

EMLAK KONUT
01 JAN-31 MAR 2019
ACTIVITY REPORT

(% + 0.3) 187.32



EMLAK KONUT

REAL ESTATE INVESTMENT COMPANY

A PARTICIPATION OF REPUBLIC OF TURKEY MINISTRY OF ENVIRONMENT AND URBANIZATION, TOKI
(HOLDING DEVELOPMENT ADMINISTRATION OF TURKEY)



We set out on this journey 66 years ago to meet our citizens' housing needs. Today, we undertake Turkey's most prestigious projects. We are pleased to share that we pride ourselves on becoming the leading actor of the national economy.

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EMLAK KONUT

— REAL ESTATE INVESTMENT COMPANY —

THE PARTICIPATION OF T.C. ENVIRONMENTAL AND URBANIZATION MINISTRY TOKİ
(HOUSING DEVELOPMENT ADMINISTRATION)

**Planned and quality
modern urban life**

**Peaceful and safe
warmth of a house**

**Awareness of green
and environment**

Vision (Target)

Maintaining and enhancing its position in the domestic real estate industry by improving management approach and quality standards,

Becoming one of the world's top real estate investment trusts by improving its planned, quality, and environment-friendly city approach according to international criteria,

Increasing the number of residential and commercial units to 250,000 by the end of 2023.

Mission (Goal)

Following real estate developments and innovations closely as one of the leading organizations shaping the domestic industry,

Caring about the social value and customer satisfaction and producing planned, quality and environment-friendly establishment centers that offer peaceful and safe living places,

Caring about employees' and shareholders' material and spiritual satisfaction.

THE POSITION OF EMLAK KONUT REIC

▶ 121th
REIC in
the
World

Global

Real Estate Investment Company	TOTAL ASSETS* (billion USD)
114 SUNSTONE HOTEL INVESTORS INC	3,92
115 DREAM GLOBAL REAL ESTATE INV	3,91
116 LIFE STORAGE INC	3,87
117 ASCOTT RESIDENCE TRUST	3,86
118 EQUITY LIFESTYLE PROPERTIES	3,86
119 OUTFRONT MEDIA INC	3,82
120 EQUITY COMMONWEALTH	3,81
▶ 121 EMLAK KONUT GAYRIMENKUL YATI	3,77
122 WAREHOUSES DE PAUW SCA	3,70
123 RETAIL PROPERTIES OF AME - A	3,66
124 CORPORATE OFFICE PROPERTIES	3,65
125 CUBESMART	3,64
126 PIEDMONT OFFICE REALTY TRU-A	3,62
127 NORTHWEST HEALTHCARE PROPERT	3,62
128 CORECIVIC INC	3,58

▶ The largest
REIC in
Turkey

Turkey

Real Estate Investment Company	TOTAL ASSETS* (billion USD)
▶ 1 EMLAK KONUT GAYRIMENKUL YATI	3,77
2 TORUNLAR GAYRIMENKUL YATIRIM	1,84
3 AKIS GAYRIMENKUL YATIRIMI AS	0,97
4 SINPAS GAYRIMENKUL YATIRIM O	0,86
5 IS GAYRIMENKUL YATIRIM ORTAK	0,85
6 OZAK GAYRIMENKUL YATIRIM ORT	0,50
7 HALK GAYRIMENKUL YATRM ORTAK	0,38
8 YESIL YAGRIMENKUL YATIRIM OR	0,37
9 AKFEN GAYRIMENKUL YATIRIM OR	0,35
10 REYSAS GAYRIMENKUL YATIRIM O	0,34
11 KILER GAYRIMENKUL YATIRIM OR	0,33
12 YENI GIMAT GAYRIMENKUL ORTAK	0,33
13 NUROL GAYRIMENKUL YO AS	0,30
14 VAKIF GAYRIMENKUL YATIRIM	0,23
15 ALARKO GAYRIMENKUL YATIRIM	0,20
16 DOGUS GAYRIMENKUL YATIRIM OR	0,19
17 SERVET GAYRIMENKUL YATIRIM O	0,16
18 PANORA GAYRIMENKUL YATIRIM O	0,15
19 MARTI GAYRIMENKUL YATIRIM OR	0,11
20 OZDERICI GAYRIMENKUL YATIRIM	0,10

* As of 2018 year end

Source: Bloomberg/ GICS/ All REITs

2019 1Q ACTIVITY RESULTS

► Solid net profit results and balance land portfolio..

2019 1Q Figures

53.9 Million TRY  **4.2 Billion TRY** 
Net Profit Land Portfolio Value

2019 1Q Pre-Sales Figures

1.2 Billion TRY  **510** 
Pre-sales Revenue Number of Units Sold

110 k sqm  **229 MIO TRY** 
Sold Area Sold to Foreigners

2018 Completed Tender Results (ytd)

3 Tenders  **1.74** 
Completed Average Multiplier

1.89 Billion TRY  **5,1 Billion TRY** 
Total Min Emlak Konut Share* Total Sales Revenue from Tenders

* In Florya tender, Emlak REIC owns 71.43% of the Min. Company Share and 28.57% will belong to Galatasaray Sport Club Association.

SUMMARY TABLE OF SIGNIFICANT FIGURES

TOTAL ASSETS
TRY 23.781.751.000

4.348.212.411 TL

Appraisal Value of Land
Stock

3.548.226.528 TL

Appraisal Value of Buildings

13.723.136.171 TL

Company Share of Total
Revenue for RSM Projects

3.103.901.015 TL

Cost of Purchase + Progress
Payments (Turn Key)

16.387.880.421 TL

Cost of Land and Residential
Unit Inventories

401.574.000 TL

Cost of Investment Property

10.644.309.000 TL

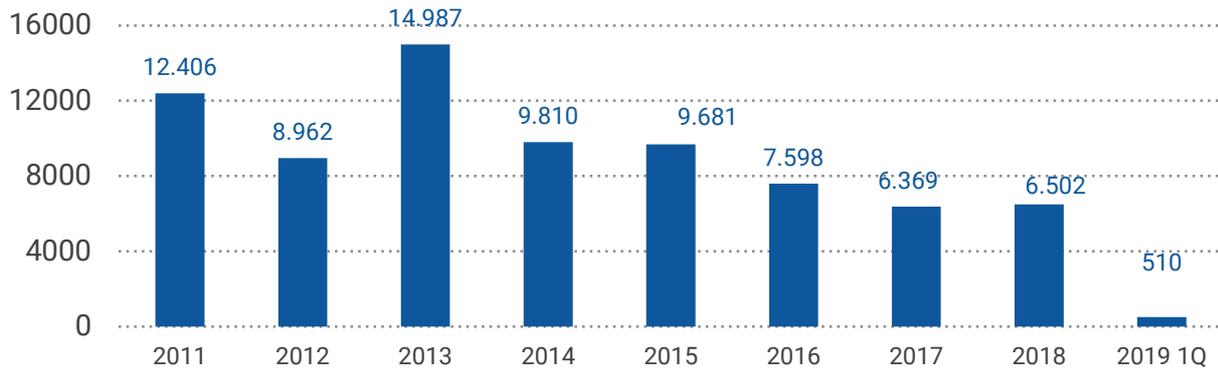
Liabilities

TOTAL

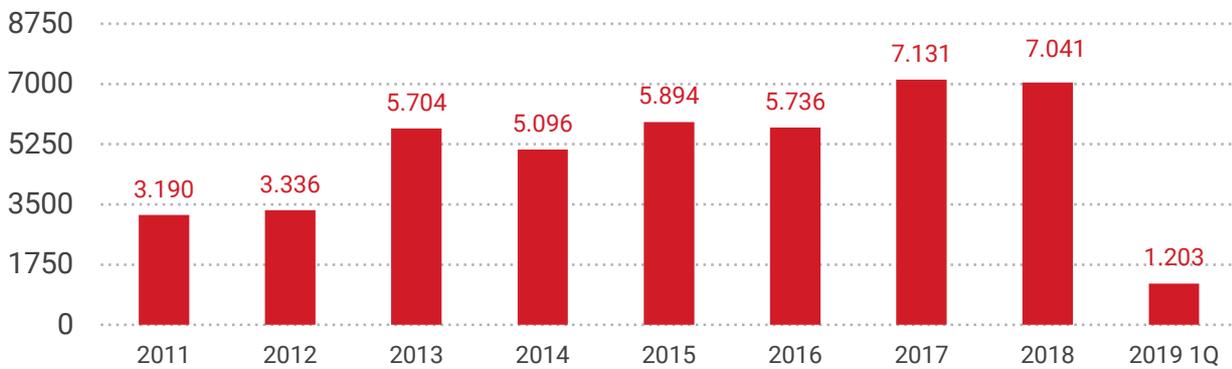
TRY 21,071,463,703

COMPANY SALES DATA

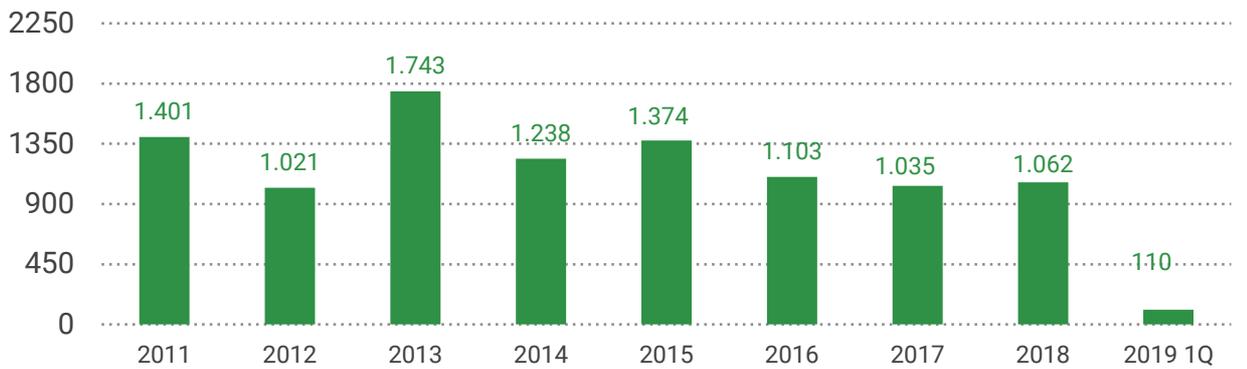
Unit Sales (Number)



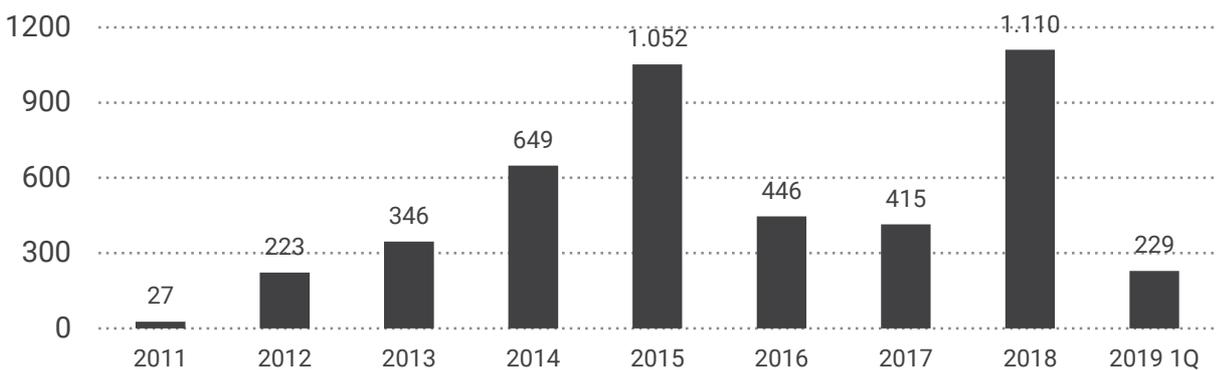
Total Value of Sales TRY mn



Total Unit Size Sold '000

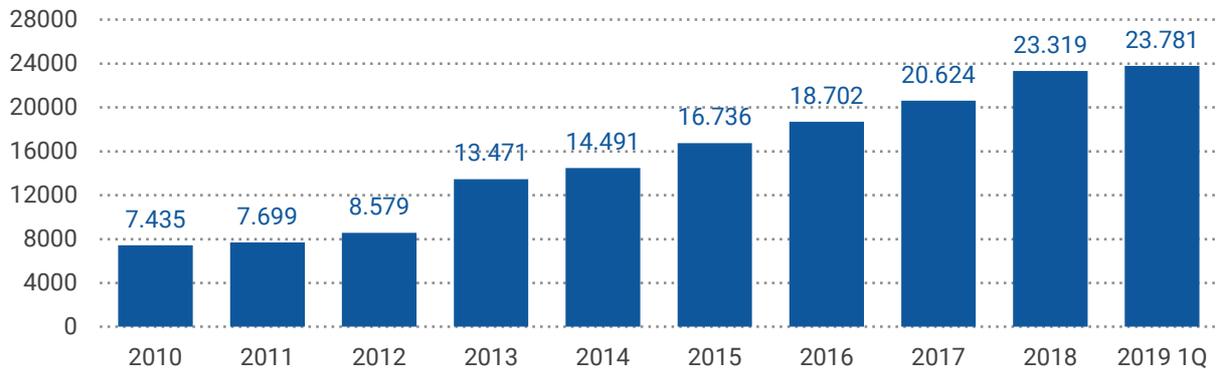


Sales to Foreigners TRY mn

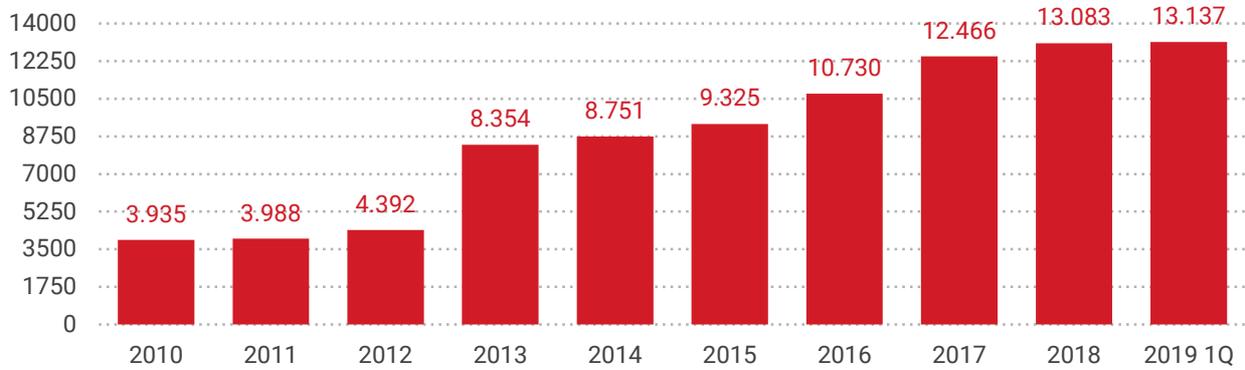


FINANCIAL TRACK RECORD

Total Assets (TRY mn)



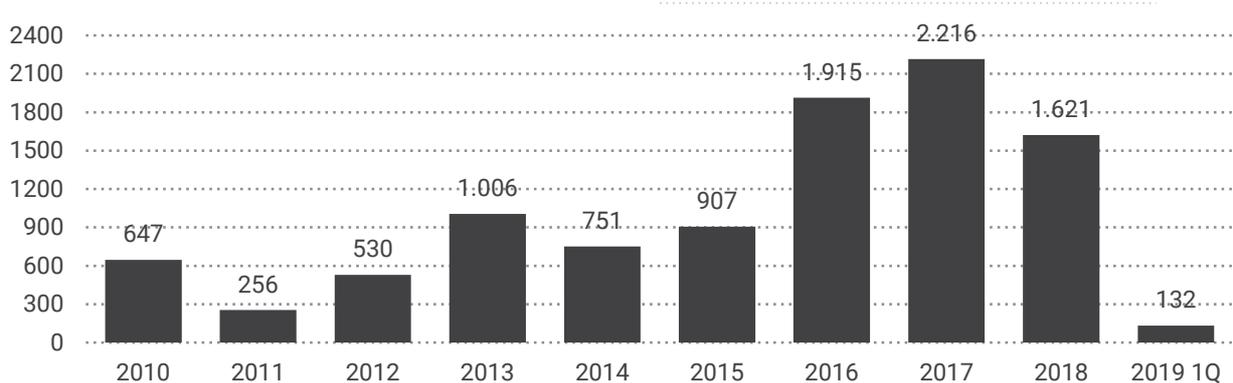
Equity (TRY mn)



Profit for Period (TRY mn)

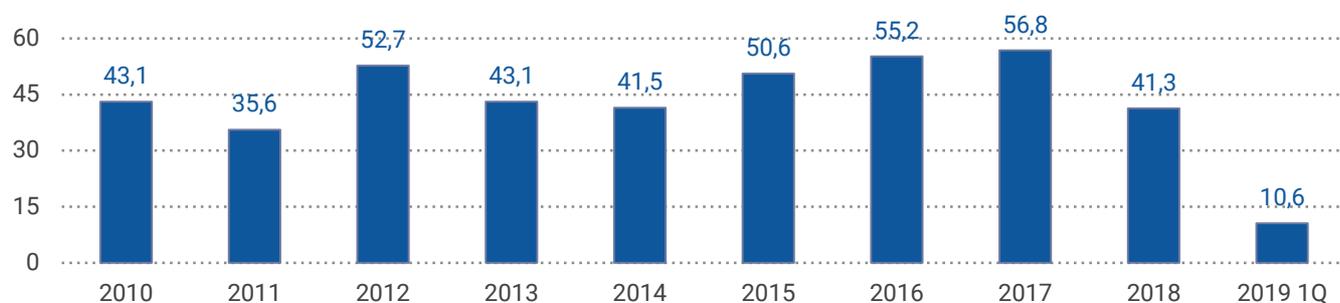


EBITDA for Period (TRY mn)



KEY FINANCIAL RESULTS

EBITDA Margin (%)



KEY Financial (TRY mn)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 1Q
Net Sales	1.497,9	716,6	1.004,6	2.331,1	1.804,5	1.786,8	3.455,9	3.900,6	3.927,6	1.240,2
EBITDA ⁽¹⁾	646,5	255,6	530,4	1.005,8	750,8	907,4	1.914,6	2.215,9	1.621,3	132
EBITDA Margin (%) ⁽²⁾	43,2	35,7	52,8	43,1	41,6	50,8	55,4	56,8	41,3	10,6
Profit for Period	554,3	228,3	523,4	1.060,5	954,4	952,6	1.761,3	1.756,1	1.268	53,9
Total Assets	7.434,7	7.698,8	8.578,9	13.471,0	14.490,6	16.736,0	18.702,4	20.623,7	23.319	23.781,8
Shareholder's Equity	3.934,7	3.987,5	4.392,3	8.353,6	8.751,3	9.325,4	10.730,2	12.465,5	13.083,1	13.137,4
Dividend Per Share (TRY)	0,0702	0,0474	0,0800	0,1231	0,0965	0,0968	0,0000	0,1755	0,03235	
Return on Equity (%)	0,14	0,06	0,12	0,13	0,11	0,10	0,16	0,14	0,096	
Cash Flow	1.538,6	470	1.171,1	4.298	1.453,4	759	956	385	494	399
Dividend Payout	175,50	118,50	200,00	467,78	366,70	367,84	0,00	666,90	123	

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

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

Receivables ('000 TL)*

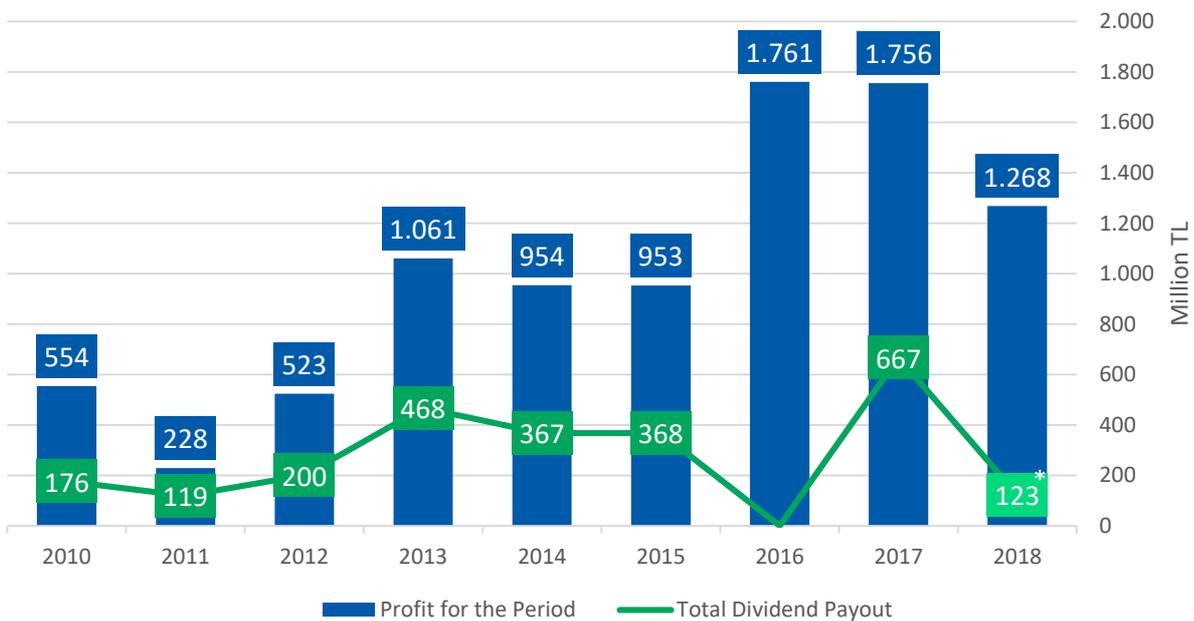
	Trade Receivables	Off-balance sheet deferred revenue	TOTAL
1 Year	1.217.253	761.176	1.978.429
2 Year	388.381	577.888	966.269
3 Year	206.609	426.869	633.478
4 Year	273.932	313.821	587.753
5 Year and Above	1.091.053	1.589.824	2.680.877
TOTAL	3.177.228	3.669.578	6.846.806

* Please see Independent Audit's Report for details Note.12, pp. 48

FINANCIAL RATIOS

Liquidity Ratios	Financial Structure Ratios	Operating Ratios	Profitability Ratios
Current Ratio 2,411	Financial Leverage Ratio 0,447	Assets Turnover Ratio 0,052	Return on Equity 0,004
Cash Ratio 0.087	Financial Leverage Ratio 0,810	Shareholder's Equity Turnover Ratio 0,094	Return on Assets 0,002
Acid-Test Ratio 0,695	Shareholder's Equity/Total Assets 0,552	Net Working Capital 12.38	Net Profit Margin 0,043
	Self-Financing Ratio 1,234		Gross Profit Margin 0,044
			Operating Profit Margin 0,104

Profit-Dividend Progress



* The amount will be submitted for the General Assembly's approval



Since the date of public offering of us, our Total Capital, which was 3 billion 900 million TL, has reached to 13 billion TL and our total asset size of 6 billion TL has reached 23 billion 781 million TL.

Esteemed investors and shareholders of Emlak Konut Real Estate Investment Trust, our valuable business partners and dear colleagues,

Since the date of public offering of us, our Total Capital, which was 3 billion 900 million TL, has reached to 13 billion TL and our total asset size of 6 billion TL has reached 23 billion 781 million TL.

As Emlak Konut the year-end sales target was reached in 2018 by obtaining a sales value of TL 7 billion 200 million pre-sales value for units of 1,076 million sqm in return to 6,567 units. In addition, our company's sales to foreign nationals increased by 267% in 2018 and reached 1 billion 100 million TL.

When we study, in particular, the projects with completed construction in 2018 and to be completed in 2019-2020, sale of 67% of the projects consisting of 12 thousand units planned to be delivered this year were sold. The physical progress of these projects is about 67%. In all, 42% of all projects consisting of 27 thousand 614 units, which were planned to be completed by 2023, were sold.

We are approaching step by step to our sales target of 250,000 units in 2023. Our long-term expectation and desire are to see Emlak Konut REIC in the top 10 REICs in the world. We will decisively to continue to serve with this goal.

In spite of the extraordinary situations we have experienced in the past years, we have continued to create value for our country with the Emlak Konut brand, and we have realized campaigns implemented and applied by all players in the sector. We have achieved the highest sales achievements in our history with revenues of more than 7 million TL in 2017 and 2018, with a gross area of 1 million m² within 2017 and 2018 campaigns.

When we have a look at our financial results, at the end of 2018, with our many important projects completed, our net profit for 2018 was realized as TL 1 billion 268 million in line with our projections. Our total assets reached to TL 13 billion 083 million with an increase of 13% to equities reached to TL 23 billion 319 million with an increase by 5%.

Thanks to the strong sectoral interest and increasing competition in our revenue sharing model auctions, which are the cornerstones of our company's sustainable success, Emlak Konut's Share of Revenue of TL 1 billion 650 million was obtained from the Istanbul Florya, Teşvikiye and Çekmeköy tenders in 2018 against 1.7x multiplier.

As of today, our company has approximately TL 4.3 billion worth of land, 3 million 400 thousand square meters of uncontracted land. Considering that our current portfolio will be sufficient for the coming period and to strengthen the cash flow, we do not plan to purchase new land unless the Board of Directors catches a very valuable land opportunity in 2019.

As the Emlak Konut Board of Directors, our dividend policy, which we have maintained since 2010 in accordance with the CMB communiqués and regulations, a decision was made to continue with the dividend distribution of TL 123 million, which is 10%, after the net profit of 1 billion 268 million TL in 2018 has been deducted.

We believe that 2019 will be a much better year for both our country and our sector. With our responsibility to be the locomotive company of our sector, we continue our efforts with our determination. We anticipate that our company will continue its steady growth for the next 5 years thanks to our completed projects and the ongoing projects.

I would like to thank my employees, business partners and all our shareholders for their trust in Emlak Konut brand.

Sincerely,
Hakan GEDİKLİ

KUZEY YAKASI





EMLAK KONUT REIC MILESTONES

A company called Ankara İmar and Türkiye İnşaat Malzemeleri (TIMLO) gets established for real estate development in the country

1953-54

1987

Later on, Company merges with Ankara İmar and changing its name into «İnşaat ve İmar A.Ş.»

Türkiye Emlak Bankası merges with Emlak Yapı A.Ş., its subsidiary The institution changes its name into Emlak Konut A.Ş.

1990

Emlak Bank's liquidation process begins Emlak Bank transfers its shares to Housing Development Administration (TOKİ) Emlak Bank transfers its real estates against KEY (Housing Acquisition Support) accounts as equal capital

2001

2002

The company acquires a REIC status after the transfer of Emlak Bank shares to TOKİ It requests additional time from the CMB due to the ongoing liquidation of the KEY repayment accounts



137
PROJECT



21.07 BILLION TL
NET ASSET VALUE



131 Bin
Unit



48
SCHOOL

A law gets adopted to provide partial exemption to Emlak Konut REIC (except tax exemption) from all capitalmarket regulations applied to other REICs

Turkey's largest REIC
TRY 23.81 billion:
Total assets,
137 Projects-131k
Units
TRY 1.2 Billion Sales

2007

2010

After IPO,
Public Offering of
25% of the capital
**TRY 2 Billion
500 Million**

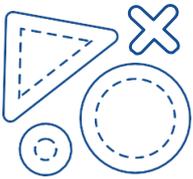
2013

50,4% Free
Float Rate,
**TRY 3 Billion
800 Million**

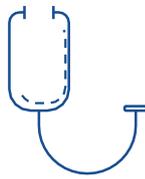
2019

2023

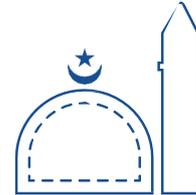
250.000
targeted
number of
units



11
PRE-SCHOOL



10
HEALTH FACILITY



29
MOSQUE

EMLAK KONUT WITH NUMBERS

▶ The leading developer company in Turkey..

Total Sales Revenue in Revenue Sharing Model

81 Billion TRY

▶ Strategic partnership with TOKİ..

Turnkey Model Agreement Value

7 Billion TRY

▶ The pre-sales ratio of the Project to be completed in 2019 is 67%..

Successfully driving or delivered since 2003

91 Revenue Sharing Projects

▶ The progress ratio of the Project to be completed in 2019 is 67%..

Successfully driving or delivered since 2003

46 Turn Key Model Projects

Total Profit Target in 5 Years

6.69 Billion TRY

Strong launch to sales ratio

67% in 2019

18% in 2020

Completed and Tendered Units

131 k Units

2019 TENDER SCHEDULE AND PRE-SALES TARGETS

2019 Tender Schedule

Revenue Sharing Model	
Project	Appraisal Value
1 İstanbul Küçükçekmece Bizim Mahalle 1. Etap	460.976.760
2 Ankara Çankaya Saraçoğlu	486.611.823
Total	947.588.583

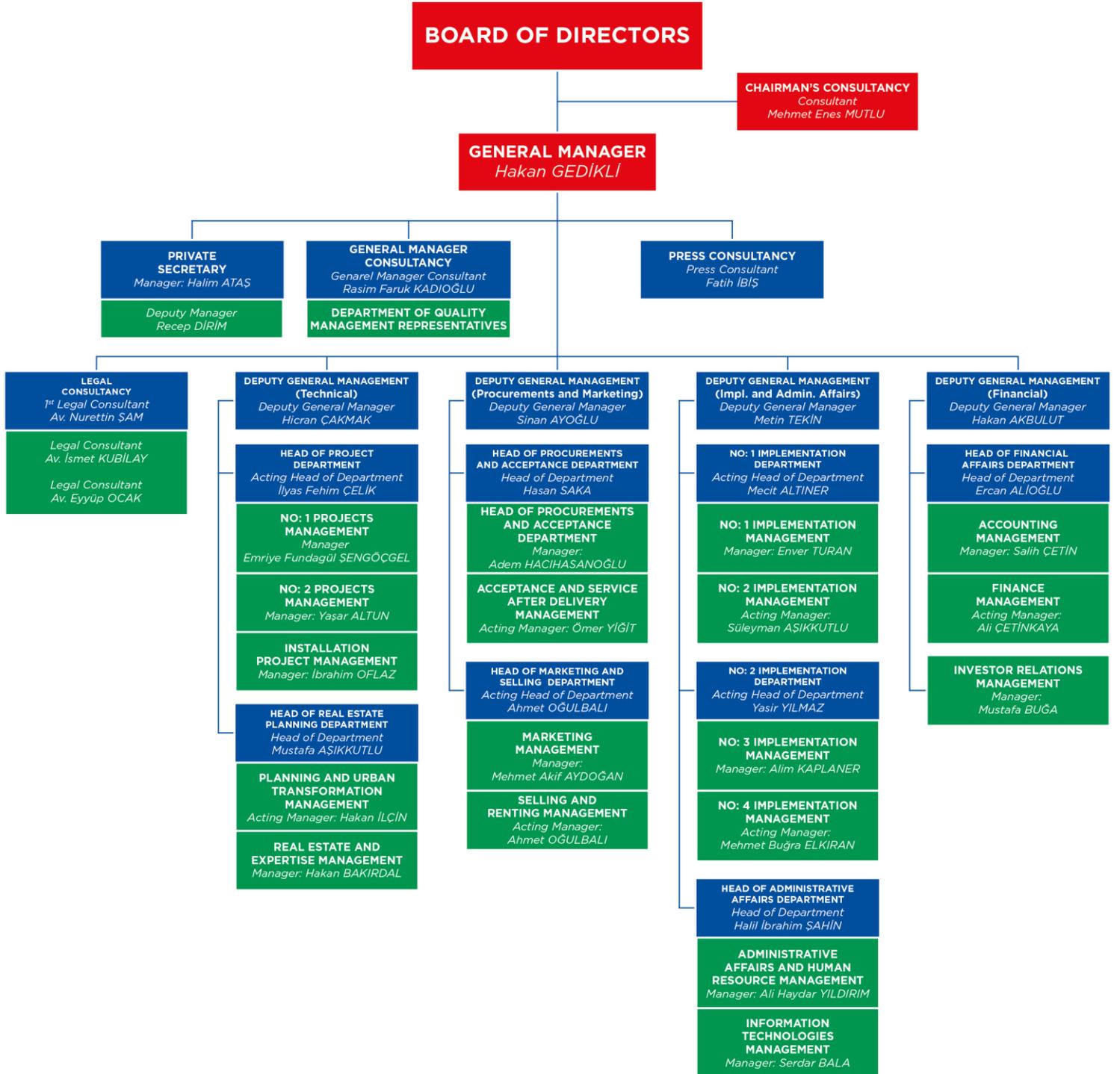
Turn Key Model	
Project	Appraisal Value
1 İstanbul Arnavutköy Dursunköy 1st Stage 1st Part	48.550.590
2 İstanbul Arnavutköy Dursunköy 1st Stage 2nd Part	53.333.610
3 İstanbul Arnavutköy Dursunköy 1st Stage 3rd Part	36.003.330
4 İstanbul Arnavutköy Dursunköy 1st Stage 4th Part	56.542.530
5 İstanbul Bakırköy Şevketiye	350.673.105
6 İstanbul Başakşehir Metrokent	188.196.405
7 Samsun Canik	94.264.874
Total	827.564.444

2019 Sales Target

FIRST QUARTER	Sales Value 1.06 Billion TRY	Gross Saleable Area 137 k
SECOND QUARTER	Sales Value 1.38 Billion TRY	Gross Saleable Area 183 k
THIRD QUARTER	Sales Value 1.76 Billion TRY	Gross Saleable Area 215 k
FOURTH QUARTER	Sales Value 3.08 Billion TRY	Gross Saleable Area 321 k
TOTAL PRE-SALES TARGET	Sales Value 7.3 Billion TRY	Gross Saleable Area 858 k sqm

2019 Profit Target Net Profit Target **1.2 Billion TRY**

ORGANIZATION CHART



ACCESS TO INSIDER INFORMATION

BOARD OF DIRECTORS		
NAME	PROFESSION	POSITION
Ertan KELEŞ	Civil Engineer	Chairman of the Board
Mehmet ÖZÇELİK	Civil Engineer	Deputy Chairman of the Board
Hakan GEDİKLİ	Engineer	Member of the Board
Sami ER	Member of the Board	Mechanical Engineer
Muhterem İNCE	Public Administration	Member of the Board (Independent)
Havvanur YUTSEVER	Lawyer	Member of the Board (Independent)
Sinan AKSU	Senior Government Official	Member of the Board (Independent)

SENIOR MANAGEMENT		
NAME	PROFESSION	POSITION
HAKAN GEDİKLİ	Engineer	GENERAL MANAGER
Hicran ÇAKMAK	Architect	DEPUTY GENERAL MANAGER
Sinan AYOĞLU	Civil Engineer	DEPUTY GENERAL MANAGER
Metin TEKİN	Civil Engineer	DEPUTY GENERAL MANAGER
Hakan AKBULUT	Managing Director / Chief Executive	DEPUTY GENERAL MANAGER
Mehmet Enes MUTLU	Civil Engineer	ADVISOR TO CHAIRMAN
Rasim Faruk KADIOĞLU	Other	ADVISOR TO GENERAL MANAGER
Nurettin ŞAM	Lawyer	1.LEGAL COUNSELOR
İsmet KUBİLAY	Lawyer	LEGAL COUNSELOR
Eyyüp OCAK	Lawyer	LEGAL COUNSELOR
Mustafa AŞIKKUTLU	Civil Engineer	DIRECTOR OF REAL ESTATE PLANNINGI
İlyas Fehim ÇELİK	Architect	ACTING DIRECTOR OF PROJECTS
Hasan SAKA	Civil Engineer	DIRECTOR OF PROCUREMENT AND ACCEPTANCE
Ahmet OĞULBALI	Architect	ACTING MANAGER OF SALES AND LEASE
Mecit ALTINER	Civil Engineer	ACTING DIRECTOR OF IMPLEMENTATION NO 1
Yasir YILMAZ	Civil Engineer	ACTING DIRECTOR OF IMPLEMENTATION NO:2
Halil İbrahim ŞAHİN	Economist	DIRECTOR OF ADMINISTRATIVE AFFAIRS
Ercan ALIOĞLU	Certified Public Accountant	DIRECTOR OF FINANCIAL AFFAIRS
Halim ATAŞ	Business and administration professionals	PRIVATE SECRETARY
Fatih İBİŞ	Other	PRESS COUNSELOR
Hakan BAKIRDAL	Civil Engineer	MANAGER OF REAL ESTATE AND APPRAISAL ACTING MANAGER OF PLANNING AND URBAN TRANSFORMATION
Hakan İLÇİN	Environment and Town Planner	
Emriye Fundagül ŞENGÖÇGEL	Civil Engineer	ACTING MANAGER OF PROJECTS NO 1
Yaşar ALTUN	Civil Engineer	MANAGER OF PROJECT NO.2
İbrahim OFLAZ	Mechanical Engineer	ACTING MANAGER OF MECHANICAL PROJECTS
Adem HACIHASANOĞLU	Engineer	MANAGER OF TENDER AND PROGRESS PAYMENT ACTING MANAGER OF ACCEPTANCE AND AFTER DELIVERY SERVICES
Ömer YİĞİT	Civil Engineer	
Mehmet Akif AYDOĞAN	Other	MANAGER OF MARKETING
Enver TURAN	Civil Engineer	MANAGER OF CONSTRUCTION CONTROL NO:1
Süleyman AŞIKKUTLU	Civil Engineer	ACTING MANAGER OF IMPLEMENTATION NO 2
Alim KAPLANER	Civil Engineer	MANAGER OF CONSTRUCTION CONTROL NO:3
Mehmet Buğra ELKIRAN	Civil Engineer	ACTING MANAGER OF IMPLEMENTATION NO:4 MANAGER OF ADMINISTRATIVE AFFAIRS AND HUMAN RESOURCES
Ali Haydar YILDIRIM	Business and administration professionals	
Serdar BALA	Physicist	MANAGER OF IT
Salih ÇETİN	Certified Public Accountant	MANAGER OF ACCOUNTING
Ali ÇETİNKAYA	Economist	ACTING OF FINANCING MANAGER
Mustafa BUĞA	Financial / Investment Adviser	INVESTOR RELATIONS MANAGER
Recep DİRİM	Architect	DEPUTY MANAGER OF PRIVATE SECRETARY

HUMAN RESOURCES

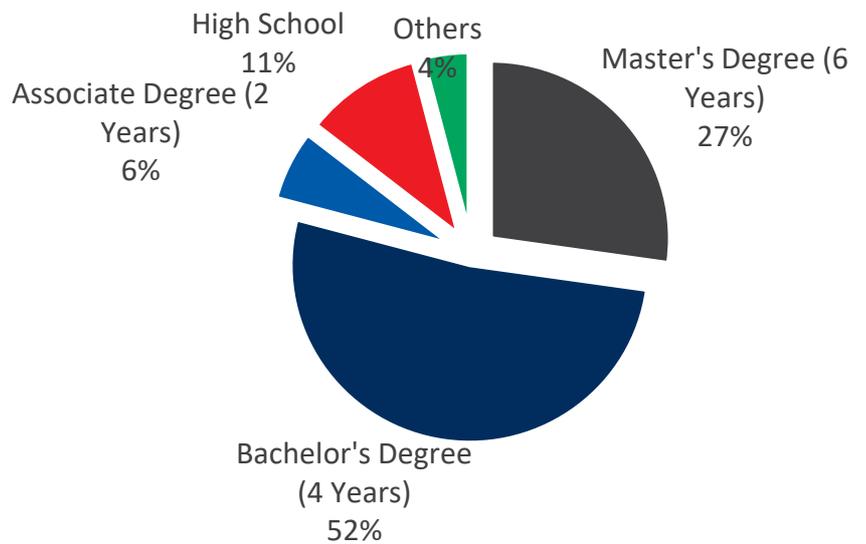
► An effective and efficient human resources policy with young human resources...

Number of Employees



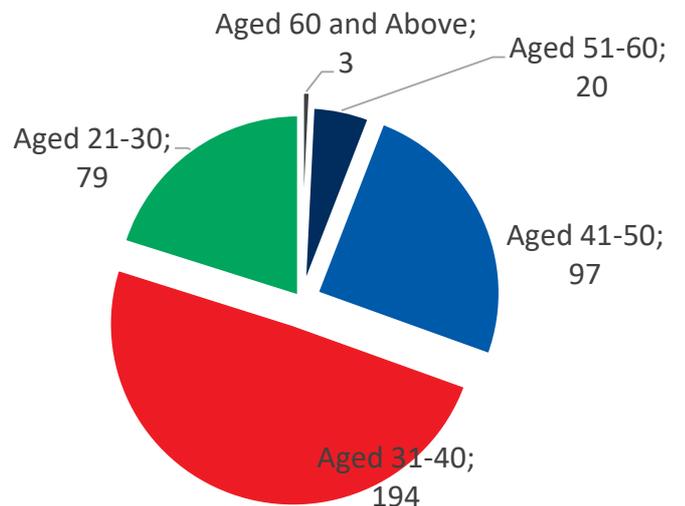
Personnel Education Status (30/09/2018)

- Master's Degree (6 Years)
- Bachelor's Degree (4 Years)
- Associate Degree (2 Years)
- High School
- Others



Personnel Age Range (30/09/2018)

- Aged 60 and Above
- Aged 51-60
- Aged 41-50
- Aged 31-40
- Aged 21-30



OTHER DEVELOPMENTS

Significant Developments in Period Ahead

1. Partial liquidation have been made within the scope of İstanbul Avcılar İspatakule 6th Stage Revenue Sharing Model Project in Return for Land Sale (TEM 34 Tahtakale) on 25.04.2019 and the project continues in 670 block 1 parcel and 678 block 1 parcel.
2. TRY 250,000,000 loan with a 2 year maturity have been used.
3. Deputy General Manager of our Company Mr. Hakan AKBULUT has resigned with the petition dated 29.04.2019 hence Mr. Ercan ALIOGLU has assigned as Proxy Deputy General Manager .
4. Dividend distribution announced in our public disclosure dated 05 April 2019 was approved by General Assembly on 30 April 2019.
5. 2018 Ordinary General Assembly Meeting have been held on 30 April 2019 Tuesday at 10:00, Barbaros Mahallesi, Mor Sümbül Sokak No:7/2 B Ataşehir, İstanbul
6. Mr. Ertan KELEŞ have assigned as Chairman of the Company, Mustafa Levent SUNGUR as Vice Chairman, Hakan AKBULUT and Hakan GEDİKLİ as Member of Board of Directors, Havvanur YURTSEVER, Sinan AKSU and Muhterem İNCE as Independent Board Members.
5. The application for the issuance of the lease certificate (sukuk) with TRY2.000.000.000 limit for Emlak Konut REIC , which is a fund user / source institution, has been approved by the Capital Market Board and TRY920.000.000 certificates have been issued with an average maturity of 120 days on 09.01.2019, 25.02.2019, 26.02.2019, 18.03.2019, 19.03.2019 respectively.
6. According to decision held by Our Company's Board of Directors on 18.03.2019, Halk Yatırım Menkul Değerler A.Ş has been authorized to establish all necessary transactions within the scope of the contracts to be signed and the issuance of contracts and to sign the contracts as a brokerage institution to be financial advisor and leader in the issuance of the Borrowing Instrument, at a nominal value of up to TRY 2,000,000,000
7. A protocol has been signed between our company and Republic of Turkey Ministry of Environment and Urbanisation, Housing Development Administration (TOKİ) on 25.03.2019 regarding the purchase of land plots in İstanbul Kayabaşı, Kocaeli Derince, Antalya Muratpaşa and Şile Balıbey with a total amount of TRY549.508.204
8. Mosque Facility Zone with Park Area, within the scope of İstanbul Esenyurt Hoşdere 6th Stage Revenue Sharing Model Project in Return for Land Sale (Semt Bahçekent), is excluded from the scope of the contract by partial liquidation on 27.03.2019 and the project continues in 707 block 1 parcel.
9. In accordance with the Board of Directors' decision regarding the issuance of bonds, bills or similar types of debt instruments for sale to private without public offering or qualified investors, application have been made to the Capital Market Board for the issuance of maximum nominal limit of TRY 2,000,000,000

Significant Developments in the Period

1. Ankara Çankaya Oran and Kocaeli Derince Revenue Sharing Model Projects in Return for Land Sale have been liquidated without obtaining construction permit on 03.01.2019 and 21.03.2019 respectively.
2. A revolving a year term credit with an amount of TRY 320,000,000 have been used on 22.01.2019
3. TRY 560,000,000 credit has been used by our company from various banks. In addition, the amount of TRY 198,033,865 of the revolving credits previously used by our company has been closed.
4. 16 land plots total area of 29.760,50 sqm size which are located in İstanbul province Beşiktaş quarter Mecidiye district were sold on 25.01.2019 with a total value of TRY 461,911,705.08 (ex.VAT) (545.055.812 inc.VAT) on 36 month installment.

EMLAK KONUT REIC SCOPE OF BUSINESS

Founded in 1953, Emlak Konut REIC one of Turkey's oldest enterprises whose main field of expertise is residential production.

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. was established under the title Emlak Konut A.Ş. as a subsidiary of Türkiye Emlak Bankası A.Ş. and started its operations after its registration and announcement on March 6, 1991. The company's Articles of Association was amended in 2001. Our Company was transformed into a Real Estate Investment Company with the the amendment bill for the Articles of Association and it was submitted to the General Assembly for its approval. The amendment bill was adopted by the Extraordinary General Assembly on July, 22, 2002.

The Articles of Association was registered at İstanbul Trade Registry Office on July 29, 2002, and entered into force after their publication in the Trade Registry Gazette on August 1, 2002. (Our Company's Trade Registration No. is 273488-221070, Central Registration System (MERSİS) No. is 5669-3333-4423-6524). The Company's name was changed from Emlak Gayrimenkul Yatırım Ortaklığı A.Ş. to Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. following the General Assembly on February 28, 2006. No time limit was set on the legal entity of the Company. This value, which has been obtained in years and through many projects, was transformed to Real Estate Company in 2002 and has been continuing its operations since then.

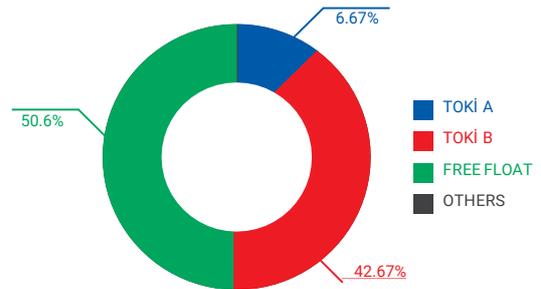
Our activities include purchasing land in Turkey, developing real estate for the middle and upper-middle class, and marketing and selling real estate. Our Company considers producing value for our country as one of the most important aspects. Emlak Konut REIC conducted its initial public offering in

2010 and secondary public offering in 2013 to sustain its rapid growth. These public offerings achieved a significant success by attracting record individual investor demand and turning out to be 5th biggest public offering in the history of Republic. Taking place in November 2013, the secondary public offering oversubscribed 2.3 times. It attracted over 100 international investors from 20 countries becoming the biggest public offering in the form of raising capital in Central and Eastern Europe, the Middle East and Africa.

Emlak Konut REIC., whose main shareholder is TOKİ, is the biggest real estate investment company in Turkey in terms of market value, real estate portfolio and land inventory. Our 3,800,000,000 TL paid capital and 4,000,000,000 TL registered capital demonstrate the Company's leading role in the sector.

Emlak Konut REIC's goal and area of activity:

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



Capital and Partnership Structure

	Group	Type	Share Amount	Number of Shares	%
Housing Development Adm. (TOKİ)	A	Registered (Privileged)	253,369,919.00	25,336,991,900	6.67
Housing Development Adm. (TOKİ)	B	Bearer	1,621,460,838,35	162,146,083,835	42.67
Free Float	B	Bearer	1,925,118,421.21	192,511,842,121	50.6
Others	B	Bearer	50,821.44	5,082,144	<1
		Total	3,800,000,000.00	380,000,000,000	100

BUSINESS MODELS

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

- One of the most important values of Emlak Konut REIC is the models it executes and develops.
- Emlak Konut REIC procures lands for project development majorly from TOKİ, and partially from third parties.
- By virtue of the construction and real estate sector accounting, sales and costs are added to the income statement only when it is confirmed that the project has been completed by Emlak Konut REIC.
- Our Company has a conscientiously developed 65- year brand value. It proves effective in the relevant models contributing positively to the construction, marketing and sales stages.

Revenue Sharing Model

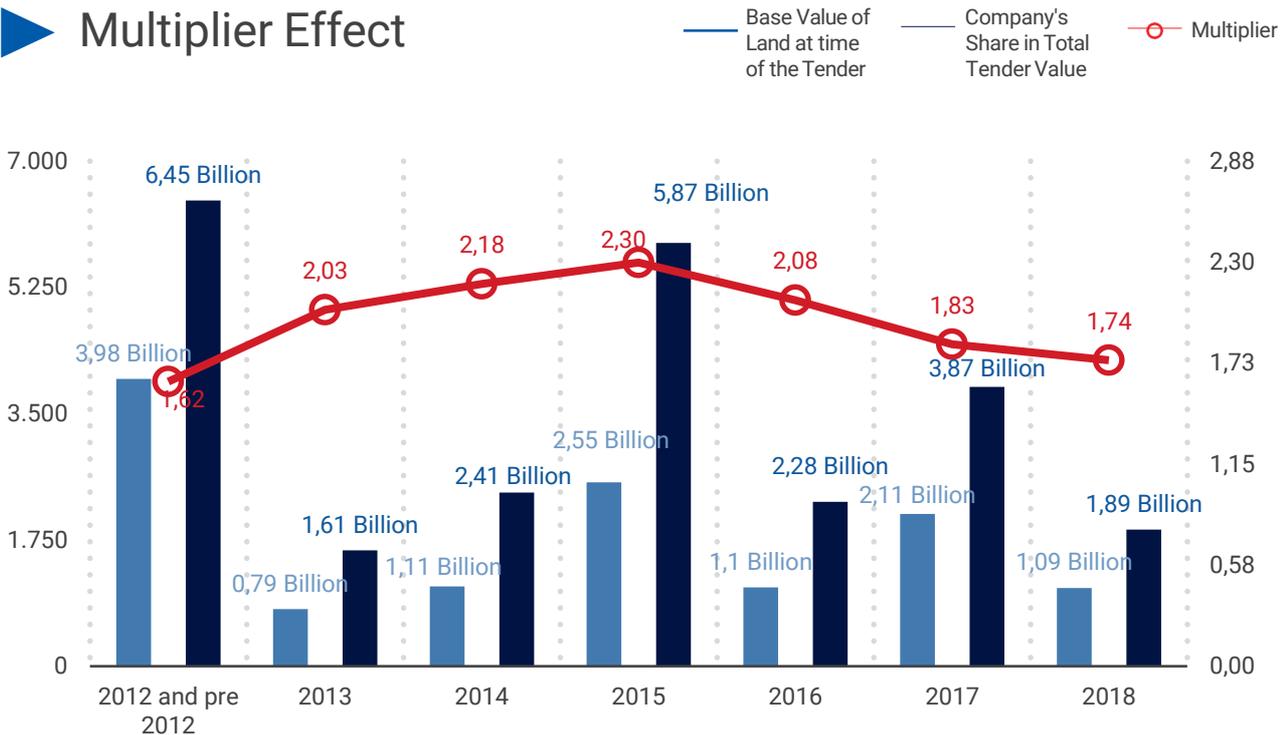
This is the primary income creation model of the Company. This is an original model used especially for projects intended for the upper- middle and upper income groups and provides profitability and fund flow for the Company. When it is deemed necessary, our Company purchase units in revenue sharing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

Turn- Key Model Projects

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

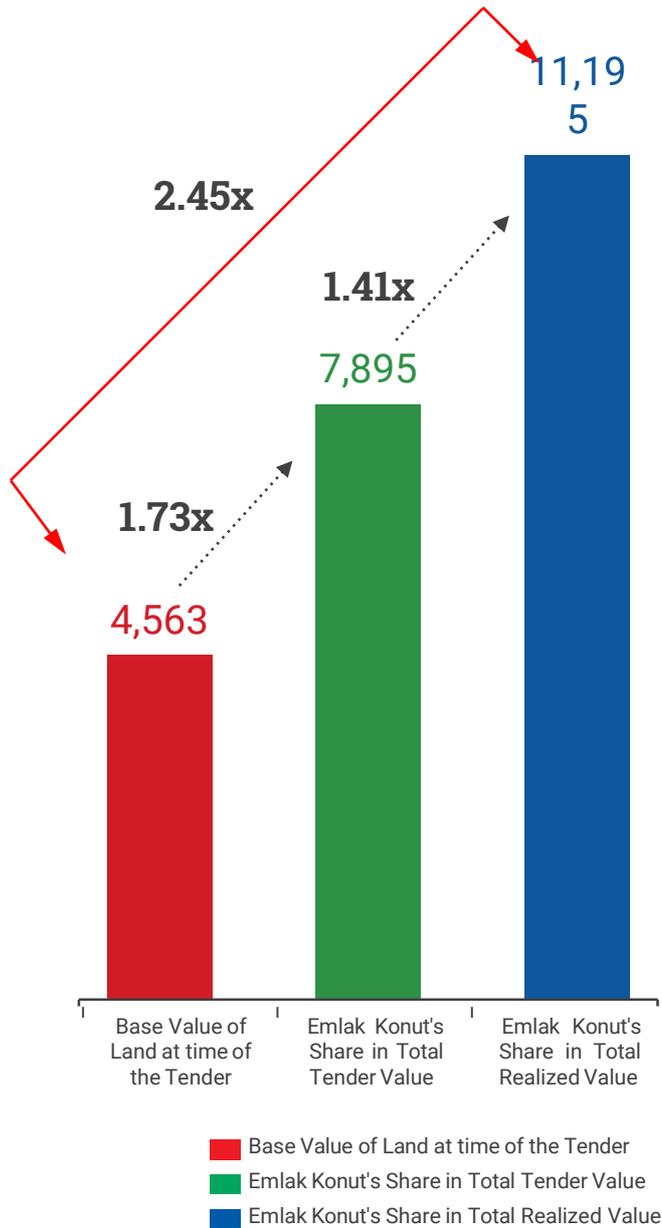
The Progress of Multiplier for Revenue Sharing Model Projects (2003 - 2018)

Multiplier Effect



MULTIPLIER FOR REVENUE SHARING MODEL

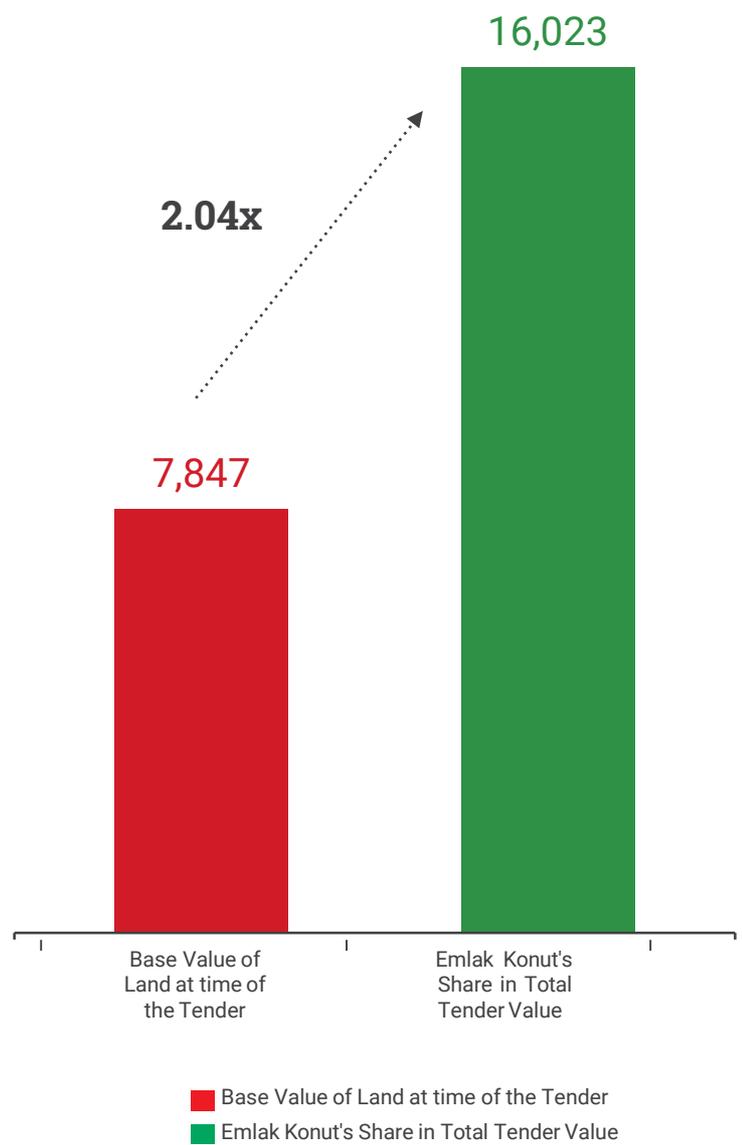
▶ Multiplier for Completed Projects is 2.45x...



Completed Projects

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

▶ Emlak Konut REIC expects to maintain high multiplier on ongoing projects...



Ongoing Projects

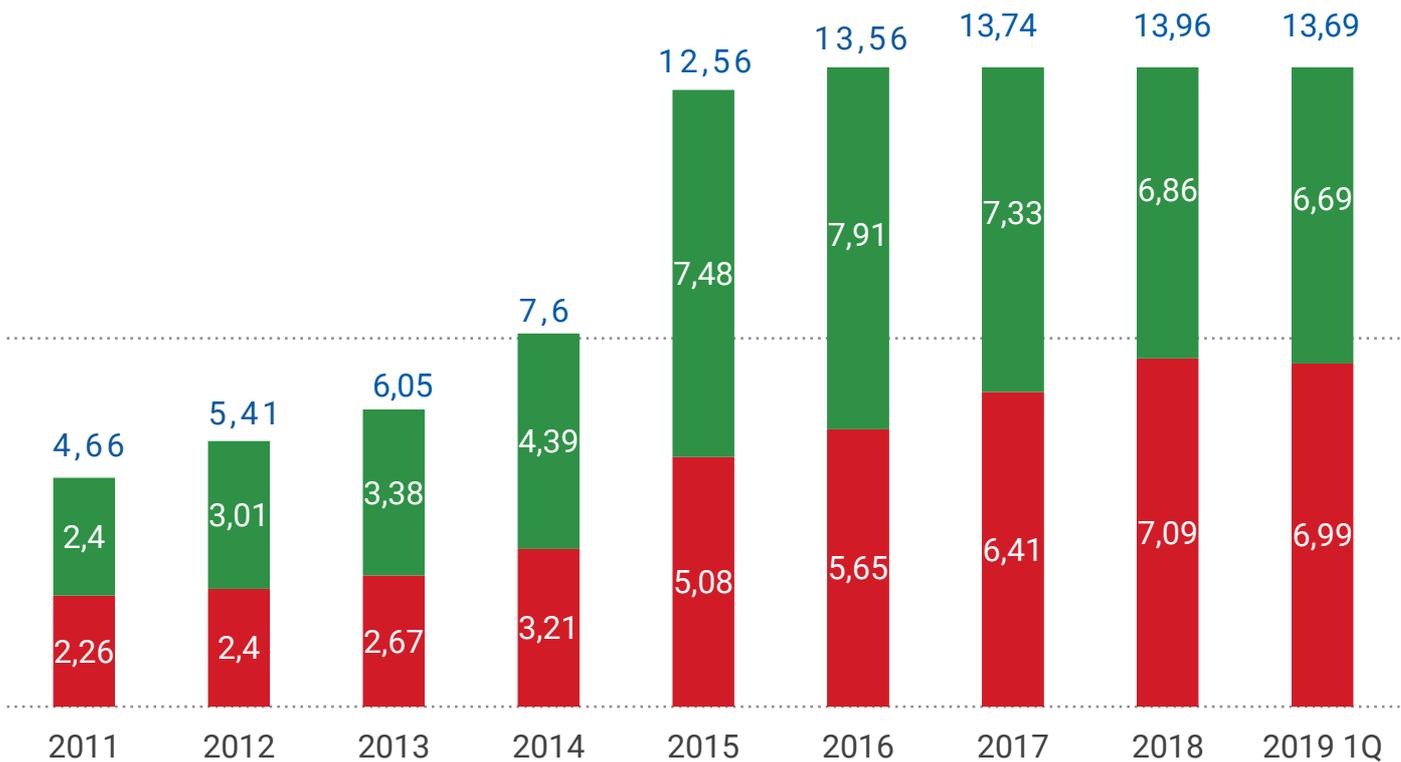
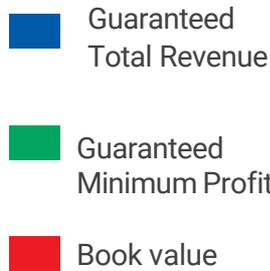
- The figures are in billion TRY. Please note that, the past performance is not necessarily an indicator of future performance.

PROGRESS OF GUARANTEED PROFIT IN RSM PROJECTS (BILLION TRY)

► Strong earnings visibility ahead from RSM projects...

Emlak REIC expects to recognize 6.69 Billion TRY of profit over the next 5 years.

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



KÖY

The Project also enclaves an outdoor bazaar situated within a appx. 15 thousand square meter rentable site. Carsi (Bazaar) promoting the outdoor concept offers in KÖY globally trendy brands side by side with authentic restaurants presenting local cuisine, cafes, a supermarket, veterinary clinic, organic food market and state-of-the-art movie halls.





ONGOING REVENUE SHARING MODEL PROJECTS



TEMASEHİR
KONYA

> **CONTRACTOR** : **TORKAM**

> **EXP.COMPLETION DATE** : **14.12.2019**

> **LAND AREA** : **72.727 m²**

> **NUMBER OF UNITS** : **905**

> **Est. Total Sales Revenue** : **705.000.000 TL**

> **Company Revenue Share in Total Revenue:** **%30,00**

> **Min.Company Share in Total Revenue:** **211.500.000 TL**

> **Progress Level** : **%67,76**



TUAL
ADALAR

> **CONTRACTOR** : **DAĞ**

> **EXP.COMPLETION DATE** : **04.09.2019**

> **LAND AREA** : **47.565 m²**

> **NUMBER OF UNITS** : **542**

> **Est. Total Sales Revenue** : **420.000.000 TL**

> **Company Revenue Share in Total Revenue:** **%29,50**

> **Min.Company Share in Total Revenue:** **123.900.000 TL**

> **Progress Level** : **%57,76**

ONGOING REVENUE SHARING MODEL PROJECTS



 **KARAT**
34

> **CONTRACTOR** : **KELİF İŞ ORTAKLIĞI**
 > **EXP.COMPLETION DATE** : **16.10.2019**
 > **LAND AREA** : **36.175 m²**
 > **NUMBER OF UNITS** : **592**

> **Est. Total Sales Revenue** : **440.000.000 TL**
 > **Company Revenue Share in Total Revenue:** **%39,00**
 > **Min.Company Share in Total Revenue:** **171.600.000 TL**
 > **Progress Level** : **%72,57**




İST Marina

> **CONTRACTOR** : **DAP-ELTES**
 > **EXP.COMPLETION DATE** : **14.04.2019**
 > **LAND AREA** : **64.502 m²**
 > **NUMBER OF UNITS** : **1.851**

> **Est. Total Sales Revenue** : **1.335.000.000 TL**
 > **Company Revenue Share in Total Revenue:** **%40,00**
 > **Min.Company Share in Total Revenue:** **534.000.000 TL**
 > **Progress Level** : **%95,97**

ONGOING REVENUE SHARING MODEL PROJECTS



KOORDINAT
ÇAYYOLU

> **CONTRACTOR** : YP İNŞAAT

> **EXP.COMPLETION DATE** : 10.05.2019

> **LAND AREA** : 38.152 m²

> **NUMBER OF UNITS** : 432

> **Est. Total Sales Revenue** : 545.454.545 TL

> **Company Revenue Share in Total Revenue** : %33,00

> **Min.Company Share in Total Revenue** : 180.000.000 TL

> **Progress Level** : %79,89



TUAL
— BAHÇEKENT —

> **CONTRACTOR** : DAĞ

> **EXP.COMPLETION DATE** : 14.05.2019

> **LAND AREA** : 189.901 m²

> **NUMBER OF UNITS** : 1.925

> **Est. Total Sales Revenue** : 1.090.000.000 TL

> **Company Revenue Share in Total Revenue** : %25,26

> **Min.Company Share in Total Revenue** : 275.334.000 TL

> **Progress Level** : %49,92

ONGOING REVENUE SHARING MODEL PROJECTS



OFİS KARAT
BAKIRKÖY

> **CONTRACTOR** : BAŞYAPI & GÜNEY & ELİT VİZYON

> **EXP.COMPLETION DATE** : 07.12.2019

> **LAND AREA** : 5.250 m²

> **NUMBER OF UNITS** : 90

> **Est. Total Sales Revenue** : 200.000.000 TL

> **Company Revenue Share in Total Revenue**: %31,00

> **Min.Company Share in Total Revenue**: 62.000.000 TL

> **Progress Level** : %40,43



VALİDEBAĞ
KONAKLARI

> **CONTRACTOR** : ELTES & İSTLIFE

> **EXP.COMPLETION DATE** : 01.03.2020

> **LAND AREA** : 17.237 m²

> **NUMBER OF UNITS** : 366

> **Est. Total Sales Revenue** : 810.000.000 TL

> **Company Revenue Share in Total Revenue**: %50,15

> **Min.Company Share in Total Revenue**: 406.215.000 TL

> **Progress Level** : %37,99

ONGOING REVENUE SHARING MODEL PROJECTS



AVRUPARK
HAYAT

> **CONTRACTOR** : CİHAN İNŞ. & KONUT YAPİ

> **EXP.COMPLETION DATE** : 05.01.2019

> **LAND AREA** : 42.020 m²

> **NUMBER OF UNITS** : 1.184

> **Est. Total Sales Revenue** : 626.000.000 TL

> **Company Revenue Share in Total Revenue:** %25,00

> **Min.Company Share in Total Revenue:** 156.500.000 TL

> **Progress Level** : %20,49



tem 34
TAHTAKALE

> **CONTRACTOR** : AKYAPI & EŞBAH

> **EXP.COMPLETION DATE** : 31.05.2019

> **LAND AREA** : 44.825 m²

> **NUMBER OF UNITS** : 632

> **Est. Total Sales Revenue** : 185.755.604 TL

> **Company Revenue Share in Total Revenue:** %21,58

> **Min.Company Share in Total Revenue:** 40.086.059 TL

> **Progress Level** : %7,43

ONGOING REVENUE SHARING MODEL PROJECTS



YENİKÖY
KONAKLARI
İSTANBUL

> **CONTRACTOR** :YENİYAPI & TACA
> **EXP.COMPLETION DATE** :15.05.2020
> **LAND AREA** : 35.856 m²
> **NUMBER OF UNITS** :385

> Est. Total Sales Revenue :442.500.000 TL
> Company Revenue Share in Total Revenue: %38,00
> Min.Company Share in Total Revenue:168.150.000 TL
> Progress Level :%15,48



AVANGART
İSTANBUL

> **CONTRACTOR** :GÜL İNŞAAT
> **EXP.COMPLETION DATE** :08.08.2019
> **LAND AREA** :36.750 m²
> **NUMBER OF UNITS** :959

> Est. Total Sales Revenue : 1.300.000.000 TL
> Company Revenue Share in Total Revenue: %49,00
> Min.Company Share in Total Revenue: 637.000.000 TL
> Progress Level : %21,65

ONGOING REVENUE SHARING MODEL PROJECTS



**IDEALIST
C A D D E**

> **CONTRACTOR** : IDEALIST İNŞAAT & IDEALIST GYO

> **EXP.COMPLETION DATE** : 04.12.2019

> **LAND AREA** : 17.933 m²

> **NUMBER OF UNITS** : 58*

> Est. Total Sales Revenue : 68.500.000 TL

> Company Revenue Share in Total Revenue: %22,00

> Min.Company Share in Total Revenue: 15.070.000 TL

> Progress Level : %2,06



**CER
İSTANBUL**

> **CONTRACTOR** : EGE & YEDİ KULE

> **EXP.COMPLETION DATE** : 28.10.2020

> **LAND AREA** : 41.162 m²

> **NUMBER OF UNITS** : 148

> Est. Total Sales Revenue : 302.680.000 TL

> Company Revenue Share in Total Revenue: %35,01

> Min.Company Share in Total Revenue: 105.968.270 TL

> Progress Level : %18,41

* Proje bütününde inşaat ruhsatı alınmasını takiben ünite sayılarında artış olabilir.

ONGOING REVENUE SHARING MODEL PROJECTS



KÖY

> CONTRACTOR : SIYAHKALEM

> EXP.COMPLETION DATE : 05.10.2022

> LAND AREA : 348.807 m²

> NUMBER OF UNITS : 1.156*

> Est. Total Sales Revenue : 1.475.000.000 TL

> Company Revenue Share in Total Revenue: %32,25

> Min.Company Share in Total Revenue: 475.687.500 TL

> Progress Level : %50,51,49



EBRULİ
İSPARTAKÜLE

> CONTRACTOR : EBRULİ İNŞAAT

> EXP.COMPLETION DATE : 30.06.2020

> LAND AREA : 47.168 m²

> NUMBER OF UNITS : 776

> Est. Total Sales Revenue : 600.000.000 TL

> Company Revenue Share in Total Revenue: %22,00

> Min.Company Share in Total Revenue: 132.000.000 TL

> Progress Level : %17,01

* Proje bütününde inşaat ruhsatı alınmasını takiben ünite sayılarında artış olabilir.

ONGOING REVENUE SHARING MODEL PROJECTS



NIDAPARK
KÜÇÜKYALI

> CONTRACTOR : TAHİNCİOĞLU KÜÇÜKYALI ORT. GRŞ.	> Est. Total Sales Revenue : 3.635.715.000 TL
> EXP.COMPLETION DATE : 16.09.2021	> Company Revenue Share in Total Revenue: %42,00
> LAND AREA : 114.239 m ²	> Min.Company Share in Total Revenue: 1.527.000.300 TL
> NUMBER OF UNITS : 1.956	> Progress Level : %26,88



MERKEZ
ANKARA

> CONTRACTOR : PASİFİK & ÇİFTAY	> Est. Total Sales Revenue : 4.194.550.000 TL
> EXP.COMPLETION DATE : 24.03.2020	> Company Revenue Share in Total Revenue: %30,00
> LAND AREA : 137.249 m ²	> Min.Company Share in Total Revenue: 1.258.365.000 TL
> NUMBER OF UNITS : 3.060	> Progress Level : %21,44

ONGOING REVENUE SHARING MODEL PROJECTS

semt BAHÇEKENT



> CONTRACTOR : SUR YAPI & HATAY AKPINAR
> EXP.COMPLETION DATE : 01.06.2020
> LAND AREA : 66.656 m²
> NUMBER OF UNITS : 695

> Est. Total Sales Revenue : 324.718.800 TL
> Company Revenue Share in Total Revenue: %27,11
> Min.Company Share in Total Revenue: 188.031.266 TL
> Progress Level : %9,21

İSTANBUL FİNANS MERKEZİ



> CONTRACTOR : AKDENİZ & İFM İŞ ORTAKLIĞI
> EXP.COMPLETION DATE : 31.12.2022
> LAND AREA : 115.497 m²
> NUMBER OF UNITS : 1.447

> Est. Total Sales Revenue : 1.460.000.000 TL
> Company Revenue Share in Total Revenue: %4,15
> Min.Company Share in Total Revenue: 60.590.000 TL
> Progress Level : %44,28

ONGOING REVENUE SHARING MODEL PROJECTS



BÜYÜKYALI
İSTANBUL

> **CONTRACTOR** : ÖZAK & YENİGÜN & ZİMLAN

> **EXP.COMPLETION DATE** : 02.11.2022

> **LAND AREA** : 108.619 m²

> **NUMBER OF UNITS** : 1.661

> Est. Total Sales Revenue : 4.240.000.000 TL

> Company Revenue Share in Total Revenue: %37,00

> Min.Company Share in Total Revenue: 1.568.800.000 TL

> Progress Level : %71,01



NİDAPARK
KAYIŞEHİR

> **CONTRACTOR** : TAHİNCİOĞLU KAYABAŞI

> **EXP.COMPLETION DATE** : 31.07.2019

> **LAND AREA** : 103.277 m²

> **NUMBER OF UNITS** : 1.142

> Est. Total Sales Revenue : 1.072.600.000 TL

> Company Revenue Share in Total Revenue: %38,00

> Min.Company Share in Total Revenue: 407.588.000 TL

> Progress Level : %70,37

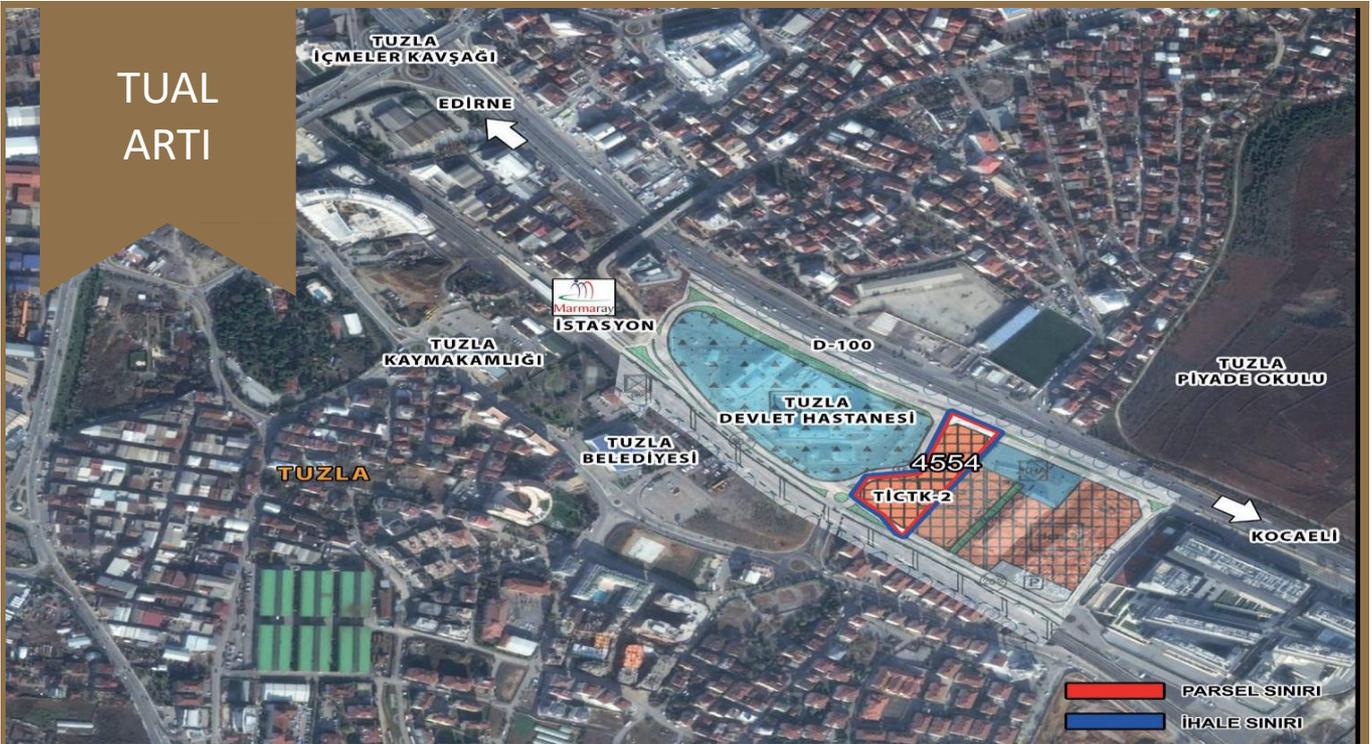
ONGOING REVENUE SHARING MODEL PROJECTS



ELORA
DENİZİ

> **CONTRACTOR** : TEKNİK YAPI & UCD
 > **EXP.COMPLETION DATE** : 28.08.2020
 > **LAND AREA** : 115.291 m²
 > **NUMBER OF UNITS** : 1.558

> Est. Total Sales Revenue : 514.727.778 TL
 > Company Revenue Share in Total Revenue: %18,00
 > Min.Company Share in Total Revenue: 92.651.000 TL
 > Progress Level : %47,36



**TUZLA
ARTI**

> **CONTRACTOR** : DAĞ
 > **EXP.COMPLETION DATE** : 29.07.2020
 > **LAND AREA** : 9.600 m²
 > **NUMBER OF UNITS** :-

> Est. Total Sales Revenue : 185.000.000 TL
 > Company Revenue Share in Total Revenue: %29,15
 > Min.Company Share in Total Revenue: 53.927.500 TL
 > Progress Level : %0,00

ONGOING REVENUE SHARING MODEL PROJECTS

ZEYTİNBURNU BEŞTELSİZ

PARSEL SINIRI
İHALE SINIRI

> **CONTRACTOR** : BEŞTELSİZ İŞ ORTAKLIĞI
> **EXP.COMPLETION DATE** : 27.08.2021
> **LAND AREA** : 96.968 m²
> **NUMBER OF UNITS** : 478

> Est. Total Sales Revenue : 1.730.000.000 TL
> Company Revenue Share in Total Revenue: %37,00
> Min.Company Share in Total Revenue: 640.100.000 TL
> Progress Level : %0,00

NİDAPARK İSTİNYE

> **CONTRACTOR** : TAHCINIOĞLU İSTİNYE ORTAK GİRİŞİMİ
> **EXP.COMPLETION DATE** : 07.11.2021
> **LAND AREA** : 158.498 m²
> **NUMBER OF UNITS** : 555

> Est. Total Sales Revenue : 3.672.000.000 TL
> Company Revenue Share in Total Revenue: %51,10
> Min.Company Share in Total Revenue: 1.876.392.000 TL
> Progress Level : %17,62

ONGOING REVENUE SHARING MODEL PROJECTS



EVOVA
İZMİR

> **CONTRACTOR** : TEKNİK YAPI & HALK GYO

> **EXP.COMPLETION DATE** : 16.09.2021

> **LAND AREA** : 47.070 m²

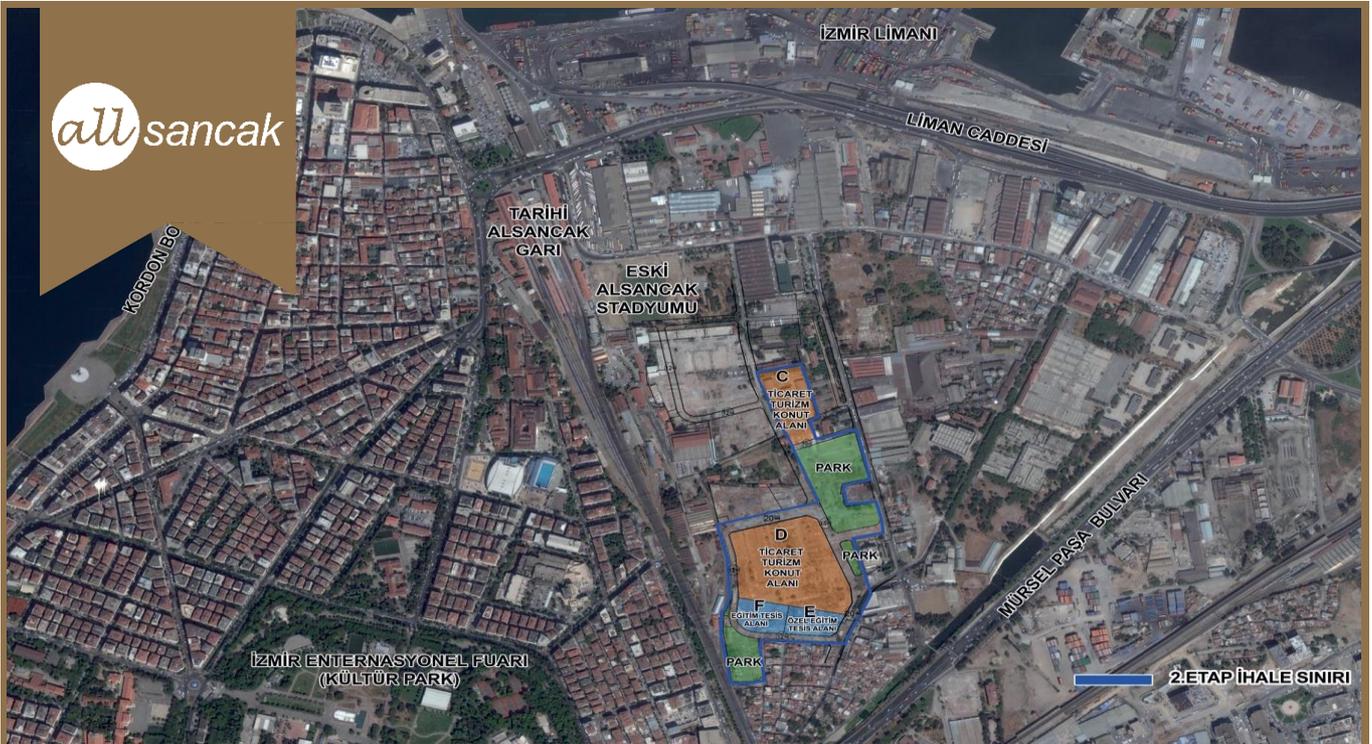
> **NUMBER OF UNITS** : 772*

> Est. Total Sales Revenue : 1.672.000.000 TL

> Company Revenue Share in Total Revenue: %35,00

> Min.Company Share in Total Revenue: 585.200.000 TL **

> Progress Level : %1,59



all sancak

İZMİR LİMANI
LİMAN CADESİ
TARİHİ ALSANCAK GARI
ESKİ ALSANCAK STADYUMU
C TİCARET TURİZM KONUT ALANI
PARK
D TİCARET TURİZM KONUT ALANI
E ÖZEL EĞİTİM YERİ ALANI
F EĞİTİM İZLİM ALANI
PARK
İZMİR ENTERNASYONEL FUARI (KÜLTÜR PARKI)
MİRSEL PAŞA BULVARI
2.ETAP İHALE SINIRI

> **CONTRACTOR** : PEKİNTAŞ & BURAKCAN

> **EXP.COMPLETION DATE** : 21.08.2021

> **LAND AREA** : 78.558 m²

> **NUMBER OF UNITS** : 1.104*

> Est. Total Sales Revenue : 2.200.000.000 TL

> Company Revenue Share in Total Revenue: %33,00

> Min.Company Share in Total Revenue: 726.000.000 TL **

> Progress Level : %0,00

* Proje bütününde inşaat ruhsatı alınmasını takiben ünite sayılarında artış olabilir.
** Min.Company Share in Total Revenue'nin %20'si (117.040.000 TL) Emlak Konut'a ait olacaktır.

ONGOING REVENUE SHARING MODEL PROJECTS



ONGOING REVENUE SHARING MODEL PROJECTS



> CONTRACTOR : YILMAZ İNŞAAT

> EXP.COMPLETION DATE : 22.09.2021

> LAND AREA : 1.157.004 m²

> NUMBER OF UNITS : 509*

> Est. Total Sales Revenue : 3.808.000.000 TL

> Company Revenue Share in Total Revenue: %25,00

> Min.Company Share in Total Revenue: 952.000.000 TL **

> Progress Level : %1,06



> CONTRACTOR : DAĞ

> EXP.COMPLETION DATE : 07.06.2023

> LAND AREA : 118.099 m²

> NUMBER OF UNITS : 676*

> Est. Total Sales Revenue : 2.000.000.000 TL

> Company Revenue Share in Total Revenue: %27,55

> Min.Company Share in Total Revenue: 551.000.000 TL

> Progress Level : %0,00

* Proje bütününde inşaat ruhsatı alınmasını takiben ünite sayılarında artış olabilir.

** Min.Company Share in Total Revenuenin %20'si (190.400.000 TL) Emlak Konut'a ait olacaktır.

ONGOING REVENUE SHARING MODEL PROJECTS



ONGOING REVENUE SHARING MODEL PROJECTS TABLE 31.03.2019

Line	Project Name	Emlak Konut Min. Guaranteed Revenue (TRY)	Min. Profit	Total Number of Units	Units Sold	(%) Sold
1	İSTMARİNA	58.000.000	28.737.739	1.851	1.541	83
2	KARAT 34	171.600.000	103.211.023	592	379	64
3	KOORDİNAT ÇAYYOLU	180.000.000	82.836.196	432	349	81
4	TEMAŞEHİR KONYA	198.759.060	101.024.129	905	703	78
5	TUAL ADALAR	116.961.600	26.354.447	542	289	53
6	TUAL BAHÇEKENT	275.334.000	155.258.685	1.925	1.551	81
7	KÖY*	300.525.555	147.604.958	1.156	552	48
8	EVORA DENİZLİ*	92.651.000	15.472.419	1.558	827	53
9	NİDAPARK KAYAŞEHİR*	371.102.718	190.805.682	1.142	1.126	99
10	BÜYÜKYALI İSTANBUL*	1.568.800.000	911.836.700	1.661	530	32
2019 TOTAL		3.333.733.933	1.763.141.978	11.764	7.847	67
11	VALİDEBAĞ KONAKLARI	439.887.380	285.977.578	366	265	72
12	OFİS KARAT BAKIRKÖY	62.000.000	31.044.506	90	12	13
13	AVANGART İSTANBUL	637.000.000	516.923.189	959	126	13
14	MERKEZ ANKARA	1.258.365.000	620.745.988	3.060	347	11
15	YENİKÖY KONAKLARI	168.150.000	122.665.421	385	117	30
2020 TOTAL		2.565.402.380	1.577.356.681	4.860	867	18
16	İFM	0	-23.383.328	1.447	460	32
17	SEMT BAHÇEKENT**	88.031.267	53.791.114	695	296	43
18	CER İSTANBUL	105.968.270	38.447.821	148	21	14
19	EBRULİ İSPARTAKULE	132.000.000	73.854.738	776	143	18
20	AVRUPARK HAYAT	156.500.000	102.030.362	1.184	437	37
21	BAHÇETEPE İSPARTAKULE / TEM 34 TAHTAKALE**	85.600.000	36.918.222	632	92	15
22	İDEALİSTKORU/İDEALİST CADDE	15.070.000	5.256.866	58	15	26
23	NİDAPARK KÜÇÜKYALI	1.527.000.300	849.190.278	1.956	1.142	58
24	NİDAPARK İSTİNYE	1.876.392.000	883.493.955	555	138	25
25	TUAL ARTI	53.927.500	33.911.140	-	-	-
2021 TOTAL		4.040.489.337	2.053.511.169	7.451	2.744	37
26	İSTANBUL / ZEYTİNBURNU BEŞTELSİZ	640.100.000	232.024.271	478	-	-
27	TUAL BİZİM MAHALLE	551.000.000	60.122.868	676	-	-
28	ANKARA SARAÇOĞLU	0	-2.703.417	-	-	-
29	BAKIRKÖY FLORYA	695.258.299	321.667.075	-	-	-
30	ŞİŞLİ TEŞVİKİYE	705.500.000	186.232.624	-	-	-
31	ÇEKMEKÖY TAŞDELEN	355.552.000	75.857.702	-	-	-
2022 TOTAL		2.947.410.299	873.201.123	1.154	-	-
32	ALLSANCAK	145.200.000	145.143.261	1.104	-	-
33	EVORA İZMİR	117.040.000	116.387.256	772	46	-
34	DÜŞLER VADİSİ	542.892.221	170.445.096	509	31	-
2023 TOTAL		805.132.221	431.975.613	2.385	77	3
TOTAL		13.692.168.170	6.699.186.564	27.614	11.535	42

*Partial provisional acceptance of the Project will be realized in 2019 and the remaining parts of the project will be finalized in following terms

**Project has been partially liquidated

ONGOING TURN-KEY MODEL PROJECTS



KUZEYAKASI
İSTANBUL'UN YENİ YAKASI

> **CONTRACTOR** :YAPI & YAPI İNŞAAT
> **EXP.COMPLETION DATE** :14.09.2019
> **LAND AREA** :372.995m²
> **NUMBER OF UNITS** :370

> Current Agreement Value :543.616.358TL
> Book Value + Progress Payment :321.678.423 TL >
Progress Level :%71,58



BAŞKENT
— EMLAK KONUTLARI —
1

> **CONTRACTOR** :KALYON
> **EXP.COMPLETION DATE** :25.07.2019
> **LAND AREA** :89.502m²
> **NUMBER OF UNITS** :1.345

> Current Agreement Value :559.500.000TL
> Book Value + Progress Payment :557.844.026 TL
> Progress Level :%55,62

ONGOING TURN-KEY MODEL PROJECTS

Nigde

EMLAK KONUTLARI



> CONTRACTOR : PEKİNTAŞ YAPI

> EXP.COMPLETION DATE : 19.05.2019

> LAND AREA : 25.643 m²

> NUMBER OF UNITS : 365

> Current Agreement Value : 101.988.671 TL

> Book Value + Progress Payment : 162.387.441 TL

> Progress Level : %96,00


GEBZE
EMLAK KONUTLARI 3
1



> CONTRACTOR : MUSTAFA EKŞİ

> EXP.COMPLETION DATE : 18.07.2019

> LAND AREA : 91.565 m²

> NUMBER OF UNITS : 1.040

> Current Agreement Value : 334.204.505 TL

> Book Value + Progress Payment : 299.732.594 TL

> Progress Level : %75,46

ONGOING TURN-KEY MODEL PROJECTS




KÖRFEZKENT
ÇARŞI

> CONTRACTOR : AHES İNŞAAT

> EXP.COMPLETION DATE : 12.05.2019

> LAND AREA : 11.967m²

> NUMBER OF UNITS : 106

> Current Agreement Value : 49.041.053 TL

> Book Value + Progress Payment : 40.916.332 TL

> Progress Level : %83,97




GEBZE
EMLAK KONUTLARI 3
2

> CONTRACTOR : SİYAHKALEM

> EXP.COMPLETION DATE : 20.03.2019

> LAND AREA : 90.774m²

> NUMBER OF UNITS : 950

> Current Agreement Value : 347.435.908 TL

> Book Value + Progress Payment : 310.993.464 TL

> Progress Level : %81,90

ONGOING TURN-KEY MODEL PROJECTS



GEBZE
EMLAK KONUTLARI 3
3



> **CONTRACTOR** :At the tender process
> **EXP.COMPLETION DATE** :At the tender process
> **LAND AREA** :6.338 m²
> **NUMBER OF UNITS** :62

> **Current Agreement Value** :At the tender process.
> **Book Value + Progress Payment** :7.615.996 TL
> **Progress Level** :At the tender process



BAŞKENT
EMLAK KONUTLARI
2



> **CONTRACTOR** :ASL İNŞAAT
> **EXP.COMPLETION DATE** :29.05.2019
> **LAND AREA** :30.521 m²
> **NUMBER OF UNITS** :507

> **Current Agreement Value** :203.800.000 TL
> **Book Value + Progress Payment** :240.247.813 TL
> **Progress Level** :%83,08

ONGOING TURN-KEY MODEL PROJECTS

Line	City/Region	Project Name	Book Value + Progress Payment (TRY)	Total # of Units	% Sold (Dec18)
1	Ankara/ Mühye	BAŞKENT EMLAK KONUTLARI 1	619.264.300	1.345	216
2	Ankara/ Mühye	BAŞKENT EMLAK KONUTLARI 2	278.937.916	507	-
3	Ankara/ Mühye	BAŞKENT EMLAK KONUTLARI 3	16.579.398	-	
4	Kocaeli/ Gebze	GEBZE EMLAK KONUTLARI 3-1	389.676.978	1.040	528
5	Kocaeli/ Gebze	GEBZE EMLAK KONUTLARI 3-2	394.090.165	950	356
6	Kocaeli/ Gebze	GEBZE EMLAK KONUTLARI 3-3	8.425.943	62	-
7	Kocaeli/ Körfez	KÖRFEZKENT ÇARŞI	50.168.516	106	70
8	İstanbul/ Kayabaşı	KUZEY YAKASI	418.427.158	370	189
9	Niğde	NİĞDE EMLAK KONUTLARI	173.181.793	365	166
10	Ankara/ Mühye		33.079.327		
11		VARIOUS INFRASTRUCTURE PROJECTS	63.661.173	-	
Total			2.445.492.666	4.745	1.525



RENTED AND LEASED PROPERTIES

Rented Properties (TL)

Line	Tenant	Ending Date	Duration	Property Information	Lease Value*
1	EMLAK KONUT GYO A.Ş.	1.05.2019	1 Year	Ankara/ Çankaya No:14	6.865,80 TL
2	EMLAK KONUT GYO A.Ş.	1.04.2020	3 Year	Niğde 3337 / 1	1.908,00 TL
Total					8.773,80

Leased Properties (TL)

Line	Duration	Property Information	Rent Value	Turnover Ratio
1	8 Year	4 Shop/ Avcılar	49.350	
2	5 Year	Bina/ Türkiye Halk Bankası A.Ş.	425.000	
3	8,5 Year	7 Shop/ Başakşehir	26.825	
4	7,5 Year	4 Shop/ Esenler	6.450	
5	5 Year	1 Shop/ Küçükçekmece	36.000	
6	5 Year	5 Shop/ Kocaeli	7.250	
7	2 Year	1 Shop/ Başakşehir	1.737	
8	8,75 Year	8 Shop/ Başakşehir	123.950	
9	10 Year	1 Shop/ Niğde	2.500	
10	10 Year	24 Shop/ Sarıyer		4.75%
11	5 Year	2 Shop/ Sarıyer		Avg. 14%
12	5+5	36 Offices/ Ümraniye	118.000	
13	1 Year	1 Shop ve Resident/ Ümraniye	1.500	
14	2 Year	6 Landplot / İstanbul	24.600	
Total			94 Shops and 1 Building	823.162 TL

Leased Properties (USD)

Line	Duration	Property Information	Rent Value	Turnover Ratio
1	5 Yıl	2 Shop/ Sarıyer	8.772	
2	10 Yıl	1 Shop/ Sarıyer	4.127	
3	5 Yıl	1 Shop/ Sarıyer		10%
4	5 Yıl	1 Shop/ Sarıyer		15%
5	5 Yıl	4 Shop/ Sarıyer	18.297	15%
Total			9 Shop	31.196 USD

İSTMARINA Leased Properties

Line	Duration	Property Information	Rent Value	Yumover Ratio
1	6 Year	89 Shop- 1 Kiosk / Kartal	312.442	Avg. 9%
2	1 Year	6 ATM / Kartal	27.324	
3	10 Year	67 Shop / Kartal	27.324	
Toplam			163 Adet Dükkan	367.090 TL

*Not included VAT, values are expressed as monthly.

** Turnover share is not included the rent value. The rent values will be shared with the contractor over the share ratios specified in the contract.



EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİCARET A.Ş.

Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret AS (Known as Emlak Planlama, EPP) was established in 1980 to operate principally in the fields of real estate project management, sales & marketing, lettings,

consultancy services and developing projects via Revenue Sharing Model. Emlak Konut REIC has acquired all of 65,000,000 shares of Emlak Planlama İnşaat Proje Yönetimi Ve Ticaret AS with an amount of TRY 288,000,000.

2018 Consultancy Services

94.36%
Completion
Ratio

- **Project Scope:**
5,438 Building
600-bed Hospital
Infrastructure and
Landscaping Projects
- **Project Location:**
İstanbul, Tekirdağ,
Edirne, Sakarya,
Kocaeli

92.17%
Completion
Ratio

- **Project Scope:**
3,202 Building
Hospital &
Infrastructure and
Landscaping Projects
- **Project Location:**
İstanbul,
Edirne, Sakarya,
Kocaeli, Yalova

92.38%
Completion
Ratio

- **Project Scope:**
Giresun Sport
Complex
- **Project Location:**
Giresun

92.51%
Completion
Ratio

- **Project Scope:**
Akyazı Sport &
Culture Complex
- **Project Location:**
Trabzon

NET ASSET VALUE TRY 415.939.355

TRY 828 Million
Presales Value

955 K
Presales
Independent Units
sold in 2018

8,2 Million sqm
Construction area
of completed
and ongoing
Consultancy
Services

415 K sqm
Land area for
development
purpose



2019 PROJECTS

Emlak Termalkoy/Yalova



TENDER STATUS
TENDER WILL BE REPEATED

Started in 2016 in Revenue Sharing Model but liquidated at 26,34 % progress level.

> COMPLETION DATE: 30.06.2020

> INDEPENDENT UNITS: 403

Sapanca/Arifiye Lands



TENDER STATUS
TENDER WILL BE REPEATED

New Construction Plan will be developed in 2019.

> LAND AREA: 118.000 sqm

Istanbul Bio City



BUSINESS MODEL

New concept project is developed in Revenue Sharing Model. Total investment value has reached to USD 150 million.

> LAND AREA: 477.166 sqm

Basaksehir Food Wholesale Area



TENDER STATUS
TENDER FOR TRADE AREA WILL BE DONE

UNITS

> PROGRESS LEVEL: 45,76%

> INDEPENDENT UNIT: 947

> AREA FOR TRADING: 123

> AREA FOR TRADING: 47*

(* Permit will taken & tender will be done in 2019)

DÜŞLER VADİSİ





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

**CONVENIENCE TRANSLATION OF
THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE INTERIM PERIOD 1 JANUARY – 31 MARCH 2019**

(ORIGINALLY ISSUED IN TURKISH)

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

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 31 MARCH 2019 AND 31 DECEMBER 2018**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Notes	<i>Not Revised</i> 31 March 2019	<i>Audited</i> 31 December 2018
ASSETS			
Current assets		21,164,281	20,695,419
Cash and cash equivalents	4	723,342	674,871
Financial investments	5	42,536	54,442
Trade receivables	7	2,349,505	1,622,995
<i>Trade receivables due from related parties</i>	21	10,557	12,621
<i>Trade receivables due from third parties</i>		2,338,948	1,610,374
Other receivables	8	1,298,612	1,163,367
<i>Other receivables due from related parties</i>	21	9,339	5,754
<i>Other receivables due from third parties</i>		1,289,273	1,157,613
Inventories	9	15,058,652	15,407,484
Prepaid expenses	14	1,465,839	1,467,489
Other current assets	13	225,795	301,719
Current tax assets	20	-	3,052
Non-current assets		2,617,470	2,623,851
Trade receivables	7	1,855,100	1,895,829
<i>Trade receivables due from third parties</i>		1,855,100	1,895,829
Other receivables	8	30,861	28,829
<i>Other receivables due from third parties</i>		9,291	9,027
<i>Other receivables due from related parties</i>	21	21,570	19,802
Financial Investments		836	836
Investments Accounted for Using Equity Method		5,061	7,866
Investment property	10	401,574	390,340
Property, plant and equipment	11	65,082	66,342
Intangible assets		3,937	1,984
Other non-current assets	13	248,277	231,437
Deferred tax assets	20	6,742	388
Total assets		23,781,751	23,319,270

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

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

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 31 MARCH 2019 AND 31 DECEMBER 2018**

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Notes	<i>Not Revised</i> 31 March 2019	<i>Audited</i> 31 December 2018
LIABILITIES AND EQUITY			
Current liabilities		8,777,479	8,329,651
Short term borrowings	6	967,470	698,663
Current portion of non-current borrowings	6	1,413,869	976,999
Trade payables	7	932,511	978,347
<i>Trade payables due to related parties</i>	21	15,796	69,985
<i>Trade payables due to third parties</i>		916,715	908,362
Other payables	8	525,336	633,686
<i>Other payables to related parties</i>		398	398
<i>Other payables to third parties</i>		524,938	633,288
Deferred income	14	4,821,379	4,904,297
<i>Deferred income from related parties</i>	21	64,732	64,732
<i>Deferred income from third parties</i>		4,756,647	4,839,565
Current provisions		116,914	137,659
<i>Current provisions for employee benefits</i>		6,394	6,125
<i>Other current provisions</i>	12	110,520	131,534
Non-current liabilities		1,866,830	1,906,101
Long term borrowings		1,668,521	1,685,943
Trade payables	6	51,740	77,349
Other payables		68,782	68,792
Deferred income		4,379	3,175
Long term provisions		11,251	8,685
<i>Long term provisions for employee benefits</i>		11,251	8,685
Deferred tax liability		62,157	62,157
Shareholders' equity		13,137,442	13,084,942
Total equity attributable to equity holders of the Company		13,138,922	13,084,984
Paid-in capital	15	3,800,000	3,800,000
Treasury shares (-)		(284,480)	(284,480)
Share premium		2,366,895	2,366,895
Other comprehensive income / expense not to be reclassified to profit or loss		(42)	(42)
- <i>Gain/(loss) on remeasurement of employee benefits</i>		(42)	(42)
Restricted reserves		662,853	662,853
Retained earnings		6,539,758	5,271,709
Net profit for the year		53,938	1,268,049
Non-controlling interests		(1,480)	(1,466)
Total liabilities and equity		23,781,751	23,319,270

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

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

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME**

FOR THE THREE MONTH PERIODS ENDED 31 MARCH 2019 AND 2018

(Amounts expressed in thousands of Turkish Lira ("TL") unless otherwise stated.)

	Notes	<i>Not Reviewed</i> 1 January- 31 March 2019	<i>Not Reviewed</i> 1 January- 31 March 2018
Revenue	16	1,240,162	1,435,382
Cost of sales (-)	16	(1,184,639)	(537,046)
Gross profit		55,523	898,336
General administrative expenses (-)	17	(60,083)	(40,415)
Marketing expenses (-)	17	(15,169)	(13,716)
Other income from operating activities	18	181,234	161,965
Other expenses from operating activities (-)	18	(28,562)	(32,717)
Share of profit (loss) from investments accounted for using equity method		(2,805)	-
Operating profit		130,138	973,453
Income from investing activities		165	82
Operating profit before financial income / (expense)		130,303	973,535
Financial income	19	58,236	20,646
Financial expenses (-)	19	(140,969)	(126,922)
Profit from continuing operations, before tax		47,570	867,259
Tax (expense) income, continuing operations		6,354	-
<i>Deferred tax (expense) income</i>	20	6,354	-
Profit for the period		53,924	867,259
Profit (loss), attributable to			
Noncontrolling Interests		(14)	-
Owners of Parent		53,938	867,259
Statement of other comprehensive income			
Toplam kapsamlı gelirin dağılımı:			
Noncontrolling Interests		(14)	-
Owners of Parent		53,938	867,259
Earnings per share (in full TL)		0.0001	0.0024

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

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

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE MONTH PERIODS ENDED 31 MARCH 2019 AND 2018

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Paid in capital	Treasury shares (-)	Share premium	Restricted reserves	Other Comprehensive Income and Expense not to be Reclassified to Profit or Loss	Retained Earnings		Total	Non-controlling interests	Total equity
					Gain/Loss on remeasurement of employee benefits	Net income for the period				
						Retained earnings				
1 January 2018	3.800.000	(284.480)	2.378.513	511.347	(42)	4.304.087	1.756.094	12.465.519	-	12.465.519
Transfers	-	-	-	-	-	1.756.094	(1.756.094)	-	-	-
Total comprehensive income	-	-	-	-	-	-	867.259	867.259	-	867.259
31 March 2018	3.800.000	(284.480)	2.378.513	511.347	(42)	6.060.181	867.259	13.332.778	-	13.332.778
1 January 2019	3.800.000	(284.480)	2.366.895	662.853	(42)	5.271.709	1.268.049	13.084.984	(1.466)	13.083.518
Transfers	-	-	-	-	-	1.268.049	(1.268.049)	-	-	-
Total comprehensive income	-	-	-	-	-	-	53.938	53.938	(14)	53.924
31 March 2019	3.800.000	(284.480)	2.366.895	662.853	(42)	6.539.758	53.938	13.138.922	(1.480)	13.137.442

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

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

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE MONTH PERIODS ENDED 31 MARCH 2019 AND 2018

(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

	Notes	1 January- 31 March 2019	1 January- 31 March 2018
Cash flows from operating activities			
Profit for the year		53.924	867.259
Adjustments to reconcile net profit			
Depreciation and amortization expenses	17	1.889	1.790
Adjustments for (reversal of) provisions of tax	20	(6.354)	-
Adjustments for impairments		19.120	30.963
<i>Adjustments for impairment loss (reversal of impairment loss) of inventories</i>	9	19.120	7.630
<i>Adjustments for impairment loss (reversal of impairment loss) of investment properties</i>	18	-	23.333
Changes in provisions		(15.623)	(531)
<i>Adjustments for (reversal of) provisions related with employee benefits</i>		2.835	(607)
<i>Adjustments for (reversal of) lawsuit and/or penalty provisions</i>	12	(21.014)	76
<i>Adjustments for (reversal of) possible risks of cash and cash equivalents</i>		2.556	-
Adjustments for interest (income) expenses		(48.864)	(43.503)
<i>Adjustments for interest income</i>	18, 19	(189.790)	(170.211)
<i>Adjustments for interest expense</i>	19	140.926	126.708
Changes in net working capital		4.092	855.978
Adjustments for decrease (increase) in trade accounts receivable		(534.971)	(137.115)
<i>Decrease (increase) in trade accounts receivables from related parties</i>		2.064	1.254
<i>Decrease (Increase) in trade accounts receivables from third parties</i>		(537.035)	(138.369)
Adjustments for decrease (increase) in inventories		318.478	(457.367)
Adjustments for increase (decrease) in trade accounts payable		(29.947)	586.462
<i>Increase (decrease) in trade payables to related parties</i>		(12.691)	3.297
<i>Increase (decrease) in trade payables to third parties</i>		(17.256)	583.165
Adjustments for (decrease) in other operating receivables		(189.589)	(5.653)
Adjustments for increase (decrease) in other operating payables		(84.112)	(364.945)
Other adjustments for other increase (decrease) in working capital		95.965	(89.776)
Net cash flow from operating activities			
Interest received		29.576	31.734
Income taxes paid		(52.093)	(44.475)
Cash flows from operating activities		(442.601)	374.843
Cash flows from investing activities			
Cash flows used in obtaining control of subsidiaries or other businesses		(47.477)	-
Purchases of investment properties, tangible and intangible assets		(1.971)	(734)
Interest received		165	82
Purchases of financial assets		-	(7.000)
Returns of financial assets		50	7.410
Other inflows (outflows) of cash		14.712	16.986
Cash flow from investing activities		(34.521)	16.744
Cash flow from financing activities			
Proceeds from borrowings		1.420.000	200.000
<i>Proceeds from loans</i>		880.000	200.000
<i>Proceeds From Issue of Debt Instruments</i>		540.000	-
Repayments of borrowings, classified as financing activities		(747.716)	-
<i>Loan repayments</i>		(352.716)	-
<i>Payments of Issued Debt Instruments</i>		(395.000)	-
Interest paid		(86.588)	(47.183)
Interest received		10.203	20.639
Other inflows (outflows) of cash		(38)	(56)
Cash flow from financing activities		595.861	173.400
Net Increase (decrease) in cash and cash equivalents		118.739	564.987
Cash and cash equivalents at the beginning of the year	4	494.226	385.081
Cash and cash equivalents at the end of the year	4	612.965	950.068

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

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

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(Amounts expressed in thousands of Turkish Lira (“TL”) unless otherwise stated.)

NOTE 1 – ORGANIZATION AND OPERATION OF THE GROUP

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

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

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

By the decision of the Board of Directors of Istanbul Stock Exchange Market on 26 November 2010, 25% portion of the Group’s class B shares with a nominal value of TL 625,000 has been trading on the stock exchange since 2 December 2010.

The registered address of the Group is as follows:

Barbaros Mah. Mor Sümbül Sok. No: 7/2 B (Batı Ataşehir) Ataşehir – İstanbul.

The objective and operating activity of the Group is coordinating and executing Real Estate Property Projects mostly housing, besides, commercial units, educational units, social facilities, and all related aspects, controlling and building audit services of the ongoing projects, marketing and selling the finished housing. Due to statutory obligation to be in compliance with the Real Estate Investment Companies decrees and related CMB communiqués, The Group cannot be a part of construction business, but only can organize it by auctioning between the contractors.

The condensed consolidated financial statements at 31 March 2019 have been approved by the Board of Directors on 10 May 2019.

The ultimate parent and ultimate controlling party of the group is T.C. Toplu Konut İdaresi Başkanlığı (the Housing Development Administration of Turkey, “TOKİ”). TOKİ is a state institution under the control of T.C. Ministry of Environment and Urbanisation.

Emlak Konut GYO, together with its subsidiaries and joint ventures, is referred to as “the Group”

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

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

Subsidiaries

Emlak Konut GYO subsidiaries has been operating in Turkey and the core business lines are listed below:

<u>Subsidiaries</u>	<u>Nature of business</u>			
	<u>31 March 2019</u>		<u>31 December 2018</u>	
	<u>Direct and indirect ownership rate (%)</u>	<u>Effective ownership rate (%)</u>	<u>Direct and indirect ownership rate (%)</u>	<u>Effective ownership rate (%)</u>
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. (“EPP”)				Real Estate Investments
EPP – Emay Adi Ortaklığı (“EPP-EMAY”)				Construction Activities
EPP (*)	100	100	100	100
EPP-EMAY	60	60	60	60

(*)In parallel with the Company's growing strategy, Emlak Planlama İnşaat Proje Yönetimi ve Ticaret A.Ş. All of the Company's shares were purchased from third party contractors and TOKI with the decision of the Board of Directors dated 9 November 2018 and numbered 62/163.

Investments valued by equity method (Affiliates)

Emlak Konut GYO affiliates has been operating in Turkey and the core business lines are listed below:

<u>Investments valued by equity method (Affiliates)</u>	<u>Nature of business</u>			
	<u>31 March 2019</u>		<u>31 December 2018</u>	
	<u>Direct and indirect ownership rate (%)</u>	<u>Effective ownership rate (%)</u>	<u>Direct and indirect ownership rate (%)</u>	<u>Effective ownership rate (%)</u>
Bio İstanbul Proje Geliştirme ve Yatırım A.Ş. (“Bio”)				Consultancy ve Construction Services
EPP-Cathay Adi Ortaklığı (“EPP-Cathay”)				Construction Activities
Bio	20	20	20	20
EPP-Cathay	7	7	7	7

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

Joint Operations

Emlak Konut GYO joint operation has been operating in Turkey and the core business lines is listed below:

<u>Joint operations</u>	<u>Nature of business</u>
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Dap Yapı İnşaat Sanayi ve Ticaret A.Ş. ve Eltes İnşaat Tesisat Sanayi ve Ticaret A.Ş. Ortak Girişimi – Emlak Konut GYO A.Ş. (“İstmarina AVM Adi Ortaklığı”)	Shopping mall and office management
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	<u>31 March 2019</u>		<u>31 December 2018</u>	
	<u>Direct and indirect ownership rate (%)</u>	<u>Effective ownership rate (%)</u>	<u>Direct and indirect ownership rate (%)</u>	<u>Effective ownership rate (%)</u>
İstmarina AVM Adi Ortaklığı (*)	40	40	40	40

(*)An "Ordinary Partnership" is formed between Dap Yapı İnşaat San. and Tic. Inc. 59,7% - Eltes İnşaat Tes. San. Tic. A.Ş. 0,3% and “the Company” which has 40% shares. Within the scope of "Istanbul Kartal LSRSA Project" structure has been established for the sale of a shopping center with an area of 51.000 m2 in the Istmarina project which is completed and ready to be sold after renting and to manage the financial transactions of the shopping center. The related ordinary partnership is not included in the financial statements as of the reporting period, by reason of the financial statements are not affected significantly.

NOTE 2 - BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation

The condensed interim financial statements of the Company have been prepared in accordance with the communiqué numbered II-14,1 “Communiqué on the Principles of Financial Reporting In Capital Markets” (“the Communiqué”) announced by the Capital Markets Board (“CMB”) (hereinafter will be referred to as “the CMB Accounting Standards”) on 13 June 2013 which is published on Official Gazette numbered 28676. In accordance with article 5th of the CMB Accounting Standards, companies should apply Turkish Financial Reporting Standards (“TFRS”) and interpretations regarding these standards as adopted by the Public Oversight Accounting and Auditing Standards Authority (“POA”).

The Company prepared its condensed interim financial statements for the period ended 31 March 2019 in accordance with the Communiqué and announcements regarding this Communiqué, in accordance with TAS 34, “Interim Financial Reporting”. In this respect, the Company has preferred to prepare condensed interim financial statements in the interim periods and prepared the mentioned condensed interim financial statements in compliance with CMB Accounting Standards. The condensed interim financial statements and the related notes to them are presented in accordance with the declaration dated 7 June 2013 and with the formats required by the CMB.

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

The Companies are free to prepare their interim financial statements as full or condensed in accordance with TAS 34. In this context, the Company choice to prepare its interim financial statements as condensed. The Company maintains its books of account and prepares its statutory financial statements in accordance with the Turkish Commercial Code (“TCC”), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance. These condensed interim financial statements in Turkish Lira (“TRY”) based on the historical cost convention except for the financial assets and liabilities which are expressed with their fair value. The condensed interim financial statements are based on the statutory records, with adjustments and reclassifications for the purpose of fair presentation in accordance with the Accounting Standards of the POA.

Accounting for the effects of hyperinflation

With the decision taken on 17 March 2005, the CMB has announced that, effective from 1 January 2005, for companies operating in Turkey and preparing their financial statements in accordance with CMB Financial Reporting Standards the application of inflation accounting is no longer required. Accordingly, the Group did not apply IAS 29 “Financial Reporting in Hyperinflationary Economies” issued by IASB in its financial statements for the accounting periods starting 1 January 2005.

Functional and presentation currency

Items included in the consolidated financial statements of the Group are measured using the currency of the primary economic environment in which the entity operates (“the functional currency”). The consolidated financial statements are presented in thousands of TL, which is the Group’s functional and presentation currency.

Offsetting

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously.

Going concern

The Group’s consolidated financial statements are prepared under the going concern assumption.

2.2 Conformity with the Portfolio Limitations

The information presented in Additional Note of this report, regarding control of conformity with the portfolio limitations, is a summary information extracted from financial statements in accordance with Article 16 of Communiqué No: II-14.1, “Principles of Financial Reporting in Capital Markets” and is prepared in accordance with the provisions of the control of portfolio limitations of Communiqué No: III-48.1, “Principles Regarding Real Estate Investment Companies”

NOTE 3 – ACCOUNTING POLICIES

The accounting policies adopted as of 31 March 2019 are consistent with those prepared as of 31 December 2018. Therefore, condensed interim financial statements have to be considered with year end financial statements.

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

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NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and amended IFRS Standards that are effective for the current year

New and amended IFRS Standards with effect from 2019

IFRS 16	Leases
IFRS 17	Insurance Contracts
Amendments to IFRS 9	<i>Prepayment Features with Negative Compensation</i>
Amendments to IAS 28	<i>Long-term Interests in Associates and Joint Ventures</i>
IFRIC 23	<i>Uncertainty over Income Tax Treatments</i>
Amendments to IAS 19 Employee Benefits	<i>Plan Amendment, Curtailment or Settlement</i>
Annual Improvements to IFRS Standards 2015–2017 Cycle	<i>Amendments to IFRS 3 Business Combinations, IFRS 11 Joint Arrangements, IAS 12 Income Taxes and IAS 23 Borrowing Costs</i>

IFRS 16 Leases

General impact of application of IFRS 16 Leases

IFRS 16 provides a comprehensive model for the identification of lease arrangements and their treatment in the financial statements for both lessors and lessees. IFRS 16 supersedes the current lease guidance including IAS 17 Leases and the related Interpretations for accounting periods beginning on or after 1 January 2019. The date of initial application of IFRS 16 for the Group is 1 January 2019 retrospectively taking into account the cumulative effect in the financial statements..

In contrast to lessee accounting, IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17.

Under IFRS 16, right-of-use assets are tested for impairment in accordance with IAS 36 Impairment of Assets. This will replace the previous requirement to recognise a provision for onerous lease contracts.

Finance leases

The main differences between IFRS 16 and IAS 17 with respect to assets formerly held under a finance lease is the measurement of the residual value guarantees provided by the lessee to the lessor. IFRS 16 requires that the Group recognises as part of its lease liability only the amount expected to be payable under a residual value guarantee, rather than the maximum amount guaranteed as required by IAS 17.

The amendments to IFRS 16 do not have a significant impact on the financial statement of the Group.

Amendments to IAS 28 Long-term Interests in Associates and Joint Ventures

This amendment clarifies that an entity applies IFRS 9 Financial Instruments to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied.

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NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and amended IFRS Standards that are effective for the current year (Continued)

New and amended IFRS Standards with effect from 2019 (Continued)

IFRS Interpretation 23 Uncertainty over Income Tax Treatments

This interpretation addresses the determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under IAS 12.

Amendments to IAS 19 Employee Benefits Plan Amendment, Curtailment or Settlement

The amendments clarify that the past service cost (or of the gain or loss on settlement) is calculated by measuring the defined benefit liability (asset) using updated assumptions and comparing benefits offered and plan assets before and after the plan amendment (or curtailment or settlement) but ignoring the effect of the asset ceiling (that may arise when the defined benefit plan is in a surplus position).

Annual Improvements to IFRS Standards 2015–2017 Cycle

Annual Improvements to IFRS Standards 2015–2017 Cycle include amendments to IFRS 3 Business Combinations and IFRS 11 Joint Arrangements in when a party that participates in, but does not have joint control of, IAS 12 Income Taxes; income tax consequences of dividends in profit or loss, and IAS 23 Borrowing Costs in capitalized borrowing costs.

Other than IFRS 16, these standards, amendments and improvements have no impact on the consolidated financial position and performance of the Group.

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NOTE 4 – CASH AND CASH EQUIVALENTS

	31 March 2019	31 December 2018
Cash on hand	120	26
Banks	696,511	674,845
- <i>Demand deposit</i>	135,427	132,738
- <i>Time deposits up to 3 months maturity</i>	561,084	542,107
Other cash and cash equivalents	26,711	-
	723,342	674,871

Maturities of cash and cash equivalents are as follows:

	31 March 2019	31 December 2018
Demand	135,427	132,738
Up to 3 month	561,084	542,107
Less: Blocked deposits with maturities less than 3 months	-	-
	(24,400)	(29,990)
	672,111	644,855

Average effective interest rates of in TL time deposits are as follows:

	31 March 2019	31 December 2018
	(%)	(%)
	18,31%	18,47%

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

	31 March 2019	31 December 2018
Cash and cash equivalents	723,342	674,871
Less: Interest accruals	(1,732)	(1,132)
Less: LSRSA project deposits (*)	(103,099)	(169,609)
Less: Blocked deposits	(9,908)	(11,710)
Add: TFRS 9 impact	4,362	1,806
	612,965	494,226

(*) The contractors’ portion of the residential unit sales in accordance with the related agreements, realized from the ongoing LSRSA projects is deposited in time deposit bank accounts that are opened for the related LSRSA projects. The Group has the authority to control these accounts TL 103,099 (31 December 2018: TL 169,609) part of the total project amount deposits TL 14,492 (31 December 2018: TL 18,280) comprises of blocked deposits.

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NOTE 5 - FINANCIAL INVESTMENTS

Financial investments	31 March 2019	31 December 2018
Blocked deposits more than 3 months maturity (**)	30,519	42,375
Special issue government bonds (*)	12,017	12,067
	42,536	54,442

(*) The Republic of Turkey, Undersecretaries of Treasury (“Turkish Treasury”) issues special Domestic Government Debt securities in the name of the Group to make the HAS payments on behalf of Turkish Treasury. In 2010, special Domestic Government Debt securities amounted to TL 429,617 has been issued to the Group. The Bonds are redeemed partially and early readapted and the amount is transferred to the Group’s accounts when the HAS lists are specified (Note 10). These government bonds are non-interest bearing and are not subject to sale on secondary market therefore the fair values are also their nominal values.

(**) In order to provide low interest rate financing to customers who want to buy home from the projects developed by the group, the aim is to keep the loan amounts used by the customers as blocked deposits in the bank. The relevant amounts are ready for the use of the group in the specified period. The contractor portion of blocked deposits in the bank accounts which opened in the name of the related project and more than 3 months maturity, is TL 17,339 (31 December 2018: TL 17,591) while the group portion of the blocked shares is TL 13,180 (31 December 2018: TL 24,784).

As of 31 March 2019, the long-term investments of the Group are as follows: Kazakhstan Ziraat International Bank and Tobaş Toplu Konut Büyükşehir Belediyesi İnşaat Emlak Mümarlık ve Proje A.Ş. The company's investments consist of less than 1% of the capital of the companies.

NOTE 6 - FINANCIAL LIABILITIES

	31 March 2019	31 December 2018
Short-term financial liabilities		
Short-term commercial bill (*)	737,705	587,526
Short-term bank borrowings	229,765	111,137
Short-term portion of long-term borrowings	1,413,869	976,999
	2,381,339	1,675,662

(*) On 11 December 2018, Group had issued a rent certificates amounting TL 172.000 that have maturity date of date of 9 April 2019 with an interest rate of 23,90%, amounting TL 140.000 that have maturity date of date of 7 May 2019 with an interest rate of 22,90% on 8 January 2019 , amounting TL 250.000 that have maturity date of date of 25 June 2019 with an interest rate of 19,00% on 26 February 2019 and amounting TL 150.000 that have maturity date of date of 03 July 2019 with an interest rate of 19,50% on 19 March 2019.

Long-term financial liabilities	31 March 2019	31 December 2018
Long-term borrowings	1,668,521	1,685,943
	1,668,521	1,685,943

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NOTE 6 - FINANCIAL LIABILITIES (Continued)

The all borrowings are received as TL currency and the interest rate of the borrowing as at 31 March 2019 is 17.09% (31 December 2018: 17.62 %).

The redemption schedules of the borrowings at 31 March 2019 and 31 December 2018 are as follows:

	31 March 2019	31 December 2018
2020	924,085	999,507
2021	696,745	638,745
2022	47,691	47,691
	1,668,521	1,685,943

The allocation of interest rate sensitivity of financial liabilities according to their repricing dates is as follows:

	31 March 2019	31 December 2018
Less than 3 months	264,229	202,373
Between 3 - 12 months	1,379,405	885,763
Between 1 - 5 years	1,668,521	1,685,943
	3,312,155	2,774,079

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NOTE 7 - TRADE RECEIVABLES AND PAYABLES

Short-term trade receivables	31 March 2019	31 December 2018
Receivables from LSRSA contractors invoiced	964,687	851,820
Receivables from sale of residential and commercial units	1,283,021	651,294
Assigned receivables from sale of residential and commercial units (*)	44,958	44,958
Notes of receivables	20,164	43,668
Receivables from land sales	24,754	24,754
Receivables from related parties (Note 21)	10,557	12,621
Rent receivables	9,340	9,082
Other	5,641	2,369
Unearned finance income	(13,617)	(17,571)
	2,349,505	1,622,995
Doubtful receivables	1,837	1,837
Less: Provision for doubtful receivables	(1,837)	(1,837)
	2,349,505	1,622,995

(*)The Group has assigned a certain portion of its receivables arising from instalment sales that it has realized as "irrevocable". This amount comprises of the receivables from the receivables financing group.

Long-term trade receivables	31 March 2019	31 December 2018
Receivables from sale of residential and commercial units	2,121,017	2,178,500
Unearned finance income	(265,917)	(282,671)
	1,855,100	1,895,829

	31 March 2019	31 December 2018
Payables to related parties (Note 21)	15,796	69,985
Payables to LSRSA contractors invoiced	346,419	361,559
Trade payables	549,795	527,061
Time deposit interest accruals from LSRSA contractors invoiced (*)	20,501	19,742
	932,511	978,347

(*) The contractors' portion of the residential unit sales as defined in the agreement which gained from ongoing LSRSA projects is deposited in the time deposit bank accounts under control of the Group within the related LSRSA projects. The Group tracks the contractor's share of the interest earned from the advances accumulated in these short term debts accounts.

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NOTE 8 - OTHER RECEIVABLES AND PAYABLES

	31 March 2019	31 December 2018
Short-term other receivables		
Receivables from contractors	833,669	758,851
HAS related receivables from Turkish Treasury	390,768	390,768
Other receivables from related parties (Note 21)	9,339	5,754
Receivables from the authorities	63,413	6,909
Other	1,423	1,085
	1,298,612	1,163,367

	31 March 2019	31 December 2018
Long-term other receivables		
Other receivables from related parties (Note 21)	21,570	19,802
Other receivables	8,277	8,012
Deposits and guarantees given	1,014	1,015
	30,861	28,829

	31 March 2019	31 December 2018
Short term other payables		
Payable to HAS beneficiaries	402,772	402,810
Payable to contractors (*)	88,752	88,752
Note payable	-	47,477
Taxes and funds payable	16,320	23,908
Other	17,492	70,739
	525,336	633,686

(*) The amount includes the unissued invoice by the contractor amount of TL 88,752 regarding to the units received as a result of revenue allocation at İzmir Mavisehir Phase 3 project, where the contractor filed a lawsuit regarding the revenue sharing percentages (31 December 2018: TL 88,752).

As of 31 March 2019, other long-term payables comprises of deposits and guarantees received.

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NOTE 8 - OTHER RECEIVABLES AND PAYABLES (Continued)

The movements of the payments either from Group’s shareholder’s equity to HAS beneficiaries and the detail of HAS payments and HAS receivables and payables related to Treasury Support as of for 31 March 2019 and 2018 are shown below:

	1 January 2019	Additions within the period	Disposals	31 March 2019
Treasury support share				
Receivable from Treasury	390.768	-	-	390.768
Special purpose government bond	12.067	-	(50)	12.017
Cash generated from government bond redemption	(25)	12	-	(13)
Total consideration received or receivable from Treasury	402.810			402.772
Payable to HAS beneficiaries	(402.810)			(402.772)

	1 January 2018	Additions within the period	Disposals	31 March 2018
Treasury support share				
Receivable from Treasury	390.771	-	-	390.771
Special purpose government bond	12.267	-	(250)	12.017
Cash generated from government bond redemption	(25)	250	(53)	172
Total consideration received or receivable from Treasury	403.013			402.960
Payable to HAS beneficiaries	(403.013)			(402.960)

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NOTE 9 -INVENTORIES

	31 March 2019	31 December 2018
Lands	3,553,278	3,307,234
<i>Cost</i>	3,689,260	3,455,715
<i>Impairment</i>	(135,982)	(148,481)
Planned land by LSRSA	7,052,902	7,158,373
Planned land by turnkey project	3,041,572	3,689,638
Residential and commercial units ready for sale	1,410,900	1,252,239
<i>Cost</i>	1,476,392	1,286,112
<i>Impairment</i>	(65,492)	(33,873)
	15,058,652	15,407,484

As of 31 December 2018, independent valuation reports prepared by Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş. ve Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. are taken into consideration in order to calculate the fair value and impairment loss, if any, on land units and commercial units ready for sale.

The movement of the impairment on land and residential unit inventories is as follows:

	2019	2018
Balance at 1 January	182,354	18,808
Impairment charge for the period	20,915	8,810
Reversal of impairment	(1,795)	(1,180)
Balance at 31 March	201,474	26,438

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NOTE 9 - INVENTORIES (Continued)

The details of land and residential stocks of the group are shown below as of 31 March 2019 and 31 December 2018:

Lands	31 March 2019	31 December 2018
İstanbul Küçükçekmece Lands	1,420,469	1,420,469
İstanbul Başakşehir Lands	661,684	438,912
İstanbul Beşiktaş Lands	360,002	360,002
İstanbul Bakırköy Lands	350,673	350,673
İstanbul Tuzla Lands	205,917	205,917
İstanbul Arnavutköy Lands	170,189	166,655
İstanbul Kartal Lands	109,183	109,183
Samsun Canik Lands	94,265	94,265
İstanbul Ataşehir Lands	40,536	40,536
İstanbul Esenyurt Lands	59,618	39,178
İstanbul Resneli Lands	20,333	20,333
Ankara Çankaya Lands	17,695	17,695
İzmir Konak Umurbey Lands	12,258	12,258
İstanbul İstinye Lands	7,734	7,734
Sakarya-Sapanca Lands	6,304	6,302
Tekirdağ Çorlu Lands	6,153	6,153
Maltepe Küçükyalı Lands	3,010	3,010
Tekirdağ Kapaklı Lands	1,862	1,862
İstanbul Umraniye Lands	1,844	1,844
Kocaeli Gebze Lands	729	729
İstanbul Zekeriyaköy Lands	677	677
Kocaeli Tütünçiftliği Lands	618	618
Tuzla Orhanlı Project	540	540
İstanbul Kagithane Lands	-	703
Other	985	986
	3,553,278	3,307,234

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NOTE 9 - INVENTORIES (Continued)

Planned lands by LSRSA	31 March 2019	31 December 2018
Nidapark İstinye Project	992.898	993.433
Nidapark Kucukyali Project	677.810	677.715
Büyükaly Project	656.963	656.805
Merkez Ankara Project	637.619	630.115
Nişantaşı Project	519.267	498.095
Bizim Mahalle 2. Etap Project	490.877	476.638
Zeytinburnu Beştelsiz Project	408.076	408.029
Florya Şenlik Mahallesi Project	373.591	370.512
Beykoz Riva Project	372.447	366.646
İstanbul Çekmeköy Taşdelen Project	279.694	271.109
Nidapark Kayasehir Project	180.297	199.373
Validebağ Konakları Project	153.910	153.764
Köy Project	152.921	153.352
Avangart İstanbul Project	120.077	120.077
Tual Bahçekent Project	120.075	118.929
Koordinat Çayyolu Project	97.164	97.164
Temaşehir Konya Project	97.735	96.074
Tual Adalar Project	90.607	90.842
Evora Denizli Project	77.179	76.256
Cer İstanbul Project	67.520	67.520
Karat 34 Project	68.389	67.480
Ebruli İspartakule Project	58.145	58.105
Ofis Karat Bakırköy Project	30.955	30.605
Avrupark Hayat Project	54.470	54.289
Semt Bahçekent Project	34.240	50.154
İspartakule 6. Etap Project	48.682	48.682
Yeniköy Konakları İstanbul Project	45.485	45.368
Yalova Armutlu Project	59.297	58.276
İstanbul Finans Merkezi Project	23.383	22.444
İstmarina Project	29.262	29.170
Tuzla İçmeler Project	20.016	20.016
Şile Çavuş Project	9.813	9.813
Ankara Saraçoğlu Project	2.703	2.442
Evvel İstanbul Project	623	128
Kocaeli Derince Project	-	70.360
Maslak 1453 Project	-	35.422
Çankaya Oran Project	-	33.079
Other	712	92
	7.052.902	7.158.373

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NOTE 9 - INVENTORIES (Continued)

Planned lands by turnkey project	31 March 2019	31 December 2018
Gebze Emlak Konutları	792,193	618,036
Başkent Emlak Konutları Project	619,264	557,844
IGTOD Rami Gıda Toptancıları Project	596,080	571,009
Kuzey Yakası Project	467,091	349,753
Ankara Başkent Project	295,517	255,532
Niğde Emlak Konutları	173,182	162,387
Kocaeli Körfezkent Commercial Units	50,171	40,918
Ankara Mühye Emlak Konutları Project	33,079	-
Ayazma Emlak Konutları Project	2,233	1,916
Halkalı Emlak Konutları Project	9,412	-
Hoşdere Hayat Parkı Project	3,350	-
Başakşehir Ayazma 2. Etap Project	-	39,623
Ispartakule 1. Etap 1. Kısım Project	-	458,732
Ispartakule 1. Etap 2. Kısım Project	-	408,117
Nevşehir Emlak Konutları Project	-	225,771
	3,041,572	3,689,638

Completed units	31 March 2019	31 December 2018
Maslak 1453 Project	644.875	654.276
Sarphan Finanspark Project	225.534	225.534
Ispartakule Emlak Konutları	145.202	-
Başakşehir Ayazma Emlak Konutları	88.956	115.630
İstmarina Project	64.847	51.728
Kocaeli Körfezkent Emlak Konutları	56.496	57.058
Nevşehir Emlak Konutları	31.506	-
Başakşehir Emlak Konutları	28.316	29.228
Nidakule Ataşehir Project	24.052	24.052
Esenler Emlak Konutları	19.606	6.895
Dumankaya Miks Projesi	19.330	19.330
Batışehir Project	11.730	11.730
Unikonut Project	9.842	9.411
Avrupa Konutları Başakşehir Project	8.553	8.553
Bahçekent Emlak Konutları	8.445	8.445
Metropol İstanbul Project	7.889	7.889
Bulvar İstanbul Project	3.208	3.208
Park Yaşam Mavişehir Evleri	1.739	1.739
Bahçekent Flora Evleri	1.082	1.082
Other	9.692	16.451
	1.410.900	1.252.239

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NOTE 10 – INVESTMENT PROPERTIES

Investment properties are for rent and sales comparison approach and income methods by discounted cash flows are used as fair value in these valuations and impairment calculations.

The movement of investment property at 31 March 2019 and 2018 are as follows:

	Lands and completed units	Atasehir General Management Office A Block	Total
<u>Cost Value</u>			
Opening balance as of 1 January 2019	352,140	40,922	393,062
Transfers from completed units	11,551	-	11,551
Ending balance as of 31 March 2019	363,691	40,922	404,613
<u>Accumulated Depreciation</u>			
Opening balance as of 1 January 2019	-	2,722	2,722
Charge for the year	-	317	317
Ending balance as of 31 March 2019	-	3,039	3,039
Carrying value as of 31 March 2019	363,691	37,883	401,574
<u>Cost Value</u>			
Opening balance as of 1 January 2018	17,608	40,922	58,530
Purchases (*)	273,532	-	273,532
Ending balance as of 31 March 2018	291,140	40,922	332,062
<u>Accumulated Depreciation</u>			
Opening balance as of 1 January 2018	-	1,247	1,247
Charge for the year	-	491	491
Ending balance as of 31 March 2018	-	1,738	1,738
Carrying value as of 31 March 2018	291,140	39,184	330,324

(*)The Group is made up of independent commercial units purchased in 2018 to earn rental income from the Istmarina shopping center, which was completed within the scope of in “Istanbul Kartal Revenue Sharing Business for Land Sale”.

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NOTE 10 - INVESTMENT PROPERTIES (Continued)

Regarding the measurement of fair values of investment properties at 31 March 2019, the valuation reports are taken from independent valuation CMB authorised firms Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. As of 31 December 2018. The fair values of the investment property determined by independent valuation experts are as follows:

	31 March 2019	31 December 2018
Lands, residential and commercial units	143.774	69.800
Atasehir General Management Office A Block	83.524	83.524
Commercial units of Istmarina AVM	272.179	272.179
	499.477	425.503

NOTE 11 - PROPERTY, PLANT AND EQUIPMENT

31 March 2019	Buildings	Motor vehicles	Furniture, equipment and fix assets	Construction in progress	Total
Net book value as of 1 January 2019	58,803	550	6,892	97	66,342
Additions	-	-	18	-	18
Depreciation expense(-)	(752)	(76)	(450)	-	(1,278)
Net book value 31 March 2019	58,051	474	6,460	97	65,082
Cost	63,426	2,160	20,228	97	85,911
Accumulated depreciation (-)	(5,375)	(1,686)	(13,768)	-	(20,829)
Net book value 31 March 2019	58,051	474	6,460	97	65,082

31 March 2018	Buildings	Motor vehicles	Furniture, equipment and fix assets	Construction in progress	Total
Net book value as of 1 January 2018	58,504	833	7,427	94	66,858
Additions	-	-	210	3	213
Depreciation expense(-)	(165)	(99)	(721)	-	(985)
Net book value 31 March 2018	58,339	734	6,916	97	66,086
Cost	62,129	2,160	18,071	97	82,457
Accumulated depreciation (-)	(3,790)	(1,426)	(11,155)	-	(16,371)
Net book value 31 March 2018	58,339	734	6,916	97	66,086

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NOTE 12 –PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

	31 March 2019	31 December 2018
Provisions		
Provision for lawsuits	110,520	131,503
	110,520	131,503

The movements of provision for lawsuits as of 31 March 2019 and 2018 are as follows:

	2019	2018
Balance at 1 January	131,534	46,916
Provision released within the current period (Note 18)	(21,014)	-
Provision charged for the period (Note 18)	-	76
Balance at 31 March	110,520	46,992

12.1 Continuing Cases and Provisions

12.1.1 The LSRSA Project Agreement dated 21 December 2005 regarding 750 units in İzmir Mavisehir Upper North Area 2. Phase has been abolished on 21 December 2009 since the contractor did not meet the requirements of the provisions in the agreement. Following the cancellation of the agreement, the project has been transferred to the Group and the remaining part of the project has been completed by another construction group which was assigned in accordance with public tender law. The related units have been completed and are sold by the Group as in Turnkey projects.

The prior contractor filed a lawsuit against the Group claiming that the completion percentage of the project was significantly high and that the agreement between the parties was based on construction right in return for flat. The Group and the contractor filed counter lawsuits in the following period and an additional report was decided to be issued. The additional report is about the final receivables and payables of the parties considering all the claims. The additional report is completed. The court decided to apply secondary expert report as a result of additional report examination on 11 June 2014. The Group filed a lawsuit as well for collecting amount of TL 34,100 without prejudice to further claims as of 7 July 2011.

According to the plaintiff's assertion, the contract of the related project has been terminated unjustly by the Emlak Konut. The contractor firm is subject to compensation case. The claimant increased the value of the case according to the various expert reports and the related case amount increased to TL 65,597. The Group made provision amounting to TL 75,840 from the related case as of 31 March 2019.

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

12.1 Continuing Cases and Provisions (Continued)

12.1.2 Contractor firm filed a lawsuit against the Group claiming compensation because of damage caused by our group in the agreement of The LSRSA Project regarding İstanbul Bakırköy, 51/4 section 257 zone 33 & 38 parcels. the requested case has been concluding against the Group by the local court and the judgment of the Court of Cassation is dismissed in favor of the Group and the decision of the local court is expected. The Group made provision amounting to TL 20,521 from the related case as of 31 March 2019.

12.1.3 Plaintiff contractor firm filed a lawsuit against the Group claiming compensation because of receivables, cancellation of title deed, registration. The decision of the contractor to unjustly terminate the contract has been finalized. Lawsuits filed by the group, amounting to TL 6.681, have been partially accepted and the trial has been appealed The Group made provision amounting to TL 6,860 from the related case as of 31 March 2019.

12.2 Contingent Liabilities of Group

In the financial statements prepared as of 31 March 2019, the ongoing litigation liabilities were evaluated in the following matters. According to the opinion of the Group Management and its lawyers, no provision has been made in the financial statements prepared as of 31 March 2019 on the grounds that it is not probable that the outflow of resources with economic benefits will be realized in cases filed against the Group in order to fulfill its obligation.

12.2.1 The LSRSA project agreement regarding İzmir Mavisehir Upper North Area 3. Phase has been signed on 19 December 2005 and following almost all the contractual obligations have been performed by the parties, the Contractor filed a lawsuit against the Group claiming that the agreement conditions should be revised considering the changing conditions. The Contractor wants all the agreement provisions to be cancelled except for the provisions where the Group's revenue portion is TL 67,515 plus VAT calculated as TL 175,000 plus VAT total project revenue times 38.58% Group's revenue portion. The Contractor wants all the properties and related land portion to be valued by an independent valuation group as of the date of the lawsuit and that 38.58% of the total value to be appropriated to the Group and the remaining 61.42% of the total value to be appropriated to the Contractor.

The court rejected the case on 5 March 2015. The claimant has filed an appeal. The result of appeal is being waited. As a result of the appeal the court's verdict was approved from the supreme court.

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

12.2 Contingent Liabilities of Emlak Konut GYO (Continued)

12.2.2 Contractor firm filed a lawsuit against the Group claiming compensation amounting to 21.690 TL. The court decided to accept the case. The decision of the local court was corrupted by the Court of Cassation in favor of Emlak Konut GYO. The correctness of the decision is expected. According to comments received from the Group’s lawyer, it is not expected to arise any liability that put the Group under obligation as a result of related case as of 31 March 2019.

12.2.3 Contractor of İzmir Mavisehir Upper North Area 2. Phase LSRSA Project, the contractor was filed a lawsuit for assignment that the claimant has given. The case is proceeding and According to comments received from the Group’s lawyer, it is not expected to arise any liability that put the Group under obligation as a result of related case.

12.2.4 In terms of the assignment given by the Istanbul Ümraniye Phase 1 LSRSA contractor, ordinary partnership received amount of TL 46,000 from Şekerbank T.A.Ş. according to the contract with Emlak Konut GYO. Şekerbank T.A.Ş. claiming that the amount of TL 34,134 has not been paid unjustly to the transferring entity. The plaintiff requested that the mortgage be put on a part of the immovable subject matter in order to constitute the guarantee of taking the case. The trial is ongoing.

12.3 Contingent Assets of Group

12.3.1 As of 31 March 2019 and 31 December 2018, the breakdown of nominal trade receivables resulted from the residential and commercial unit sales and the expected timing of the nominal installments not due or not collected that are not included in the balance sheet as TFRS 15 criteria has not been met since the construction is still ongoing or the construction has been completed but the units have not been delivered in accordance with pre-sales contract:

31 March 2019	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	1,283,021	676,544	1,959,565
2 year	397,839	402,125	799,964
3 year	354,604	257,921	612,525
4 year	318,761	163,150	481,911
5 year and above	1,049,813	1,337,772	2,387,585
	3,404,038	2,837,512	6,241,550

31 December 2018	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	649,874	1,078,613	1,728,487
2 year	397,839	873,235	1,271,074
3 year	354,604	494,918	849,522
4 year	318,761	381,373	700,134
5 year and above	1,107,296	1,576,903	2,684,199
	2,828,374	4,405,042	7,233,416

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NOTE 13 - OTHER ASSETS AND LIABILITIES

	31 March 2019	31 December 2018
Other current assets		
Progress payments given to contractors	183.650	160.128
Accrued income	8.261	114.049
Receivables from tax office	19.191	17.703
Deferred VAT	551	9.219
Deposits and guarantees	13.762	130
Other	380	490
	225.795	301.719

	31 March 2019	31 December 2018
Other non-current assets		
Deferred VAT	248.277	231.222
Deposits and guarantees	-	215
	248.277	231.437

NOTE 14 - DEFERRED INCOME AND PREPAID EXPENSES

	31 March 2019	31 December 2018
Short-term deferred income		
Deferred income from LSRSA projects (*)	2,186,289	2,142,368
Advances taken from LSRSA contractors (**)	1,161,133	688,925
Advances taken from turnkey project sales	103,870	1,074,907
Alienable deferred incomes (***)	280,143	336,000
Deferred income from sales of completed units	1,025,212	597,365
Advances taken from related parties (Note 21)	64,732	64,732
	4,821,379	4,904,297

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

(**) In certain LSRSA projects, the Group collects a certain portion of the total Group revenue from the project before signing the agreement with the contractor

(***)The Group is obliged to collect cash by assigning a certain portion of its receivables arising from term sales that it has realized as "irrevocable recourse".

	31 March 2019	31 December 2018
Prepaid expenses		
Advances given for inventory (*)	1,465,057	1,466,470
Prepaid expenses	782	1,019
	1,465,839	1,467,489

(*) A protocol has been signed between the Group and the Tariş Cooperative Associations to develop revenue sharing project on a total of 143,366-m2 land, which is belonging to the Tariş Cooperative Unions, located within the boundaries of Kurukay / Umurbey, Konak district of İzmir. The Group has provided an advance of stock amounting to TL 453,023. The Group has also provided a stock advance of 612,711 TL to the contractors for the houses and commercial units they have received from Ankara Yeninahalle Station and Büyükyalı projects.

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NOTE 15 - SHAREHOLDERS’ EQUITY

The Group’s authorized capital amount is TL 3,800,000 (31 December 2018: TL 3,800,000) and consists of 380,000,000,000 (31 December 2018: 380,000,000,000) authorized number of shares with a nominal value of TL 0.01 each.

The Group’s shareholders and their shareholding percentages as of 31 March 2019 and 31 December 2018 is as follows:

Shareholders	31 March 2019		31 December 2018	
	Share (%)	TL	Share (%)	TL
Public offering portion	50,66	1,925,111	50,66	1,925,111
T.C. Toplu Konut İdaresi Başkanlığı "TOKİ"	49,34	1,874,831	49,34	1,874,831
HAS beneficiaries	0,00	56	0,00	56
Other	0,00	2	0,00	2
Total paid in capital	100	3,800,000	100	3,800,000

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

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

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

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

Between 1 November 2017 and 17 November 2017, The Group has repurchased 8,309,000 numbers of shares with nominal value between full TL 2.55 and full TL 2.70 and total amounting to full TL 21,623,770). Shares average purchase price is TL 2.60 and as a result of the purchases, between 23 December 2013 and 17 November 2017 the ratio of the shares that have been bought back to the total shares lot is 3.38%.

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NOTE 16 - REVENUE AND COST OF SALES

	1 January- 31 March 2019	1 January- 31 March 2018
Sales income		
Land sales	209.150	1.277.923
<i>Income from sale of land and plots by way of LSRSA</i>	<i>66.777</i>	<i>1.277.923</i>
<i>Land sales income</i>	<i>142.373</i>	-
Residential and commercial units sales	1.026.445	158.034
Other Income	5.050	1.084
	1.240.645	1.437.041
Sales returns	(483)	(926)
Sales discounts	-	(733)
Net satış gelirleri	1.240.162	1.435.382
Cost of sales		
Cost of land sales	(200.653)	(415.411)
<i>Cost of land and plots sold by way of LSRSA</i>	<i>(59.665)</i>	<i>(415.411)</i>
<i>Cost of land sales</i>	<i>(140.988)</i>	-
Cost of residential and commercial units sales	(983.986)	(121.635)
	(1.184.639)	(537.046)
Gross profit	55.523	898.336

NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES

	1 January- 31 March 2019	1 January- 31 March 2018
General administrative expenses		
Personnel expenses	(26.010)	(15.251)
Taxes, duties and fees	(11.032)	(9.091)
Consultancy expenses	(4.373)	(3.100)
Information technology expenses	(3.064)	(3.375)
Depreciation and amortisation	(1.889)	(1.790)
Travel expenses	(1.851)	(1.739)
Due and contribution expenses	(3.731)	(547)
Lawsuit and notary expenses	(228)	(117)
Maintenance	(508)	(702)
Insurance expenses	(204)	(117)
Communication	(170)	(91)
Donations	-	(155)
Other	(7.023)	(4.340)
	(60.083)	(40.415)

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**NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES
(Continued)**

	1 January- 31 March 2019	1 January- 31 March 2018
Marketing, sales and distribution expenses		
Advertising expenses	(11.037)	(11.444)
Personnel expenses	(2.011)	(947)
Office expenses	(1)	(120)
Notary expenses	(26)	(17)
Other	(2.094)	(1.188)
	(15.169)	(13.716)

NOTE 18- OTHER INCOME AND EXPENSES FROM OPERATING ACTIVITIES

	1 January- 31 March 2019	1 January- 31 March 2018
Other income from operating activities		
Finance income from credit sales	91.815	110.309
Released lawsuit provisions (Note 12)	21.014	-
Not realized finance income	20.709	-
Delay penalty interest from project contractors	19.042	39.180
Recirculate commission income	8.983	6.628
Income from gas and dues	3.548	514
Impairment provision reversals (Note 9)	1.795	1.180
Income from tender contract sales	-	125
Other	14.328	4.029
	181.234	161.965

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**NOTE 18 - OTHER INCOME AND EXPENSES FROM OPERATING ACTIVITIES
(Continued)**

	1 January- 31 March 2019	1 January- 31 March 2018
Other expenses from operating activities		
Home and land inventories impairment provision expenses (Note 9)	(20,915)	(8,810)
Cash and cash equivalents impairment provision expenses	(2,556)	-
Lawsuit provision charge for the period (Note 12)	-	(76)
Investment properties impairment provision expenses	-	(23,333)
Other	(5,091)	(498)
	(28,562)	(32,717)

NOTE 19 - FINANCIAL INCOME / EXPENSES

	1 January- 31 March 2019	1 January- 31 March 2018
Financial income		
Interest income from time deposits	16,726	20,639
Interest income from TOKI	41,498	-
Foreign exchange income	12	7
	58,236	20,646

	1 January- 31 March 2019	1 January- 31 March 2018
Financial expenses		
Loan interest expense	(102,559)	(58,460)
Assigned receivables and commission expense	(2,941)	(44,438)
Interest discount on pay off debt	(35,426)	(745)
Interest expense on payable to TOKI	-	(23,065)
Foreign exchange loss	(43)	(214)
	(140,969)	(126,922)

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NOTE 20 – TAXATION ON INCOME (DEFERRED TAX AND LIABILITIES INCLUDED)

	31 March	31 December
	2019	2018
Current tax assets		
Prepaid taxes and funds	-	3,052
	-	-

Corporate Tax

The Company is exempt from corporate income tax in accordance with paragraph 4-d of Article 8 of the Corporate Income Tax Law after the Real Estate Investment Group (“REIC”) conversion on 22 June 2002 and in accordance with paragraph 6-a of Article 94 of the Income Tax Law, the earnings of the REICs are subject to withholding taxes. According to the Council of Ministers Decision, No: 93/5148, the withholding tax rate is determined as "0". The Company’s subsidiaries, associates and joint operations are is subject to Turkish corporate taxes. Provision is made in the accompanying financial statements for the estimated charge based on the Group’s results for the years and periods. Turkish tax legislation does not permit a parent company and its subsidiary to file a consolidated tax return. Therefore, provisions for taxes, as reflected in the accompanying consolidated financial statements, have been calculated on a separate-entity basis.

Corporate tax is applied on taxable corporate income, which is calculated from the statutory accounting profit by adding back non-deductible expenses, and by deducting dividends received from resident companies, other exempt income and investment incentives utilized.

The effective tax rate in 2019 is 22% (2018: 22%) for the Group.

The Law numbered 7061 on Amendment of Certain Taxes and Laws and Other Acts was published on the Official Gazette dated December 5, 2017 and numbered 30261. Article 5 entitled "Exceptions" of the Corporate Tax Law has been amended in Article 89 of the Law. In accordance with (a) clause in the first paragraph of the Article, the exemption of 75% applied to gains from the sales of lands and buildings held by the entities for two full years has been reduced to rate of 50%. This regulation has been effective from 5 December 2017.

Deferred Tax

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

Tax rate used in the calculation of deferred tax assets and liabilities was %22 over temporary timing differences expected to be reversed in 2019 and 2020, and %20 over temporary timing differences expected to be reversed in 2021 and the following years (2018: 22%).

In Turkey, the companies cannot declare a consolidated tax return, therefore subsidiaries that have deferred tax assets position were not netted off against subsidiaries that have deferred tax liabilities position and disclosed separately.

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**NOTE 20 – TAXATION ON INCOME (DEFERRED TAX AND LIABILITIES INCLUDED)
(Continued)**

<u>Deferred tax (assets)/liabilities:</u>	31 March 2019	31 December 2018
Fair value adjustment to inventories due to purchase accounting	62,157	62,157
Carry forward tax loss effect	(5,864)	-
Restatement and depreciation / amortization differences of property, plant and equipment and other intangible assets	(191)	(160)
Provision for employment termination benefits	(687)	(222)
Provision for lawsuits	-	(6)
	<u>55,415</u>	<u>(388)</u>

Movement of deferred tax (assets)/liabilities for years ended 31 March 2019 and 2018 are as follows:

<u>Movement of deferred tax (assets)/liabilities:</u>	1 January- 31 March 2019	1 January- 31 March 2018
Opening balance as of 1 January	(61,769)	-
Charged to income	6,354	-
Closing balance at 31 March	<u>(55,415)</u>	<u>-</u>

Total charge for the year can be reconciled to the accounting profit as follows:

<u>Reconciliation of tax provision</u>	1 January- 31 December 2019	1 January- 31 December 2018
Profit from continuing operations	47,570	867,259
Profit from operations before tax	<u>47,570</u>	<u>867,259</u>
Tax at the domestic income tax rate 2019: %22 (2018: %22)	10,465	190,797
Tax effects of:		
- revenue that is exempt from taxation	(10,533)	(190,797)
- previously unrecognised and unused tax losses and tax offsets now recognised deferred tax assets	5,984	-
- other	438	-
Income tax expense recognised in profit or loss	<u>6,354</u>	<u>-</u>

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NOTE 21 - RELATED PARTY DISCLOSURES

The main shareholder of the Group is T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”). TOKİ is a state institution under control of T.C. Ministry of Environment and Urbanisation. Related parties of the Group are as listed below:

1. T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)
2. GEDAŞ (Gayrimenkul Değerleme A.Ş.) (an affiliate of TOKİ)
3. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (an affiliate of TOKİ)
4. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (an affiliate of TOKİ)
5. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (an affiliate of TOKİ)
6. Emlak-Toplu Konut İdaresi Spor Kulübü
7. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
8. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş Ortak Girişimi
9. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi
10. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi
11. Emlak Konut Spor Kulübü Derneği
12. Bio İstanbul Proje Geliştirme ve Yatırım A.Ş.
13. Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı

According to the revised TAS 24 – “Related Parties Transactions Standard”, exemptions have been brought to the disclosure requirements of balances. The Group has transactions with state banks (T.C.Ziraat Bankası A.Ş., Türkiye Vakıflar Bankası T.A.O., Türkiye Halk Bankası A.Ş.) and Turkish Treasury.

- Balances and transactions with respect to Turkish Treasury are detailed in Note 4, 5 and 8.
- The Group mostly deposits its cash in State Banks in compliance with its related statute. The bank balances with state banks amounted to TL 358,405 as of 31 March 2019 (31 December 2018: TL 219,689) Average effective interest rates of time deposits of the Group as of 31 March 2019 are explained in Note 4.

	31 March 2019	31 December 2018
Trade receivables from related parties		
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	3,644	3,797
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş	5,577	5,577
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	1,336	1,337
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	-	1,002
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	805
Gedaş Gayrimenkul Değerleme A.Ş.	-	103
	10,557	12,621

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NOTE 21 - RELATED PARTY DISCLOSURES (Continued)

	31 March 2019	31 December 2018
Short-term other receivables from related parties		
Emlak Pazarlama Fideltus Öztaş Adi Ortaklığı	8,746	5,161
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	145	145
Gedaş Gayrimenkul Değerleme A.Ş.	448	448
	9,339	5,754

	31 March 2019	31 December 2018
Long-term other receivables from related parties		
Bio İstanbul Prj. Geliştirme ve Yatırım A.Ş.	21,570	19,802
	21,570	19,802

	31 March 2019	31 December 2018
Trade payables to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)	14,473	68,661
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	1,323	1,324
	15,796	69,985

(*) The Group has purchased various lands from its ultimate parent group (TOKİ). The remaining payable from this purchases to TOKİ is amounting to TL 14,473 (31 December 2018: TL 68,661).

	31 March 2019	31 December 2018
Advances received from related parties		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G. (*)	64,732	64,732
	64,732	64,732

(*) Represents the initial collections made from LSRSA projects, where the Group collects a predetermined portion of the total sales amount in line with the agreements.

	1 January- 31 March 2019	1 January- 31 March 2018
Purchases from related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (TOKİ)	280,902	12,058
Emlak Planlama İnş. Prj. Yön. A.Ş. - Emlak Basın Yayın A.Ş.	-	286
	280,902	12,344

	1 January- 31 March 2019	1 January- 31 March 2018
Finance expense from related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (TOKİ)	-	23,065
	-	23,065

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

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NOTE 21 - RELATED PARTY DISCLOSURES (Continued)

	1 January- 31 March 2019	1 January- 31 March 2018
Sales to related parties		
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	70,360	-
	70,360	-

In the Group, the chair of the Board of Directors, members of Board of Directors, Audit Committee members, General Manager, Assistant General Managers and General Manager consultant and other decision makers who are in charge to manage the operations are assumed as key management. Short-term benefits given to Key management are stated below:

	1 January- 31 March 2019	1 January- 31 March 2018
Remuneration of key management		
Salaries and other short-term employee benefits	1,436	1,296
	1,436	1,296

NOTE 22 - COMMITMENTS

The mortgage and guarantees received of the Group as of 31 March 2019 and 31 December 2018 are explained below;

	31 March 2019	31 December 2018
Guarantees received (*)	2,442,769	3,086,456
Mortgages received (**)	78,342	78,342
	2,521,111	3,164,798

(*) Guarantees received consist of accurate and temporary guarantees given by contractors for construction projects during the tendering process.

(**) Mortgages taken consist of mortgaged independent sections and land which sold but not yet collected.

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NOTE 22 - COMMITMENTS (Continued)

The collaterals, pledges and mortgages (“CPM”) of the Group as of 31 March 2019 and 31 December 2018 are explained below;

	31 March 2019	31 December 2018
A. CPM given on behalf of the Company's legal personality	60,191	61,802
B. CPM given on behalf of fully consolidated subsidiaries	-	-
C. CPM given for continuation of its economic activities on behalf of third parties	-	-
D. Total amount of other CPM	-	-
i) Total amount of CPM given on behalf of majority shareholder	-	-
ii) Total amount of CPM given on behalf of other companies which are not in scope of B and C	-	-
iii) Total amount of CPM given on behalf of third parties which are not in scope of C	-	-
	60,191	61,802

NOTE 23 - EVENTS AFTER THE REPORTING PERIOD

On 9 April 2019, the Company issued lease certificates TL 150,000 worth and maturity date of 6 August 2019 TL 150,000 worth maturity date of 30 July 2019 on 30 April 2019 and maturity dated 3 September 2019 on 7 May 2019.

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

	Non-Consolidated (Individual) Financial Statements		Current Period	Prior Period
	Main Account Items	Related Regulation	31 March 2019	31 December 2018
			(TL)	(TL)
A	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	448,965	591,401
B	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)	14,803,634	13,802,092
C	Affiliates	Series:III-No:48, Art,24/(b)	288,000.00	-
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		7,411,204	5,835,971
D	Total Assets	Series:III-No:48, Art,3/(k)	22,951,803	20,229,464
E	Financial Liabilities	Series:III-No:48, Art,31	4,049,860	2,414,672
F	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
G	Due from Financial Leases	Series:III-No:48, Art,31	-	-
H	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
I	Shareholders' equity	Series:III-No:48, Art,31	13,134,619	12,465,519
	Other Resources		5,767,324	5,743,469
D	Total Resources	Series:III-No:48, Art,3/(k)	22,951,803	20,623,660
	Non-Consolidated (Individual) Financial Statements		Current Period	Prior Period
	Other Account Items	Related Regulation	31 March 2019	31 December 2018
			(TL)	(TL)
A1	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years	Series:III-No:48, Art,24/(b)	448,965	0
A2	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	403,485	385,081
A3	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
B1	Foreign Properties, Projects based on properties and Rights based on Properties	Series:III-No:48, Art,24/(d)	-	-
B2	Idle Lands	Series:III-No:48, Art,24/(c)	654,626	330,670
C1	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
C2	Affiliates for Operating Company	Series:III-No:48, Art,28	288,000	-
J	Non-cash Loans	Series:III-No:48, Art,31	53,011	56,397
K	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-

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**ADDITIONAL NOTE - CONTROL OF COMPLIANCE WITH THE PORTFOLIO
LIMITATIONS (Continued)**

	Portfolio restrictions	Related regulation	31 March 2019 (%)	31 December 2018 (%)	Minimum/ Maximum Rate
1	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-	<10%
2	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)(b)	66	70	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art,24/(b)	1.25	8	<50%
4	Foreign Properties, Projects based on Properties, Rights based on Properties, Affiliates, Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-	<49%
5	Idle Lands	Series:III-No:48, Art,24/(c)	3	2	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art,28	0.01	-	<10%
7	Borrowing Limit	Series:III-No:48, Art,31	31	3	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art,22/(e)	-	-	<10%

The information in the table of control of compliance with the portfolio limitations', in accordance with Capital Markets Board's Communiqué Serial: II, No: 14.1 "Financial Reporting in Capital Markets" Amendment No: 16 comprised condensed information and prepared in accordance with Capital Markets Board's Communiqué Serial: III, No: 48.1 "Real Estate Investment Group" published in official gazette no 28660 on 28 May 2013.

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TABLE OF TENDERED LAND PLOTS (31.03.2019)

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)	Explanation
AVANGART İSTANBUL	36.750	05.03.2015	120.076.811	637.000.000	Ada parselin yapı ruhsatı 16.1.2017 tarihinde 7752/4 Ada Parselin yapı ruhsatı 17.4.2017 tarihinde alınmıştır.
AVRUPARK HAYAT	42.020	14.06.2011 30.07.2012	54.469.638	156.500.000	The agreement of the Project was signed on 16.06.2016, the construction permit was obtained on 02.07.2017.
BÜYÜKYALI	108.210	24.04.2013	656.963.300	1.568.800.000	The agreement of the Project was signed on 08.04.2014, the construction permit was obtained on 25.01.2016 and 18.03.2016.
EBRULİ İSPARTAKULE	41.168	01.06.2007	58.145.262	132.000.000	The agreement of the Project was signed on 09.06.2016, the construction permit was obtained on 03.02.2017.
EVORA DENİZLİ	95.294	05.03.2015	77.178.581	92.651.000	Construction permit was obtained on 06.02.2017.
TEM 34 TAHTAKALE / TEM 34 BAHÇETEPE	38.529	03.04.2015	48.681.778	85.600.000	The agreement of the Project was signed on 01.09.2016, the construction permit was obtained on 30.06.2017.
DÜŞLER VADİSİ	1.075.860	-	372.447.125	542.892.221	
CER İSTANBUL	40.946	30.07.2012	67.520.449	105.968.270	The agreement of the Project was signed on 02.08.2013, the construction permit was obtained on 24.03.2017, 11.04.2017, 26.04.2017 and 27.04.2017.
İSTANBUL FİNANS MERKEZİ	-		23.383.328	-	
TUAL BİZİM MAHALLE	99.531	20.11.2017	490.877.132	551.000.000	The agreement of the Project was signed on 20.11.2017, the construction permit was not obtained.
İSTMARİNA	4.665	22.04.2012	29.262.261	58.000.000	The agreement of the Project was signed on 04.02.2013, the construction permits for the parcels 9051/1, 9048/2, 9049/1, 9050/1 were obtained on 14.03.2014, 10.06.2015, 18.05.2015, 27.05.2015 respectively.

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)	Explanation
KARAT 34	21.438	28.05.2014	68.388.977	171.600.000	The agreement of the Project was signed on 09.01.2015, the construction permit was obtained on 25.01.2016.
KOORDİNAT ÇAYYOLU	29.917	03.04.2014	97.163.804	180.000.000	The agreement of the Project was signed on 08.10.2015, the construction permits for the parcels 29479/1 was obtained on 15.06.2016.
KÖY	332.910	02.03.2011	152.920.597	300.525.555	The agreement of the Project was signed on 19.07.2012, the construction permits for the parcels 1791/2,1789/4, 1790/3, 1789/2, 1790/4 were obtained on 25.07.2014, 31.12.2014, 24.06.2013, 06.07.2015, 06.07.2015 respectively.
MERKEZ ANKARA	124.476	03.04.2014	637.619.012	1.258.365.000	Construction permit was obtained on 06.02.2017.
NİDAPARK İSTİNYE	129.487	28.05.2014	992.898.045	1.876.392.000	Construction permit was obtained on 14.07.2017.
NİDAPARK KAYAŞEHİR	67.102	03.04.2014	180.297.036	371.102.718	Projenin sözleşmesi tarihinde imzalanmış olup, yapı ruhsatı tarihinde alınmıştır.
NİDAPARK KÜÇÜKYALI	67.317	14.06.2011	677.810.022	1.527.000.300	The agreement of the Project was signed on 04.08.2016, the construction permits for the parcels 16771/1, 1672/1, 1673/2 were obtained on 29.12.2016.
OFİS KARAT BAKIRKÖY	5.164	05.03.2015	30.955.494	62.000.000	The agreement of the Project was signed on 15.04.2016, the construction permit was obtained on 19.01.2017
SEMT BAHÇEKENT	23.264	14.06.2011	34.240.153	88.031.267	The agreement of the Project was signed on 04.08.2016, the construction permits for the parcel 707/1 was obtained on 14.04.2017.
İDEALİST KORU/ İDEALİST CADDE	18.502	05.03.2015	9.813.134	15.070.000	The agreement of the Project was signed on 20.07.2017, the construction permit was not obtained.

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)	Explanation
TEMAŞEHİR	60.675	05.03.2015	97.734.931	198.759.060	Construction permit was obtained on 24.05.2016.
TUAL ADALAR	24.763	28.05.2014	90.607.154	116.961.600	The agreement of the Project was signed on 30.12.2014, the construction permits for the parcels 12626/1, 12624/+ were obtained on 21.01.2016, 10.05.2017 respectively
TUAL BAHÇEKENT	152.621	14.06.2011 30.07.2012	120.075.315	275.334.000	The agreement of the Project was signed on 26.05.2015, the construction permit was obtained on 22.01.2016.
TUAL ARTI	10.053	05.03.2015	20.016.360	53.927.500	The agreement of the Project was signed on 14.07.2017, the construction permit was not obtained.
VALİDEBAĞ KONAKLARI	17.529	05.03.2015	153.909.802	439.887.380	The agreement of the Project was signed on 23.10.2015, the construction permit was obtained on 05.02.2016.
YENİKÖY KONAKLARI İSTANBUL	27.369	05.03.2015	45.484.579	168.150.000	The agreement of the Project was signed on 11.05.2016, the construction permits for the Blocks B&D, A&C were obtained on 24.03.2017, 23.06.2017 respectively.
ZEYTİNBURNU BEŞTELSİZ	36.783	05.03.2015	408.075.729	640.100.000	The agreement of the Project was signed on 14.08.2017, the construction permit was obtained on 30.09.2017.
ÇEKMEKÖY TAŞDELEN	83.739	05.03.2015	279.694.298	355.552.000	
İSTANBUL ŞİŞLİ TEŞVİKİYE ARSA	13.726	05.03.2015	519.267.376	705.500.000	
BAKIRKÖY FLORYA ŞENLİK MAHLLES	63.350	15.09.2017 31.01.2017	373.591.224	695.258.299	
ANKARA SARAÇOĞLU	-		2.703.417	-	

Revenue Sharing Model in Return for Land Sale	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)	Explanation
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EVORA İZMİR			652.744	117.040.000	
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ALL SANCAK			56.739	145.200.000	
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OTHER			623.261		
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Total	2.893.159		6.993.604.868	13.692.168.170	
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Subsidiaries Revenue Sharing Projects (EPP)	SQM	Date of Purchase	Book Value (TRY)	Current Company Share in Total Revenue (TRY)	Explanation
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Yalova Armutlu Projesi	211.330,95	01.11.2016	59.296.728	30.968.000	
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Grand Total	3.104.490		7.052.901.596	13.723.136.170	
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Turn Key Model Projects	SQM	Date of Purchase	Book Value + Progress Payments (TRY)	Explanation
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ANKARA BAŞKENT E.K. 2.ET	30.521		278.937.916	
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BAŞKENT EMLAK KONUTLARI	89.502		619.264.300	
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GEBZE 3RD STAGE 1ST PART	82.873		389.676.978	
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GEBZE EMLAK K. 3RD STAGE 2ND PART	90.774		394.090.165	
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GEBZE EMLAK K. 3RD STAGE 3RD PART	6.338		8.425.943	
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Turn Key Model Projects	SQM	Date of Purchase	Book Value + Progress Payments (TRY)	Explanation
KÖRFEZKENT COMMERCIAL	11.922		50.168.516	
KUZEY YAKASI	363.979		418.427.158	
NİĞDE EMLAK KONUTLARI	25.643		173.181.793	
İSTANBUL KÜÇÜKÇEKMECE HALKALI	40.187		48.663.969	
HOŞDERE GENERAL INFRASTRUCTURE	-		1.545.215	
HOŞDERE HAYAT CAMİ	-		316.125	
GÜNEY AYAZMA,KAYABAŞI,KAPADIK	-		3.351.807	
HALKALI GENERAL INFRASTRUCTURE	-		9.411.960	
AYAZMA EMLAK KONUTLARI	-		372.097	
ANKARA BAŞKENT E.K. 3.ET	-		16.579.398	
ANKARA MÜHYE	15.520		33.079.327	
Total	786.797		2.445.492.666	
Subsidiaries Turn Key Model Projects (EPP)	SQM	Date of Purchase	Book Value + Progress Payments (TRY)	Explanation
RAMİ GIDA TOPTANCILARI PROJECT	321.827		596.080.335	
Grand Total	1.108.624		3.041.573.001	

TABLE OF LAND STOCKS

Appraisal Report Name	# of Parcels	SQM	Date of Purchase	Book Value (TRY)	Appraisal Value (TRY)
ANKARA ÇANKAYA MÜHYE PARSELLERİ	9	22.913	03.04.2014	17.695.360	30.631.348
İSTANBUL ARNAVUTKÖY PARSELLERİ	15	1.819.141	05.06.2013	170.189.440	326.960.901
İSTANBUL, ATAŞEHİR PARSELLERİ	12	25.192	24.04.2013 22.04.2012	40.135.453	80.021.822
İSTANBUL BAKIRKÖY YEŞİLKÖY ŞEVKETİYE PARSELLERİ	2	52.939	30.05.2017	350.673.105	350.673.105
İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	17	260.471	14.06.2011 06.10.2011 30.07.2012 07.08.2012	83.442.358	105.978.962
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	34	225.637	01.12.2010 07.03.2012 25.09.2012 1.10.2012 05.03.2015	297.339.071	342.302.075
İSTANBUL BAŞAKŞEHİR KAYABAŞI PARSELLERİ	4	94.408	30.05.2017 5.03.2019	280.902.244	280.902.244
İSTANBUL TAŞDELEN - ÇEKMEKÖY PARSELLERİ	2	6.346	30.05.2017	2	2.221.062
İSTANBUL ESENYURT HOŞDERE PARSELLERİ	5	38.689	14.06.2011 30.07.2012	59.618.421	115.182.637
İSTANBUL KARTAL PARSELLERİ	17	60.232	24.04.2013 22.04.2012	109.182.521	122.671.551
İSTANBUL KÜÇÜKÇEKMECE HALKALI PARSELLERİ	20	384.559	03.04.2014	1.420.469.580	1.689.841.831
İSTANBUL MALTEPE PARSELLERİ	1	306	28.05.2014	3.010.214	3.012.524
İSTANBUL SARIYER İSTİNYE PARSELLERİ	4	1.373	28.05.2014	7.733.585	7.782.155
İSTANBUL ZEKERİYAKÖY PARSELİ	1	992	02.03.2011	677.397	1.091.200
İSTANBUL TUZLA PARSELLERİ	4	65.713	30.12.2005 05.03.2015 01.06.2007	205.916.871	209.691.086

Appraisal Report Name	# of Parcels	SQM	Date of Purchase	Book Value (TRY)	Appraisal Value (TRY)
İSTANBUL ÜMRANIYE PARSELLERİ	4	17.068	31.12.2012	1.843.977	28.270.396
İZMİR KONAK PARSELİ	4	6.994	31.05.2000	12.258.000	12.258.000
KASTAMONU CİDE PARSELLERİ	1	9.110	06.10.2011 07.08.2012 14.06.2011 30.07.2012	52.663	60.000
KOCAELİ GEBZE GÜZELLER PARSELLERİ	14	7.482		728.901	2.596.872
KOCAELİ KÖRFEZ PARSELLERİ	4	16.610	25.02.2008	1.528.023	8.273.575
NEVŞEHİR PARSELLERİ	2	26	03.04.2014	8.088	8.232
TEKİRDAĞ KAPAKLI PARSELLERİ	6	109.019		1.861.935	37.683.399
TEKİRDAĞ ÇORLU PARSELLERİ	4	35.923	24.03.2006 30.09.2010	6.152.734	8.965.011
İSTANBUL BEŞİKTAŞ PARSELLERİ	16	29.761	03.09.2018	360.001.900	360.001.900
SAMSUN CANİK PARSELLERİ	3	51.698	30.05.2017	94.264.874	94.264.874
Total	205	3.342.603		3.525.686.716	4.221.346.760
Subsidiaries Land Stock(EPP)	20	188.981		27.590.978	83.438.655
Grand Total	225	3.531.584		3.553.277.694	4.304.785.415
Investment Properties	# of Parcels	SQM	Date of Purchase	Book Value (TRY)	Appraisal Value (TRY)
İSTANBUL BAŞAKŞEHİR HOŞDERE PARSELLERİ	1	25.306		8.140.964	10.755.152
İSTANBUL BAŞAKŞEHİR İKİTELLİ PARSELLERİ	1	8.731		4.466.027	4.802.094
İSTANBUL KARTAL PARSELLERİ	1	13.595		24.457.405	27.869.750
Total	3	47.632		37.064.397	43.426.996

TABLE OF BUILDING INVENTORY (31.03.2019)

Building Inventory	# of Units in Inventory	SQM	Date of Purchase	Appraisal Value	Book Value
AYAZMA EMLAK KONUTLARI 2. ETAP	161	18.103,54	NA	76.222.460	7.307.279
BAHÇEKENT EMLAK KONUTLARI 1-3	30	3.843,41	NA	10.788.657	8.444.894
BURGAZKENT	1	149,60	30.12.2016	226.000	126.238
EMLAK KONUT BAŞAKŞEHİR EVLERİ 1-2	8	1.178,83	NA	7.880.000	2.519.855
EMLAK KONUT BAŞAKŞEHİR EVLERİ 1-4	2	269,32	NA	1.758.000	534.037
EMLAK KONUT BAŞAKŞEHİR EVLERİ 2.ETAP	59	8.753,93	NA	28.498.490	28.316.089
EMLAK KONUT ISPARTAKULE EVLERİ	170	26.732,21		88.297.000	77.556.824
EMLAK KONUT ISPARTAKULE EVLERİ -2	166	24.987,67		74.101.000	67.644.785
EMLAK KONUT MAVİŞEHİR EVLERİ	1	143,87	31.12.2013	504.000	403.960
ESENLER EMLAK KONUTLARI	35	4.959,99	30.12.2016	20.038.151	19.606.214
GEBZE EMLAK KONUTLARI 2	2	237,22		617.513	308.911
AYAZMA EMLAK KONUTLARI	152	23.716,11	NA	91.309.803	81.648.735
KÖRFEZKENT 3. ETAP	4	738,19	31.12.2015	1.551.000	811.522
KÖRFEZKENT 4.ETAP	295	38.825,87	NA	75.020.000	55.684.000
NEVŞEHİR EMLAK KONUTLARI	82	13.300,68		32.691.700	31.506.273

Building Inventory	# of Units in Inventory	SQM	Date of Purchase	Appraisal Value	Book Value
1STANBUL	1	77,91		166.337	166.337
AĐAOĐLU MASLAK 1453 İSTANBUL	172	45.123,89	29.12.2017	644.874.656	644.874.656
AVRUPA KONUTLARI BAŐAKŐEHİR	10	2.041,89	NA	8.553.400	8.553.400
BAHĐEKENT FLORA	1	377,60	NA	1.082.200	1.082.200
BATIŐEHİR	9	1.238,89	31.12.2015	16.172.625	11.729.689
BULVAR İSTANBUL	4	733,93	30.12.2016	4.425.333	3.208.000
DUMANKAYA MIKS	24	2.367,84	22.09.2016	20.144.927	19.330.037
EVORA İSTANBUL 2.BÖLGE	1	80,58	28.07.2015	422.305	422.305
İSTMARİNA	71	5.840,93	29.12.2017	65.651.242	64.846.532
METROPOL İSTANBUL	5	1.093,26	30.12.2016	7.892.800	7.888.570
NİDAKULE ATAŐEHİR	4	1.573,10	30.12.2016	24.051.600	24.051.600
PARKYAŐAM MAVİŐEHİR	1	396,18	31.10.2013	1.738.800	1.738.800
SARPHAN FİNANS PARK	178	11.606,82	30.12.2016	225.534.280	225.534.280
SOFALOCA	4	798,01	NA	3.115.858	3.115.858

Building Inventory	# of Units in Inventory	SQM	Date of Purchase	Appraisal Value	Book Value
SPRADON QUARTZ	3	262,58	NA	1.401.000	811.832
STÜDYO 24	3	199,76	30.04.2014	530.000	477.874
UNİKONUT	8	1.735,62	28.02.2015	10.064.692	9.842.253
VARYAP MERİDİAN	2	137,60	07.05.2013	1.058.000	805.413
BÜYÜKYALI İSTANBUL	31	5.967,05		82.250.259	80.472.310
EVORA DENİZLİ	34	6.575,98		17.619.971	18.221.631
MERKEZ ANKARA	126	124.822,50		685.670.566	627.904.762
NİDAPARK İSTİNYE	24	7.202,27		175.920.030	159.927.300
NİDAPARK KAYAŞEHİR	97	10.239,32		48.446.155	44.167.697
NİDAPARK KÜÇÜKYALI	154	30.216,51		341.213.380	326.338.308
TEMAŞEHİR	64	14.665,21		37.384.500	37.384.500
TUAL BAHÇEKENT	75	11.360,06		34.843.472	34.811.913
Total	1.669	241.626		2.968.647.143	2.834.247.586

Buildings in Non-Current Assets	# of Units in Inventory	SQM	Date of Purchase	Appraisal Value	Book Value
ANKARA ÇANKAYA NEXT LEVEL	4	989		9.182.000	6.810.900
OFFICIAL ESTABLISHMENT BUILDING	1	24.886		114.346.000	45.561.719
Total	5	25.875		123.528.000	52.372.619

Investment Property	# of Units in Inventory	SQM	Date of Purchase	Appraisal Value
UNİKONUT	4	2.405,89	12.545.000,00	12.543.564,00
İSTMARİNA	238	60.878,92	272.179.308,53	272.179.308,46
SARPHAN FİNANS PARK	1	106,58	1.426.000,00	1.411.000,00
ESENLER EMLAK KONUTLARI	4	253,14	1.864.582,30	1.112.137,49
DUMANKAYA MIKS	1	563,00	3.790.000,00	3.744.000,00
AYAZMA EMLAK KONUTLARI 2. STAGE	5	861,96	5.171.628,21	347.919,91
KÖRFEZKENT 3. STAGE	2	252,83	502.000,00	277.946,04
KÖRFEZKENT 4.STAGE	2	209,90	666.000,00	300.619,88
BAHÇEKENT EMLAK KONUTLARI 1-3	1	94,88	408.000,00	201.548,13
ATAŞEHİR GENERAL MANAGEMENT A BLOCK	1	24.886	83.524.000	49.922.000
Total	259	90.513	382.076.519	333.040.044
Subsidiaries (EPP)	62	6.793	62.423.365	22.958.184
Grand Total	321	97.306	444.499.884	352.959.228

SUMMARIES OF APPRAISAL REPORTS

REAL ESTATE VALUATION REPORT SUMMARY SUMMARIES OF APPRAISAL REPORTS (PROJECTS)

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Allsancak Project in İzmir Konak
INSTITUTION REQUESTING VALUATION	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION PREPARING VALUATION	Reel Gayrimenkul Değerleme A.Ş.
REPORT DATE	01.03.2019
REPORT TYPE	PROJE
CURRENT USE	BOŞ ARSA
TITLE DEED INFORMATION	İZMİR İLİ KONAK İLÇESİ 7702 ADA 7699 ADA 1 PARSEL, 7702 ADA 1 PARSEL, 7702 ADA 2 PARSEL VE 7703 ADA 1 PARSEL
PROJECT'S CURRENT VALUE	334.913.000,00 TL
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE	326.067.000,00 TL
PROJECT'S VALUE AFTER COMPLETION	1.428.888.491,81 TL
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE COMPLETION OF THE PROJECT	145.200.000,00 TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Ayazma Emlak Konutları 1st Stage project
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	14.02.2019
REPORT TYPE	Proje
CURRENT USE	İnşai faaliyetler devam etmektedir.
TITLE DEED INFORMATION	Bkz. Rapor 4.1. Mülkiyet Durumu
PROJECT'S CURRENT VALUE	10.905.000,-TL
PROJECT'S VALUE AFTER COMPLETION	11.187.000,-TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Büyükyalı 189 units
INSTITUTION REQUESTING VALUATION	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION PREPARING VALUATION	Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	15.01.2019
REPORT TYPE	Proje
CURRENT USE	İnşai faaliyetler devam etmektedir.
TITLE DEED INFORMATION	774 ada 70-71-73-83 parseller
PROJECT'S CURRENT VALUE	1.887.510.846
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE	947.287.180
PROJECT'S VALUE AFTER COMPLETION	5.344.072.619
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE COMPLETION OF THE PROJECT	1.977.306.869

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Allsancak 1.104 units
INSTITUTION REQUESTING VALUATION	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION PREPARING VALUATION	Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	15.01.2019
REPORT TYPE	Proje
CURRENT USE	İnşai faaliyetler devam etmektedir.
TITLE DEED INFORMATION	7699/1, 7702/1, 7702/2, 7703/1
PROJECT'S CURRENT VALUE	332.301.535
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE	323.738.674
PROJECT'S VALUE AFTER COMPLETION	1.434.659.270
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE COMPLETION OF THE PROJECT	145.200.000

REAL ESTATE VALUATION REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO EVALUATION	MASLAK 1453 PROJECT
INSTITUTION REQUESTING VALUATION	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	20.02.2019
REPORT TYPE	Maslak 1453 Projesi kapsamında 10640 ada 2 parsel üzerindeki projenin değeri
CURRENT USE	Boş durumdadır.
TITLE DEED INFORMATION	İstanbul ili, Sarıyer ilçesi, M. Ayazağa Mahallesi, 10640 ada, 2 parsel
PROJECT'S CURRENT VALUE	36.722.000,00
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE	36.476.000,00
PROJECT'S VALUE AFTER COMPLETION	61.042.000,00
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE COMPLETION OF THE PROJECT	36.476.000,00

REAL ESTATE VALUATION REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO EVALUATION	İSTANBUL KARTAL REVENUE SHARING MODEL PROJECT IN RETURN FOR LAND SALE
INSTITUTION REQUESTING VALUATION	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION PREPARING VALUATION	Reel Gayrimenkul Değerleme A.Ş.
REPORT DATE	Proje
REPORT TYPE	Konut+Ticaret
CURRENT USE	Parseller üzerinde 9048 Ada 2 Parsel üzerinde ticaret bloğu, 9049 Ada 1 Parsel üzerinde Hastane Bloğu, 9050 Ada 1 Parsel üzerinde Okul Bloğu yer almaktadır.
TITLE DEED INFORMATION	İSTANBUL İLİ, KARTAL İLÇESİ, ÇAVUŞOĞLU MAHALLESİ, ADA: 9048, PARSEL: 2, ALANI: 1403,89 m², VASFI: ARSA, ADA: 9049, PARSEL: 1, ALANI: 4665,28 m², VASFI: ARSA, ADA: 9050, PARSEL: 1, ALANI: 2332,78 m², VASFI: ARSA, MALİK: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
PROJECT'S CURRENT VALUE	175.350.000,00
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE	70.140.000,00
PROJECT'S VALUE AFTER COMPLETION	189.027.716,00
PROJECT'S VALUE FOR EMLAK KONUT REIC IN ITS CURRENT STATE VALUE SHARE COMPLETION OF THE PROJECT	75.611.086,00

REAL ESTATE VALUATION REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO EVALUATION	KOCAELİ GEBZE EMLAK KONUTLARI 3RD STAGE 1ST PART RESIDENTIAL COMMERCIAL CONSTRUCTION INFRASTRUCTURE AND LANDSCAPING WORKS
INSTITUTION REQUESTING VALUATION	Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
INSTITUTION PREPARING VALUATION	Reel Gayrimenkul Değerleme A.Ş.
REPORT DATE	22.02.2019
REPORT TYPE	Proje
CURRENT USE	Parsel üzerinde inşaatı devam eden Gebze Emlak Konutları 3. Etap 1. Kısım Projesi bulunmamaktadır.
TITLE DEED INFORMATION	Kocaeli İli, Gebze İlçesi, Güzellere Mahallesi, Ada: 6434 Parsel:1-2, Ada:6435 Parsel:1, Ada: 6436 Parsel:1
PROJECT'S CURRENT VALUE	277.460.000,00 TL
PROJECT'S VALUE AFTER COMPLETION	446.563.118,51 TL

REAL ESTATE VALUATION REPORT SUMMARY
ANNEX 5 – SUMMARIES OF APPRAISAL REPORTS (LANDS)

REAL ESTATE VALUATION REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO EVALUATION	Kayabaşı Parcels
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	22.03.2019
REPORT TYPE	Güncel Rayiç Ekspertiz Değeri
CURRENT USE	Boş durumdadırlar.
TOTAL MARKET VALUE	280.902.244,00 TL

REAL ESTATE VALUATION REPORT SUMMARY
ANNEX 5 – SUMMARIES OF APPRAISAL REPORTS (BUILDINGS)

REAL ESTATE VALUATION REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO EVALUATION	Unikonut 2 units
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	05.03.2019
REPORT TYPE	Bina
CURRENT USE	Konut
TITLE DEED INFORMATION	Bkz. Rapor 4.1. Mülkiyet Durumu
MARKET VALUE OF 2 UNITS	837.800,00 TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	SARPHAN FINANSARK PROJECT 1 UNIT
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Reel Gayrimenkul Değerleme A.Ş.
REPORT DATE	14.02.2019
REPORT TYPE	1 adet NUMBER OF UNITS
CURRENT USE	Boş Ofis
TITLE DEED INFORMATION	İstanbul İli Ümraniye İlçesi Küçükbakkalköy Mahallesi 3317 ada 5 parsel A blok 2. kat 71 numaralı NUMBER OF UNITS
MARKET VALUE OF 1 UNIT	1.193.000,00 TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Emlak Konut Başakşehir Evleri 2 units
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	21.02.2019
REPORT TYPE	Bina
CURRENT USE	Daire
TITLE DEED INFORMATION	Bkz. Rapor 4.1. Mülkiyet Durumu
MARKET VALUE OF 2 UNITS	771.100,00 TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	İSTMARINA
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Reel Gayrimenkul Değerleme A.Ş.
REPORT DATE	19.02.2019
REPORT TYPE	19 Adet NUMBER OF UNITSün Pazar Değer Tespiti
CURRENT USE	19 adet konut ünitesi alihazırda boş durumdadırlar.
TITLE DEED INFORMATION	İLİ: İSTANBUL İLÇESİ:KARTAL MAHALLESİ: ÇAVUŞOĞLU ADA/PARSEL: 9051/1 BLOK NO: A, B, D, E NUMBER OF UNITS NO: A: 89, 314, 321, 328, 329, B: 64, 161, 207, 334, 335, 370, 382, 383, 392, D: 1, 125, E: 22, 158 BAĞ.BÖL. NİTELİĞİ: MESKEN
MARKET VALUE OF 19 UNITS	14.515.220,00 TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Emlak Konut Başakşehir Evleri 1 unit
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	25.01.2019
REPORT TYPE	Bina
CURRENT USE	Daire
TITLE DEED INFORMATION	Bkz. Rapor 4.1. Mülkiyet Durumu
1 ADET NUMBER OF UNITSÜN RAYİÇ DEĞERİ	520.000,-TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Evora İstanbul 2-2 1 Unit
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	26.03.2019
REPORT TYPE	SATIŞ VE KİRA TESPİT RAPORU
CURRENT USE	RAPOR KONUSU 1 ADET NUMBER OF UNITS HALİHAZIRDA BOŞ DURUMDADIR.
TITLE DEED INFORMATION	İLİ: İSTANBUL İLÇESİ: TUZLA MAHALLESİ: AYDINLI ADA/PARSEL: 102/1 BLOK NO: BT1 NUMBER OF UNITS NO: 12 BAĞ.BÖL. NİTELİĞİ: DÜKKAN
1 ADET NUMBER OF UNITSÜN RAYİÇ DEĞERİ	480.000,00 TL
1 ADET NUMBER OF UNITSÜN KİRA DEĞERİ	2.300,00 TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	1Stambul 1 unit
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	27.02.2019
REPORT TYPE	Bina
CURRENT USE	Daire
TITLE DEED INFORMATION	Bkz. Rapor 4.1. Mülkiyet Durumu
MARKET VALUE OF 1 UNIT	257.000,-TL

REAL ESTATE VALUATION REPORT SUMMARY

NAME OF THE WORK SUBJECT TO EVALUATION	Esenler Emlak Konutları 1 Unit
INSTITUTION REQUESTING VALUATION	Emlak Konut GYO A.Ş.
INSTITUTION PREPARING VALUATION	Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş.
REPORT DATE	27.02.2019
REPORT TYPE	Bina
CURRENT USE	Daire
TITLE DEED INFORMATION	Bkz. Rapor 4.1. Mülkiyet Durumu
MARKET VALUE OF 1 UNIT	400.000,-TL



CER ISTANBUL

LAWSUITS INVOLVING OUR COMPANY

MASLAK 1453 PROJECT

1-) İsa Öztürk & Özgür Aydın

In the legal case that was initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 13 under the file no. 2019/435; it is requested for stay of execution and revoke the Istanbul Environmental Plan Change with a scale of 1/100,000, the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the Illegal Housing Prevention Zone in Ayazağa, Sarıyer, Istanbul as approved by the Ministry of Environment and Urban Planning on 03.12.2018. It was requested for intervention in addition to the defendant on 11.04.2019.

ZEKERİYAKÖY PROJECT

1-) UCTEA, Chamber of City Planners, Istanbul Branch

The case was brought against the Ministry of Environment and Urban Planning and Housing Development Administration at the Chamber No. 6 of the Council of State with the file No. 2012/3789 for the stay of execution and cancellation of the Protective Master Zoning Plan (scale: 1:1,500) and Application Zoning Plan (scale: 1:1,000) for Zekeriyaköy Mas Housing Development Area, prepared for the third-degree natural protected area within Zekeriyaköy Neighborhood, Sarıyer District, Istanbul and granted approval (dated: 13.03.2012, No. 1769) On 30.06.2016, the court decided to annul the transaction in dispute. An appeal was made against the decision and the parties wait for the result of the appellate review. The plaintiff requested for appeal.

2-) UCTEA, Chamber of Forest Engineers, Istanbul Branch

The case was brought against the Housing Development Administration (TOKİ), Ministry of National Defense, Ministry of Finance at the Istanbul Administrative Court No. 3 with the file No. 2014/268 E. for the stay of execution and cancellation of the transaction for the transfer of 34 immovables allocated to the Ministry of National Defense in Zekeriyaköy Neighborhood, Sarıyer District, Istanbul, to Housing Development Administration (TOKİ) as well as the Ministry of Finance's transaction for the transfer of these immovables to TOKİ. Our company joined the case as an intervenor together with the defendant institutions. The court dismissed the case. The plaintiff appealed against the Administrative Court's judgment with a request

To the stay of execution. On 24.02.2016, the Chamber No.10 of the Council of State decided to suspend the execution. The parties wait for the result of the appellate review.

KUASAR PROJECT

1-) Serdar Bayraktar et al.,

The case was brought at the Istanbul Administrative Court No. 5 with the file No. 2014/260 E. for the stay of execution and cancellation of the Master Zoning Plan amendment (scale: 1:5,000) and the Application Zoning Plan amendment (scale: 1:1,000) (both dated: 19.06.2013 and No. 6186) regarding the immovable in Section No. 58, Block No. 1199, and Parcel No. 230, Dikilitaş Neighborhood, Şişli District. Our company joined the case as an intervenor together with the defendant institutions. The court accepted the case and decided to cancel the plan in dispute. The Chamber No 6th of the Council of State decided that the ruling of the first instance court should be dismissed. The plaintiffs requested a revision to the decision and the parties wait for the result.

2-) UCTEA, Chamber of City Planners, Istanbul Branch

The case was brought at the Istanbul Administrative Court No. 5 with the file No. 2014/260 E. for the stay of execution and cancellation of the Master Zoning Plan amendment (scale: 1:5,000) and the Application Zoning Plan amendment (scale: 1:1,000) (both dated: 19.06.2013 and No. 6186) regarding the immovable in Section No. 58, Block No. 1199, and Parcel No. 230, Dikilitaş Neighborhood, Şişli District. Our company joined the case as an intervenor together with the defendant institutions. The court accepted the case and decided to cancel the plan in dispute. The Chamber No 6th of the Council of State decided that the ruling of the first instance court should be dismissed. The plaintiffs requested a revision to the decision and the parties wait for the result. After thereversal of the decision, the Istanbul Administrative Court insisted on its first decision and decided to revoke the said plan under the File No. 2017/2125 and Decision No. 2018/173. We have appealed the decision and, the consequence of the appeal is being waited.

İSTANBUL KAPADIK REGION

1-) Avcılar Municipality Mayorship

The case was brought against the Ministry of Environment and Urbanization at the Chamber No. 6 of the Council of State with the file No. 2013/6332 E.

for the stay of execution and cancellation of the Master Zoning Plan Revision (scale: 1:5,000) and the Application Zoning Plan Revision (scale: 1:1,000) approved by the Ministry of Environment and Urbanization (dated: 01.04.2013, No. 4989) for Kapadık Area, Yeşilkent Neighborhood, Avcılar District, Istanbul. Our company joined the case as an intervenor together with the defendant institutions. The court decided to cancel the transaction in dispute. The parties wait for the result of the appellate review.

2-) Avcılar Municipality Mayorship

The case was brought against the Ministry of Environment and Urbanization at the Chamber No. 6 of the Council of State with the file No. 2012/4041 E. for the stay of execution and cancellation of the Master Zoning Plan Revision (scale: 1:5,000) and the Application Zoning Plan Revision (scale: 1:1,000) approved by the Ministry of Environment and Urbanization (dated: 09.01.2012, No. 491) for Kapadık Area, Yeşilkent Neighborhood, Avcılar District, Istanbul. On 23.09.2013, the court accepted the request for the association and survey of the case together with the case No. 2013/6332 E. (filed against the 2013 plan). Our company joined the case as an intervenor together with the defendant institutions. The court decided to cancel the transaction in dispute. The parties wait for the result of the appellate review.

İSTANBULKAYABAŞI

1-) Serdar Bayraktar & Hakkı Sağlam

The case was brought against the Housing Development Administration at the Istanbul Administrative Court No. 4 with the file No. 2017/245 E. for the stay of execution and cancellation of the Revision Master Zoning Plan amendment (scale: 1:5,000) and the Revision Application Zoning Plan amendment (scale: 1:1,000) approved on 15.08.2016 for the Kayabaşı Mass Housing Development Area in Başakşehir District, Istanbul. On 10.10.2017, our company submitted a request to intervene together with the defendants. On 20.10.2017, the court decided to reject the request for the stay of execution. Our objections about the expert examination were submitted to the court file. Our request for intervention was accepted by the court on 14.09.2018.

İSTANBULZEYTİNBURNU

1-) UCTEA, Chamber of Architects, Istanbul Büyükkent Branch

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 5 with the file No. 2014/1641 E. for the stay of execution and cancellation of the Master Zoning Plan (scale: 1:5,000) and Application Zoning Plan amendment (scale: 1:1,000) (dated: 19.11.2013 and No. 17978) for Block No. 774 and Parcel No. 6 and 31 within Kazlıçeşme Neighborhood, Zeytinburnu District, Istanbul as well as the Master Zoning Plan (scale: 1:5,000) and the Application Zoning Plan amendment (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning with the office consent (dated: 20.03.2014, No. 4446). Our company joined the case as an intervenor together with the defendant institution. The court decided to annul the disputed process. Our company made a request for appeal. The Chamber No. 4 of the Istanbul Regional Administrative Court decided to deny our appeal request. The decision was appealed against by the both parties, and the parties wait for the result of the appeal. The court decided to accept our request for intervention on 06.02.2019 and, examine the request for stay of execution after the viewing and expert examining have been completed. In addition, it was requested on 28.02.2019 to combine the legal case with the file no. 2018/1924 of the Administrative Court No. 3 and, send the file to the Administrative Court No. 3. The expert report's is beingwaited.

2-) İsa Öztürk & Özgür Aydın & TMMMOB Chamber of City Planners (Intervening party in addition to the Plaintiff)

This is a legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 3 under the file no E.95989 on 30.05.2018 with a request of stay of execution and revoke the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the area located in Kazlıçeşme, Zeytinburnu, Istanbul, Block No. 774, Parcel No. 69-70-71-72-73-74-75 (Former: Block No. 774, Parcel No. 6 and 61) (New: Block No. 774, Parcel No. 73 and 83). The Court decided to accept our request to participate in the case as an intervenor. 25.05.2018, the court also decided to refuse the request for Stay of Execution.

KARTAL PROJECT

1-) S.S. İstanbul Anadolu Yakası Kumcular Üretim ve Paz. Kooperatifi

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 9 with the file No. 2013/2105 E. for the stay of execution and subsequent cancellation of the approval (dated: 05.11.2012 and No. 16997) of the master zoning plan (scale: 1:5,000) and application zoning plan (scale: 1:1,000) conducted for the plan notes and immediate environs of Block No. 674 and Parcel No. 1, 4, 5, 6; Block No. 675 and Parcel No. 1, 2, 3; Block No. 676 and Parcel No. 108; Block No. 720 and Parcel No. 2, 4, 8, 19, 34 within Kartal District. Our company joined the case as an intervenor together with the defendant institution. On 27.04.2015, the court decided to dismiss the case. The relevant party appealed against the decision. The High Court decided to approve the decision upon appellate review. The plaintiff requested the revision of the decision.

2-) UCTEA, Chamber of City Planners, Istanbul Branch

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 1 with the file No. 2013/685 E. for the stay of execution and subsequent cancellation of the approval (dated: 05.11.2012 and No. 16997) of the master zoning plan (scale: 1:5,000) and application zoning plan (scale: 1:1,000) conducted for the plan notes and immediate environs of Block No. 674 and Parcel No. 1, 4, 5, 6; Block No. 675 and Parcel No. 1, 2, 3; Block No. 676 and Parcel No. 108; Block No. 720 and Parcel No. 2, 4, 8, 19, 34 within Kartal District. Our company joined the case as an intervenor together with the defendant institution. On 16.04.2015, the court decided to dismiss the case. The plaintiff's request for appellate review was dismissed upon examination and the decision was upheld. The plaintiff requested the revision of the decision.

FINANCE CENTER PROJECT

1-) Uctea, Chamber of City Planners, İstanbul branch

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 7 with the file No. 2013/621

E. for the stay of execution and subsequent cancellation of the Istanbul Financial Center Master Zoning Plan (scale: 1:5,000) and Istanbul Financial Center Application Zoning Plan (scale: 1:1,000) for the region known as Istanbul Financial Center within Ümraniye and Ataşehir districts. Our company joined the case as an intervenor together with the defendant institution. The court ordered for re-discovery to overcome the contradictions in the two expert reports in the file, and the report after the discovery was positive. The court decided to reject the case on the grounds that the plan was in conformity with the law. The plaintiff applied to the appeal court against the decision.

2-) UCTEA, Chamber of Architects

The case was brought against the Ministry of Environment and Urban Planning at the Istanbul Administrative Court No. 8 with the file No. 2012/1672 E. for the stay of execution and subsequent cancellation of the Istanbul Financial Center Master Zoning Plan (scale: 1:5,000) and Istanbul Financial Center Application Zoning Plan (scale: 1:1,000) for the region known as Istanbul Financial Center within Ümraniye and Ataşehir districts. Our company joined the case as an intervenor together with the defendant institution. The court decided to refer the file ruling that it was related to the file no. 2013/621 E. of the Administrative Court No. 7 and the file docket was closed. The above-cited docket was renamed 2014/1102 at Istanbul Administrative Court No. 7 and the court decided to reject the case on the grounds that the plan was in conformity with the law. The plaintiff applied to the appeal court against the decision.

3-) UCTEA, Chamber of Architects

The case was brought against the Housing Development Administration and Istanbul Metropolitan Municipality Mayorship at the Istanbul Administrative Court No. 1 with the file No. 2013/1927 E. for the cancellation of the "Ataşehir Mass Housing Development Area Revision Master Zoning Plan Amendment" (scale: 1:5,000) prepared by the Housing Development Administration and published on 14.03.2008 after its approval on 15.02.2008 by the Istanbul Metropolitan Municipality Council. The same request was made for the Ataşehir Mass Housing Development Area Revision

Application Zoning Plan Amendment (scale: 1:1,000), which was published on 12.03.2008 after its approval on 15.02.2008. Our company joined the case as an intervenor together with the defendants. The court dismissed the case, and the request for appellate review was rejected. In response, the plaintiff made a request of revision of decision.

FATİHYEDİKULE

1-) Hikmet Öz et al.

The plaintiff, Hikmet Öz et al. brought the case against Istanbul Metropolitan Municipality Mayorship, Ministry of Culture and Tourism, and Fatih Municipality Mayorship at the Istanbul Administrative Court No. 2 with the file No. 2013/347 E. for the stay of execution and cancellation of the protective Application Plan and plan provisions (scale: 1:1,000) for Historic Peninsula's Urban History, Urban Archaeological, 1st Degree Urban Archaeological, TCDD Workshops and Yedikule Gashouse), accepted with the Fatih Municipality Council's decision (dated: 09.05.2012 and No. 2012/44) and approved by the Istanbul Metropolitan Municipality Mayorship on 04.10.2012. On 10.10.2016, the court ruled that a decision cannot be given with the disputed zoning plan related to Topkapı İETT Terminal area and Sirkeci Train Station area and decided to reject the case with respect to the other aspects of the plan. The plaintiff made a request for appeal. On 15.05.2017, the Chamber No. 4 of the Istanbul Regional Administrative Court made a judgment for the partial acceptance and dismissal of the appeal request. The plaintiff and the defendant authorities appealed against this ruling waiting for the outcome of the appellate review. The Council of State Chamber No. 6 issued a definite decision on 26.12.2018 to reverse the portion of the Municipal Service Areas concerning the marina area, approve the remaining portions thereof and, send the file to the Istanbul Regional Administrative Court No. 4.

MÜHYELAND

1-) UCTEA, Chamber of Architects, Ankara Branch The case was brought against the Housing Development Administration at the Ankara Administrative Court No. 15 with the file No. 2017/2692 E. for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1:25,000), Master Zoning Plan Amendment (scale: 1:5,000) and the Application Zoning Plan (scale: 1:1,000) approved by the Housing Development Administration with the office consent

(dated: 01.06.2017, No. 2017/2532) for the Slum Prevention Zone in Mühye Neighborhood, Çankaya District, Ankara. On 08.09.2017, the court considered the Ankara Metropolitan Municipality Mayor and Çankaya Municipality Mayor as adverse parties deciding to review the request for the stay of execution after taking the defendant's first defense and fulfillment of the interim judgment. On 17.11.2017, our company submitted a request to intervene. The court decided to refer the file to the Ankara Administrative Court No. 17 due to the connection. The court decided to refer the file to the Ankara Administrative Court No. 5 due to the connection. The proceedings continue with the court's file No. 2018/1125 E. On 29.05.2018, the court decided to take Ankara Metropolitan Municipality and Çankaya Metropolitan Municipality as adverse party while accepting our request for intervention. On 06.12.2018, the court also decided to reject the request for the stay of execution. In line with the decision of the Regional Administrative Court, the Court decided on 31.01.2019 to serve the expert's report in the file no. 2018/136 E. (2018/0071 KD) to the parties and, on 28.02.2019, to refuse the request of stay of execution. The objection by the plaintiff to the said decision was refused by the Ankara Regional Administrative Court No. 5.

2-) UCTEA, Chamber of City Planners, Ankara Branch

The case was brought against the Housing Development Administration at the Ankara Administrative Court No. 17 with the file No. 2017/2706 E. for the stay of execution and cancellation of the Master Zoning Plans (scale: 1:25,000 and scale: 1:5,000) approved by the Housing Development Administration with the office consent (dated: 01.06.2017, No. 2017/2532) for the Slum Prevention Zone in Mühye Neighborhood, Çankaya District, Ankara. The court decided to refer the file to the Ankara Administrative Court No. 5 due to the connection. The trial continues with the file No. 2018/136 E. of the Ankara Administrative Court No. 5. The court accepted our intervention request. The expert report presented to the file is in favor of our company and the court decided to reject the request for the stay of execution.

ÇAYYOLULAND

1-) UCTEA, Chamber of City Planners, Ankara Branch

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 1 with the file No.

2017/2665 E. for stay of execution and cancellation of Başkent Ankara Master Zoning Plan Amendment (Scale: 1:25000), Master Zoning Plan Amendment (scale: 1:5,000), and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2, 3, 4 in Block No. 29479 and Parcel No. 1 in Block No. 29622 of Çayyolu neighborhood, Çankaya district and approved ex officio by the Ministry of Environment and Urban Planning on 10.06.2017. On 20.09.2017, the court decided to review the request for the stay of execution after taking the defendant administration's first defense and fulfillment of the interim judgment. On 17.11.2017, our company submitted a request to intervene. On 17.10.2018 the Court accepted our intervention request. The expert's report submitted for the file expressed a negative opinion in respect of the plans with a scales of 1/5000 and 1/1000.

ALİBEYKÖY

1-) Istanbul Metropolitan Municipality Council Members (Özgür Aydın, İsa Öztürk),

The case was brought against the Ministry of Environment at the Istanbul Administrative Court No. 5 with the file No. 2015/2131 E. for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1:5,000) and the Application Zoning Plan Amendment (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 08.09.2015 ex officio for the Block No. 859 and Parcel No. 6 (Block No. 2, Parcel No. 6 in the new records) within Osmanpaşa Area, Alibeyköy Neighborhood, Eyüp District, Istanbul. Our company intervened in the case. On 31.05.2017, the court decided to cancel the procedure in dispute. Our company made a request for appeal regarding the above-cited ruling. On 21.05.2018, the Administrative Chamber No. 4 of Istanbul Regional Administrative Court decided to dismiss our request for appeal based on the examination of the file No. 2017/1623 E. The said decision was appealed with a request for Stay of Execution, waiting for the outcome of the appeal.

MALTEPE KÜÇÜKYALI PROJECT

1-) TMMOB Istanbul Branch

With this legal case initiated by the plaintiff TMMOB Istanbul Branch against the Ministry of Environment and Urban Planning and the Housing Development Administration of Turkey before the Istanbul Administrative Court No. 12 under the file no. 2018/586, it was requested for stay of execution and

revoke the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 on 03.01.2018 concerning the planning area consisting of a land, block no. 1396, parcels no. 2 and 3, blocks no. 2775 and 1586 and various parcels as well non-registration areas in Küçükyalı and Başbüyük, Maltepe, Istanbul, as owned by our Company. Our company participated in the legal case as an intervener in addition to the defendants. A viewing procedure has been completed and, the expert's report is being waited.

2) AHMET TOPÇU

With this legal case initiated by the plaintiff Ahmet TOPÇU against the Ministry of Environment and Urban Planning and the Housing Development Administration of Turkey before the Istanbul Administrative Court No. 12 under the file no. 2018/365, it was requested for stay of execution and revoke the Master Development Plan with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 on 03.01.2018 concerning the planning area consisting of a land, block no. 1396, parcels no. 2 and 3, blocks no. 2775 and 1586 and various parcels as well non-registration areas in Küçükyalı and Başbüyük, Maltepe, Istanbul, as owned by our Company. Our company participated in the legal case as an intervener in addition to the defendants. The expert's report to be submitted to the file no. 2018/586 of the same court is being waited.

BAKIRKÖY YENİ MAHALLE

1-) İsa Öztürk & Özgür Aydın

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 12 under the file no. 2018/2186 E. against the Ministry of Environment and Urban Planning (announcement dates: 22.10.2018 and 21.11.2018) in order to stay of execution and cancel the Master Zoning Plan Amendment with a scale of 1/5000 and the Application Zoning Plan Amendment with a scale of 1/1000 approved by the Ministry of Environment and Urban Planning in connection with the land block no. 901, parcel no. 18 in Yenimahalle, Bakırköy, Istanbul. On 07.03.2019, a decision was made for Stay of Execution based on the decision of the Istanbul Administrative Court No. 4 under the file no. 2015/1853 for the reversal of decision and, the decision of Istanbul Regional Administrative Court No. 4 for the refusal of appeal. It was requested for intervention on 11.04.2019. The Istanbul Regional Administrative Court No. 4 decided on 11.04.2019 to refuse the objection of the Ministry for Stay of Execution.

2-) Bakırk y Municipability

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 11 under the file no. 2019/383 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan Amendment with a scale of 1/5000 and the Application Zoning Plan Amendment with a scale of 1/1000 approved by the Ministry of Environment and Urban Planning in connection with the land block no. 901, parcel no. 18 in Yenimahalle, Bakırk y, Istanbul. (The legal case was initiated against the Istanbul Metropolitan Municipality, but the court issued a decision on 21.02.2019 for the correction of the defendant and, removed the Istanbul Metropolitan Municipality from the position of defendant and, included the Ministry of Environment and Urban Planning to the position of defendant.) It was requested for intervention on 11.04.2019.

BAKIRK YŐŐEVKETIYE

1-) Hakkı Saęlam &  zg r Aydın,

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 4 under the file no. 2017/2268 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan amendment (scale: 1/5000) and the Application Zoning Plan amendment (scale: 1/1000) approved by the Ministry of Environment and Urban Planning in connection with the land block no. 1221, parcel no. 2012 in Őevketiye, Bakırk y, Istanbul.

The court decided to refuse the request for Stay of Execution. A request was submitted on 19.07.2018 to participate in the case as an intervenor together with the defendant administration. On 26.09.2018, the court decided to accept our company's request to intervene, notify TOKİ of the case and expert examination. The expert's report expressed negative results and, necessary objections have been submitted.

2-) Bakırk y Municipality Mayorship

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 7 under the file no. 2018/37 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan amendment (scale: 1/5000) and the Application Zoning Plan amendment (scale: 1/1000) approved by the Ministry of Environment and Urban Planning in connection with the land block no. 1221, parcel no. 212 in Őevketiye, Bakırk y, Istanbul. The file was sent

to the Istanbul Regional Administrative Court, the Chamber No. 4 due to the connection. The hearing continues on the file no. 2018/1020 of the Istanbul Regional Administrative Court, the Chamber No. 4. On 25.05.2018, the court decided to refuse the request for Stay of Execution. Our request to participate in the case as an intervenor has also been accepted.

BAKIRK YŐŐENLİK FLORYA

1-) UCTEA, Chamber of City Planners - UCTEA, Chamber of Architects

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 7 under the file no. 2018/1251 E. against the Ministry of Environment and Urban Planning and TOKİ in order to stay of execution and cancel the four-sheet plan transaction No. NİP-5354 Application Zoning Plan (scale:1:1,500) and four-sheet plan transaction No. UİP-6119 Application Zoning Plan (scale:1:1,000) prepared by TOKİ and approved by the Ministry of Environment and Urban Planning on 16.03.2018 in connection with the land block no. 292, parcel no. 220&232, block no. 1032, parcel no. 6, block no. 292 and a part of parcel no. 231 in Őenlik, Bakırk y, Istanbul. On 24.09.2018, the court decided to reject the request for the stay of execution. Our company submitted a request to intervene. Our request for intervention was accepted by the court on 22.01.2019.

2-) Bakırk y Municipality Mayorship

A legal action was initiated before the Istanbul Regional Administrative Court, the Chamber No. 13 under the file no. 2018/1106 E. against the Ministry of Environment and Urban Planning in order to stay of execution and cancel the Master Zoning Plan amendment (scale: 1/5000) and the Application Zoning Plan amendment (scale: 1/1000) approved by the Ministry of Environment and Urban Planning in connection with the land block no. 292, parcel no. 220&232, block no. 1032, parcel no. 6 and block no. 292, part of parcel no. 231 in Őenlik, Bakırk y, Istanbul. Our company submitted a request to intervene. The court waits for the expert report.

İZMİR KONAK

1-) Izmir Branch of the UCTEA Chamber of City Planners, General Presidency of the UCTEA Chamber of Architects

The case was brought against the Ministry of Environment at the Izmir Administrative Court No. 1 with the file No. 2017/1124 E. for the stay of execution and cancellation of the Master Zoning Plan Amendment (scale: 1:5,000) and the Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 10.05.2017 for the various panels within Kuruçay and Umurbey Neighborhoods, Konak District, Izmir. On 26.07.2017, the court decided to examine the request for the stay of execution after taking the defendant's statement. Our company submitted a request to join the case with the defendant institution. On 08.11.2017, the court decided to dismiss the request for the stay of execution and accepted our company's request to intervene. The court waits for the expert report. The expert's report was submitted to the file and, necessary objections have been filed in respect of negative portions of the expert's report submitted to the file. No amendment were made the opinion of the experts in the additional report issued after these objections.

KÜÇÜKÇEKMECEHALKALI BİZİM MAHALLE

1-) Bekir Güler, Erhan Aslaner, Enis Koçak, Nurettin Aydın

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 5 with the file No. 2017/2034 E. for stay of execution and cancellation of Environmental Plan Amendment (Scale: 1:100,000), Master Zoning Plan Amendment (scale: 1:5,000), and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2 in Block No. 808 and Parcel No. 6, 7, 8 and immediate vicinity in Block No. 853 in Halkalı Neighborhood, Küçükçekmece district, Istanbul approved by the Ministry of Environment and Urban Planning on 15.08.2017. Our company submitted a request to intervene. The court decided to refer the file to the Istanbul Administrative Court No. 12 due to the connection. The proceedings continue with the file No.2018/523 E. On 12.09.2018, the court accepted our request to participate in the case as an intervenor, but refused the request for Stay of Execution.2018/523 E. The Court decided on 12.12.2018 for the refusal of the legal case, and it was appealed by the Plaintiff.

2-) UCTEA, Chamber of City Planners (Istanbul branch), UCTEA, Chamber of Architects (Istanbul Büyükşehir Branch)

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 2 with the file No. 2017/2087 E. for stay of execution and cancellation of Environmental Plan Amendment (Scale: 1:100,000), Master Zoning Plan Amendment (scale: 1:5,000),and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2 in Block No. 808 and Parcel No. 6, 7, 8 and immediate vicinity in Block No. 853 in Halkalı Neighborhood, Küçükçekmece district, Istanbul approved by the Ministry of Environment and Urban Planning on 15.08.2017. Our company submitted a request to intervene. The court decided to refer the file to the Istanbul Administrative Court No. 12 due to the connection. The proceedings continue with the file No. 2018/381 E. On 06.04.2018, the court decided to accept TOKİ's and our company's request to intervene. On 12.09.2018, the court decided to refuse the request for Stay of Execution. The Court decided on 12.12.2018 for the refusal of the legal case.

3-) Hakkı SAĞLAM – Özgür AYDIN

The case was brought against the Ministry of Environment and Urban Planning at Istanbul Administrative Court No. 12 with the file No. 2017/2087 E. for stay of execution and cancellation of Environmental Plan Amendment (Scale: 1:100,000), Master Zoning Plan Amendment (scale: 1:5,000), and Application Zoning Plan Amendment (scale: 1:1,000) prepared for Parcel No. 1, 2 in Block No. 808 and Parcel No. 6, 7, 8 and immediate vicinity in Block No. 853 in Halkalı Neighborhood, Küçükçekmece district, Istanbul approved by the Ministry of Environment and Urban Planning on 15.08.2017. Our company submitted a request to intervene. On 25.04.2018, a discovery and expert examination were conducted in the vicinity. On 25.04.2015, a viewing and an expert examination were carried out and, the expert report came out in our favor. On 12.09.2018, the court accepted our request and the request of TOKİ to participate in the case as an intervenor, but refused the request for Stay of Execution. The Court decided on 12.12.2018 for the refusal of the legal case.

4-) Alkom Bilgisayar Eğitim Fidancılık Gıda San. ve Tic. Ltd. Şti.

On 15.08.2017, the case was brought against the Ministry of Environment and Urban Planning (later the court took Istanbul Metropolitan Municipality as an adverse party) at the Istanbul Administrative Court No. 8 with the file No. 2017/2392 E. for the stay of execution and cancellation of the Environmental Plan Amendment (scale: 1:100,000), Master Zoning Plan Amendment (scale: 1/5,000) and Application Zoning Plan (scale: 1:1,000) approved by the Ministry of Environment and Urban Planning on 15.08.2017 for Parcel No. 1, Block No. 808 within Halkalı neighborhood, Küçükçekmece district, Istanbul. On 28.03.2018, the court decided to reject the request for the stay of execution notifying Marmara University and TOKİ of the case and get a discovery and expert examination. The Administrative Chamber No. 4 of Istanbul Regional Administrative Court dismissed the objection to the rejection of the request for the stay of execution. Our company submitted a request to intervene in the case. On 29.06.2018, the court decided to dismiss the case on grounds of capacity. The plaintiff did not make a request for appeal.

ŞİŞLİ TEŞVİKİYE

1-) TMMOB Chamber of City Planners (Istanbul Branch) & TMMOB Chamber of Architects (Büyükkent Branch)

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 13 under the file no. 218/903, it is requested for stay of execution and revoke the Protection Purpose Master Development Plan with a scale of 1/500 and the Protection Purpose Application Development Plan with a scale of 1/1000 concerning the Historical Protected Area in Teşvikiye, Şişli, Istanbul and the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the neighboring area in Block No. 405, Parcel No. 9 and 102 and, a part of the Parcel No. 14 as approved by Ministry of Environment and Urban Planning on 16.02.2018. It was requested for intervention on 04.01.2019. The expert's report partially expressed negative results and, necessary objections have been submitted. The court decided on 15.03.2019 to accept our request for intervention and, refuse the request for stay of execution

2-) Şişli Municipality

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul

Administrative Court No. 7 under the file no. 2018/1187, it was requested for stay of execution and revoke the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan with a scale of 1/1000 concerning the Block No. 405 and, the parcel no. 14, 9 and 102 in Teşvikiye, Şişli, Istanbul as approved by the Ministry of Environment and Urban Planning on 16.02.2018. The expert's report expressed negative results and, necessary objections have been submitted. On 17.01.2019, it was requested for the amalgamation of the file with the file no. 2018/908 E. (K.D.2019/2) of the Istanbul Administrative Court No.

13. Further, the Court decided to accept our request to participate in the case as an intervenor.

3-) İbrahim Yılmaz Poda & Mehmet Edib Poda & Aliye Nükhet Göfer

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 3 under the file no. 2018/974, it was requested for stay of execution and revoke the Protection Purpose Application Development Plan with a scale of 1/1000 concerning the Block No. 405 and, the parcel no. 9, 102 in Teşvikiye, Şişli, Istanbul as approved by the Ministry of Environment and Urban Planning on 16.02.2018. The Court decided on 22.10.2018 for the refusal of the legal case since it is pending. Legal proceedings are in progress over the file no. 2018/908 E. of the İstanbul Administrative Court No. 13 On 24.10.2018, the court decided to refuse the request for Stay of Execution. A request was submitted for intervention with the file.

ÇEKMEKÖYTAŞDELEN

1-) Hakkı Sağlam & Özgür Aydın

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 3 under the file no. 2018/536, it was requested for stay of execution and revoke the Environmental Plan Amendment with a scale of 1/100,000, the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the parcel no. in Taşdelen, Çekmeköy, Istanbul as approved by the Ministry of Environment and Urban Planning on 26.12.2017. On 11.01.2019, a request for intervention was submitted, which was accepted by the Court.

2-) TMMOB Chamber of City Planners (Istanbul Branch) & TMMOB Chamber of Architects (Istanbul, Büyükkent Branch)

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 6 under the file no. 2018/648, it was requested for stay of execution and revoke the Environmental Plan Amendment with a scale of 1/100,000, the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the parcel no. in Taşdelen, Çekmeköy, Istanbul as approved by the Ministry of Environment and Urban Planning on 26.12.2017. A request was submitted to the request for intervention and, amalgamation of the file with that in the Administrative Court No. 3. The additional expert report submitted to the file came out against us and, necessary objections thereto have been submitted.

BEŞİKTAŞMECİDİYE

1-) TMMOB Chamber of City Planners (Istanbul Branch)

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 6 under the file no. 2019/336, it was requested for stay of execution and revoke the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the non-registraton area under the Block No. 637 and, the parcel no. 3, 5, 55-68 in Mecidiye, Beşiktaş, Istanbul as approved by the Ministry of Environment and Urban Planning on 03.09.2018. It was requested for intervention on 25.02.2019.

2-) İsa Öztürk & Özgür Aydın

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 10 under the file no. 2018/1936, it was requested for stay of execution and revoke the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the cadastral road under the Block No. 637 and, the parcel no. 3, 5, 55-68 in Mecidiye, Beşiktaş, Istanbul as approved by the Ministry of Environment and Urban Planning on 03.09.2018. On 27.02.2019, the court decided to refuse the request for Stay of Execution. It was requested for intervention on 12.04.2019. The expert report's is being waited.

ARNAVUTKÖYDURSUNKÖY

1-) İsa Öztürk & Özgür Aydın

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 6 under the file no. 2019/498, it was requested for stay of execution and revoke the Environmental Plan Amendment with a scale of , 1/100,000, the Master Development Plan Amendment with a scale of 1/5000 and the Application Development Plan Amendment with a scale of 1/1000 concerning the various parcels in Dursunköy, Arnavutköy, Istanbul as approved by the Ministry of Environment and Urban Planning on 19.11.2018. It was requested for intervention on 11.04.2019.

2-) TEMA The Turkish Foundation for Combating Erosion Reforestation and the Protection of Natural Habitats

In this legal case initiated against the Ministry of Environment and Urban Planning before the Istanbul Administrative Court No. 11 under the file no. 2019/613, it was requested for stay of execution and revoke the Environmental Plan Amendment with a scale of 1/100,000 announced on 14.12.2018 to 14.01.2019 as approved by the Ministry of Environment and Urban Planning. It was requested for intervention on 25.04.2019.

ANKARAYENİMAHALLE

TMMOB Chamber of City Planners Ankara Branch In this legal case initiated against Ankara Metropolitan Municipality and Yenimahalle Municipality before the Ankara Administrative Court No. 1 under the file no. 2018/1279, it is requested for stay of execution and revoke the "Master Plan Amendment with a scale of 1/5000 and 1/1000 in the Former ASOT Urban Transformation Project Area in Yenimahalle" approved by the Ankara Metropolitan Council under the decision no. 817 of 14.05.2012 and, the "Master Plan Amendment with a scale of 1/5000 and 1/1000" approved by the Ankara Metropolitan Council under the decision no. 1985 of 16.11.2013 as regulatory procedures and, the construction permits no. 4-1, 4-2, 4-3, ... 4-23 (23 permits in total) of 06.02.2017 granted thereto as application administrative procedures. The expert report submitted to file expressed a negative opinion. A request was submitted for intervention with the file.



LEGAL NOTICE

This interim report includes information about the Company's operations and accounts for the period from January 1 to September 30, 2018.

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

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

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



EMLAK KONUT

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

T.C. ÇEVRE VE ŞEHİRCİLİK BAKANLIĞI TOKİ İSTİRAKİDİR

