

POWER OF ATTORNEY

Emlak Konut REIC To Chairman of the Board of Directors

I/we hereby authorize and appoint as proxy _____ who is introduced below to represent me/our company, to vote, to submit proposals and to sign necessary documents on my/our company's behalf at Emlak Konut REIC's 2021 Ordinary General Assembly to be held on 07.04.2022, at 10:00 at Barbaros Mahallesi, Mor Sömbül Sokak No:7/2 B Ataşehir, İstanbul.

PROXY'S NAME/TITLE (*)

Republic of Turkey Identity No/Tax No:

Trade Register and Number (if legal entity):

MERSİS No. :

Address:

Signature:

(*) It is mandatory to submit the equivalent of the cited information, if any, for proxies with foreign nationality.

A) SCOPE OF THE POWER OF ATTORNEY

1. Regarding the Issues in Agenda of General Assembly;

- Proxy shall be authorized to vote as per her/his own opinion.
- Proxy shall be authorized to vote as per the proposals of the company management
- Proxy shall be authorized to cast vote as per the following instructions given in the table. **Instructions:** In the event that the shareholder chooses option (c), instructions related to agenda items shall be given if one of the options across the general assembly relevant agenda item (acceptance or refusal) or if refusal option is chosen by stating the dissenting opinion which is requested to be written in general assembly minutes (if any).

Agenda items (*)	In favor	Against	Dissenting opinion
1- Opening to be followed by the election and authorization of the Chairmanship to sign the General Assembly minutes,			
2- Announcement and discussion of the Board of Directors' Annual Report for the accounting period 2021,			
3- Announcement of the Independent Audit Report for the fiscal period 2021,			
4- Announcement, discussion and approval of the Consolidated Financial Statements for the fiscal period 2021,			
5- Discussion and resolution of the release of the Board Members from liability for their activities during 2021.			
6- Submitting the Dividend Payout Policy after its acceptance by the Board of Directors to the approval of our shareholders,			
7- Discussing and deciding on the Board's proposal for 2021 income prepared in accordance with the			



EMLAK KONUT

GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

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

Company's dividend payout policy,			
8- Submitting the Independent Audit Firm selected by the Board of Directors for the 2022 fiscal period pursuant to the Turkish Commercial Code and Capital Market Legislation to the shareholders' approval			
9- Pursuant to Article 363 of the Turkish Commercial Code, submitting the changes to the Board members to the approval of the shareholders,			
10- Election of the members of the Board of Directors and identification of their terms of office pursuant to Article 12 of the Articles of Association,			
11- Determining Board Members' remunerations and rights such as daily allowances, bonuses and premiums,			
12- Submitting information to the shareholders regarding the the amount and beneficiaries of the Company donations and aids in 2021, and determining an upper limit for donations to be made in 2022,			
13- Discussing and deciding on the authorization of the Board Members to perform transactions stated in Article 395 and 396 of the Turkish Commercial Code,			
14- Informing shareholders about the latest situation regarding the repurchase of the Company shares,			
15- Informing the shareholders regarding the guarantees, pledges, mortgages, suretyships given by our Company and its subsidiaries to the third parties, and incomes or benefits received in 2021 pursuant to Article 12 of the Corporate Governance Communique No.II-17.1 of the Capital Markets Board,			
16- Informing the shareholders regarding the transactions stated in the Corporate Governance Principle numbered 1.3.6 of the Capital Market Board's Corporate Governance Communique numbered II-17.1.			
17- Informing shareholders regarding the principles on the remuneration of the Board Members and executives with administrative responsibilities as part of the Remuneration Policy put in writing pursuant to the Corporate Governance Principles.			
18- Comments and closing.			

2. Special instruction for other issues which may arise in General Assembly and especially regarding the use of minority rights:

- Proxy shall be authorized to vote as per her/his own opinion.
- Proxy shall not be authorized to represent in these issues.

c) Proxy shall be authorized to cast vote as per the following special instructions.

Special Instructions; (*special instructions shall be written*)

NOTE: (a), (b) or (c) shall be selected for sections 1 and 2 in Part (A) to determine the scope of representation authority.

B) REPRESENTED SHARES

1. I certify that proxy shall represent my shares which are specified below in detail.

a) Order and serial:*

b) Number/Group: **

c) Quantity-Nominal value:

ç) Any signature privilege:

d) Written in name:*

e) Proportion of shareholder to their total/shares voting rights:

(**The information about shares followed with registration is not requested.*)

(**If any, group information shall be used instead of numbers for shares followed through registration.*)

2. I hereby certify that proxy shall represent all shares of mine in the list regarding the shareholders who can attend to general assembly organized by Merkezi Kayıt Kuruluşu A.Ş. the day before General Assembly

NOTE: In section (B), one of the options (1 or 2) shall be chosen and the shares to be represented by the proxy shall be indicated.

SHAREHOLDER'S NAME AND SURNAME OR TITLE (*)

Republic of Turkey Identity No/Tax No:

Trade Register and Number (if legal entity):

MERSİS No. :

Address:

Signature:

(**) It is mandatory to submit the equivalent of the cited information, if any, for shareholders with foreign nationality.*)