

2024

Sustainability Report



EMLAK KONUT

Message from the CEO

Dear Shareholders,

As the leading organization shaping Turkey's real estate sector and its largest market maker, we define sustainability not merely as a reporting discipline, but as the bedrock of our corporate existence and a fundamental requirement of our responsibility to lead the industry. The structural shifts in the global economy and the emerging risks brought about by the climate crisis necessitate a fundamental transformation of our business models. Accordingly, we regard 2024 as a milestone in which we moved sustainability beyond an abstract commitment and transformed it into a strategic performance area that is measured, managed, and governs all our decision-making mechanisms.

Operating under the umbrella of the Republic of Türkiye Ministry of Environment, Urbanization and Climate Change, we bear the responsibility of being the strongest field implementer of the vision for "Safe Housing, Resilient Cities, and Green Transformation" set forth by our Minister, Mr. Murat Kurum. This responsibility is not limited to constructing sturdy buildings; our primary objective is to conceive living spaces that possess high environmental resilience, provide social utility, safeguard the needs of future generations, and maintain high investment value as economically sustainable assets. We do not merely urbanize our cities; we redesign them with an engineering and financial intellect that prepares our portfolio for the challenging conditions of the future.

In this context, we have taken a significant step toward transparently disclosing our environmental performance. For the first time this year, we calculated our Scope 1 and Scope 2 emissions in accordance with GHG Protocol standards, establishing a measurable reference point for our 2053 Net Zero target. Through this methodology, we have converted our decarbonization strategy into a transparent, auditable corporate commitment managed with the discipline of financial reporting. We now manage climate risks through data-driven insights, prioritizing the protection of our portfolio's long-term value by integrating climate scenario analyses into our risk management processes.

The social dimension of our sustainability approach is centered on the historic mission we undertook following the February 6 earthquakes. Within the framework of Presidential Decree No. 126 and the consensus reached with our Ministry, we are conducting a massive operation for the reconstruction of the region, with financing provided by the Ministry. In full coordination with other institutions under the aegis of the Ministry, we are acting with a mobilization speed that serves as a global benchmark for the construction industry. By bringing more than 450,000 housing units to the delivery stage in less than two years, we express with a profound sense of duty that we have crossed a critical threshold in healing the wounds of this disaster. The management of over 12 million square meters of construction and the realization of 80,000 independent units has proven that Emlak Konut is not merely a REIC, but a strategic actor capable of projecting the State's executive power to the field and managing processes end-to-end.

On the corporate governance front, we proceed without compromising our principles of transparency and accountability. While strengthening our compliance with TSRS (Turkish Sustainability Reporting Standards), we continue to report under GRI guidance to meet the expectations of our international investors. In full harmony with our Ministry's "Green Transformation" vision, we embrace a growth model based on resource efficiency and circular economy principles.

The experience we have accumulated since 1953 as the pioneer of Turkey's modern urbanization is our greatest capital. Drawing strength from this deep-rooted history, our State, and our sense of public responsibility, we will remain a "Safe Harbor" for our shareholders against global market fluctuations and a leading organization creating value for our country. I would like to thank all my colleagues who turn this vision into reality, and our shareholders for the trust they place in us.

Emlak Konut REIC
CEO
Yasir YILMAZ



Governance *The Compass of Trust*

Güvenin, şeffaflığın ve sorumluluğun
rehberliğinde yön buluyoruz.



Governance at Emlak Konut

At Emlak Konut, we embrace "Fairness," "Transparency," "Accountability," and "Responsibility" as the foundational pillars of our operations, driven by our commitment to the continuous enhancement of our corporate governance framework. Accordingly, we regard full compliance with the Capital Markets Board's (CMB) "Corporate Governance Principles" and practices as our primary management tenet. Guided by these principles, our overarching objective is to bolster the added value we generate for our stakeholders while ensuring the operational sustainability of our business.

Our corporate governance architecture is built upon a robust leadership mindset that champions sustainable growth.

The Board of Directors serves as Emlak Konut's highest governing body. The Board is composed of seven members, three of whom serve as independent members. Our General Manager also functions as an Executive Board Member.

To ensure effective oversight, several committees comprised of Board Members are actively operational, including the "Sustainability Committee," "Corporate Governance Committee," "Audit Committee," "Nomination Committee," and the "Early Detection of Risk and Risk Management Committee." Additionally, the Corporate Governance Committee fulfills the responsibilities of both the "Remuneration Committee" and the "Nomination Committee."

Duties and Operating Principles of the Corporate Governance Committee

For detailed information, please visit: <https://www.emlakkonut.com.tr/tr-TR/kurumsal-yonetim-komitesi>

Emlak Konut REIC conducts its operations in strict compliance with Capital Markets Legislation, Borsa Istanbul Regulations, the Turkish Commercial Code, and other relevant legal frameworks. We actively monitor legislative amendments and promptly establish the necessary mechanisms to ensure full compliance with emerging obligations.

As a publicly traded company, we disclose information—excluding insider information and trade secrets—to our shareholders, investors, and stakeholders. To this end, the key instruments employed under our disclosure policy include material event disclosures, periodic Financial Statements and Footnotes submitted to Borsa Istanbul, Independent Audit Reports, quarterly reports, Annual Reports, our corporate website, investor and analyst meetings, as well as press releases and conferences.

Emlak Konut REIC operates within the framework of the Law on the Protection of Personal Data No. 6698 and other relevant legislative provisions. Personal data is processed with the explicit consent of the relevant parties to facilitate essential procedures such as title deed transactions, notary processes, and utility subscriptions.

Committees and Attendance Rates

Operating under the Board of Directors, the Audit Committee, the Early Detection of Risk Committee, and the Corporate Governance Committee achieved a 100% attendance rate in meetings held throughout 2024. All committee proceedings are documented in writing and regularly reported to the Board of Directors.

Social Responsibility and Donations

In 2024, the Company's donations and charitable assistance totaled TRY 72.967 million. These contributions were strategically planned and executed in full alignment with our corporate social responsibility framework

Distribution of Shares

Voting limits are specified in the table regarding share groups:

Group A (Privileged) consists of 25,336,991,900 shares held by the Housing Development Administration (TOKİ) under the Republic of Türkiye Ministry of Environment, Urbanization and Climate Change, corresponding to a 6.67% ratio.

No specific voting restrictions apply to Group B shares or publicly traded shares.

In summary, a voting rate of 6.67% is applicable exclusively to Group A privileged shares. The Housing Development Administration (TOKİ) is the sole holder of these Group A privileged shares.

GROUP	TYPE	SHARE CAPITAL (TRY)	NUMBER OF SHARES	%
T.R. MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE (TOKİ)	A (Privileged)	253.369.919	25.336.991.900	6,67
T.R. MINISTRY OF ENVIRONMENT, URBANIZATION AND CLIMATE CHANGE (TOKİ)	B (Bearer)	1.621.460.838	162.146.083.835	42,7
PUBLICLY TRADED	B (Bearer)	1.925.120.897	192.512.089.770	50,6
OTHERS	B (Bearer)	48.344	4.834.495	<1
TOTAL		3.800.000.000	380.000.000.000	100



Board of Directors

Leadership and Management Activities

For the period of January 1 – December 31, 2024, the remuneration for Board Members was set at TRY 35,000. During this period, the Board convened a total of 65 times, achieving full attendance from all members.

Shareholders holding at least 5% of the Company's share capital are entitled to request the Chairman to convene a Board meeting. Board resolutions are adopted by a majority vote of the members present. To cover potential damages to the Company resulting from faults committed by Board Members in the discharge of their duties, a Directors and Officers Liability Insurance policy with a coverage limit of USD 5 million has been secured. In accordance with the Board's operating principles, relevant information and documents are circulated to members two days prior to meetings.

The duties, operating principles, scopes, and composition of the committees are established by the Board of Directors in compliance with the Articles of Association, the Corporate Governance Principles published by the Capital Markets Board (CMB), and other applicable legislation. Detailed information regarding the members is available on our corporate website and has been disclosed via the Public Disclosure Platform (PDP). "Emlak Konut sets a target of increasing the proportion of women on its Board of Directors to a minimum of 25%. Board Members may be dismissed by the General Assembly at any time, and all Board proceedings are documented in writing and officially recorded.

Legal and Financial Assurance

According to the opinions obtained from the Company's legal counsel, the total litigation risk exposure from lawsuits filed against the Company amounts to TRY 671,069. As of December 31, 2024, a provision for lawsuits totaling TRY 400,522 has been set aside to cover this risk.

As of December 31, 2024, pending litigation against the Company includes 2 defective construction lawsuits, 8 rent loss lawsuits, 5 title deed cancellation and registration lawsuits, 10 labor lawsuits, and 34 other miscellaneous lawsuits.

For all related party transactions and Board resolutions regarding the provision of guarantees, pledges, and mortgages in favor of third parties, the approval of the majority of independent Board members is required. In the event such approval cannot be obtained, the transaction is submitted to the General Assembly for approval.

The Company has exercised maximum diligence to ensure the effective use of minority rights. No loans have been extended or credit granted to any Board Member or executive with administrative responsibility; nor have the



Board of Directors

Ertan Keleş

Chairman of the Board

Civil Engineer
Date of First Election to the Board:
28.04.2014
Executive Status: Executive Member
Represented Share Group: A, B
Independence Status: Non-Independent
Member

Committees and Roles:

Member, Corporate Governance
Committee Member, Early Detection
of Risk Committee Member,
Sustainability Committee

Hakan Gedikli

Vice Chairman of the

Board Engineer
Date of First Election
to the Board: 09.07.2024

Executive Status: Non-Executive
Member

Represented Share Group: A, B

Independence Status: Non-Independent
Member

Yasir Yılmaz

Board Member (General Manager)

Civil Engineer
Date of First Election to
the Board: 01.08.2024
Executive Status: Executive Member
Represented Share Group: A, B
Independence Status: Non-Independent
Member

Mustafa Levent Sungur

Board Member

Civil Engineer
Date of First Election to the Board:
30.04.2019
Executive Status: Non-Executive
Member
Represented Share Group: A, B
Independence Status: Non-Independent
Member

Committees and Roles:

Member, Early Detection of Risk and
Risk Management Committee
Member, Sustainability Committee
Member, Corporate Governance
Committee

Aytaç Yüksel

Board Member

Lawyer
Date of First Election to
the Board: 18.12.2024
Executive Status: Non-Executive
Member
Represented Share Group: B
Independence Status: Independent
Member

Committees and Roles:

Chairman of the Audit Committee

Vedad Gürgen

Board Member

Civil Engineer
Date of First Appointment to the
Board: 31.03.2023
Non-Executive
Represented Share Group: B
Independent Board Member

Committee Memberships and Roles:

Chairman of the Corporate
Governance Committee
Chairman of the Early Detection of
Risk and Risk Management
Committee

**Chairman of the Sustainability
Committee Member of the Audit
Committee**

Mehmet Buğra Elkıran

Board Member

Civil Engineer
Date of First Appointment
to the Board: 01.08.2024
Non-Executive Represented
Share Group: B
Independent Board Member

Business Ethics

Emlak Konut's ethical policy stands as one of the fundamental principles defining how we conduct our business at every stage of our operations. These principles serve as the primary guide directing our business conduct and all our professional relationships. We expect all our employees to act in accordance with our ethical values and to implement exemplary practices that uphold them. Furthermore, we attach great importance to the adoption and respect of these values by all stakeholders with whom we engage.

Conducting its operations within the framework of ethical principles, our Company derives zero revenue, either directly or indirectly (e.g., through leasing), from controversial products and services such as tobacco, alcohol, gambling, armaments, nuclear energy, and adult entertainment.



Adherence to the Constitution and Laws of the Republic of Türkiye

- Respect for People and Human Rights
- Reliability
- Impartiality
- Transparency
- Accountability
- Accessibility
- Business Ethics
- Scientific Approach and Innovation
- Environmental Sensitivity
- Customer Satisfaction
- Privacy of Personal Data
- Social Responsibility

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. is a private law legal entity subject to the provisions of the Turkish Commercial Code and the Capital Markets Law, operating as a Real Estate Investment Company (REIC), with 51% of its shares publicly traded.

When purchasing real estate or utilizing assets within its portfolio through tenders or sales, the Company operates entirely in accordance with the provisions of private law and its own internal regulations..

Accordingly, the "Regulation on Duties, Authorities, Responsibilities, Personnel and Discipline," "Regulation on Information Security Management System," "Regulation on Goods Procurement and Leasing," "Regulation on Service Procurement," "Regulation on Construction Tenders and Contracts," "Regulation on Tenders and Contracts for Revenue Sharing Model in Return for Land Sale," and "Regulation on Real Estate Purchase, Sale, Renting and Leasing" have been established. Through these regulations, the conduct and administration of all Company activities are ensured within a professional management approach, safeguarding effectiveness, efficiency, profitability, and quality.

The implementation of these regulations is based on the principles of transparency, competition, equal treatment, reliability, confidentiality, public oversight, effectiveness, efficiency, and the timely fulfillment of needs under appropriate conditions.

In compliance with Capital Markets regulations, an "Audit Committee" has been established to ensure the sound supervision of financial and operational activities. Operating under the Board of Directors, the Committee is responsible for overseeing the functioning and effectiveness of the Company's accounting system, the public disclosure of financial information, independent audits, and the internal control system. Furthermore, the Committee is responsible for taking all necessary measures to ensure that all internal and independent audits are conducted in an adequate and transparent manner.



Integrated Policy

The Quality Policy was transformed into the Integrated Policy in 2023.

In order to carry the "Emlak Konut" brand, built upon the successful works we have accomplished since our establishment, into the future with a "We"-oriented Corporate Governance approach that acts with the consciousness of being a family with our personnel, in the light of our accumulation and experience; we commit to:

- Producing planned, high-quality, and environmentally sensitive settlement centers with a contemporary urbanism approach, offering peaceful and safe living spaces under the assurance of the "Emlak Konut" brand.
- Protecting and observing the rights of all living beings within the framework of the "Universal Declaration of Human Rights" and national laws.
- Considering societal values along with customer preferences and expectations.
- Adopting an approach that attaches importance to historical and cultural values inherited from the past.
- Safeguarding the material and moral rights of shareholders and investors as a Company whose public shares are traded on Borsa Istanbul.
- Approaching customer feedback with a solution-oriented mindset based on accessibility, transparency, confidentiality, accountability, and customer focus.
- Providing safe and secure working environments for employees under our control to ensure they return home in health and safety.
- Implementing practices to prevent potential occupational accidents and occupational diseases.
- Preventing environmental pollution by reducing the amount of waste through recycling and, when necessary, disposal of wastes.
- Ensuring more efficient use of resources and turning towards renewable resources to leave a livable environment and usable natural resources for future generations.
- Supporting the procurement of energy-efficient products and services that impact energy performance.
- Supporting design activities that consider the improvement of energy performance.
- Ensuring the efficient use of energy, raw materials, technology, financial, and natural resources starting from the design processes of production.

- Closely monitoring developments and innovations in the sector
- Ensuring the availability of information and necessary resources for the realization of objectives and targets.
- Enabling the development of resource, opportunity, and risk focuses by ensuring their adoption by personnel within the integrity of the Integrated Management System, and supporting awareness-raising activities for the benefit of the Company.
- Complying with Integrated Management System standards and continually improving their effectiveness.
- We enhanced the effectiveness of our processes through comprehensive updates made to our information security policy in 2023. In line with these efforts, our policy has been restructured as the "Information and Personal Data Security Policy" as of 2024.
- Our new policy has been shaped with the objective of achieving full compliance with national and international standards in the fields of information security and personal data protection.

In this context:

Emlak Konut REIC, in order to ensure the confidentiality of information belonging to shareholders, employees, contractors, customers, and other relevant parties;



To ensure secure access to information assets for itself and its stakeholders.



To continually review and improve the Information Security and Personal Data Management System.



To identify security risks associated with information assets and personal data, and to manage these risks systematically.



To carry out the activities and duties regarding the protection and preservation of information assets.



To transform personal data and information security into a structure that is continually improving, evolving, and preventing the emergence of new risks.



To conduct trainings that develop the technical and behavioral competencies of personnel in order to increase information and personal data security awareness.

In 2023, we updated our customer satisfaction and social responsibility policies, transforming them into a more comprehensive and effective approach. These changes were implemented in line with our objectives to strengthen our Company's sustainability vision and to better meet the expectations of our stakeholders.

Customer Satisfaction Policy

Acting with the understanding that “**The Customer is Our Benefactor**”;

- To treat customers with respect and courtesy in line with the principles of equity, equality, impartiality, confidentiality, and transparency.
- To attach importance to customers’ suggestions, requests, preferences, and expectations, as well as their complaints and satisfaction.
- To resolve and/or remedy customer complaints within the shortest possible time, within the framework of relevant legislation and contracts.
- To acknowledge that customer satisfaction is the most effective form of advertising, promotion, and marketing, and to act with this awareness.
- To maintain customer satisfaction at the highest level within the scope of national and international quality standards.

Social Responsibility Policy

- We operate with a keen awareness of our social responsibilities, grounded in a fundamental respect for people and human rights. Accordingly, we are committed to:
- Ensuring Non-Discrimination: Adopting a zero-tolerance policy towards discrimination among employees, shareholders, customers, and other relevant stakeholders based on language, race, belief, religion, sect, gender, physical disability, or any other status.
- Supporting Social & Cultural Development: Actively supporting internal and external initiatives focused on education, health, sports, arts, and culture.
- Prioritizing Eco-Conscious Development: Keeping human-centric design, green spaces, and environmental sensitivity at the forefront of all developed real estate projects.
- Minimizing Environmental Impact: Implementing continuous improvements to minimize the environmental footprint of our operations.
- These updates further advance our journey of creating sustainable value by adopting an approach that prioritizes customer focus and social benefit.



Information and Personal Data Security Policy



Personnel Policy



Remuneration Policy

- The Remuneration Committee, established within the framework of Corporate Governance Principles, submits proposals regarding the remuneration principles for Board Members and Executives to the Board of Directors, taking into account the Company's long-term goals.
- Board Member remuneration is submitted for shareholder review and approval at the Ordinary General Assembly Meeting for the relevant fiscal period, based on the Board of Directors' proposal upon the recommendation of the Remuneration Committee.
- Board Members receive a monthly net salary determined at the Ordinary General Assembly Meeting, along with four bonus payments per year equivalent to the monthly net salary amount.
- At the end of the fiscal year, any income tax arising from payments made to Board Members (specifically due to wages received from multiple employers) is covered by the Company.
- Dividends, stock options, or performance-based payment schemes cannot be used for the remuneration of Independent Board Members. The remuneration of these members must be at a level that preserves their independence.
- The Remuneration Committee determines the monthly net salaries for Executives based on current market economic data, prevailing market remuneration policies, the Company's long-term goals, and the duties, authorities, and responsibilities undertaken by the Executives, and submits these as a proposal to the Board of Directors.
- The General Manager determines the monthly net salaries for personnel based on current market economic data, prevailing market remuneration policies, the Company's long-term goals, education level, talent, experience, expertise, foreign language skills, and similar criteria, and submits these as a proposal to the Board of Directors.
- Executive salaries are increased in January and July of each year by Board decision based on the Remuneration Committee's recommendation, while personnel salaries are increased based on the General Manager's recommendation.
- In addition to monthly net salaries, Executives and personnel receive bonuses in a quantity and amount determined by the Board of Directors.
- Executives and personnel may be granted performance premiums, material rewards, and similar incentives at the discretion of the General Manager within the framework of internal Company regulations.

Donation and Aid Policy

- The Company may make donations and provide aid within the framework of the Capital Markets Law and Article 6 of its Articles of Association, with a sense of social responsibility that prioritizes humans, the environment, and public sensitivity.
- Donations and aid may be provided to Public Institutions and Organizations, Foundations, Associations, and similar Non-Governmental Organizations beneficial to society and the environment, disaster relief committees and disaster zones, and individuals in need, in cash or in kind or through other methods permitted by legislation, in a manner that does not hinder the Company's own purpose and operations.
- The upper limit of donations and aid to be made within a fiscal period is determined by a resolution at the Ordinary General Assembly meeting of that year, upon the proposal of the Board of Directors. Donations exceeding the limit determined by the General Assembly cannot be made.
- The monetary value of non-cash donations is determined and deducted from the donation limit determined by the General Assembly.
- The amount of donations and aid made is added to the distributable profit base calculated within the framework of the Capital Markets Law and is presented to the information of shareholders at the subsequent General Assembly within the relevant period.
- It is mandatory that the donations and aid to be made do not show non-compliance with the Capital Markets Law regulations regarding disguised profit distribution.
- Donations and payments to be made by the decision of the Board of Directors are announced to the public in accordance with the Capital Markets Board's regulations regarding the public disclosure of material events.



Dividend Distribution Policy

In Article 30 of the Company Articles of Association titled "Distribution of Profit"; it is stated that:

The Company complies with the regulations in the Turkish Commercial Code and capital markets legislation regarding profit distribution.

From the net profit seen in the annual balance sheet, remaining after amounts required to be paid and set aside by the Company such as general expenses and various depreciation costs in accordance with general accounting principles, and provisions set aside for mandatory taxes and financial obligations required to be paid by the Company legal entity are deducted from the revenues determined at the end of the financial year, and after deducting previous years' losses if any, the remaining amount is distributed within the following order and principles.

First Order Legal Reserves:

a) 5% of the remainder is set aside as first order legal reserves until it reaches 20% of the paid-in capital in accordance with Article 519, paragraph 1 of the Turkish Commercial Code.

First Dividend:

b) The first dividend is set aside from the remainder at the rate and amount determined by the CMB.

Second Dividend:

c) The General Assembly is authorized to distribute the part remaining after the matters in clauses (a) and (b) are deducted from the net profit, partially or wholly as second dividend shares, to leave it in the balance sheet as end-of-period profit, to add it to legal or voluntary reserves, or to set it aside as extraordinary reserves.

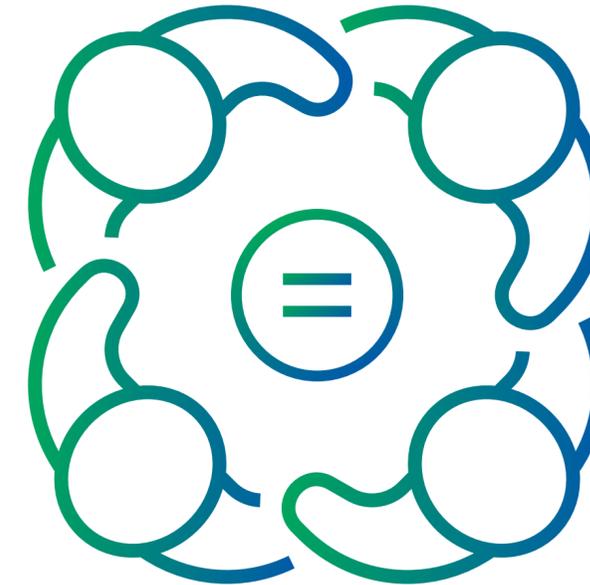
Second Order Legal Reserves:

d) Second order legal reserves are set aside pursuant to clause (c) of the second paragraph of Article 519 of the Turkish Commercial Code.

Unless the reserves required to be set aside by legal provision and the first dividend determined for shareholders in this articles of association are set aside, it cannot be decided to set aside other reserves, to transfer profit to the next year, and to distribute shares from the profit to Members of the Board of Directors, officers, employees and workers, just as shares from the profit cannot be distributed to these persons unless the determined first dividend is distributed.

It may distribute dividend advances to partners within the framework of the regulations in Article 20 of the Capital Markets Law.

Our Company, taking into account any negativity in national and global economic conditions and matters such as the status of projects and funds on the agenda, may distribute up to [40]% of the distributable net period profit calculated at year-ends, in cash or as bonus shares or by giving a certain rate of cash and a certain rate of bonus shares, in accordance with the dividend distribution proposal determined by the Board of Directors pursuant to CMB communiqués and regulations and submitted to the approval of the General Assembly.



Disclosure Policy

Objective and Scope

Emlak Konut implements this Disclosure Policy to ensure that shareholders, investors, and stakeholders receive information regarding past performance, future plans and expectations, strategies, targets, and vision in a timely, accurate, complete, and effective manner within the framework of relevant legislation. The policy covers information that does not qualify as confidential "inside information" or "trade secrets."

Methods of Public Disclosure

Disclosure is conducted through material event disclosures, periodic financial statements and reports, quarterly and annual activity reports, the corporate website, investor/analyst meetings, and press releases. The website is kept continuously up-to-date, and requests for information are met promptly.

Press and Investor Relations

Emlak Konut organizes meetings for press members within the framework of the principle of equality, prepares press releases, and monitors news/rumors in the media, making clarifications when necessary. Investor and analyst requests are handled by the Investor Relations Department; presentations and reports are published on the website, and questions are answered within 10 business days at the latest.

Protection of Inside Information

Inside information refers to non-public information that may affect the value of the company's capital market instruments or investment decisions. Employees and relevant persons with access to this information are obliged to ensure confidentiality. The disclosure of inside information may be postponed when necessary within the framework of the CMB Communiqué.

Authority and Responsibility

Disclosures and statements may only be made by the Chairman of the Board, Board Members, the General Manager, and Investor Relations Department officials. Other employees refer requests to the Investor Relations Department. The monitoring, supervision, and development of the policy is the responsibility of the Board of Directors.

Persons with Administrative Responsibility

Persons with administrative responsibility are the members of the Board of Directors and senior management who have regular access to inside information.

Forward-Looking Statements

Future plans and forecasts are disclosed to the public by authorized persons. These statements are based on reasonable assumptions; if differences occur between actual results and forecasts, they are shared with investors within a reasonable period. Disclosures may be made via the press, meetings, bulletins, or other communication



Our Stakeholders

Our stakeholders are among our most valuable resources, not only in determining our sustainability priorities and strategic topics but also in the continuous improvement of our performance in these areas. Feedback received from them plays a critical role in achieving our sustainability goals and advancing our performance to higher levels. For instance, suggestions from our employees have enabled the taking of concrete steps in energy efficiency and occupational safety improvement projects, while feedback from our customers has contributed to the development of our housing designs with functional, comfortable, and eco-friendly solutions.

In this context, as Emlak Konut, we consider maintaining effective communication with our stakeholders as one of our fundamental priorities. We continue our efforts to strengthen communication channels, diversify feedback mechanisms, and implement innovative practices to increase the frequency of communication. By integrating stakeholder views into our business processes, we aim to both achieve our strategic goals and create sustainable value.

Continuous communication is maintained with our employees on a daily basis via the intranet portal and meetings; interaction with our customers is established through the call center and individual application channels whenever needs arise. Informational meetings and e-mail correspondence for shareholders are conducted regularly; feedback from society is collected through social responsibility projects and meetings and is incorporated into our processes. This comprehensive approach supports the active participation of our stakeholders in sustainability processes and ensures that our decision-making mechanisms are more transparent and effective.

Great importance is placed on providing innovative financing products for our shareholders, and in this context, the development of green financing instruments is targeted.

Stakeholder Group	Communication Tool / Channel	Frequency of Communication
Employees	Emlak Konut Bizz Intranet Portal, Meetings	Daily
Customers	Call Center, Corporate Website, Individual Applications	As Needed
Shareholders	Informational Meetings, E-mail	Monthly
Society	Social Responsibility Projects, Meetings	As Needed



As part of the 19th GYODER Real Estate Summit, one of the leading events of the real estate sector, Emlak Konut was deemed worthy of the "REIC with the Highest Increase in Individual Investors" award. This award reflects our company's successful efforts in strengthening investor relations and expanding its individual investor portfolio, as well as its awareness of sectoral responsibility.

Sustainability Management at Emlak Konut

Sustainability is one of the cornerstones of Emlak Konut's way of doing business. In order to manage our efforts in this field more effectively and efficiently, we have gathered our sustainability activities under a single roof.

Our Company conducts its operations in line with the Capital Markets Board's (CMB) Sustainability Principles Compliance Framework and takes decisive steps to achieve the targets determined within this scope. A Sustainability Committee has been established regarding these targets, and a working group has been assigned to support the committee's work.

Our Sustainability Committee operates by reporting directly to the Board of Directors and contributes to strategic decision-making processes. These efforts are carried out meticulously under the control of the Investor Relations Department to ensure our Company achieves its strategic sustainability targets.

This structure plays an important role both in achieving our Company's sustainability targets and in creating long-term value.

For detailed information about the Sustainability Committee:
www.emlakkonut.com.tr/tr-TR/surdurulebilirlik-komitesi



The duties and responsibilities of our Sustainability Committee are as follows:

To establish the Company's sustainability strategy, policy, and targets in the fields of social, environmental, and corporate governance; to execute, monitor, audit, and regularly review these, as well as the implementation, working principles, and management systems; to manage these processes by considering potential risks, revising them when necessary, and submitting them for the approval of the Board of Directors,

To monitor national and international developments regarding sustainability,

To conduct studies aimed at integrating sustainability into our Company's structure and to develop projects in this direction.

To review our Company's environmental policy and practices at regular intervals together with relevant executives and/or personnel, and to inform the Board of Directors regarding the decisions taken and the process,

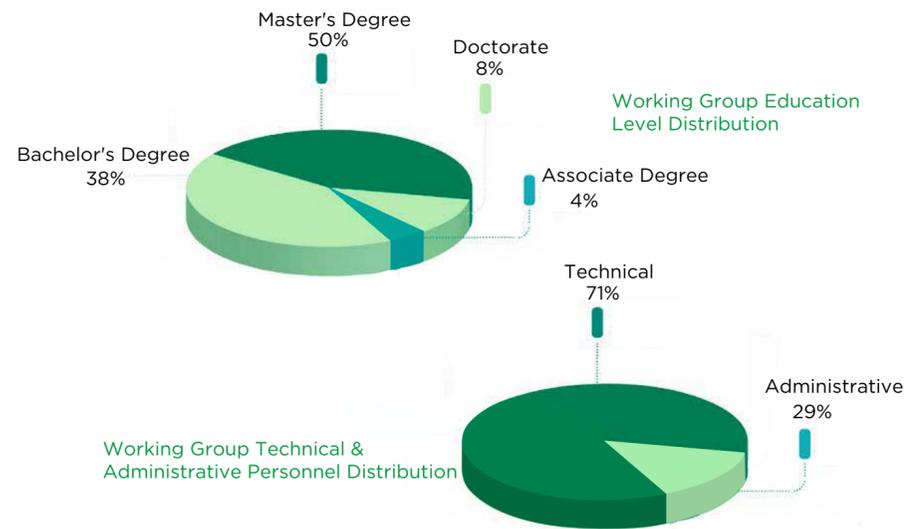
To develop projects aimed at reducing carbon emissions in our Company's operations within the scope of combating the climate crisis and to support the transition to a low-carbon economy,

To determine and evaluate performance metrics in sustainability practices,

To ensure stakeholder participation for sustainability strategy, policy, targets, and practices,

To authorize and direct the Sustainability Working Group.

Sustainability Management at Emlak Konut



Accounting and Finance Department

Supports the financial planning and budgeting of sustainability projects, monitors costs and cash flows, and contributes to asset risk and insurance management as well as financial reporting.

Degree Field
Business Administration

Investor Relations Department

Conducts the coordination of the Company's sustainability reporting, ensures communication and transparency with capital markets, and contributes to the management of sustainable financing instruments and meeting investor expectations in a compliant manner.

Degree Field:
Industrial Engineering - Capital Markets - International Relations

Infrastructure, Installation, and Project Department

Contributes to the planning and implementation of projects in accordance with environmental and technical sustainability criteria; supports the working group in the coordination, quality control, and complete finalization processes of infrastructure and installation projects.

Degree Field
Civil Engineering, Environmental Engineering

Strategy and Corporate Development Department

Contributes to the development and implementation of the Company's ESG and sustainability strategies; conducts strategic planning, risk management, performance monitoring, and process improvement activities; supports the working group with project coordination and performance reporting.

Degree Field
Civil Engineering

Legal Consultancy

Supports the management of the Company's legal risks and ensures regulatory compliance; contributes to the working group's corporate compliance and sustainability goals through the preparation, auditing, and coordination of contracts, protocols, and legal documents.

Degree Field
Law / Attorney

Marketing and Sales Department

Ensures that real estate sales, leasing, and portfolio acquisition processes are conducted in a sustainable and customer-oriented manner; contributes to the working group's coordination, efficiency, and sustainability goals through market research, marketing activities, call center management, and the handling of customer complaints.

Degree Field
Architecture

EKA Sustainability Unit

Transfers information and practices regarding occupational health and safety, environmental management, quality field management, and sustainability processes to the parent company on behalf of EKA within the Sustainability Working Group; contributes to ensuring compliance with international standards and legislation, thereby helping to holistically support the group's sustainability goals.

Degree Field
Environmental Engineering

EPP Strategy Unit

Transfers information regarding EPP's strategic planning, performance monitoring, risk management, and process improvement efforts to the parent company; contributes to the development and implementation of the group's sustainability goals by sharing experiences on sectoral trends, digital transformation, and sustainability practices.

Degree Field
Business Administration

Cost and Analysis Department

Performs analysis and approximate cost calculations aimed at ensuring cost-effectiveness, financial sustainability, and long-term value creation of projects; additionally contributes data-driven input to the working group's decision-making and planning processes by evaluating the cost implications of scenario analyses.

Degree Field
Mechanical Engineering

Tender and Progress Payment Department

Contributes to the completion of projects in accordance with cost, quality, and time targets and supports sustainability goals by ensuring that tenders, contracts, and progress payment processes are carried out in a timely, accurate manner compliant with legislation.

Degree Field
Civil Engineering

Post-Acceptance Services

Department Ensures that the partial and final acceptance processes of construction works are carried out in accordance with legislation and contracts; contributes to the working group's quality and sustainability goals through the complete delivery of independent units to buyers and tenants, management of customer requests and complaints, and coordination of site management processes.

Degree Field
Electrical and Electronics Engineering

Accounting and Finance Department

Supports the financial planning and budgeting of sustainability projects, monitors costs and cash flows, and contributes to asset risk and insurance management as well as financial reporting.

Degree Field
Business Administration

Investor Relations Department

Conducts the coordination of the Company's sustainability reporting, ensures communication and transparency with capital markets, and contributes to the management of sustainable financing instruments and meeting investor expectations in a compliant manner.

Degree Field:
Industrial Engineering - Capital Markets - International Relations

Infrastructure, Installation, and Project Department

Contributes to the planning and implementation of projects in accordance with environmental and technical sustainability criteria; supports the working group in the coordination, quality control, and complete finalization processes of infrastructure and installation projects.

Degree Field
Civil Engineering, Environmental Engineering

Strategy and Corporate Development Department

Contributes to the development and implementation of the Company's ESG and sustainability strategies; conducts strategic planning, risk management, performance monitoring, and process improvement activities; supports the working group with project coordination and performance reporting.

Degree Field
Civil Engineering

Implementation Department

Supports the working group's coordination and implementation processes by monitoring the execution of projects in accordance with contracts and approved implementation plans, ensuring compliance with quality, time, and cost targets.

Degree Field
Civil Engineering - Electrical Engineering - Mechanical Engineering - Electrical & Electronics Engineering

Special Projects Department

Ensures that urban transformation, renovation, and prestige projects are executed in accordance with sustainability criteria; contributes to the working group's coordination and implementation processes by monitoring project compliance with contracts and approved implementation plans, as well as quality, time, and cost targets.

Degree Field
Mechanical Engineering

Integrated Management Systems Department

Ensures the implementation and continuous improvement of quality, environmental, energy, information security, and occupational health and safety management systems company-wide in accordance with sustainability criteria; provides coordination and support to the working group through auditing, documentation, reporting, and training processes.

Degree Field
Sustainable Growth and Quality Management

Support Services Department

Contributes to the sustainable execution of the Company's operational and administrative processes; supports the working group's coordination and operational continuity processes through document registration, material procurement, and the organized management of daily activities.

Degree Field
Electrical Engineering

Risk Management and Our ESG Compliant Processes

In order to ensure the early identification, assessment, and analysis of the probability and impact of all strategic, operational, financial, and other risks that may jeopardize the sustainability and growth of our Company, a comprehensive risk management approach has been adopted. These processes aim to ensure that risks are managed and reported in line with our corporate risk appetite, and that the effectiveness of the measures taken is maintained.

The Early Detection of Risk and Risk Management Committee, as our most authoritative body in this field, analyzes the risks that our Company may face and provides recommendations and advice to our Board of Directors. The Committee also plays a significant role in establishing an effective internal control system and integrating this system into our corporate structure.

As of 2024, we have strengthened our risk management processes and carried out efforts to comprehensively integrate environmental, social, and governance (ESG) criteria. Accordingly, ESG risk assessments will be conducted on a regular basis in the coming period, and proactive measures determined in line with our Company's strategic objectives will be carefully developed and implemented. In addition, throughout 2024, our greenhouse gas emissions and carbon footprint were measured, and these data have begun to be used in our risk management and sustainability plans.

Our goal for 2025 is to establish a comprehensive early warning system that integrates ESG risks, increase risk awareness across all units, and continuously improve our sustainability performance by implementing emission reduction strategies based on measured carbon data.

This integrated approach not only enables the management of existing risks but also serves our objective of building a more resilient structure against potential future threats.

Emlak Konut GYO Risk Management Approach

Emlak Konut GYO has adopted the principle of effectively managing risks that may affect the sustainable conduct of its operations and the achievement of its strategic objectives. Within this framework, the Committee for the Early Detection of Risk is responsible for identifying potential risk factors the Company may face, planning early detection activities, and establishing principles for risk management.

The risk management system is reviewed at least once a year; the duties and responsibilities of internal control systems are defined in line with the early identification of risks; and regular reports are submitted to the Board of Directors regarding both existing risks and their potential impacts. The Committee also fulfills its duties under Capital Markets Board (CMB) regulations and the Turkish Commercial Code, reviews and resolves significant complaints related to the Company, and conveys employee notifications to management in accordance with the principle of confidentiality. In the forthcoming period, it is aimed to integrate sustainability and ESG risks into these processes and to incorporate environmental, social, and governance dimensions into the risk management system.

The Audit Committee plays a supporting role in the risk management process. In addition to overseeing the Company's accounting system, financial reporting, independent audit, and internal control systems, the Committee also includes sustainability and ESG risks and performance criteria within the scope of its oversight. The Committee ensures the accuracy and consistency of sustainability-related information in accounting and financial reporting processes; the implementation of environmental, social, and governance responsibilities within internal audit and internal control processes; and the consideration of ESG criteria in independent audit activities. Furthermore, the evaluation of complaints and notifications from an ESG perspective and the transparent reporting of sustainability performance are among the Committee's responsibilities. Where necessary, special audits are initiated, support is obtained from expert consultants, and audit results are reported to the Board of Directors. This approach establishes a holistic risk management framework encompassing both financial and sustainability performance.

ISO Standards Applied in the Program



While internal audits examine the compliance of units with processes and procedures, external audits conducted by independent auditors support standard compliance and performance evaluations. With the Sustainability Policy to be established in the future, ESG targets and responsibilities will also be included within the scope of audits, enabling the risk management system to systematically monitor regulatory compliance and sustainability performance, evaluate the effectiveness of processes, and report accordingly.

Through this holistic approach, Emlak Konut is able to identify, manage, and mitigate financial, operational, and sustainability-related risks at an early stage, and to base its strategic decisions on a solid and reliable foundation.





A Global Step Against Climate Change

With the appreciation of our President, Recep Tayyip Erdoğan, the appointment of the Minister of Environment, Urbanization and Climate Change, Murat Kurum, as President of COP31 to be hosted by Türkiye represents one of the most significant milestones of Türkiye's successful climate diplomacy efforts.

Sustainability Committee

Operating under the Board of Directors, the Sustainability Committee determines our Company's sustainability strategies, policies, and targets in the fields of social, environmental, and corporate governance. In this context, it executes, monitors, and audits the implementation of the determined strategies, working principles, and management systems.

The Committee evaluates risks and opportunities regarding environmental, social, and governance (ESG) issues, establishes sustainability targets, and ensures performance monitoring. It evaluates the reports received from the working group. It convenes semiannually, and reports prepared regarding meeting decisions are submitted to the Board of Directors. The Board of Directors makes decisions regarding the path and policy to be followed in the forthcoming processes.

The Committee Member Table is as follows:

Ertan Keleş <i>Committee Chairman</i> Civil Engineer +25 Years	Mustafa Levent Sungur <i>Committee Member</i> Civil Engineer + 20 Years	Vedad Gürgen <i>Committee Member</i> Civil Engineer + 25 years
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While Vedad Gürgen's membership in the Audit Committee ensures a parallel auditing process, the processes proceed in an integrated manner thanks to Mustafa Levent Sungur's role in the Early Detection of Risk Committee.

The Working Group executes coordination, data collection, analysis, reporting, and monitoring activities with the aim of implementing the Company's sustainability strategies, policies, and targets. Furthermore, by consolidating information from various departments, it ensures the holistic evaluation of sustainability performance, supports compliance processes regarding relevant standards (e.g., TSRS, GRI, ISO, etc.), and prepares reports that serve as a basis for the decision-making processes of the Board of Directors and senior management.

The Sustainability Working Group was established with a multidisciplinary approach to ensure the integration of the Company's sustainability goals into all organizational processes. The Group consists of 24 members, comprising 17 technical and 7 administrative personnel. The educational background of the members is distributed as follows: 12 Master's Degrees, 9 Bachelor's Degrees, 2 Doctorates, and 1 Associate Degree. Composed of representatives from technical and administrative units, this structure encompasses the technical, financial, legal, and operational dimensions of sustainability efforts. It enables each unit to contribute within its specific area of expertise and allows for a holistic approach to the Company's long-term value creation.

The Working Group convenes at least twice a year, independently of the Committee meetings. The meeting quorum is 13 members; decisions are documented in writing and signed by all participants. Decisions, opinions, and suggestions arising from these meetings are compiled into a report and submitted to the Sustainability Committee. This ensures the regular operation of the information and feedback loop between the Working Group and the Committee.

It ensures that the provisional and final acceptance processes of construction projects are executed in compliance with relevant legislation and contracts. In this context, the complete delivery of independent units to buyers and tenants is guaranteed; post-delivery customer requests and complaints are managed systematically, and resolution processes are monitored. Furthermore, effective contributions are made to the working group's quality and sustainability goals through the coordination of site management processes.

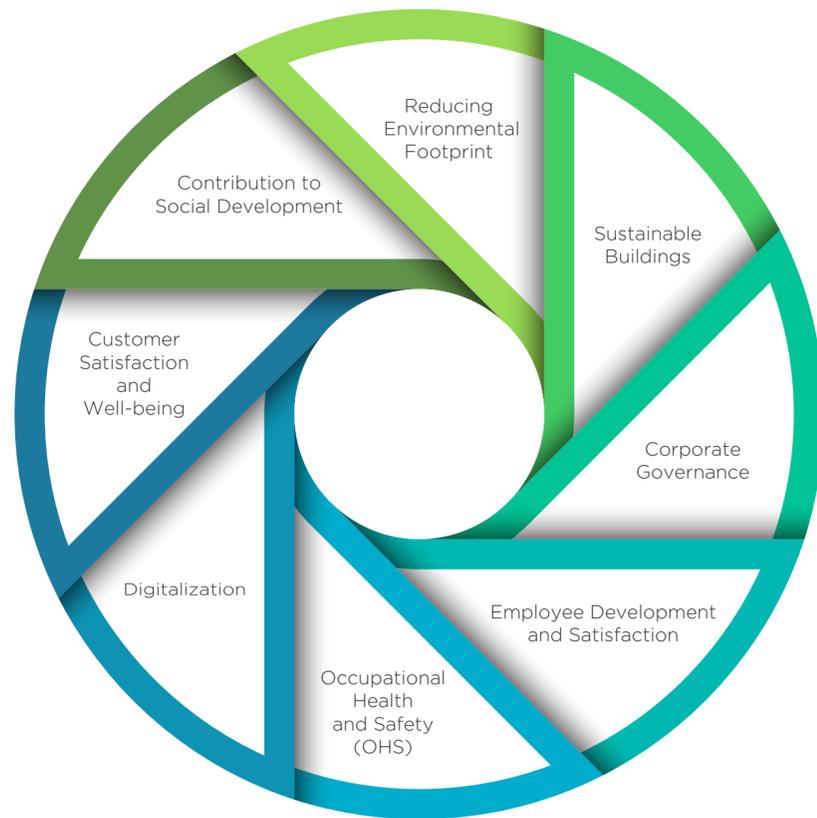
Within the scope of product responsibility monitoring, site management processes are regularly audited, and rapid, effective solutions are provided for issues experienced by customers post-delivery. This approach contributes both to increasing customer satisfaction and to ensuring the continuity of the projects' compliance with quality standards.

Sustainability Strategy and Priority Topics

Our Sustainability Committee and its affiliated working group manage the processes of determining and implementing our Company's sustainability strategy by realizing practices grounded in active stakeholder engagement. In this context, comprehensive efforts are being conducted to define our short, medium, and long-term targets, establish relevant Key Performance Indicators (KPIs), and report on progress in this regard.

Throughout 2024, a comprehensive analysis was conducted, taking into account best practices and benchmarks within our sector. During this process, the views of both our internal and external stakeholders were solicited, and our sustainability priorities were refined in light of this feedback.

Our priority sustainability topics, determined as a result of these evaluations, are as follows:



These priorities guide our goal of creating long-term value in our company's sustainability journey.

With our sustainability management practices, we aim to continuously increase the added value we create for our stakeholders. In this journey, our corporate governance practices, company strategy, and sustainability management processes are our most important guides.

All regulations, procedures, and internal arrangements regarding our Environmental, Social, and Governance (ESG) policies have been meticulously prepared and announced company-wide. ESG policies established through Executive Board Resolutions have been shared with the public. Furthermore, all developments achieved throughout the year are regularly presented to the Board of Directors.

Efforts regarding the determination of Key Performance Indicators (KPIs) and the verification of the accuracy of obtained results are meticulously carried out by the ESG Working Group. Regular informational meetings and training programs have been conducted to increase employee awareness and ensure their more active participation in the processes.

In 2024, various environmental management systems were installed in buildings in line with sustainability and energy efficiency targets in Emlak Konut REIT projects. The systems utilized are as follows:

- Clean Water Treatment and Conditioning Systems: Established to increase the quality and safety of utility water in buildings, ensuring the efficient use of water resources.
- Rainwater Filtration System: Supports environmental sustainability through the recovery and filtration of rainwater.
- Grey Water Treatment System: Enables the reuse of used water, thereby providing savings in water consumption and contributing to the reduction of environmental impact.
- Solar Energy System (GES): Meets a portion of the buildings' energy needs from sustainable sources by providing renewable energy generation and reduces energy costs.

The costs are as follows:



These systems have been designed and implemented to contribute to both environmental sustainability and the optimization of operational costs.

Our Sustainable Development Goals

Emlak Konut REIC develops its projects in accordance with the principles of sustainability and social responsibility. While reducing environmental impact through energy-efficient and eco-friendly buildings, green-certified living spaces, and smart city applications, it also makes social contributions through employee training, equitable practices, and local employment.

Governance, Peace and Global Cooperation



Social Welfare and Equality



Natural Resources and Ecosystem Protection



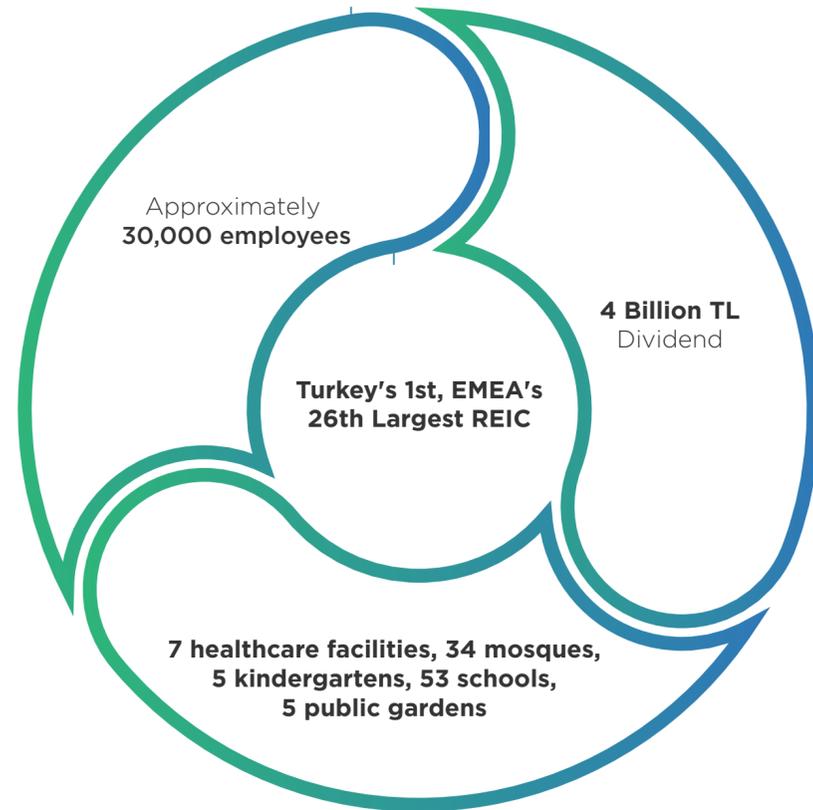
Economic Transformation and Employment



Sustainable Living Spaces and Urban Development

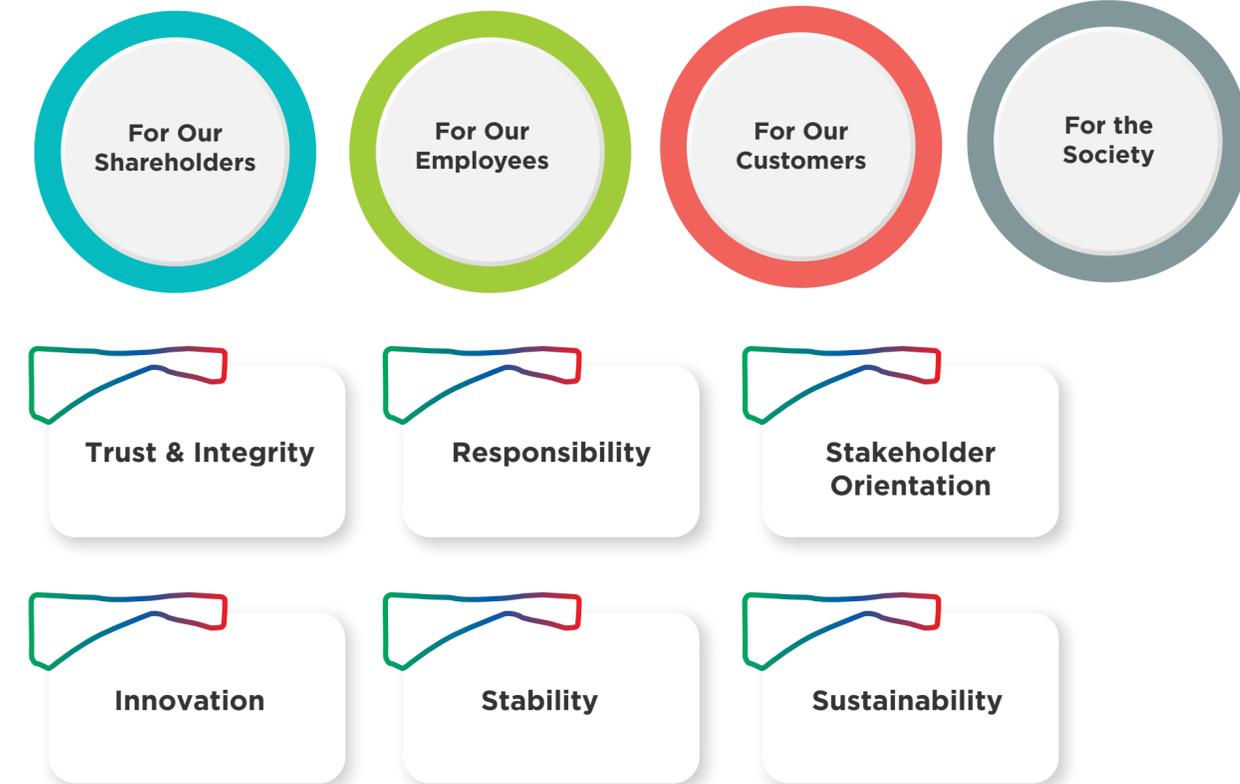


Our Value Creation Model



Vision, Strategy, and Sustainability Management

Our Core Values



Vision

To become a global leader in the real estate sector

Mission

To create sustainable value and improve quality of life by building reliable spaces with innovative, sector-leading business models.

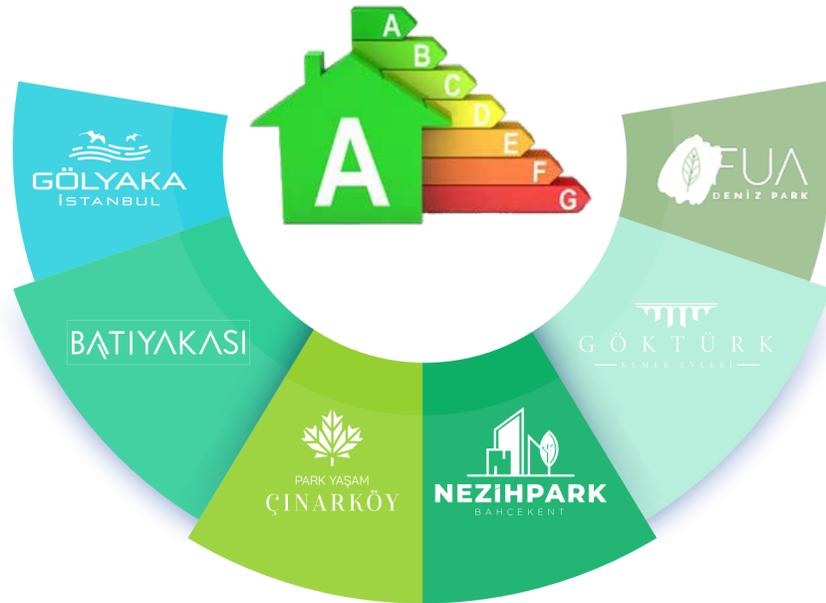
Our Environmental Footprint

As Emlak Konut, we prioritize minimizing environmental impacts while conducting our operations and develop sustainable solutions in this direction. We continuously monitor the impact of our operations on nature and focus on enhancing our environmental performance through improvement-oriented projects.

Facing climate change as one of today's most urgent global challenges, we utilize sector-specific data to conduct studies aimed at increasing our energy and resource efficiency. We design our residential areas with solutions that consume fewer resources and are integrated with renewable energy.

We have started managing our environmental footprint by measuring our carbon emissions and will continue to implement innovative practices to reduce our future environmental impact. Our goal is to build a more sustainable living environment for both current and future generations.

Our Certification Efforts Projects with EPC Class A



PROJECTS WITH LEED CERTIFICATE



Five of the projects completed by our company have LEED Energy Certificates, and six have EKB A class energy certificates.

To strengthen our sustainability performance, efforts have begun to adopt and implement the following standards within our company, certified by the Turkish Standards Institution (TSE):

TS EN ISO 50001 Energy Management System

TS ISO/IEC 27701 Security Techniques – Personal Data Management System

These targets and standards strengthen our commitment to environmental sustainability and concretely demonstrate our determination regarding the future.

Water Management

The efficient use of natural resources is one of the cornerstones of a sustainable future. As Emlak Konut, we aim to ensure effective water management through innovative solutions implemented in our projects and our service building.

Within the scope of projects implemented in 2024, grey water recovery systems were installed in 2,900 independent units. Through these systems, an average of 100 liters of grey water is collected daily from each independent unit, providing a total water recovery of approximately 290 m³/day.

Based on the assumption that the systems operate with an average annual efficiency of 80%, it is calculated that approximately 84,680 m³ of water is recovered per year.

Considering ISKI's 2024 unit water price of 37.92 TL/m³, the monetary equivalent of this recovery amounts to approximately 3,211,066 TL/year. In other words, thanks to the grey water recovery obtained from 2,900 residences, water savings exceeding 3 million TL are achieved annually.

When compared to the 9,600,000 m³ water holding capacity of the Beykoz Elmalı Dam, this amount implies that enough water to fill the Elmalı Dam is recovered every 113 years with current grey water practices. This result concretely demonstrates Emlak Konut's determination regarding sustainable water management and resource efficiency.

Service Building Applications

We contribute to water conservation in our service building by utilizing rainwater collection and grey water recycling systems. Rainwater is collected in grey water tanks via special channels; after treatment, it is stored according to physical conditions and utilized in reservoirs. Thanks to this system, approximately 300 tons of water have been saved annually since 2016.

Additionally, all faucets in our service building are designed with sensors, utilizing technological solutions to minimize water consumption.

A total of 318,051 kWh of electricity has been generated through the Solar Power Plants (SPP) installed in our service building since 2022. This generation contributes to meeting a significant portion of our energy needs from renewable sources and reducing our carbon footprint.

With the grey water systems we have implemented over the last 10 years, annual water savings of 40,195,764 TL have been achieved from approximately 50,000 residences.

Our headquarters consumed 11,533 m³ of water in 2024. We are committed to achieving a 15% reduction in water consumption within the next five years.

84,680 m³

Water Savings Recovered Annually in Units

3 Million TRY

Water Savings Recovered Annually in Units

300 Tons

of Water Savings in the Service Building in 8 Years

318,051 kWh

Electricity Generation via Solar Power Plants (SPP) in the Service Building

5.1 Tons

of Waste Oil Separated in 2,900 Residences

Our Water Management and Efficiency Targets

As Emlak Konut, we implement various innovative solutions to increase water conservation in our buildings and protect natural resources. Our targets determined in this context are as follows:

- Use of Grey Water and Air Conditioning Condensate
- The collection, treatment, and reuse of all wastewater qualifying as grey water, including air conditioning condensate, will be ensured.
- Treated water will be stored in reservoirs, and the excess will be used for common area cleaning and garden irrigation.
- This practice provides a 10% saving in mains water usage.
- Landscape Planning
- In order to reduce water consumption in landscaped areas, native and adapted vegetation that requires no or minimal water is preferred.
- This approach both protects biodiversity and contributes to water conservation.
- Rainwater Harvesting
- At least twice the amount of rainwater falling on roof areas and hard surfaces within the parcel, which is required to be collected by regulation, is stored via rainwater harvesting systems.

Water Pollution Prevention with Oil Separator Systems

Within the scope of projects conducted in 2024, oil separator systems were utilized in 2,900 residences, thereby achieving significant environmental gains. According to calculations, approximately 5.1 tons of waste oil were separated annually through these systems, based on the assumption that an average of 3 people live in each residence and 2 meals are consumed daily.

4.15 tons of this amount is suitable for use in biodiesel production, thus contributing to renewable energy sources. In this way, support is provided to both the national economy and energy sustainability.

Furthermore, the pollution of approximately 4.61 million tons of water has been prevented thanks to these systems, creating a highly significant gain in terms of environmental protection. In other words, an impact equivalent to conserving the volume of the Ömerli Dam every 47.7 years has been achieved.

Moreover, separating 4.15 tons of waste oil before it reaches the city infrastructure has prevented the clogging of sewage lines, contributing to a reduction in infrastructure maintenance and repair costs. With this implementation, Emlak Konut has realized a waste management approach that is sustainable from both environmental and economic perspectives.

- Rainwater will be used in reservoirs and for common area cleaning during rainy periods, and for the irrigation of landscaped areas during dry periods.
- This method provides an additional 10% saving in mains water usage.

Our General Goals

- With all these applications, we aim to reduce dependence on mains water by 25% and to produce buildings where water is used more efficiently and waste is prevented.
- These efforts make a significant contribution to the sustainable management of water resources.

Energy Management

Energy efficiency is becoming increasingly important in the fight against climate change. With this awareness, as Emlak Konut, we ensure that Energy Performance Certificates (EPC) are obtained for all our projects within the scope of the regulation published in 2011.

For our projects to be implemented as of 2020, the goal is to obtain Class A Energy Performance Certificates, thereby elevating energy efficiency to the highest level. By developing innovative solutions to minimize energy consumption during the design phase of our projects, we aim to reduce our environmental impact and create sustainable living spaces.

Emission Calculations

The table below shows the distribution and quantitative magnitudes of Emlak Konut's 2024 greenhouse gas emissions by category. The table presents in detail the emissions originating from both direct operations (Category 1) and indirect energy use (Category 2); it separately displays CO₂, CH₄, N₂O, and HFC types. These data assist us in better analyzing our company's carbon footprint and developing measures aligned with our sustainability goals.

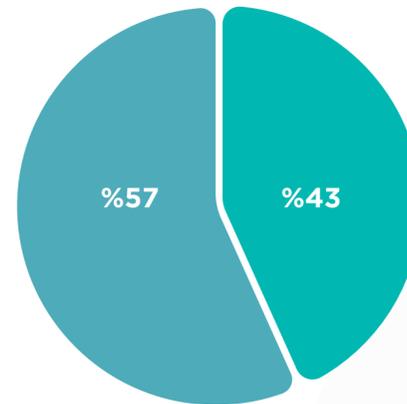
Category	%	Total (ton CO ₂ -e)	Sub-item 1 (ton CO ₂ -e)	Sub-item 2 (ton CO ₂ -e)	Sub-item 3 (ton CO ₂ -e)	Sub-item 4 (ton CO ₂ -e)
TOTAL	100,00%	1803,235	1721,415	1,332	15,398	65,090
Category 1: Direct Greenhouse Gas Emissions and Removals	56,48%	1018,415	936,596	1,332	15,398	65,090
1.1 Direct Emissions from Stationary Combustion	3,73%	67,217	67,151	0,033	0,033	-
1.2 Direct Emissions from Mobile Combustion	49,14%	886,109	869,445	1,299	15,365	-
1.3 Industrial Process Emissions	0,00%	0,000	-	-	-	-
1.4 Fugitive Emissions	3,61%	65,090	-	-	-	65,090
1.5 Land Use - LULUCF Emissions	0,00%	0,000	-	-	-	-
Category 2: Indirect Emissions from Imported Energy	43,52%	784,819	784,819	0,000	0,000	0,000
2.1 Imported Electricity	43,52%	100,00%	784,819	-	-	-
2.2 Other Imported Energy (Steam, Heating, Cooling)	0,00%	0,000	-	-	-	-

Upon examining the table, it is observed that Emlak Konut's total greenhouse gas emissions for 2024 are at the level of 1,803 tons of CO₂-e. Approximately 56% of these emissions originate from direct operations, while 44% stem from indirect sources such as electricity usage.

Within direct emissions, the largest share belongs to mobile combustion sources (vehicle and mobile equipment usage), while stationary combustion sources and system leaks contribute at limited levels. Indirect emissions are entirely derived from imported electricity, which highlights the importance of utilizing renewable resources in energy procurement. While CO₂ emissions constitute the majority of the total, methane and N₂O are limited, and HFC emissions originate from air conditioning and cooling systems.

These data indicate that the company needs to develop priority measures in the areas of managing mobile combustion sources and increasing energy efficiency to reduce its carbon footprint. Additionally, the improvement of renewable energy and air conditioning systems stands out as an effective step in reducing emissions.

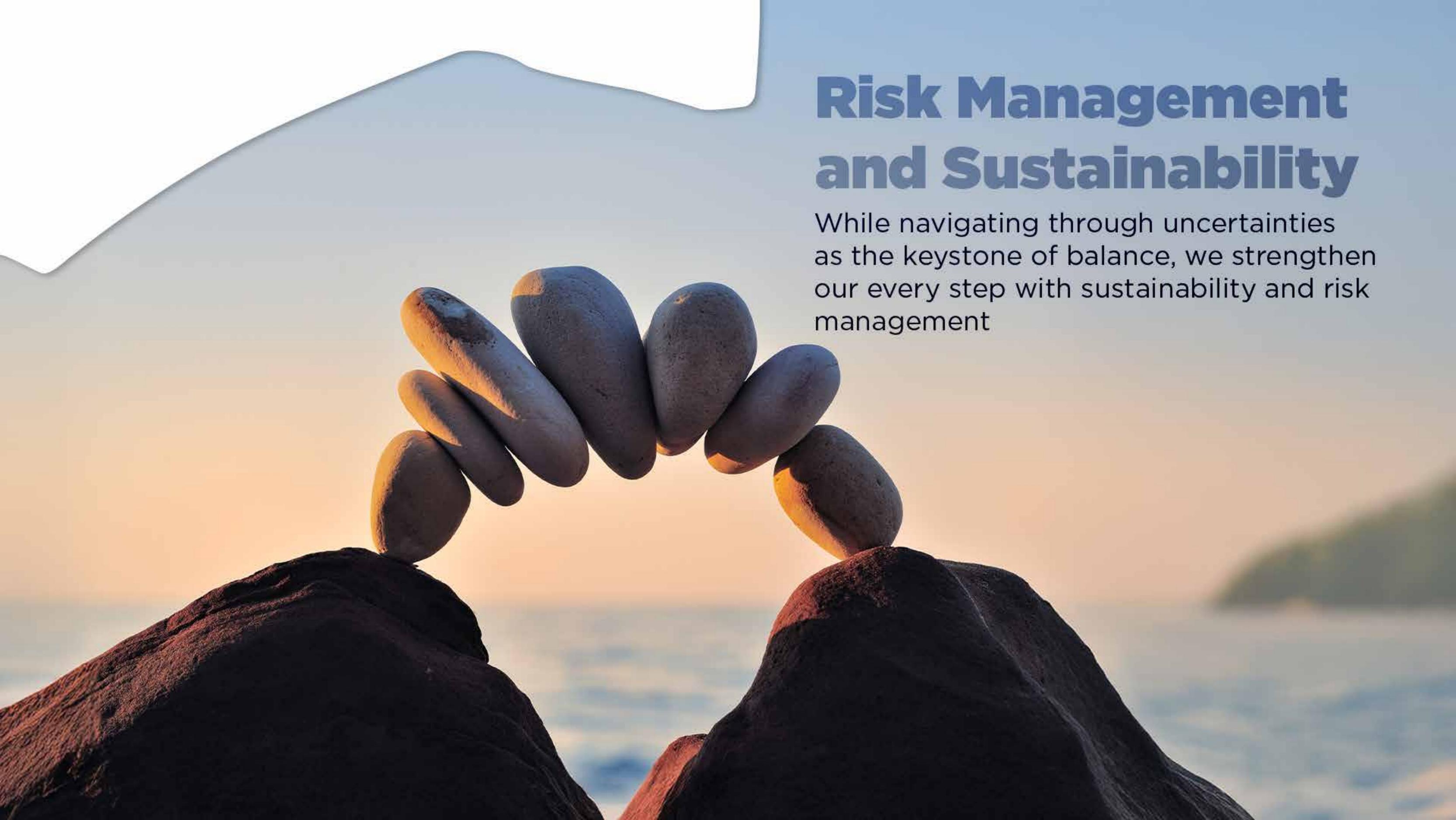
Our carbon emission calculations were initiated in 2024 for the first time, in accordance with the GHG Protocol. We have designated 2024 as our base year for all future performance tracking. In 2024, our total carbon footprint amounted to 1,803.235 CO₂-e. Our ultimate goal is to achieve net-zero carbon emissions by 2053.



Emissions According to the Activities

- Scope 1 ■
- Scope 2 ■



A photograph of a stone archway over a body of water at sunset. The arch is formed by several smooth, dark stones balanced on two larger, dark rock pillars. The background shows a calm sea and a soft, orange and yellow sky. A blue gradient overlay covers the top right portion of the image, containing the title and a paragraph of text.

Risk Management and Sustainability

While navigating through uncertainties as the keystone of balance, we strengthen our every step with sustainability and risk management

Scenario Analysis

In the climate scenario analysis conducted for Emlak Konut REIC, the sensitivity of the portfolio to transition and physical risks has been evaluated through three fundamental scenarios. Under the low carbon scenario (1.5-2°C warming), carbon tax and energy efficiency requirements come to the fore, while ESG-compliant projects provide investment and financing advantages. The medium scenario (2-3°C warming) presents a framework where gradual carbon costs and regulations require partial adaptation of the existing building stock, and physical risks are observed at a moderate level. The high emission / business-as-usual scenario (>3°C warming), on the other hand, highlights physical risks such as severe weather events, flooding, and temperature rise, leading to a decrease in portfolio value and an increase in insurance costs. These scenarios have been adapted to Emlak Konut's existing and planned real estate portfolio based on IPCC SSP and IEA global climate projections, providing a strategic framework for management and investment decisions.

Scenario	Key Characteristics	Transition Risks	Physical Risks	Portfolio and Financial Impact
Low Carbon (1.5-2°C)	Rapid carbon reduction, net zero targets	Carbon tax and energy efficiency mandates, green certification demand	Minimal; low risk of extreme weather events	Investment and financing advantage for ESG-compliant projects
Medium Scenario (2-3°C)	Gradual carbon reduction, medium-level energy transition	Moderate carbon costs, regulation and compliance costs	Moderate flood and storm risks	Partial adaptation need for building stock; moderate impact on portfolio value
High Emission / BAU (>3°C)	Continuation of current policies, limited carbon reduction	Low regulation pressure	Severe weather events, temperature rise, flood risk	Portfolio value loss, increase in insurance costs, weak long-term resilience

What Measures Are We Taking Against Expectations Arising from Scenario Analysis?

Emlak Konut REIC implements and develops the following strategies to manage transition and physical risks stemming from climate change.

Energy Efficiency and Green Building Applications

- Construction of LEED and BREEAM certified buildings in new projects
- Improvements to enhance energy efficiency in the existing building stock (thermal insulation, smart energy systems)
- Increasing the use of renewable energy (SPP,

Physical Risk Management

- Evaluation of land and building locations in the portfolio according to flood, inundation, and extreme weather event risk maps
- Resilience measures against climate risks in infrastructure and building designs
- Operational preparedness through emergency and disaster planning

Sustainability and Strategic Planning

- Preparations for creating a long-term transition roadmap in line with 2030-2050 carbon neutral targets
- Preparing the ground for integrating ESG criteria into company strategy and portfolio management
- Conducting regular sustainability reporting to inform investors and stakeholders

Our Climate Resilience

- Carbon emission measurement and reporting, increasing ESG-compliant investment projects
- Investment planning compliant with carbon tax and regulations
- Low-cost financing research via green bonds and ESG loans

Physical Risk Analysis

Flood Risk

Risk Definition	Exposure of existing building stocks to flooding, infrastructure damage, or loss of use due to heavy rainfall.
Affected Value Chain Stage	Direct Operations
Risk Category	Physical Risk — Acute (sudden climate events)
Root Causes	Extreme rainfall, high water volume in a short time, infrastructure inadequacy
Primary Financial Implications	Increase in maintenance and repair costs, decrease in portfolio value
Time Horizon	Long Term (7+ years)
Likelihood	Low
Impact Magnitude	High
Adaptation / Mitigation Costs	<ul style="list-style-type: none"> Flood-resistant infrastructure investments Expansion of insurance policy coverage Regular maintenance and repair planning
Adaptation / Mitigation Costs	Income Statement: Increase in maintenance costs Balance Sheet: Portfolio value impairment Cash Flow: Delayed income, increased expenses



Risk Level	Number of Projects	Total Units	Total Appraisal Value (TL)
Low	13	926	11.974.183.370
Low-Medium	18	2.767	34.704.525.945
Medium-High	1	3	1.427.600
High	12	2.122	27.096.889.807
Extremely High	1	1	327.603.000

Risk Level	Number of Projects	Total Units	Total Appraisal Value (TL)
Low	8	3.373.197	11.974.183.370
Low-Medium	4	609.442	34.704.525.945
High	14	1.019.340	1.427.600

Our Goal;

Our goal is to construct more Environmentally Friendly and Green Buildings with low Greenhouse Gas Impact by increasing energy savings, using EPD (Environmental Product Declaration) Certified Products, and increasing the Share of Renewable Energy Use through the following actions:

Collaborating with manufacturers and initiating/supporting R&D studies to make at least 10 materials or products used in our constructions environmentally friendly, with reduced greenhouse gas impact, and EPD certified within the scope of the European Union Green Deal;

Preferring at least 20 materials or products used in our constructions from products with "Environmental Product Declaration (EPD)" documents, eco-friendly logos, or certificates, or selecting at least 20% of the Construction Material Budget (excluding mechanical and electrical) from building materials with "Environmental Product Declaration (EPD)";

Imposing a requirement for our Project Designers and Construction Contractors, with whom we work from the design phase to the construction of our projects, to employ a Green Building Specialist on their staff or to procure such services;

Generating at least 10% of the electrical energy demand of our residential buildings from renewable energy sources;

Installing electric vehicle charging units in residential parking lots at a rate of at least 10% (up from the previous 5%) of the parking spot count, and planning all electrical and data infrastructure according to this capacity.

In the projects we have completed to date, we have produced buildings that are 20% more efficient than required by legislation and regulations through Energy Efficient Electrical and Mechanical systems (Condensing Boilers, Frequency-controlled pumps, LED Lighting Fixtures, Automation Systems, etc.) and the Rooftop SPP Systems we have installed. Thus, we have prevented the emission of 18,900 tons of carbon dioxide into nature annually.

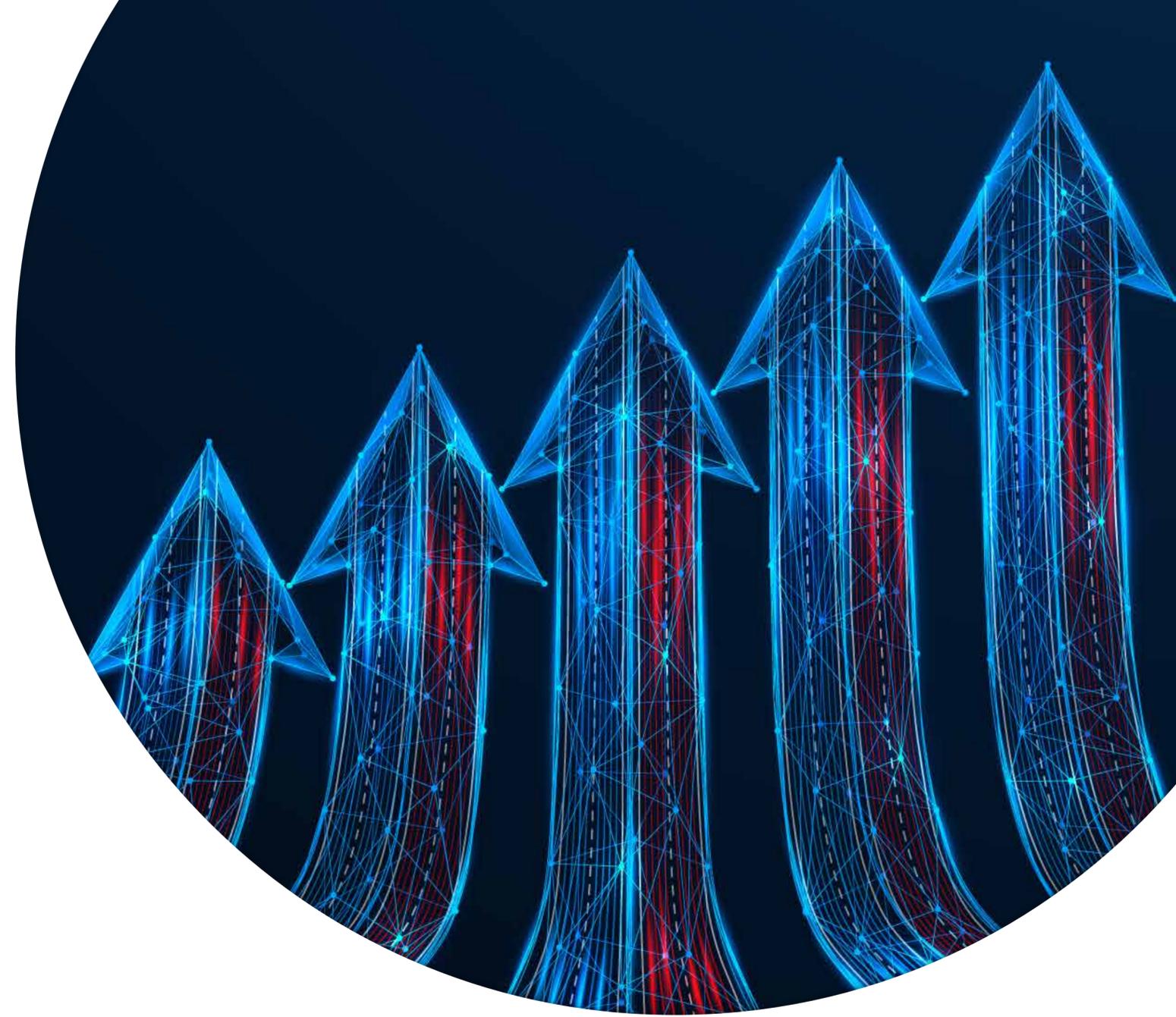
As of the end of 2024, with the projection that we will save the electrical energy consumed by approximately 14,980 residences in a year through energy efficiency applications, we have contributed 49,885,400 TL annually to the national economy.

With our SPP (Solar Power Plant) stations, we save the electrical energy consumed by 15,690 residences annually and generate the energy that 15,690 residences would consume.

We contribute 79,052,000 TL annually to the national economy through energy efficiency projects.

With electric vehicle charging stations, we prevent the burning of 408 tons of fuel and the emission of 2,433 tons of Carbon Dioxide into nature every year.

Studies, measurements, and KPIs established regarding energy efficiency.



Emission Management

Climate change currently stands as the most critical risk threatening humanity, both now and in the near future. Accordingly, as the business world, climate change risks must be actively monitored across all operations, and risks are being minimized in this direction. Efforts in this regard are increasing day by day in our country as well. As Emlak Konut, we aim to elevate our performance to higher levels by demonstrating full legal compliance in this matter.

By the end of 2023, we established electric charging stations along with their infrastructure, thereby preventing the use of 100,220,000 liters of fossil fuel and the emission of 301,000 tons of carbon dioxide into nature.

As of the end of 2024, we achieved a total natural gas saving of 47,062,800 m³/year for 156,876 units. With these savings, we contributed 333,675,252 TRY annually to the national economy.

Waste Management

Our company has been supporting the Zero Waste project since January 2019 within the scope of our waste management efforts. Hazardous and non-hazardous wastes generated within the scope of the Zero Waste Project are segregated and collected in our temporary storage area located in the parking lot. The stored waste is collected by the relevant municipality at regular intervals.

Additionally, organic waste generated in our cafeteria is segregated and converted into compost using the Compost Machine located in our temporary storage area. The resulting compost is used in our garden landscaping.

As a result of these efforts, our Company received the Zero Waste Certificate on October 6, 2020. In all our projects, we establish infrastructure for Waste Management, such as Garbage Rooms, Garbage Chutes, and Waste Separation Systems, and hand them over to Site Management.

Zero Waste Systems have been established at the construction sites of our ongoing projects, and their monitoring is ensured. We contribute to the Circular Economy by:

Mandating and monitoring the recycling of recyclable wastes (packaging, metal, glass, etc.) generated during construction processes in our technical specifications and contractor contracts;

Mandating the production of fertilizer by composting organic wastes (cafeteria waste, etc.);

Establishing environmentally sensitive Waste Management Systems at our construction sites and in the buildings we produce.

Computers, printers, and other electronic devices that are no longer in use within our company are safely removed in accordance with established procedures, with particular care taken to minimize negative environmental impacts during this process.

Electronic products that have reached the end of their useful life are managed in compliance with recycling and disposal processes. In particular, batteries are collected separately through special collection boxes located in our offices and delivered to licensed recycling firms, where they are processed without harming the environment.

This practice ensures both the reduction of e-waste volume in line with our company's sustainability goals and the



A total of 71,806 kg of recyclable waste has been collected.

With the ZERO WASTE SYSTEM established solely in our Company Building, the following savings were achieved between January 2019 - December 2024:

252,041.20 kWh of energy savings from the recycling of all waste,

9,041.55 kg of greenhouse gas emissions prevented from the recycling of all waste,

8.74 tons of raw material savings from metal and glass recycling,

Prevention of the cutting of 833 trees through the separation of waste paper,

1,372.36 m³ of water savings through the separation of waste paper,

Prevention of approximately 21,517.28 liters of oil consumption through the recovery of waste plastics.

The calculated data has been determined within the scope of the 'Zero Waste Project' of the Republic of Türkiye Ministry of Environment, Urbanization and Climate Change. We aim to increase our recycled waste ratio by 5% and reduce our total waste ratio by 2% within the next five years.



Human Resources: Our Company's Nervous System

Our employees are like the nervous system sending signals to every point of our company; they ensure communication, strengthen coordination, and make every step of the company harmonious and efficient.



Work Life

Our employees are the primary architects of all the successes we have achieved and will achieve in the future. With this awareness, providing an environment where our employees can work in peace and confidence, and providing opportunities that will contribute to their development and competencies are among our primary responsibilities.

Employee Rights and Human Resources Practices

Our company pays great attention to ensuring the fundamental rights of all its employees completely and does not permit any form of discrimination based on gender, age, ethnic origin, religion, disability status, or any personal difference.

Discriminatory elements such as race, gender, or age are strictly excluded from our compensation policies, and salary differences are determined solely within the framework of position and job responsibilities. In line with this approach, a working environment is provided where our employees can utilize their talents to the highest level, which supports their development and offers career opportunities.

Employees with disabilities take active roles in our Company, and all necessary physical and social conditions are provided for their full participation in business processes. This inclusive approach is an integral part of our corporate culture, which views diversity as a richness.

Subcontractor

Fringe Benefits and Compensation Improvement Tools

The fringe benefits and compensation improvement tools offered to our employees constitute the fundamental elements of our company's vision to create a sustainable working environment. In this context, private health insurance, performance bonuses, premium payments, maternity/birth benefits, death benefits, marriage benefits, master's and doctorate education support, foreign language assistance, position-based salary adjustments, and other financial support are provided to our employees.

Social Amenities

To make the working environment more comfortable and supportive for employees, our company offers social amenities such as a game room, gym, male/female hairdresser, dietitian, and workplace physician services. Additionally, shuttle services and transportation assistance, cafeteria services, and meal card applications facilitate the daily lives of employees; the needs of employees with disabilities are taken into account; and preschool/kindergarten services are provided for employees' children.

Internal Promotion and Development

In the event of any vacancy at management levels, our company prioritizes appointments from existing and competent personnel, thereby both supporting career development and strengthening the culture of internal promotion. This approach increases employee engagement and motivation while ensuring the most effective utilization of talent within the company.

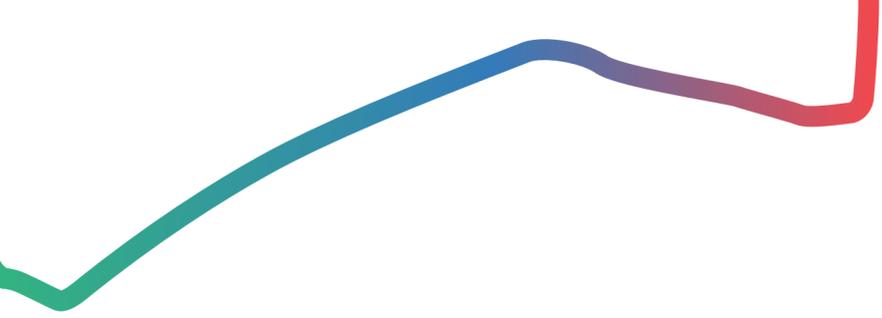
Social Activities

Through the event group named "Nar" within the company, enjoyable activities that increase social interaction among employees are organized; thus, communication and the sense of belonging among employees are strengthened, and the general motivation of the work environment is elevated.

Maternity and Paternity Leave

Pursuant to Article 74 of the Labor Law, Female employees are entitled to up to six months of unpaid leave upon request, following the expiration of the statutory 16-week period (or 18 weeks for multiple pregnancies). Moreover we provide our female employees with up to 6 months of unpaid leave after their legal paid maternity leave, based on their request. We also offer 5 working days of paternity leave to employees whose spouses give birth. Our organization promotes a healthy work-life balance by ensuring that all parental rights are fully protected under the law.





Employee Turnover Rate

As of 2024, the employee turnover rate in our company stood at 13.44%. This rate serves as an important indicator demonstrating the general satisfaction and loyalty of our staff.

Employee Training

We strive to create a working environment where our employees can develop themselves. Creating an environment where our employees can work in confidence and safety is among our primary goals.

Applying this understanding to our training and development approach, we aim to keep awareness and knowledge levels on this subject at the highest standard by providing 8 hours of Occupational Health and Safety Training to all our employees. We disseminate this approach by updating it with first aid training and necessary training regarding emergencies.

An awareness presentation prepared regarding the management systems used in our company (Quality, OHS, Environment, Customer Satisfaction) is sent to company employees via e-mail.

An awareness presentation prepared regarding the Information Security Management System implemented in our company is sent to company employees via e-mail.

As of 2024, an average of 41 hours of training per employee was provided in our company. These comprehensive training programs aim to enhance the competencies of our staff, support their development, and increase efficiency in business processes. Employee participation in training programs is regularly monitored and actively encouraged.

Healthy Living Support

Our Company offers dietician support within the scope of private health insurance to support the healthy living habits of our personnel, and the menus served in the company cafeteria are prepared by company dieticians based on the T.R. Ministry of Health's Turkey Nutrition Guide (TÜBER). This practice ensures that our employees eat a balanced diet and act consciously regarding the risk of obesity.

Additionally, the gym located within the company has a total capacity of 36 people for the use of both male and female employees. The average daily usage is 49 people, and this facility contributes to employees maintaining healthy living habits by exercising regularly.

Additionally, we promote healthy living among our employees by providing access to our in-house medical staff and fitness instructors.

Employee Satisfaction

The satisfaction and loyalty of our employees is one of the cornerstones of our company's sustainable success. In this regard, we value our employees' ideas and suggestions within an open communication environment and conduct continuous improvement processes to support their development. We offer suggestion systems via our Corporate Intranet portal and other communication channels to improve our processes regarding employee satisfaction and loyalty.

In the coming periods, we aim to contribute to the development of our human resources by continuing measurement and analysis efforts regarding employee satisfaction.

Great care is taken regarding our employees' working hours, ensuring that monthly working periods remain within statutory limits. Overtime procedures are executed in accordance with applicable regulations for all relevant staff.

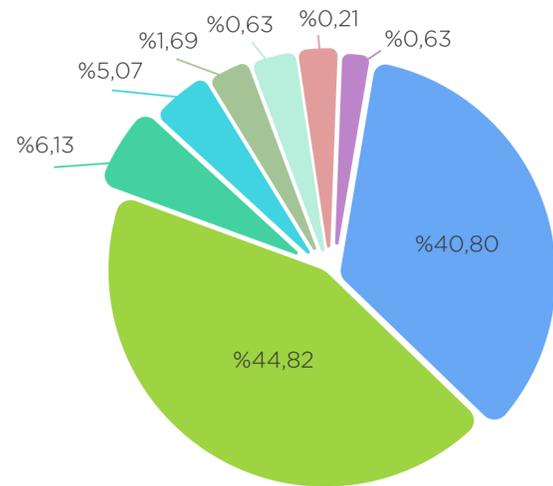
Our Stance Against Forced and Child Labor

We strictly do not permit forced, compulsory, or child labor within the scope of our operations. These principles are not limited to our own field of activity but are a valid standard across our entire value chain.

In the contracts we make with our suppliers, the prohibition of uninsured workers, the non-employment of child labor, and the strict prevention of poor working conditions are among our fundamental requirements.

Our Sustainability and Human Resources Goals

- To organize regular training programs to continuously improve the occupational health and safety standards of our employees.
- To offer equal opportunities by increasing diversity and inclusion rates in the workforce.
- To encourage eco-friendly transportation alternatives for our employees in line with our goal of reducing our carbon footprint, and to create workspaces that offer sustainable energy solutions.
- To provide innovative training programs and leadership development platforms to support the development of employees.
- With a sustainable human resources management approach, we ensure that our company achieves its long-term sustainability goals while enhancing the well-being of our employees. Ensuring the compliance of our employees and suppliers with these principles is a part of our social and environmental responsibilities. We are determined to add value to the future together and to build a sustainable business model.
- In alignment with UN Sustainable Development Goal 5: Gender Equality, we target reaching a balanced and inclusive employee distribution in the forthcoming periods.

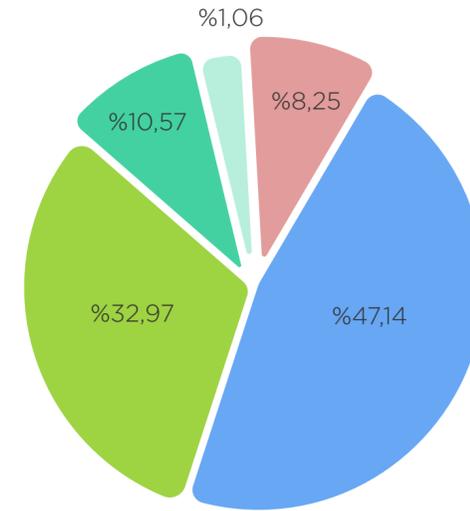
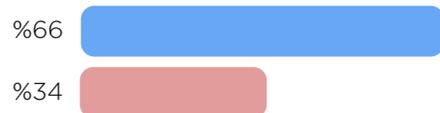


Personnel Education Status

Education Status	Number of People
Master's Degree	193
Bachelor's Degree	212
Bachelor's Degree	24
High School	29
Primary Education	8
Other	1
Doctorate	3
Vocational High School	3
TOTAL	476

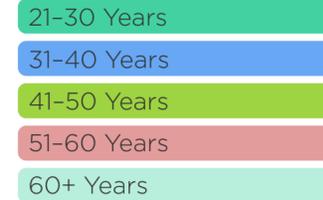
Gender Distribution

Gender	Number of People
Man	312
Kadın	161



Age Distribution

Age Range



TOTAL

Age Range	Number of People
21-30 Years	50
31-40 Years	223
41-50 Years	156
51-60 Years	39
60+ Years	5
TOTAL	473

13,44
Turn Over Rate

13
Number of Employees Taking Maternity Leave

41
Total Training Hours Received Per Employee

10
Disabled Employees

91 Year
Total Promotions Within The 91 Year

19.516 hours
Total Hours of Training

Man

51

46

Woman

8

10

Leavers █

New Hires █

Occupational Health and Safety

We implement systematic and scientific efforts to ensure that our employees work safely and to prevent conditions that may harm health arising from various causes during the execution of our operations.

Through field inspections conducted at all our locations, we proactively identify potential hazards or non-conformities and take corrective and preventive actions. To ensure our occupational health and safety approach becomes a part of our culture, we prioritize employee training, the effectiveness of the working environment, efficient resource management, continuous process improvement, and the analysis of potential risks and opportunities.

We enforce the Contractor and Visitor HSE Procedure to ensure a safe working environment for the employees of subcontractors. We implement the Risk Assessment Procedure for the evaluation of hazards and risks and the completion of necessary controls and measures.

At our headquarters, there is an Occupational Health and Safety Committee consisting of 11 members, 4 of whom are employee representatives.

The Key Elements of Our Occupational Health and Safety Approach Are as Follows:

- To prevent accidents resulting in loss of workforce and workdays in workplaces,
- To achieve the goal of zero accidents,
- To ensure a 100% usage rate of personal protective equipment (PPE) by employees in required workplaces,
- To ensure planned and timely maintenance is conducted to eliminate occupational health and safety risks arising from equipment,
- To prevent the occurrence of potential risks in workplaces.

Occupational safety practices and successful management play a significant role in protecting our stakeholders, employees, and assets. Therefore, we conduct audits through programs covering implemented and relevant activities. Occupational safety management is an integral part of our Code of Business Conduct, risk management, and internal controls.

In addition to the audits and controls we conduct, we organize occupational health and safety training to increase our employees' awareness and consciousness regarding OHS issues. In this context, 8 hours of basic occupational health and safety training is provided to each employee. In addition to these trainings, refresher training is provided every 3 years.

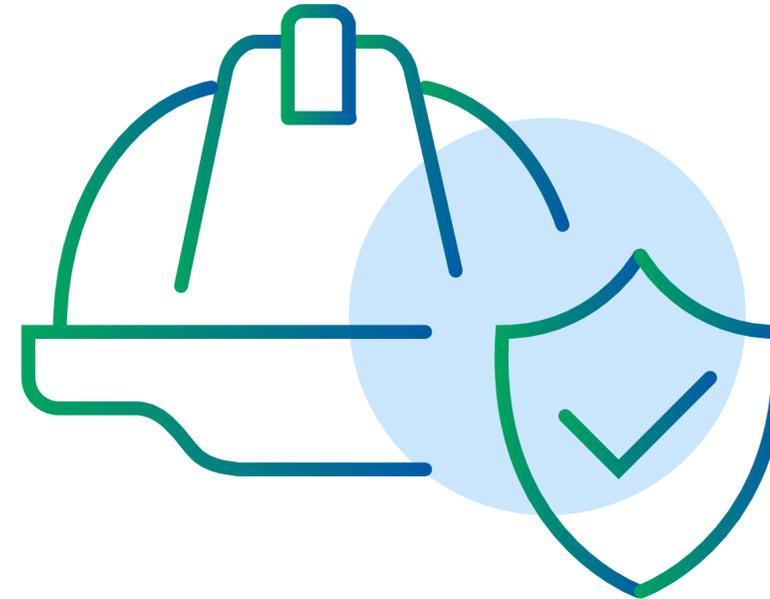
An emergency plan is prepared within our company and updated at specific intervals and when necessary; emergency teams are formed and kept up-to-date, and necessary training is provided.

Within the scope of sustainability efforts, Emlak Konut REIT maintains integrated measurements and surveillance in all active work sites. It exerts maximum effort to conduct effective auditing that prevents all accidents, occupational diseases, environmental damages, and non-conformities, and to ensure continuous improvement

OCCUPATIONAL HEALTH AND SAFETY - SUMMARY PERFORMANCE TABLE

Indicator	Value
Total Number of Occupational Accidents	2.410
Lost Workdays	3.610
Average Accident Frequency Rate	36,65
Average Accident Severity Rate	0,64
Vocational Qualification Training Hours	115.473 saat
Total OHS Training Hours	986.924 saat

In order to increase the professional knowledge and competencies of our employees, 115,473 hours of vocational qualification courses were provided in the projects, and a total of 986,924 hours of OHS training were delivered. These data are a concrete indicator of the importance Emlak Konut attaches to occupational health and safety.





Our Priorities:
***The Mark We Leave on
the World***

We take every step with the care we feel
for people and the environment, leaving a
positive mark on society

Our Priorities

Digitalization

By actively utilizing the benefits of digitalization in our daily operations, we make our processes more efficient and achieve significant savings.

As of November 2020, the circulation of printed documents across the Company was minimized by transitioning to the new Document Management System (M-Files). Furthermore, while directorates previously made copies of every incoming and outgoing document, since this date (November 2020), these have been stored in a digital environment, with hard copies printed and made available only when needed.

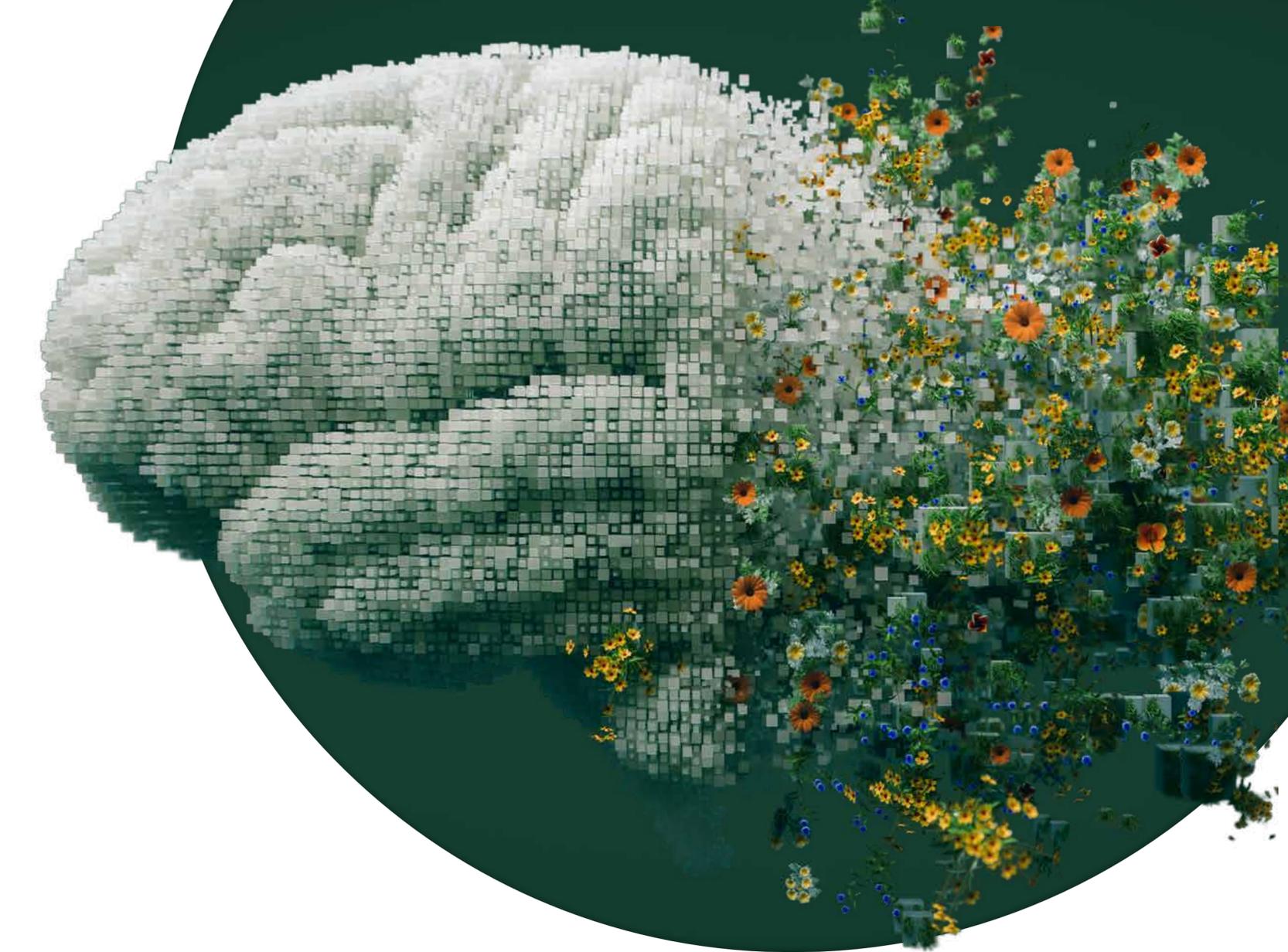
Emlak Konut REIC aims to achieve its goals of efficiency in operational processes and the reduction of environmental impacts by continuing its digitalization efforts without interruption. In this context, a transition was made from the M-Files program to the Trustee program to make document management processes more effective. The new system accelerated workflows and electronic signature processes, providing both time savings and increased operational efficiency.

Our digitalization efforts continue to contribute to savings in paper consumption, printer consumables, and energy usage. Additionally, environmental awareness is enhanced throughout the company by optimizing the energy-saving modes of electronic devices such as computers and printers. Our efforts to strengthen our technological infrastructure and minimize our environmental impacts will continue in the future.

Customer Satisfaction

Ensuring customer satisfaction is of particular importance for the sustainability of our services. We aim to continuously improve our services and processes within the scope of the feedback we receive from our customers. With this understanding, we strive to measure the satisfaction levels of our customers using various communication methods. Products and services are provided to our customers within the scope of the contracts concluded with them, and surveys are conducted within the framework of the "Procedure for Measurement and Evaluation of Customer Satisfaction." Additionally, customer complaints, requests, and suggestions are received and evaluated via the "Call Center" service.

A new housing campaign was launched by Emlak Konut REIC on May 29, 2024, to stimulate demand in the real estate market and support housing sales. Within the scope of the campaign, buyers were offered the opportunity to own a home without any loan or guarantor requirements. The initiative, which was carried out with limited stocks, provided access to a wide investor base and increased interest in the projects. Applications were processed through the sales offices of the relevant projects, and no age or income criteria were required to benefit from the campaign. In this context, the campaign both supported market activity and contributed positively to the company's sales volume.



Contribution to Social Development

Contributing to the development of our country and our society is among our fundamental sustainability priorities. We implement projects aimed at increasing societal welfare in line with the needs of our society.

Emlak Konut REIC assumes a role in urban transformation projects in certain situations with the aim of creating high-quality living spaces in our country and ensuring that cities gain modern, safe structures. In this context, projects that are environmentally sensitive, energy-efficient, and integrated with social facility areas are implemented in line with the renewal of risky building stock and sustainable urbanism principles.

The Company approaches urban transformation applications not only as physical renewal but also as a transformation process that enhances the quality of life; and prioritizes social benefit in cooperation with public institutions and local governments.

NATION'S GARDENS

As Emlak Konut, we add value to Istanbul with the first Nation's Gardens whose construction has been completed. We bring everyone of all ages (from 7 to 70) together with nature through the Nation's Gardens, where cities breathe.

- 360,000 Square Meter Unique Living Space - Başakşehir Nation's Garden

It is a city park where Istanbul meets green, featuring a biological pond hosting a natural ecosystem, scent and thematic gardens, a 6 km walking and cycling path, and social facilities that bring Istanbulites of all ages together.

Başakşehir Nation's Garden is one of Istanbul's first Nation's Gardens with its social and cultural areas. The project includes a 42,000 square meter event meadow that will host numerous cultural and artistic activities, as well as a Nation's Coffeehouse a 15,600 sqm biological pond, scent gardens, gazebos, and a total of 5,570 trees of 24 different species.

- The Perfect Harmony of Green and Blue in the City Center - Hoşdere Nation's Garden

Implemented on the basis of sustainability, Hoşdere Nation's Garden is Başakşehir's second hub of nature, activity, and peace, established on a 142,000 sqm area. It features a mosque for 4,000 people surrounded by water on three sides, a 75,000 sqm green area, a 7,400 sqm biological pond, energy-generating solar panels and a charging station, bicycle and walking paths, picnic areas, and thematic and scent gardens. As one of our nation's social meeting centers, Hoşdere Nation's Garden produces its own resources; it delicately returns to nature what it takes from nature.

- Küçükçekmece's Healthy Living Space - Halkalı Nation's Garden

The 98,000 sqm Halkalı Nation's Garden offers sports, entertainment, and playgrounds together with all the beauty of nature. Hosting a 40,000 sqm grove area, a 1,600-meter bicycle path, approximately 4,000 meters of walking paths, a kite meadow, and adventure parks, as well as 4,483 trees, Halkalı Nation's Garden is the meeting point for the people of Küçükçekmece from ages 7 to 70.

- Its Nature is a Visual Feast! - Ayazma Nation's Garden

Covering an area of 41,000 sqm—approximately the size of 6 football fields—with 31,000 sqm preserved as green space, enriched with sports, picnic, and playgrounds, and offering an insatiable visual feast with its viewing terraces, Ayazma Nation's Garden offers more than just a city park without damaging its natural valley appearance.

- Emlak Konut Bizim Mahalle - ANCESTRAL SPORTS CENTER

Designed to appeal to our people of all ages (from 7 to 77), the Ancestral Sports Center will host Olympic sports such as basketball, tennis, volleyball, boxing, squash, taekwondo, and swimming, alongside Traditional Turkish Sports facilities like archery, jereed (cirit), and wrestling. Established on a 25,147 sqm area with the aim of

supporting an active lifestyle, this center is located adjacent to the 98,000 sqm Halkalı Nation's Garden.

- Emlak Konut Bizim Mahalle - KÜLLIYE (SOCIAL COMPLEX)

The Emlak Konut Bizim Mahalle Religious Facility and Social Complex Project, designed in accordance with the needs of the environment and the project planned to be developed in the region, with design decisions taken via the urban design project, will come to life on a 21,205 sqm area.

In this project, whose architecture is inspired by historical city walls, the main function of the mosque is planned together with a library, museum, soup kitchen, tea garden, and areas dedicated to women and youth.

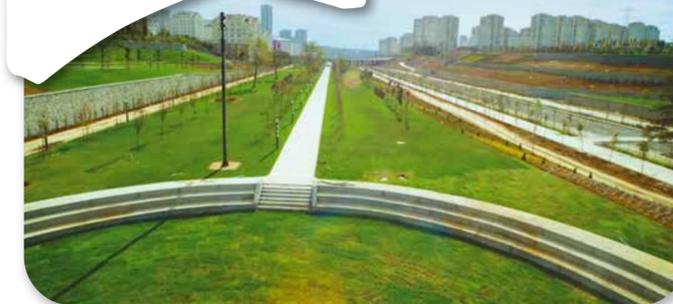
Başakşehir



Çirpıcı



Kayaşehir



Zeytinburnu





Rebuilding of the Century Türkiye's Achievement

As the Ministry of Environment, Urbanization and Climate Change, we are restoring our earthquake-affected cities and constructing more resilient, sustainable, and modern new living spaces for our disaster-affected citizens.

Works in the Earthquake Zone

We are conducting intensive work on a total construction area of 12.4 million sqm in five provinces of our country with the aim of healing the wounds of the earthquake and creating permanent living spaces. In this context, we aim to provide safe and comfortable living spaces to 312,700 earthquake victims through housing projects consisting of 82,620 units. In addition to this, commercial areas also hold a significant place in our projects in order to contribute to the revitalization of the regional economy.

Work continues without interruption in the field with an expert team of 24,400 people and 1,960 construction machines and trucks. While the construction process is carried out meticulously, our projects aim not only to construct new buildings but also to create sturdy and safe living spaces that instill hope in the local people.

So far, the drawing of lots for 19,395 units has been completed, and the keys to 1,089 residences have been delivered to the beneficiaries. The reunion of earthquake victims with their new homes is the greatest source of motivation for us.

Within the scope of our projects, a total of 14,529,606 cubic meters of excavation has been moved, 4,388,391 cubic meters of concrete has been poured, and 479,362 tons of rebar have been used. These structures, built on solid foundations, will be the guarantee of a safe future.

The treatment plant with a capacity of 165,000 people, implemented within the scope of the Adiyaman project, is of a magnitude to meet the water needs of the total population of not only Adiyaman but also Kilis, Gümüşhane, Ardahan, Tunceli, and Bayburt, and represents a significant investment in the region's sustainable water infrastructure.

ADIYAMAN

Total Units: 25,686
Number of Housing Units: 23,016 Units
Number of Commercial Units: 1,825 Units
Total Construction Area: 4,028,000 sqm



HATAY

Total Units: 28,880
Number of Housing Units: 24,541 Units
Number of Commercial Units: 4,236 Units
Total Construction Area: 4,590,017 sqm
It is aimed to provide comfortable and safe housing for 122,000 people.



KAHRAMANMARAŞ

Total Units: 14,353
Number of Housing Units: 11,400 Units
Number of Commercial Units: 1,601 Units
Total Construction Area: 2,258,494.64 sqm
It is aimed to provide comfortable and safe housing for 55,000 people.



MALATYA

Total Units: 8,278
Number of Housing Units: 3,268 Units
Number of Commercial Units: 5,010 Units
Total Construction Area: 717,765.66 sqm
It is aimed to provide comfortable and safe housing for 5,700 people.



OSMANİYE

Total Units: 686
Number of Housing Units: 165 Units
Number of Commercial Units: 449 Units
Total Construction Area: 748,703.00 sqm
It is aimed to provide comfortable and safe housing for 920 people.



Emlak Konut Sports Club

With our Emlak Konut Sports Club, we aim to both guide our young athletes and contribute to Turkish sports. Our club was established in 2017 as the Emlak Konut Sports Club Association within the scope of a social responsibility project under the sponsorship of Emlak Konut REIC. Since its foundation, it has been serving Turkish sports with its registered brand and logo.

Setting out as Emlak Konut REIC's largest social responsibility project, our goal is not only to raise successful athletes but also to raise self-confident young athletes with strong humanitarian values who benefit society and can best represent the Turkish identity in every field globally.

In line with this goal, our club, which started its activities in the basketball branch, includes: 8 teams competing in leagues within our youth setup for ages 9 to 18, 156 licensed athletes, Our Minik C team (Junior C), consisting of 30 athletes selected through screenings who do not yet compete in leagues,

Our Development Team, consisting entirely of young athletes raised in our infrastructure, competing in the Turkish Women's Basketball League, Our Senior Team (A Team), competing in the ING Women's Basketball Super League.

Furthermore, beyond sporting activities, during the February 6 earthquake centered in Hatay that deeply affected our country; all textile materials, necessary hygiene supplies, baby food, and provisions available within our club were procured and urgently delivered to the earthquake zone. At the same time, our club's coaches and athletes supported the aid efforts carried out by Emlak Konut REIC.

Our Sports Club conducts its training and activities at the sports hall located in the Bayrampaşa district. Since its establishment, all active sporting and social areas have been revised to provide a professional discipline for our youth setup athletes. In this way, the goal is to bring our athletes and staff to a level where they can compete with the youth setups of other successful countries. Since our foundation, our club has represented us in national teams, local leagues, and Turkish Championships in every generation, especially in the girls' categories.

In cooperation with the Governorship of Istanbul, screenings were conducted for over 100 children in 20 schools in the Bayrampaşa, Gaziosmanpaşa, and Esenler districts of Istanbul, with 15 of our coaches assigned to these youth setup efforts. Additionally, the Sports Talent Screenings organized by the Provincial Directorate of Youth and Sports are monitored by our coaches, gaining new athletes for our club and Turkish sports every year.

16 of the talented female athletes recruited to our club receive education with 100% scholarships in various private educational institutions.

Furthermore, accommodation opportunities are provided in our club houses within Emlak Konut A.Ş. for 5 athletes who play in our Development Team and BGL (Basketball Youth League) team and whose families live outside the city. Our club also provides scholarships in certain amounts to 16 athletes in our youth teams who have financial difficulties.

On the path we set out upon with the goal of having athletes at the national team level by raising athletes from

the youth setup—which is the main subject of our vision and mission—our club sent a total of 12 athletes to the Youth National Teams in the girls' category in the 2023-2024 season.

In 2024, a player raised in our club's youth setup was invited to the candidate roster of the Senior Women's National Basketball Team for the European Championship Qualifiers.

Following its first nationwide successes in youth setups in 2018, our club has become one of the organizations contributing the most to the country's basketball in subsequent seasons. In 2024, in addition to the undefeated Istanbul Championship in the U14 Girls category, success was achieved by playing in the Turkey Final in the U18 Girls category and the Final in the Basketball Youth League Girls category.

Our Development Team, consisting entirely of our youth athletes, played in the Play-offs in the Turkish Women's Basketball League.

Our Senior Women's Basketball Team was established in 2018 with the support of players raised in our youth setup. At the end of the 2018 season, the team successfully promoted from the Women's Regional Basketball League to the higher tier, the Turkish Women's Basketball League. In the 2019-2020 season, competing with a squad that included 6 youth players and aimed for the top league, the team finished within the top 2 in the standings of the season which was interrupted due to the pandemic.

Starting the ongoing 2020-2021 season with 4 athletes born in 2004 who were promoted from our youth setup to the Senior Team, our team became the Champion of the 2020-2021 Women's Federation Cup held at the beginning of the season, thanks to its experience and strong planning. In the same season, it achieved success by playing in the Turkish Women's Basketball League Play-Off final. Strengthening its squad with the goal of promoting to the Super League in the following 2021-2022 season, our team played in the final of the Federation Cup and, by winning 29 out of 30 matches in the league, became the 2021-2022 Turkish Women's Basketball League Champion, earning the right to promote to the Basketball Super League.

In the 2022-2023 season, which was our first season competing in the ING Women's Basketball Super League—the top league in our country—our team was established with the goal of qualifying for the play-offs and European cups. The team started the season by adding 4 athletes born in 2005 alongside the athletes born in 2004 raised from the youth setup, and by completing the normal season in 5th place, it obtained the right to play in the play-offs and participate in European cups. Consequently, in the 2023-2024 season, our club competed in the EuroCup Women, Europe's second-largest cup, for the first time and successfully represented our country.



Applicable GRI Sector Standard(s)	Definition	
GRI 2: General Disclosures 2021	2-1 Organizational details	Governance at Emlak Konut
	2-3 Reporting period, frequency and contact point	About the Report
	2-4 Restatements of information	
	2-5 External assurance	About the Report
	2-6 Activities, value chain and other business relationships	Our Value Creation Model
	2-7 Employees	Working Life
	2-8 Workers who are not employees	Working Life
	2-9 Governance structure and composition	Sustainability Committee
	2-10 Nomination and selection of the highest governance body	Sustainability Committee
	2-11 Chair of the highest governance body	Our Board of Directors
	2-12 Role of the highest governance body in overseeing the management	Sustainability Committee
	2-13 Delegation of responsibility for managing impacts	Sustainability Committee
	2-14 Role of the highest governance body in sustainability reporting	Sustainability Committee
	2-16 Communication of critical concerns	Our Stakeholders
	2-17 Collective knowledge of the highest governance body	Our Stakeholders
	2-18 Evaluation of the performance of the highest governance body	
	2-19 Remuneration policies	Remuneration Policy
	2-20 Process to determine remuneration	Remuneration Policy

Applicable GRI Sector Standard(s)	Definition	
GRI 2: General Disclosures 2021	2-21 Annual total compensation ratio	
	2-22 Statement on sustainable development strategy	Our Sustainable Development Goals (SDGs)
	2-23 Policy commitments	Integrated Policy
	2-24 Embedding policy commitments	Integrated Policy
	2-25 Processes to remediate negative impacts	Our Stakeholders
	2-26 Mechanisms for seeking advice and raising concerns	Our Stakeholders
	2-27 Compliance with laws and regulations	Risk Management and Our ESG-Aligned Processes
	2-28 Membership associations	Our Stakeholders
	2-29 Approach to stakeholder engagement	Our Stakeholders
	2-30 Collective bargaining	No collective bargaining agreements are in place.

Applicable GRI Sector Standard(s)	Priority Issues	
GRI 3	3-1 Process to determine material topics	Sustainability Management at Emlak Konut
	3-2 List of material topics	Sustainability Management at Emlak Konut
	3-3 Management of material topics	Sustainability Management at Emlak
	GRI 302: ENERGY 2016	
	3-3 Management of material topics	Emission Calculations
	302-1 Energy consumption within the organization	Emission Calculations
	302-3 Energy intensity	Emission Calculations
	302-4 Reduction of energy consumption	Emission Calculations
	GRI 303: WATER AND EFFLUENTS 2018	
	303-2 Management of water discharge-related impacts	Water Management
	303-3 Water withdrawal	Water Management
	GRI 305: EMISSIONS 2016	
	305-1 Direct (Scope 1) GHG emissions	Emission Calculations
	305-2 Energy indirect (Scope 2) GHG emissions	Emission Calculations
	305-4 GHG emissions intensity	Emission Calculations
	305-5 Reduction of GHG emissions	Emission Calculations
	GRI 306: WASTE 2020	
	306-1 Waste generation and significant waste-related impacts	Waste Management
	306-2 Management of significant waste-related impacts	Waste Management
	306-3 Waste generated	Waste Management
	306-4 Waste diverted from disposal	Waste Management
	306-5 Waste directed to disposal	
	SUSTAINABLE BUILDINGS	
	3-3 Management of material topics	Our Environmental FootPrint

Applicable GRI Sector Standard(s)	Sustainable Buildings	
GRI 3	CORPORATE GOVERNANCE	
	3-3 Management of material topics	Governance at Emlak Konut
	GRI 403: OCCUPATIONAL HEALTH AND SAFETY 2018	
	3-3 Management of material topics	Occupational Health and Safety
	403-1 Occupational health and safety management system	Occupational Health and Safety
	403-3 Occupational health services	Occupational Health and Safety
	403-4 Worker participation, consultation, and communication on occupational health and safety	Occupational Health and Safety
	403-5 Worker training on occupational health and safety	Occupational Health and Safety
	403-9 Work-related injuries	Occupational Health and Safety
	GRI 401: EMPLOYMENT 2016	
	401-1 New employee hires and employee turnover	Work Life
	401-3 Parental leave	Work Life
	GRI 404: TRAINING AND EDUCATION 2016	
	3-3 Managing the priority issue	Work Life
	404-1 Average hours of training per year per employee	Work Life
	404-2 Programs for upgrading employee skills and transition	Work Life
	GRI 405: DIVERSITY AND EQUAL OPPORTUNITY 2016	
	405-2 Ratio of basic salary and remuneration of women to men	Work Life
	CONTRIBUTION TO COMMUNITY DEVELOPMENT	
	3-3 Management of material topics	Our Priorities
	DIGITALIZATION	
	3-3 Management of material topics	Our Priorities
	CUSTOMER SATISFACTION AND WELL-BEING	
	3-3 Management of material topics	Our Priorities

GRI content Index

This report has been prepared in accordance with the **Global Reporting Initiative (GRI) Standards** and aims to present our environmental, social, and governance **(ESG)** performance to our stakeholders in a transparent manner. The GRI framework enables us to measure our impacts on sustainability issues, report these impacts in line with international standards, and guide our continuous improvement processes.

Emlak Konut remains committed to releasing its comprehensive Sustainability Reports every year, maintaining strict alignment with TSRS standards.

To access our TSRS report, you can use the following link:

<https://www.emlakkonut.com.tr/images/uploads/original/7440304803ed428db0503912a474b919.pdf>

In this report, we aimed to address the most critical issues in environmental, social, and governance areas and to communicate our company's sustainability performance transparently. We commit to further expanding and detailing the scope of our reports in future periods and supporting our performance indicators with stronger metrics.

As Emlak Konut, we aim to advance our sustainability performance even further in the coming years. In line with this, our priority targets are as follows:

- **Sustainability in Contractors and Business Partners:** We plan to realize our projects in the most sustainable way possible through technical specifications for all our contractors and business partners.
- **Green Financing Opportunities:** We will support our sustainable investments by utilizing green financing opportunities that will increase environmental and social benefits in our financing processes.
- **Leading the Industry:** By establishing a sustainability vision that sets an example in the real estate sector, we will reinforce our leadership with innovative practices.
- **Emission Reduction:** We will focus on minimizing our carbon footprint and greenhouse gas emissions by continuously monitoring and analyzing them.

Bu hedeflerimiz, Emlak Konut'un sürdürülebilirlik yolculuğunu güçlendirecek, paydaşlarımızla birlikte değer yaratmamızı sağlayacak ve 2025 yılında stratejik önceliklerimiz doğrultusunda somut adımlar atmamıza rehberlik edecektir.

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