132	1,193,381
İstanbul Avcılar Firuzköy Project	1,063,900	2,151,183
Ankara Saraçoğlu Project	-	3,056,013
Other	561,079	89,359
	39,853,353	29,322,631

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.

The movements of investment properties as of 30 September 2024 and 2023 are as follows:

Cost Value	Lands, residential and commercial units	Atasehir general management building A block	Total
Opening balance as of 1 January 2024	2,386,042	354,869	2,740,911
Transfers to commercial units and land inventories	-	-	-
Transfers to residential and commercial unit inventories	-	-	-
Closing balance as of 30 September 2024	2,386,042	354,869	2,740,911
Accumulated Depreciation			
Opening balance as of 1 January 2024	154,036	51,213	205,249
Charge for the year	30,806	5,323	36,129
Closing balance as of 30 September 2024	184,842	56,536	241,378
Net book value as of 30 September 2024	2,201,200	298,333	2,499,533

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 9 – INVESTMENT PROPERTIES (Continued)

<u>Cost Value</u>	<u>Lands, residential and commercial units</u>	<u>Atasehir general management building A block</u>	<u>Total</u>
Opening balance as of 1 January 2023	3,784,517	354,869	4,139,386
Transfers to commercial units and land inventories	(1,406,307)	-	(1,406,307)
Transfers to residential and commercial unit inventories	98,258	-	98,258
Closing balance as of 30 September 2023	2,476,468	354,869	2,831,337
Accumulated Depreciation			
Opening balance as of 1 January 2023	110,531	44,115	154,646
Charge for the year	33,419	3,258	36,677
Closing balance as of 30 September 2023	143,950	47,373	191,323
Net book value as of 30 September 2023	2,332,518	307,496	2,640,014

As of 31 December 2023, the valuation reports prepared by Acar Taşınmaz Değerleme ve Danışmanlık A.Ş. and Yetkin Gayrimenkul Değerleme A.Ş. have taken into consideration when determining the fair values of investment properties. The fair values of the investment property determined by independent valuation experts are as follows:

	30 September 2024	31 December 2023
Independent commercial units of Büyükyalı AVM	2,483,503	2,483,503
Atasehir General Management Office A Block	1,685,788	1,685,788
Independent commercial units of Istmarina AVM	1,572,105	1,572,105
Lands and completed units	844,269	844,269
	6,585,665	6,585,664

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 10 – PROPERTY, PLANT AND EQUIPMENT

As of 30 September 2024 and 2023, the details of property, plant and equipment are as follows:

30 September 2024	Buildings	Motor vehicles	Machinery and equipment	Furniture, equipment and fixtures	Special Cost	Construction in progress	Total
Net book value as of 1 January 2024	917,755	28,595	164,885	186,795	56,356	184,508	1,538,894
Additions	230,513	11,266	116,605	19,454	16,695	-	394,533
Disposal, (net) (-)	-	-	-	(82)	-	-	(82)
Depreciation expense(-)	(20,732)	(330)	(33,089)	(36,839)	(6,850)	-	(97,840)
Net book value 30 September 2024	1,127,536	39,531	248,401	169,328	66,201	184,508	1,835,505
Cost	1,249,965	72,986	310,089	494,253	86,709	184,508	2,398,510
Accumulated depreciation (-)	(122,429)	(33,455)	(61,688)	(324,925)	(20,508)	-	(563,005)
Net book value 30 September 2024	1,127,536	39,531	248,401	169,328	66,201	184,508	1,835,505

30 September 2023	Buildings	Motor vehicles	Machinery and equipment	Furniture, equipment and fixtures	Special Cost	Construction in progress	Total
Net book value as of 1 January 2023	865,423	7,856	125,624	107,645	63,902	219,919	1,390,369
Additions	25,680	24,588	33,221	62,026	318	1,552	147,385
Disposal, (net) (-)	(1,847)	(766)	-	(160)	(1,257)	-	(4,030)
Depreciation expense(-)	(8,815)	(4,103)	(12,470)	(28,835)	(6,066)	-	(60,289)
Net book value 30 September 2023	880,441	27,575	146,375	140,676	56,897	221,471	1,473,435
Cost	970,426	58,870	170,146	425,953	69,490	221,471	1,916,356
Accumulated depreciation (-)	(89,985)	(31,295)	(23,771)	(285,277)	(12,593)	-	(442,921)
Net book value 30 September 2023	880,441	27,575	146,375	140,676	56,897	221,471	1,473,435

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

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

	Years
Buildings	50
Motor vehicles	5
Furniture, equipment and fixtures	4-5

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 11 – INTANGIBLE ASSETS

As of 30 September 2024 and 2023, intangible assets are as follows:

30 September 2024	Licenses	Computer software	Rights	Total
Net book value, 1 January 2024	7,938	34,265	40,308	82,511
Additions	15,255	6,982	30,745	52,982
Amortization expense (-)	(14,106)	(12,422)	(581)	(27,109)
Net book value 30 September 2024	9,087	28,825	70,472	108,384
Cost	124,640	80,959	91,918	297,517
Accumulated amortization (-)	(115,553)	(52,134)	(21,446)	(189,133)
Net book value 30 September 2024	9,087	28,825	70,472	108,384

30 September 2023	Licenses	Computer software	Rights	Total
Net book value, 1 January 2023	15,823	9,012	11,417	36,252
Additions	-	28,019	21,375	49,394
Amortization expense (-)	(7,242)	(7,232)	(1,355)	(15,829)
Net book value 30 September 2023	8,581	29,799	31,437	69,817
Cost	107,618	72,732	35,892	216,242
Accumulated amortization (-)	(99,037)	(42,933)	(4,455)	(146,425)
Net book value 30 September 2023	8,581	29,799	31,437	69,817

NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

As of 30 September 2024 and 31 December 2023, the details of provisions are as follows:

	30 September 2024	31 December 2023
Provisions		
Provision for lawsuits	267,975	356,885
	267,975	356,885

According to the opinions of the Group's lawyers, provision for litigation amounting to TRY267,975 has been set aside as of 30 September 2024 (31 December 2023: TRY356,885). As of 30 September 2024, there are 1 deficiency lawsuit, 10 lawsuits for loss of rent, 7 lawsuits for cancellation and registration of deed, 2 labor lawsuits and 35 other miscellaneous lawsuits filed against the Group.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

The movements of provision for lawsuits as of 30 September 2024 and 2023 are as follows:

	2024	2023
Balance at 1 January	356,885	601,335
Provision added within the current period	4,980	31,802
Monetary gain loss	(93,890)	(243,556)
Closing balance at 30 September	267,975	389,581

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

12.1 Continuing Lawsuits and Provisions

12.1.1 The LSRSA Project Agreement dated 21 December 2005 regarding 750 units in İzmir Mavisehir Upper North Area 2. Phase was abolished on 21 December 2009 since the contractor did not meet the requirements of the provisions in the agreement. Following the cancellation of the agreement, the project was transferred to the Group and the remaining part of the project was completed by another construction Group 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 Company 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. According to the various expert reports submitted to the file during the proceedings, the plaintiff has not recognized the value of the lawsuit and increased it to TRY76,161. As of 30 September 2024, a provision amounting to TRY139,770 has been provided including interest and legal expenses. The lawsuit has been partially accepted and partially rejected and the trial is ongoing.

12.1.2 The filed by the contractor firm is action of debt, deed cancellation and registration case. The decision of the contractor's contract was terminated unfairly, passing through degrees. Lawsuits filed by the company and amounting to TRY2,071 have been partially accepted and the decision was appealed by the parties, the trial is ongoing at the Istanbul 16th Commercial Court of First Instance. As of 30 September 2024 a provision amounting to TRY8,181 has been made including interest and litigation costs.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

12.1 Continuing Lawsuits and Provisions (Continued)

12.1.3 Within the scope of Revenue Sharing in Return for Riva Land Sale Tender for immovables parcel numbered 3201, 3202, 3203 located in Istanbul Province, Beykoz/Riva District as per the Article 14 of Bidding Specification of the aforementioned tender, bid bonds have been submitted to the client company by the Joint Venture, in the second session of the tender held on 15 June 2017, it was decided to leave the tender under the responsibility of the Joint Venture, which gave the most economically advantageous bid however, companies that have applied to the client company and invited for signature were requested to revise the terms and criteria of the tender, with the justification that the Planned Areas Type Zoning Regulation by the Ministry of Environment and Urbanization published on Official Gazette No. 30113 dated 3 July 2017 contains regulations that cause a significant reduction in the construction area subject to the tender, with the entry into force of the provisions of the said Regulation, the revision requests of the plaintiff companies were rejected on the grounds that there would be no change in the construction field based on the precedent and the Company gave a deadline until 15 August 2017 for the signing of the contract, as the client company did not come to sign the contract at the end of the period, the bid bonds submitted by the plaintiff companies within the scope of the Revenue Sharing in Return for Riva Land Sale Tender were registered as revenue and the tender was awarded to the non-litigated contractor who submitted the second most appropriate bid for the subject matter and there are pecuniary and non-pecuniary damages lawsuits filed on the grounds that the claimant's revision requests regarding the conditions and criteria of the aforementioned tender were rejected and that the recognition of the letters of guarantee as revenue was unfair. Provision amounting to TRY11,792 has been made including interest and litigation costs as of 30 September 2024.

12.1.4 This is a lawsuit filed by Şekerbank T.A.Ş. who has been assigned a receivable of TRY46,000, 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 TRY34,135 of the assignment receivable remaining from the assignment has not been unfairly paid to him. At the same time with this lawsuit, the plaintiff requested to place a mortgage equal to the amount of the lawsuit to some of the immovables within the scope of the project in order to constitute the guarantee of the receivable subject to the lawsuit. On 15 October 2020, the court decided to reject the case. The plaintiff requested an appeal and the appeal court overturned the decision. As of 30 September 2024, a provision has been made in the amount of TRY72,915 including interest and litigation costs.

12.2 Contingent Liabilities of the Group

In the financial statements prepared as of 31 December 2023, the ongoing litigation liabilities were evaluated in the following matters. According to the opinion of the Group Management and its lawyers, no provision has been made in the financial statements prepared as of 30 September 2024 on the grounds that it is not probable that the outflow of resources with economic benefits will be realized in cases filed against the Group in order to fulfill its obligation.

12.2.1 Concerning the İzmir Mavisehir Upper North Area 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.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

Contingent Liabilities of the Group (Continued)

12.2.2 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 TRY117,220 is not possible from the date of transfer for now, the lawsuit (total amount including interest TRY135,615) 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 June 2023.

12.3 Contingent Assets of the Group

12.3.1 As of 30 September 2024 and 31 December 2023, breakdown of nominal commercial receivables from residential and commercial unit sales by maturities and based on the residential and commercial units that are under construction or completed but not yet delivered within the scope of the sales promise contract that is not yet included in the balance sheet as it does not meet the TFRS 15 criteria, expected collection times of nominal installments that are not due or collected by maturities are as follows:

30 September 2024	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	4,107,984	11,401,601	15,509,585
2 year	1,798,886	7,154,951	8,953,837
3 year	847,624	2,769,258	3,616,882
4 year	559,198	1,304,920	1,864,118
5 year and above	1,186,303	564,819	1,751,122
	8,499,995	23,195,549	31,695,544

31 December 2023	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	3,747,279	12,649,269	16,396,548
2 year	2,832,749	8,921,936	11,754,685
3 year	2,104,671	5,876,602	7,981,273
4 year	689,426	1,724,016	2,413,442
5 year and above	1,861,413	1,036,150	2,897,563
	11,235,538	30,207,973	41,443,511

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 13 -EMPLOYEE BENEFITS

As of 30 September 2024 and 31 December 2023, short-term and long-term employee benefits are as follows is as follows:

	30 September 2024	31 December 2023
Short-term provisions		
Unused vacation provision	133,206	143,166
	133,206	143,166
Long-term provisions		
Provision for employment termination benefit	166,892	164,391
	166,892	164,391

TAS 19 requires actuarial valuation methods to be developed to estimate the Company's provision for severance pay. Accordingly, the following actuarial assumptions were used in the calculation of the total liability:

	30 September 2024	31 December 2023
Discount Rate (%)	3.50	3.50
Turnover rate to estimate probability of retirement (%)	1.10	1.10

The basic assumption is that the ceiling provision for each year of service will increase in line with inflation. Thus, the discount rate applied represents the expected real rate after adjusting for the expected effects of inflation.

NOTE 14 – OTHER ASSETS

As of 30 September 2024 and 31 December 2023, details of other current assets are as follows:

Other current assets	30 September 2024	31 December 2023
Deferred VAT	2,145,019	2,107,676
Other payments to contractors	1,287,810	3,343,205
Income accruals	410,855	179,663
Receivables from tax office	105,732	496,536
Prepaid income tax	-	9,638
Other	11,502	8,967
	3,960,918	6,145,685

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 15 – DEFERRED INCOME AND PREPAID EXPENSES

As of 30 September 2024 and 31 December 2023, the details of short-term deferred income are as follows:

Short-term deferred income	30 September 2024	31 December 2023
Advances taken from turnkey project sales	33,559,592	27,718,689
Deferred income from LSRSA projects (*)	23,716,924	22,911,630
Advances taken from LSRSA contractors (**)	17,381,564	16,609,558
Advances received from related parties (Note 24)	4,244,500	4,778,239
Deferred income related to sales of independent units	1,258,695	502,314
	80,161,275	72,520,430

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

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

Long-term deferred income	30 September 2024	31 December 2023
Other advances given	35,918	75,608
	35,918	75,608

Prepaid expenses	30 September 2024	31 December 2023
Advances given for inventory	306,880	175,398
Prepaid expenses	3,358	-
	310,238	175,398

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 16 – SHAREHOLDERS’ EQUITY

The Group’s authorized capital amount is TRY3,800,000 (31 December 2023: TRY3,800,000) and consists of 380,000,000,000 (31 December 2023: 380,000,000,000) authorized number of shares with a nominal value of TRY0.01 each.

The Group’s shareholders and their shareholding percentages as of 30 September 2024 and 31 December 2023 is as follows:

Shareholders	30 September 2024		31 December 2023	
	Share (%)	TL	Share (%)	TL
Public offering portion	50.66	1,925,119	50.66	1,925,119
T.C. Toplu Konut İdaresi Başkanlığı "TOKİ"	49.34	1,874,831	49.34	1,874,831
HAS beneficiaries	0.00	48	0.00	48
Other	0.00	2	0.00	2
Total paid-in capital	100	3,800,000	100	3,800,000
Share capital adjustments		48,007,236		48,007,236
		51,807,236		51,807,236

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

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

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

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

	PPI Indexed Legal Records	CPI Indexed Records	Amounts followed in Accumulated Profit/Low
Adjustment to share capital	72,032,396	48,007,236	(24,025,160)
Share premium	41,262,148	27,223,550	(14,038,598)
Restricted reserves appropriated from profit	11,087,183	8,172,877	(2,914,306)

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 17 – REVENUE AND COST OF SALES

As of 30 September 2024 and 2023, the details of revenue and cost of sales are as follows:

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Sales income				
Land sales	9,354,989	5,598,225	15,459,246	545,738
<i>Sales of planned lands by way of LRSRA</i>	6,243,660	5,598,225	3,144,667	368,288
<i>Land sales income</i>	3,111,329	-	12,314,579	177,450
Residential and commercial units sales	2,364,571	772,667	12,141,660	3,439,208
Consultancy income	4,706,281	2,104,765	1,771,994	375,779
Elevator sales income	180,761	114,444	241,555	160,935
Rent income	128,016	38,161	185,427	74,946
	16,734,618	8,628,262	29,799,882	4,596,606
Sales returns	(9,018)	(1,780)	(239,653)	(225,317)
Net sales income	16,725,600	8,626,482	29,560,229	4,371,289
Cost of sales				
Cost of lands	(7,935,166)	(5,008,956)	(9,740,204)	(664,121)
<i>Cost of lands planned by way of LRSRA</i>	(5,439,148)	(5,008,956)	(4,189,946)	(664,121)
<i>Cost of lands sold</i>	(2,496,018)	-	(5,550,258)	-
Cost of residential and commercial units sold	(1,665,744)	(534,119)	(13,277,790)	(3,077,843)
Cost of consultancy	(835,722)	(339,667)	(221,629)	(17,862)
	(10,436,632)	(5,882,742)	(23,239,623)	(3,759,826)
Gross Profit	6,288,968	2,743,740	6,320,606	611,463

NOTE 18 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES

As of 30 September 2024 and 2023, the details of general administrative expenses are as follows:

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
General administrative expenses				
Personnel expenses	(1,318,325)	(428,268)	(1,016,805)	(401,887)
Security and cleaning expenses	(183,298)	(64,791)	(146,332)	(48,490)
Depreciation and amortization	(161,078)	(4,398)	(112,795)	(38,319)
Consultancy expenses	(135,492)	(42,752)	(233,227)	(103,609)
Taxes, duties and fees	(118,011)	(23,095)	(398,145)	(75,043)
Travel expenses	(56,512)	(22,274)	(29,553)	(11,476)
Due and contribution expenses	(50,567)	(15,918)	(45,667)	(21,784)
Donations (*)	(28,100)	(28,100)	(1,501,096)	-
Information technologies expenses	(27,557)	(13,719)	(33,719)	(10,807)
Insurance expenses	(14,292)	(2,874)	(8,769)	(8,465)
Maintenance and repair expenses	(11,871)	(3,908)	(28,730)	(12,904)
Communication expenses	(6,796)	(2,876)	(4,815)	(1,797)
Lawsuit and notary expenses	(4,298)	(987)	(6,191)	(1,420)
Other	(187,736)	(182,015)	(50,103)	(11,580)
	(2,303,933)	(835,975)	(3,615,947)	(747,581)

(*) With the decision made by the Board of Directors on 15 February 2023, it was decided to make a cash and in-kind donation of TRY1,501,096 to the aid campaign initiated due to the earthquakes centered in Kahramanmaraş, which affected eleven provinces

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

**NOTE 18 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES
(Continued)**

As of 30 September 2024 and 2023, the details of marketing and sales expenses are as follows:

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Marketing and sales expenses				
Advertising expenses	(144,079)	(17,838)	(337,817)	(45,585)
Personnel expenses	(95,440)	(32,628)	(97,193)	(35,062)
Consultancy expenses	(32,791)	(7,669)	(30,824)	(14,933)
Other	(20,184)	(5,063)	(70,392)	(24,894)
	(292,494)	(63,198)	(536,226)	(120,474)

NOTE 19 – EXPENSE BY NATURE

As of 30 September 2024 and 2023, the details of expenses by nature are as follows:

Expense by nature	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Land costs	7,935,166	5,008,957	9,740,204	664,122
Expenses from residential and commercial units sales	1,665,744	534,118	13,277,790	3,077,842
Personnel expenses	1,413,765	460,897	1,113,998	436,949
Cost of consultancy	835,722	339,668	221,629	17,862
Security and cleaning expenses	183,298	64,791	146,332	48,490
Consultancy expenses	168,283	50,421	264,051	140,377
Depreciation and amortisation (Note 9, 10,11)	161,078	4,398	112,795	38,319
Advertising expenses	144,079	17,838	337,817	45,585
Taxes,duties and fees	118,011	23,095	398,145	75,043
Due and contribution expenses	50,567	15,918	45,667	21,784
Donations	28,100	28,100	1,501,096	-
Information technologies expenses	27,557	13,719	33,719	10,807
Insurance expenses	14,292	2,874	8,769	8,465
Maintenance and repair expenses	11,871	3,908	28,730	12,904
Communication expenses	6,796	2,876	4,815	1,797
Lawsuit and notary expenses	4,298	987	6,191	1,420
Other	264,432	209,350	150,048	26,115
	13,033,059	6,781,915	27,391,796	4,627,881

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 20 – OTHER INCOME/EXPENSES FROM OPERATING ACTIVITIES

As of 30 September 2024 and 2023, the details other operating income are as follows:

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Other income from operating activities				
Impairment provisions released	661,441	164,694	598,966	-
Financial income from forward sales	496,747	249,878	1,048,152	173,925
Foreign exchange gains	196,948	35,565	223,942	181,786
Income from transfer commissions	174,745	49,742	247,925	63,939
Default interest income from projects	164,901	163,300	823,485	133,458
Other	61,674	7,053	313,261	205,379
	1,756,456	670,232	3,255,731	758,487

As of 30 September 2024 and 2023, the details other operating income are as follows:

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Other expenses from operating activities				
Foreign exchange loss	(441,927)	(412,587)	(197,095)	(181,171)
Reversal of unaccrued financial expense	(220,836)	(31,853)	(757,278)	(48,068)
Provision for lawsuits (Note 12)	(4,980)	(3,018)	(31,802)	-
Provision for impairment of land and residential inventories (Note 8)	-	-	(1,160,590)	2,592,422
Other	(23,853)	(17,735)	(45,619)	(9,403)
	(691,596)	(465,193)	(2,192,384)	2,353,780

NOTE 21 – FINANCIAL INCOME / EXPENSES

As of 30 September 2024 and 2023, the details financial income and expenses are as follows:

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Financial income				
Interest income from time deposits	1,836,844	413,962	3,191,890	1,335,624
Interest and updating income	1,104,137	424,982	155,776	25,721
Foreign exchange gains	123,262	63,048	9,278	146
	3,064,243	901,992	3,356,944	1,361,491
Financial expenses				
Borrowings interest and lease certificate expenses	(928,372)	(273,804)	(1,621,361)	(195,528)
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı interest expense (*)	-	-	(50,253)	4,075
Interest discount on pay off debt	(4,753)	(4,753)	(35,894)	(14,210)
	(933,125)	(278,557)	(1,707,508)	(205,663)

(*) As of 30 September 2024, this amount consists of interest expense accrued for the land acquired from the Ministry of Environment, Urbanization and Climate Change of the Republic of Turkey.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 22 – 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.

Article 21 of the "Law on the Amendment of Certain Laws and the Decree Law No. 375 and the Law on the Amendment of Certain Laws and the Decree Law No. 375 with Supplementary Motor Vehicles Tax for the Compensation of the Economic Losses Caused by the Earthquakes Occurred on February 6, 2023" published in the Official Gazette dated July 15, 2023 and numbered 32249. Pursuant to Article 21 of the Law numbered 5520 on the Amendment of Article 32 of the Corporate Tax Law numbered 5520 regulating the corporate tax rate, the general corporate tax rate has been increased from 20% to 25% and the rate of 25% for banks and financial institutions has been increased to 30%. With the same article (Article 21) of the aforementioned law, in order to encourage exports, the corporate tax rate, which was applied with a 1 point discount to the earnings of exporting companies exclusively from exports, was applied with a 5 point discount.

The current tax liability of the Group as of 30 September 2024 and 31 December 2023 is as follows:

	30 September	31 December
	2024	2023
Current tax assets		
Prepaid taxes and funds	108,519	6,548
	108,519	6,548

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

**NOTE 22 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)
(Continued)**

Deferred Tax:

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

The tax rate used in the calculation of deferred tax assets and liabilities is 25% over the temporary timing differences expected to reverse in 2024, and 25% over the temporary timing differences that are expected to reverse after 2023. (2023: 25%).

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.

	30 September	31 December
	2024	2023
<u>Deferred tax (assets)/liabilities:</u>		
Adjustment to inventories	(142,368)	10,709
Effect of amortized cost method on receivables	(1,046)	584
Depreciation / amortization differences of property, plant and equipment and other intangible assets	113,440	(14,715)
Adjustment to deferred income	28,163	9,317
Provision for employment termination benefits	18,899	13,818
	17,088	19,713

The movements of deferred tax (asses)/ liabilities for the periods ended 30 September 2024 and 2023 are as follows:

	2024	2023
<u>Movement of deferred tax (assets)/liabilities:</u>		
Opening balance as of 1 January	19,713	(181,541)
Charged to profit or loss	(8,844)	201,254
Other comprehensive income	6,219	-
Closing balance at 30 September	17,088	19,713
	1 January- 30 September	1 January- 30 September
<u>Tax expense comprises:</u>	2024	2023
Current tax expense	-	-
Deferred tax expense	(8,844)	(16,178)
Total tax expense	(8,844)	(16,178)

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

**NOTE 22 – INCOME TAXES (INCLUDING DEFERRED TAX ASSETS AND LIABILITIES)
(Continued)**

<u>Reconciliation of tax provision:</u>	<u>2024</u>	<u>2023</u>
Profit/(loss) from operations before tax	<u>3,400,951</u>	<u>(5,825,151)</u>
Gelir vergisi oranı 2024: %25 (2023: %25)	(850,238)	1,339,785
Tax effects of:		
- revenue that is exempt from taxation	683,861	(1,106,429)
- monetary gain loss	67,483	(306,517)
- other	90,050	56,983
Total tax expense	<u>(8,844)</u>	<u>(16,178)</u>

NOTE 23 – EARNINGS PER SHARE

In Turkey, companies can increase their share capital by making a pro rata distribution of shares “bonus shares” to existing shareholders from retained earnings. The issue of such shares is treated as the issuance of ordinary shares in the calculation of earnings per share. Accordingly, the weighted average number of shares used in these calculations is determined by taking into consideration the retroactive effects of these share distributions. Earnings per share is calculated by considering the total number of new shares when there is an increase in issued shares because of distribution of bonus shares after the balance sheet date but before the preparation of financial statements.

The earnings per share stated in income statement are calculated by dividing net income for the period by the weighted average number of the Group’s shares for the period.

The Group can withdraw the issued shares. The weighted average number of shares taken back changes the calculation of earnings per share in line with the number of shares.

	<u>1 January - 30 September 2024</u>	<u>1 July - 30 September 2024</u>	<u>1 January - 30 September 2023</u>	<u>1 July - 30 September 2023</u>
Net income/loss attributable to equity holders of the parent in full TL	3,392,107	2,251,738	(5,841,329)	(2,500,549)
Weighted average number of ordinary shares	3,804,550,291	3,804,550,291	3,804,550,291	3,804,550,291
Earnings/(loss) per share in full TL	0.0892	0.0592	(0.1535)	(0.0657)

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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 24 – 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.) (an affiliate of TOKİ)
3. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (an affiliate of TOKİ)
4. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (an affiliate of TOKİ)
5. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (an affiliate of TOKİ)
6. Emlak-Toplu Konut İdaresi Spor Kulübü
7. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
8. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi
9. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi
10. Emlak Konut Spor Kulübü Derneği
11. Türkiye Emlak Katılım Bankası A.Ş.
12. T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü
13. İller Bankası A.Ş.
14. Emlak Basın Yayın A.Ş.

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

- The Group keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 30 September 2024 the Group has deposits amounting to TRY2,743,641 in state banks (31 December 2023: TRY11,339,113). Average effective interest rates of time deposits of the Group as of 30 September 2024 are explained in Note 4.

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

	30 September 2024	31 December 2023
Trade receivables from related parties		
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı (*)	3,360,674	5,116,960
	3,360,674	5,116,960

(*) The Company's trade receivables from the Ministry of Environment and Urbanization consist of payments made by the Company for urban transformation projects

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 24 – RELATED PARTY DISCLOSURES (Continued)

	30 September 2024	31 December 2023
Short-term other receivables from related parties		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – FID.Öztaş Girişimi	696	-
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Şua İnşaat Adi Ortaklığı	224	12,643
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Adi Ortaklığı	170	-
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Güneri Adi Ortaklığı	71	35
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Ferzan Adi Ortaklığı	-	84,584
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi	-	32
	1,161	97,294

	30 September 2024	31 December 2023
Trade payables to related parties		
T.C. Toplu Konut İdaresi Başkanlığı ("TOKİ") (*)	218,210	-
	218,210	-

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

	30 September 2024	31 December 2023
Deferred revenue from related parties		
Türkiye Emlak Katılım Bankası A.Ş.	4,244,500	4,778,239
	4,244,500	4,778,239

	30 September 2024	31 December 2023
Short-term other payables from related parties		
Emlak Planl. İnş. Prj. Yön. A.Ş. - Cathay Ortak Girişimi	604	815
	604	815

	30 September 2024	31 December 2023
Deposits with related parties		
Türkiye Emlak Katılım Bankası A.Ş.	295,242	61,037
	295,242	61,037

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 24 – RELATED PARTY DISCLOSURES (Continued)

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Purchases from related parties				
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı	29,738,170	12,629,248	8,987,800	-
T.C. Toplu Konut İdaresi Başkanlığı ("TOKİ")	635,002	81,530	11,659,407	-
Emlak Basın Yayın A.Ş.	-	-	3,391	-
	30,373,172	12,710,778	20,650,598	-
Sales to related parties				
T.C. Toplu Konut İdaresi Başkanlığı ("TOKİ")	54,869	-	14,575	-
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı	-	-	1,117,905	429,307
Gedaş Gayrimenkul Değerleme A.Ş.	-	-	63,500	-
İller Bankası A.Ş.	-	-	1,788,498	-
	54,869	-	2,984,478	429,307

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

	1 January - 30 September 2024	1 July - 30 September 2024	1 January - 30 September 2023	1 July - 30 September 2023
Compensation to key management				
Salaries and other short-term benefits	43,204	14,849	66,624	28,335
	43,204	14,849	66,624	28,335

NOTE 25 – COMMITMENTS

The Group's mortgage and guarantees received as of 30 September 2024 and 31 December 2023 are as follows:

	30 September 2024	31 December 2023
Guarantees received (*)	42,990,980	32,756,734
Mortgages received (**)	752,162	1,021,890
	43,743,142	33,778,624

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

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

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

NOTE 25 – COMMITMENTS (Continued)

The collaterals, pledges and mortgages ("CPM") of the Group as of 30 September 2024 and 31 December 2023 are as follows :

	30 September 2024	31 December 2023
A. CPM given on behalf of the Company's legal personality	332,874	398,753
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	-	-
	332,874	398,753

NOTE 26 - EVENTS AFTER THE REPORTING PERIOD

None.

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

**NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR
THE PERIOD ENDED 30 SEPTEMBER 2024**

(Amounts expressed in thousands of Turkish Lira ("TRY") in terms of the purchasing power of TRY as of 30 September 2024, unless otherwise stated.)

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

	Unconsolidated (Separate) Financial Statement Main Account Items	Related Regulation	30 September 2024	31 December 2023
A	Money and Capital Market Instruments	Series: III-No.48, Art.24/(b)	4,158,699	19,376,153
B	Properties, Projects based on Properties and Rights based on			
B	Properties	Series: III-No.48, Art.24/(a)	155,294,840	117,682,796
İŞ	Subsidiaries	Series: III-No.48, Art.24/(b)	3,877,809	3,877,809
	Due from Related Parties (Non-trade)	Series: III-No.48, Art.23/(f)	-	-
DV	Other Assets		12,066,362	23,225,916
D	Total Assets (Total Assets)		175,397,710	164,162,674
E	Financial Liabilities	Series: III-No.48, Art.24/(b)	6,057,397	5,978,912
F	Other Financial Liabilities	Series: III-No.48, Art.24/(a)	-	-
G	Due from Financial Leases	Series: III-No.48, Art.24/(b)	-	-
H	Due to Related Parties (Non commercial)	Series: III-No.48, Art.23/(f)	-	-
İ	Shareholders' equity		82,591,933	79,545,670
EB	Other Resources		86,748,380	78,638,092
D	Total Resources	Series: III-No.48, Art.3/(k)	175,397,710	164,162,674
	Non-Consolidated (Standole) Other Financial Information	Related Regulation	30 September 2024	31 December 2023
	The portion of Money and Capital Market Instruments held for Payables of			
A1	Properties for the following 3 years	Series: III-No.48, Art.24/(b)	4,158,699	19,376,153
A2	Term / Demand / Currency	Series: III-No.48, Art.24/(b)	3,216,430	20,730,773
A3	Foreign Capital Market Instruments	Series: III-No.48, Art.24/(d)	-	-
B1	Foreign Properties, Projects based on properties and rights based on Properties	Series: III-No.48, Art.24/(d)	-	-
B2	Idle Land	Series: III-No.48, Art.24/(c)	14,062,907	13,660,598
C1	Foreign Subsidiaries	Series: III-No.48, Art.24/(d)	-	-
C2	Subsidiaries of the Operating Company	Series: III-No.48, Art.28	3,555,261	1,423,816
J	Non-Cash Loans	Series: III-No.48, Art.31	160,837	201,573
K	Mortgage amount of servient lands which will be developed and not owned	Series: III-No.48, Art.22/(e)		
	Portfolio Restrictions	Related Regulation	30 September 2024	31 December 2023
	Mortgage amount of Servient Lands Which Will be Developed			
1	And Not Owned	Series: III-No.48, Art.22/(e)	0%	0%
2	Properties, Projects based on Properties and Rights based on Properties	Series: III-No.48, Art.24/(a),(b)	91%	83%
3	Money and Capital Market Instruments and Affiliates	Series: III-No.48, Art.24/(b)	2%	2%
4	Foreign Properties, Projects based on properties and rights based on Properties,			
4	Subsidiaries, Capital Market Instruments	Series: III-No.48, Art.24/(d)	0%	0%
5	Idle Land	Series: III-No.48, Art.24/(c)	8%	8%
6	Subsidiaries of the Operating Company	Series: III-No.48, Art.28	2%	1%
7	Borrowing Limit	Series: III-No.48, Art.31	8%	8%
8	TRY and Foreign Currency Time and Demand Deposits	Series: III-No.48, Art.22/(e)	0%	1%

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 Capitals Markets” and is prepared within the frame of provisions related to compliance to portfolio limitations stated in the Communiqué Serial III No 48.1 “Principles Regarding Real Estate Investment Trusts” published in the Official Gazette No. 28660 on 28 May 2013.

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LEGAL NOTICE

This interim report includes information about the Company's operations and accounts for the period from January 1 to September 30, 2024.

It was prepared in accordance with legal regulations and based on the Board of Directors Report, and Financial Statements. The report was prepared to inform shareholders and does not constitute the basis for any investment decision.

The views and estimated figures in the report reflect the Company management's opinions about the future; however, they may take place differently depending on the variables and estimates that constitute such prospective and estimated figures. Accordingly, Emlak Konut GYO A.Ş. (Emlak Konut REIC) or members of the Board of Directors, its advisors or employees shall not be responsible for any direct or indirect losses or damages suffered by any person due to any information or communication conducted through this report or any when such results are based on any information covered in this report or deemed to have resulted from the lack of thereof.

All the information provided in this report is considered to be correct as of its publication date; Emlak Konut GYO A.Ş. shall not assume any responsibility for any errors that may occur in writing and printing stages.



EMLAK KONUT

GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

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