

Emlak Konut REIC

Investor Presentation

03 Feb 2025



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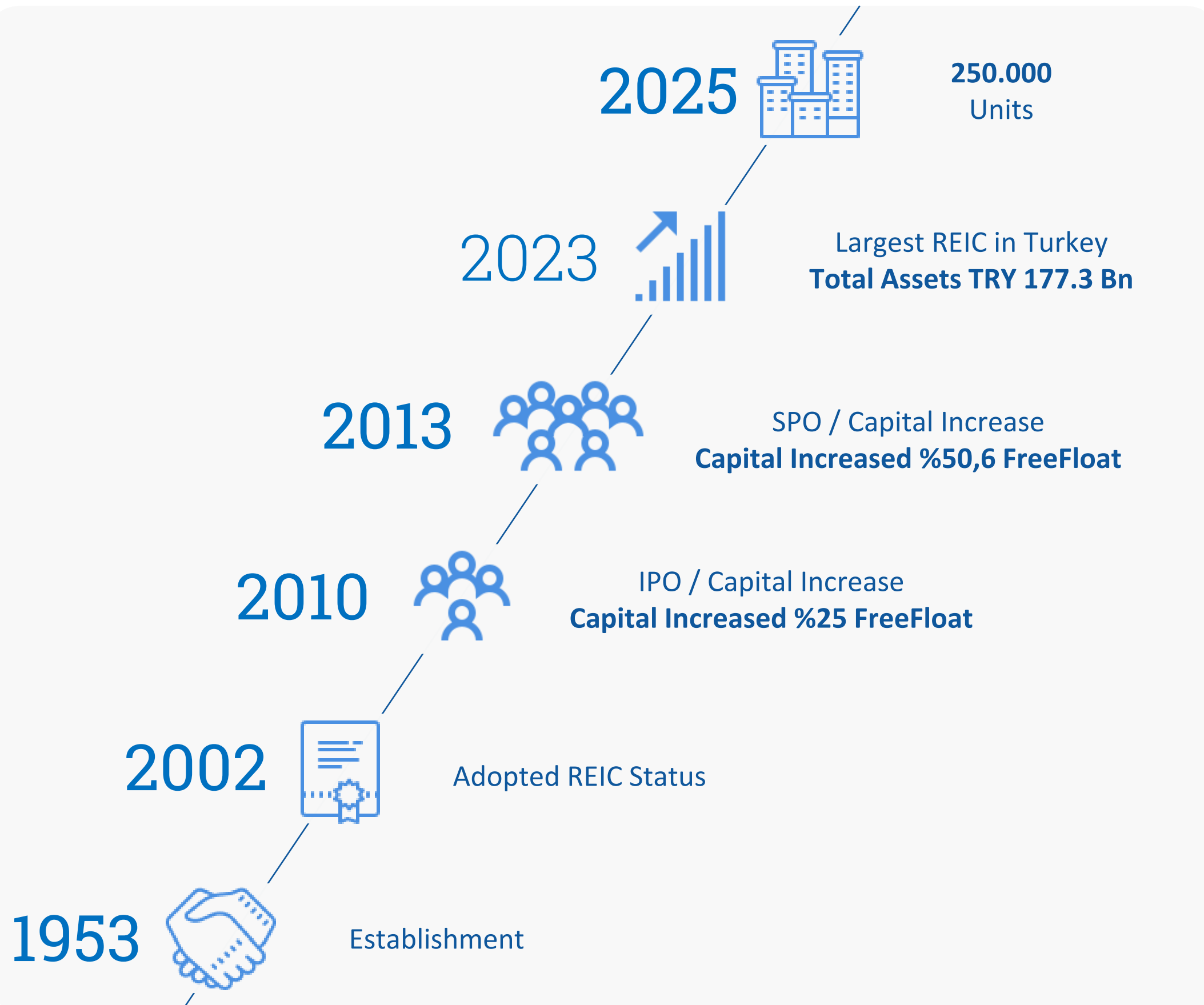
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EMLAK KONUT REIC MILESTONES

A great success
story wirtten



COMPANY FIGURES

 Turkey's largest
REIC with total
assets of TRY
177 Bn

 **5.1 Million sqm**
LAND BANK

 **228,2 Billion TRY**
TOTAL TURN-KEY TENDER

 **42,6 Billion TRY**
TOTAL PROFIT TARGET in 5 YEARS

 **214K Units**
COMPLETED and TENDERED UNITS SINCE 2003

 **256,2 Billion TRY**
TOTAL REVENUE SHARING MODEL TENDER

 **50,6 Billion TRY**
PRE-SALES in 2024 Q3

 **3,4 Billion TRY**
PROFIT for 2024 3Q

2024 at a GLANCE

A milestone year in which major tenders were concluded and record pre-sales revenue was achieved...

Sales of 2024

- Pre-Sales
50,6 Billion TRY
- Pre-Sold Area
843,6 k sqm

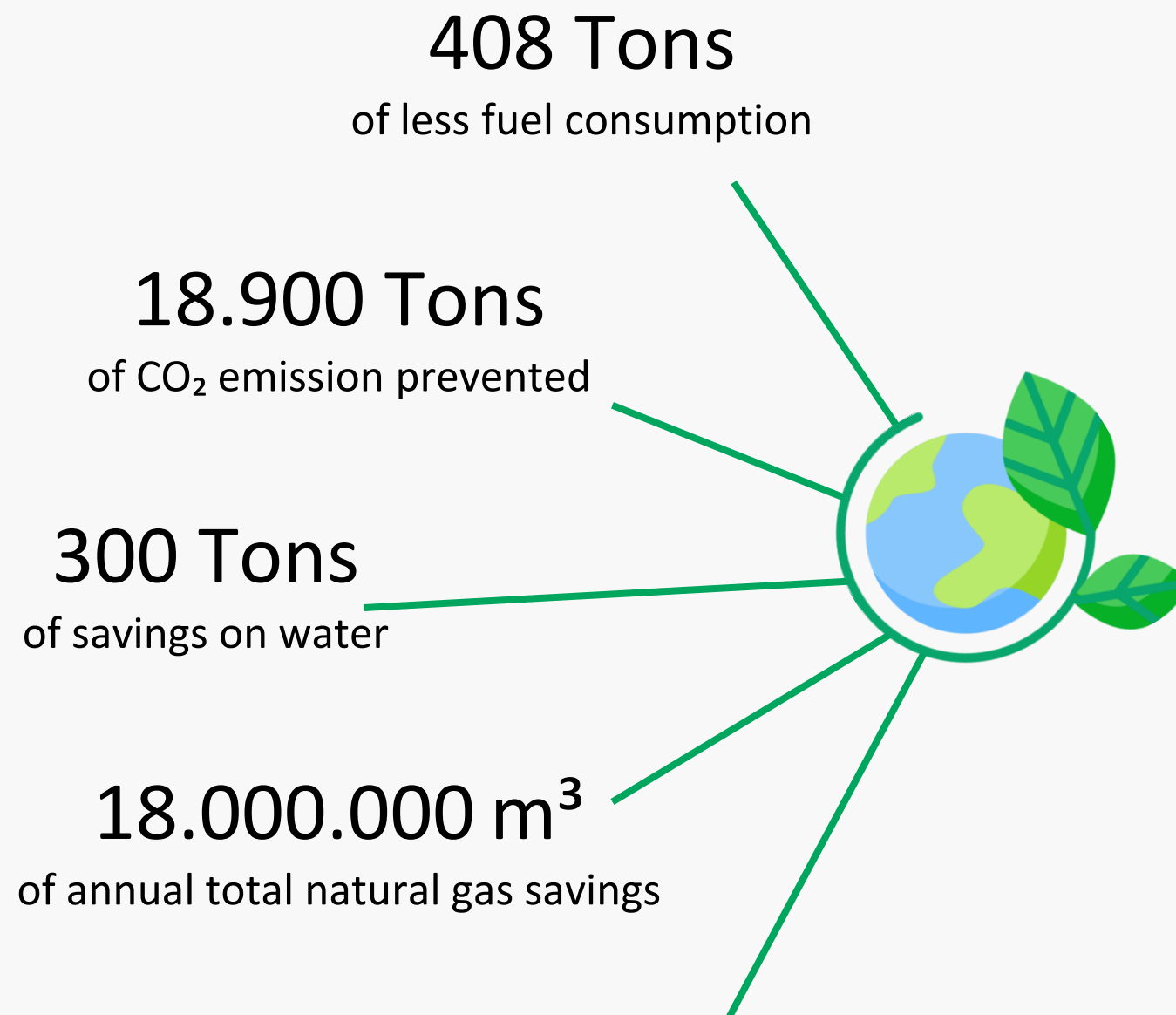
Recent Activities

- **2 tender** has been completed in 2024
- **TRY 6.3 Billion** estimated Total Sales Revenues in tenders
- Minimum Guaranteed Emlak Konut Share
TRY 2.3 Billion
- **2.03** average multiplier
- Considering the needs of the construction and real estate sector, in order to create a domestic brand whose main activity is elevator systems and that has the potential to compete with the important actors of the global market, an affiliate has been established with the title of «**Emlak Konut Asansör Sistemleri San. Tic. A.Ş. »**

Facts

- Strategic partnership with TOKI
- **111 RSM**
223 Turn-Key
Total 334 projects
- Strong launch to sales ratio for ongoing projects
33 Ongoing Projects
46% Sales Ratio
- At the 2023 Ordinary General Assembly Meeting, it was approved not to distribute a cash dividend.

SUSTAINABILITY



Annually with our SPP power plants
We produce the energy that 5,000 houses will consume

Since 2019;

 **30.818 kg**
Paper

 **7.962 kg**
Glass

 **5.062 kg**
Plastic

 **1.019 kg**
Metal

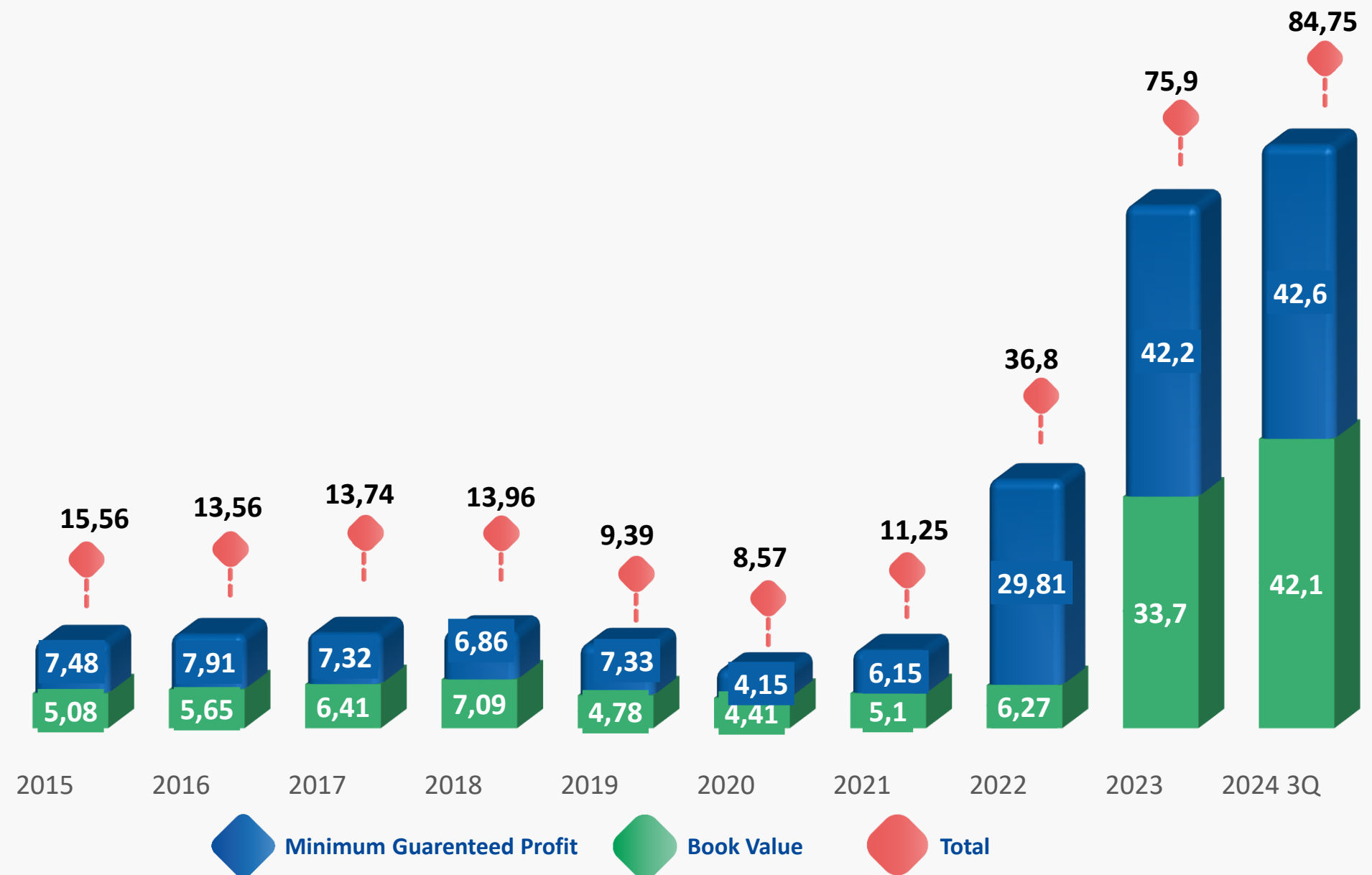
45.533 Tons
of recyclable waste collected



It is the data of the 2021 Sustainability Report.

OUTLOOK

Strong earnings visibility ahead from RSM projects



Emlak REIC expects to recognize **TRY 42.6 Billion profit** from *RSM* projects over the next 5 years.

Emlak REIC Minimum Guaranteed Revenue recognition depends on completion of construction. Abovementioned values will be recognized when we complete our projects.

ONGOING RSM PROJECTS TABLE – 30.09.2024

Project Name	Emlak Konut Min. Guarenteed Revenue	Book Value	Guarenteed Min. Profit	Total Units	# of Units sold in 2024 3Q	Launch /Sale Ratio	Progress Level	Exp. Comp. Date*
1 CER İSTANBUL	643.760.915	193.020.809	450.740.105	148	147	99,32	91,94	2024
2 NİŞANTAŞI KORU	133.633.138	699.916.513	-566.283.375	196	178	90,82	96,82	2024
3 ALLSANCAK	199.331.897	42.255.385	157.076.512	1.104	785	71,11	74,23	2024
4 NİDAPARK KÜÇÜKYALI	3.750.106.029	3.038.640.798	711.465.231	2.244	2.149	95,77	74,47	2024
5 MEYDAN BAŞAKŞEHİR	1.443.442.879	1.797.570.505	-354.127.626	519	285	54,91	91,5	2024
6 MERKEZ ANKARA	4.544.656.046	3.084.764.803	1.459.891.242	3.306	2.504	75,74	72,08	2024
7 NİDAPARK İSTİNYE	7.931.791.309	6.179.448.020	1.752.343.289	543	440	81,03	64,63	2024
8 EVORA İZMİR	588.537.290	26.280.816	562.256.474	1.195	799	66,86	64,82	2024
9 YENİ LEVENT	5.510.399.926	2.200.933.182	3.309.466.745	1.019	599	58,78	65,94	2024
10 BATI YAKASI 1. ETAP	1.503.166.588	1.055.744.241	447.422.347	774	398	51,42	69,2	2025
11 EBRULİ KAYAŞEHİR	261.149.493	0	261.149.493	296	92	31,08	62,28	2025
12 BARBAROS 48	2.351.578.729	909.275.627	1.442.303.102	51	23	45,10	56,95	2025
12 NEXT LEVEL	1.095.822.476	335.095.133	760.727.343	205	205	100,00	45,15	2025
14 NEZİHPARK BAHÇEKENT	5.001.260.659	1.503.274.897	3.497.985.762	394	253	64,21	37,44	2025
15 TUAL GÖLYAKA	1.164.801.466	386.616.476	778.184.989	537	101	18,81	13,47	2025
16 MAJÖR GÖLYAKA	2.224.194.387	777.506.452	1.446.687.935	796	303	38,07	20,18	2025
17 PARK YAŞAM ANTALYA	2.050.621.004	836.065.500	1.214.555.504	1.443	337	23,35	17,47	2025
18 GÖLYAKA İSTANBUL	1.871.619.474	339.770.896	1.531.848.579	831	106	12,76	13,69	2025
19 FUA DENİZ PARK TUZLA	3.088.146.903	846.479.746	2.241.667.157	226	177	78,32	7,21	2025
20 GÖKTÜRK KEMER EVLERİ	2.875.075.667	1.199.275.617	1.675.800.050	414	73	17,63	0	2025
21 BATI YAKASI 2. ETAP	5.817.781.509	875.875.581	4.941.905.928	-	Satışta değil	0,00	0	2025
22 ANKARA ÇAYYOLU 2. ETAP	1.488.136.763	1.623.353.668	-135.216.905	-	Satışta değil	0,00	0	2025
23 ATAŞEHİR KÜÇÜKBAKKALKÖY	330.382.104	164.866.609	165.515.495	-	Satışta değil	0,00	0	2025
24 BİZİM MAHALLE 2-1	1.319.512.587	313.345.072	1.006.167.515	-	Satışta değil	0,00	0	2025
25 BİZİM MAHALLE 2-2	2.783.143.599	2.004.094.910	779.048.689	-	Satışta değil	0,00	0	2025
26 ÜMRANİYE İNKILAP	3.403.998.710	3.439.052.227	-35.053.517	-	Satışta değil	0,00	0	2025
27 MUĞLA BODRUM TÜRKBÜKÜ	2.344.279.616	1.372.192.494	972.087.123	-	Satışta değil	0,00	0	2025
28 KAYABAŞI 9. ETAP	4.155.452.874	630.541.338	3.524.911.536	-	Satışta değil	0,00	0	2025
29 ÇEKMEKÖY ÇINARKÖY	2.906.140.775	1.342.386.708	1.563.754.067	-	Satışta değil	0,00	0	2025
30 BAŞAKŞEHİR AYAZMA 4. ETAP	5.483.023.940	1.897.119.595	3.585.904.345	-	Satışta değil	0,00	0	2025
31 BEŞİKTAŞ AKAT	1.789.801.448	1.212.920.293	576.881.155	-	Satışta değil	0,00	0	2025
32 KAYABAŞI 10. ETAP	3.029.972.601	1.480.033.235	1.549.939.366	-	Satışta değil	0,00	0	2025
33 MUĞLA MİLAS MEŞELİK	1.661.298.232	292.754.715	1.368.543.518	-	Satışta değil	0,00	0	2025
TOTAL	84.746.021.033	42.100.471.860	42.645.549.173	16.241	9.954	46,25	54,71	

There may be time shifts in income and cost updates due to inflation accounting and profitability may vary depending on the commitments of the contractors. In provisional acceptance processes, profitability is re-evaluated by taking into account the current appraisal values of unsold units and profitability is not expected to be negative.

*Completion date of the projects are based on our assumptions. Projects may be completed before or after our estimates. Partial provisional acceptance of the Projects will be realized in related terms and the remaining parts of the projects will be finalized in following terms.

REVENUE SHARING MODEL

2022
Tenders

2023
Tenders

Total Base Value

5.1 Billion TRY

3.3 Billion TRY

Total Minimum Emlak Konut's Share

27.7 Billion TRY

13.3 Billion TRY

Total Sales Revenue

77 Billion TRY

33 Billion TRY

Tender Multiplier

X5.38

X4.06

2024 Tender Schedule

	REVENUE SHARING MODEL	Appraisal Value	Min. Emlak Konut Share	Multiplier
1	MUĞLA MİLAS MEŞELİK	210.715.000	462.000.000	2,2
2	ESENLER ATIŞALANI 1. ETAP	919.710.550	1.830.500.000	1,99
	TOTAL	1.130.425.550	2.292.500.000	2,03

T-K MODEL PROJECT TENDERS

- 1 İSTANBUL ARNAVUTKÖY DURSUNKÖY ETAPLARI
- 2 İSTANBUL BAĞCILAR DEMİRKAPI

2024 Company Targets

TOTAL PRE-SALES
TARGET

SALES VALUE
TRY 52 BILLION

GROSS SELLABLE AREA
533.777 SQM

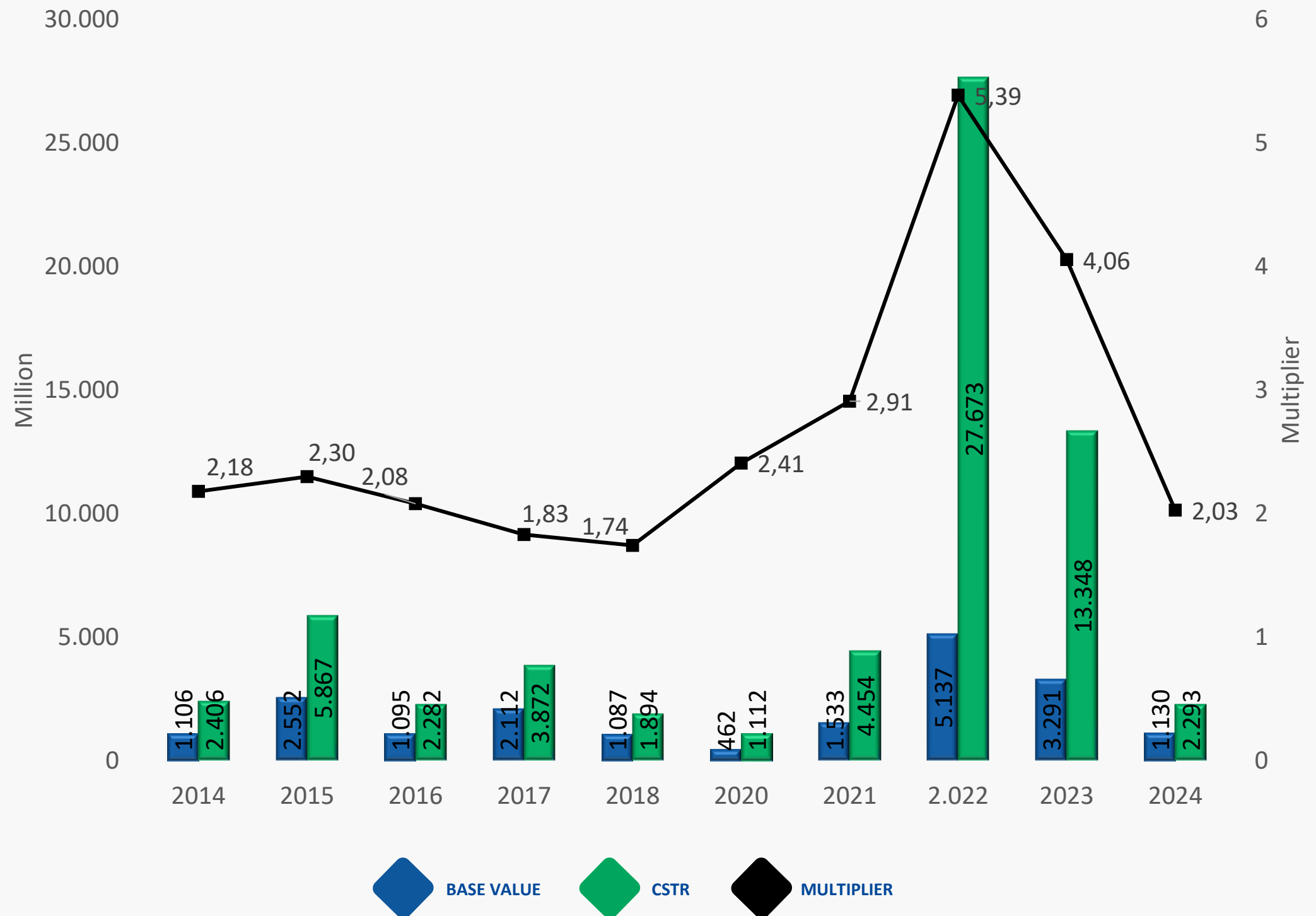
2024 TARGET

NET PROFIT
4,21 BILLION TRY

PROJECT DEVELOPMENT

The multiplier performance achieved in the past years demonstrates the high potential of the coming years.

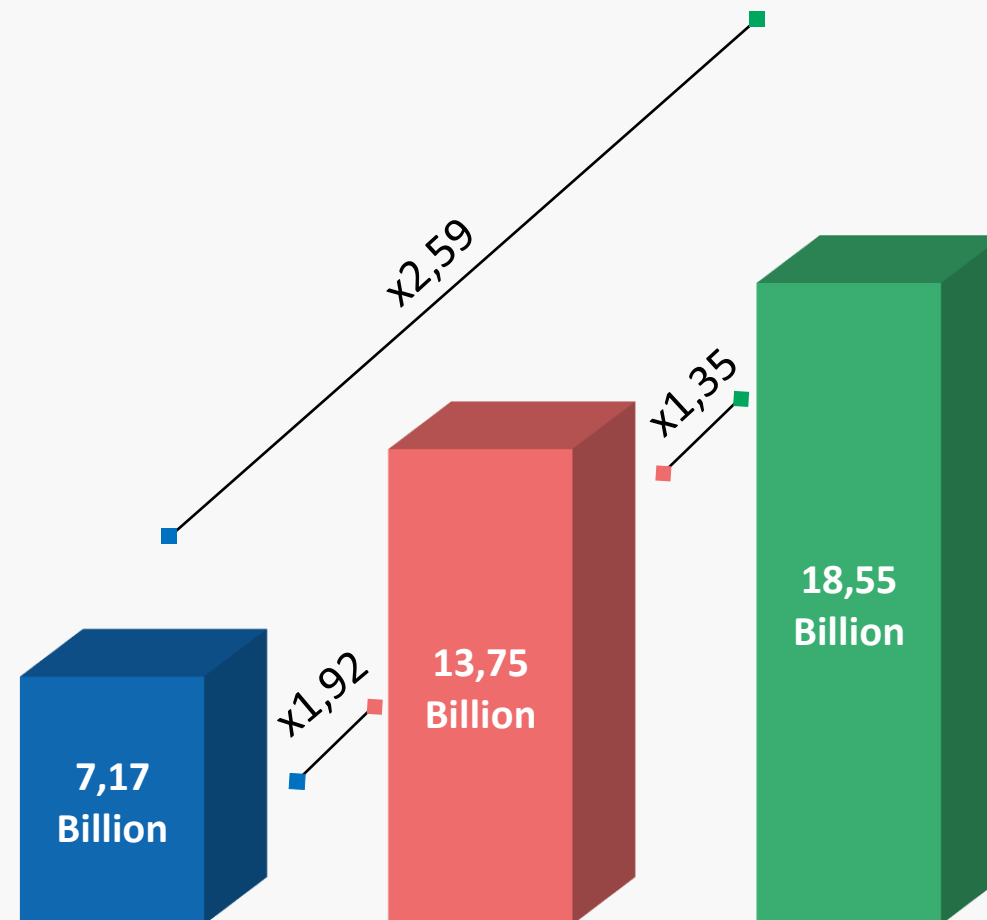
Multiplier for RSM Projects (Ongoing Projects)



REVENUE SHARING MODEL

Revenue sharing projects with sustainable high income potential...

Completed Projects



BASE VALUE of LAND at TIME of the TENDER

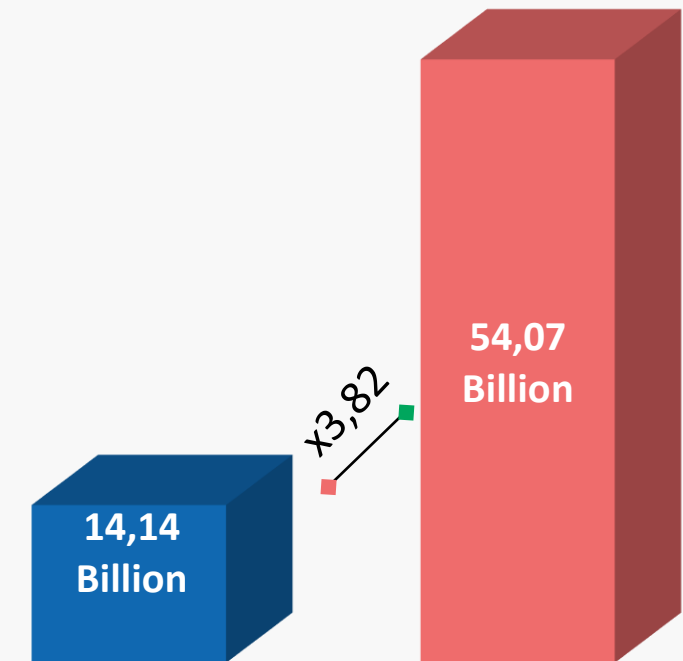


EMLAK KONUT'S SHARE in TOTAL TENDER VALUE



EMLAK KONUT'S SHARE in TOTAL REALIZED VALUE

Ongoing Projects



EMLAK KONUT'S SHARE in TOTAL TENDER VALUE



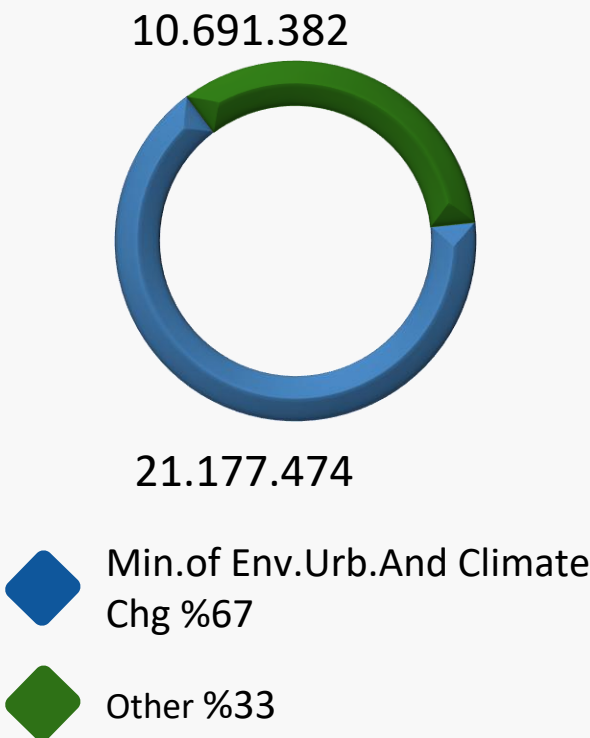
EMLAK KONUT'S SHARE in TOTAL REALIZED VALUE

LAND DEVELOPMENT

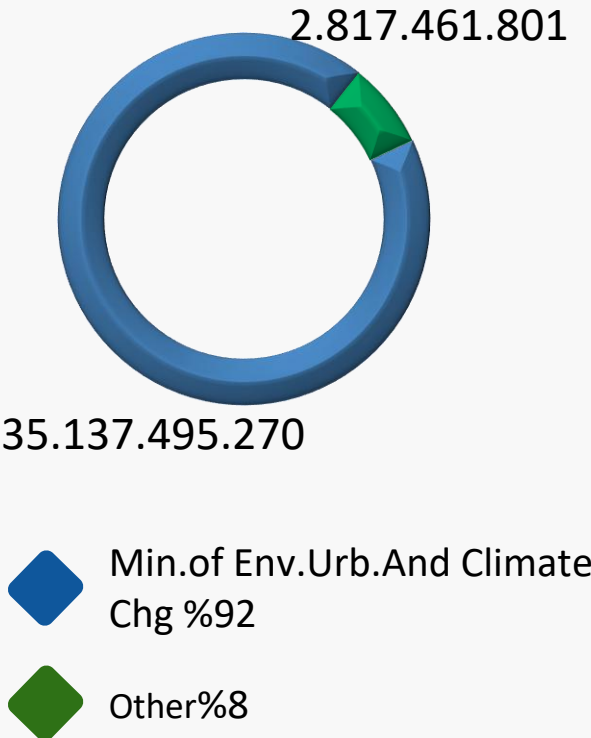
Developments in the right place and at the right cost

Favourable strategic partnership with TOKİ

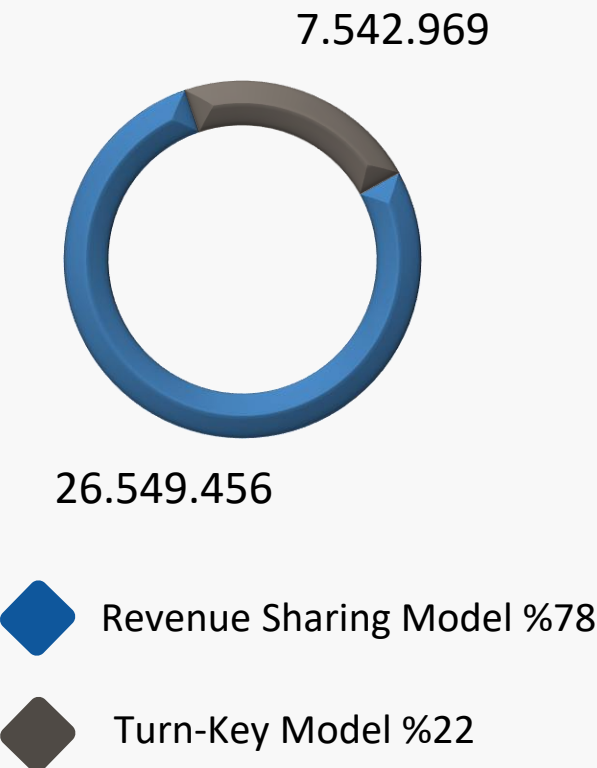
Land Acquisiton 2003 - 2022 (sqm)



Land Purchase 2003 – 2022 (TRY)



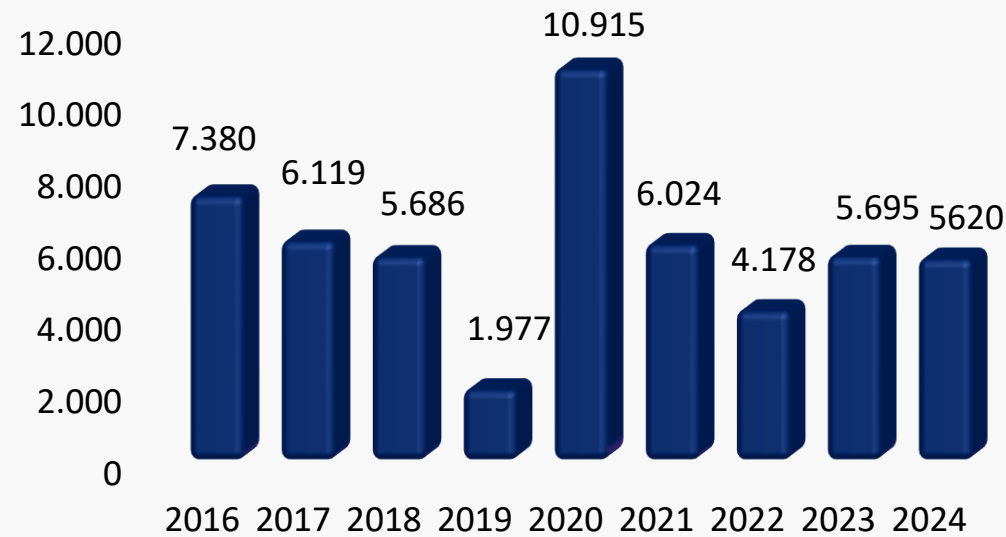
Breakdown of Tendered Plots by Book Value (sqm)



COMPANY SALES DATAS

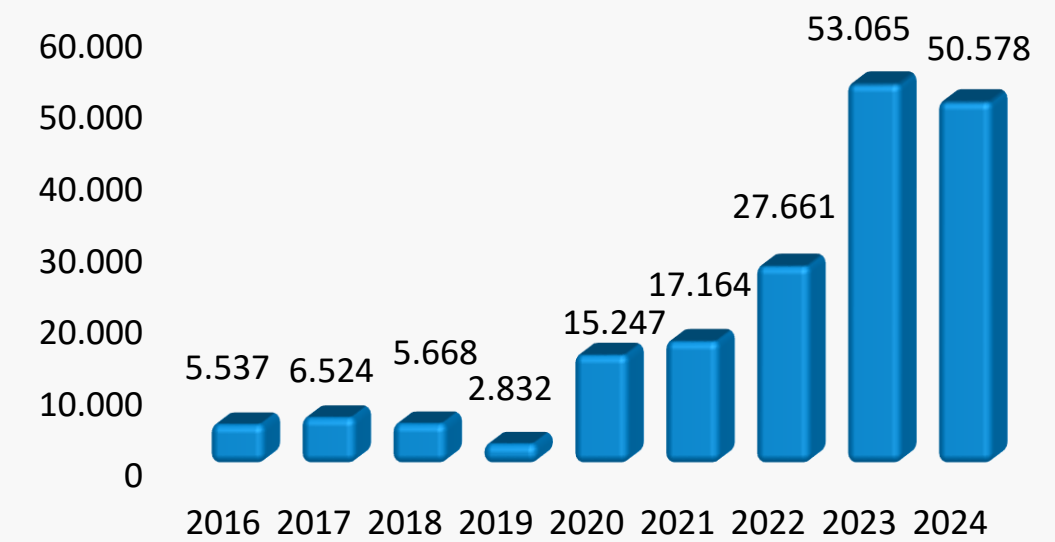
Sales record
broken two
years in a row.

UNIT SALES



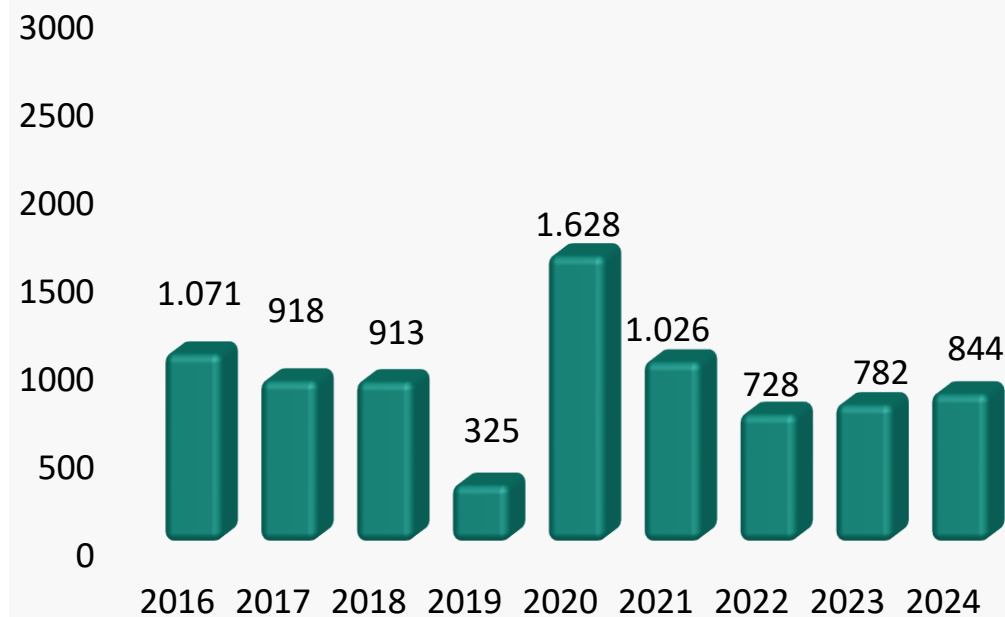
SALES TOTAL VALUE

-TRY MILLION-



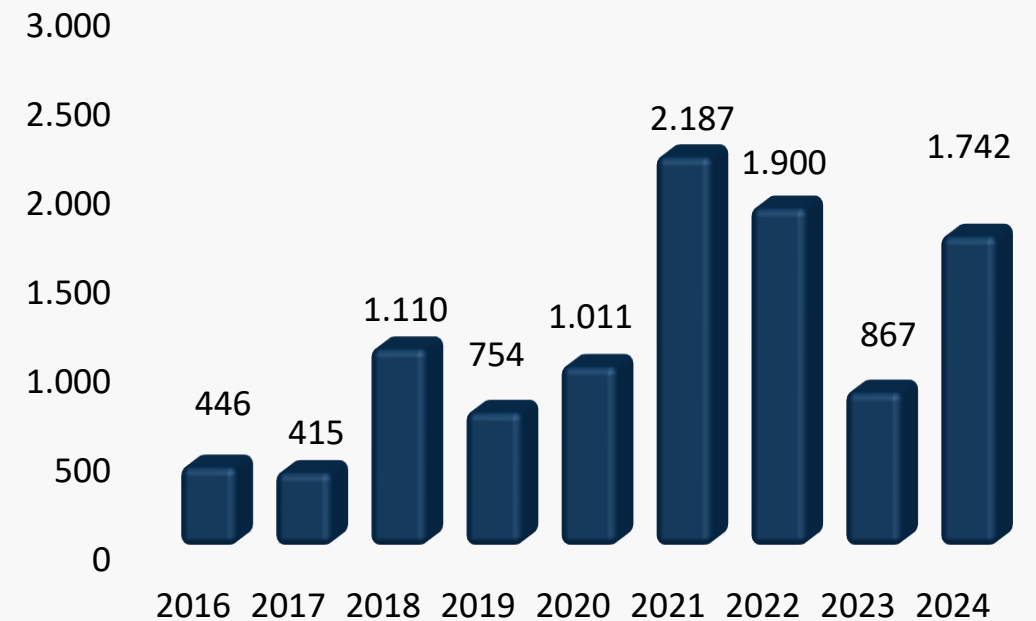
TOTAL UNIT SIZE SOLD

-'000 SQM-



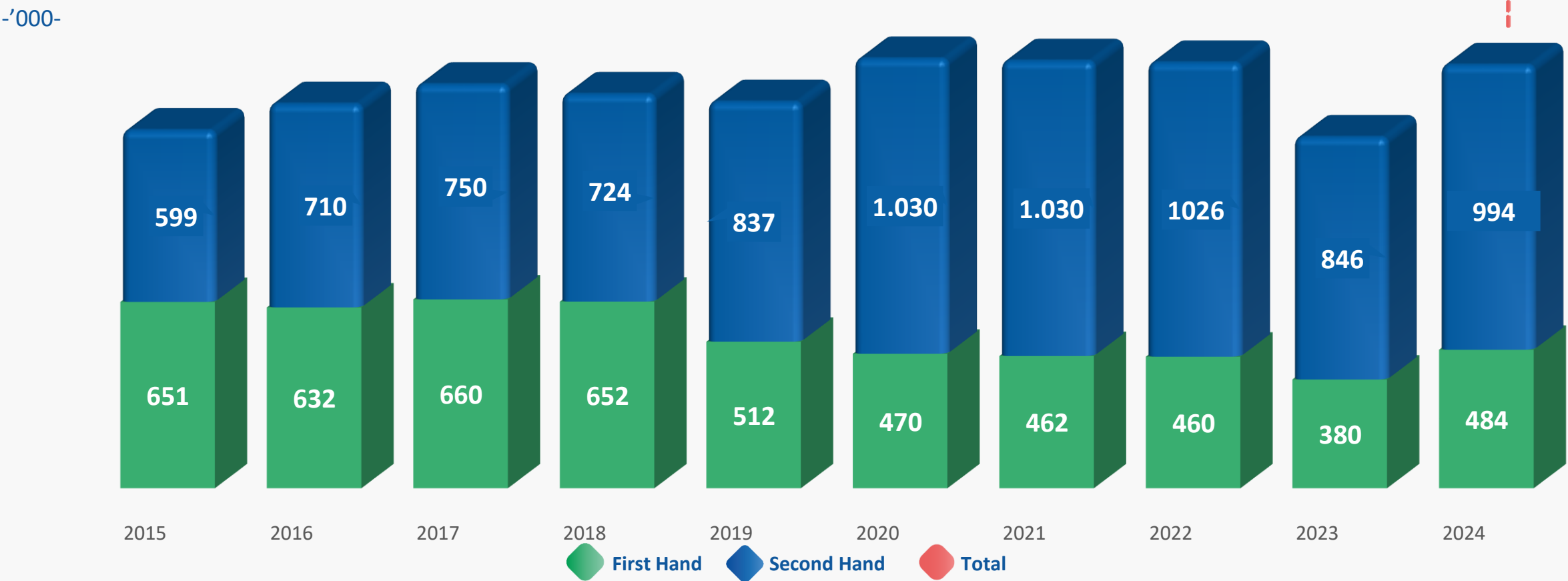
SALES to FOREIGNERS

-TRY MILLION-

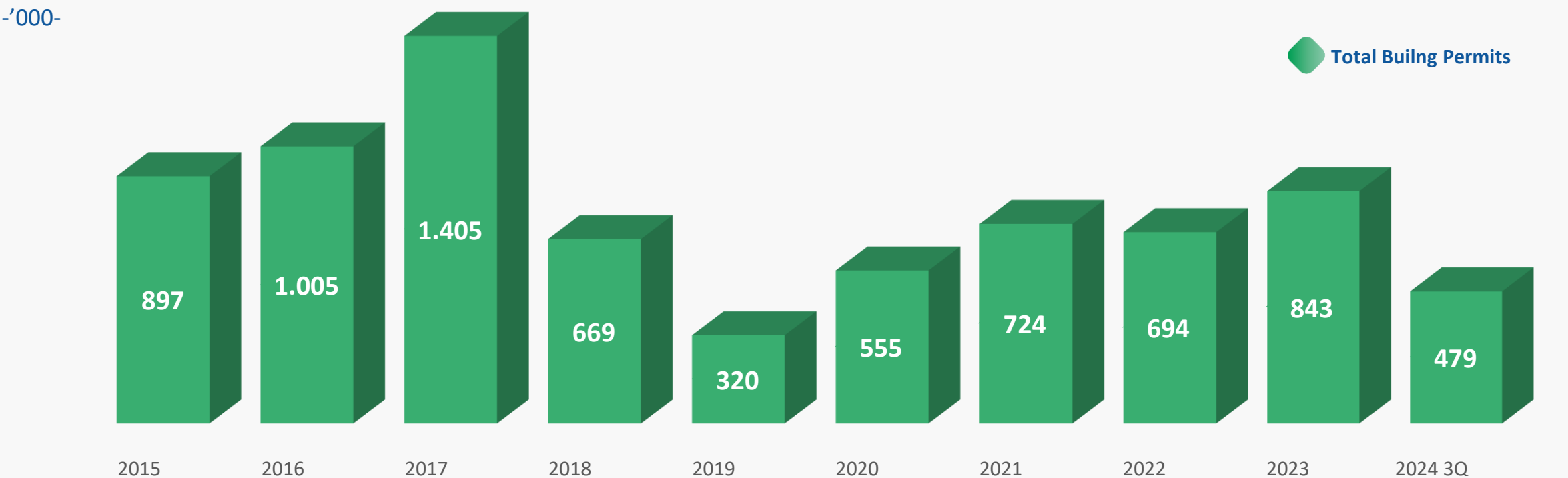


TURKISH REAL ESTATE MARKET

RESIDENTIAL UNIT SALES IN TURKEY FIRST SALE-SECOND HAND



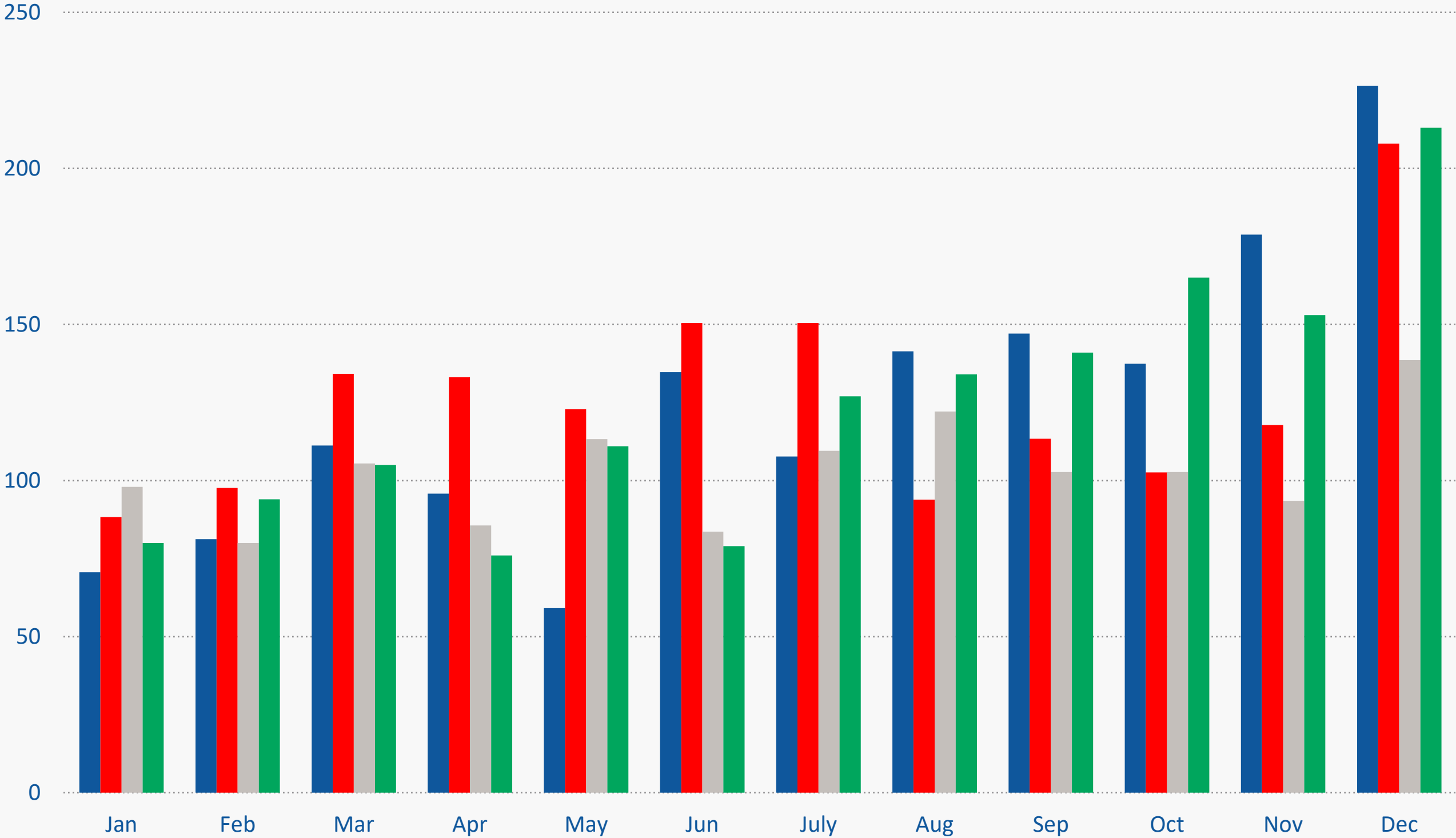
BUILDING PERMIT STATISTICS IN TURKEY



TURKISH REAL ESTATE MARKET

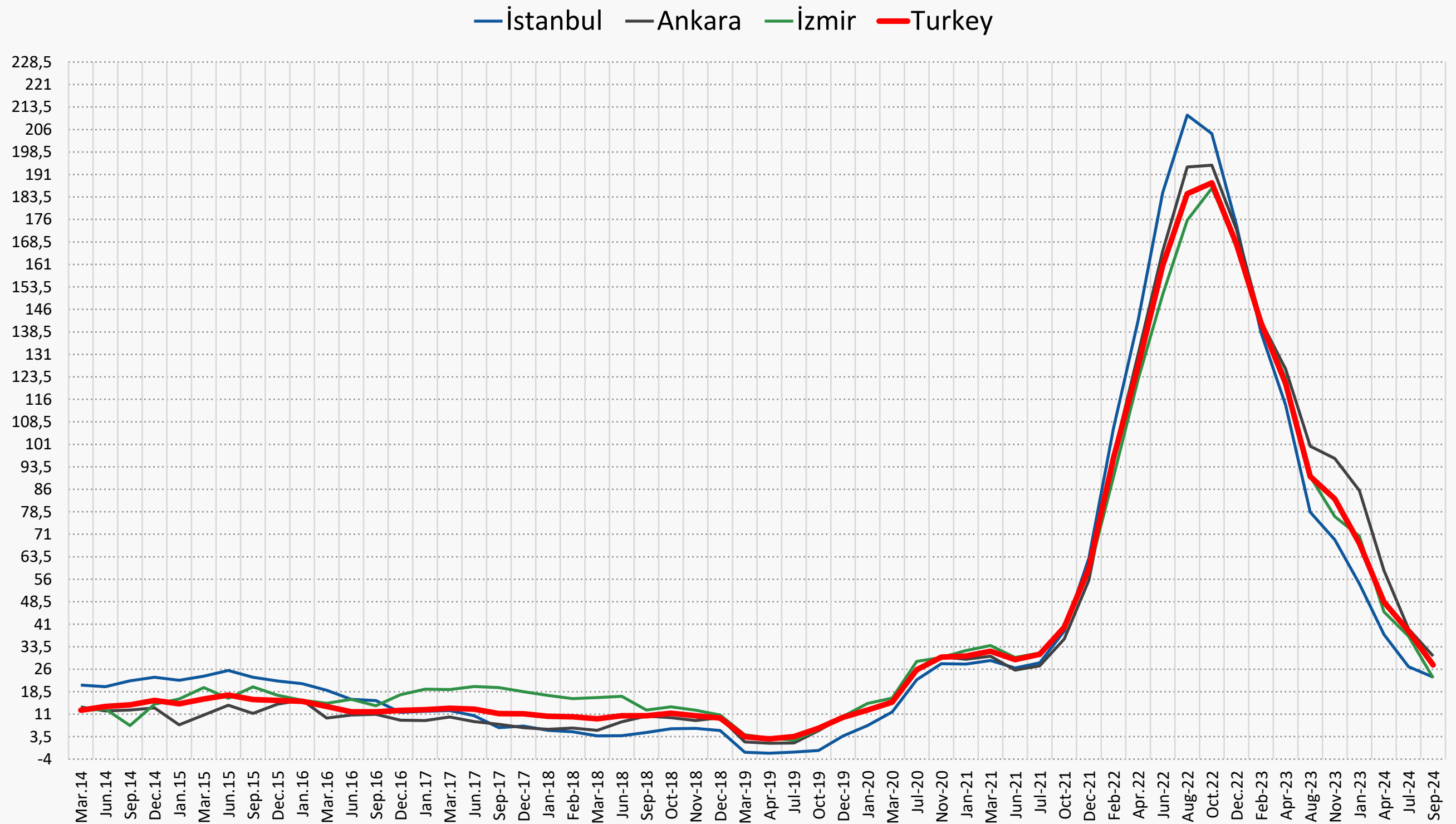
NUMBER of HOUSE SALES

2021 2022 2023 2024



HOUSING PRICE INDEX

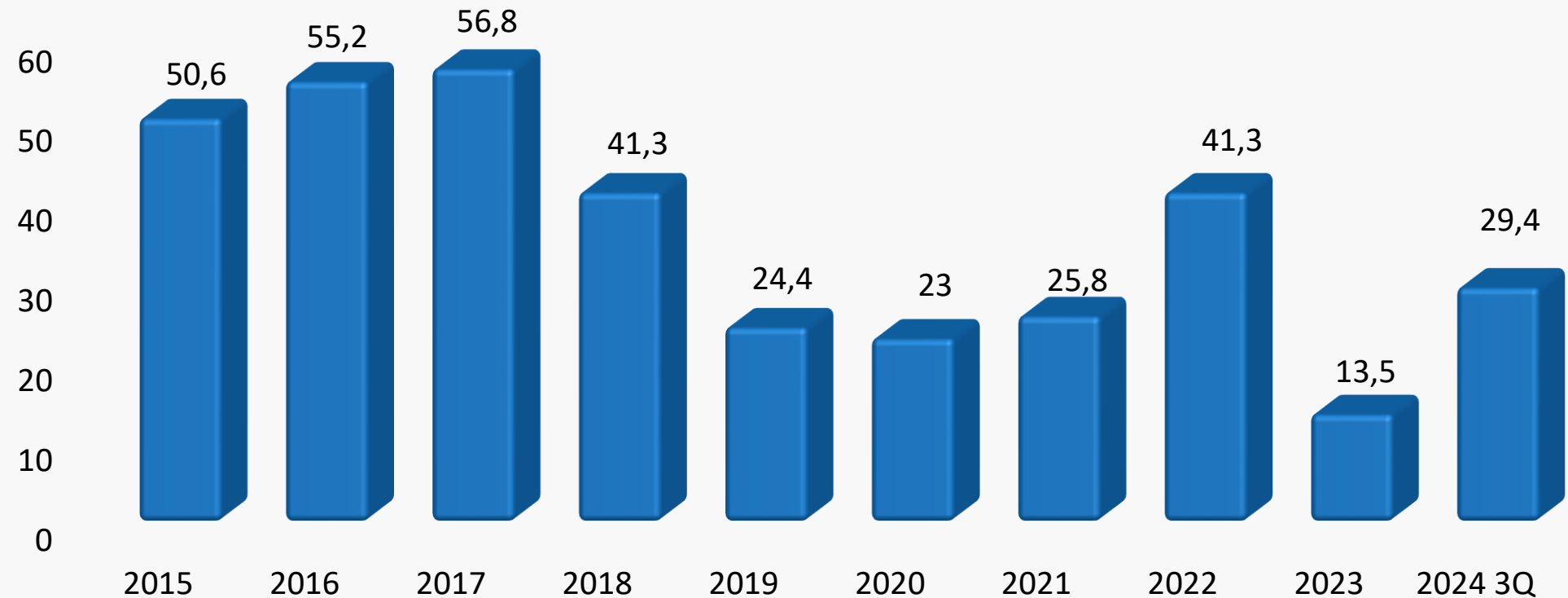
Annual changes in NHPI for Turkey and the three largest cities %



FINANCIAL TRACK RECORD

EBITDA margin
is watching at
high levels

EBITDA Margin (%)



Key Financials (million TRY)

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

1: EBITDA: Profit before income tax-financial expenses+financial income-income from investing activities-amortizations.

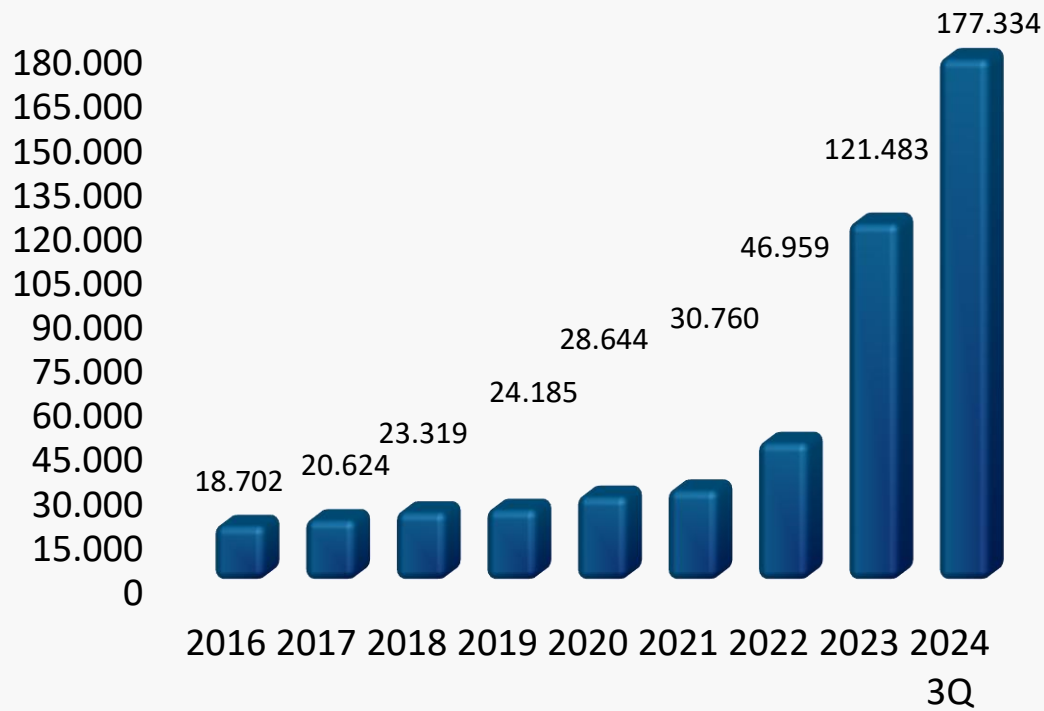
2: EBITDA MARGIN: MARGIN calculated AS EBITDA/NET SALES.

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

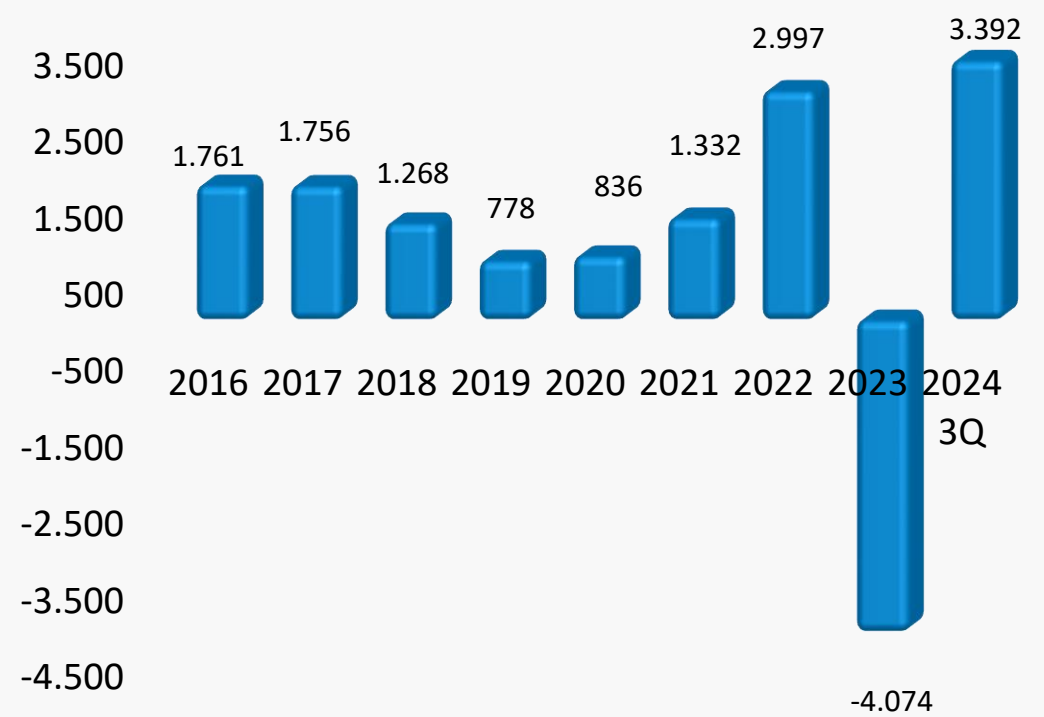
FINANCIAL TRACK RECORD

Return on equity continues to increase...

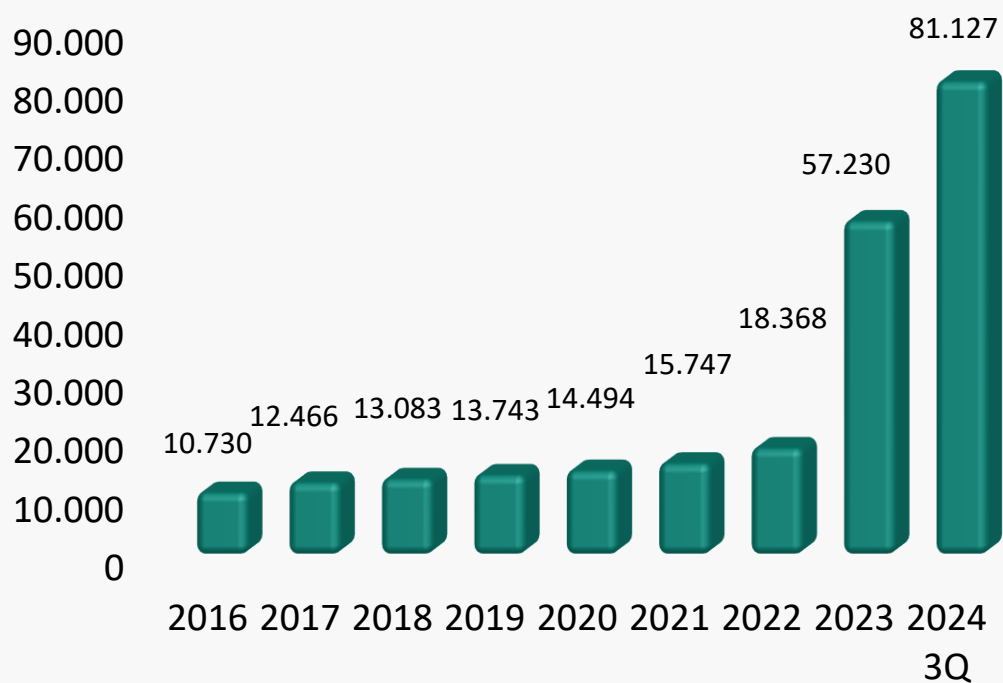
Total Assets (million TRY)



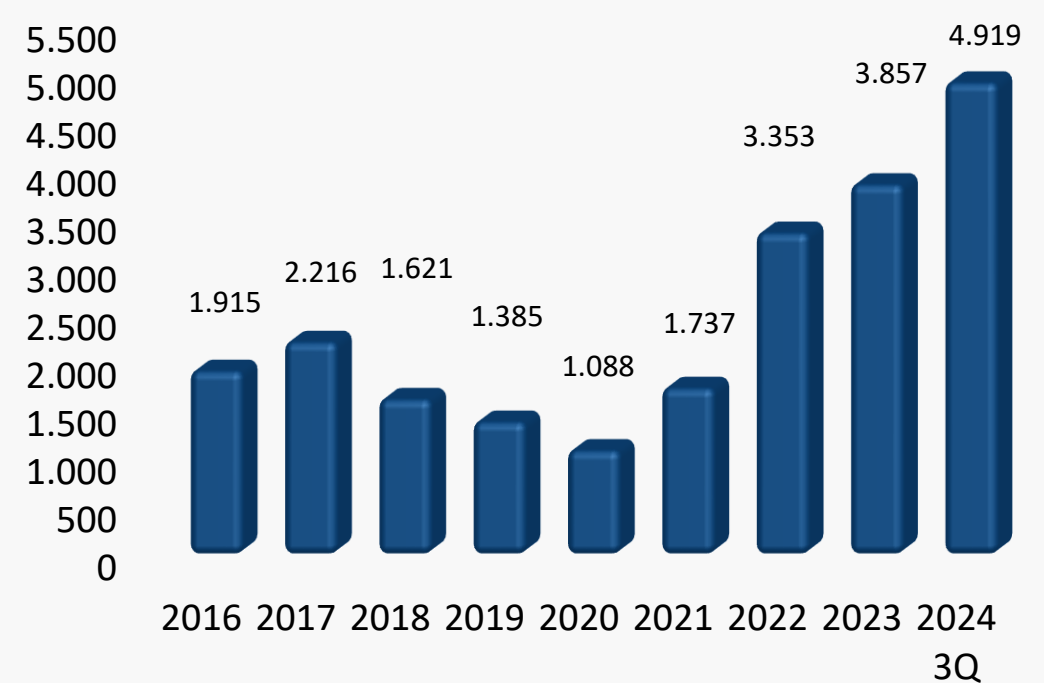
Profit for Period (million TRY)



Equity (million TRY)



EBITDA for Period (million TRY)



BALANCE SHEET

ASSETS	Notes	30.09.2024	31.12.2023
Current Assests		169.449.615	154.689.890
Cash and Cash Equivalents	4	3.732.798	21.556.543
Financial Investments	5	-	-
Trade and other Receivables	7	5.550.885	12.080.196
Inventories	8	152.786.257	114.725.520
Pre-paid Expenses		310.238	175.398
Other Current Assets	14	3.960.918	6.145.685
Non-Current Assests		7.883.938	10.357.385
Trade and other Receivables	7	3.415.843	6.172.178
Investment Property	9	2.499.533	2.535.662
Property, Plant and Equipment	10	1.835.505	1.538.894
Intangible Assests		108.384	82.511
Other Non-Current Assests		0	0
TOTAL ASSESTS		177.333.553	165.047.275
LIABILITIES and EQUITY	Notes	30.09.2024	31.12.2023
Current Liabilities		95.102.712	84.541.797
Short Term Borrowings	5	4.150.325	1.426.922
Short Term Portion of Long Term Borrowings		1.822.678	2.965.434
Trade and other Payables		8.567.253	7.128.960
Deferred Income		80.161.275	72.520.430
Short Term Provisions		401.181	500.051
Non-Current Liabilities		1.103.986	2.752.073
Long Term Borrowings		90.979	1.724.026
Trade and other Payables	6	810.197	788.048
Deferred Income		35.918	75.608
Deferred Tax Liability	22	-	-
Shareholder's Equity		81.126.855	77.753.405
TOTAL LIABILITIES and EQUITY		177.333.553	165.047.275

BALANCE SHEET

INCOME STATEMENT ('000)

SUMMARY of SIGNIFICANT FIGURES ('000)

	Notes	1 Jan – 30 Sep 2024	1 Jan – 30 Sep 2023		30 September 2024
Revenue	17	16.725.600	29.560.229	Total Assets	177.333.553
Cost of Sales (-)	17	-10.436.632	-23.239.623	Cost of Land and Residential Unit Inventories	-152.643.275
Gross Profit		6.288.968	6.320.606	Cost of Investment Property	-2.740.911
General Administrative Expenses (-)	18	-2.303.933	-3.615.947	Liabilities	-96.206.698
Marketing Expenses (-)	18	-292.494	-536.226	Appraisal Value of Land Stock	37.176.682
Other Income from Operating Activities	20	1.756.456	3.255.731	Appraisal Value of Building	40.399.821
Other Expenses from Operating Activities (-)	20	-691.596	-2.192.384	Company Share of Total Revenue for RSM	84.746.021
Operating Profit		4.757.401	3.231.780	TurnKey Cost of Purchase Progress Payments	39.853.353
Income from Investing Activities		-	8.820		
Operating Profit Before Financial Income (Expenses)		4.757.401	3.240.600		
Financial Income	21	3.064.243	3.356.944		
Financial Expenses (-)	21	-933.125	-1.707.508		
Profit for the Period before tax		3.400.951	-5.825.151		
Net Profit for the Period		3.392.107	-5.841.329	TOTAL	127.918.545

RECEIVABLES

Strong cash flow from pre-sales

	Trade Receivables	Off-Balance Sheet Receivables in Instalments	TOTAL (000)
1 Year	4.107.984	11.401.601	15.509.585
2 Years	1.798.886	7.154.951	8.953.837
3 Years	847.624	2.769.258	3.616.882
4 Years	559.198	1.304.920	1.864.118
5 Years and Above	1.186.303	564.819	1.751.122
TOTAL	8.499.995	23.195.549	31.695.544

These sales have average 4 years of maturity.

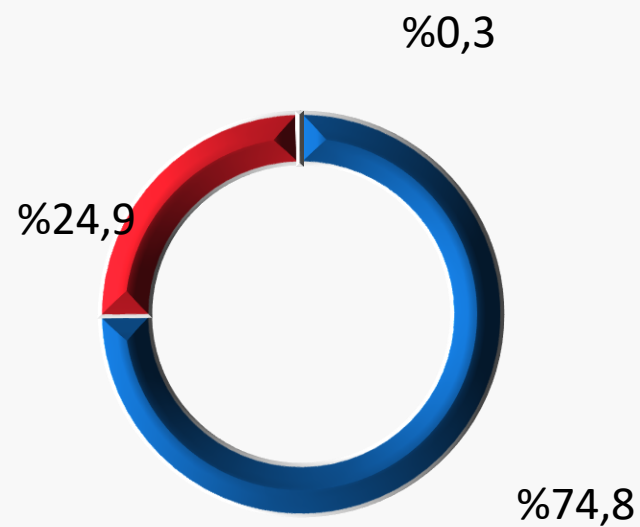
CASH FLOW

		1 Jan – 30 Sep 2024	1 Jan – 30 Sep 2023
Cash flows from operating activities		-16.773.304	16.789.325
Cash flows from Investing activities		214.215	1.678.888
Cash flows from financing activities		2.778.281	417.662
Cash and cash equivalents at the beginning of the period	4	20.201.923	11.981.256
Cash and cash equivalents at the end of the period	4	2.840.435	21.984.979

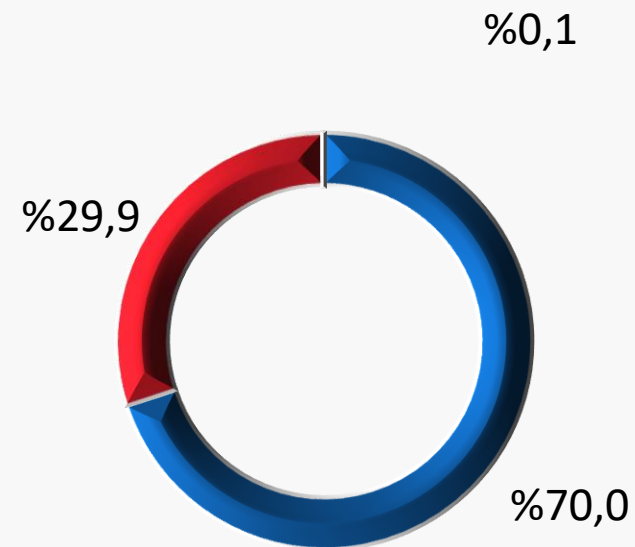
LAND PORTFOLIO

Continue to add high investment value on the lands developed...

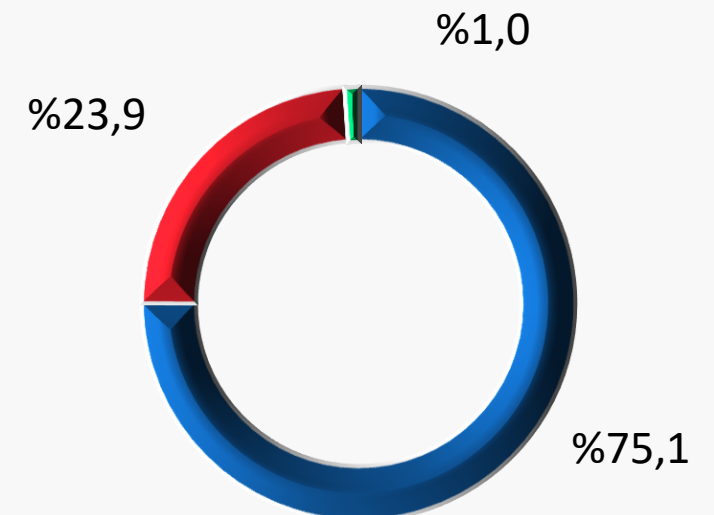
Land Acquisition Breakdown by Cities



Breakdown of Book Value by Cities



Breakdown of Appraisal Values by Cities



LAND BLANK

Land Area

5.1 Milion sqm

Book Value

38.1 Billion TRY

Appraisal Value

35.7 TRY

LAND BLANK APPRAISAL SUMMARY TABLE ('TRY – 30.09.2024)

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

Investment Properties

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

BUILDINGS APPRAISAL SUMMARY TABLE (BUILDINGS – 30.09.2024)

Line	City / District	Project Name	Number of Units in Stock	Book Value (TRY)	Appraisal Value (TRY)
1	İstanbul / Ataköy	YALI ATAÖY	1	25.093.705	26.750.000
2	İstanbul / Ataşehir	NİDAKULE ATAŞEHİR	1	38.578.834	54.640.300
3	İstanbul / Ataşehir	VARYAP MERIDIAN	1	2.227.881	5.848.000
3	Ankara / Çankaya	ANKARA SARAÇOĞLU	1	232.429.728	232.429.728
4	İstanbul / Ataşehir	HQ Building B Block	1	263.186.145	1.646.715.200
TOTAL (Non-Current Assets)			5	561.516.294	1.966.383.228
1	İstanbul	ESENLER EMLAK KONUTLARI	3	13.509.711	10.250.000
2	İstanbul	AĞAOĞLU MASLAK 1453 İSTANBUL	5	260.031.237	126.195.255
3	İstanbul	BÜYÜKYALI	122	500.532.105	4.940.490.950
4	İstanbul	İSTMARİNA	238	1.605.628.047	2.892.870.350
5	İstanbul	SARPHAN FİNANSPARK	102	773.866.642	336.388.575
6	İstanbul	OFFICE BUILDING	1	193.753.142	1.101.694.938
TOTAL (Investment Properties)			471	3.347.320.885	9.407.890.067
1	İstanbul	AĞAOĞLU MASLAK 1453 İSTANBUL	69	1.290.457.930	932.379.139
2	İstanbul	SARPHAN FİNANSPARK	42	371.000.410	277.173.182
3	Ankara	MERKEZ ANKARA	62	5.126.900.523	3.800.110.511
4	İstanbul	BÜYÜKYALI İSTANBUL	1	40.856.135	88.506.084
5	İstanbul	KUZEY YAKASI	206	1.698.653.490	2.311.528.317
6	İstanbul	KÖY	10	53.589.704	45.361.800
7	Kocaeli	KÖRFEZKENT ÇARŞI	1	10.868.827	8.000.000
8		Various Units	371	4.142.672.201	4.432.012.935
TOTAL (Buildings)			762	12.734.999.220	11.895.071.967
9	İstanbul	DÜŞLER VADİSİ	12	204.032.569	153.439.324
10	İstanbul	NİDAPARK KÜÇÜKYALI	29	786.368.063	2.554.996.959
11	İstanbul	NİDAPARK İSTİNYE	32	1.780.933.253	1.343.922.791
12	İstanbul	FİKİRTEPE	1.615	13.883.324.201	11.514.186.629
TOTAL (Stock from Projects)			1.688	16.654.658.086	15.566.545.703
TOTAL			2.926	33.298.494.483	38.835.890.966

ONGOING TURN-KEY PROJECTS TABLE – 30.09.2024

Line	City / Region	Project Name	Book Value + Progress Payment (TRY)	Total Number of Units	% Sold (2024 3Q)
1	İstanbul / Küçükçekmece	Bizim Mahalle	2.949.974.000	737	710
2	İstanbul / Esenyurt	Emlak Konut Vadi Evleri	4.234.651.000	942	919
3	İstanbul / Çekmeköy	Çekmeköy Çınarköy	22.094.108.000	2.089	2.012
4	İstanbul / Avcılar	Avcılar Firuzköy	1.063.900.000	-	-
5	Balıkesir / Altıeylül	Balıkesir Altıeylül	1.926.132.000	444	341
6	İstanbul / Arnavutköy	Arnavutköy Yenişehir	7.023.509.000	9.991	2.994
7		Diğer	561.079.000		
TOTAL			39.853.353.000	14.203	6.976

COMPLETED RSM PROJECT TABLE (PROVISIONAL ACCEPTANCE APPROVES COMPLETELY)

	Project Name	Base Value of Land at Time of the Tender	EMLAK KONUT's Share in Total Revenue	Revenue Share Ratio(%)	EMLAK KONUT's Realized Value	Multiplier
1	GEÇMİŞ 32 PROJE TOPLAM	2.089.470.012	2.339.708.284	33,92	2.376.243.196	1,14
2	EVORA İSTANBUL	47.815.045	163.903.000	32,65	177.362.987	3,71
3	EVORA İSTANBUL MARMARA	49.868.323	153.600.000	32	166.077.766	3,33
4	AVRUPA KONUTLARI TEM 2	42.910.000	73.328.640	30	83.925.799	1,96
5	DUMANKAYA MİKS	37.590.590	82.502.500	30,5	82.610.259	2,2
6	KUASAR İSTANBUL	237.485.823	375.337.542	50	467.638.254	1,97
7	BATIŞEHİR	351.665.405	424.000.000	32	573.782.822	1,63
8	BAHÇETEPE İSTANBUL	110.649.748	165.100.000	26	189.630.902	1,71
9	SEYRANŞEHİR	23.170.000	51.520.000	28	58.365.088	2,52
10	NİDAKULE ATAŞEHİR	63.551.681	190.231.000	36,2	192.736.638	3,03
11	SARPHAN FİNANSPARK	51.786.200	61.500.000	37,5	304.015.436	5,87
12	BULVAR İSTANBUL	128.386.000	202.440.000	28	203.216.298,19	1,81
13	METROPOL İSTANBUL	290.998.144	500.971.000	43,15	1.037.156.867	3,56
14	BAHÇEKENT FLORA	55.245.000	80.832.000	25,26	123.404.920	2,23
15	PARK MAVERA	124.615.000	420.000.000	30	422.631.820	3,39
16	SOFALOCA	36.547.140	54.000.000	30	54.000.000	1,48
17	AVRUPA KONUTLARI BAŞAKŞEHİR	115.200.000	350.400.000	40	350.400.000	3,04
18	GÖL PANORAMA	80.810.000	148.400.000	28	202.896.165	2,51
19	EVVEL İSTANBUL	97.500.000	188.760.000	26	276.974.444	2,84
20	AVRUPAPARK	63.698.214	156.520.000	26	185.151.077	2,9
21	AĞAOĞLU MASLAK 1453 İSTANBUL	604.940.000	1.153.750.000	35,5	2.143.523.914	3,54
22	ISTMARINA	214.045.000	534.000.000	40	795.553.842	3,71
23	KOORDİNAT ÇAYYOLU	95.156.250	180.000.000	33	180.000.000	1,89
24	TUAL ADALAR	85.030.299	116.961.600	29,5	119.038.855	1,39
25	BÜYÜKYALI	725.700.000	1.568.800.000	37	2.060.896.764	2,84
26	TEMAŞEHİR KONYA	85.000.000	198.759.060	30	198.759.060	2,34
27	TUAL BAHÇEKENT	82.984.809	205.245.779	24,64	229.506.678	2,77
28	TEM 34	27.322.050	40.086.059	21,58	58.392.804	2,14
29	OFİS KARAT BAKIRKÖY	32.025.000	62.000.000	31	62.000.000	1,94
30	VALİDEBAĞ KONAKLARI	85.003.711	406.215.000	50,15	439.887.380	5,17
31	KÖY	252.910.000	261.499.901	32,25	257.719.942	1,02
32	KARAT 34	63.564.095	171.600.000	39	176.058.200	2,77
33	AVANGART İSTANBUL	115.953.465	637.000.000	49	637.000.000	5,49
34	EVORA DENİZLİ	74.738.419	92.651.000	18	92.651.000	1,24
35	AVRUPAPARK HAYAT	83.391.734	156.500.000	25	187.287.417	2,25
36	ORMANKÖY	247.830.000	355.552.000	32	556.515.607	2,25
37	NİDAPARK KAYAŞEHİR	117.420.000	407.588.000	38	407.588.000	3,47
38	BAŞAKŞEHİR AVRASYA KONUTLARI	136.611.930	256.000.000	35	278.317.024	2,04
39	EBRULİ İSPARTAKULE	72.111.718	132.000.000	22	345.205.528	4,79
40	İDEALİST CADDE	10.031.311	68.500.000	22	69.043.437	6,88
TOTAL		7.170.138.748	13.746.131.984		18.549.796.907	2,59

ONGOING RSM PROJECTS TABLE ('TRY - FIGURES BASED ON THE AGREEMENTS)

	Projects Name	Base Value of Land at Time of Tender	EMLAK KONUT's Share in Total Revenue	Revenue Share Ratio	Multiplier
1	FATİH YEDİKULE	67.915.000	105.968.270	35,01	1,56
	2013	67.915.000	105.968.270		
2	NİDAPARK İSTİNYE	1.062.270.000	1.876.392.000	51,10	1,77
3	MERKEZ ANKARA	622.000.000	1.258.365.000	30,00	2,02
	2015	1.684.270.000	3.134.757.000		
4	NİDAPARK KÜÇÜKYALI	713.096.640	1.527.000.300	42,00	2,14
	2016	713.096.640	1.527.000.300		
5	DÜŞLER VADİSİ*	396.012.119	952.000.000	25,00	2,40
6	EVORA İZMİR*	540.599.500	585.200.000	35,00	2,43
7	ALLSANCAK*		726.000.000	33,00	
8	İDEALİST CADDE	10.031.311	15.070.000	22,00	1,50
	2017	946.642.930	2.278.270.000		
9	İSTANBUL TEŞVİKİYE	455.121.540	705.500.000	40,00	1,55
	2018	455.121.540	705.500.000		
10	BAŞAKŞEHİR İKİTELLİ 2. ETAP	257.070.997	625.300.000	37,00	2,43
	2020	257.070.997	625.300.000		
11	BEŞİKTAŞ DİKİLİTAŞ	67.821.000	230.500.000	50,00	3,40
12	SARIYER AYAZAĞA	405.000.000	1.244.400.000	40,00	3,07
13	BEŞİKTAŞ ORTAKÖY	290.000.000	1.192.500.000	45,00	4,11
14	KARTAL ESENTEPE 1. ETAP	239.590.000	403.650.000	35,10	1,68
15	KARTAL ESENTEPE 2. ETAP	399.040.000	910.000.000	35,00	2,28
16	BAŞAKŞEHİR KAYABAŞI 8. ETAP	198.875.460	703.000.000	38,00	3,53
	2021	1.600.326.460	4.684.050.000		
17	ÇANKAYA ÇAYYOLU 2. ETAP	125.000.000	170.440.000	40,00	1,36
18	TUZLA MERKEZ	425.916.500	2.161.000.000	35,00	5,07
19	KÖY 4. ETAP	85.087.000	792.610.000	35,00	9,32
20	ATAŞEHİR KÜÇÜKBAKKALKÖY	146.025.317	894.600.000	30,00	6,13
21	AVCILAR FİRUZKÖY 1-1	179.688.300	1.790.250.000	35,00	9,96
22	AVCILAR FİRUZKÖY 1-2	255.182.000	2.527.350.000	35,00	9,90
23	ANTALYA AKSU	132.063.448	1.515.000.000	30,00	11,47
24	AVCILAR FİRUZKÖY 2	288.366.000	1.661.000.000	35,00	5,76
25	BİZİM MAHALLE 2-1	251.873.530	2.340.000.000	30,00	9,29
26	BİZİM MAHALLE 2-2	432.237.346	2.862.000.000	30,00	6,62
27	ÜMRANIYE İNKILAP	300.000.000	1.781.000.000	50,00	5,94
28	BAŞAKŞEHİR HOŞDERE 7	88.142.697	861.000.000	30,00	9,77
	2022	2.709.582.138	19.356.250.000		
29	EYÜPSULTAN KEMERBURGAZ	1.825.000.000	4.820.000.000	40,00	2,64
30	MUĞLA BODRUM TÜRKBÜKÜ	602.681.860	3.496.500.000	45	5,80
31	BAŞAKŞEHİR KAYABAŞI 9. ETAP	600.000.000	2.571.000.000	40	4,29
32	ÇEKMEKÖY ÇINARKÖY	1.200.000.000	4.804.000.000	40	4,00
33	BAŞAKŞEHİR AYAZMA 4. ETAP	610.000.000	1.650.000.000	40	2,70
34	BEŞİKTAŞ AKAT	600.000.000	2.821.000.000	40	4,70
35	KAYABAŞI 10. ETAP	280.887.000	1.502.000.000	40	5,35
	2023	5.718.568.860	21.664.500.000		
TOTAL		14.152.594.565	54.081.595.570	Avg. Multiplier	3,82

