



THE BOARD OF DIRECTORS
ACTIVITY REPORT 2011

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Message from the General Manager

Thanks to its high performance and success since 2003, Emlak Konut REIC has become the biggest Real Estate Investment Company in Turkey and one of the leading companies in the world with its total assets worth **7.51 Billion TL** (our balance sheet issued according to IFRS dated 31.12.2011) and with approximately **4.8 Billion TL** market value (Istanbul Stock Exchange Closing Price on 30.12.2011).

Since its foundation, Emlak Konut REIC. has led the creation of qualified, modern and environmentally sensitive living centres in various corners of the country. Our company, which is an affiliate of the Housing Development Administration, has designed 63,000 residences together with their social facilities as well as all infrastructure and environment arrangements within the scope of this goal since 2003.

Emlak Konut REIC. has 58 ongoing and completed projects in various parts of the country including Istanbul Ataşehir, Ispartakule, Halkalı, Tuzla, İzmir Mavişehir, Kocaeli, Körfez and Gebze.

These projects have been developed with the lands bought from TOKI as well as the available land portfolio. About 4.5 Billion TL has been paid to TOKI for lands purchased for this purpose. The Housing Development Administration has created resources for itself by producing new lands and contributed to the formation of new housing zones.

Thanks to the economic boom provided by the political and

economic stability in the country since 2003, Emlak Konut REIC. has realized successful house sales and the value of Emlak Konut REIC. tripled compared to 2003 as the diversity and quality of its projects developed with contractors on the lands included in its portfolio using especially the revenue sharing model have been combined with Emlak Konut REIC. guarantee. Emlak Konut REIC. has accelerated its sales to a great extent thanks to its qualified projects and displayed a successful performance in annual sales since 2003.

Emlak Konut Gayrimenkul Yatırım Ortaklığı (GYO) A.Ş., which has become a real estate giant in Turkey with its sector leading projects and high growing rate, continued its success achieved during the public offering period and completed 2011 with increased sales and profit.

Emlak Konut Gayrimenkul Yatırım Ortaklığı, which follows the changes and the demand in the real estate sector closely and develops modern and contemporary projects, completed 2011 with profits. The company realized **716,597,000 TL net sales** in 2011, making **228,322,000 TL** profit (according to IFRS).

Although the construction sector had a tough year, Emlak Konut GYO managed to achieve high sales volumes. The company achieved its annual goal with the **716,597,000 TL (according to IFRS)** sales by the end of 2011.

After the most successful public offering of the Republic History accompanied by records, the company continued its growth both with the sales volume and profitability. Although 2011 was a tough year, Emlak Konut managed to keep its house sales at a high level thanks to its powerful financial structure, successful projects and the payment options offered to customers. That was reflected on our profit to a significant extent. We expect our profit to multiply as the house deliveries are going to increase in 2012 and 2013. We believe that the growth will be accelerated in the next period with new land purchases and the planned projects. Emlak Konut plans to continue its high growth rate with its **29 projects and 5.4 million m² lands** included in its portfolio.

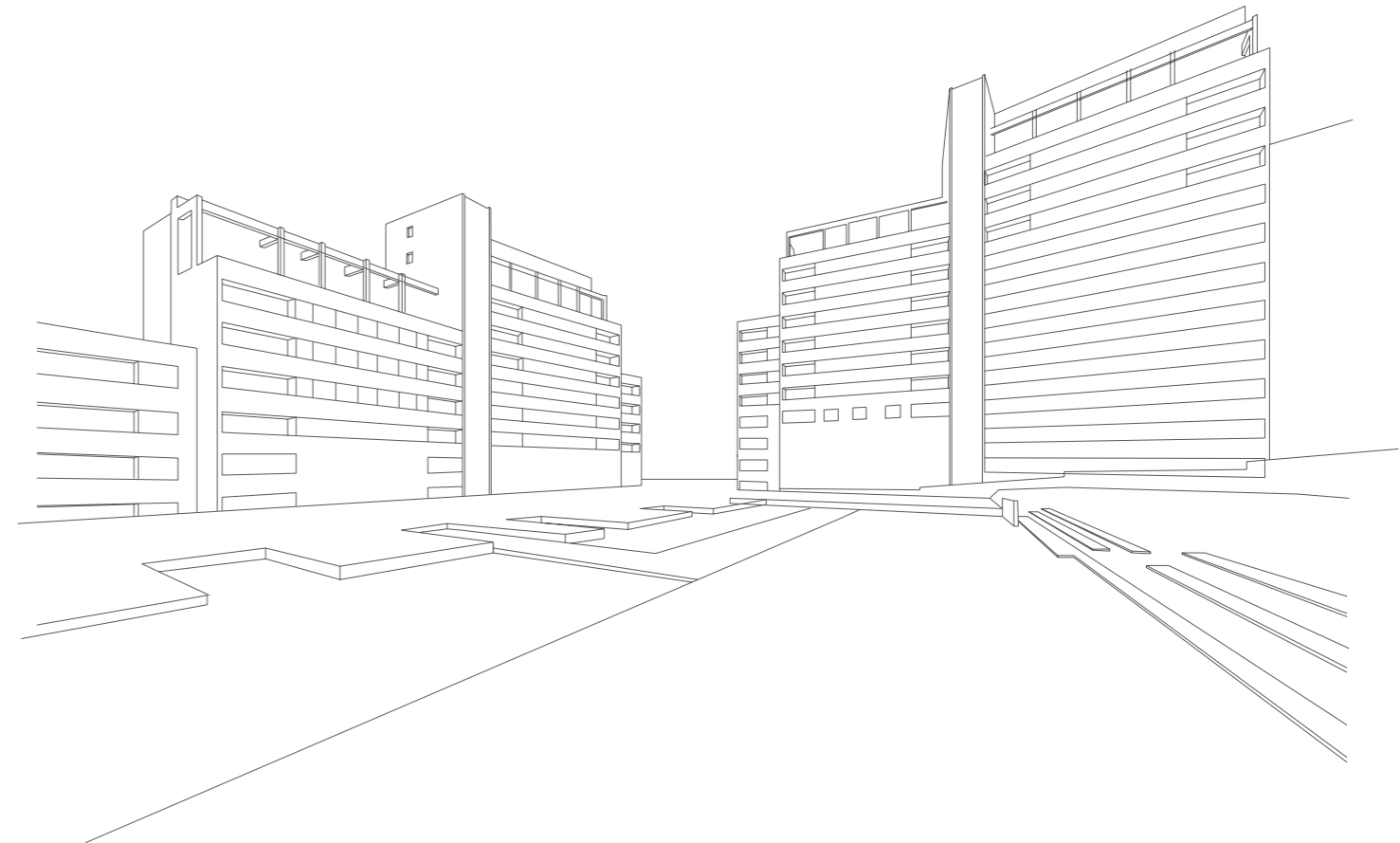
YOURS SINCERELY,
MURAT KURUM



1. COMPANY PROFILE

- Founded in 1953, Emlak Konut REIC is one of Turkey's oldest enterprises whose main field of expertise is residential production. 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.
- With the sense of management that has been continuously renewed for 58 years and the corporate culture, it has become an organization trusted by all beneficiaries.
- Our company has a sense of management that will always increase the standards in the real estate sector thanks to its brand value created in many years. It fulfils its task to be a leader and role model especially in terms of construction systems, design, environmental awareness and working methods with a sense of social responsibility.
- Emlak Konut REIC., whose main shareholder is TOKI, is the biggest real estate investment company in Turkey in terms of market value, real estate portfolio and land inventory.

- Our activities include purchasing land in Turkey, developing real estate for the middle and upper-middle class, and marketing and selling real estate. Our main goal is to enhance the values (tangible/intangible) of especially our partners and other beneficiaries by developing innovative and contemporary projects in these respects. Besides, with the awareness created by our leading position in the sector, we closely follow the potential global developments on this matter as a Turkish Company.
- Our 2,500,000,000TL paid capital and 4,000,000,000TL registered capital demonstrate the company's leading role in the sector.
- Emlak Konut REIC. completed its public offering and started to operate at Istanbul Stock Exchange on 02 December 2010. Our company is also registered at XU100 and XU30 and it has gained 1.05 billion TL from the public offering.





OUR STRATEGIC PLAN AND MAIN GOVERNANCE GOALS

Our company determined the year 2027 as the target year in terms of strategic planning and governance with the arrangement carried out in 2007. Our main goal of becoming one of the leading real estate companies in the world and to create a brand for our country by seeking both economic and social benefits still continues.

Doing everything we can to support the country goal of becoming one of the world's biggest 10 economies by 2023 coincides with our strategic plans.

VISION

To become a world company in the Real Estate sector by the end of 2027 by constantly improving our domestic success beyond the country borders. To represent our country by realizing original projects that combine local architectural features of various countries with the Turkish architecture and are compatible with the contemporary needs and environment through our entrepreneurial, dynamic and competent personnel and customer-oriented approach.

MISSION

To protect our leading position in the sector by following the technological changes, to offer people high quality houses that contribute to peace and happiness by building settlements using a new architectural approach; to use our income for developing projects that will allow people with low income rates to have aesthetic houses resistant to natural disasters, and to offer financial and moral development opportunities to our partners.

Scope Of Business

- The text of amendment to the main contract of Emlak Konut Anonim Şirketi was accepted in the Extraordinary Meeting of the General Assembly held on 22 July 2002 under the provisions of Turkish Trade and Capital Market Law, and the company name was determined as Emlak Konut REIC. in line with the area of activity. No time limit was set on the legal entity of the company.
- Our organization was given the legal entity of Real Estate Company in order to deal with the goals and subjects specified in the arrangements of the Capital Market Board regarding Investment Companies.
- As stated in Article 5 of the main agreement, our company is a joint stock public company founded with registered capital in order to deal with the goals and subjects specified in the arrangements of the Capital Market Board regarding investment companies and to make investments in actual real estate, real estate-oriented capital market tools, real estate projects and real estate-oriented rights. Below is the contact information of our company.

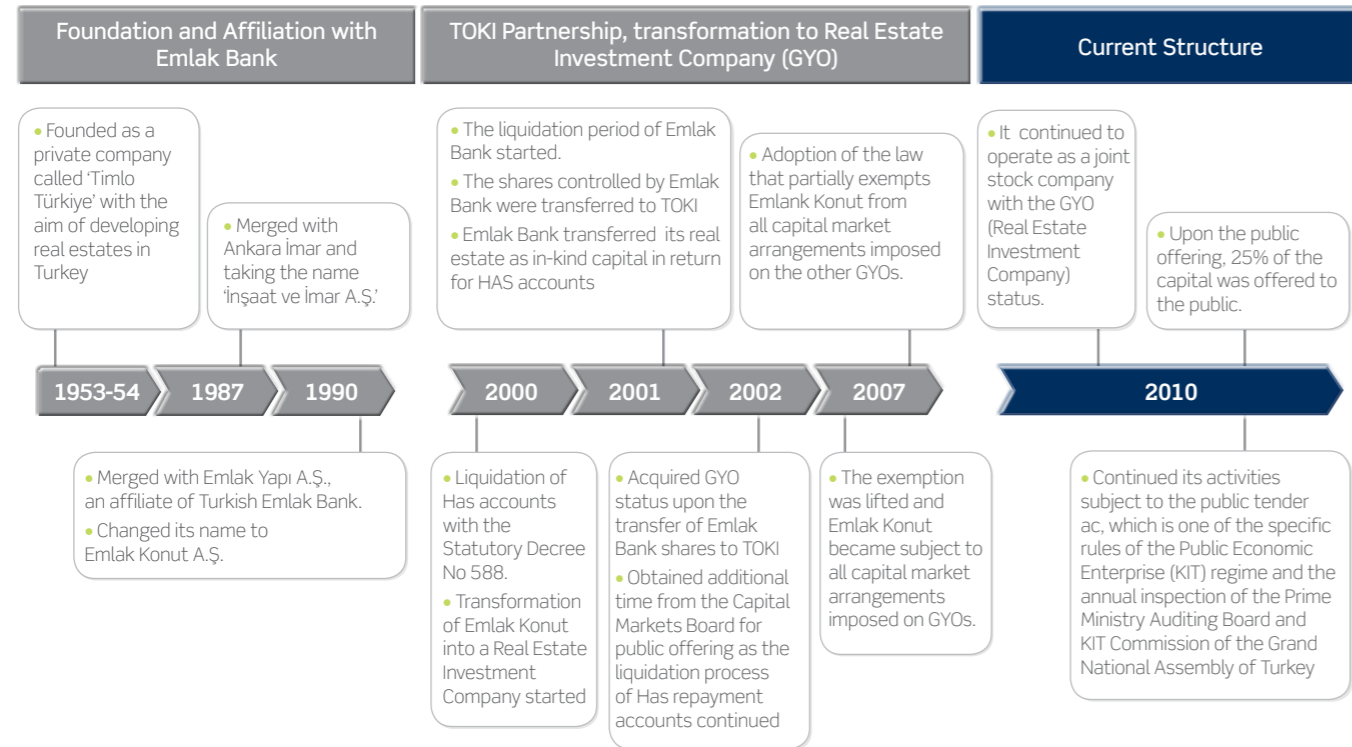
INVESTMENT ELEMENTS

Leading position in the Turkish housing project development market





Experience of more than half a century



Growth-oriented Strategy

THE STRATEGY OF EMLAK KONUT

FOCUSING ON THE MIDDLE AND UPPER-MIDDLE INCOME GROUPS	<ul style="list-style-type: none"> Benefiting from current demographic inclinations in Turkey such as economic urbanization Continuing to develop houses for the upper-middle and middle income groups Investing in newly developing regions
PROCUREMENT OF LAND FOR DEVELOPING MORE HOUSES	<ul style="list-style-type: none"> Continuing the strategic relationship with TOKI Opportunity for purchasing land without tender process Access by Emlak Konut to lands that are most suitable for improvement Continuing the access to the land stock of TOKI Purchasing land from third parties if necessary
CREATING CASH INFLOW BY COMPLETING THE CURRENT WORKS	<ul style="list-style-type: none"> Using the cash inflow from ongoing works for new development opportunities Realizing large-scale projects in attractive regions using the revenue SHARING model and achieving higher profit margins by limiting financial risks

The goal is to continue being the leading real estate development company in Turkey.

1.1. Capital and Partnership Structure

The partnership structure and capital shares of the company are given below:

TRADE NAME/ NAME & LAST NAME	GROUP	TYPE	SHARE AMOUNT	NUMBER OF SHARES
Housing Development Administration	A	Registered	253,369,919.00	25,336,991,900
Housing Development Administration	B	Bearer	1,621,460,838.35	162,146,083,835
Housing Acquisition Support (HAS) Beneficiaries	B	Bearer	97,425.42	9,742,542
İstanbul İmar İnşaat A.Ş.	B	Bearer	695.63	69,563
İller Bankası A.Ş.	B	Bearer	602.84	60,284
Kutlutaş Holding A.Ş.	B	Bearer	602.84	60,284
Treasury	B	Bearer	8.95	895
Veysel Ekmen	B	Bearer	0.01	1
Muhammet Haluk Sur	B	Bearer	0.01	1
HAS Beneficiaries, the Part Open to the Public	B	Bearer	69,906.95	6,990,695
Free Float	B	Bearer	625,000,000.00	62,500,000,000
Total			2,500,000,000.00	250,000,000,000



1.2. Emlak Konut REIC. - HAS Payments

- Housing acquisition support (HAS) deductions were started in 1987 and terminated on 31 December 1995.
- HAS deductions were made from about 6 million people in that period.
- An arrangement was made to transfer the receivables of HAS beneficiaries deposited in Emlak Bank to Emlak Konut in 2001. The housing acquisition support application was terminated on 31 December 1995.
- As real estate was transferred along with the HAS accounts, that transfer was reflected on the capital as in-kind capital.
- The beneficiaries were allowed to choose between cash or share certificate as term of payment and 365 beneficiaries preferred to receive their receivables as share certificates.
- 500,989,886.72 TL cash payment was made from the resources of Emlak Konut to beneficiaries in July 2008 within the scope of HAS repayment and loans were taken on from the Treasury for the financing of the remaining 1,314,000,000 TL.
- Under Law No 5664 Pertaining to Making Payment to Those Entitled to House Purchase Allowance, Emlak Konut is responsible for conveying to Ziraat Bank the list of HAS beneficiaries published on the Official Gazette and offered to the Company by Emlak Bank (in liquidation) and to make sure that payment is made to the beneficiaries. The amount needed to be paid by Emlak Konut to the Beneficiaries was paid and the paid amount was deducted from the company capital. The Treasury is responsible for next payments. Emlak Konut fulfilled all of its responsibilities towards the beneficiaries related to the HAS repayments.

1.3. Applicable Legislation and Legal Framework

Our company follows the laws and regulations given in the following tables during both its daily activities and inspection and implementation activities.

MAIN LEGISLATION	<ul style="list-style-type: none"> • Turkish Trade Code No 6762 and the relevant legislation • Capital Market Law No 2499 and the relevant legislation • Notice of Guidelines for Real Estate Investment Companies • Public Tender Act No 4734 Public Procurement Contracts Law No 4735 and the relevant legislation • Mass Housing Law No 2985 and the relevant legislation
LEGAL ARRANGEMENTS FOR DAILY OPERATIONS	<ul style="list-style-type: none"> • Zoning Law No 3194, property Ownership Law NO 634 and the relevant legislation and documents <ul style="list-style-type: none"> • Zoning Plans (including the immovable assets in the portfolio) • Building permits • Occupancy permits • Environmental Effect Evaluation Reports • Law on Real Estate Rents • Consumer Protection Law No 4077 • Court of Accounts
RULES REGULATING DAILY ADMINISTRATIVE WORKS AND OPERATIONS	<ul style="list-style-type: none"> • Labour Law No 4857 (related to the Company personnel) • General Notice for Public Treasury (related to Company accounts) • Tax Procedure Law No 213 (related to keeping the Company records)
PROVISIONAL LEGAL ARRANGEMENTS	<ul style="list-style-type: none"> • Law No 5664 Pertaining to Making Payment to Those Entitled to House Allowance • Legislation on Making Payment to Those Entitled to House Allowance • Public Finance and Debt Management Law No 4749



PUBLIC TENDER ACT AND THE RELEVANT LEGISLATION	TOKI LAW AND THE RELEVANT LEGISLATION
<ul style="list-style-type: none"> • TOKI, which is an organization within the Prime Ministry, has more than half of the capital of Emlak Konut and Emlak Konut is therefore subject to Public Tender Act No 4734. • Tenders and related agreements in projects that are developed using the Public Procurement Model are arranged under "Public Tender Act No 4734. • However, the tenders of Emlak Konut for sales, leasing and revenue sharing that do not require resource flow are not subject to Public Tender Act no 4734 and State Tender Act no 2886. • "Revenue Sharing" works are arranged according to the "Tender Regulation on Real Estate Sales, Renting and Revenue sharing in return for Land Sales". 	<ul style="list-style-type: none"> • TOKI, which is subject to the Mass Housing Law, is authorized to carry out, have carried out and amend plans of any type and scale as well as zoning plans on its own lands or in areas determined as mass housing settlement sites by governorates. • It is not compulsory to follow conditions related to form in real estate trade transactions. <p>Due to the capital of TOKI at Emlak Konut and at the request of Emlak Konut, lands and plots that belong to TOKI but cannot be processed by TOKI can be sold to Emlak Konut following the tender procedure at the value determined by TOKI provided that this value is not below the estimated cost.</p>
BUILDING INSPECTION	LAW NO 5664 PERTAINING TO MAKING PAYMENT TO THOSE ENTITLED TO HOUSE PURCHASE ALLOWANCE AND THE RELEVANT LEGISLATION
<ul style="list-style-type: none"> • Thanks to the share of TOKI in the capital of Emlak Konut, Emlak Konut can obtain building permit under Article 26 of the Zoning Law. In such case, Emlak Konut assumes architectural, static, installation and all kinds of technical responsibilities and permit is granted according to the preliminary project provided that ownership is documented. 	<ul style="list-style-type: none"> • Pursuant to Law No 5664 Pertaining to Making Payment to Those Entitled to House Allowance, Emlak Konut is responsible for conveying to Ziraat Bank the list of HAS beneficiaries published on the Official Gazette and offered to Emlak Konut by Emlak Bank (in liquidation) and to make sure that payment is made to the beneficiaries. The amount needed to be paid by Emlak Konut to the Beneficiaries was paid and the paid amount was deducted from the company capital. The Treasury is responsible for next payments.
PROVISIONAL NOTICE FOR PUBLIC TREASURY	COURT OF ACCOUNTS LAW
<ul style="list-style-type: none"> • Pursuant to this notice, the bank accounts of Emlak Konut have to be kept at state banks. 	<ul style="list-style-type: none"> • Operations of Emlak Konut are subject to the inspection of the Court of Accounts due to the TOKI share in its capital.



1.4. Business Models

The operation and comparison of the business models implemented by our company while carrying out the works within its area of activity are given below.

- One of the most important values of Emlak Konut REIC. is the models it executes and develops. These models are developed and implemented with the sense of constant improvement. As our methods cover both administrative and construction stages and are aimed at the proper completion of the process, they are effective in risk management.
- In financial terms, the models make great contributions in terms of construction techniques, health and inspection besides including the factors such as profit, cost, risk control etc.

- Emlak Konut REIC. develops its projects using two business models. The first one is "Revenue Sharing Model (RSM), the second one is Public Procurement Model (PPM).
- Emlak Konut REIC. procures lands for project development from TOKI, Emlak Bank, in-kind capital resources 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.

1.4.1. 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.

No revenue sharing model tender was held in 2011 considering the economic, industrial and internal conjuncture.

No changes have been made in the revenue sharing rates of the current tendered revenue sharing projects. The model process functions as follows;

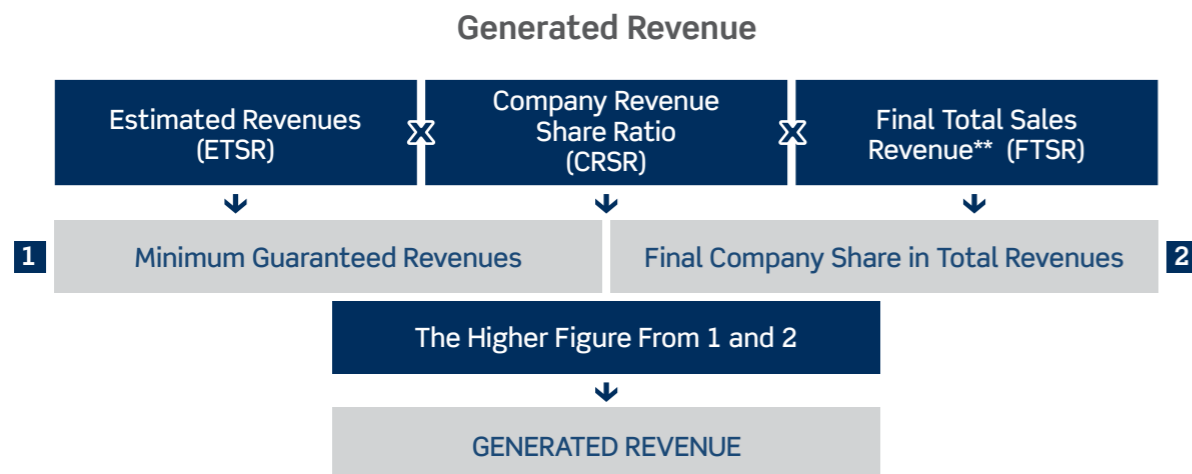
In the tender held in accordance with the regulations of Emlak Konut REIC., the contractor submits its estimation of the company income share rate and Total Minimum Sales Income.

The contractor offering the highest company share total income amount wins the tender.

The income earned from the sales of independent units is shared at the rates specified in the agreement between Emlak Konut REIC. and the contractor.

The minimum income of Emlak Konut REIC. earned by other means than the sale of houses equals to the Total Minimum Company Share Income.

No revenue sharing model tender was held in 2011. No changes have been made in the revenue sharing rates of the current tendered revenue sharing projects.



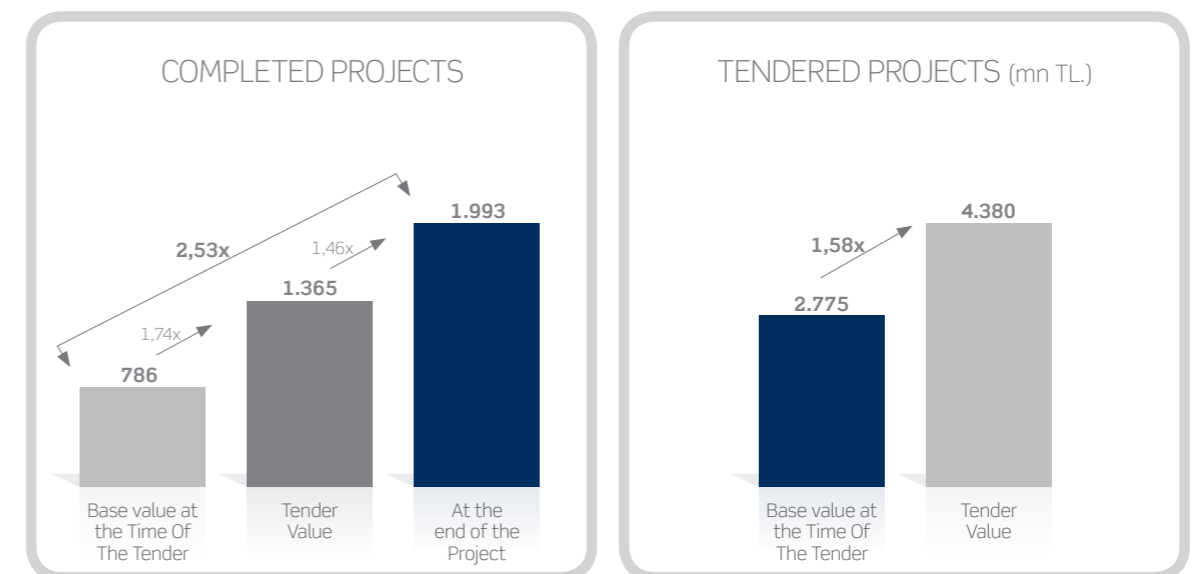
* Proposed in the tender ** Total revenue ultimately generated from the sale of units



LAND PROCUREMENT	<ul style="list-style-type: none"> • Purchasing land from the main resource TOKI without tender • Lands that came from Emlak Bank in 2000 within the scope of in-kind capital
RESPONSIBILITIES OF THE CONTRACTOR	<ul style="list-style-type: none"> • It is responsible for the whole process from project development to financing, sales and pricing. • Emlak Konut carries out the control of the whole project cycle from design and construction to marketing, from sales agreements to approval of project plans and to building inspections.
RISK TRANSFER	<ul style="list-style-type: none"> • The contractor undertakes most of the risks related to the development process. • Apart from the risk of failure to sell the land provided for the project by Emlak Konut and the constructed houses, the risk of Emlak Konut related to the project development and financing is low. • This structure enables Emlak Konut REIC. to focus on big projects.
INCOME	<ul style="list-style-type: none"> • The contractor guarantees a minimum level of income to Emlak Konut REIC. This income is equal to or higher than the appraisal value determined before contracting out the project land.

TENDER PROCESS	REVENUE SHARING	PROJECT FINANCING	DESIGN AND CONSTRUCTION	MARKETING	SALES AND PRICING
Tender process is realized in accordance with the regulations of Emlak Konut	A construction and revenue sharing agreement is made with the bidder giving the highest offer	The Contractor is responsible for the financing of the project.	The Contractor takes the responsibility. All designs and construction plans are subject to the approval of Emlak Konut.	The Contractor takes the responsibility. Marketing documents are subject to the approval of Emlak Konut.	The Contractor takes the responsibility. Each sales agreement, pricing, sales and payment term etc. is subject to the approval of Emlak Konut.

Project Status Graphics



* The figures are in billion TL. Note that past performance is not an indication of future performance.



Completed Revenue Sharing Projects

PROJECT NAME	BASE VALUE AT THE TIME OF THE TENDER (TL)	FCSTR (TL)	CRSR (%)	AT THE END OF THE PROJECT (TL)
Ataşehir Residence	3.519.000	10.255.000	32,53	18.749.104
Kentplus Ataşehir	72.748.200	131.100.000	33,61	181.443.067
İdealistkent	36.600.740	38.100.000	31,75	96.006.598
Avrupa Tem Konutları	162.344.327	186.000.000	30,00	219.096.845
Körfezkent Stage 1	11.380.501	15.254.000	16,00	17.260.313
Uphill Court Ataşehir	57.076.350	136.400.000	34,10	214.907.275
My World Ataşehir	127.236.476	311.850.000	38,50	472.806.724
Soyak Mavişehir	43.600.000	51.600.000	24,00	94.945.970
Novus Residence	16.408.600	57.750.000	55,00	115.760.305
Misstanbul	56.779.661	112.050.000	41,50	157.780.977
Kentplus Mimarsinan	9.732.640	42.120.000	35,10	54.717.096
Emlak Konut Pelikan Project	12.000.000	67.515.000	38,58	87.123.867
Çerkezköy Dreamcity	3.990.646	10.065.000	30,50	13.624.442
Bizimevler 2	48.686.587	48.750.000	33,00	50.466.805
Ergene Valley	23.935.425	31.000.000	25,00	41.613.162
Spradon Quartz	75.291.059	88.520.000	41,00	127.463.845
İzmir Mavişehir 5. Etap	25.145.000	27.001.000	31,00	29.434.971
Total	786.475.212	1.365.330.000		1.993.201.366

TERMINOLOGY

ETSR - Estimated Total Sales Revenue

- Total revenue estimated to be generated from the sale of all units

FTSR - Final Total Sales Revenue

- Total revenue ultimately generated from the sale of units as of the Allocation Date.

CRSR - Company Revenue Share Ratio

- The percentage of total revenues to be allocated to us

CSTR - Minimum Company Share in Total Revenue

- The minimum amount to be paid by the contractor to us (ETSRxCRSR)

FCSTR - Final Company Share in Total Revenue

- The total revenue to be allocated to us from the sale of units as of the Allocation Date (FTSRxCRSR), if such amount is higher than the CSTR

Contractor Revenue Share Ratio

- The percentage of the ETSR earned by the contractor



Ongoing Revenue Sharing Projects

PROJECT NAME	BASE VALUE AT THE TIME OF THE TENDER (TL)	FCSTR (TL)	CRSR (%)
My Towerland	42.000.000	107.019.000	47
Şehrizar Konakları	105.535.000	137.700.000	50
Varyap Meridian	214.793.710	338.189.000	44,15
Parkyaşam Mavişehir	51.186.000	60.000.000	25
My World Europe	179.089.192	228.018.000	30,5
1Sstanbul ⁽¹⁾	102.555.962	105.000.000	30
Elitecity	54.896.071	56.000.000	35
Avrupa Konutları Atakent 3	240.000.000	264.000.000	30
Soyak Park Apart / Soyak Evostar	72.904.525	102.312.000	26,1
Merkez Kayaşehir	29.440.000	32.000.000	32
Sarphan Finans Park	51.786.200	61.500.000	37,5
Batışehir	351.665.405	424.000.000	32
Metropol İstanbul *	245.292.498	500.971.500	43,15
Ayazağa Arsası *	604.940.000	1.153.750.000	35,5
Spradon Vadi	50.291.820	50.310.000	26
Evora İstanbul & Evora İstanbul Marmara ⁽²⁾	96.510.000	317.503.000	32
Dumankaya Miks *	45.442.000	82.502.500	30,5
Şişli Dikilitaş (Likör Fabrikası) *	237.485.823	360.183.178	50
Total	2.775.814.206	4.380.958.178	

Resource: Company data

* The marked projects have been put out to tender but their construction permits have not been obtained yet. (31.12.2011)
The tender values will be valid unless the construction equivalence values stated during the tender stage are reduced while obtaining licence.

(1) For the İstanbul Project, construction permit has not been obtained only for parcel no 522/3. (31.12.2011)

(2) All construction permits except for parcel no 102/1 have been obtained for the Evora Project. For Evora İstanbul Marmara project, the construction permits of parcel no 104/1 and 104/2 have not been obtained yet (31.12.2011)

Efforts are continuing to obtain construction permit for these parcels.



1.4.2 Public Procurement Model

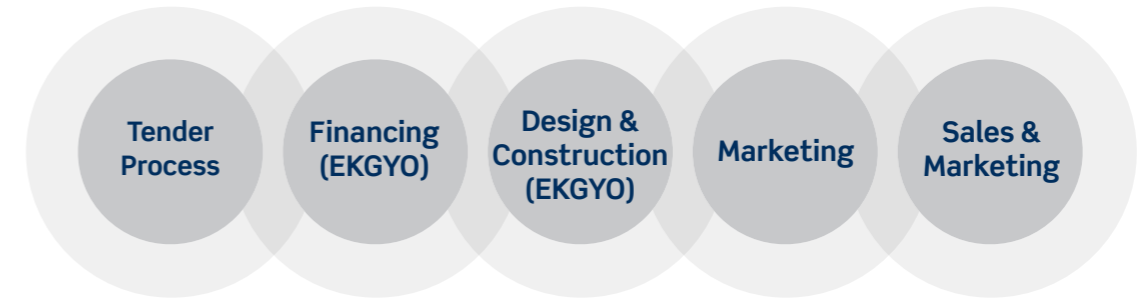
LAND PROCUREMENT	SELECTING THE CONTRACTOR	RISK AND RESPONSIBILITIES	INCOME
<p>Main Source: Lands purchased from TOKI without tender, lands that came from Emlak Bank in 2000 within the scope of in-kind capital</p>	<p>Contractor is selected by tender in accordance with the Public Tender Act. The work is given to the bidder making the lowest valid offer.</p>	<p>Emlak Konut assumes all risks and responsibilities for the project development</p>	<p>All income earned from the sales of the independent units belong to Emlak Konut. The progress payments of the Contractor are made gradually depending on the project progress.</p>

Although the objective of this model is to create income and to increase tangible and intangible benefits in favour of the company, the targeted socio-economic income groups are mostly lower-middle and lower income groups. In this model, 'social benefit' principles have also been taken into account. Our company continues to develop certain projects under the Public Tender Act and the relevant legislation. In the Public Procurement Model, the company completes the technical examinations and research before the tender and applies for licence. The Public Procurement Model is more traditional compared to the revenue SHARING model.

The functioning of the model is explained below in detail;

- Emlak Konut REIC. develops projects on lands purchased from TOKI and other resources or coming from Emlak Bank within the scope of in-kind capital.

- In the Public Procurement Model, Emlak Konut REIC. gives the work to the contractor offering the lowest offer and realizes the house sales itself.
- In the projects developed with this model, Emlak Konut REIC. is responsible for all processes from project financing to execution of the project, procuring financing and marketing the built houses as well as project financing and architectural and engineering design.
- All the income earned from the sales belongs to Emlak Konut REIC.
- Such housing projects are usually realized in order to enable members of the lower and lower-middle groups to buy houses and for building reclamation.



The second project development model used by our company includes the public tender act process which is a traditional method in the construction industry. The Company is responsible for the financing of the projects realized within the scope of the Public Procurement Model, development of the projects including the architectural and engineering design as well as marketing and sale of the houses.

The company continues to develop certain projects under the Public Tender Act and the relevant legislation. In the Public Procurement Model, the company completes the technical examinations and research before the tender and applies for licence. The Public Procurement Model is more traditional compared to the revenue Sharing model. Within the framework of this model, the Company organizes a construction tender under the Public Tender Act in order to choose a contractor. The company is also responsible for the sale and marketing of the independent units. Furthermore, all the income earned from the sales of houses and the commercial units included in the model belongs to the Company. The construction costs of the Company consist of the monthly progress payments paid to the contractor. The Company is responsible for progress costs and other project costs (advertisement, promotion, licence, marketing and other costs).

Emlak Konut has realized 13 tenders for housing projects under Public Procurement Model since 2004. 7 of these projects have been completed and the construction works of the remaining 6 projects are underway. 3577 saleable independent units have been built in the 7 completed PTA projects.

5710 saleable independent units are going to be built in the 6 ongoing PTA projects. The main components of the ongoing Public Tender Act Housing Projects are Tuzla Emlak Konutları 1, Tuzla Emlak Konutları 2, Gebze Emlak Konutları 2, Gebze Emlak

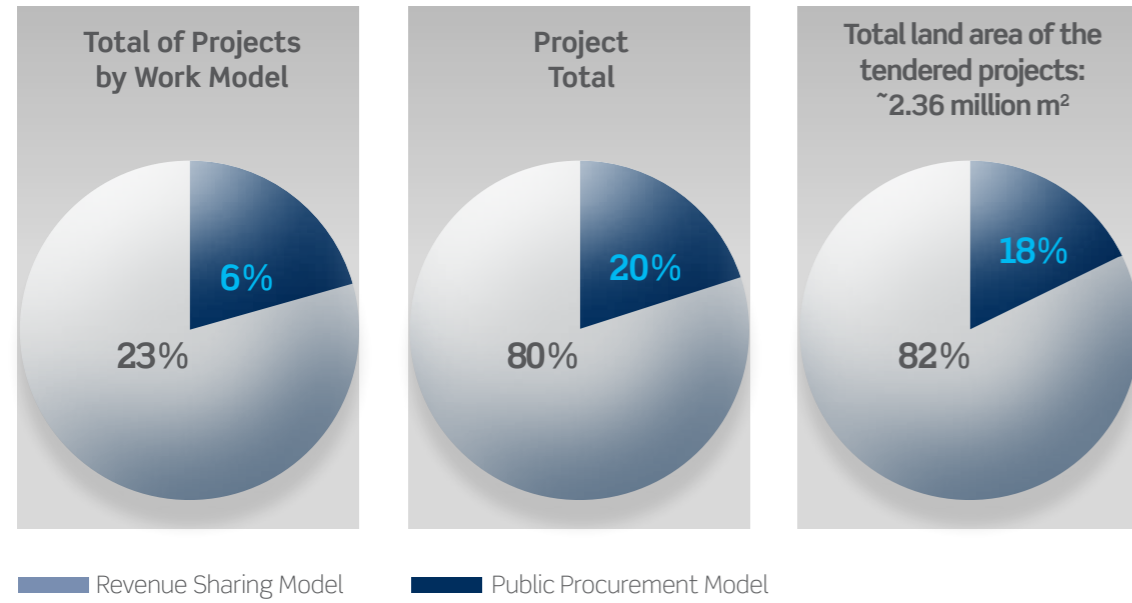
Konutları 1, Körfezkent 2, and Alemdağ Emlak Konutları.

The Benefits of the Models for Emlak GYO The two models complement one another, thus increasing the productivity of the company. The main advantages of these models, which must be regarded as integrated, are summarized below:

- The opportunity to reach people in different income groups
- Providing Emlak GYO with advantages in terms of cash, risk and financing management as they are complementary projects
- The opportunity to reach the wide target group due to the fact that some of the resources procured with the revenue sharing model are used to enable people in the lower income group to have houses.
- Convenience in resource procurement for the projects realized/to be realized as part of social responsibility
- Providing sustainable growth and profitability.
- The contribution of the compliance with construction standards with the relevant legislation to construction of healthier houses in the market thanks to the controls in every stage.
- Making information exchange and know-how communication in terms of construction process, financing, risk management etc. with subcontractors thanks to the brand value.
- The cost advantage resulting from mass production
- The brand value created by the fact that big and plenty of projects have been completed
- The fact that designing houses according to different customers in different income groups increases and diversifies sales to a great extent



Distribution of Independent Units by Business Models in the Ongoing Projects



Source: Company data, as of 31.12.2011

1.5 Management and Inspection Rules

Our company has started the required arrangements in the main agreement, boards of directors and auditors under the Communiqué of the Capital Markets Board regarding Corporate Governance Principles that took effect upon its publication on Official Gazette No 28158 on 30.12.2011. The members

of the Board of Directors and Board of Auditors are going to be determined in the General Assembly when the relevant processes have been completed. The current members of the Board of Directors and Board of Auditors will remain in office until the General Assembly.

1.5.1 Board of Directors

BOARD OF DIRECTORS
<ul style="list-style-type: none"> The ultimate decision maker within Emlak Konut. Responsible for management and representation of Emlak Konut, realization of the company activities, establishing relations between the shareholders and the Company and recruitment. Responsible for execution of Emlak Konut activities in accordance with laws and the provisions of the Main Agreement.



The Board of Directors executes the duties under the Turkish Trade Code, Capital Markets Code and relevant legislation and the duties assigned by the general assembly. The Board of Directors can make agreements exceeding its term of office. The Board of Directors is an active organ within the company and intends to permanently increase the corporate value (both tangible and intangible) by acting in line with relevant regulations in decision making processes and condition changes.

Members of the Board of Directors are selected by the Resolution of the General Assembly. The Board of Directors consists of seven people: Chairman, Vice Chairman and 5 members. The Board of Directors has 2 independent members. Processes required for including another independent member in the Board of Directors under the Communiqué on Corporate Governance Principles (Serial: IV, No: 56) have been initiated and Capital Markets Board has been informed; we are expecting a reply.

Each member has one vote in the meetings of the Board of Directors. The right to vote is used in person. Members not attending the meeting cannot vote in writing or by proxy. Unless a member makes a meeting request, decisions can be taken by getting other members to give written consent for a suggestion made by a member.

All important issues decided in the Board of Directors are announced to the public through material disclosure in line with our policy to inform the public.

The members of the Board of Directors have not been granted the right to weighted vote and/or negative veto. The Board of Directors uses its authority and responsibilities within the framework of the legislation, main agreement, internal regulations and policies in line with the authority given by the shareholders in the general assembly. It performs the strategic planning of the company as part of its vision. Every member has one vote in meetings. The right to vote is used in person. Members not attending the meeting cannot vote in writing or by proxy. Unless a member makes a meeting request, decisions can be taken by getting other members to give written consent for a suggestion made by a member. All important issues decided in the Board of Directors are announced to the public through material disclosure.

Actual participation has been achieved in all matters included in the relevant part of the Corporate Management Principles of the Capital Markets Board.

The Board of Directors can assign its authorities completely and in part to delegates to be appointed from the members or externally or managers who do not have to be shareholders. Our company does not have any managing members of the Board of Directors.

Below are the names and tasks of the members of the Board of Directors selected for one year in the 2010 Fiscal Year Ordinary General Meeting of Emlak Konut REIC, held on 8 March 2011.

NAME	POSITION	PROFESSION	THE SHAREHOLDER S/ HE REPRESENTS AT THE BOARD OF DIRECTORS	BEGINING OF BOARD MEMBERSHIP
Ertan YETİM	Chairman	Civil Engineer	TOKI	2005
Veysel EKMEK	Vice-chairman	Public Accountant Financial Advisor	Independent	2011
Murat KURUM	Member	Civil Engineer	TOKI	2009
Fatma Ruhan AKYILMAZ	Member	Lawyer	TOKI	2007
Mehmet Ali KAHRAMAN	Member	Urban and Regional Planner, M.Sc.	TOKI	2011
M. Haluk SUR	Member	Civil Engineer, M.Sc.	Independent	2009
Ali Seydi KARAOĞLU	Member	Business Administration	TOKI	2011

**ERTAN YETİM / Chairman of the Board of Directors**

He graduated from Trabzon High School in 1984 and from the Civil Engineering Department of Karadeniz Technical University. He worked in the private sector from 1988 to 1997 as a civil engineer, construction supervisor and Technical Manager. He worked as a control supervisor at KIPTAŞ, an affiliate of Istanbul Metropolitan Municipality, from 1997-2004. He was the General Manager of Emlak Pazarlama İnşaat, a TOKI affiliate, from 2004 to 2005. He became a member of the Board of Directors at Emlak Konut G.Y.O in 2005 and assumed the position of Vice Chairman. He started to work at TOKI as an expert in 2007; he still continues this post and he has been assigned to work at Emlak Konut G.Y.O.

**VEYSEL EKMEN / Vice Chairman of the Board**

He graduated from Marmara University Faculty of Economics and Administrative Sciences. He continues to offer advisor services. He was a member of the Administrative Board of Öncü Eğitim Kurumları from 1999 to 2004, and a member of the Board of Auditors of Rumeli Hayat Sigorta A.Ş. and İktisat Yatırım Menkul Değerler A.Ş. in 2004. He was elected as a member of the Board of Auditors of Emlak Konut REIC. on 28.02.2003 and a member of the Board of Directors in 2005. He worked at this position until April 2009.

**MURAT KURUM / Member of the Board of Directors**

He graduated from Selçuk University School of Engineering and Architecture, Department of Civil Engineering. He worked at various private organizations from 1999 to 2005. He worked as an expert at TOKI Application Office in Ankara from 2005 to 2006. He assumed the position of Istanbul-European Side Application Branch Manager at TOKI Application Office in Istanbul from 2006 to 2009. He worked as an expert at the Housing Development Administration from 2009 to 21.02.2012. He has been the General Manager of Emlak Konut REIC. since 2009.

**M. HALUK SUR / Member of the Board of Directors**

He graduated from Boğaziçi University as a civil engineer in 1978. He completed his study at B.U. Institute of Environmental Sciences and became a Senior Engineer. He continued his study in 1981 with NATO scholarship at University of Washington in the field of Environmental Engineering. He worked from 1983 to 1992 at Yapı Teknik İnşaat of which he was the founder and General Manager. He was a member of the Execution Board of İhlas Holding Real Estate Development and Construction Group from 1991 to 1999. He was the founder Chairman of the Board of Directors and General manager of İhlas GYO from 1999 to 2006. He worked as the Vice Chairman of GYODER in 2004 and as the Chairman from 2005 to 2007. Currently he is the Chairman of the Board of Directors of Paladin Realty Partners-EurAsia, Chairman of ULI Turkey, a founding partner and board member of Bimeks and a member of the Executive Board of Forum Istanbul.

**ALİ SEYDİ KARAOĞLU / Member of the Board of Directors**

Ali Seydi Karaoğlu graduated from the Business Administration faculty of Anadolu University. He assumed the position of Construction Supervisor at the General Directorate of Building Land Office in 1987. He worked at the Expropriation Office of the General Directorate of Building Land Office from 1985 to 1989 as a technician. He was the Real Estate Manager at the Regional Directorate of Building Land Office from 1989 to 2004, Real Estate Branch Manager of TOKI Istanbul Unit from 2004 to 2010, a member of the Board of Directors of Emlak Pazarlama İnşaat A.Ş. from 2009 to 2011, a member of the Board of Directors of GEDAŞ Gayrimenkul Ekspertizlik A.Ş. from 2007 to 2009 and a member of the Board of Directors of Boğaziçi Konut A. Ş. From 2007 to 2008. He currently works at TOKI as the Head of the Istanbul Real Estate Department.

**MEHMET ALİ KAHRAMAN / Member of the Board of Directors**

He graduated in 1997 from the Department of City and Regional Planning of the Middle East Technical University He started to work as an assistant expert at the Projects and Research Office of TOKI in 1997. He worked at the Projects Office, Habitat Application Unit and Foreign Affairs Office of TOKI respectively from 1997 until 2002. He completed his Regional Planning master program at the Middle East Technical University from 1997 to 2000. He worked as the Consultant of TOKI President from 2002 to 2010. He acted as a member of the Board of Directors from 2009 to 2011 at TOKI affiliates EKGYO, EPP and TOBAŞ respectively. He has been the Director of TOKI Strategy Development Office from September 2011.

**FATMA RUHAN AKYILMAZ / Member of the Board of Directors**

She graduated from the Faculty of Law at Istanbul University. She worked as a legal counsellor at Akın Tic. Ltd. Şti. from 1984 to 1989. She worked as the Chief Legal Counsellor of T.R. Ziraat Bank from 1989 to 1999, as the Chief Legal Counsellor at the Central Office of Turkish Emlak Bank from 1999 to 2001, and as the Legal Counsellor of T.R. Ziraat Bank Kadıköy Branch in 2001. She has been the Legal Counsellor of TOKI since 2002.

**1.5.2 Board of Auditors****BOARD OF AUDITORS**

- Supervises the company activities.
- Consists of 3 members.

As stated in the main agreement, the members are obliged to meet the requirements of the Turkish Trade Code and the Capital Market Legislation. The General Assembly elects three auditors out of shareholders or externally for a period of 1 year. The Board of Auditors supervises the operational activities in line with the laws, regulations and internal arrangements and makes sure that the activities are carried out in a healthier manner. The activities of the Board of Auditors include all functions and processes of the company.

One more than half of the auditors have to be citizens of the Turkish Republic. Auditors who have fulfilled their term of office can be elected again. Auditors cannot be elected as members of the board of directors at the same time, nor can they be company officials. Auditors are responsible for fulfilling the tasks stated in Articles 353-357 of the Turkish Trade Code.

Below are the names and tasks of the members of the Board of Auditors elected for one year in the 2010 Fiscal Year Ordinary General Meeting of the company held on 8 March 2011.

AUDITOR	PROFESSION/DUTY	ELECTION DATE
Mustafa Kemal Müderrisoğlu	Business Administration / Member	08.03.2011
Uğur Dülekalp	Press Advisor / Member	08.03.2011
Ayşe Arzu Özçelik	Architect, M.Sc / Member	08.03.2011

1.5.3 Senior Management

Our senior executives execute their tasks in line with the company vision and mission with the authorities they get from the relevant legislation and internal arrangements. Our senior management team consists of experienced personnel and takes administrative decisions that will live up to the expectations of all beneficiaries by working in coordination with the personnel and other units within the organization. Having adopted the principle of constantly improving the decision making processes and the administrative structure, our senior management staff pay special attention to this matter during executive applications and adopt a sustainable business administration approach.

Relevant experience and compliance with the company strategies are taken into account in executive appointments.

Also the principles in Article 18 of the main agreement are taken into consideration.

“The Board of Directors appoints a general manager and enough managers for the management of the company works. The person who will act as the general manager has to meet the requirements stated in the capital market legislation and needs to be employed as full time manager exclusively for this task. The general manager is responsible for managing the company in line with the decisions of the board of directors and in accordance with the Turkish Trade Code, communiqués of the Capital Markets Board and other relevant legislation provisions.”



1.6 Profit Distribution Policy and Principles

After the legal processes are completed, 2011 Meeting of General Assembly is planned to be held in April 2012. After the suggestion of the Board of Directors in the General Assembly, profit distribution decision and rate shall be announced as soon as possible.

Emlak Konut REIC. has adopted it as a principle to show the required sensitivity for profit distribution to its partners and to follow the relevant regulations. It attaches importance to the 'profit share/dividend' productivity concept in Capital Markets and tries to ensure that the dividend productivity is higher than risk-free alternative investment profitability in the company assessment. Profit distribution procedures are realized in accordance with the following legislation and the main agreement of the company.

According to Article 31 of the Main Agreement given below, the Company follows the arrangements included in the Turkish Trade Code and the capital market legislation.

Pursuant to general accountancy principles such as general company costs and miscellaneous depreciation values, the allowances allocated for the amounts that must be paid and allocated by the company and the compulsory taxes and financial liabilities that must be paid by the legal company identity of the company shall be deducted from the determined incomes at the end of the accounting year. The past losses, if any, shall be deducted from the remaining current (net) profit seen on the balance sheet and the rest shall be distributed as follows in the following order.

2. EVALUATION OF THE RELEVANT PERIOD

Our company has paid great attention to analysis of all variants, particularly systemic changes, with the aim understanding the considerably fast changes in the both the economic and the social area and the implications of this process on our line of business beforehand and taking the necessary measures. It has also carried out works that will ensure that the implications

Furthermore, it has been decided in "The Decision of the Board of Directors on Dividend Distribution" dated 11.10.2010 and numbered 54 (143) that considering Article 31 of the Main Agreement, the dividend distribution of the Company shall be carried out at least at the minimum profit distribution rate by the Capital Markets Board for the relevant accounting period, in accordance with the provisions of the Communiqué on Principles Regarding Distribution of Dividends and Interim Dividends to be Followed by the Publicly Held Joint Stock Corporations Subject to Capital Market Law and the provision in Article 15 of the Capital Market Law No 2499 "The articles of association of publicly held joint stock corporations shall set forth a rate for the first dividend. This rate shall not be below the rate determined by the Board and announced in its communiqués".

According to the profit distribution policy, dividend is distributed equally to all current shares in the relevant accounting period. Our company has no privileges in terms of profit distribution.

Currently we intend to create income for the relevant persons by paying due attention to distribution of "profit shares", which is a very important evaluation element especially for share certificate investors or company partners. Our company takes into account the obligation of public companies to distribute profits within the framework of corporate management principles and takes care to implement the profit distribution policy within the frame work of the works intended for compliance with these principles.

at the sector and corporate level in parallel with the relevant developments will comply with our strategic goals.

The following part gives a brief evaluation of the important developments related to the World and Turkish economy and the sector that are followed by our management.



2.1. Developments in the World Economy

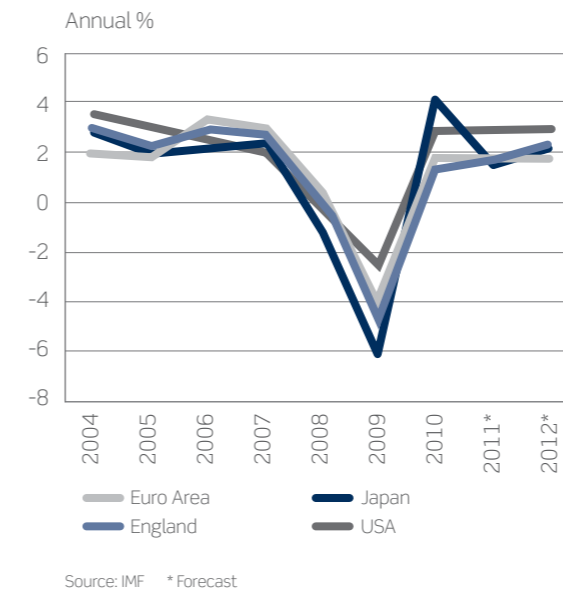
The world started to experience the most troublesome period since the great depression in 1929 with the 'financial crisis' that occurred in 2008. The fierce negative fluctuations experienced across the world in 2009 have decreased over the years but they still continue. 2011 was a year of failure to grow and debt issues for the world economy and social life.

Apart from the growth problems experienced in Western economies, the debt crisis that was experienced in the EU and became gradually chronic increased its effects thoroughly.

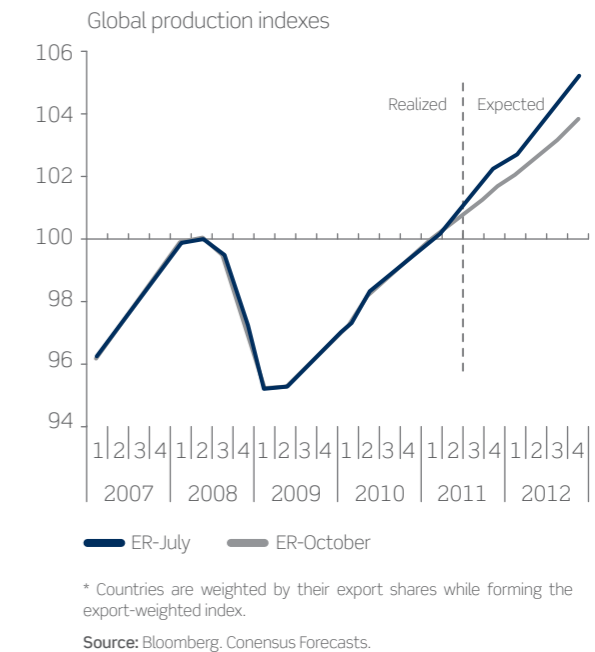
The world economy is in search of a solution to its troubles and the downturn brought upon by this process continues to have a bad effect especially on the Western financial life.

It can be said that the global growth will not be sufficient in 2012 as well and the recession will continue in some EU countries particularly due to the concerns of the EU countries that have joined the Euro union on sustaining the public debts and due to the failure to achieve the desired results in the US economy in terms of employment and growth.

Developed Country Growth Rates (GRP: 1)



Global production index (GRP: 2)



Although the recession period is a vital systemic risk affecting the whole economic system of developed economies, increasing the consumption, investment expenditures and liquidation by means of monetary expanding measures provides seasonal and provisional improvements. Increased money amount and reduced money costs are very timid to turn towards especially production-based investment (GRP: 2).

Although the monetary expanding measures in developed countries, particularly in the USA, brought the movable property and real estate markets to the pre-crisis levels, it should be noted that such improvements cannot continue

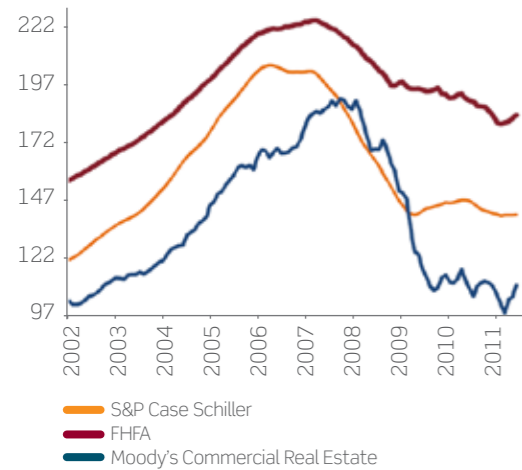
for long. It should be kept in mind that growth problems bring along many macro economic problems as well.

Although the fluctuations in the world economy kept the demands for metals and real estate alive, profit-oriented sales were realized especially in the third quarter in asset prices across the world. In the last quarter of 2011, monetary expanding measures taken by FED and ECB etc. caused a positive movement in both capital and money markets and the real estate sector that was expected to slow down in the last quarter. (GRP: 3 and GRP: 4)



Important US Real Estate Indexes (GRP: 3)

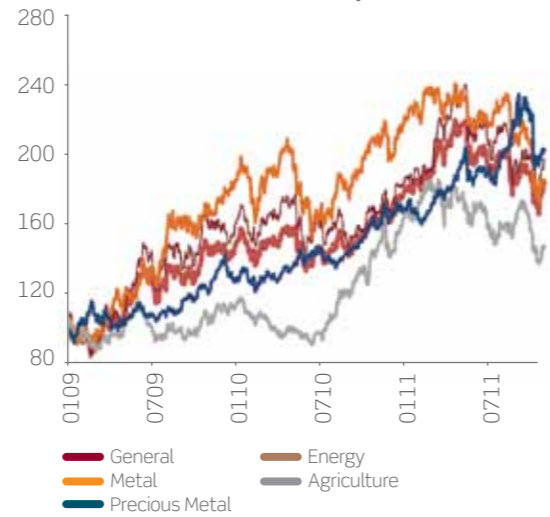
US Real Estate Price Indexes



Source: Bloomberg

S&P and G.S Basic Commodity Index (GRP: 4)

S&P Goldman Sachs Commodity Price Indexes



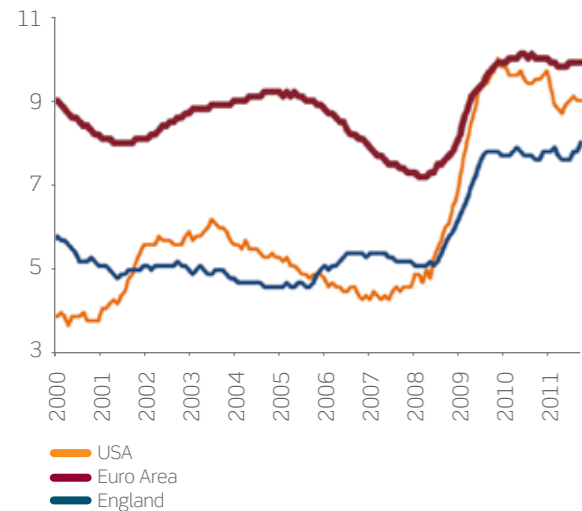
January 2009 average was taken as 100.

Source: Bloomberg

The real problem that has gained a “social” feature in the world economy is the unemployment rate which has increased in the world in parallel with the economic contraction and recession. The unemployment rate breaks records in many developed western countries. This phenomenon is experienced intensely by the young and educated people and this causes the demand in economy to further decrease, accelerating the contraction. (GRP: 5)

Unemployment Rates in Developed Countries (GRP: 5)

Unemployment Rates in Developed Countries (Percentage)



Source: Bloomberg



Economic growth and problems such as deflation and unemployment have become more serious threads for developed countries whereas the year 2011 was quite satisfactory for developing countries. The high levels of growth and the economic boom especially in Brazil, Russia, India, China, and Turkey (BRIC countries) etc. sets a good example for this. These countries played a significant part in the positive growth of the world economy. (TBL: 1)

Global Growth Estimations For 2011 and 2012 (TBL:1)

GROWTH ESTIMATIONS (Annual Change in Percentage)	2011		2012	
	JULY	OCTOBER	JULY	OCTOBER
Dünya	3,2	3,0	3,6	3,0
WORLD DEVELOPED COUNTRIES				
USA	2,5	1,7	3,0	1,9
Euro Area	2,0	1,6	1,6	0,6
Germany	3,4	2,9	1,9	1,0
France	2,0	1,6	1,7	0,9
Italy	0,9	0,7	1,0	0,0
Spain	0,7	0,7	1,3	0,6
Portugal	-2,0	-2,0	-1,7	-2,7
Ireland	-0,1	1,0	1,2	1,0
Greece	-3,9	-5,4	-0,2	-2,9
Japan	-0,7	-0,5	3,1	2,2
England	1,5	1,0	2,2	1,5
DEVELOPING COUNTRIES				
Asia Pacific	4,4	4,5	5,7	5,2
China	9,2	9,1	8,8	8,5
India	7,9	7,5	8,3	7,9
Latin America	4,5	4,3	4,2	4,0
Brazil	4,0	3,6*	4,2	3,9*
Eastern Europe	4,3	4,3	4,3	3,4

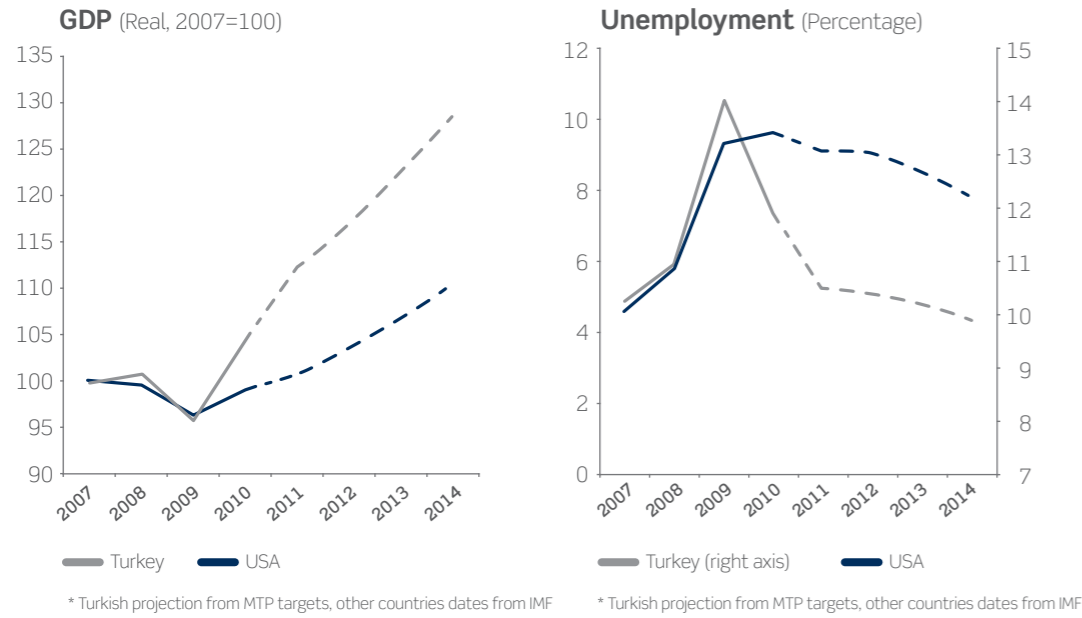
* September values are estimated.

Source: Consensus Forecasts

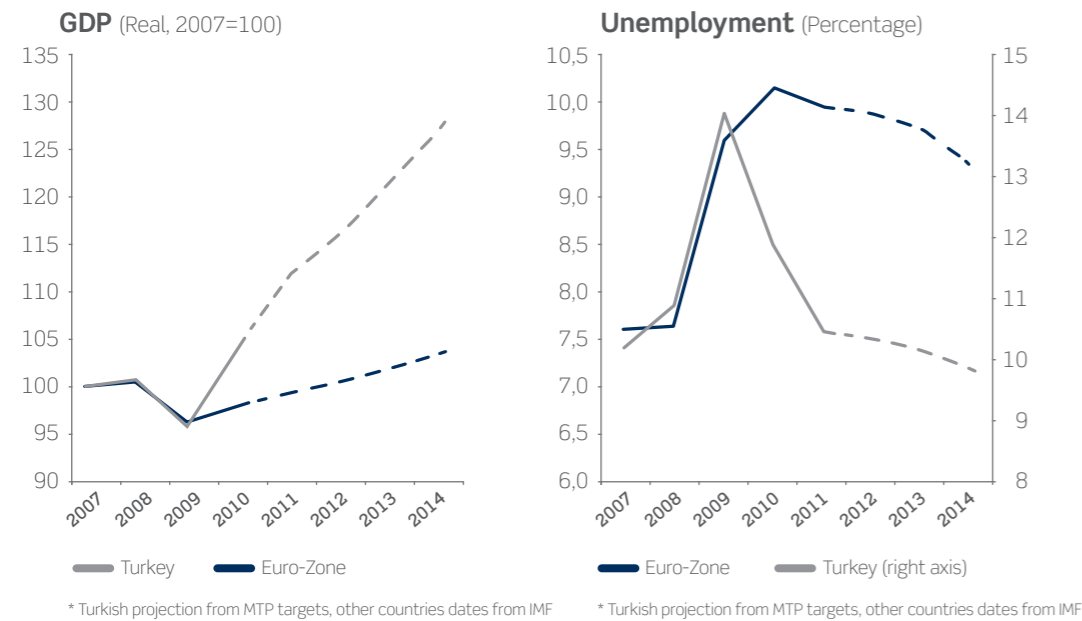
The performance of the Turkish economy in recent years becomes evident especially when compared to the Euro area that is struggling with debt and growth crisis. The fast growth and the resulting decrease in unemployment in the country reveal a positive difference when compared to the more troubled Euro area of the EU. (GRP: 6 and GRP: 7)



GDP Comparison between Turkey and the Euro Area (GRP: 6)



Unemployment Comparison between Turkey and the Euro Area (GRP: 7)



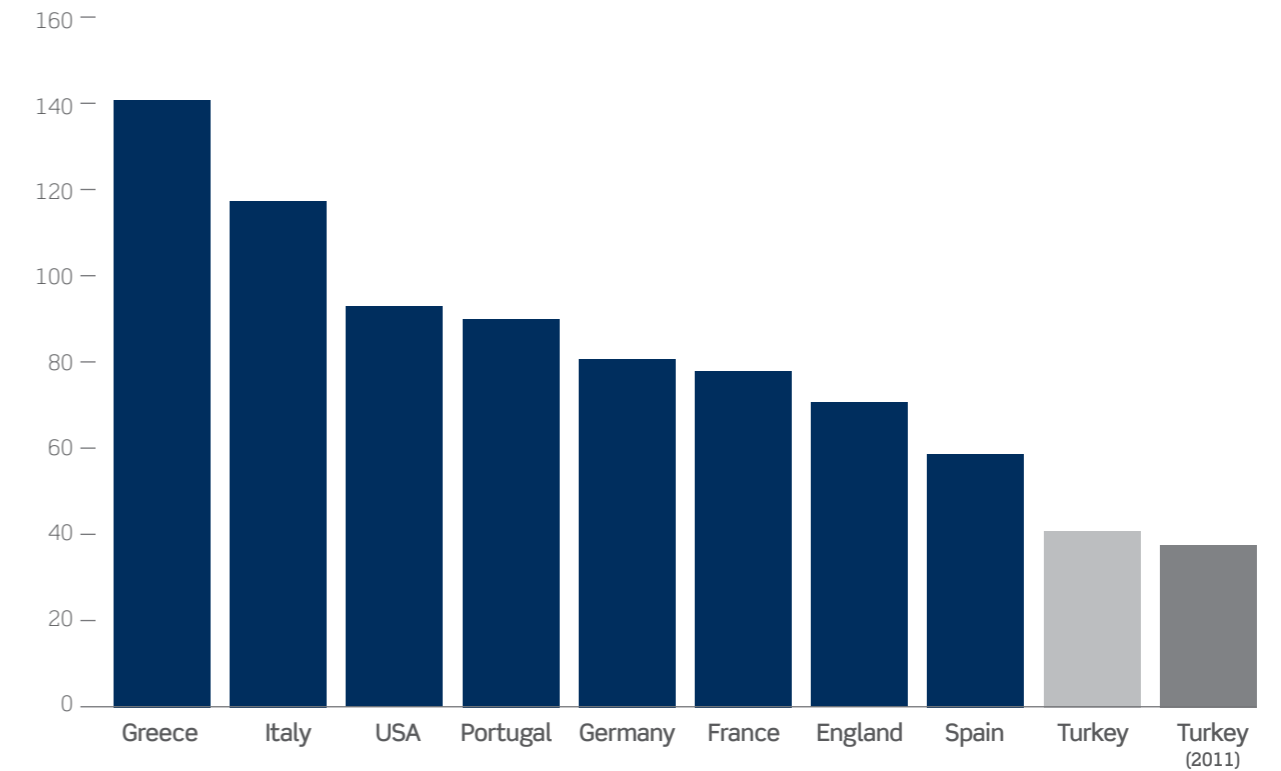
The recession and unemployment problems that have become apparent in the USA, EU, Asia-Pacific, Japan etc. had a negative effect on the construction, house sales and automotive sectors, which are the main impetus of economy. The effect of income and expenditure creation has worn off in these economies and the sensitive sector sales have declined to a great extent.

The most important problems in western economies also include the “public debts” that cannot be sustained any more, the problems caused by the financing of these debts and the confidence crisis. The fragility that increased the effect of the 2008 crisis in EU countries is a function of the high ratio between the public debt and GDP. Turkey has improved this ratio significantly in the past ten years and drastically decreased its fragility caused by public debts. (GRP: 8)



Percentage of the public debts of developed countries to GDP (GRP: 8)

Public Debts (Ratio to GDP, percentage, 2010)



Source: IMF WEO, CBT, Ministry of Development
Turkey 2011 value has been obtained from OVP.

“Credit Rating” notes that show solvency has been a matter of debate especially after the 2008 crisis; financial markets stated that many countries were given higher ratings than they deserved, and some countries with low ratings must be given higher ratings. Although rigid corrections have been made in the ratings of some countries lately, economy authorities state that we are in a process that has not been completed yet.

Standard and Poor’s, which does not easily increase ratings, increased the long-term credit rating of Turkey in the local currency to BBB- on 19 September 2011 and changed the outlook to positive. The credit rating in long-term foreign currency remained BB. It is obvious that the interest of foreign investors in Turkey will increase if our rating, which is just below the “investable” limit in the foreign currency, gets better soon (TBL: 2).

The credit rating of Turkey, which is one of the few countries with increased rating, does not reflect its reduced risk.



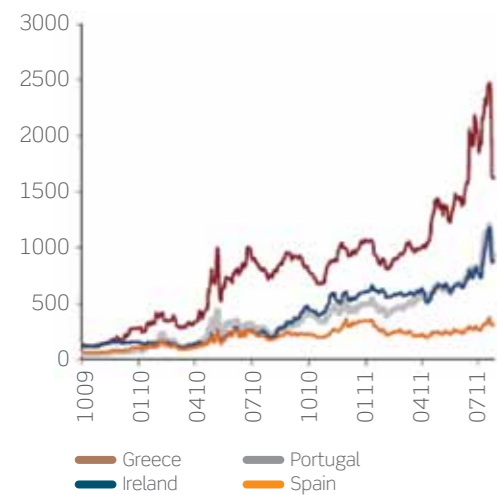
Credit ratings of Turkey and selected countries (TBL: 2)

CREDIT RATING AGENCY	TURKEY	USA	ENGLAND	İTALYA	SPAIN	PORTUGAL
S&P	BB	AA+	AAA	BBB+	A	BB
JCR	BB	AAA	AAA	AA-	AA+	A
Moody's	Ba2	Aaa	Aaa	A3	A3	Ba3
Fitch	BB+	AAA	AAA	A-	A	BB+

Financial markets have tried to price the country risks revealed by their own credit rating scores by means of CDS and increased CDS premiums fast for country bonds that include increasing risk, particularly in the troubled countries in the

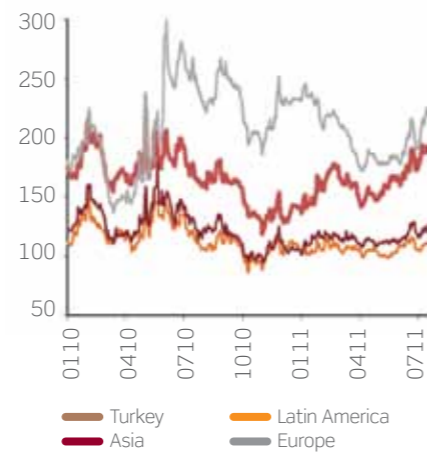
Euro area. CDS premiums for developing countries, Turkey in particular, are far below the countries whose credit ratings are better than Turkey. This is a typical indication of the trust of the international financial system in the Turkish Economy.

CDS Rates for Selected Countries
(5-year Base Score)



Source: Bloomberg

Regional CDS Indexes



* Latin America: Peru, Colombia, Mexico, Brazil, Chile
Asia: Indonesia, Thailand, South Korea, Malaysia, Philippines
Europe: Romania, Poland, Hungary, Czech Republic, Bulgaria.
Source: Bloomberg, CBT

It is hard to say that the problems of the world economy have come to an end but it cannot be argued that the economy is as bad as the first times of the 2008 global crisis. Therefore,

besides monitoring the global systemic risks, it must be kept in mind that risk management is a corporate management goal that must be carried out gingerly by enterprises.



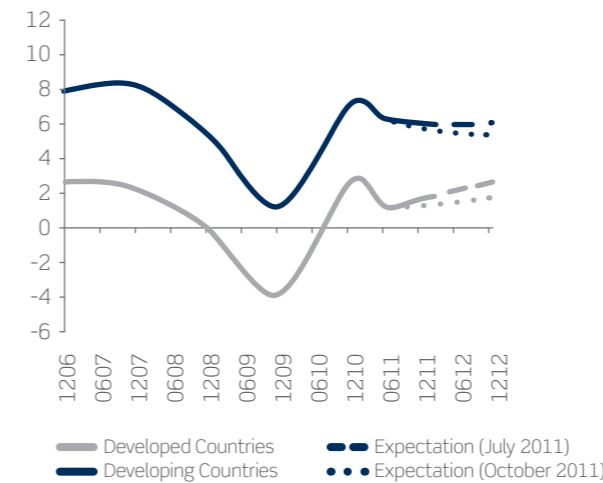
2.2. Developments in Turkish Economy

The Turkish economy has got rid of the long lasting structural disturbances to a significant extent and realized a noticeable improvement. In this process, the economic and structural measures which have been taken and sustained with resolution since the crisis in 2001 have been the most important factor. This stability in the economy was reflected on numbers as well. 'Shrinkage and insufficient growth' state, which is the biggest problems in the world economies, has become one of the biggest advantages in the Turkish economy. (GRP: 9)

The growth rate of the Turkish economy in the first quarter on 2011 stands out as the fastest growth rate in the world. The growth rate in the second quarter was the second biggest rate in the world. The total growth rate is expected to be announced as 8.5% at the end of the year. A growth rate that is positive and over the expected level in 2012 should not be surprising.

Growths in Developed and Developing Countries (GRP: 9)

The Update in Growth Estimations in Developed and Developing Countries**
(Percentage, Weighted Average According to GDP)

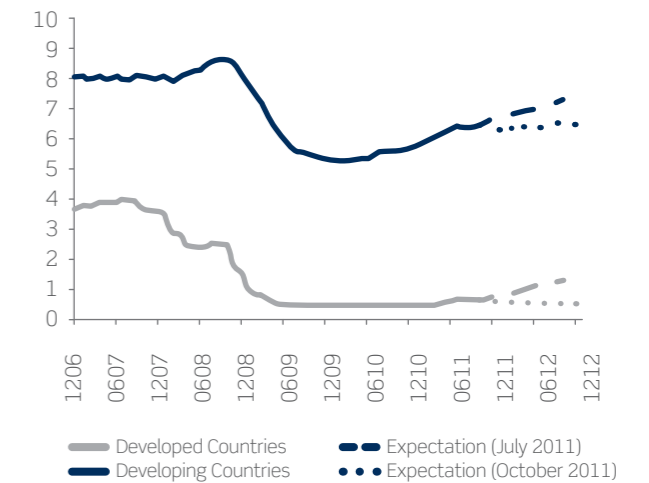


* The projections made taking into account the expectations in the previous quarter are shown with dashed lines and the projections made taking into account the recent updates in the expectations are shown with dots.

**Developed Countries: The USA, European Union, Japan. Developing Countries: China, India, Brazil, Korea, Mexico, Russia, Turkey, Poland, Indonesia, South Africa, Thailand, Malaysia, Israel, Czech Republic, Hungary, Colombia, Philippines.
Source: Bloomberg, Consensus Forecasts, TCMB

Policy Interests in Developed and Developing Countries (GRP: 10)

The Update in Policy Interest Rates in Developed and Developing Countries**
(Percentage, Weighted Average According to GDP)



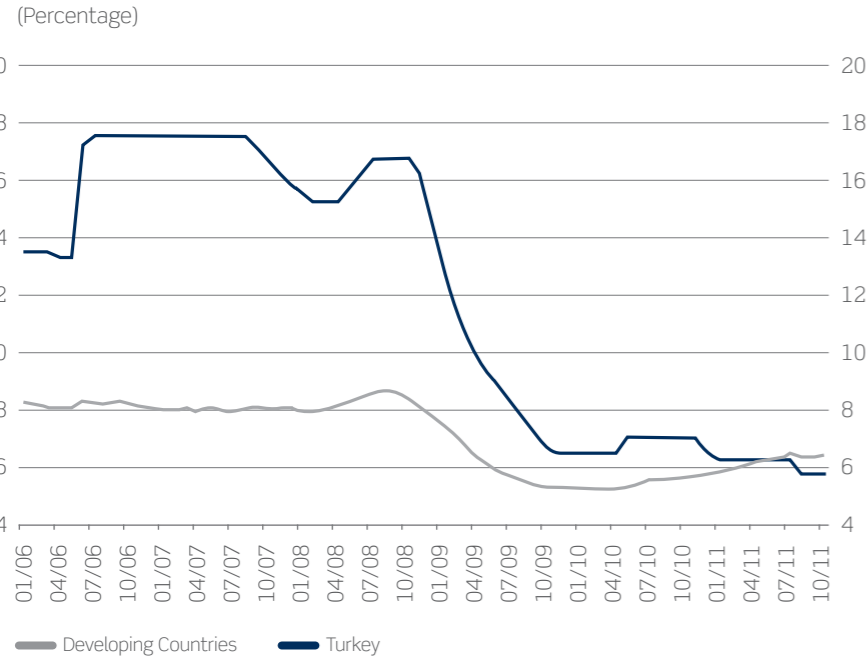
With the stability and disciplined economy management since 2002, the Turkish economy has achieved an admirable outlook. The increase in the last ten years in interest rates, which are an important indication for economy, not only increased the trust in the economy but also made a positive contribution to the

investment and employment increase by reducing alternative costs. The Central Bank has carried out a very successful management in terms of monetary policies and inspired many developing (macro economic structure) countries. (GRP: 10 and 11)

¹ The Ministry of Economy Zafer Çağlayan, stated the growth rate as 8.5% at the 31st Ordinary General Assembly of the Foreign Investors Association.



Policy Interest Rates in Developing Countries that have Made Inflation Planning (GRP: 11)



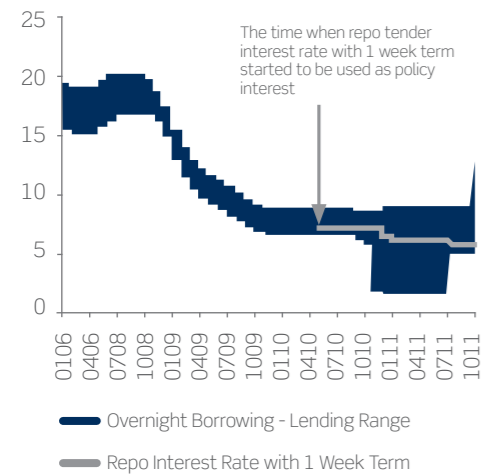
Resource: Bloomberg, CBT
 Developing Countries: Brazil, Mexico, Poland, Indonesia, South Africa, Thailand, Czech Republic, Colombia, Hungary, Romania, Philippines

With this “proactive” policy change in monetary policies since December 2010, preventive applications have been out into effect related to matters such as financial stability, current deficit etc. CBT policy interest rate has been changed to 5.75%

and controlled exchange rate increase has been realized in order to prevent the troubles caused by the improving Turkish Lira and by fund outflows. (GRP: 12)

CBT Policy Interest Rate % (GRP: 12)

CBT Policy Interest and Interest Rate Corridor



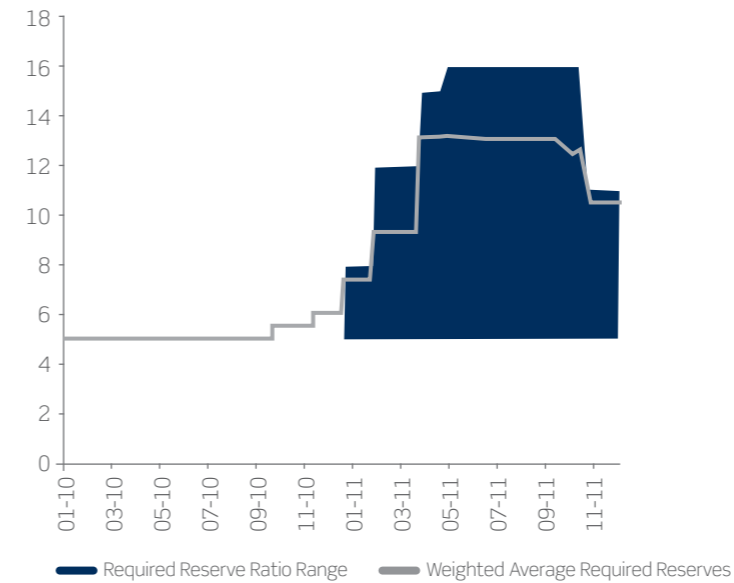
Resource: CBT



The Central Bank intervened in the fast depreciation of Turkish Lira caused by the changes in the global risk appetite using the “interest rate corridor” application with a proactive approach in the last quarter of 2011, thus ensuring that the floating rate functioned in a healthier fashion and the exchange pressure on the inflation became less severe.

With the changes made in the required reserve policies, it was aimed to balance the credit request and to avoid a potential inflation risk by preventing the TL abundance caused by the decrease in interest rates. Other finance policies and the sustainability of price and financial stability were supported with these applications. (GRP: 13)

Required Reserve Ratios for Turkish Lira (GRP: 13)



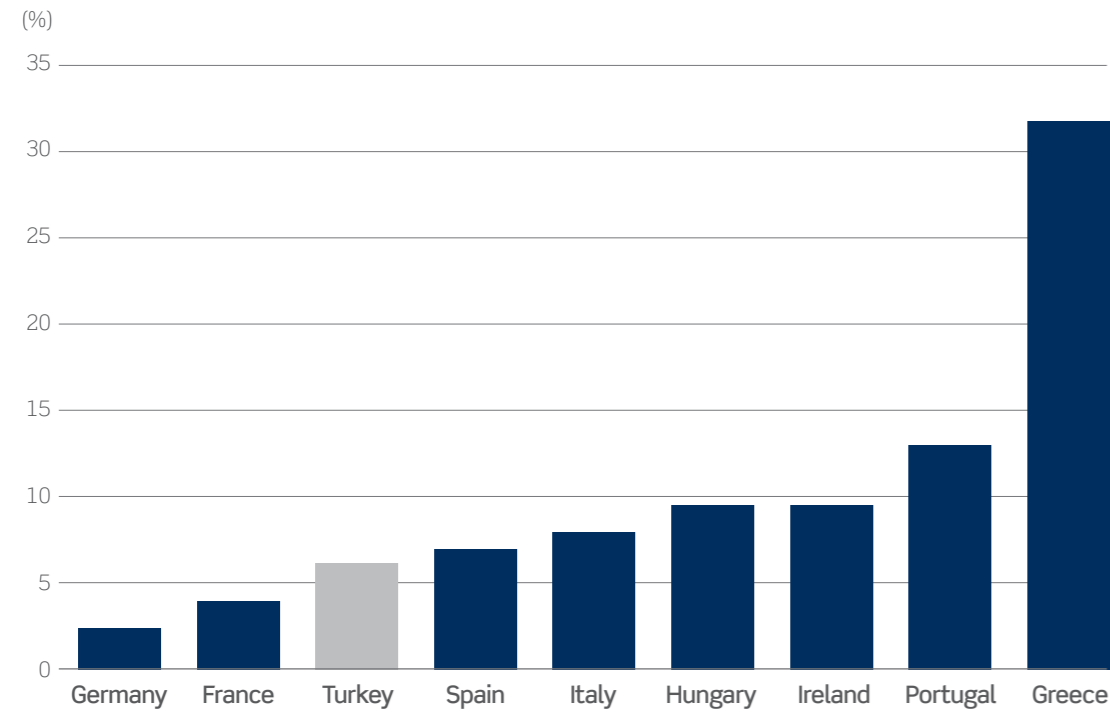
Resource: CBT

One of the most concrete indicators of the applied economic program is that the risk premium of Turkey has dropped and this provided a significant amount of saving by reducing the

borrowing costs. As a result, the borrowing interest rates of Turkey are lower than EU countries that have higher credit ratings. (GRP: 14)



10-Year Euro Bond Interest Rates; EU Countries and Turkey (GRP: 14)



Source: Bloomberg ,CBT

The effort made in the last 2 quarters in Turkish economy for controlled decrease of the credit volume has had a positive effect on the current deficit in terms of reducing the consumption of final imported products. On the other hand, the increase in the credit costs of banks will decrease especially short-time consumer credits, thus reducing the potential inflationist pressure created by fast growth. The pressure of the current deficit on Turkish Lira has been reduced through the floating rate system and preventive economy policies.

Although these policies have somewhat increased the costs of housing credits, the intense housing demand and the government's important housing and infrastructure projects will be an important factor for the sustainability of the sector boom.

According to IMF projection, Turkey will become the 17th biggest economy in the 2012-2016 period in terms of GDP

(Gross Domestic Product). The GDP of the country is expected to increase from 876.6 billion dollars to 1 trillion 159.2 billion dollars in this period.

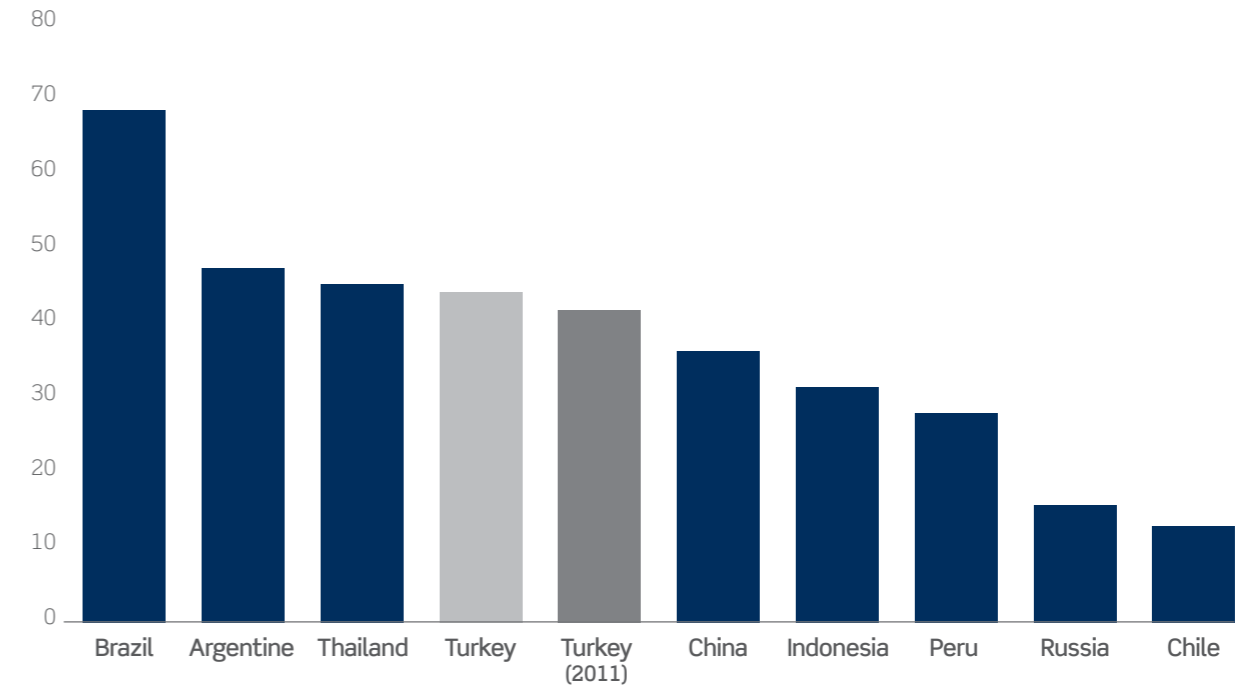
The dynamic structure of the Turkish economy, which is among the world's 20 biggest economies, will prevent difficulties in the financing of the Current Deficit problem. On the other hand, the money abundance in the world supports Turkish Economy conjecturally on the current deficit issue.

One of the primary comparative superiorities of the Turkish economy is "the public debt stock and borrowing need". The "excessive public debt" that was one of the most obvious components of the EU crisis has a negative effect on the country credibility. But this variant changed in the positive direction in the Turkish Economy and it supports both the financial system and the public administration. (GRP: 8 and GRP: 15)



Percentage of the public debts of developing countries to GDP (GRP: 15)

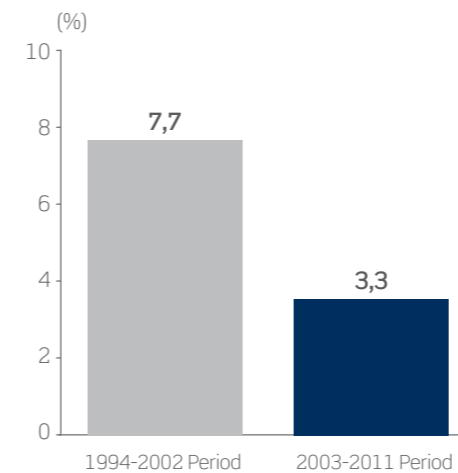
Public Debts (Ratio to GDP, percentage, 2010)



Source: IMF WEO, CBT, Ministry of Development
Turkey 2011 value has been obtained from the Medium-Term Program.

Another superiority of the Turkish economy is the success achieved in the "state budget". The gradual increase in the performance of the budget program in 2011 has reinforced the economic structure as a result of the administration style and discipline since 2001. (GRP: 16)

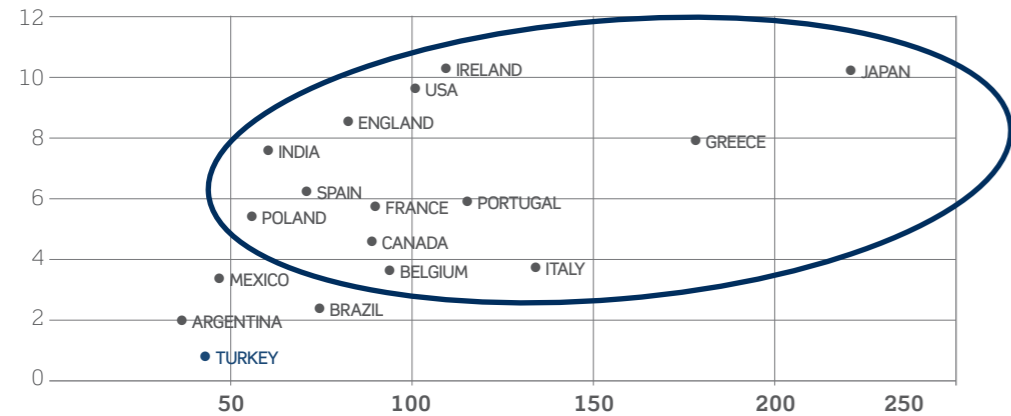
Average Budget Deficit % (GRP: 16)





Budget Deficits and Debt Burden – 2011 (GRP: 17)

Budget Deficit / GDP (%)



Debt Stock / GDP (%)

The fact that the Minister of Finance Mehmet Şimşek stated in his budget presentation at the Grand National Assembly on 26.10.2011 that the 'public debt dynamics' were sustainable and followed carefully shows the sensitivity of the economy management on this matter.

Noteworthy successes have been achieved on the inflation issue and it is observed that monetary and finance policies are carried out together in order to continue these achievements.

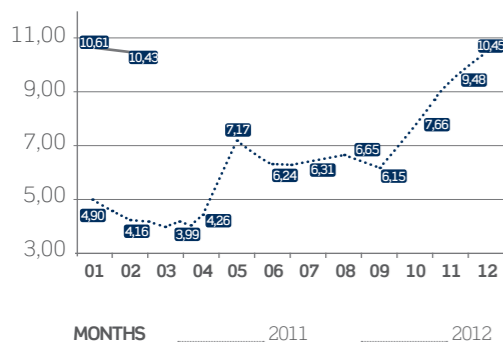
Tax rate arrangements as well as interest and required reserve adjustments are typical indications of this.

Inflation rates were above the planned levels at the end of 2011; this can be explained by the boom in the domestic demand and growth, the exchange rate pass-through, conjunctural effects and the increase in the energy prices.

(GRP: 18 and 19)

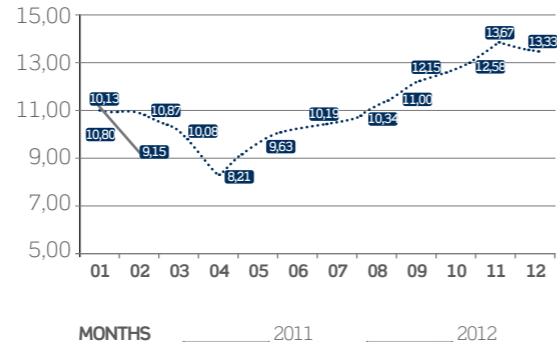
CPI Annual Change (2011) (GRP: 18)

Annual Change Rates of the Consumer Price Index (%)



PPI Annual Change (2011) (GRP: 19)

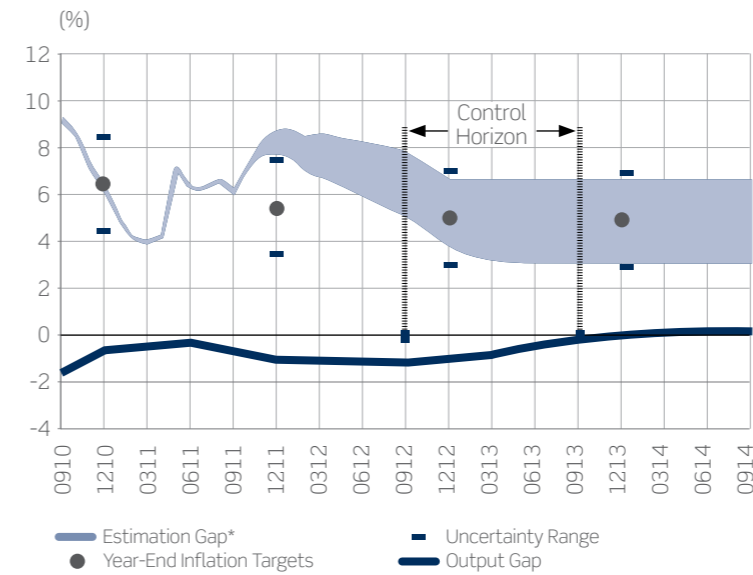
Annual Change Rates of the Producer Price Index (%)



The fact that this increase at the general price level is provisional and controllable, the expectation that the low growth rates in the world will continue in 2012 and the appropriate policies prevent this effect from having a high risk. The works of the

Central Bank carried out through monetary tightening and other policy tools and the financial policies of the government indicate that it is possible to control the increase in the general price levels from 2012 to 2014. (GRP: 20)

Inflation and Output Gap Estimations (GRP: 20)



* The possibility of inflation's remaining within the estimation range is 70%.

Another important achievement in the Turkish economy is the improvement realized in employment. This improvement process was realized thanks to both "labor force participation" and increase in the number of "working people". Unemployment

rate, which is seen as one of the primary problems in the global scale, particularly in the western economies, dropped to single digit in Turkey in 2011. (TBL:3)

Turkish Labor Force and Its Ratio to the Population (TSI) (TBL: 3)

	TURKEY		URBAN		RURAL	
	2010	2011	2010	2011	2010	2011
Non-institutional population (000)	71,343	72,376	49,170	49,535	22,172	22,841
Population at age of 15 and higher (000)	52,541	53,593	36,576	36,973	15,965	16,620
Labor force (000)	25,641	26,725	17,105	17,594	8,536	9,131
Employment (000)	22,594	24,110	14,679	15,508	7,915	8,603
Unemployed (000)	3,046	2,615	2,425	2,087	621	528
Labor force participation rate (%)	48,8	49,9	46,8	47,6	53,5	54,9
Employment rate (%)	43,0	45,0	40,1	41,9	49,6	51,8
Unemployment rate (%)	11,9	9,8	14,2	11,9	7,3	5,8
Non-agricultural unemployment rate (%)	14,8	12,4	14,6	12,3	15,9	12,8
Unemployment rate among the young population(1) (%)	21,7	18,4	24,8	21,2	15,3	12,7
Those not Included in the Labour Force (000)	26,901	26,867	19,472	19,378	7,429	7,489

(1) Population aged 15-24

Note: Numbers may not give the total amount due to rounding.

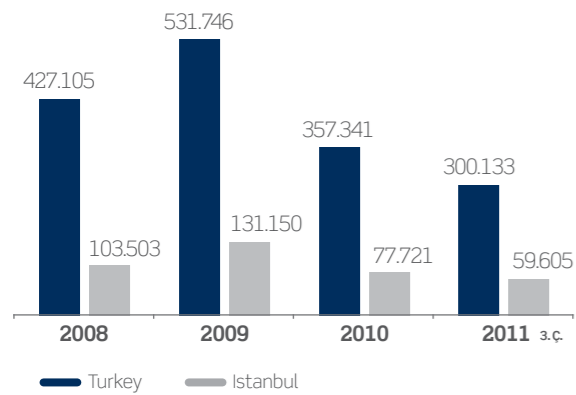


2.3. Effects of the Developments on the Sector and Emlak Konut REIC.

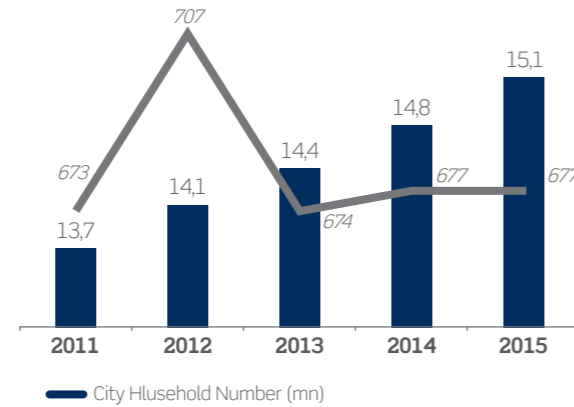
The recession problem in the world and especially in EU had a negative effect on the construction sector and its subsector in the foreign countries that experienced these problems and the expectations could not be reached. Furthermore, the real estate financing problem caused by the increased debt made the situation even more negative². However, especially the investment and real estate funds in EU have more positive expectations for 2012³. The situation in Turkey seems very different; internal dynamics and socio-economical

developments have turned the real estate sector and its components into a centre of attraction. International real estate assessment and analysis reports confirm this boom. According to the 2012 report prepared by PWC-Urban Land Institute; Istanbul was named the most favorite metropolitan city of the Europe thanks to its qualities such as new property purchase, the development expectation of the city, real estate performance etc⁴.

House Sales Across Istanbul and Turkey⁵



House Demand⁶



² Emerging Trends in Real Estate Europe -2011.pwc and Urban Land Institute, page: 1-7, January - London, 2012

³ a.g.e.p; 5-7 and News from Real Estate Markets, Autumn-Winter

⁴ a.g.e.p; 29 and 34

⁵ TSI

⁶ GYODER Report "Growth report of the housing financing system"

- Istanbul, Ankara and Izmir are the three biggest real estate regions in Turkey and they account for 40% of the Turkish real estate market. Emlak Konut REIC. mostly operates in these 3 real estate zones. The construction sector and its complementary sub-branches are very sensitive to economic growth. In periods of economic boom, the movement in the construction and housing sectors multiplies. The Turkish economy realized a general growth of 11% growth in the first quarter of 2011 and the construction sector became one of the leading sectors with 14.8 % growth. The numbers of the third quarter reveal that the Turkish economy grew by 8.2 % while the construction sector grew by 10.6%⁷.

- According to the sector report of GYODER, the annual growth rate of the construction sector in 2011 is expected to be 8-10%.

- Another development observed in the construction and real estate sector is that foreign investors have purchased real estate in Turkey due to its increasing strategic importance and buoyant economic structure. According to the 3rd Quarter Real Estate Sector report of GYODER, 1,506 million Dollars worth of real estate has been sold to foreign investors in the third quarter of 2011. The resource brought in the same period by foreign investors as direct capital is 478 million US Dollars.

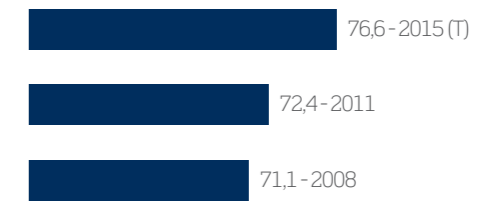
- The ongoing legal arrangements and legislation works stand out as works that will accelerate the growth of the Turkish Construction and real estate sector. Especially the real estate sales to foreigners, 2B lands and urban transformation arrangements will increase the buoyancy in the sector very much.



a) Demographic Features

It is estimated that about 3.4 million houses will be needed in Turkey from 2010 to 2015 due to the population increase, rapid urbanization and changes in the family structure. The fact that half the population is under the age of 29.2⁸ demonstrates the magnitude of this potential. The support of the demographic structure in the form of demand especially to the construction and real estate sector should not be considered only in relation to house. Shopping malls, business centres built for commercial purposes, school, hospital, dam and highway projects realized as public or private sector investments are other real estate sectors that will thrive.

Development of the Population (million)⁹



⁹ TSI

b) Financial Features

The increase in consumers' possibility to make future estimations as a result of the significant economic achievements, the decrease of the uncertainty components, the achieved stability, the spread of the long-term housing financing systems, arrangements of real estate investment companies, appraisal and evaluation companies, credit institutions as well as public authorities such as Capital Markets Board and Banking Regulation and Supervision Agency etc. provided the housing sector with a more corporate structure, thus ensuring a financial order.

In order to prevent the fast growth and current deficit concerns from reaching dangerous levels in 2011, institutions such as Central Bank, Banking Regulation Agency etc. took measures intended for reducing the credit volume in a controlled manner and cooling down the economy and as a result, the real estate credits given by finance organizations increased after the 3rd and 4th quarters on 2011. (TBL: 4)

Average Housing Credit Insert Rates According to State Planning Organization (TBL: 4)

PERIODS	AVERAGE HOUSING CREDIT INTEREST
2010/1 st QUARTER	0,94
2010/2 nd QUARTER	0,92
2010/3 rd QUARTER	0,90
2010/4 th QUARTER	0,90
2011/1 st QUARTER	0,95
2011/2 nd QUARTER	1,00
2011/3 rd QUARTER	1,14
2011/4 th QUARTER	1,29



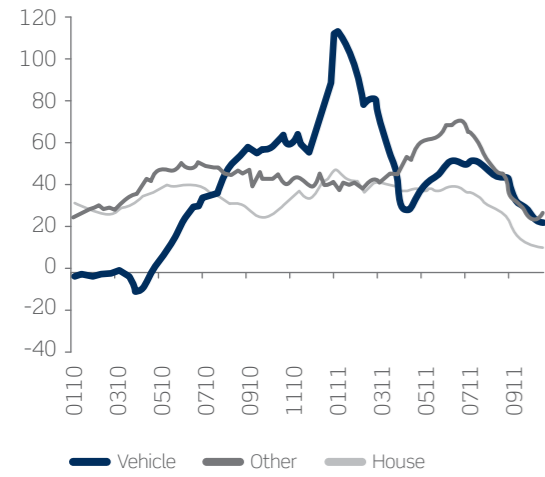
Most households demand credits for house purchases. Therefore, the positive progress and stability in the economic conditions increased the borrowing realized for house purchases. As can be seen in the following table, the change in the economic conditions (possible increase in interest rates or in credit costs etc.) has a negative effect on the other expenditure groups rather than house purchases. The pressure that will be created by the changing conditions

in the world economy and the actual increases in all types of credit will be able to reduce sales a little with the effect of the increasing house stocks.

Note that house acquisition has a particular importance in the Turkish family structure and consumer inclinations. House purchases are realized not only out of necessity but also as it is a safe investment.

Weekly Growth Rates of Consumer Credits*

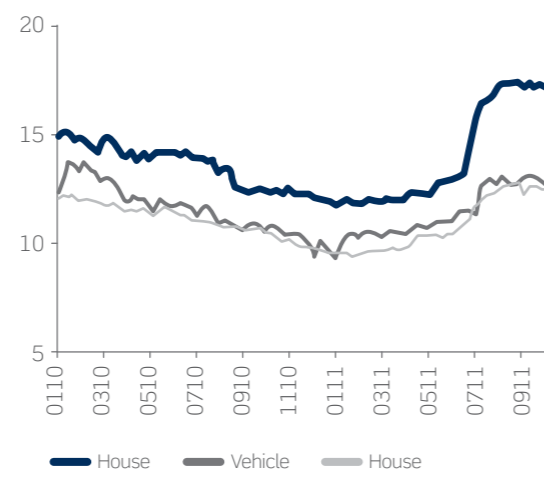
(13-Week Annualized, Moving Average, Percentage)



* Vehicle credits used by consumer financing companies have been included. Source: CBT

Developments in Consumer Credit Interest Rates

(Flow Date, Annual Interests, Percentage)

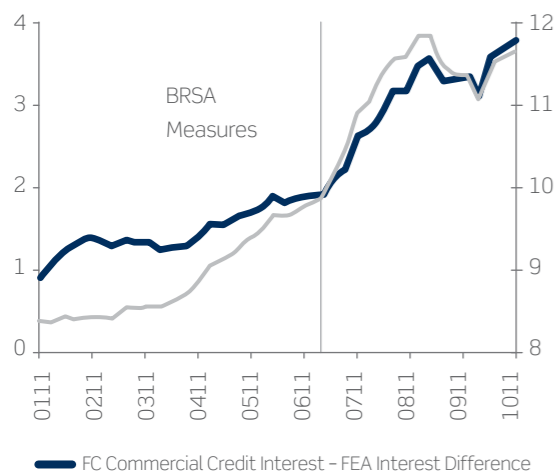


Source: CBT

The coordinated measures taken by the economy administration have had an effect on the “credit mechanisms”.

Developments in TL Commercial Credit Interest Rates

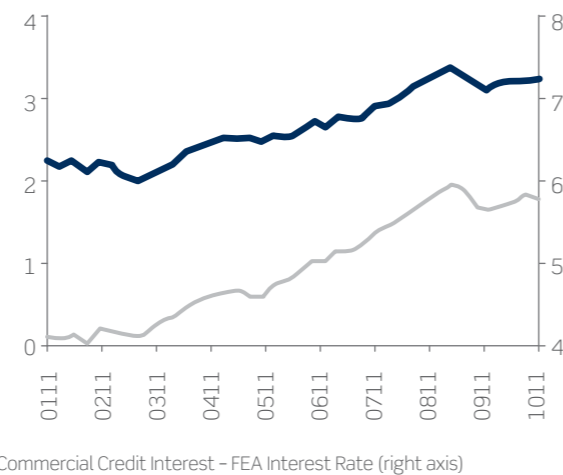
(Flow Data, Annual Interests, 4-Week Moving Average Percentage)



Source: CBT

Developments in FC Commercial Credit Interest Rates

(Flow Data, Annual Interests, 4-Week Moving Average Percentage)



c) Structural Features

- “Branding and institutionalization” inclinations starting after the 2001 crisis in the construction sector have become a distinctive element of Turkish companies not only in domestic projects but also in other projects (especially infrastructure) abroad.
- The increased earthquake awareness of the public, making arrangements accordingly, the developments in terms of design with architectural insight have become important additional components of the sector.
- Another feature resulting from the nature of the construction sector is the situation created by the fact that supply follows demand (delay in the supply). When the demand increases or

decreases fast, similar problems are experienced especially in terms of house demands. Significant progress has been made regarding this problem lately through both the planning of constructors in the sector and Real Estate Investment Companies functioning as qualified investors and fund managers.

- One of the most important variants observed in the real estate sector is the “trend towards buying houses” and the change in this trend; a slight downturn is observed in the last quarter of 2011 due to the financial and structural measures taken in 2011.

House Buying Trends According To CBT Data

PERIODS	HOUSE BUYING TREND
2010/1 st QUARTER	9.30
2010/2 nd QUARTER	8.31
2010/3 rd QUARTER	8.98
2010/4 th QUARTER	7.46
2011/1 st QUARTER	10.42
2011/2 nd QUARTER	9.47
2011/3 rd QUARTER	10.61
2011/4 th QUARTER ¹⁰⁰	8.86

¹⁰⁰ As of October 2010



3. ACTIVITIES OF THE BOARD OF DIRECTORS

The Board of Directors has continued its activities under the relevant legislation and company arrangements; the relevant activities are explained below.

3.1. Changes Made in the Main Agreement within the Period

No changes were made in the main agreement during the period covered by the activity report.

However, after the company main agreement was brought into conformity with the arrangements that were made compulsory with the Communiqué Serial IV No: 56 of the T.R. Prime Ministry Capital Markets Board Pertaining to Determination and Implementation of Corporate Governance Principles with the resolution of the Board of Directors dated 22.02.2012 and

numbered 15 and after the other articles of the company main agreement were reviewed; it was decided to amend Articles 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 34 and 35 of company main agreement and to add Article 23/A. The process is underway and information shall be provided in the activity report for 2012.

A material disclosure was made to the “public disclosure platform” on 22.02.2012.

3.2. Risk Management – Information on Internal Control

As an organization of the capital markets board, our company attaches importance to risk management and continues its efforts to improve it. Our company continues its efforts to apply total risk management with the aim of making risk management corporate and achieving a sustainable growth through efficient risk management.

As risk management is a process that needs constant improvement, the risk constitution and infrastructure works are underway. As risk management is a complementary element of the “Turkish Trade Code” and “Corporate Management” principles, our works related to “Corporate Risk Management” are shaped according to legal arrangements.

3.2.1. Investment Risk

We prefer Istanbul and Ankara, Izmir as well as Izmit and Kırklareli which are close to Istanbul in our investment projects and we have a wide land stock in Istanbul and Ankara. The areas containing these lands and projects are the fastest growing and demographically the most intense areas of Turkey. A natural interest is formed by the locations of the projects and the lands. Thanks to the diversified projects and lands included in our portfolio investment risks have been reduced

to a significant extent. The land stock diversifications obtained from TOKI stand out as another factor for reducing such risks.

Productivity rates of our investments are reviewed within the scope of different scenarios and investment approval is obtained in optimum conditions. Whatever work model is implemented during the investment period, compliance with the plans is constantly monitored.



3.2.2. Market Risk

Regarding the main market risks that may arise during the activities of our company;

a) Currency Risk: Our Company does not have a significant currency risk. As a precaution against currency risk, we set up infrastructure and personnel that can handle various risk reducing and protective operations.

b) Interest Rate Risk: The effect of interest rate, which is an

important macro variant, on assets and liabilities is expressed with interest rate risk. This risk is managed by meeting the assets affected by interest changes with similar liabilities. As our liability risk can be considered very low, mostly the item of “assets” can be regarded as the value subject to interest risk. For such assets, our portfolio is managed by means of defence-based precautions.

3.2.3. Credit Risk

We do not use foreign resources due to the debt policy. Therefore, the credit risk is very low. As the financing need of the company is obtained from the realized projects, the need for foreign resources is little. However, the increase of potential

interest rates forms a systemic risk for the construction and housing sector as it increases the fund cost. (Especially demand-based)

3.2.4. Liquidity Risk

As the liquid resources and cash flow of the company are considerably good, there is no liquidity need. Liquidity surplus is used with low-risk investment tools over public banks in

accordance with the relevant legislation. If the conditions are favourable, we can use our liquid resources for potential real estate acquisitions and projects.

3.2.5. Counterparty and Concentration Risk

We can transfer to a considerable extent the counterparty and concentration risks caused by business models. The special articles put in the agreements made for this, insurance and construction check-payment systems are used in coordination.



3.3. Corporate Management (General Information on Conformity and Operation)

We have continued our efforts in order to quickly achieve conformity with "Corporate Governance Principles" in 2011 in accordance with the applicable legislation provisions. As Emlak GYO A.Ş., we have complied with the Corporate Governance principles and applications published by the Capital Markets Law and accepted them as the main management principle and activity within the organization. Adaptation stages that can be called principles and administrative works are realized within a process accordingly. Our activities related Equality, Transparency, Accountability and Responsibility which form the main elements of Corporate Governance principles shall continue in the previous form until our legislation has been changed and the new form shall be applied afterwards.

The following adaptation process has been managed in accordance with the legislation included in the communiqué pertaining to the "Determination and Implementation of Corporate Governance Principles" which was published by the Capital Markets Board on the Official Gazette No 28081 dated 11.10.2011 (2nd repeated distribution) and was in force while the previous activity report was being prepared.

With a legislation change, the former communiqué was abolished and Communiqué No 46, Serial IV on Determination and Implementation of Corporate Governance Principles took effect upon publication on the Official Gazette No 28158 on 30.12.2011. With this communiqué, Corporate Governance Principles were determined for publicly-held corporations (Stock Exchange Companies) whose shares are traded at Istanbul Stock Exchange except for those traded in the Developing Enterprises Market and Watch List Market and it was decided that some selected principles had to be implemented. Pursuant to Article 5 of the Communiqué, Stock Exchange Companies have been divided into three groups taking into account their market values and the market values of their shares in the actual circulation according to the systemic importance of these companies while determining and monitoring the compulsory Corporate Governance Principles.

Our company is among the Group 1 enterprises in terms of implementation classes and responsible for implementing Articles 1.3.1, 1.3.2, 1.3.7, 1.3.10, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.7, 4.3.8, 4.3.9, 4.4.7, 4.5.1, 4.5.2, 4.5.3, 4.5.4, 4.6.2, 4.6.4 of the Corporate Governance Principles.

Pursuant to the provisional Article 1 of the Communiqué, the main agreement amendments and structuring processes for the board of directors that must be carried out for conformance to the Communiqué have to be completed until the first general assembly that shall be held no later than 30.06.2012.

In this regard, all Stock Exchange companies must;

- Make amendments in the main agreement related to the principles no 1.3.10 and 4.4.7 that have been decreed compulsory to be incorporated into the main agreement,
- Regarding compulsory principles no 1.3.1, 1.3.7, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.7, 4.3.8, 4.3.9, 4.5.1, 4.5.2, 4.5.3, 4.5.4, 4.6.2 and 4.6.4, companies must check whether the current status of the main agreement is in compliance with the principles specified in these articles and make the necessary main agreement amendments if the current provisions of the main agreement on these matters (if any) are not in compliance with the Communiqué provisions or if there are applications that contradict the Communiqué provisions.

With reference to the arrangement in question, after the company main agreement was brought into conformity with the arrangements that were made compulsory with the Communiqué No: 56, Serial IV of the T.R. Prime Ministry Capital Markets Board Pertaining to Determination and Implementation of Corporate Governance Principles with the resolution of the Board of Directors dated 22.02.2012 and numbered 15 and after the other articles of the company main agreement were reviewed; it was decided to amend Articles 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 34 and 35 of company main agreement and to add Article 23/A.

This development was shared with the public with the material disclosure made to the Public Disclosure Platform on 22.02.2012.

The boards that must be formed within the company and other processes shall be realized as soon as possible with the general assembly that shall be held after the amendments of the main agreement.

The summary of the activities performed in 2011 for four main parts formed by Corporate Governance Principles are given below.



3.3.1. Information about Shareholders

In Joint Stock companies, shareholders are not only partners of an economic value but they are also entitled to participate in the executive and management process resulting from their

partnership shares. We are trying to pay utmost attention to these rights of the shareholders.

3.3.1.1. General Assembly Information

The process for 2012 General Assembly has been initiated and it is planned to be realized in April 2012 after the necessary approvals are obtained from the Capital Markets Board. When

the meeting date is determined, it shall be announced to the public as soon as possible.

3.3.1.2. Vote – Minority Rights

Every share has one vote at the General Assembly. 5 members of the Board of Directors who are not independent are elected by the general assembly out of the candidates proposed by Group A shareholders. 2 independent members of the Board

of Directors are elected out of the candidates proposed by Housing Development Administration of Turkey. The capital structure of the company does not include minority rights.

3.3.1.3. Public Disclosure – Transparency

The public disclosure and transparency principle is aimed at providing timely, correct, accurate, understandable, analyzable and easy to access at low cost to share holders

and beneficiaries in a way that the rights and benefits of the company are protected and it pays great attention to sustaining this as a company policy.

3.3.1.4. Information Policy

While making public statements, we use the most simple concepts and terms and avoid obscure expressions that may

cause contradiction. If using technical terms is necessary, they are explained so that everyone can easily understand them.

3.3.1.4.1. Goal and Scope

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. (EKGYO), shall make sure that the shareholders, investors and beneficiaries are informed in a timely, complete, correct and efficient manner through the "Information Policy" after the offering of the shares to the public regarding past performance as well as future plans and expectations, targets and vision in accordance with the arrangements resulting from the Capital Markets Legislation, Turkish Trade Code, Istanbul Stock Exchange Legislation and other relevant legislations.

The Information Policy shall include information consisting of any legally disclosable information, document, electronic record and data related to activities that are known by the members of the Board of Directors, senior executives and employees and are not "Internal Information" or "Commercial Secrets".



3.3.1.4.2. Public Disclosure Methods and Tools

EKGYO shall use the following methods and tools within the frameworks of the time and procedures in relation to the periodical tables and reports specified in Article 42 of the Communiqué No 11, Serial VI Pertaining to the Principles Related to Real Estate Investment Companies.

- Material disclosures
- Financial Statements and Footnotes periodically submitted to Istanbul Stock Exchange, Portfolio Value Table, Independent Inspection Report
- Quarterly Reports
- Annual Activity Reports
- Corporate website (<http://www.emlakkonut.com.tr>)
- Investor and Analyst Meetings
- Press Bulletins
- Press conferences

3.3.1.4.3. Shareholder Communication and People Authorized to Make Public Statement

It shall be considered whether all information requests regarding EKGYO are commercial secrets or have the ability to affect investment decisions and capital market tool values pursuant to the “Communiqué Serial: VIII, No: 54 on Principles Regarding Public Disclosure of Material Events” and shall be answered orally and in writing by;

- Chairman and members of the Board of Directors
- Chairman and members of the audit committee
- General Manager
- Investor Relations Office

Other employees are not authorized to respond to question requests. EKGYO employees direct the questions to the Investor Relations Office.

According to our information policy, meeting and interview demands of local and foreign corporate investors have been met as much as possible. These are the meetings held in the

EKGYO website can be accessed at www.emlakkonut.com.tr. The final state of the EKGYO main agreement, periodical financial statements and reports, explanation notes, public offering circular notes and general assembly agenda shall be present at the website.

The website shall be constantly updated in order to reflect the final states of the partnership and management structure. The company shall immediately meet all information requests made via internet.

The company website has been provided with arrangements necessary for easy access to information by beneficiaries and it was made easily understandable and capable of giving all the information about the company. We follow the media news about our company and take care to make statements when considered necessary. Information policy details can be found at the company website.

investor relations department organization in the relevant period: a total of 294 organizations were realized from January 1 to December 31, 2011; 245 of these organizations were realized with local and foreign investors and 49 with local and foreign analysts. It is expected that the increasing interest of local and foreign investors in our company will continue in the next period.



3.3.1.4.4. Authority and Responsibility

The Information Policy shall be formed by EKGYO Board of Directors with Resolution of the Board of Directors; the follow-up, surveillance and improvement of the policy are under

the responsibility and authority of the Board of Directors. Amendments in the Information Policy shall be subject the Resolution of the Board of Directors.

3.3.1.4.5. Validity

The Information Policy entered into force when EKGYO was offered to the public.

3.3.1.4.6. Audit

The provisions of this policy shall be executed by the internal audit unit.

3.3.1.4.7. Internal Information

Internal information is the information that can affect share value, be considered useful by an investor while making investment decision, provide advantages for the user against investors unaware of this information when used for sales and purchases of capital market tools related to the situations announced to the public and can affect the value of the relevant capital market tool or decisions of investors if announced to the public.

The other parties that are in touch with EKGYO employees with internal information shall be notified that they are responsible for keeping the information confidential during the formation process of any material situation and during the period from the formation of the material situation until Istanbul Stock Exchange is notified of this situation. Those working in the name and on behalf of EKGYO shall not share any information that has not been disclosed to the public yet and can be regarded as special with third parties in any case. If it is found out that they have disclosed internal information to third parties inadvertently, and when it is concluded that the information cannot be kept confidential, EKGYO shall make a material disclosure in accordance with Capital Market regulations.

EKGYO shall prepare a list of real or legal persons working in the name or on behalf EKGYO under the “Communiqué on Principles Regarding Public Disclosure of Material Events” of CMB and people who work under their supervision with work contracts or other means and have access to internal information. The names of the people with access to internal information shall be conveyed to the Administrative Affairs and Human Resources department of EKGYO for the preparation and update of the list.

The list of the people with access to internal information shall be kept up-to-date by EKGYO in line with the changing scopes of project and subject matters. This list shall be submitted to the relevant legal institutions and organizations upon demand. EKGYO shall give written notification to the people included in the list regarding the protection of the internal information.

EKGYO may delay the disclosure of internal information under the provisions of the “Communiqué Serial: VIII, No: 54 on Principles Regarding Public Disclosure of Material Events” of CMB with the aim of protecting its legal rights and interests.



The List Of Those Who Have Access to Internal Information In Emlak Konut Gayrimenkul Yatırım Ortaklığı AŞ.

BOARD OF DIRECTORS

ERTAN YETİM	Civil Engineer	Chairman of the Board of Directors
VEYSEL EKMEN	Public Accountant and Financial Advisor	Vice Chairman of the Board of Directors, Independent Member of the Board of Directors
MURAT KURUM	Civil Engineer	Member of the Board of Directors, General Manager
ALİ SEYDİ KARAOĞLU	Business Administration	Member of the Board of Directors
FATMA RUHAN AKYILMAZ	Lawyer	Member of the Board of Directors
MUHAMMET HALUK SUR	Civil Engineer, M.Sc.	Independent Member of the Board of Directors
MEHMET ALİ KAHRAMAN	Urban and Region Planner, M.Sc.	Member of the Board of Directors

BOARD OF AUDITORS

MUSTAFA KEMAL MÜDERRİSOĞLU	Business Administration	Member of the Board of Auditors
UĞUR DÜLEKALP	School of Press	Member of the Board of Auditors
AYŞE ARZU ÖZÇELİK	Senior Architect	Member of the Board of Auditors

MANAGEMENT

SİNAN AYOĞLU	Civil Engineer	Vice General Manager
HAKAN AKBULUT	Public Administration	Vice General Manager
RASİM FARUK KADIOĞLU	Civil Technician	Consultant to the General Manager
HALİM ATAŞ	Business Administration	Private Secretary
İBRAHİM KESKİN	Law	First Legal Advisor
HÜSEYİN TURAN	Law	Legal Advisor
ZEYNEP BASA	Finance	Marketing And Sales Manager
METİN TEKİN	Civil Engineer	Tender, Progress and Acceptance Manager
HASAN HACİHASANOĞLU	Civil Engineer	Construction Control Manager
HAKAN GEDİKLİ	Topographical Engineer	Real Estate and Planning Manager
HİCRAN ÇAKMAK	Architect	Investigation Project Manager
İZZET GANİ KARAKAYA	Public Accountant and Financial Advisor	Finance Manager
HALİL İBRAHİM ŞAHİN	Economy and Financial Administration	Administrative Affairs and Human Resources Manager
ÖZLEM HANOĞLU ÇELİK	Economics	Press and Public Relations Manager
HASAN VEHBİ ARSLANTÜRK	Civil Engineer, Foreign Trade	Investor Relations Manager
MUSTAFA AŞIKKUTLU	Senior Civil Engineer	Appraisal Manager



3.3.1.5. Material Disclosures

122 material disclosures have been made since 01.01.2011. 121 of them have been made by Emlak Konut REIC. and 1 by Yatırım Finansman Menkul Değerler. CMB and ISE have not requested any additional statement after these statements.

Authorized Signatories of the Public Disclosure Platform: Sinan Ayoğlu (Vice General Manager), Hakan Akbulut (Vice General Manager), İbrahim Keskin (Chief Legal Advisor).

3.3.1.6. Activities of the Board of Directors

The ultimate decision maker within Emlak Konut REIC. It is responsible for management and representation of Emlak Konut REIC., realization of the company activities, establishing relations between the shareholders and the Company and recruitment. It is responsible for execution of Emlak Konut REIC activities in accordance with laws and the provisions of the Main Agreement.

The members of the Board of Directors have not been granted the right to weighted vote and/or negative veto.

The Board of Directors uses its authority and responsibilities within the framework of the legislation, main agreement, internal regulations and policies in line with the authority given by the shareholders in the general assembly. It performs the strategic planning of the company as part of its vision.

Members of the Board of Directors are selected by the Resolution of the General Assembly. The Board of Directors consists of seven people: Chairman, Vice Chairman and 5 members. The Board of Directors has 2 independent members.

Actual participation has been achieved in all matters included in the relevant part of the Corporate Governance Principles of the Capital Markets Board.

107 decisions were taken from 01.01.2011 to 31.12.2011. All decisions were taken unanimously.

3.3.2. Benefits Provided for the Board of Directors

The salaries of the members of the Board of Directors and the Board of Auditors were determined in the general assembly held on 08.03.2011.

3.3.3. Beneficiaries

As stated in the first part of the company report, we adopted it as a principle to be sensitive to all beneficiaries. Works for protecting and improving the tangible and intangible benefits of beneficiaries continue.

3.4. R&D Activities

Our company does not have any R&D activities.



3.5. Issued Capital Market Tools

No capital market tool has been issued in the relevant activity period.

4. PORTFOLIO STRUCTURE AND REAL ESTATE

Pursuant to the Communiqué on Amendments to the Principles Regarding Real Estate Investment Companies (Serial VI No: 29) published by the Capital Markets Board, this part of the activity contains the provisions in Article 42 of the arrangement. The table of the current company development, table of real estate assessments (project, land, building), and table of construction completion rate of projects shall be attached to the activity report as they are detailed and long and in order to examine them more clearly.

With reference to the principle of providing the public with more transparent, understandable and easily accessible information, special facts related to our two work development models are given in the business models section in the beginning of the activity report. Furthermore, the tables for the projects completed with the revenue sharing model and for the tendered projects as well as the information about the projects completed with the 'Public Procurement Model' and ongoing projects are in the parts under their eponymous headings.

4.1. Leased Real Estate

TENANT	STARTING DATE	ENDING DATE	TIME	PROVINCE	DISTRICT	PLOT/ PARCEL	DECEMBER 2011 RENT VALUE (€)
ORAL DİRİL	04.01.2002	18.04.2012	10 Years	Izmir	Karşıyaka	9846/1 9850/3	22.249,15
MAKRO İNŞ. TİC. LTD. ŞTİ.	15.03.2009	15.03.2010	1 Year	Tekirdağ	Çorlu	Land	1.449,46
MAKRO İNŞ. TİC. LTD. ŞTİ.	11.08.2010	11.08.2012	2 Years	Kocaeli	Gebze	Land	2.166,48
EMLAK PAZ. YENİ SARP İNŞ. ADİ ORT.	23.12.2010	23.12.2011	1 Year	Istanbul	Ataşehir	Land	3.330,00
EMLAK PAZ. YENİ SARP İNŞ. ADİ ORT.	20.12.2011	20.03.2012	3 Years	Istanbul	Ataşehir	Land	24.500,00
(*) VAT Not	(*) VAT is 18%.					Total	53.695,09



4.2. Independent Unit Sales

Annual And Monthly Sales Distribution*

PROJECT	JANUARY Quantity	FEBRUARY Quantity	MARCH Quantity	APRIL Quantity	MAY Quantity	JUNE Quantity	JULY Quantity	AUGUST Quantity	SEPTEMBER Quantity	OCTOBER Quantity	NOVEMBER Quantity	DECEMBER Quantity	2011 Quantity
İSTANBUL									7	144	142	44	337
AĞAOĞLU MY TOWERLAND		7	55	11	1					1			75
AĞAOĞLU MY TOWN İSPARTAKULE					4	5		2		1			12
AĞAOĞLU MY WORLD EUROPE	40		28		54	20		21	20	79	2	68	332
ALBAYRAK MAVİŞEHİR	4	2	6	15	15	14	9	7	3	5	8	2	90
ALEMDAĞ EMLAK KONUTLARI	22	22	21	14	3	8	12				12	1	115
ATAŞEHİR RESIDENCE													Sales completed
AVRUPA KONUTLARI													Sales completed
AVRUPA KONUTLARI ATAKENT 3	461	163	30	250	81	79		68	66	80	97	69	1444
AVRUPA KONUTLARI İSPARTAKULE													330
AVRUPA KONUTLARI İSPARTAKULE-2		330											Sales completed
BAHÇEŞEHİR SPRADON QUARTZ		37	7	21		9	358			1			433
BATIŞEHİR								286	148	316	180	88	1018
BİZİM EVLER - 2	19	16	6	7	2	9		3	3	1	11	4	81
BİZİM EVLER - 3	2	36	7	32	2	55		1	19	18	55	11	254
BİZİM EVLER - 4							156	8	75	15			254
BURGAZ KENT	10	22	17	28	50	36	45	34	34	22	18	24	340
DREAMCITY	2	4	10	3	1	8	2	1	15	1			47
ELITE CITY	38	11	32	33	17	33	8	7	7	32	10	5	233
EMLAK KONUT MAVİŞEHİR EVLERİ	2	8	47	27	29	25	11	32	20	32	14	36	283
ERGENE VADİSİ	6	30	24	35	16	25	8	3	7	4	5	86	249
EVORA İSTANBUL MARMARA											451	204	655
EVORA İSTANBUL													Sales completed
GEBZE EMLAK KONUTLARI 1. ETAP	4	4	10	17	27	60	48	38	78	63	27	15	391
GEBZE EMLAK KONUTLARI 2. ETAP						1			16	45	42	17	121
İSPARTAKULE													Sales completed
İDEALİSTKENT APART VE VILLA													Sales completed
KENTPLUS ATAŞEHİR													Sales completed
KÖRFEZKENT EMLAK KONUTLARI 2	19	22	48	35	19	34	36	33	44	46	64	44	444
KÖRFEZKENT 1								1				1	2
LÜLEBURGAZ ÇARŞI						1	1				17	1	20
MAVİŞEHİR MODERN	59	29	16	13	5	10	6	9	21	19	9	7	203
MERKEZ KAYAŞEHİR	67	1	3	3	42							2	218
MİMARŞİNAN KENTPLUS	5	4	14	26	8	4	2				1	1	65
MİSİSTANBUL		13	12	18	23	19	12	9	10	4	13	1	134
MY WORLD		3	5	1									10
NOVUSRESIDENCE	4	2	6	3	5	7	3	8	5	6	5	7	61
PARK YAŞAM MAVİŞEHİR						101	51	31	5	25	51	14	278
SARPHAN FINANS PARK										44	108	52	204
SELİMPAŞA EMLAK KONUTLARI	4	2	4	7	12	19	23	21	38	16	21	16	187
SOYAK MAVİŞEHİR													Sales completed
SOYAK PARK APARTS	130	85	94	55	25	28	24	10	10	337	97	35	930
SPRADON VADİ											26	9	35
ŞEHİRİZAR KONAKLARI							85		5	3		4	97
TUZLA EMLAK KONUTLARI 1	18	353	173	49	42	21	5	2	1	3	2		669
TUZLA EMLAK KONUTLARI 2	39	829	431	104	68	110	26	12	1	8	9	8	1645
UNIKONUT								14	15	8			37
UPHILL COURT													Sales completed
VARYAP MERIDIAN		35	40	30	20	32	18	26	35	3	41	45	325
YILDIZKENT 1.ETAP													Sales completed
YILDIZKENT 2.ETAP													Sales completed
YILDIZKENT 3.ETAP													Sales completed
General Total	955	2074	1146	837	671	773	965	687	708	1382	1538	922	12,658

* Sales numbers stated in the annual and monthly sales distribution tables consist of the independent units sold by the marketing department and sales offices. Some units for which options were provided should not be taken into account in these tables. Sales are completed by transferring the money (down payment), opening credits, transferring them to accounts and having the buyers sign agreements before a notary. These transactions take time. Therefore, they can cause increases in the sales figures announced in the last or previous months. Additions can be made to sales or they can decrease due to cancellations. Please obtain information.



4.3. Plots Purchased for Project Development

The lands detected and purchased by the company in line with the strategy, risk and profitability targets are explained below. The real estate is located in Istanbul and appropriate project development efforts are underway.

Plots Purchased from TOKI from 01 January 2011 until 31 December 2011.

34 units of real estate with 500,824.62 m² cadastral owned by T.R. Prime Ministry Housing Administration (TOKI) and located in Zekeriyaköy Neighbourhood, Sarıyer, Istanbul has been purchased at 225,370,000 TL.

Five Commercial Parcels located in Ayazma, Başakşehir, Istanbul and consisting of

935/8 Parcel (6,909.14 m² surface area)
 936/5 Parcel (4,226.46 m² surface area)
 936/8 Parcel (2,064.10 m² surface area)
 936/10 Parcel (2,275.98 m² surface area)
 936/11 Parcel (2,306.89 m² surface area)

and 943/2 Recreation Parcel (2,237.96 m² surface area) have been purchased at 18,000,000 TL for project development. 1,105,887.87 m² shares registered in the name of TOKI in 18 units of cadastral real estate with a total surface area of 1,124,230.00 m² located in Başakşehir and Esenyurt districts,

4.4. Current Projects

Annex - 5 contains information about the current projects of our company.

4.5. Appraisal Values of the Assets

Appraisal reports on the projects, lands and buildings of our company can be found in Annexes 2, 3 and 4.

4.6. Final Status and Completion Amount of Our Projects

The information about the final status and completion amounts of the projects carried out by the company can be found in Annex 5.

Hoşdere Neighbourhood of Istanbul; the 550,000.00 m² zoning parcel with 302,500,000.00 TL appraisal value, including the "House, Trade, Office, Accommodation, Logistics, Non-domestic Urban Works" functions that will be created as a result of the planning by TOKI with the sense of modern urbanization and the zoning applied accordingly have been purchased at 302,500,000.00 TL for project development.

Plots Purchased from Third Parties from 01 January 2011 until 31 December 2011

Thirteen Commercial Parcels located in Hoşdere, Başakşehir, Istanbul and consisting of the following 13 parcels with a total surface area of 223.250,00 m² have been purchased from Akfil Holding A.Ş. at 46,249,000.00 TL + VAT for Project development; 318/1 Parcel (34,054.00 m² surface area), 318/2 Parcel (3,116.00 m² surface area), 321/1 Parcel (24,277.00 m² surface area), 322/1 Parcel (23,435.00 m² surface area), 322/2 Parcel (2,571.00 m² surface area), 323/1 Parcel (10,153.00 m² surface area), 323/2 Parcel (5,940.00 m² surface area), 323/3 Parcel (49,467.00 m² surface area), 324/1 Parcel (26,959.00 m² surface area), 324/2 Parcel (27,951.00 m² surface area), 319/1 Parcel (4,936.00 m² surface area), 319/2 Parcel (1,499.00 m² surface area), 320/1 Parcel (8,892.00 m² surface area).



4.7. Portfolio Limitations

The tables for portfolio limitations are given in Annexes 6, 7, 8 and 9.

4.8. Affiliates

Our company does not have any affiliates.

4.9. Money and Capital Markets Tools

No money and capital market tool has been issued by the company after the public offering.

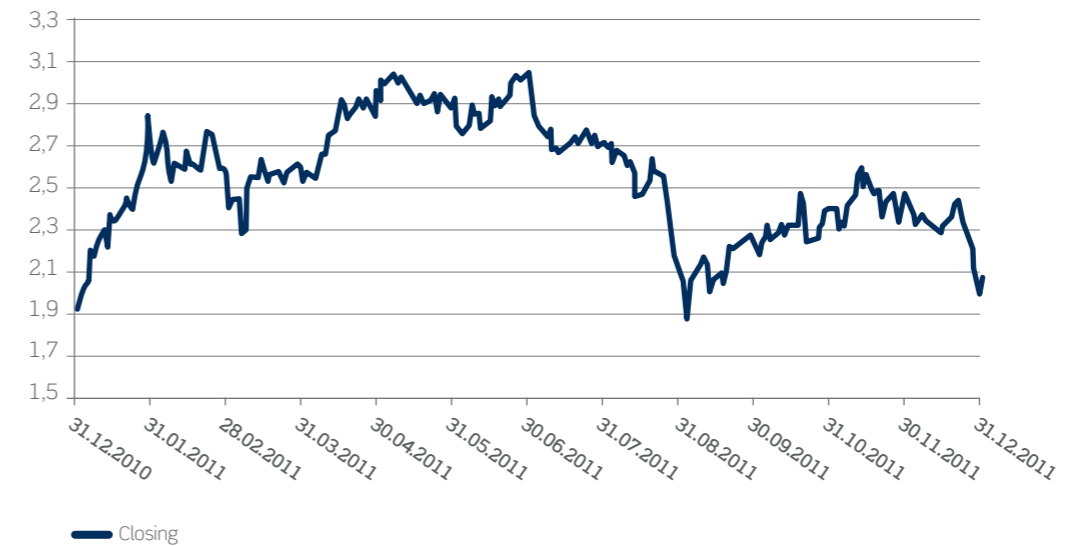
5. INFORMATION ABOUT SHARE PERFORMANCE

5.1. Market-Index-Class

Share certificates of our company are traded in the National Market at Istanbul Stock Exchange. It is in Group A in the equity market. As it met the requirements for entering the index immediately after the public offering, it was included in XU100 and XU030 indexes.

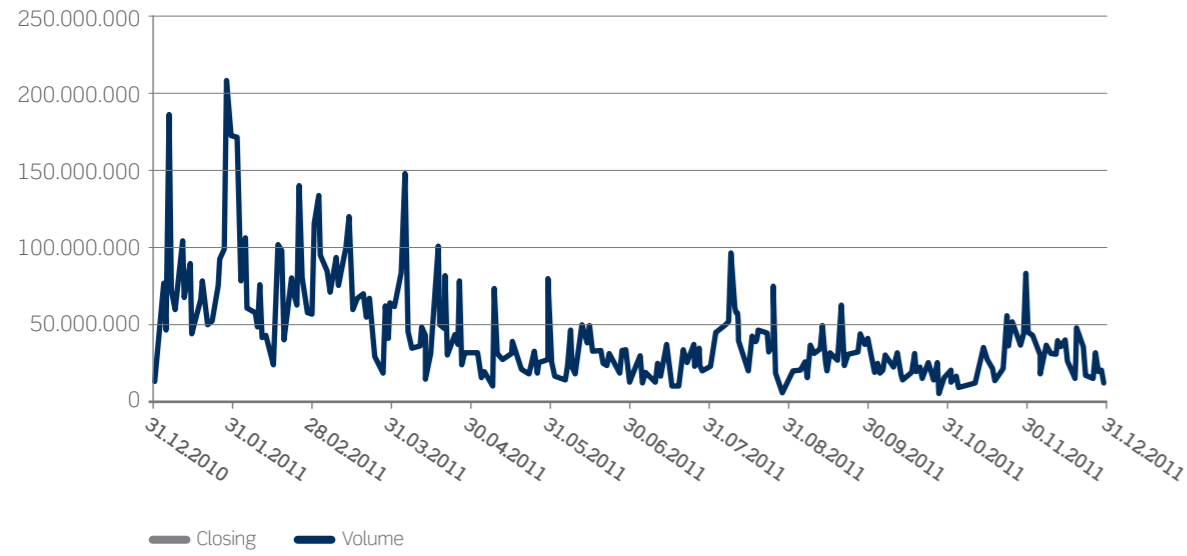
5.2. Share Price Change Graphic, Share Performance from 1 January to 31 December 2011

Share Price Performance



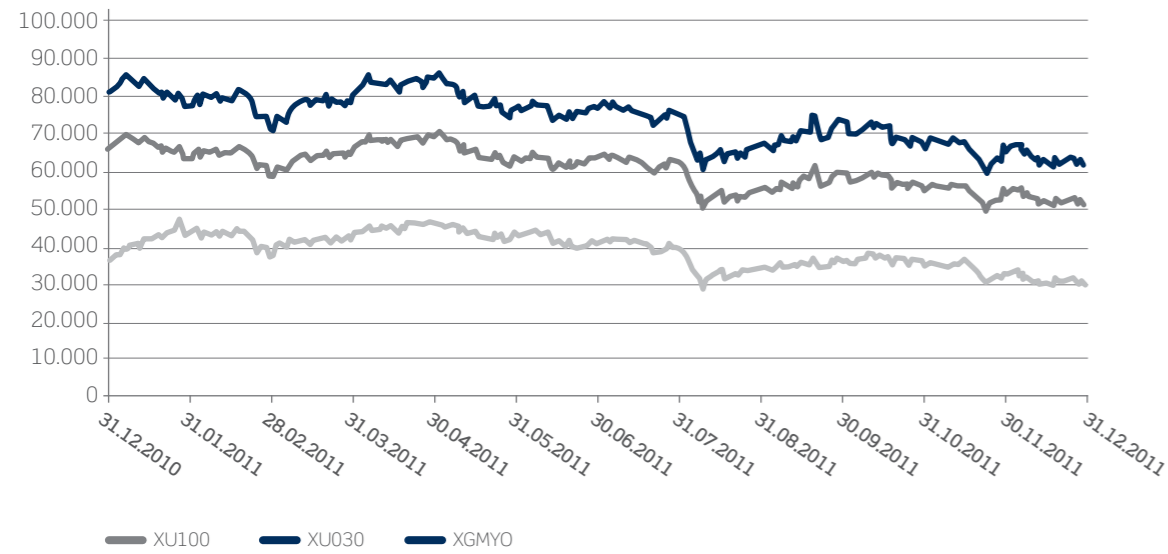


Share Volume



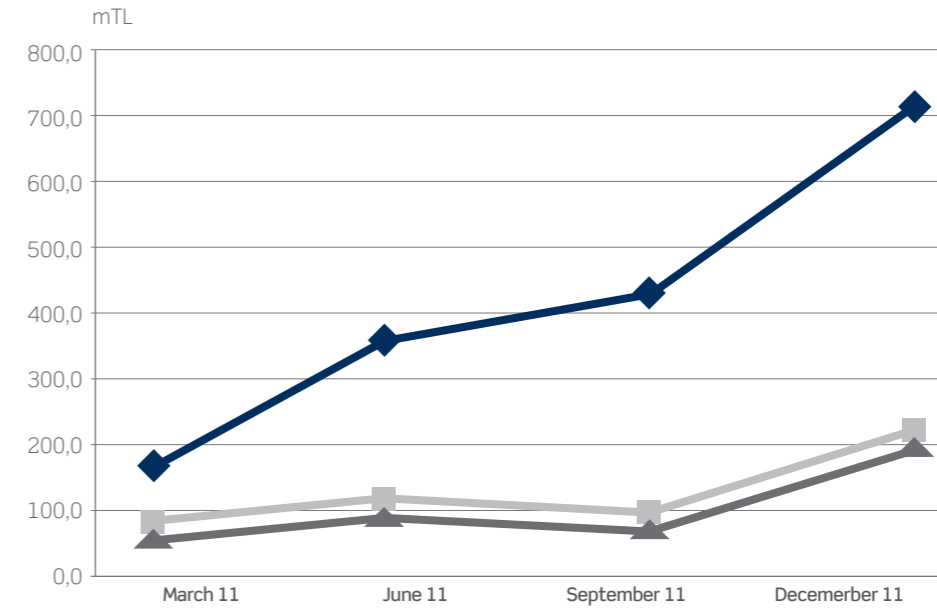
5.3. Comparison of ISE and GYO Indexes

XU100 & 30 & GYO Indexes



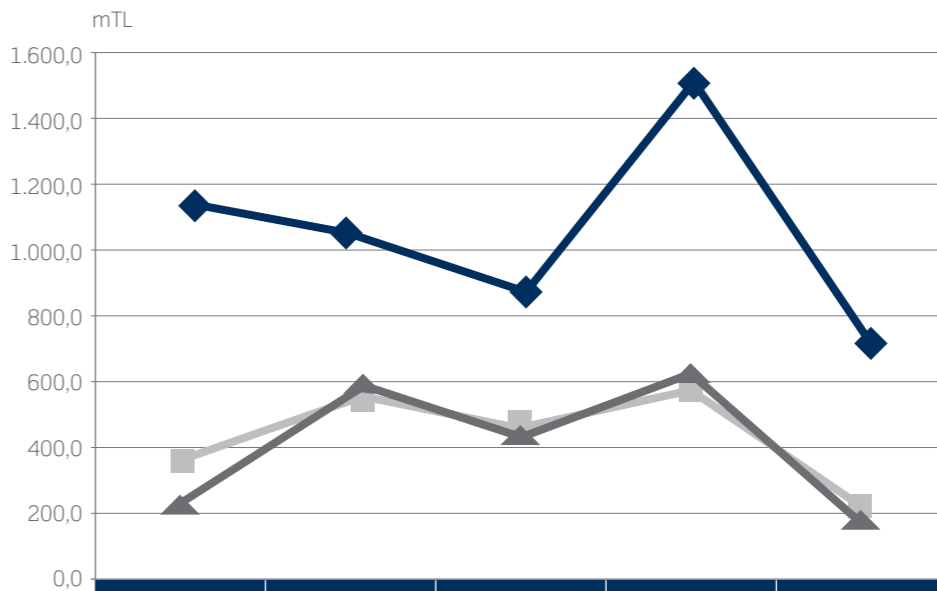
6. FINANCIAL STATEMENTS

Financial Data - 2011



	31.03.2011	30.06.2011	30.09.2011	31.12.2011
Net Sales	171,1	362,2	429,5	716,6
Profit for the Period	73,2	102,5	92,6	228,3
EBITDA	58,9	77,7	75,9	198,9

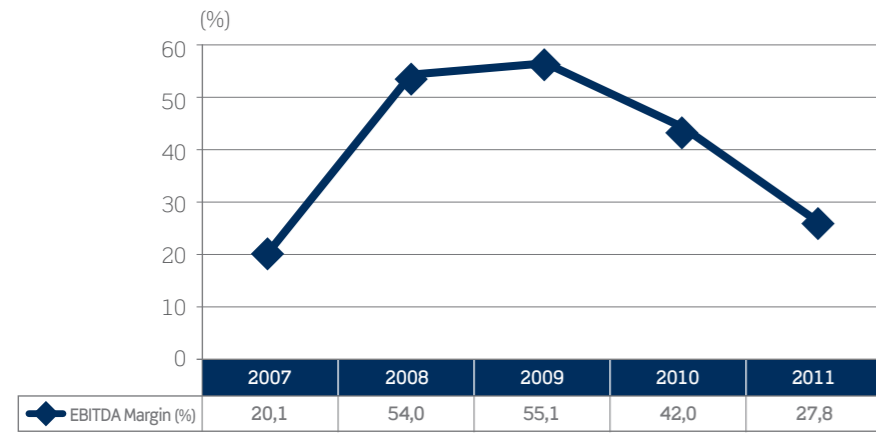
Financial Data 2007 - 2011



	2007	2008	2009	2010	2011
Net Sales	1.111,3	1.044,6	864,9	1.497,9	716,6
Profit for the Period	367,5	526,9	495,2	554,3	228,3
EBITDA	234,2	563,7	476,9	628,5	198,9

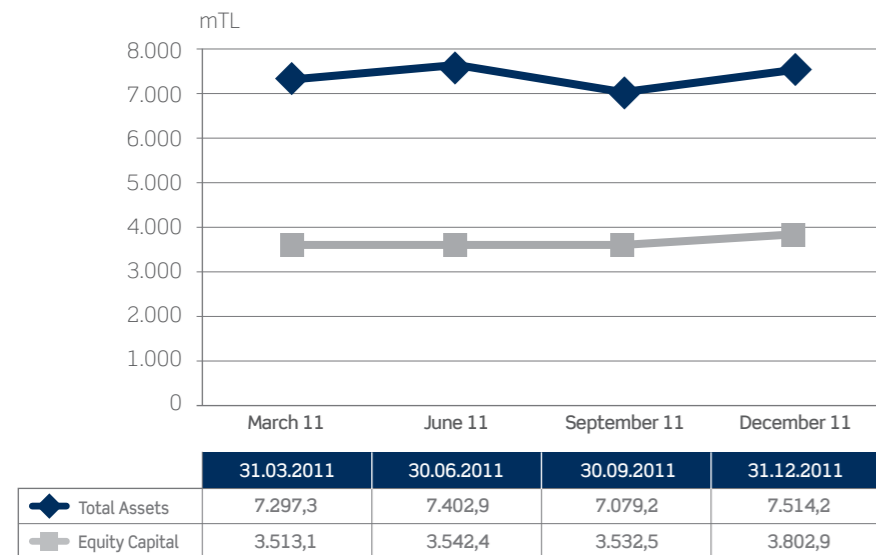


EBITDA Margin



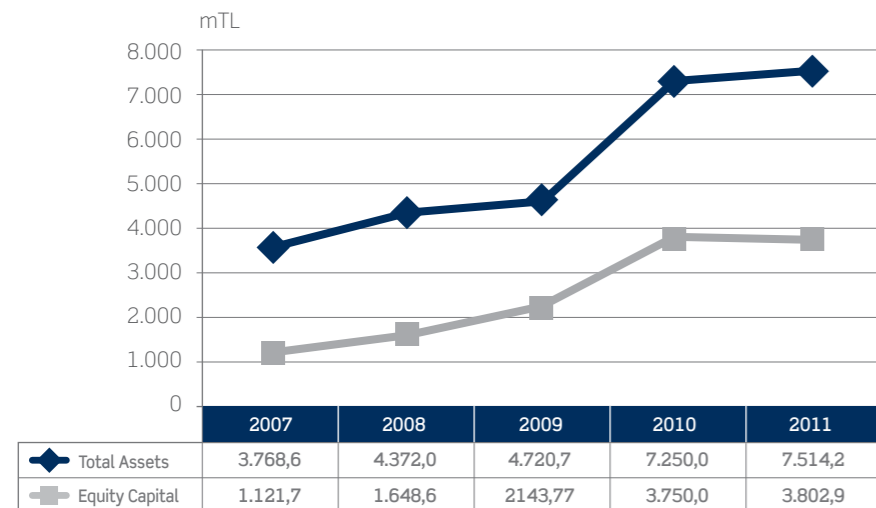
As many projects were completed in 2012, 2011 values were lower compared to other years.

Assets and Equity Capital - 2011



Our assets and equity capital kept their increasing trend in 2011

Assets And Equity Capital 2007-2011

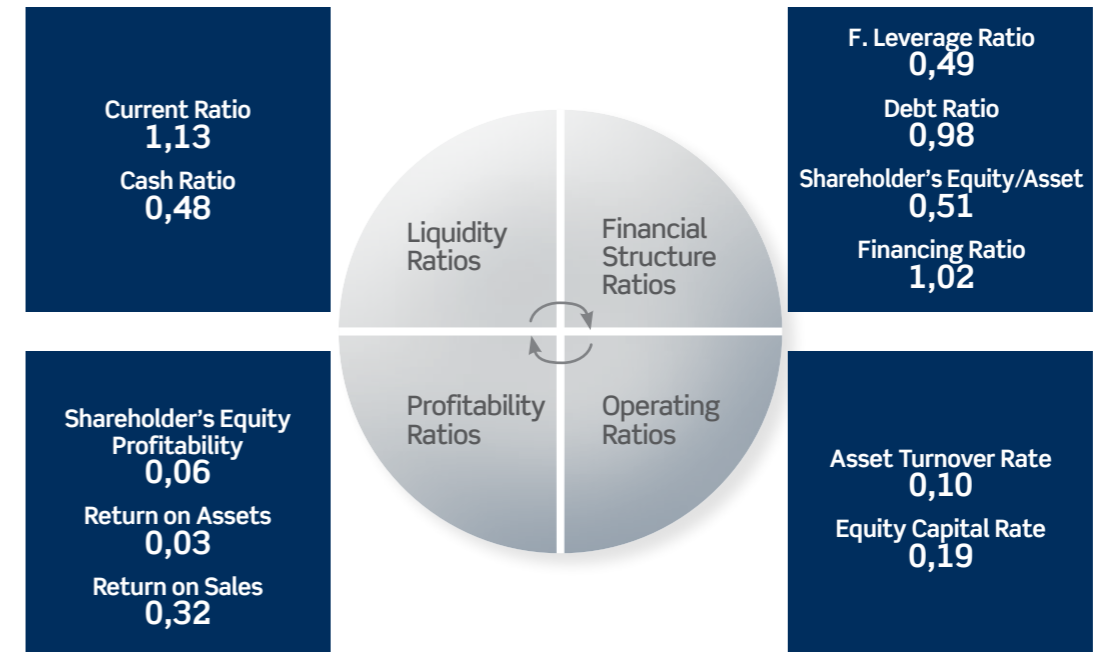


Our equity capital and assets gain more power and increase every year



6.1. Ratio

Below are some basic ratios of our company's financial data for the relevant period.



Financial ratios can be significantly affected by economic conditions and the sector's structural features. Below are the meanings and relevant period values of the ratio groups.

Liquidity ratios; ratios showing the ability of the company to pay the short-term debts and the short-term financial structure. The current ratio of the company in the relevant balance sheet period was 1.13, cash ratio is 0.48 and this shows the liquidity structure.

Financial Structure ratios; shows the financial structure of the company and its short-term solvency. In the ratios representing the balance sheet rates of foreign resources,

leverage ratio is 0.49, debt ratios was 0.98, equity capital/asset ratio was 0.51 and financing ratio was 1.02.

Operating Ratios; ratios used for determining how effectively the company uses its assets used for activities. Asset turnover rate was 0.10; shareholder's equity rate was 0.19.

Profitability Ratios; ratios used to measure the success of the company in its activities and to determine whether enough profitability has been achieved. The shareholder's equity profitability was 0.06 and return on sales was 0.32 in the relevant period.



7. ENTERPRISES OFFERING SERVICES TO THE ASSETS AND RIGHTS IN THE PARTNERSHIP PORTFOLIO

7.1. Independent Auditing Firm

Başaran Nas Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.

7.2. Appraisal Companies

It was decided to obtain assessment services from Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. for the assets included in the portfolio in 2011; from Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. or Reel Gayrimenkul Değerleme ve Danışmanlık A.Ş. for the assets that may be added to the portfolio and require assessment.

It was decided to obtain assessment services from Nova Taşınmaz Değerleme ve Danışmanlık A.Ş. or Reel Gayrimenkul Değerleme ve Danışmanlık A.Ş. for the assets that are included in the portfolio in 2012 and may be added to the portfolio and require assessment.

7.3. Investor Relations Consultancy Company

We retained Dalfin Finansal Kurumsal İletişim ve Danışmanlık Hizmetleri Ltd. Şti. for the activities such as configuration of investor relations and training etc. during the project time.

7.4. Certified Public Accountant

Certified Public Accountant Şükrü AYDIN

7.5. Press and PR Company

Media Manage/ MRG Medya Yönetim Merkezi Ticaret Ltd. Şti.

7.6. Law Company

Law Consultancy Services were obtained from Akol Law Office from February 2011 to December 2011.



8. MISCELLANEOUS

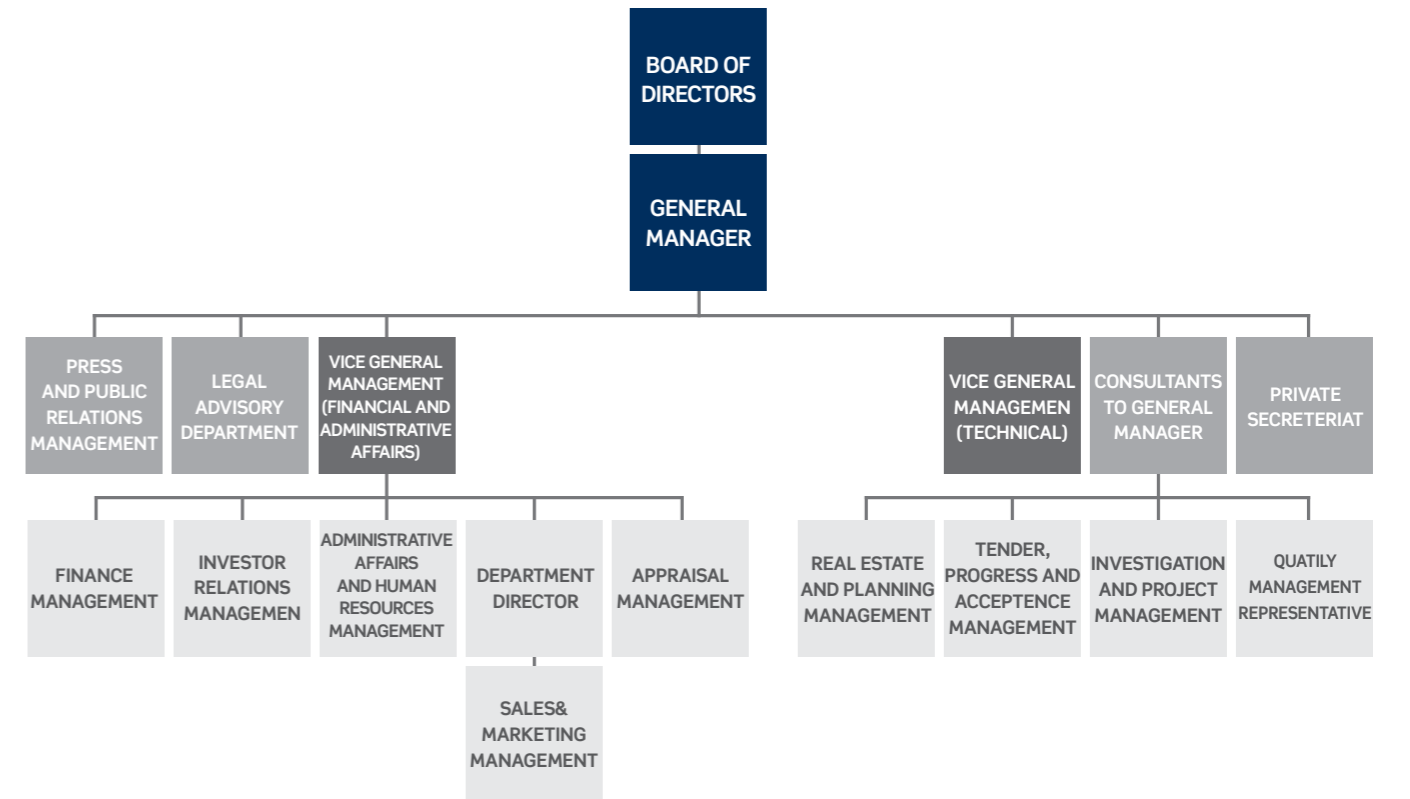
8.1. Changes in the Senior Management - Organization Chart

No changes took place in the senior management in the second quarter. It was decided on 05.04.2011 that "Appraisal" works, duties and responsibilities included in the job definitions of 'Directorate of Real Estate and Planning' shall be carried out by the new Appraisal Management and Senior Civil Engineer Mustafa Aşıkutlu was appointed as the Appraisal Manager by proxy. He was appointed as the actual Appraisal Manager effective as of 05.07.2011.

According to the Notice dated 06.05.2011, it was decided that the Branch Office of the Site Administrations within the Directorate of Real Estate and Planning shall be removed, the duties and responsibilities of this branch shall be carried

out under the responsibility of the Directorate of Real Estate and Planning, the Appraisal Branch Management within the Directorate of Real Estate and Planning shall be removed, the duties and responsibilities of this branch shall be carried out under the responsibility of the "Appraisal Management", the Land Registry Branch Office within the Directorate of Real Estate and Planning shall be removed, the duties and responsibilities of this branch shall be carried out under the responsibility of the Directorate of Real Estate and Planning, the Debt Tracking Branch Office within the Marketing Directorate shall be removed, the duties and responsibilities of this branch shall be carried out under the responsibility of the Marketing Directorate.

Organization Chart





8.2. Employee Structure and Benefits

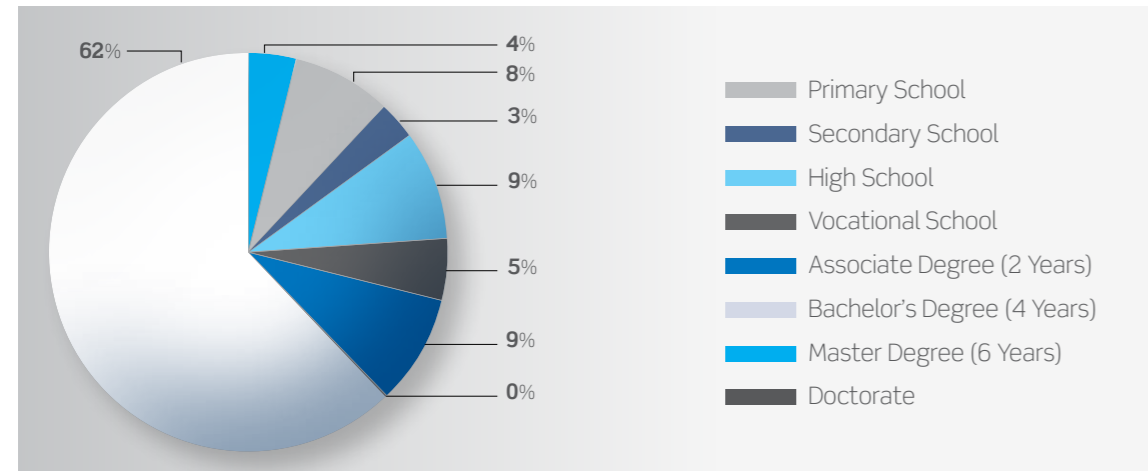
We believe in the power of human capital and attaches special importance to professional and appraisal trainings of the personnel. We apply the meticulousness required by our activities also in the human resource management. Our

corrective and improving works in personnel management are underway. 75% of our employees have received higher education.

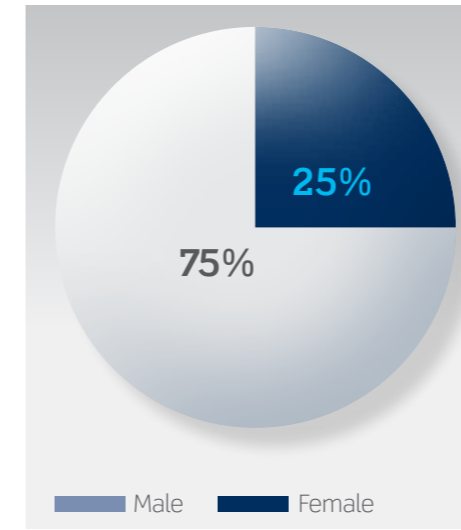
On 31.12.2011 Educational Background Of The Personnel

	PERSON	%
Primary School	15	8,06
Secondary School	5	2,69
High School	16	8,60
Vocational School	10	5,38
Associate Degree (2 Years)	16	8,60
Bachelor's Degree (4 Years)	116	62,37
Master Degree (6 Years)	8	4,30
Doctorate	0	0,00
Grand Total	186	100,00

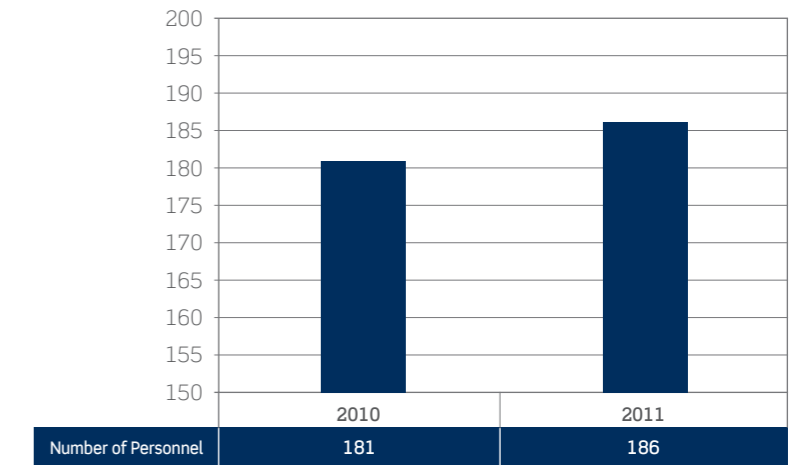
Educational Background Of The Personnel



Personnel



Number Of Personnel



8.3. Donations

The company has not made any contributions in the period in question.

8.4. Environmental Awareness, Ecological Management and Quality Policy

Our company aims to;

- Adopt the environmentalist approach which prioritizes urban planning and aesthetic elements intended for creating modern settlements,
- Make sure that all resources are used effectively and efficiently in line with the company objectives,
- Construct planned settlements with a new architectural insight and to offer high quality houses that contribute to peace and happiness,
- To develop environment friendly projects that increase energy saving.

Emlak Konut REIC., which attaches considerable importance to landscape designs in its projects, provides people with healthy and peaceful living spaces in its projects by paying attention aesthetic elements.

Varyap Meridian, a project developed by Emlak Konut REIC., leads the change in the Turkish construction standards with its architecture, design, structure technology and naturalness. Some of the electricity used in common areas is produced by wind turbines and solar panels and rain water and waste water is collected and recycled. Detailed wind direction and sunlight analyses were examined to plan the design and location of the buildings so that less energy would be used. As a result, energy usage is minimized and energy is saved.

Emlak Konut REIC. has attached great importance to protection of the project surroundings and the natural structure and taken the required precautions against possible environmental damages. Environment friendly, recycle and pollution preventing tools are used.

Waste paper and other recycle inputs used in daily company works are subject to recycling.



8.5. Ethical Principles and Social Responsibility

The corporate culture tradition of our company to follow ethical principles is applied by renewing in line with the contemporary requirements. Due to being a mostly public company, we look out for public interest in our activities and make our best efforts to in the matters of renewable energy, environmental awareness as well of conformity projects.

Annexes

1. Brief Financial Statements
2. Project Evaluation Report
3. Land Assessment Report
4. Building Assessment Report
5. Construction Progress Levels
6. Control of Conformity with Portfolio Limitations
7. Real Estate, Real Estate Projects, Real Estate Rights Summary Table
8. Building Stock Summary Table
9. Summary Table for Lands not Used for Project Development

Convenience Translation Of The Financial Statements At 31 December 2011 Together With Independent Auditor's Report (Originally Issued In Turkish)

CONVENIENCE TRANSLATION OF BALANCE SHEETS AT 31 DECEMBER 2011, 2010 AND 2009

(Amounts expresses in thousands of Turkish Lira "TL" otherwise indicated)

	Notes	31 December 2011	Restated (*) 31 December 2010	Restated (*) 31 December 2009
ASSETS				
Current assets		3.138.317	3.325.355	1.956.999
Cash and cash equivalents	3	773.831	1.733.442	274.268
Financial instruments	4	572.370	79.617	240.455
Trade receivables	6	366.374	374.043	357.609
Other receivables	7	468.476	385.916	327.699
Land and residential unit inventories	8	797.366	647.477	696.493
Other current assets	14	159.900	104.860	60.475
Non-current assets		4.375.932	3.924.726	2.763.666
Trade receivables	6	782.625	553.722	116.891
Other receivables	7	178	166	165
Land and residential unit inventories	8	3.581.644	3.359.796	2.624.760
Investment property	9	5.449	5.256	16.555
Property, plant and equipment	10	5.965	5.733	5.240
Intangible assets	11	71	53	55
Total assets		7.514.249	7.250.081	4.720.665

(*) Note 2.3

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



CONVENIENCE TRANSLATION OF BALANCE SHEETS AT 31 DECEMBER 2011, 2010 AND 2009

(Amounts expresses in thousands of Turkish Lira "TL" otherwise indicated)

	Notes	31 December 2011	Restated (*) 31 December 2010	Restated (*) 31 December 2009
LIABILITIES AND EQUITY				
Current liabilities		2.782.854	2.417.422	1.333.784
Financial liabilities	5	185.552	181.501	95.061
Trade payables	6	316.320	636.933	157.689
Trade payables from related parties	24	-	260.000	291
Other trade payables	6	316.320	376.933	157.398
Other payables	7	692.866	639.334	540.410
Provision for employee benefits	13	2.224	1.287	882
Provisions	12	51.690	28.440	12.406
Other current liabilities	14	1.534.202	929.927	527.336
Non-current liabilities		928.492	1.082.584	1.243.108
Financial liabilities	5	914.000	1.074.000	1.234.000
Trade payables	6	10.714	5.585	6.602
Provision for employee benefits	13	2.188	1.697	1.232
Other non-current liabilities	14	1.590	1.302	1.274
Shareholders' equity		3.802.903	3.750.075	2.143.773
Share capital	15	2.500.000	2.500.000	253.393
Adjustment to share capital	15	-	-	411.039
Share premium	15	426.989	426.989	-
Legal reserves	15	149.199	113.882	96.680
Retained earnings	15	726.715	709.204	1.382.661
Total liabilities and equity		7.514.249	7.250.081	4.720.665
Contingent assets and liabilities	27			

(*) Note 2.3

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



CONVENIENCE TRANSLATION OF COMPREHENSIVE INCOME STATEMENTS FOR THE YEARS ENDED 31 DECEMBER 2011 AND 2010

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

	Notes	31 December 2011	Restated (*) 31 December 2010
CONTINUING OPERATIONS:			
OPERATING ACTIVITIES			
Net sales	16	716.597	1.497.903
Cost of sales	16	(487.568)	(758.565)
Gross profit		229.029	739.338
General administrative expenses (-)	17	(39.076)	(58.969)
Marketing, sales and distribution expenses (-)	17	(13.772)	(27.938)
Other operating income	19	46.920	61.786
Other operating expenses (-)	19	(24.201)	(85.753)
Operating profit		198.900	628.464
Financial income	20	170.638	47.460
Financial expenses (-)	21	(141.216)	(121.611)
Profit before income tax from continuing operations		228.322	554.313
Tax expense from continuing operations	22	-	-
Profit for the year from continuing operations		228.322	554.313
Other comprehensive income		-	-
Total comprehensive income for the year		228.322	554.313
Earnings per share (in full TL)	23	0,0009	0,0029

(*) Note 2.3

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

CONVENIENCE TRANSLATION OF STATEMENTS OF CHANGES IN EQUITY FOR THE YEARS ENDED 31 DECEMBER 2011, 2010 AND 2009

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

	Notes	Share Capital	Adjustments To Share Capital	Share Premium	Legal Reserves	Retained Earnings	Total
1 January 2010 balances (previously reported)		253.393	411.039	-	96.680	1.333.340	2.094.452
Restatement impact (Not 2.3)		-	-	-	-	49.321	49.321
1 January 2010 balances (restated)		253.393	411.039	-	96.680	1.382.661	2.143.773
Capital increase from internal resources	15	1.621.607	(411.039)	-	-	(1.210.568)	-
Capital increase from public offering	15	625.000	-	426.989	-	-	1.051.989
Transfers		-	-	-	17.202	(17.202)	-
Total comprehensive income (restated)		-	-	-	-	554.313	554.313
31 December 2010 balances (previously reported)		2.500.000	-	426.989	113.882	709.204	3.750.075
1 January 2011 balances (previously reported)		2.500.000	-	426.989	113.882	574.573	3.615.444
Restatement impact (Not 2.3)		-	-	-	-	134.631	134.631
1 January 2011 balances (restated)		2.500.000	-	426.989	113.882	709.204	3.750.075
Transfers		-	-	-	35.317	(35.317)	-
Dividend payment		-	-	-	-	(175.494)	(175.494)
Total comprehensive income		-	-	-	-	228.322	228.322
31 December 2011 balances		2.500.000	149.199	726.715	3.802.903	3.802.903	3.802.903

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



CONVENIENCE TRANSLATION STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED

31 DECEMBER 2011 AND 2010 (Amounts expressed in thousands of Turkish Lira "TL" unless otherwise stated.)

	Notes	1 January - 31 December 2011	1 January - 31 December 2010
Cash flows from operating activities			
Total comprehensive income		228,322	554.313
Adjustments to reconcile net cash generated from operating activities to income before tax			
Financial expenses, net	20, 21	(29,422)	74.151
Provision for unused vacation, net	13	937	405
Provision for employment termination benefits	13	491	412
Depreciation	10	395	246
Amortisation	11	26	31
Depreciation of investment property	9	-	187
Provision expenses	12	23,250	21.188
Provision for doubtful receivables	6	(41)	(13)
Reversal of investment property impairment provision	9	(193)	523
Change in impairment provision for inventories	8	(27,987)	58.907
Net cash before changes in operating assets and liabilities		195,778	710.350
Cash flows from operating activities			
Change in land and residential unit inventories		(343,750)	(744.927)
Change in project deposits		(114,233)	(92.606)
Change in trade receivables		(170,931)	(538.772)
Change in trade payables		(317,435)	478.228
Change in other assets		(622,019)	141.214
Change in other liabilities		647,190	542.264
Interest received		85,384	16.041
Net cash from operating activities		(640,016)	511.792
Net cash from investing activities			
Purchase of property, plant and equipment	10	(657)	(740)
Cash provided from sale of property, plant and equipment		30	-
Purchase of intangible assets, net	11	(44)	(29)
Additions to investment property	9	-	(1.506)
Proceed of investment property		-	21.810
Net cash from investing activities		(671)	19.535
Net cash from financing activities			
Interest paid		(102,893)	(83.641)
Increase in financial liabilities		-	210
Decrease in financial liabilities		(155,949)	(73.770)
Decrease in payable to HAS beneficiaries	7	6,644	(67.113)
Dividend payment		(175,494)	-
Proceed from public offering	15	-	1.051.989
Net cash (used in) / from financing activities		(427,692)	827.675
Net increase in cash and cash equivalents		(1,068,379)	1.359.002
Cash and cash equivalents at beginning of the year	3	1,538,670	179.668
Cash and cash equivalents at the end of the year	3	470,291	1.538.670

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



CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR

ENDED 31 DECEMBER 2011 (Amounts expressed in thousands of Turkish Lira "TL" unless otherwise stated.)

NOTE 1 - GENERAL INFORMATION

Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. ("Emlak Konut GYO" or the "Company") was established on 26 December 1990 as a subsidiary of Türkiye Emlak Bankası A.Ş. The Company 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 Company has been registered and started its activities on 6 March 1991. The Company's articles of association were revised on 19 May 2001 and it became an entity subject to the Turkish Commercial Code No. 4603.

The Company was transformed into a Real Estate Investment Company with Senior Planning Committee Decree No. 99/T-29, dated 4 August 1999, and according to Statutory Decree No. 588, dated 29 December 1999. According to Permission No. 298, dated 20 June 2010, granted by the Capital Markets Board "CMB" regarding transformation of the Company into a Real Estate Investment Company and permission No. 5320, dated 25 June 2002, from the Republic of Turkey Ministry of Industry and Trade and amendment draft for the articles of association of the Company was submitted for the approval of the Board and the amendment draft was approved at the Ordinary General Shareholders Committee meeting of the Company convened on 22 June 2002, changing the articles of association accordingly.

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

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS

2.1 Basis of preparation

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

Financial reporting standards

These financial statements of the Company have been

By the decision of the Board of Directors of Istanbul Stock Exchange Market on 26 November 2010, 25% portion of the Company's B type shares with a nominal value of TL625,000 has been trading on the stock exchange since 2 December 2010 (Note 15).

The registered address of the Company is as follows:

Atatürk Mahallesi Turgut Özal Bulvarı Gardenya Plaza 11/B Ataşehir / Istanbul / Turkey

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

The financial statements at 31 December 2011 have been approved by the Board of Directors on 13 March 2012. The General Assembly of the Company has the power to amend these financial statements.

The ultimate parent and ultimate controlling party of the company is T.C. Başbakanlık Toplu Konut İdaresi Başkanlığı (the Housing Development Administration of Turkey, "TOKİ"). TOKİ is a State institution under the control of Republic of Turkey Prime Ministry.

prepared in accordance with financial reporting standards issued by CMB ("CMB Financial Reporting Standards"). The Capital Markets Board of Turkey ("CMB") regulate the principles and procedures of preparation, presentation and announcement of financial statements prepared by the entities with the Communiqué No: XI-29, "Principles of Financial Reporting in Capital Markets" ("the Communiqué"). This Communiqué is effective for the annual periods starting



from 1 January 2008 and supersedes the Communiqué No: XI-25, "The Financial Reporting Standards in the Capital Markets". According to the Communiqué, entities shall prepare their financial statements in accordance with International Financial Reporting Standards ("IAS/IFRS") endorsed by the European Union. Until the differences of the IAS/IFRS as endorsed by the European Union from the ones issued by the International Accounting Standards Board ("IASB") are announced by Turkish Accounting Standards Board ("TASB"), IAS/IFRS issued by the IASB shall be applied. Accordingly, Turkish Accounting Standards/Turkish Financial Reporting Standards ("TAS/TFRS") issued by the TASB which are in line with the aforementioned standards shall be considered.

As the differences of the IAS/IFRS endorsed by the European Union from the ones issued by the IASB have not been announced by TASB as of the date of preparation of these financial statements, the financial statements have been prepared within the framework of Communiqué XI, No: 29 and related promulgations to this Communiqué as issued by the CMB in accordance with the accounting and reporting principles accepted by the CMB ("CMB Financial Reporting Standards") which are based on IAS/IFRS. The financial statements and the related notes to them are presented in accordance with the formats required by the CMB, with the announcement dated 14 April 2008, including the compulsory disclosures. Accordingly, required reclassifications have been made in the comparative financial statements.

The Company maintains its books of account and prepares its financial statements in accordance with the Turkish Commercial Code (the "TCC"), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance ("Ministry of Finance"). These financial statements are based on the statutory records, which are maintained under historical cost conversion, with the required adjustments and reclassifications reflected for the purpose of fair presentation in accordance with the CMB Financial Reporting Standards.

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 financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The financial statements are presented in TL, which is the Company'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 recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

Going concern

The Company's financial statements are prepared under the going concern assumption.

2.2 Changes in accounting policies, accounting estimates and errors

Significant changes in accounting policies or material errors are corrected, retrospectively; by restating the prior period financial statements.

2.3 Comparatives and restatement of prior periods' financial statements

In order to allow for the determination of the financial situation and performance trends, the Company's financial statements have been presented comparatively with the preceding financial period. The Company presented the balance sheet as of 31 December 2011 comparatively with the balance sheet prepared as of 31 December 2010 and presented the statements of comprehensive income, cash flows and changes in equity for the year ended 31 December 2011 comparatively with such financial statements for the year ended 31 December 2010.

Where necessary, comparative figures have been reclassified to conform to changes in presentation in the current period.



The Company has detected errors in the previous year's financial statements and corrected them retrospectively in accordance with IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors". In accordance with IAS 1 (Revised) "Presentation of Financial Statements", when the financial statements are subject to a restatement of prior

year financial statements, an entity should present three statements of financial position. Accordingly, the Company presented the balance sheet as of 31 December 2011 comparatively with the restated balance sheets prepared as of 31 December 2010 and 2009.

As of 31 December 2010, the effects of these corrections on the retained earnings and net income at the financial statements are as follows;

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

	Retained Earnings	Net Income
31 December 2010 (as previously reported)	105.570	469.003
Change in accounting policy for unearned financial income (a)	42.640	75.562
Effect of adjustment related to income accruals (b)	6.681	9.748
31 December 2010 (restated)	154.891	554.313

a) Change in accounting policy for unearned financial income:

The Company changed its accounting policy regarding the unearned financial income in 2011. The Company used to determine the carrying values of its receivables, stemming from sales of lands and housings based on consumer price index "CPI", by using the discounts rates issued by the Central Bank of Turkey. Starting from 2011, the determination of

carrying values of receivables have been calculated by re-estimating the effective interest rate according to expected inflation rate at every balance sheet date and by re-estimating the expected future cash flow in accordance with IAS 39 "Financial Instruments: Recognition and Measurement". The effects of the related change in the accounting policy to the financial statements for the years ended 31 December 2009 and 2010 are as follows:

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

	Restatement Effect
Effect on balance sheet as of 31 December 2009:	
Increase in short-term receivables	2.886
Increase in long-term receivables	39.754
Net increase in shareholder's equity	42.640
Effect on balance sheet as of 31 December 2010:	Restatement Effect
Increase in short-term receivables	4.156
Increase in long-term receivables	114.046
Net increase in shareholders' equity	118.202
Effect on statement of income:	31 December 2010
Decrease in financial expense	75.562
Net increase in profit for the year	75.562



b) Restatement in income accruals:

The Company has detected mistakes in accounting for the income accruals in previous years. The misstatement is regarding the recognition of income accruals in the correct period in accordance with the periodicity concept. Income accruals are corrected retrospectively, in accordance with IAS

8, and reflected in the accompanying financial statements. As a result of this restatement, retained earnings increased by TL 6,681 as of 1 January 2010 (1 January 2011: TL 16,429). Effects of the related restatement on the financial statements of the years ended 31 December 2009 and 2010 are as follows:

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

	Restatement Effect
Effect on balance sheet as of 31 December 2009:	
Increase in non-current liabilities	6,681
Net increase in shareholders' equity	6,681
	Restatement Effect
Effect on balance Sheet as of 31 December 2010:	
Increase in non-current liabilities	16,429
Net increase in shareholders' equity	16,429
Effect on statement of income:	31 December 2010
Increase in financial income	9,748
Net increase in profit for the year	9,748

c) Restatement of earnings per share:

As a result of the restatement effects detailed above, the previously reported earnings per share of 0.0024 TL as of 31 December 2010 is restated as 0.0029 TL (Note 23).

2.4 New or amended standards

Application of new or amended standards and interpretations

The Company has applied all standards and interpretations published by the IASB and International Financial Reporting Interpretation Committee ("IFRIC") effective for annual accounting periods beginning on or after 1 January 2011, that are relevant to its operations.

The standards listed below and the changes and comments introduced to the prior standards have been enforced as of 1 January 2011:

- IAS 32 (amendment), "Financial instruments: Presentation", is effective for annual periods beginning on or after 1 February 2010.

- IFRIC 19, "Extinguishing financial liabilities with equity instruments", is effective for annual periods beginning on or after 1 July 2010.

- IFRS 1 (amendment), "First-time adoption of IFRS", is effective for annual periods beginning on or after 1 July 2010.

- IAS 24 (revised), "Related party disclosures", is effective for annual periods beginning on or after 1 January 2011. (The Company adopted the related standard early in 2010).

- IFRIC 14 (amendment), "IAS 19 - The limit on a defined benefit asset, minimum funding requirements and their interaction", is effective for annual periods beginning on or after 1 January 2011.

- Annual Improvements to IFRSs 2010. Amendments effect six standards and one IFRIC: IFRS 1, IFRS 3, IFRS 7, IAS 27, IAS 34 and IFRIC 13.

Standards, amendments and interpretations not yet effective as of 1 January 2011 and not early adopted by the Company:



- IFRS 7 (amendment), "Financial instruments: Disclosures", is effective for annual periods beginning on or after 1 July 2011.

- IFRS 1 (amendment), "First-time adoption of IFRS", is effective for annual periods beginning on or after 1 July 2011.

- IAS 12 (amendment), "Income taxes", is effective for annual periods beginning on or after 1 January 2012.

- IAS 1 (amendment), "Presentation of financial statements", is effective for annual periods beginning on or after 1 July 2012.

- IAS 19 (amendment), "Employee benefits", is effective for annual periods beginning on or after 1 January 2013.

- IFRS 9, "Financial instruments", is effective for annual periods beginning on/after 1 January 2015.

- IFRS 10, "Consolidated financial statements", is effective for annual periods beginning on or after 1 January 2013.

- IFRS 11, "Joint arrangements", is effective for annual periods beginning on/after 1 January 2013.

- IFRS 12, "Disclosures of interests in other entities", is effective for annual periods beginning on or after 1 January 2013.

- IFRS 13, "Fair value measurement", is effective for annual periods beginning on or after 1 January 2013.

- IAS 27 (revised), "Separate financial statements", is effective for annual periods beginning on or after 1 January 2013.

- IAS 28 (revised), "Associates and joint ventures", is effective for annual periods beginning on or after 1 January 2013.

- IFRIC 20, Stripping costs in the production phase of a surface mine.

Abovementioned amendments to the standards do not have a material impact on the financial statements of the Company.

2.5 Summary of significant accounting policies

The significant accounting policies followed in the preparation of these financial statements are summarized below;

Cash and cash equivalents

Cash and cash equivalents are carried at cost in the balance sheet. Cash and cash equivalents comprise cash in hand, bank deposits and highly liquid investments, whose maturity at the time of purchase is less than three months and conversion risk on value at the date of sale is immaterial. For Land Subject to Revenue Sharing Agreements ("LSRSA") projects, advances received from customers by construction entities, are deposited in bank accounts which are under the name of the Company. The Company releases the share of the construction entities in such accounts in accordance with the terms of the LSRSA agreement between the construction entities and the Company. Since such cash balances are restricted, they are not treated as cash or cash equivalents in the cash flow statement (Note 3).

Related party transactions

A related party is a person or entity that is related to the entity that is preparing its financial statements. Shareholders, key management personnel, Board of Directors, close family members, and companies which are controlled by those are regarded as related party for the purpose of preparation of these financial statements. The Company applied IAS 24 - Related Party Disclosures, which is effective for the periods beginning on or after 1 January 2011 earlier, retrospectively. According to the revised IAS 24 - Related Parties standard, the scope of the related party definition of State institutions is restricted. The Company has also transactions with State owned banks and the Republic of Turkey Prime Ministry Undersecretariat of Treasury (the "Treasury") however quantitative information regarding Turkish State Banks and Treasury is not disclosed in accordance with this restriction. The ultimate parent and ultimate controlling party of the Company is T.C. Başbakanlık Toplu Konut İdaresi Başkanlığı (the Housing Development Administration of Turkey, "TOKİ"). TOKİ is a State institution under control of Republic of Turkey



Prime Ministry. The transactions made between the Company and TOKİ and its affiliates are presented in Note 24.

Foreign currency transactions

The foreign exchange transactions during the year are translated into TL using the prevailing exchange rates on the related transaction dates. Foreign currency denominated monetary assets and liabilities are translated into TL with the exchange rates prevailing on the balance sheet dates. The foreign currency exchange gain and losses that arise by the exchange rate change based on monetary assets and liabilities are presented in the comprehensive income statement.

Financial assets

Classification

The financial assets of the Company consist of government bonds, treasury bills, trade receivables and long term bank deposits. Management determines the classification of its financial assets at initial recognition. Government bonds and treasury bills are classified as held to maturity financial assets except for the special issue long term government bonds obtained for HAS payments.

The special issue long term government bonds have been issued by the Treasury and given to the Company for payment of HAS payables. These bonds are non-negotiable on the secondary market and do not bear any interest. It is puttable on demand by the Company at par back to the Treasury, upon proof of payment to HAS beneficiaries. In order to eliminate an accounting mismatch with the measurement of HAS payables, these bonds are also accounted at par representing its fair value, as the matching liability is also accounted at par. Receivables are financial assets which have fixed or defined payments. They are not traded in an active market and also they are not derivative instruments. They are classified as current assets if their maturity is less than 12 months, otherwise they are classified as non-current assets.

Trade receivables include receivables from residential unit sales on credit terms, receivables from sale of land and rent receivables.

Recognition and measurement

Regular purchases and sales of financial assets are recognized on the trade date, the date on which the Company commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets.

Held-to-maturity financial assets are non-derivative financial assets that are not classified under loans and receivables and are held-for-trading at the time of acquisition and are not included in available-for-sale financial assets, with fixed maturities and fixed or determinable payments where management has the intent and ability to hold the financial assets to maturity. Held-to-maturity financial assets are initially recognized at cost which is considered as their fair value. The fair values of held-to-maturity financial assets on initial recognition are either the transaction prices at acquisition or the market prices of similar financial instruments. Held-to-maturity securities are carried at "amortized cost" using the "effective interest method" after their recognition. Interest income earned from held-to-maturity financial assets is reflected to the statement of income. There are no financial assets of the Company that were previously classified as held-to-maturity but cannot be subject to this classification for two years due to the contradiction of classification principles.

Financial assets are derecognized when the rights to receive cash flows from the investments have expired or have been transferred and the Company has transferred substantially all risks and rewards of ownership. Loans and receivables are subsequently carried at amortized cost using the effective interest method.

Trade receivables and payables

Trade receivables of the Company that are created by way of providing goods are carried at amortized cost using the effective interest rate method. Trade receivables, net of unearned financial income, are measured at amortized cost, using the effective interest rate method, less the unearned



financial income. Short term receivables with no stated interest rate are measured at original invoice amount unless the effect of imputing interest is significant (Note 6).

An impairment provision for trade receivables is established if there is objective evidence that the Company will not be able to collect all amounts due in accordance with the original agreement terms. The amount of the provision is the difference between the carrying amount and the recoverable amount, being the present value of all cash flows, including amounts recoverable from guarantees and collaterals, discounted based on the original effective interest rate of the originated receivables at inception.

If the amount of the impairment subsequently decreases due to an event occurring after the write-down, the release of the provision is reversed through other operating income (Note 19).

Trade payables consist of payables to suppliers for purchases of goods and services. Trade payables and other liabilities are carried at amortized cost using the effective interest rate method. Trade payables, are measured at amortized cost, using the effective interest rate method. Short term trade payables and other liabilities with no stated interest rate are measured at original invoice amount unless the effect of imputing interest is significant.

HAS payables are payables on demand therefore they are measured at their demand values and classified as short-term.

Employment termination benefits

Under Turkish labor law, the Company is required to pay termination benefits to each employee who has completed at least one year of service and whose employment is terminated without due cause, is called up for military service, dies or who retires after completing 25 years of service (20 years for women) and reaches the retirement age (58 for women and 60 for men). Since the legislation was changed on 23 May 2002, there are certain transitional provisions relating to length of service prior to retirement.

The amount payable consists of one month's salary limited to a maximum of 2,731.85 full TL as of 31 December 2011 (31 December 2010: 2,517.1 full TL, 31 December 2009: 2,365.16 full TL).

The employment termination benefit obligation as explained above is considered a defined benefit plan under IFRS. IFRS requires actuarial valuation methods to be developed to estimate the enterprise's obligation for such benefits. The liability for this unfunded plan recognised in the balance sheet is the full present value of the defined benefit obligation at the end of the reporting period, calculated using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows from the retirement of its employees using the long-term TL interest rates.

The principal actuarial assumption is that the maximum liability will increase in line with inflation. Thus the effective discount rate applied represents the expected real interest rate after adjusting for the effects of future inflation. As the maximum liability amount is revised semi-annually by the authorities, the maximum amount of 2,805.04 full TL which is effective from 1 January 2012 has been taken into consideration when calculating the liability (1 January 2011: 2,623.3 full TL, 1 January 2010: 2,427.04 full TL) (Note 13).

Financial liabilities

Borrowings are recognized initially at the proceeds received, net of transaction costs incurred. Borrowings are subsequently stated at amortized cost using the effective yield method in financial statements (Note 5).

Provisions, contingent assets and liabilities

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are not recognised for future operating losses.



Contingent assets or contingent obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company are not included in financial statements and are treated as contingent assets or liabilities (Note 12).

Land and Residential Unit Inventory

The company has four types of inventories in its financial statements (Note 8). These are;

1. Vacant land and plots;

Vacant land and plots are carried at lower of cost or net realizable value and represent vacant land and plot of the Company with no ongoing or planned construction project on them. Such land and plots are classified as inventories because the Company uses such land and plots the development of residual and commercial units, as explained below, which are also classified as inventories.

2. Residential Projects Subject to Public Tender Law “RPSPTL”

RPSPTL are valued at lower of cost or net realizable value. RPSPTL costs consist of construction costs of the semi-finished residential units together with the cost of land on which these projects are developed. Upon completion of residential units costs including the cost of land are classified under completed residential unit inventories. Public Tender Law is the law used by the Company in order to select the subcontractors for construction of the aforementioned residual units.

3. Land Subject to Revenue Sharing Agreements “LSRSA”

The Company enters into revenue sharing agreements with construction entities to maximize sales proceeds from the sale of its vacant land and plots. Such land and plot sold subject to revenue share agreements to construction entities are accounted at cost until sale is recognized. Sale is recognized when risk and rewards of ownership of land is transferred to the ultimate customers (that is the customers of the construction entities) and when the sales proceeds are reliably determinable.

4. Completed Residential and Commercial

Unit Inventories

Completed residential and commercial units comprise units build in RPSPTL and units acquired in return for land in some LSRSA projects. Completed residential and commercial units are received from LSRSA projects in cases where the Company's share have not reached the projected minimum revenue as defined in the agreements, thus unsold units are then transferred at fair value by contractors to the Company.

Completed residential and commercial unit inventories are valued at lower of cost or net realizable value.

The Company classifies the vacant land and plots as long term, completed residential unit inventories as short term in its financial statements. Inventories subject to RPSPTL and LSRSA are classified as current or non-current depending on the estimated completion date of construction for these projects.

The Company takes into consideration independent expert valuation reports for inventory (land, finished and semi-finished residential and commercial units) separately at least once a year to determine the fair value of such projects as required by the CMB regulations for REICs, and uses these reports to assess impairment if any. Impairment charges are recorded in other operating expenses account balance in the comprehensive income statement in the period during which they are incurred. When the related inventory is subsequently sold the reversal of such impairment charges are recorded in cost of goods sold.

Property, plant and equipment and related depreciation

Property and equipment are carried at cost less accumulated depreciation and provision for impairment, if any. Any directly attributable costs of setting the asset in working order for its intended use are included in the initial measurement.

Depreciation is calculated over of the cost of property and equipment using the straight-line method based on expected useful lives (Note 10). The expected useful lives are stated below:



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

Subsequent costs incurred for tangible assets are included in the asset's carrying amount or recognised as a separate asset as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statements during the financial period in which they were incurred.

Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down to its recoverable amount and the provision for impairment is charged to the income statement.

Gains and losses on the disposal of property and equipment are determined by deducting the net book value of the property and equipment from the sales proceeds. Gains and losses on the disposal of property and equipment are then included in the related income and expense accounts, as appropriate.

Intangible assets and related amortization

Intangible assets comprise expenditure to acquire usage rights and computer software. They are initially recognised at acquisition cost and amortized on a straight-line basis over 5 years their estimated useful lives.

Whenever there is an indication that the intangible is impaired, the carrying amount of the intangible asset is reduced to its recoverable amount and the impairment loss is recognised as an expense.

Investment properties

Investment properties are defined as land and buildings held to earn rental income or capital appreciation or both, rather than for use in the production of goods or services or for administrative purposes; or sale in the ordinary course of

business. The Company uses cost model for all investment properties. Investment properties are presented in the financial statements at cost less accumulated depreciation (on a straight-line basis over 50 years their estimated useful lives) and less impairment, if any.

Impairment of assets

The Company reviews all assets subject to amortization at each balance sheet date in order to see if there is a sign of impairment on the stated asset. If there is such a sign, carrying amount of the stated asset is projected. Impairment exists if the carrying value of an asset is greater than its net realizable value. Net recoverable value is the higher of the net sales value or value in use. Value in use is the present value of cash flows generated from the use of the asset and the disposal of the asset after its useful life. Impairment losses are recorded in the comprehensive income statement. Impairment loss for an asset is reversed, if an increase in recoverable amount is related to a subsequent event following the booking of impairment by not exceeding the amount reserved for impairment. The Company takes the valuation reports for each property separately into consideration over investment property at least once a year to compare carrying value of assets with its net recoverable value and calculate the impairment if any. This assessment is performed for each property separately and not on a portfolio basis (Note 9).

Segment reporting

In accordance with IFRS 8 operating segments shall be reported in a manner consistent with the internal reporting provided to the chief operating decision-makers. Because the Company operates in only one geographical segment (Turkey) and only in the development of residential projects on its vacant land and plot inventories, the Company does not prepare a segment report.

Chief operating decision maker of the Company is its Board of Directors (“BOD”), and the BOD of the Company uses quarterly financial statements of the Company prepared in accordance with the CMB financial reporting standards.



Revenue recognition

Revenue is recognized when it is probable that future economic benefits associated with the sales transaction will flow to the Company and revenue from the sales transaction can be measured reliably. Revenue is recognised when the following criteria are met;

Investment Property - Rental Income

Rental income earned from real estate is recognised as revenue on a straight line basis over the term of the rental agreements. Income is recognised when it is probable that economic benefits associated with the transaction will flow to the Company and the amount of revenue can be measured reliably.

Sale of vacant land and plots

Revenue is recognised, when all the significant risks and rewards of the vacant land and plots are transferred to the buyer and the amount of revenue can be measured reliably.

Sale of residential units produced by RPSPTL

Revenue is recognised when all significant risks and rewards regarding the completed residential units are transferred to the customers and the amount of revenue is measured reliably.

Sale of land and plots by way of LSRSA

The Company recognizes the revenue for the sale of land by way of LSRSA when the transfer of title deed, which means the legal ownership of land, is transferred to the buyer, the construction company, which in return passes the ownership of such land to the buyers of the residential and commercial units sold. When the title deed is not transferred, the Company follows-up its revenue share in the deferred revenue (Note 14) and the share of the construction entity as a liability to contractors under LSRSA (Note 6). The Company's share in the Total Sales Revenue ("TSR") is recorded as revenue from sale of land and the related cost of land is recognised as cost of land sold in the comprehensive income statement (Note 16).

Interest

To the extent there is no impairment; interest income is recognised on an accrual basis using the effective interest rate method.

Interest income and expense

Interest income and expense are recognised on an accrual basis within 'finance income' and 'finance expense' using the effective interest rate method. Interest income comprises mostly interest income from time deposits and interest income from credit sales of residences (Note 20).

Interest expenses incurred from borrowings are recognized on an accrual basis using the effective interest rate method (Note 21).

Paid-in capital

Ordinary shares are classified as equity. Proceeds from issuing new equity instruments are recorded net of transaction costs.

Earnings per share

Earnings per share are determined by dividing net comprehensive income by the weighted average number of shares that have been outstanding during the period concerned.

In Turkey, companies can increase their share capital by making a pro rata distribution of their shares ("Bonus Shares") to existing shareholders funded from retained earnings or other reserves. For the purpose of earnings per share computations, such Bonus Share issuances are regarded as issued shares for all periods presented and accordingly the weighted average number of shares used in earnings per share computations in prior periods is adjusted retroactively for the effects of these shares, issued without receiving cash or another consideration from shareholders.

Subsequent events

Subsequent events cover any events that arise between the reporting date and the balance sheet date, even if they occurred after any declaration of the net profit for the



period or specific financial information publicly disclosed. The Company adjusts its financial statements if such subsequent events arise which require an adjustment to the financial statements (Note 28).

Payments for Housing Acquisition Support ("HAS")

HAS was a compulsory of saving fund, established by the state to be used by fund participants in the future for acquisition of affordable housing. All employees have paid compulsory contributions to this fund by way of deductions from their salaries between the years 1987 and 1995. This system aimed to collect the deducted amounts in a single account, apply interest to the savings and provide the employees with these contributions at the time they wish to acquire a house/residential unit in the future. However, this project was suspended in 1996 and as per decree law No. 588, issued in 1999, the decision was taken to terminate the HAS accounts. With this decree law, real estate corresponding to the monetary value of the HAS deductions which were held by Emlak Bankası was transferred to the Company as paid in Capital.

Within the scope of Law No. 5664, dated 30 May 2007, and the regulation issued on 14 August 2007, the decision was taken to pay back these savings, which were still held as capital in kind in the accounts of the Company, to the HAS beneficiaries. Accordingly, the shares of HAS beneficiaries were removed from the Company's equity capital and comprehensive income for the current period based on the ratios specified in the law and recognised as debts to HAS beneficiaries under other payables. The amount payable was determined as the share in the net asset value of the Company at 28 February 2008. The payable amount does not bear any interest or does not change with subsequent changes in the net asset value in subsequent periods and is payable on demand any date after 28 February 2008. The Company has borrowed funds from the Republic of Turkey

Prime Ministry Undersecretariat of Treasury (the "Treasury") to make such payments.

Furthermore, there is an additional responsibility of the Treasury to HAS beneficiaries, for lost interest income prior to 1999. In 2008 pursuant to an agreement with the Treasury this additional liability is recorded by the Company in the payables to HAS beneficiaries account as the Company has taken over the role of the Treasury to make such payments to HAS beneficiaries together with its own payables. Nevertheless, Company assets are not employed for this additional amount. For all payments made on behalf of the Treasury, the Company collects such amounts by redeeming government debt securities made available to the Company for these payments by the Treasury.

2.6 Critical accounting estimates, assumptions and judgements

The preparation of financial statements requires the use of assumptions and estimates that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues expenses which are reported throughout the period. Even though these assumptions and estimates rely on the best estimates of the Company management both the actual results may differ and not material for these financial statements.

2.7 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 17 of Communiqué No: XI-29, "Principles of Financial Reporting in Capital Markets" and is prepared in accordance with the provisions of the control of portfolio limitations of Communiqué No: VI-11, "Principles Regarding Real Estate Investment Companies".

**NOTE 3 - CASH AND CASH EQUIVALENTS**

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

	31 December 2011	31 December 2010	31 December 2009
Cash on hand	1	9	3
Banks			
- Demand deposit	33.062	84.321	4.875
- Time deposit	740.768	1.649.112	269.390
	773.831	1.733.442	274.268
Maturities of cash and cash equivalents are as follows:			
Demand	33.063	84.330	4.878
Up to 1 month	740.768	1.649.112	269.390
	773.831	1.733.442	274.268
The breakdown of foreign currency denominated cash equivalents in terms of TL is as follows			
Euro	-	39	-
Sterling	3	2	-
	3	41	-
Average effective interest rates of time deposits are as follows:			
	31 December 2011 (%)	31 December 2010 (%)	31 December 2009 (%)
	6,81	5,35	7,51
The calculation of cash and cash equivalents of the Company for the use in statements of cash flows is as follows:			
	31 December 2011	31 December 2010	31 December 2009
Cash and cash equivalents	773.831	1.733.442	274.268
Less: Income accruals	(2.842)	(8.307)	(741)
Less: LSRSA project deposits (*)	(300.698)	(186.465)	(93.859)
	470.291	1.538.670	179.668

* 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 company has the authority to control these accounts (Note 3).

**NOTE 4 - FINANCIAL INSTRUMENTS**

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

	31 December 2011	31 December 2010	31 December 2009
Financial Assets			
Time deposits more than 3 months	-	-	20.010
Government bonds	522.753	-	-
Investment funds	5.000	-	-
	527.753	-	20.010
Special issue government bonds (*)	44.617	79.617	220.445
	572.370	79.617	240.455

(*) The Republic of Turkey, Undersecretariat of Treasury ("Turkish Treasury") specially issues Domestic Government Debt securities in the name of the Company to make the HAS payments on behalf of Turkish Treasury. The Bonds are redeemed partially and early redeemed and the amount is transferred to the Company's accounts when the HAS lists are specified (Note 7). The government bonds amount to TL44,617, TL79,617 and TL220,445 at 31 December 2011, 2010 and 2009 respectively. 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.

NOTE 5 - FINANCIAL LIABILITIES

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

	31 December 2011	31 December 2010	31 December 2009
Short-term financial liabilities			
Short-term bank borrowings	-	210	131
Short-term portion of long-term borrowings	185.552	181.291	94.930
	185.552	181.501	95.061
Long-term bank borrowings			
Long-term borrowings	914.000	1.074.000	1.234.000
	914.000	1.074.000	1.234.000

The Company has borrowed TL1,314,000 from the Turkish Treasury for financing its HAS payment liability. According to the agreement signed with the Turkish Treasury, the borrowing without a payback until 10 October 2009 has a maturity of 10 October 2017, with floating interest rate. The interest rate is defined as the weighted average of the compound rate of discounted Government bonds issued by Turkish Treasury before each payment period.

The interest rate of the borrowing at 31 December 2011 is 7.70% (31 December 2010: 7.79%, 31 December 2009: 9.00%).

The redemption schedules of the borrowings at 31 December 2011, 2010 and 2009 are as follows:

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

	31 December 2011	31 December 2010	31 December 2009
2010	-	-	70.131
2011	-	160.210	160.000
2012	160.000	160.000	160.000
2013	160.000	160.000	160.000
2014	160.000	160.000	160.000
2015	160.000	160.000	160.000
2016 and over	434.000	434.000	434.000
	1.074.000	1.234.210	1.304.131
Interest expense accruals	25.552	21.291	24.930
	1.099.552	1.255.501	1.329.061

**NOTE 6 - TRADE RECEIVABLES AND PAYABLES**

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

	31 December 2011	31 December 2010	31 December 2009
Short-term trade receivables			
Receivables from sale of residential units and commercial units	139.478	69.270	28.778
Receivables from LSRSA contractors invoiced	109.207	85.673	122.471
Receivables from land sales	105.260	122.945	109.856
Notes receivables	13.818	95.358	95.980
Rent receivables	1.352	951	510
Other	382	538	60
Unearned finance income	(3.123)	(692)	(46)
	366.374	374.043	357.609
Doubtful receivables	1.740	1.781	1.794
Less: Provision for doubtful receivables (-)	(1.740)	(1.781)	(1.794)
	366.374	374.043	357.609

Movements of provision for doubtful receivables at 31 December 2011, 2010 and 2009 are as follows:

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

	31 December 2011	31 December 2010	31 December 2009
Balance at beginning, 1 January	1.781	1.794	1.444
Provision charge for the period	-	-	388
Provision released / used	(41)	(13)	(38)
Balance at period end	1.740	1.781	1.794
Long-term trade receivables			
Trade receivables	819.600	561.010	117.175
Unearned finance income	(36.975)	(7.288)	(284)
	782.625	553.722	116.891
Short-term trade payables			
Payables to contractors according to LSRSA	297.775	369.706	155.004
Contractors' time deposit interest payables (**)	13.044	3.797	977
Trade payables	5.501	263.430 (*)	1.708
	316.320	636.933	157.689

(*) Including payables to TOKİ amounting to TL260.000 regarding the land purchases.

(**) The contractors' portion of the residential unit sales as defined in the agreement which gained from ongoing LSRSA projects is deposited in time deposit bank accounts opened for the related LSRSA project. The company has the authority to control this accounts (Note 3).

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

	31 December 2011	31 December 2010	31 December 2009
Long-term trade payables			
Land purchase payables	4.445	4.444	2.450
Other	6.269	1.141	4.152
	10.714	5.585	6.602

**NOTE 7 - OTHER RECEIVABLES AND PAYABLES**

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

	31 December 2011	31 December 2010	31 December 2009
Short-term other receivables			
HAS related receivables from Turkish Treasury	369.517	289.942	234.920
Receivables from contractors (*)	98.947	95.963	92.485
Receivables from state institutions	6	5	287
Other	6	6	7
	468.476	385.916	327.699

(*) Includes the receivable amounting to TL57,453 (31 December 2010: TL57,070) which is related to the supplying expenses of the contractor which newly won the tender for the Izmir Mavişehir project, rather than contractor whose agreement was cancelled (Note 27).

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

	31 December 2011	31 December 2010	31 December 2009
Long-term other receivables			
Deposits and guarantees given	178	166	165
	178	166	165
Short term other payables			
Payable to HAS beneficiaries	428.909	422.265	489.378
Deferred income	152.266 (**)	52.718 (**)	4.712
Payable to contractors (*)	105.655	99.331	8.300
Taxes and funds payable	1.570	60.186	35.580
Other	4.466	4.834	2.440
	692.866	639.334	540.410

(*) Payable to constructors amounting to TL88,752 (31 December 2010: TL88,949, (31 December 2009: TL8,300) that value of residual units in relation to sharing of Izmir Mavişehir Stage 3 Project, that cannot be invoiced because of constructor's law suit regarding sharing of project (Note 27).

(**) Includes the total revenue from the sales of residual units in Izmir Mavişehir Stage 3 Project, that completed by the Company. Total amount or some portion of this amount will be recorded as sales income according to result of lawsuit on trial (Note 27).



The movements of the payments either from Company's shareholder's equity to HAS beneficiaries for 31 December 2011, 2010 and 2009 are shown below:

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

	01 January 2009	Additions within the period	Disposals within the period	31 December 2009
Treasury support share				
Receivable from Treasury	238.070	-	(3.150)	234.920
Special purpose government Bond (Note 4)	370.445	-	(150.000)	220.445
Cash generated from government bond redemption	31.881	34.013	(31.881)	34.013
Total consideration received or receivable from Treasury	640.396			489.378
Payable to HAS beneficiaries	(640.396)			(489.378)

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

	01 January 2010	Additions within the period	Disposals within the period	31 December 2010
Treasury support share				
Receivable from Treasury	234.920	788.890	(733.868)	289.942
Special purpose government Bond (Note 4)	220.445	429.617	(570.445)	79.617
Cash generated from government bond redemption	34.013	52.530	(33.837)	52.706
Total consideration received or receivable from Treasury	489.378			422.265
Payable to HAS beneficiaries	(489.378)			(422.265)

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

	01 January 2011	Additions within the period	Disposals within the period	31 December 2011
Treasury support share				
Receivable from Treasury	282.942	105.900	(26.325)	369.517
Special purpose government Bond (Note 4)	79.617	-	(35.000)	44.617
Cash generated from government bond redemption	52.706	35.486	(73.417)	14.775
Total consideration received or receivable from Treasury	422.265			428.909
Payable to HAS beneficiaries	(422.265)			(428.909)



NOTE 8 - LAND AND RESIDENTIAL UNIT INVENTORIES

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

	31 December 2011	31 December 2010	31 December 2009
Short-term inventories			
Planned land by LSRSA	442.678	249.164	329.307
Residential and commercial units ready for sale	117.322	361.711	190.202
Cost	117.704	368.117	192.929
Impairment	(382)	(6.406)	(2.727)
Planned land by RPSPTL	236.007	34.530	174.262
Semi-finished construction projects	1.359	2.072	2.722
	797.366	647.477	696.493
Long-term inventories			
Land	1.598.445	1.170.420	1.926.605
Cost	1.664.758	1.280.750	1.987.195
Impairment	(66.313)	(110.330)	(60.590)
Planned land by LSRSA	1.836.135	2.025.312	698.155
Planned land by RPSPTL	147.064	164.064	-
	3.581.644	3.359.796	2.624.760

As of 31 December 2011, independent valuation reports prepared by Reel Gayrimenkul Değerleme A.Ş. and Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. are taken into consideration in order to identify 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:

	31 December 2011	31 December 2010	31 December 2009
Balance at 1 January	116.736	63.317	81.585
Impairment charge for the period	17.681	90.609	60.665
Reversal of impairment due to sales	(22.054)	(5.488)	-
Reversal of impairment	(45.668)	(31.702)	(78.933)
Balance at period end	66.695	116.736	63.317



CONVENIENCE TRANSLATION OF THE NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

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

NOTE 9 - 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 December 2011, 2010 and 2009 are as follows:

	1 January 2011	(Impairment charge) reversal of impairment	Additions	Disposal	C/Y depreciation	31 December 2011
Izmir Karşıyaka Swimming Pool Land	3.750	(1.715)	-	-	-	2.035
Çorlu Kazimiye Land	761	-	-	-	-	761
Gebze Güzeller Land	200	17	-	-	-	217
Istanbul Ümraniye Land	545	1.891	-	-	-	2.436
	5.256	193	-	-	-	5.449
	1 January 2010					31 December 2010
Küçükbakkalköy commercial units	8.348	(523)	-	(7.737)	(88)	-
Izmir Karşıyaka Swimming Pool land	3.750	-	-	-	-	3.750
Küçükbakkalköy office units	2.970	-	-	(2.911)	(59)	-
Kocaeli-Gebze social facility	1.088	-	-	(1.062)	(26)	-
Çorlu house and offices	385	-	-	(371)	(14)	-
Marmara Ereğlisi	14	-	-	(14)	-	-
Çorlu Kazimiye land	-	-	761	-	-	761
Gebze Güzeller land	-	-	200	-	-	200
Istanbul Ümraniye land	-	-	545	-	-	545
	16.555	(523)	1.506	(12.095)	(187)	5.256
	1 January 2009					31 December 2009
Küçükbakkalköy commercial units	10.734	(521)	457	(2.197)	(125)	8.348
Ankara Etimesgut commercial units	7.488	6.618	-	(14.046)	(60)	-
Küçükbakkalköy office units	3.137	-	-	(96)	(71)	2.970
T.Emlak Bankası social facility	2.579	-	-	(2.530)	(49)	-
Kocaeli-Gebze social facility	1.114	-	-	-	(26)	1.088
Izmir Karşıyaka Swimming Pool land	3.750	-	-	-	-	3.750
Çorlu house and offices	605	(192)	-	-	(28)	385
Marmara Ereğlisi	14	-	-	-	-	14
	29.421	5.905	457	(18.869)	(359)	16.555



Regarding the measurement of fair values of investment and TSKB Gayrimenkul Değerleme A.Ş.). The fair values of the properties, the valuation reports are taken from independent investment property determined by independent valuation firms Yetkin Gayrimenkul Değerleme ve Danışmanlık experts are as follows: A.Ş. (31 December 2010: Elit Gayrimenkul Değerleme A.Ş.

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

	31 December 2011	31 December 2010	31 December 2009
Istanbul Ümraniye land	6.353	545	-
Çorlu Kazimiye land	3.093	2.495	-
Karşıyaka Swimming Pool land	2.200	3.915	3.750
Gebze Güzeller land	217	201	-
Küçükbakkalköy commercial units	-	-	15.423
Küçükbakkalköy officel units	-	-	6.598
Kocaeli-Gebze social facility	-	-	2.195
Çorlu house and offices	-	-	385
Marmara Ereğlisi	-	-	25
	11.863	7.156	28.376

NOTE 10 - PROPERTY, PLANT AND EQUIPMENT

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

31 December 2011	Buildings	Motor Vehicles	Furniture And Fixtures	Total
Net book value, 1 January	4,897	174	662	5.733
Additions	-	290	367	657
Disposals, (net)	(28)	-	(2)	(30)
Depreciation expense	(116)	(51)	(228)	(395)
Net book value	4,753	413	799	5,965
Cost	6,052	587	2,629	9,268
Accumulated Depreciation	(1,299)	(174)	(1,830)	(3,303)
Net book value	4,753	413	799	5,965

31 December 2010				
Net book value, 1 January	4,925	-	315	5.240
Additions	94	174	471	739
Disposals, (net)	-	-	-	-
Depreciation expense	(122)	-	(124)	(246)
Net book value	4,897	174	662	5,733
Cost	6,080	297	2,264	8.641
Accumulated Depreciation	(1,183)	(123)	(1,602)	(2.908)
Net book value	4,897	174	662	5,733



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

31 December 2009	Buildings	Motor Vehicles	Furniture And Fixtures	Total
Net book value, 1 January	6,860	-	258	7.118
Additions	-	-	145	145
Disposals, (net)	(1,739)	-	-	(1.739)
Depreciation expense	(196)	-	(88)	(284)
Net book value	4,925	-	315	5.240
Cost	5,986	123	1.792	7.901
Accumulated Depreciation	(1,061)	(123)	(1.477)	(2.661)
Net book value	4,925	-	315	5.240

The fair values of the property plant and equipments are considered to approximate their respective carrying values.

NOTE 11 - INTANGIBLE ASSETS

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

31 December 2011	Licensed And Services	Computer Software	Total
Net book value, 1 January	50	3	53
Additions	20	24	44
Depreciation expense	(24)	(2)	(26)
Net book value	46	25	71
Cost	243	229	472
Accumulated Depreciation	(197)	(204)	(401)
Net book value	46	25	71

31 December 2010	Licensed And Services	Computer Software	Total
Net book value, 1 January	54	1	55
Additions	23	6	29
Depreciation expense	(27)	(4)	(31)
Net book value	50	3	53
Cost	223	205	428
Accumulated Depreciation	(173)	(202)	(375)
Net book value	50	3	53

31 December 2009	Licensed And Services	Computer Software	Total
Net book value, 1 January	26	48	74
Additions	39	-	39
Depreciation expense	(11)	(47)	(58)
Net book value	54	1	55
Cost	205	200	405
Accumulated Depreciation	(151)	(199)	(350)
Net book value	54	1	55



NOTE 12 - PROVISIONS

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

	31 December 2011	31 December 2010	31 December 2009
Provisions			
Provision for lawsuits	51.690	28.440	12.406
	51.690	28.440	12.406

The movements of provision for lawsuits as of 31 December 2011, 2010 and 2009 are as follows:

	31 December 2011	31 December 2010	31 December 2009
Balance at 1 January	28.440	12.406	9.350
Provision charge for the period	23.250	21.188	3.056
Provision released	-	(5.154)	-
Balance at 31 December	51.690	28.440	12.406

NOTE 13 - EMPLOYEE BENEFITS

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

	31 December 2011	31 December 2010	31 December 2009
Short-term provisions			
Unused vacation provision	2.224	1.287	882
	2.224	1.287	882
Long-term provisions			
Provision for employment termination benefit	2.188	1.697	1.232
	2.188	1.697	1.232

IFRS foresees that actuarial valuation method should be in use in order to estimate the certain liabilities for defined benefit obligations of the Company. Accordingly, in the calculation of these liabilities, the following actuarial assumptions are used.

	31 December 2011	31 December 2010	31 December 2009
Discount rate (%)	4,50	4,66	5,92
Turnover rate to estimate probability of retirement (%)	7,64	6,96	7,51



The basic assumption is that from 1 January 2006, the determined value for every working year increases proportional to inflation. Using this assumption, the existing discount ratio shows the real ratio, unaffected by inflation.

Movement of the provision for employment termination benefits as of 31 December 2011, 2010 and 2009 are as follows:

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

	31 December 2011	31 December 2010	31 December 2009
Balance at 1 January	1.697	1.232	842
Service cost	61	(214)	30
Interest cost	98	79	133
Payment within the period	410	53	70
Other	(78)	547	157
Balance at 31 December	2.188	1.697	1.232

The Company has paid TL1,765, TL1,058 and TL852 Social Security premiums as of 31 December 2011, 2010 and 2009, respectively, as a part of defined contributions to the social security system of the state. Such payments are expensed when paid on a monthly basis.

NOTE 14 - OTHER ASSETS AND LIABILITIES

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

	31 December 2011	31 December 2010	31 December 2009
Other current assets			
Progress payments given to contractors (*)	66.368	88.150	51.396
Accrued Income	55.829	16.428	6.681
Deferred VAT	15.921	-	-
Receivables from tax office (**)	10.852	-	-
Advances given (***)	10.687	-	-
Prepaid expenses	218	281	259
Real estate tax receivables paid on behalf of other parties	-	-	1.950
Other	25	1	189
	159.900	104.860	60.475

(*) Includes the progress payments given to the contractor in related to İzmir Mavişehir project amounting to TL47,380 as of 31 December 2011, (31 December 2010: TL47,380) (Note 27).

(**) Receivables from tax office consist of bank stoppages paid on interest income, which have been requested from the tax office to be paid back.

(***) TL7,000 of advances given consist of amount paid to TOKİ for the expropriation of urban transformation, to be deducted from sale price of properties



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

	31 December 2011	31 December 2010	31 December 2009
Other current liabilities			
Deferred revenue from LSRSA projects (*)	813.357	288.331	148.274
Advances taken from LSRSA contractors (**)	522.046	545.111	293.473
Advances taken from LSRSA Projects sale (***)	37.180	37.187	70.614
Advances taken from RPSPTL projects sale	161.619	59.298	14.975
	1.534.202	929.927	527.336

(*) Deferred revenue is the revenue of subsequent periods in accordance with LSRSA projects residential units sales of the Company which will be accounted as land sales

(**) The company collects the first payment of the Company total revenue as described in the agreement in LSRSA projects before signing the agreement with the contractor.

(***) Consists of advances taken from İzmir Mavişehir project sales (Note 27).

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

	31 December 2011	31 December 2010	31 December 2009
Other non-current liabilities			
Other advances taken	1.590	1.302	1.267
Other	-	-	7
	1.590	1.302	1.274

NOTE 15 - SHAREHOLDERS' EQUITY

The Company's authorised capital amount is TL2,500,000 (31 December 2010: TL2,500,000, 31 December 2009: TL253,393) and consists of 250,000,000,000 authorised number of shares (31 December 2010: 250,000,000,000, 31 December 2009: 25,339,269,765) with a nominal value of TL0.01 each.

The Company's shareholders and their shareholding percentages as of 31 December 2011, 2010 and 2009 are as follows:

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

Shareholders	31 December 2011		31 December 2010		31 December 2009	
	Share %	TL	Share %	TL	Share %	TL
TOKİ	74,99	1.874.831	74,99	1.874.831	99,99	253.370
Share of public offering	25,00	625.000	25,00	625.000	-	-
HAS beneficiaries	0,01	167	0,01	167	0,01	23
Other	0,00	2	0,00	2	0,00	0
Total paid-in share capital	100,00	2.500.000	100,00	2.500.000	100,00	253.393



Within the scope of Law No. 5664, dated 30 May 2007, and the regulation issued on 14 August 2007, the decision was taken to pay back HAS savings amounting TL395,730, which were still held as capital in kind in the accounts of the Company, to the HAS beneficiaries. HAS beneficiaries should make their decision about using their rights as shares of the Company or in cash until 8 April 2010. As at the date of these financial statements out of 39,573,016,172 outstanding shares attributable/payable to HAS beneficiaries, 39,570,764,123 have opted for cash payments. Share increase and decrease is seen in capital accounts of the Company until April 2010 due to preferences of HAS beneficiaries between the options of share certificates and cash. As of 31 December 2009, 31 December 2008 and 2007 the figure shown as capital TL253,393 was calculated by correcting based on final capital value as of 8 April 2010. As mentioned in the law, 60.97% portion of the Shareholders' equity amounting to TL1,177,597 were transferred to payable to HAS beneficiaries in other payable account. This amount represents the financial liability of the Company to HAS beneficiaries and is due on demand. Until the payment mechanism for such volume of repayments has been finalized the share of comprehensive income attributable to HAS beneficiaries has been added to the total liability amount. The increase in the HAS liability for 2007 comprehensive income amounts to TL574,704. In 2008 an additional amount of TL32,956 have been accrued until it has been announced on 28 February 2008 that HAS beneficiaries are no longer entitled to share in the income of the Company. According to these transfers and with the addition of the profit distribution from years 2000 and 2001 HAS payment liability resulted as TL1,781,329.

The Company has decided to increase its capital to TL1,875,000. According to the minute of the Board of Directors of the Company dated 26 July 2010 and TL8 of this increase is going to be covered by the Treasury in relation to HAS Beneficiaries payment and it is decided to distribute bonus shares according to the share distribution ratios for the remaining amount which will be covered by the Company's internal sources

By the decision of Board of Directors of the Company on 18 August 2010, it was decided to increase the capital from TL1,875,000 to TL2,500,000 within the authorized capital of

TL4,000,000 for the purpose of public offering. 62,500,000,000 of B Type shares represent the capital increase amounting to TL625,000. By the decision of the Board of Directors of Istanbul Stock Exchange Market on 26 November 2010, 25% portion of the Company's shares amounting to nominal TL625,000 of B Type shares has been trading on the stock exchange since 2 December 2010. As a result of the public offering, the Company acquired TL1,051,989 cash from the share certificates with a nominal value of TL625,000, and the difference of TL426,989 was followed in the financial statements as share premium.

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 Company'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: XI, No: 29 which became effective as of 1 January 2008 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".

In accordance with the decision of Capital Markets Board on 8 February 2008 number 4/138 the minimum profit distribution ratio shall be applied as 20% (31 December 2009: None) in relation to publicly-listed joint stock partnerships as of 1



January 2008. Accordingly, it has been made possible that shares, issued in cash or through the addition of dividend to the capital upon the decision of the Company's general assembly, can be distributed to the partners free of charge or that the distribution can be partly made in cash and partly through the free distribution of shares. It has been further enabled that initial dividend amount be left to the partnership without distribution, if such amount is lower than the 5% of the existing paid-up/issued capital amount. Nevertheless, with regard to the joint stock partnerships, which have increased its capital without performing a dividend distribution as to the previous period and which separates its shares as "new" and "old", it has been made obligatory for those partnerships, which will distribute dividend out of its 2010 profits, to distribute the initial dividend amount in cash.

Additionally, pursuant to CMB decision with no 7/242 and dated 25 February 2005, the whole amount of the profit distribution amount, which is calculated over the net distributable profit, determined according to the CMB regulations, in accordance with the CMB regulations regarding minimum profit distribution liability, shall be distributed, if all of this amount can be covered by the distributable profit included in the legal records; on the other hand, if the whole of this amount cannot be met, the whole of the net distributable profit included in the legal records shall be distributed. In case period losses exist in the financial statements, prepared according to the CMB regulations, and in any one of the legal records, profit distribution shall not be performed

NOTE 16 - SALES AND COST OF SALES

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

	31 Aralık 2011	31 Aralık 2010
Revenue		
Land sales	450.000	1.227.089
<i>Income from sale of land and plots through LSRSA</i>	349.989	504.019
<i>Income from sale of vacant land and plots</i>	100.011	723.070
Residential and commercial units sales	289.719	284.863
Rent income	528	904
	740.247	1.512.856
Sales returns	(23.608)	(4.552)
Sales discounts	(42)	(10.401)
Net sales income	716.597	1.497.903
Cost of sales		
Cost of land sales	(228.101)	(519.319)
<i>Cost of land and plots sold through LSRSA</i>	(167.334)	(204.556)
<i>Cost of vacant land and plots sold</i>	(60.767)	(314.763)
Cost of residential and commercial units sales	(258.306)	(238.666)
Cost of other projects	(1.161)	-
Commission expense of loans allocated to residential units customers	-	(393)
Depreciation of investment property	-	(187)
	(487.568)	(758.565)
Gross Profit	229.029	739.338

**NOTE 17 - MARKETING, SALES AND DISTRIBUTION EXPENSES ADMINISTRATIVE EXPENSES**

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

	31 December 2011	31 December 2010
General administrative expenses		
Taxes, duties and fees	14,936	24,819
Personnel	14,819	11,267
Membership fees	3,451	3,338
Consultancy	1,195	7,334
Subcontracting services	1,043	1,391
Legal and notary	892	412
Insurance	479	264
Depreciation and amortisation	426	277
Maintenance	292	500
Communication	270	211
Advertisement	10	4,094
Non-deductible prepaid taxes	-	2,223
Other	1,263	2,839
	39,076	58,969
Marketing, sales and distribution expenses		
Advertisement	7,491	25,156
Personnel	1,993	1,607
Taxes, duties and fees	2	799
Other	4,286	376
	13,772	27,938

NOTE 18 - EXPENSES BY NATURE

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

	31 December 2011	31 December 2010
Cost of land sales	228,101	519,319
Cost of residential units and commercial unit sales	258,306	238,666
Personnel	16,812	12,874
Taxes, duties and fees	14,938	25,618
Advertisement	7,501	29,250
Membership fees	3,451	3,338
Consultancy	1,195	7,334
Cost of other projects	1,161	-
Subcontracting services	1,043	1,391
Legal and notary	892	412
Insurance	479	264
Depreciation and amortisation	426	464
Maintenance	292	500
Communication	270	211
Non-deductible prepaid taxes	-	2,223
Other	5,549	3,608
	540,416	845,472

**NOTE 19 - OTHER INCOME/EXPENSES**

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

	31 December 2011	31 December 2010
Other income		
Impairment provision reversals (net)	27.897	-
Fee returns from Land Offices	11.769	-
Delay penalty income from project contractors	1.445	16.509
Guarantees collected	138	27.403
Gain on sale investment property (net)	-	7.507
Released lawsuit provision	-	5.154
Other	5.581	5.213
	46.920	61.786
Other expenses		
Lawsuit provision charge for the period (Note 12)	(23.250)	(21.188)
Legal expenses	(570)	(4.953)
Impairment provision charge for the period (net)	-	(59.430)
Other	(381)	(182)
	(24.201)	(85.753)

NOTE 20 - FINANCIAL INCOME

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

	31 December 2011	31 December 2010
Financial Income		
Interest income from credit sales	82.362	23.743
Interest income from time deposits	66.877	22.385
Interest income from Treasury bills	10.501	-
Default interest income	5.981	1.222
Interest income from reverse-repo	4.327	-
Interest income from funds	565	-
Income from sale of marketable securities	13	-
Foreign exchange gain	12	110
	170.638	47.460

**NOTE 21 - FINANCIAL EXPENSE**

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

	31 December 2011	31 December 2010
Finansal giderler		
Interest expense on Turkish Treasury borrowings (*)	(107.154)	(104.932)
Unearned finance expense, net	(32.111)	(7.406)
Commission expenses	(1.647)	(9.131)
Foreign exchange loss	(304)	(142)
	(141.216)	(121.611)

(*) Interest expense of borrowing for HAS beneficiaries payments from Turkish Treasury amounting to TL1,314,000 calculated in accordance with Domestic Government Debt Securities issuance compound interest rate announced at the time of payment periods.

NOTE 22 - TAXATION

"Corporate Tax Law" No. 5520 was taken into effect after being published in the Official Gazette No. 26205, dated 21 June 2006. Many clauses of the "New Tax Law" are effective from 1 January 2006. According to Tax Law, No. 5520, the corporate tax rate in Turkey is payable at the rate of 20% as of 1 January 2006. The corporate tax rate is calculated on the total income of the Company after adjusting for certain disallowable expenses, exempt income and other allowances. No further tax is payable unless the profit is distributed.

Dividends paid to non-resident corporations, which have a place of business in Turkey or to resident corporations, are not subject to withholding tax. Otherwise, dividends paid are subject to withholding tax at the rate of 15%. An increase in capital via issuing bonus shares is not considered as profit distribution and no withholding tax incurs in such a case.

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 Company "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". Therefore, the Company has no corporate and withholding tax obligation.

Republic of Turkey Ministry of Finance, Tax Inspectors Board has performed an inspection for the Company in 2009 and prepared a report dated 20 November 2009, deciding that TL33,556, TL48,724, TL53,814 and TL49,416 payable corporate tax to be calculated for the years 2007, 2006, 2005 and 2004 respectively. Because of the reason the Company has a positive written opinion of Anadolu Corporate Tax Office about the corporate tax payment, it was decided not to calculate a tax penalty for these amounts even though a late payment interest penalty has been stated by the inspectors. It was emphasised in the report that the Company is not registered with the CMB Board in other words the Company is not traded publicly, which is a requirement for the Company to hold Real Estate Investment Company as basis of tax calculations for related periods. In compliance with the Tax composition report of the Ministry of Finance dated 21 September 2010, numbered 2010/37, TL277, TL475, TL605, TL644 amounting to a total of TL2,000 principal and interest have been charged to the Company for the taxation periods 2007, 2006, 2005 and 2004 respectively. This amount has been paid.

**NOTE 23 - EARNINGS PER SHARE**

In Turkey, companies can increase their share capital by making a pro rata distribution of shares ("Bonus Shares") to existing shareholders from retained earnings and revaluation surplus. The issue of such shares is treated as the issuance of ordinary shares in the calculation of earnings per share. Accordingly, previous effects of related share distributions taking into consideration on weighted average number of shares used in calculation. Earnings per share is calculated by considering

the total number of new shares when there is an increase in issued shares because of distribution of bonus shares after the balance sheet date but before the preparation of financial statements.

The earnings per share stated in income statement is calculated by dividing net income for the period by the weighted average number of the Company's shares for the period.

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

	31 December 2011	31 December 2010
Net income attributable to equity holders of the parent in full TL	228.321.681	554.312.184
Weighted average number of ordinary shares	250.000.000.000	192.708.333.333
Earnings per share in full TL	0,0009	0,0029

NOTE 24 - RELATED PARTY TRANSACTIONS

The main shareholder of the Company is TOKİ. TOKİ is a State institution under control of Republic of Turkey Prime Ministry. Related parties of the Company are as listed below:

1. T.C. Başbakanlık Toplu Konut İdaresi Başkanlığı ("TOKİ")
2. Emlak Pazarlama, İnşaat, Proje Yönetimi ve Ticaret A.Ş. (an affiliate of TOKİ)
3. GEDAŞ Gayrimenkul Değerleme A.Ş. (an affiliate of TOKİ)
4. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (an affiliate of TOKİ)
5. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (an affiliate of TOKİ)
6. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (an affiliate of TOKİ)
7. Emlak-Toplu Konut İdaresi Spor Kulübü
8. Emlak Paz.-Fideltus İnş. - Öztaş İnş. Ortak Girişimi

According to the revised IAS 24 - Related Parties standard, the scope of the related party definition of State institutions is restricted. The Company has also transactions with State banks that are T.C.Ziraat Bankası A.Ş., Türkiye Vakıflar Bankası T.A.O., Türkiye Halk Bankası A.Ş. and Turkish Treasury in relation to the HAS payments. With this restriction, the transactions with Turkish state banks and the Government Debt securities

issued on behalf of the Company and the borrowing for HAS payments from Treasury are not included in related party transactions. The Company mostly deposits its cash in State Banks in compliance with its related statute. Average effective interest rates of time deposits of the Company as of 31 December 2011 and 2010 are explained in Note 3.



The transactions made between the Company and TOKİ, its affiliates and other related parties are presented below.

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

	31 December 2011	31 December 2010	31 December 2009
Trade receivables from related parties			
Emlak Paz, İnş. A.Ş.-Yeni Sarp İnş. Ltd,	1	1	-
GEDAŞ Gayrimenkul Değerleme A.Ş.,	-	13	109
TOKİ (*)	-	-	92.000
	1	14	92.109

	31 December 2011	31 December 2010	31 December 2009
Other receivables from related parties			
TOKİ	7.000	-	2
Emlak Paz,- Fideltus İnş. - Öztaş İnş. O.G,	5.446	5.443	-
Emlak Pazarlama, İnşaat, Proje Yönetimi ve Ticaret A.Ş.,	90	75	-
Emlak Paz,-Fideltus İnş-Öztaş İnş O.G,	-	-	3.637
	12.536	5.518	3.639

	31 December 2011	31 December 2010	31 December 2009
Advances given to related parties			
Emlak Paz,- Fideltus İnş. - Öztaş İnş.O.G,	64.732	64.732	64.732
Emlak Paz,- Yeni Sarp İnş. Ltd, O.G,	8.615	9.225	-
	73.347	73.957	64.732

Comprises the initial collection of the Company share in LSRSA projects before signing the agreement.

	31 December 2011	31 December 2010	31 December 2009
Trade payables to related parties			
Emlak Pazarlama, İnşaat, Proje Yönetimi ve Ticaret A.Ş.,	-	-	202
Emlak-Toplu Konut İdaresi Spor Kulübü	-	-	84
Emlak Paz,-Fideltus İnş- Öztaş İnş O.G,	-	-	5
TOKİ	-	260.000	-
	-	260.000	291

	31 December 2011	31 December 2010
Land purchases from related parties		
TOKİ	534.243	1.076.861
Emlak Paz,- Fideltus İnş. - Öztaş Ortak Girişimi	-	78
GEDAŞ Gayrimenkul Değerleme A.Ş.	-	187
	534.243	1.077.126

The total land purchases of the Company amount to TL534,243, TL1,076,861 and TL61,400 in 2011, 2010 and 2009, respectively. The Company has made the total land purchases from TOKİ, the main shareholder of the Company.



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

	31 December 2011	31 December 2010
Land Sales to related parties		
Emlak Paz. İnş. A.Ş.-Yeni Sarp İnş. Ltd.	40	-
TOKİ	-	80.210
Emlak Paz,- Fideltus İnş. - Öztaş Ortak Girişimi	-	293
GEDAŞ Gayrimenkul Değerleme A.Ş.,	-	50
	40	80.553

	31 December 2011	31 December 2010
Interest expenses to related parties		
TOKİ	5.491	-
	5.491	-

In the Company the president 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:

	31 December 2011	31 December 2010
Remuneration of key management		
Salaries and short-term employee benefits	648	554
	648	554

NOTE 25 - FINANCIAL RISK MANAGEMENT

The Company's activities expose it to a variety of financial risks, including the effects of changes in debt and equity market prices, foreign currency exchange rates and interest rates. The Company's management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Company.

Liquidity Risk

Liquidity risk is the inability of the Company to match the net funding requirements with sufficient liquidity.

The Company manages its liquidity risk by using special analyses regarding its ability to meet the Company's financial and trade liabilities using the expected undiscounted cash out-flows.

Regarding the liquidity risk arising from the financial liability for HAS beneficiaries, which is a demand-liability, the Company uses the funds made available by the Treasury to meet the payment obligations for this liability. For other financial liabilities, the majority of which comprise of trade liabilities, the Company mainly uses its cash balances and proceeds from sales and advances received.

The Company aims to maintain flexibility in funding by maintaining the availability of committed credit lines. The Company has no derivative financial instruments. The amounts disclosed in the table are the contractual undiscounted cash flows, whereas the Company manages the inherent liquidity risk based on expected undiscounted cash inflows.



The maturity distribution of financial liabilities of the Company as of 31 December 2010 is as follows:

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

	Carrying value	Contractual cash flows	Up to 3 months	3 months to 1 year	1 year to 5 years	Over 5 years
Short-term financial liabilities (Non-derivative):						
Financial liabilities	185.552	254.024	68.668	185.356	-	-
Trade payables	316.320	316.320	316.320	-	-	-
Other short-term liabilities	1.534.202	1.534.202	1.534.202	-	-	-
	2.036.074	2.104.546	1.919.190	185.356	-	-
Long-term financial liabilities (Non-derivative):						
Financial liabilities	914.000	1.138.757	-	-	1.138.757	-
Trade payables	10.714	10.714	-	-	10.714	-
Other long-term liabilities	1.590	1.590	-	-	1.590	-
	926.304	1.151.061	-	-	1.151.061	-
	2.962.378	3.255.607	1.919.190	185.356	1.151.061	-

The maturity distribution of financial liabilities of the Company as of 31 December 2010 is as follows:

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

	Carrying value	Contractual cash flows	Up to 3 months	3 months to 1 year	1 year to 5 years	Over 5 years
Short-term financial liabilities (Non-derivative):						
Financial liabilities	181.501	250.370	64.098	186.272	-	-
Trade payables	636.933	636.933	636.933	-	-	-
Other short-term liabilities	929.927	929.927	929.927	-	-	-
	1.748.361	1.817.230	1.630.958	186.272	-	-
Long-term financial liabilities (Non-derivative):						
Financial liabilities	1.074.000	1.349.137	-	-	877.974	471.163
Trade payables	5.585	5.585	-	-	5.585	-
Other long-term liabilities	1.302	1.302	-	-	1.302	-
	1.080.887	1.356.024	-	-	884.861	471.163
	2.829.248	3.173.254	1.630.958	186.272	884.861	471.163



The maturity distribution of financial liabilities of the Company as of 31 December 2009 is as follows:

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

	Carrying value	Contractual cash flows	Up to 3 months	3 months to 1 year	1 year to 5 years	Over 5 years
Short-term financial liabilities (Non-derivative):						
Financial liabilities	95.061	178.877	-	178.877	-	-
Trade payables	157.689	157.689	157.689	-	-	-
Other short-term liabilities	527.336	527.336	527.336	-	-	-
	780.086	863.902	685.025	186.272	-	-
Long-term financial liabilities (Non-derivative):						
Financial liabilities	1.234.000	1.628.309	-	-	949.931	678.378
Trade payables	6.602	6.602	-	-	6.602	-
Other long-term liabilities	1.274	1.274	-	-	1.274	-
	1.241.876	1.636.185	-	-	957.807	678.378
	2.021.962	2.500.087	685.025	178.877	957.807	678.378

Interest rate risk

The Company is exposed to interest rate risk through the contractual repricing dates are crucial. In order to keep the impact of rate changes on interest bearing assets and liabilities. These exposures are managed by offsetting interest rate sensitive assets and liabilities. In this context, matching of not only maturities of receivables and payables but also exposure of financial liabilities to interest rate changes at a minimum, "fixed interest/floating interest", "short-term/long-term", "TL/foreign currency" balance should be structured consistent within and with assets in the balance sheet.

Average effective annual interest rates of balance sheet items are as follows

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

	31 December 2011 (%)	31 December 2010 (%)	31 December 2009 (%)
Current assets			
Cash and cash equivalents	6,81	5,35	7,51
Trade receivables	7,75	6,43	6,60
Current liabilities			
Financial liabilities	8,76	8,29	9,00
Non-current liabilities			
Financial liabilities	8,76	8,29	9,00



The Company's financial instruments that are sensitive to interest rates are as follows:

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

	31 December 2011	31 December 2010	31 December 2009
Financial instruments with fixed interest rate			
Time deposits	740.768	1.649.112	269.390
Financial instruments with floating interest rate			
Financial liabilities	1.099.552	1.255.501	1.329.061

The profit before tax of the Company will increase / decrease by TL2,119 (31 December 2010: TL2,265, 31 December 2009: TL2,965) and in case of a 1% decrease/increase in TL market interest rates with all other factors remaining constant as of 31 December 2011.

Company's financial assets and liabilities in carrying amounts classified in terms of periods to contractual repricing dates as of 31 December 2011, 2010 and 2009 are as follows: remaining

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

	31 December 2011				
	Up to 3 months	3 months to 1 year	More than 1 year	Non-interest bearing	Total
Cash and cash equivalents	740.768	-	-	33.063	773.831
Financial instruments	527.753	-	-	44.617	572.370
Trade receivables	257.167	782.625	-	109.207	1.148.999
Other receivables	-	98.947	-	369.707	468.654
Land and residential unit inventories	-	-	-	4.379.010	4.379.010
Other current assets	218	-	-	159.682	159.900
Investment property	-	-	-	5.449	5.449
Property, plant and equipment	-	-	-	5.965	5.965
Intangible assets	-	-	-	71	71
Total assets	1.525.906	881.572	-	5.106.771	7.514.249
Financial liabilities	185.552	-	914.000	-	1.099.552
Trade payables	-	5.501	-	321.533	327.034
Other payables	-	-	-	692.866	692.866
Provisions for employment termination benefits	-	-	-	4.412	4.412
Shareholders' equity and other liabilities	51.690	-	-	5.338.695	5.390.385
Total liabilities	237.242	5.501	914.000	6.357.506	7.514.249
Net repricing position	1.288.664	876.071	(914.000)	(1.250.735)	-



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

	31 December 2010				
	Up to 3 months	3 months to 1 year	More than 1 year	Non-interest bearing	Total
Cash and cash equivalents	1.649.112	-	-	84.330	1.733.442
Financial instruments	-	-	-	79.617	79.617
Trade receivables	288.370	553.722	-	85.673	927.765
Other receivables	-	95.963	-	290.119	386.082
Land and residential unit inventories	-	-	-	4.007.273	4.007.273
Other current assets	282	-	-	104.578	104.860
Investment property	-	-	-	5.256	5.256
Property, plant and equipment	-	-	-	5.733	5.733
Intangible assets	-	-	-	53	53
Total assets	1.937.764	649.685	-	4.662.632	7.250.081
Financial liabilities	181.291	-	1.074.000	210	1.255.501
Trade payables	3.797	3.430	-	635.291	642.518
Other payables	-	-	-	639.334	639.334
Provisions for employment termination benefits	-	-	-	2.984	2.984
Shareholders' equity and other liabilities	28.440	-	-	4.681.304	4.709.744
Total liabilities	213.528	3.430	1.074.000	5.959.123	7.250.081
Net repricing position	1.724.236	646.255	(1.074.000)	(1.296.491)	-

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

	31 December 2009				
	Up to 3 months	3 months to 1 year	More than 1 year	Non-interest bearing	Total
Cash and cash equivalents	269.390	-	-	4.878	274.268
Financial instruments	-	20.010	-	220.445	240.455
Trade receivables	235.138	116.891	-	122.471	474.500
Other receivables	-	92.485	-	235.379	327.864
Land and residential unit inventories	-	-	-	3.321.253	3.321.253
Other current assets	364	-	-	60.111	60.475
Investment property	-	-	-	16.555	16.555
Property, plant and equipment	-	-	-	5.240	5.240
Intangible assets	-	-	-	55	55
Total assets	504.892	229.386	-	3.986.387	4.720.665
Financial liabilities	1.328.930	-	-	131	1.329.061
Trade payables	977	1.708	2.450	159.156	164.291
Other payables	-	-	-	540.410	540.410
Provisions for employment termination benefits	-	-	-	2.114	2.114
Shareholders' equity and other liabilities	12.406	-	-	2.672.383	2.684.789
Total liabilities	1.342.313	1.708	2.450	3.374.194	4.720.665
Net repricing position	(837.421)	227.678	(2.450)	612.193	-



Credit risk

The Company is subject to credit risk arising from trade receivables related to credit sales and deposits at banks.

The Company manages credit risk of bank deposits by working mainly with state banks established in Turkey and having long standing relations with the Company. Majority of bank deposits in this regard are with the state owned retail banks.

Credit risk of receivables from third parties is managed by securing receivables with collaterals covering receivables at the highest possible proportion. Methods used are as follows:

- Bank guarantees (letter of guarantee, etc.),
- Mortgage on real estate
- Retain the legal title to the goods solely to protect the collectability of the amount due.

In credit risk control, the credit quality of each customer is assessed; taking into account its financial position, past experience and other factors, individual risk limits are set in accordance and the utilisation of credit limits is regularly monitored.

Credit risk of financial instruments as of 31 December 2011 is as follows:

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

31 December 2011	Trade Receivables		Deposits in Cash and Banks
	Related party	Other party	
Maximum exposed credit risk as of reporting date	1	1.148.998	773.831
Secured portion of the maximum credit risk by guarantees, etc,	1	1.148.998	773.831
A. Net book value of financial assets either not due or not impaired	1	1.148.998	773.831
- Secured portion by guarantees, etc,	1	1.148.998	773.831
B. Financial assets with renegotiated condition	-	-	-
- Secured portion by guarantees, etc,	-	-	-
C. Net book value of the expired but not impaired financial assets	-	-	-
- Secured portion by guarantees, etc,	-	-	-
D. Net book value of the impaired assets	-	-	-
- Overdue (Gross book value)	-	1.740	-
- Not overdue	-	-	-
- Impairment	-	(1.740)	-
- Secured portion of the net value by guarantees, etc,	-	-	-



Credit risk of financial instruments as of 31 December 2010 is as follows:

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

31 December 2010	Trade Receivables		Deposits in Cash and Banks
	Related party	Other party	
Maximum exposed credit risk as of reporting date	14	927.751	1.733.442
Secured portion of the maximum credit risk by guarantees, etc,	14	927.731	1.733.442
A. Net book value of financial assets either not due or not impaired	14	927.731	1.733.442
- Secured portion by guarantees, etc,	14	927.731	1.733.442
B. Financial assets with renegotiated condition	-	-	-
- Secured portion by guarantees, etc,	-	-	-
C. Net book value of the expired but not impaired financial assets	-	-	-
- Secured portion by guarantees, etc,	-	-	-
D. Net book value of the impaired assets	-	-	-
- Overdue (Gross book value)	-	1.781	-
- Not overdue	-	-	-
- Impairment	-	(1.781)	-
- Secured portion of the net value by guarantees, etc,	-	-	-

Credit risk of financial instruments as of 31 December 2009 is as follows:

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

31 December 2010	Trade Receivables		Deposits in Cash and Banks
	Related party	Other party	
Maximum exposed credit risk as of reporting date	92.109	382.391	274.268
Secured portion of the maximum credit risk by guarantees, etc,	92.109	382.391	-
A. Net book value of financial assets either not due or not impaired	92.109	382.391	274.268
- Secured portion by guarantees, etc,	92.109	382.391	-
B. Financial assets with renegotiated condition	-	-	-
- Secured portion by guarantees, etc,	-	-	-
C. Net book value of the expired but not impaired financial assets	-	-	-
- Secured portion by guarantees, etc,	-	-	-
D. Net book value of the impaired assets	-	-	-
- Overdue (Gross book value)	-	-	-
- Not overdue	-	1.794	-
- Impairment	-	-	-
- Secured portion of the net value by guarantees, etc,	-	(1.794)	-

Amounts showing the maximum credit risk exposed as of balance sheet date by excluding guarantees in hand and other factors that increase the credit quality.



Foreign exchange risk

The Company is subject to the foreign currency risk due to the foreign currency deposits in the bank deposit account. The Company does not use foreign currency in its main operations; the foreign currency risk is only originated from deposits of the Company.

Foreign currency position

Foreign currency denominated assets, liabilities and off-balance sheet accounts give rise to foreign exchange exposure.

The Company's foreign currency assets and liabilities are as follows:

	31 December 2011	31 December 2010	31 December 2009
Foreign currency denominated assets	3	41	-
Foreign currency denominated liabilities	1.618	-	1.319
Net foreign currency position	(1.615)	41	(1.319)

The table below summarizes the Company's foreign currency position of the Company as of 31 December 2011:

	EURO	USD	Sterling	TL. Equivalent
Current assets				
Cash and cash equivalents	-	-	1	3
Total Assets	-	-	1	3
Current liabilities				
Trade payables	-	15	-	28
Other long-term payables	-	842	-	1.590
Total liabilities	-	857	-	1.618
Net foreign currency position	-	(857)	1	(1.615)



Capital risk management

The Company attempts to manage its capital by minimizing the investment risk with portfolio diversification. The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Gearing ratios as of 31 December 2011, 2010 and 2009 are as follows:

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

	31 December 2011	31 December 2010	31 December 2009
Total liabilities	3.711.346	3.500.006	2.576.892
Cash and cash equivalents	773.831	1.733.442	274.268
Net debt	2.937.515	1.766.564	2.302.624
Total shareholders' equity	3.802.903	3.750.075	2.143.773
Invested Capital	2.500.000	2.500.000	253.393
Gearing ratio	0,77	0,47	1,07

NOTE 26 - FINANCIAL INSTRUMENTS

Fair value of financial instruments

Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation, and is best evidenced by a quoted market price, if one exists.

The fair values of financial instruments that are not traded in an active market have been determined by the Company using available market information and appropriate valuation methodologies. However, judgement is necessarily required to interpret market data to estimate the fair value. Accordingly, the estimates presented herein may differ from the amounts the Company could realize in a current market exchange.

The following methods and assumptions were used to estimate the fair value of the financial instruments for which it is practicable to estimate fair value:

Financial assets:

The fair values of cash and due from banks are considered to approximate their respective carrying values due to their short-term nature.

The carrying values of trade receivables, which are measured at amortized cost, along with the related allowances for uncollectability are assumed to approximate their fair values. The fair values of balances denominated in foreign currencies, which are translated at year-end official exchange rates announced by the Central Bank of Turkey, are considered to approximate their carrying value.

The special issue long term government bond has been issued by the Treasury and given to the Company for payment of HAS payables, is non-negotiable on the secondary market and does not bear interest. It is puttable on demand by the Company at par back to the Treasury, and is also accounted at par representing its fair value.



Financial liabilities

The Company's borrowing from the Turkish Treasury for financing its HAS payment liability, has a floating interest rate defined as the weighted average of the compound rate of discounted Government bonds issued by Turkish Treasury before each payment period. Therefore it is considered that fair values of the borrowing's fair value are approximate carrying value which is amortized cost.

Short term trade payables and other liabilities with no stated interest rate are measured at original invoice amount and are payables on demand therefore they are measured at their demand values and classified as short-term. They are considered to approximate their respective carrying values due to their short-term nature.

NOTE 27 - CONTINGENT ASSETS AND LIABILITIES

1) The agreement of the contractor in Izmir Mavişehir North Region Phase 2 Mavişehir LSRSA project comprising 750 residential units, dated 21 December 2005, was terminated on 21 December 2009 as the contractor did not follow the terms of the contract. After the termination, the Company took over the Project and task of procurement was awarded to another contractor. During termination, completion rate was 71.94% as observed from construction progress minutes and no impairment loss occurred at the date of termination. Remaining part of the project is put out to tender according to Public Tender Law. The work is under progress and shall be completed by the Company as in RPSPTL projects and a sale processes shall be carried out by the Company. No decrease has been occurred in the fair value of the project according to the valuation reports dated 29 December 2007 and 14 October 2008 prepared by the Independent valuation companies. The construction of the project has been completed and the temporary acceptance is approved by the Company as of 15 October 2010.

TL55,945 (31 December 2009: TL53,865, 31 December 2008: TL30,709) that is disclosed in "Other short-term receivables" (Note 7) comprising the procurement works of the new contractor, TL47,380 (31 December 2009: TL47,396) that is disclosed in "Other current assets" (Note 14) comprising progress payments given to the ex-contractor, and TL37,180

(31 December 2009: TL70,614) that is disclosed in the "Other short-term liabilities" comprising the advances taken from the sale of the project are presented in the financial statements without netting-off because of the uncertainty of ongoing situation as of 31 December 2010.

2) The partial temporary acceptance of the Izmir Mavişehir Stage 3 LSRSA Project was approved on 19 September 2008. However, the contractor filed a lawsuit with the request that the provision of TL67,515+VAT, corresponding to the Company share of 38.58% on the total revenue amounting to TL175,000+VAT within the scope of the project's agreement, be defined and the provisions other than that 38.58% Company' Income Share of the total revenue be paid to the other party be cancelled; the value of the immovable property be determined with an expert evaluation of all immovable properties including the land share, as of the lawsuit date; and that 38.58% of the determined value be paid to the Company and 61.42% be paid to the contractor. The law suit will be held on 8 May 2012. In addition, in the scope of the agreement, the contractor requested the suspension of the conversion of the letter of guarantee with a preliminary injunction for the collection of its payables to the Company amounting to TL1,293 (real estate tax, late interest charge, etc.) from the Fatih Civil Court of First Instance and the court accepted the request. The Court ruled for the merger of two files on 15 December 2010.



3) Mortgage and guarantees received are

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

	31 December 2011	31 December 2010	31 December 2009
Guarantees received	1.059.908	974.246	404.616
Mortgages received	78.212	75.228	150.404
Other	1.123	-	1.196
	1.139.243	1.049.474	556.216

Other guarantees 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.

4) Collaterals, pledges, mortgages ("CPM")

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

	31 December 2011	31 December 2010	31 December 2009
A. CPM given on behalf of the Company's legal personality	6.793	1.183	2.405
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 the majority shareholder	-	-	-
ii) Total amount of CPM given on behalf of other group companies which are not in scope of B and	-	-	-
iii) Total amount of CPM given on behalf of third parties which are not in scope of C.	-	-	-
	6.793	1.183	2.405

**NOTE 28 - SUBSEQUENT EVENTS**

1) Board of Directors decided to sell 644 houses from Avrupa Konutları Ispartakule-3 545 Isle, 2 Parcels for TL131,300 (VAT included-TL 130,000+VAT) and to make an auction for 12 commercial units with condition of not to be sold under the price from expertise report in a future date for İstanbul, Başakşehir, Ispartakule 2. Region 4. Section Revenue Sharing in Exchange of Land Project.

2) Regarding the project developed in accordance with Ataşehir İstanbul East Region 2. Land Sale revenue distribution agreement, based on the expert reports and contractor's documentation, each 308 units included in Metropol İstanbul project will be sold for 176,771 TL (including VAT). Moreover, other units demanded by the contractor will be identified and priced no less than the experts' estimations and sold using the auction method.

3) The construction permits for the project İstanbul Tuzla 2. Lap 2. Region Plot Sales Revenue Sharing (Evora İstanbul Project) covering 102 isles, 1 parcel, 859 houses and 51 commercial units totaling 910 independent sections are obtained in 9 January 2012.

4) 14 units of independent sections from Blok F (whole Blok F constitutes of 14 independent sections) in Varyap Meridian Project are sold in 11 January 2012 for TL25,900 including VAT in cash.

Also the receivables related to the sales of 18 immovable properties with an estimated value of TL 30,480 including VAT and sold for TL43,235 including VAT from Varyap Meridian Project, have been collected.

5) The Company's revenue portion from the ongoing project İstanbul Başakşehir İkitelli Ayazma 1. Lap (My World Europe) is increased to TL292,105 from T284,508.

6) 644 houses from the ongoing project, "Avrupa Konutları Ispartakule 3", under the provisions of the İstanbul Bahçeşehir Ispartakule 2. Region 4. Part Revenue Sharing in Exchange of Land project agreement, with expert value of TL115,786+VAT are sold for TL130,000+VAT. The related collections will be made until 14 August 2012.

7) There has been a change in the agreement of the ongoing project, "Avrupa Konutları Ispartakule 3", İstanbul Bahçeşehir Ispartakule 2. Region 4. Part Revenue Sharing in Exchange of Land project, regarding the partnership percentages. Regarding this matter, an ordinary partnership agreement has been signed between the contractor and the joint venture.

8) The total sales revenue for the project, İstanbul Ataşehir West Region 1. Section 4. District Varyap Meridian, is increased from TL766,000 to TL885,000 and the Company's portion is increased to TL390,727 to TL338,189.

9) The permissions on the 356 commercial units of the project, İstanbul Ataşehir East Region 2. Lap Revenue Sharing in exchange of Land, received. There was already permission granted for 308 houses in Isle 3386 Parcel 1. The efforts regarding the permissions for the remaining units of the project are continuing.

10) The infrastructure and environmental monitoring completion is approved for the project Kırklareli Lüleburgaz Konut Villa, School with 24 classes and Mosque Construction. The approval is made on 08 February 2012.

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

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

Non-Consolidated (Individual) Financial Statements Main Account Items		Related Regulation	Current Year (TL)	Previous Year (TL) (*)
A	Money and Capital Market Instruments, Properties, Projects based on	Seri: VI, No:11, Md.27/ (b)	1.045.503	1.626.594
B	Properties and Rights based on Properties	Seri: VI, No:11, Md.27/ (a)	4.389.212	4.017.426
C	Affiliates	Seri: VI, No:11, Md.27/ (b)	-	-
	Due from related parties (Non Commercial)	Seri: VI, No:11, Md.24/ (g)	-	-
	Other Assets		2.079.534	1.606.061
D	Total Assets	Seri: VI, No:11, Md.4/ (i)	7.514.249	7.250.081
E	Financial Liabilities	Seri: VI, No:11, Md.35	1.099.552	1.255.501
F	Other Financial Liabilities	Seri: VI, No:11, Md.35	-	-
G	Due from Financial Leases	Seri: VI, No:11, Md.35	-	-
H	Due to Related Parties (Non Commercial)	Seri: VI, No:11, Md.24/ (g)	-	-
I	Shareholders' equity	Seri: VI, No:11, Md.35	3.802.903	3.750.075
	Other Resources		2.611.794	2.244.505
D	Total Resources	Seri: VI, No:11, Md.4/ (i)	7.514.249	7.250.081

Non-Consolidated (Individual) Other Financial Information		Related Regulation	Current Year (TL)	Previous Year (TL) (*)
A1	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years	Seri: VI, No:11, Md.27/ (b)	161.262	281.523
A2	Term/ Demand/ Currency	Seri: VI, No:11, Md.27/ (b)	470.290	1.538.661
A3	Foreign Capital Market Instruments	Seri: VI, No:11, Md.27/ (c)	-	-
B1	Foreign Properties, Projects based on properties and Rights based on Properties	Seri: VI, No:11, Md.27/ (c)	-	-
B2	Idle Lands	Seri: VI, No:11, Md.27/ (d)	333.840	166.776
C1	Foreign Affiliates	Seri: VI, No:11, Md.27/ (c)	-	-
C2	Affiliates for Operating Company	Seri: VI, No:11, Md.32 / A	-	-
J	Non-cash Loans Mortgage amount of Servient	Seri: VI, No:11, Md.35	-	-
K	Lands Which Will Be Developed And Not Owned	Seri: VI, No:11, Md.25/ (n)	-	-

* The figures of the previous year are prepared by taking into consideration the restatement effects mentioned in Note 2.3.



	Related Regulations	Current Period (%)	Previous Period (%)	Minimum/Maximum Rate	
1	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned Properties, Projects based on	Seri: VI, No:11, Md.25/ (n)	-	-	10%
2	Properties and Rights based on Properties	Seri: VI, No:11, Md.27/ (a), (b)	61%	59%	50%
3	Money and Capital Market Instruments and Affiliates	Seri: VI, No:11, Md.27/ (b)	12%	19%	50%
4	Foreign Properties, Projects based on Properties, Rights based on Properties, Affiliates, Capital Market Instruments	Seri: VI, No:11, Md.27/ (c)	-	-	49%
5	Idle Lands	Seri: VI, No:11, Md.27/ (d)	4%	2%	20%
6	Affiliates to the Operating Company	Seri: VI, No:11, Md.32 / A	-	-	10%
7	Borrowing Limit	Seri: VI, No:11, Md.35	29%	33%	500%
8	TL and Foreign Currency Time and Demand Deposits	Seri: VI, No:11, Md.27/ (b)	4%	17%	10%

Following the enforcement of Serial No: VI No: 29, which amended Serial VI No: 11 on 28 July 2011, real estate investment companies do not have to prepare separate portfolio reports starting from 30 September 2011. In accordance with CMB's decision dated 14 October 2011 No: 34/972, all the information regarding the portfolios of real estate investment companies are required to be disclosed in Additional Note including a table of "control of compliance with the portfolio limitations".

The information in the table of "control of compliance with the portfolio limitations" is prepared in accordance with the provisions on the control of portfolio limitations of Communiqué No: VI-11, "Principles Regarding Real Estate Investment Companies".



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 2309 INDIVIDUAL UNITS OF AVRUPA KONUTLARI ATAKENT 3 PROJECT IN HALKALI, KÜÇÜKÇEKMECE, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There are no restricting factors on the real estate.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	FAR1.60 H= FREE HOUSING ZONE,
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE OF THE PROJECT	242,117,200.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	580,917,200.00 TRY
PROJECT VALUE UPON COMPLETION	933,833,927.95 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 1st STAGE IN GÜZELLER NEIGHBOURHOOD, GEBZE, KOCAELİ ADDRESS (PLOT 5797 PARCEL 1)
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	28.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. Construction servitude process has not been realized.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	Parcel No 1 with plot 5797 was planned as "Housing Zone" under FAR = 1.00 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	18,024,169.50 TRY
CURRENT STATUS VALUE OF THE PROJECT	53,080,000.00 TRY
PROJECT VALUE UPON COMPLETION	73,330,646.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 2nd STAGE IN GÜZELLER NEIGHBOURHOOD, GEBZE, KOCAELİ ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	28.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned completely by Emlak Konut GYO A.Ş..
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The real estate was planned as "Housing Zone" under FAR= 1.00 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	26,556,624.90 TRY
CURRENT STATUS VALUE OF THE PROJECT	68,625,000.00 TRY
PROJECT VALUE UPON COMPLETION	110,169,579.00 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 656 INDIVIDUAL UNITS OF ISPARTAKULE-3 AVRUPA KONUTLARI PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	16.12.2011
DEED INFORMATION BRIEF INFORMATION ON	
THE REAL ESTATE SUBJECT TO ASSESSMENT	There is no limitation o the real estate.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	FAR= 2,00 H= FREE
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	44,523,600.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	50,628,116.00 TRY
PROJECT VALUE UPON COMPLETION	145,615,435.43 TRY
THE SHARE OF EMLAK KONUT GYO UPON COMPLETION	50,965,402.40 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 587 INDIVIDUAL UNITS OF MY TOWERLAND PROJECT IN ATAŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned completely by Emlak Konut GYO A.Ş.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The parcel No 2 with Plot No 2445 was planned as "Housing Zone" under Max. BAR: 0.25, FAR: 2.77 zoning conditions; parcel no with Plot No 2446 was planned as "Trade Area" under Max. BAR: 0.60, FAR: 1.80 zoning conditions The parcel No 2 with Plot No 3382 was planned as "Housing Zone" under Max. BAR: 0.25, FAR: 2.24 zoning conditions .
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE CURRENT	128,776,528.75 TRY
STATUS VALUE OF THE PROJECT	218,706,000.00 TRY
THE PROJECT	546,714,027.00 TRY
PROJECT VALUE UPON COMPLETION	256,955,592.69 TRY
THE SHARE OF EMLAK KONUT GYO UPON COMPLETION	



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 1st STAGE 1st PART OF THE PROJECT IN AYDINLI NEIGHBOURHOOD, TUZLA, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the parcel no 4331 with plot no 8891 owned by Emlak Konut GYO A.Ş. The parcel no 3 with plot no 8890 and the parcel no 2 with plot no 8891 belong to TOKI.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The parcel no 1 with plot no 8891 was planned as housing zone with "K1" legend under H = Free, E = 1.75 zoning conditions; the parcel no 4331 was planned as housing zone with "K2" legend; the parcel no 3 with plot no 8890 was planned as Religious Facilities; the parcel no 2 with plot no 8891 was planned as Educational Facility Area.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE OF THE PROJECT	16,336,094.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	17,308,000.00 TRY
PROJECT VALUE UPON COMPLETION	93,089,680.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 4th STAGE OF BİZİM EVLER PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	14.11.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	1 PIECE OF 60,085.38 m2 LAND IN FİRUKÖY NEIGHBOURHOOD, AVCILAR, ISTANBUL ADDRESS; SeeReport - Deed Information of the Real Estate
CURRENT USE	EMPTY
ZONING STATUS	E: 2.00, Housing Zone, See Report - Zoning Status of the Real Estate
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE OF THE PROJECT	78,110,994.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	101,856,000.00 TRY
PROJECT VALUE UPON COMPLETION	253,251,405.38 TRY
THE SHARE OF EMLAK KONUT GYO UPON COMPLETION	88,637,991.78 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 INDIVIDUAL UNIT OF THE ISPARTAKULE AVRUPA KONUTLARI PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
DEED INFORMATION BRIEF INFORMATION ON	
THE REAL ESTATE SUBJECT TO ASSESSMENT	There is no limitation o the real estate.
CURRENT USE	IN USE
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	35,462,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	44,724,601.11 TRY
PROJECT VALUE UPON COMPLETION	105,605,927.57 TRY
THE SHARE OF EMLAK KONUT GYO UPON COMPLETION	47,888,226.47 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1188 INDIVIDUAL UNITS OF THE ISPARTAKULE ISTANBUL PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
DEED INFORMATION BRIEF INFORMATION ON	
THE REAL ESTATE SUBJECT TO ASSESSMENT	There is no limitation o the real estate. Statement and Servitude exist.
CURRENT USE	UNDER CONSTRUCTION
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	119,330,322.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	143,830,322.00 TRY
PROJECT VALUE UPON COMPLETION	439,235,115.85 TRY
THE SHARE OF EMLAK KONUT GYO UPON COMPLETION	158,549,993.02 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 7 INDIVIDUAL UNITS OF THE ISPARTAKULE-2 AVRUPA KONUTLARI PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation o the real estate.
CURRENT USE	IN USE
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	25,870,160.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	33,113,133.63 TRY
PROJECT VALUE UPON COMPLETION	80,640,740.55 TRY
THE SHARE OF EMLAK KONUT GYO UPON COMPLETION	37,256,885.85 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 409 INDIVIDUAL UNITS OF THE ISPARTAKULE BİZİMEVLER-3 PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation o the real estate. Servitude exists.
CURRENT USE	UNDER CONSTRUCTION
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	57.132.950,00 TRY
CURRENT STATUS VALUE OF THE PROJECT	137.649.518,42 TRY
PROJECT VALUE UPON COMPLETION	198.963.126,76 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	80,372,891.51 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 64 INDIVIDUAL UNITS OF THE ISPARTAKULE AĞAOĞLU MY TOWN P R O J E C T IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	-
CURRENT USE	IN USE
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	42,036,214.00-TRY
CURRENT STATUS VALUE OF THE PROJECT	76,022,342.43 TRY
PROJECT VALUE UPON COMPLETION	145,808,373.73 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	51,032,930.81 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 374 INDIVIDUAL UNITS OF THE ISPARTAKULE UNIKONUT PROJECT IN AVCILAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation o the real estate.
CURRENT USE	UNDER CONSTRUCTION
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	24,506,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	24,864,960.49 TRY
PROJECT VALUE UPON COMPLETION	88,245,117.43 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	36.805.404.52 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 236 INDIVIDUAL UNITS OF THE KAYAŞEHİR MERKEZ AVM PROJECT IN KAYABAŞI NEIGHBOURHOOD, BAŞAKŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	28.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	UNDER CONSTRUCTION
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	35,571,704.50 TRY
CURRENT STATUS VALUE OF THE PROJECT	81,096,525.40 TRY
PROJECT VALUE UPON COMPLETION	135,781,359.58 TRY
SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	47,983,494.81 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE SPRADON VADİ PROJECT (PLOT 541, PARCEL 1) IN BAŞAKŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	Construction servitude has been established and there is a lease agreement in favour of Boğaziçi Elektrik Dağıtım A.Ş. on all individual units.
CURRENT USE	
ZONING STATUS	EMPTY
	"Trade + Housing Zone" under FAR: 0.50 conditions for commercial use, FAR 1.50 for housing
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	52,387,312.50 TRY
CURRENT STATUS VALUE OF THE PROJECT	59,546,812.50 TRY
PROJECT VALUE UPON COMPLETION	203,974,324.00 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	53,033,324.24 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1200 INDIVIDUAL UNITS OF THE ALEMDAĞ EMLAK KONUTLARI PROJECT IN ÇEKMEKÖY, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	The statement "The places allocated for public services and real estate requested by the Ministry of Finance for various needs shall be returned to the Treasury free of charge" applies to real estate.
CURRENT USE	UNDER CONSTRUCTION
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	57,538,759.35 TRY
CURRENT STATUS VALUE OF THE PROJECT	125,925,000.00 TRY
PROJECT VALUE UPON COMPLETION	207,693,168.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE ELITE CITY PROJECT (PLOT 648, PARCEL 2) IN HALKALI NEIGHBOURHOOD, KÜÇÜKÇEKMECE, ISTANBUL
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	56.769.649,00 TRY
CURRENT STATUS VALUE OF THE PROJECT	94.209.649,00 TRY
PROJECT VALUE UPON COMPLETION	178.943.676,00 TRY
THE VALUE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	62.649.230,28 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE SOYAK PARKAPARTS PROJECT (PLOT 844, 2, 3, 478; PARCEL 8,9) IN HALKALI NEIGHBOURHOOD, KÜÇÜKÇEKMECE ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
MEVCUT KULLANIM	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE OF THE PROJECT	79,917,324.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	106,100,070.50 TRY
PROJECT VALUE UPON COMPLETION	393,097,633.00 TRY
THE VALUE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	102,598,591.97 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE BATIŞEHİR PROJECT (PLOT 1562, PARCEL 11) IN HABİPLER NEIGHBOURHOOD IN SULTANGAZİ, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	28.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	A deed restriction has been imposed on the Real Estate subject to assessment in favour of Türkiye Elektrik Dağıtım A.Ş.
CURRENT USE	EMPTY
ZONING STATUS	"Trade Area with Special Conditions" under FAR 2.20 Hmax= 180 m zoning condition
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	429.849.082,00 TRY
CURRENT STATUS VALUE OF THE PROJECT	447.869.082,00 TRY
PROJECT VALUE UPON COMPLETION	1.508.461.500,00 TRY
SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	495.526.026,15 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE ŞEHRİZAR KONAKLARI PROJECT (PLOT 1326, PARCEL 60) IN BURHANIYE NEIGHBOURHOOD, ÜSKÜDAR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There are no restricting factors on the real estate.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	Housing zone under FAR= 0.13, Hmax= 9.50 detached zoning conditions
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	148,796,070.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	210,671,070.00 TRY
PROJECT VALUE UPON COMPLETION	421,754,484.00 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	210,877,242.00 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 3148 INDIVIDUAL UNITS IN THE AĞAOĞLU MY WORLD EUROPE PROJECT IN BAŞAKŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate.
CURRENT USE	UNDER CONSTRUCTION
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE OF THE PROJECT	232,509,858.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	465,900,047.14 TRY
PROJECT VALUE UPON COMPLETION	1,032,494,815.95 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	314,910,918.86 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 1st STAGE 2nd PART OF THE PROJECT (PLOT 8890, PARCEL 1) IN AYDINLI NEIGHBOURHOOD, TUZLA, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	The statement "The places allocated for public services and real estate requested by the Ministry of Finance for various needs shall be returned to the Treasury free of charge" dated 14.02.2008 and numbered 1654 applies to the real estate owned by Emlak Konut GYO A.Ş.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The real estate was planned as housing zone with "K1" legend under H= Free, FAR= 1.75 zoning conditions in the Tentative Plan with 1/1000 scale.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	30,049,691.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	88,385,000.00 TRY
UPON COMPLETION	184,500,808.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 108 INDIVIDUAL UNITS IN THE MAVİŞEHİR MODERN PROJECT IN ÇİĞLİ, İZMİR ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The Parcel No 1 with Plot No 22453 was planned as "Housing/Trade Area" under FAR= 1.50, H= Free zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	25,146,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	65,145,000.00 TRY
PROJECT VALUE UPON COMPLETION	103,284,690.00 TRY
SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	32,018,253.90 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 545 INDIVIDUAL UNITS OF THE MAVİŞEHİR PROJECT IN KARŞIYAKA, İZMİR ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned completely by Tamamı Emlak Konut GYO A.Ş.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The parcel no 2 with plot no 25695 and the parcel no 1 with plot no 25696 were planned as "Housing Zone" under detached or block layout, FAR= 1.20, H= Free conditions; the parcel no 3 with plot no 26023 was also planned as "Housing Zone" under detached or block layout, FAR= 1.50, H= Free conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	123,703,700.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	226,945,000.00 TRY
PROJECT VALUE UPON COMPLETION	297,026,585.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 521 INDIVIDUAL UNITS IN THE MAVİŞEHİR PROJECT IN KARŞIYAKA, İZMİR ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. Construction servitude process has not been realized.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The parcel no 4 with plot no 25259 was planned as "Housing Zone" under FAR= 2.20, H= Free zoning conditions; the parcel no 1 with plot no 26032 was planned as "Trade Area" under FAR= 2.00 zoning conditions; heparcel No2, Plot 9803 wasplan nedas "TradeArea" under FAR= 1.50 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	106,531,176.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	152,305,000.00 TRY
PROJECT VALUE UPON COMPLETION	318,351,572.00 TRY
SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	79,587,893.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 21 INDIVIDUAL UNITS OF THE KIRKLARELİ LÜLEBURGAZ ÇARŞI PROJECT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate.
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	2,026,750.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	4,750,000.00 TRY
PROJECT VALUE UPON COMPLETION	5,164,441.73 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 2 nd STAGE OF KÖRFEZKENT EMLAK KONUTLARI PROJECT IN KÖRFEZ, KOCAELİ ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the parcels no 2 with plot no 1920 owned by Emlak Konut GYO A.Ş. Servitude has been established on the parcel no 2 with plot no 1920. The parcel no 1 with plot no 1926 belongs to Treasury.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The parcel no 2 with plot no 1920 was planned as "Housing Zone" under FAR= 1.50, Hmax= 30.50 zoning conditions; the parcel no 1 with plot no 1926 was planned as "Primary Education Zone" under FAR= 1.00 zoning condition.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	17,539,015.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	69,070,000.00 TRY
PROJECT VALUE UPON COMPLETION	100,688,075.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1245 INDIVIDUAL UNITS OF THE VARYAP MERIDIAN PROJECT IN ATAŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned completely by Emlak Konut GYO A.Ş.. The parcel no 2 with plot no 3346 belongs to Istanbul Special Provincial Administration.
CURRENT USE	UNDER CONSTRUCTION
ZONING STATUS	The parcel no 5 with plot no 3328 was planned as "Trade Area" under FAR= 2.00, H= Free zoning conditions; the parcel no 3 with plot no 3333, the parcel no 1 with plot no 3346 and the parcel no 1 with plot no 3347 were planned as "Housing Zone" under E= 2.07, H= Free zoning conditions; the parcel no 2 with plot no 3346 was planned as "Primary Education Area" under FAR= 1.00, H= Free zoning conditions; the parcel no 1 with plot no 3348 and the parcel no 1 with plot no 3349 were planned as "Housing Zone" under FAR= 0.80, H= Free zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	249,764,569.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	429,025,000.00 TRY
PROJECT VALUE UPON COMPLETION	937,825,304.00 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	414,049,871.71 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	SHARE INCOME AFTER 2 nd STAGE LAND SALES IN ISTANBUL ATAŞEHİR, EASTERN PART
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	10.01.2012
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	ISTANBUL PROVINCE, ATAŞEHİR DISTRICT, KÜÇÜKBAKKALKÖY NEIGHBOURHOOD, MAP SECTION: 243-249, PLOT: 3386, PARCEL: 1, AREA: 99,108.08 m ² , KIND: LAND, OWNER: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
CURRENT USE	THERE IS NO BUILDING ON THE PARCEL AT THE MOMENT.
ZONING STATUS	THE REAL ESTATE IS CONSIDERED TO BE A TRADE AREA WITH T1 LEGEND UNDER FAR= 1.50, HMAX= FREE ZONING CONDITIONS IN THE REVISED TENTATIVE PLAN WITH 1/1000 SCALE MADE FOR ATAŞEHİR MASS HOUSING ZONE, EASTER PART AND APPROVED ON 13.09.2010.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	396.432.000,00 TRY
CURRENT STATUS VALUE OF THE PROJECT	398.432.000,00 TRY
PROJECT VALUE UPON COMPLETION	1.172.089.105,00 TRY
SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	505.761.993,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	INCOME SHARING AFTER THE 2 nd STAGE, 2 nd ZONE LAND SALES IN TUZLA, ISTANBUL ASSESSMENT REQUESTED BY
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	13.10.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	ISTANBUL PROVINCE, TUZLA DISTRICT, AYDINLI VILLAGE, MAP SECTION: G22B12DID, PLOT: 101, PARCEL: 4, AREA: 72,044.46 m ² , KIND: LAND, OWNER: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
CURRENT USE	THERE IS NO BUILDING ON THE PARCEL AT THE MOMENT AND EXCAVATION WORKS HAVE STARTED.
ZONING STATUS	THE REAL ESTATE IS CONSIDERED TO BE WITHIN A "HOUSING ZONE" IN THE AYDINTEPE ILLEGAL HOUSING PREVENTION ZONING PLAN APPROVED ON 31.05.2010. THE BUILDING REGULATION PRELIMINARY PROJECT IS SUBJECT TO FAR= 1.75, HMAX= FREE ZONING CONDITIONS.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	43,227,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	43,575,000.00 TRY
PROJECT VALUE UPON COMPLETION	509,286,000.00 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	166,281,879.00 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	INCOME SHARING AFTER THE 2 nd STAGE, 1st ZONE LAND SALES IN TUZLA, ISTANBUL ASSESSMENT REQUESTED BY
REPORT PREPARED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT DATE	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	16.01.2012
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	ISTANBUL PROVINCE, TUZLA DISTRICT, AYDINLI VILLAGE, MAP SECTION: G22B12D4A, PLOT: 103, PARCEL: 4, AREA: 14,363.04 m ² , KIND: LAND, OWNER: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
CURRENT USE	THERE IS NO BUILDING ON THE PARCEL AT THE MOMENT AND EXCAVATION WORKS HAVE STARTED.
ZONING STATUS	THE REAL ESTATE IS CONSIDERED TO BE WITHIN A "HOUSING ZONE" IN THE AMENDMENT O THE AYDINTEPE ILLEGAL HOUSING PREVENTION ZONING PLAN APPROVED ON 20.01.11. THE BUILDING REGULATION IS SUBJECT TO FAR= 1.75, HMAX= FREE ZONING CONDITIONS.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE OF THE PROJECT	8,761,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	9,011,000.00 TRY
PROJECT VALUE UPON COMPLETION	480,531,696.00 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	153,770,142.72 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	INCOME SHARING AFTER THE 2 nd STAGE, 1st ZONE LAND SALES IN TUZLA, ISTANBUL
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	01.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	ISTANBUL PROVINCE, TUZLA DISTRICT, AYDINLI VILLAGE, MAP SECTION: G22B12D4A, PLOT: 103, PARCEL: 1, AREA: 45,052.69 m ² , KIND: LAND, OWNER: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
CURRENT USE	THERE IS NO BUILDING ON THE PARCEL AT THE MOMENT AND EXCAVATION WORKS HAVE STARTED.
ZONING STATUS	THE REAL ESTATE IS CONSIDERED TO BE WITHIN A "HOUSING ZONE" IN THE AMENDMENT O THE AYDINTEPE ILLEGAL HOUSING PREVENTION ZONING PLAN APPROVED ON 20.01.11. THE BUILDING REGULATION IS SUBJECT TO FAR= 1.75, HMAX= FREE ZONING CONDITIONS.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	27,933,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	28,233,000.00 TRY
PROJECT VALUE UPON COMPLETION	480,408,768.18 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	153,730,805.82 TRY



ANNEX-2 / PROJECT ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	INCOME SHARING AFTER THE 1st STAGE, LAND SALES IN ÜMRANİYE , ISTANBUL ASSESSMENT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	REEL GAYRİMENKUL DEĞERLEME A.Ş.
REPORT DATE	06.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	ISTANBUL PROVINCE, ÜMRANİYE DISTRICT, KÜÇÜKBAKKALKÖY NEIGHBOURHOOD, MAP SECTION: 3317, PARCEL: 5, AREA: 20,714.48 m ² , KIND: LAND, OWNER: EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
CURRENT USE	THERE IS NO BUILDING ON THE PARCEL AT THE MOMENT AND EXCAVATION WORKS HAVE STARTED.
ZONING STATUS	THE REAL ESTATE IS PLANNED AS TRADE AREA UNDER FAR= 2.5, H= FREE CONDITIONS IN THE LAND USE PLAN WITH 1/5000 SCALE AND THE TENTATIVE PLAN WITH 1/1000 SCALE (APPROVED ON 12.07.2010) RELATED TO THE EASTERN PART OF THE ATAŞEHİR MASS HOUSING AREA IN ÜMRANİYE DISTRICT, SITE NEIGHBOURHOOD.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	78,715,000.00 TRY
CURRENT STATUS VALUE OF THE PROJECT	80,215,000.00 TRY
PROJECT VALUE UPON COMPLETION	322,809,256.00 TRY
THE SHARE OF EMLAK KONUT GYO A.Ş. UPON COMPLETION	121,053,471.00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL IN AYAZAĞA NEIGHBOURHOOD, ŞİŞLİ, ISTANBUL ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	THERE IS NO LIMITATION ON THE REAL ESTATE CURRENT USE
CURRENT USE	EMPTY
ZONING STATUS	MIXED USE
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJENİN ARSA DEĞERİ	950.000.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 91 PARCELS IN BALIKUYUMCU NEIGHBOURHOOD, YENİ MAHALLE, ANKARA
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL LAND VALUE	307.533.000,00 TRY
VALUE OF THE SHARE OWNED BY EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.	305.935.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 3 PARCELS IN ÖNCEBECİ NEIGHBOURHOOD, ÇANKAYA, ANKARA ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
ZONING STATUS	Parcels no 6 and 11 with plot no 2941 are within green area. Parcel no 20 with plot no 2930 is within an "Official Institution" area under the condition of amalgamation with parcel no 3 which is an official institution.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	323.500,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL IN PINARBAŞI NEIGHBOURHOOD, KEÇİÖREN, ANKARA ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	REGISTERED VINEYARD HOUSE
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	545,490.00 TRY
VALUE OF THE BUILDING ON IT	79,823.80 TRY
VALUE OF THE LAND AND THE BUILDING ON IT (TOTAL)	625,000.00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL IN FİRÜZKÖY NEIGHBOURHOOD, AVCILAR, ISTANBUL ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	EXPROPRIATION RESTRICTION EXISTS.
CURRENT USE	EMPTY
ZONING STATUS	FAR= 2.00 TRADE AREA
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL LAND VALUE	19,634,400.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 10 PARCELS IN FİRÜZKÖY NEIGHBOURHOOD, AVCILAR, ISTANBUL ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL LAND VALUE	251,000,000.00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 9 PARCELS IN GAZİ NEIGHBOURHOOD, SULTANBEYLİ, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	21.256.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	20.600.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR PARCELS NO 4009 AND 4010 IN MİMARŞİNAN NEIGHBOURHOOD, BÜYÜKÇEKMECE, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	12.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is a Lease Restriction in favour of BEDAŞ on the real estate
CURRENT USE	subject to the report.
ZONING STATUS	EMPTY
	The parcel no 4009 was planned as Transformer Area and the parcel no 4010 was planned as Religion Facility Area.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	254.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	127.000,00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 31 PARCELS IN HOŞDERE and HOŞDERE-FİLTEPE NEIGHBOURHOODS of BAŞAKŞEHİR, ISTANBUL
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	12.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	442.227.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	437.415.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 39 PARCELS IN İKİTELLİ NEIGHBOURHOOD, BAŞAKŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	12.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	443.594.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	382.885.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE PARCEL NO 3 WITH PLOT NO 536, PARCEL NO 4 WITH PLOT NO 540 IN KAYABAŞI NEIGHBORHOOD, BAŞAKŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	12.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
ZONING STATUS	Plot No 536, parcel no 3, FAR= 1.50, Hmax= Free, TRADE AREA Plot No 540, parcel no 4, FAR= 0.15, Hmax= 2 floors, Recreation Area
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	56.264.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	56.264.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR PLOT NO 800, PARCEL NO 11 IN HALKALI NEIGHBOURHOOD, KÜÇÜKÇEKMECE ISTANBULADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	THERE IS SERVITUDE RIGHTS ON THIS PROPERTY ON BEHALF OF GENERAL DIRECTORATE OF TURKISH ELECTRIC ASSOCIATION.
CURRENT USE	EMPTY
ZONING STATUS	
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	46.960.000,00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 34 THE PARCELS IN ZEKERİYAKÖY NEIGHBOURHOOD, SARIYER, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	12.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	252.000.000 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	251.500.000 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL I AYAZAĞA NEIGHBOURHOOD, ŞİŞLİ, ISTANBUL ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
ZONING STATUS	FAR= 3.00, TOURISM + TRADE AREA
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	207.000.000 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL IN DİKİLİTAŞ NEIGHBOURHOOD, ŞİŞLİ, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	No statement exists.
CURRENT USE	Old Factory Building
ZONING STATUS	Planned as "Trade Area" under FAR= 3.00 zoning condition.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	330.895.000,00 TRY
VALUE OF THE BUILDING ON IT	55.500,00,00 TRY
VALUE OF THE LAND AND THE BUILDING ON IT (TOTAL)	386.000.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL I ORTAKÖY NEIGHBOURHOOD, ŞİŞLİ, ISTANBUL ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	21.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no restriction.
CURRENT USE	EMPTY
ZONING STATUS	No zoning permit exists.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	51.000 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 4 PARCELS IN AYDINLI NEIGHBOURHOOD, TUZLA, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	12.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	All of the real estate belongs to Emlak Konut GYO A.Ş. according to the deed with roll no 12622 dated 11.11.2010; the deed records have the following statements; "This real estate cannot be used for any other corporate purpose other than the assignment purpose and the approval of the assigning authority" statement dated 20.09.2010 with roll no 10963 and "Health Facility Area" statement dated 11.11.2010 with roll no 12622 in the statements field of the land no 1 with plot no 101 , "This real estate cannot be used for any other corporate purpose other than the assignment purpose and the approval of the assigning authority" statement dated 20.09.2010 with roll no 10963 and "Official Institution (ISKI) area" statement dated 11.11.2010 with roll no 12622 in the statements field of the parcel no 2 with plot no 101 , "This real estate cannot be used for any other corporate purpose other than the assignment purpose and the approval of the assigning authority" statement dated 20.09.2010 with roll no 10963 and "Official Institution (ISKI) area" statement dated 11.11.2010 with roll no 12622 in the statements field of the parcel no 3 with plot no 101, "This real estate cannot be used for any other corporate purpose other than the assignment purpose and the approval of the assigning authority" statement dated 20.09.2010 with roll no 10963 in the statements field of the parcel no 2 with plot no 103 .
CURRENT USE	EMPTY
ZONING STATUS	According to the Tentative Plan approved on 31.05.2010 with 1/1000 scale for the Illegal Housing Prevention Zone in Aydıntepe; the parcel no 1 with plot no 101 was determined as Health Facility Area under FAR= 1.00 condition, the parcel no 2 with plot no 101 was planned as Official Institution (ISKI) Area under FAR= 1.00 condition, parcel no 3 with plot no 101 was planned as Official Institution (ISKI) Area under FAR= 1.00 and the parcel no 2 with plot no 103 was planned as "Cemetery Area".
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	107.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORTS FOR 2 PARCELS IN KÜÇÜKBAKKALKÖY NEIGHBOURHOOD, ÜMRANİYE , ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	21.12.2011
DEĞERLEME KONUSU GAYRİMENKULLER HAKKINDA ÖZET BİLGİ	
DEED INFORMATION	The parcel no 4 with plot no 3317 and the parcel no 1 with plot no 3318 belong to Emlak Konut GYO A.Ş. There is no limitation on the real estate. EMPTY
CURRENT USE	Finance Centre Revision Tentative Plan approved on 12.07.2010 with 1/1000
ZONING STATUS	scale, which the parcel no 4 with plot o 3317 and the parcel no 1 with plot no 3318 are subject to, has been stopped.
DEĞERLEME RAPORUNDA TAKDİR OLUNAN DEĞERLER (KDV HARİÇ)	
LAND VALUE	127.865.000,00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 23 PARCELS IN K.BAKKALKÖY AND BARBOROS NEIGHBOURS OF ATAŞEHİR, ISTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK
A.Ş. REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	62.223.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	43.690.500,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 15 PARCELS IN ŞEMİKLER NEIGHBOURHOOD, KARŞIYAKA, IZMIR ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
A.Ş. REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the parcels owned completely by Emlak Konut GYO A.Ş.
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	230.708.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR PLOT NO 3169, PARCEL NO 236 IN UMURBEY NEIGHBOURHOOD, KONAK, IZMIR ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
A.Ş. REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	12.258.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 2 PARCELS IN DOĞANKAYA VILLAGE, ÇİDE, KASTAMONU ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK
A.Ş. REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the parcel no 7 with plot no 106 and the parcel no 8 with pot no 118 owned completely by Emlak Kont GYO A.Ş.
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	72.000,00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 PARCEL IN KURTULUŞ NEIGHBOURHOOD, LÜLEBURGAZ, KIRKLARELİ
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	23.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no restriction.
CURRENT USE	EMPTY
ZONING STATUS	FAR= 1.50 "Official Institution Area"
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	281.500 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 34 PARCELS IN GÜZELLER NEIGHBOURHOOD, GEBZE, KOCAELİ ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	112.750.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	53.175.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 11 PARCELS IN YARIMCA NEIGHBOURHOOD, KÖRFEZ, KOCAELİ ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
PROJECT LAND VALUE	58.700.000,00 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	58.500.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 12 PARCELS IN KAPAKLI TOWN OF ÇERKEZKÖY, TEKİRDAĞ ADDRESS ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	90.000.000,00 TRY



ANNEX-3 / LAND ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 13 PARCELS IN KAZİMİYE NEIGHBOURHOOD, ÇORLU, TEKİRDAĞ ASSESSMENT REPORT
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	08.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
CURRENT USE	EMPTY
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
LAND VALUE	34.500.000 TRY
LAND VALUE OF EMLAK KONUT GYO A.Ş.	33.500.000 TRY

ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE INDIVIDUAL UNIT NO 1 IN PARLAMENTERLER SITE, KOCAHARIP LOCATION, DİDİM, AYDIN
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is a preliminary injunction decision dated 08.12.2010 with roll no 17268 on the real estate owned by Emlak Konut GYO A.Ş. pursuant to the Court Write letters of Didim Enforcement Court dated 07.12.2010 with docket no 2010/313 (Remark: Plaintiff: Sezin Batumlu). The statements field includes the following statements: There is a Management Plan dated 13.08.1993, The parcels 13706, 13709, 13712 and individual unit no 2 in the 9th Block in Parcel no 13705 are for common use with the decision dated 95.07.1994 with roll no 2020. The following Common Areas determined with decision dated 05.07.1994 with roll no 2020 are within prohibited military zones and safety zones pursuant to the Council of Ministers decision dated 06.06.1996 with roll no 1863: Parcel no 13706 in Didim Neigh., Didim, Aydın address Common area with roll no 2020, 05.07.1994: Parcel no 13712 in Didim Neigh., Didim, Aydın, Common area with roll no 2020, 05.07.1994: Parcel no 13709 in Didim Neigh., Didim, Aydın Common area with roll no 2020, 05.07.1994: Individual unit Block/Entrance no 9/2 in Parcel no 13705 in Didim Neigh., Didim, Aydın
CURRENT USE	Used as summer house.
ZONING STATUS	The land use plan with 1/5000 SCALE AND the tentative plan with 1/1000 scale were cancelled by Aydın 1st Administrative Court with decision no 2007/544.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE INDIVIDUAL UNIT NO 1, BLOCK 25 (VAT NOT INCLUDED)	214.500,00 TRY
MARKET VALUE OF THE INDIVIDUAL UNIT 0 1, BLOCK 25 (VAT INCLUDED)	216.645,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 202 KENT PLUS INDIVIDUAL UNITS IN MİMARŞINAN NEIGHBOURHOOD, BÜYÜKÇEKMECE, İSTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. Property ownership has been established on the parcel no 1 with plot no 515, parcel no 1 with plot no 516 and parcel no 3568.
CURRENT USE	COMPLETED
ZONING STATUS	The parcel no 1 with plot no 515, parcel no 1 with plot no 516 and parcel no 3568 were planned as "Housing + Trade Area" under FAR= 2.00, Hmax= 30.50 zoning conditions; the parcel no 3562 was planned as "Primary Education Area".
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 1 INDIVIDUAL UNIT NOT SOLD YET	123.500,00 TRY
MARKET VALUE OF THE 201 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED YET	43.942.500,00 TRY
TOTAL VALUE OF THE 202 INDIVIDUAL UNITS	44.066.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 9 SPRADON QUARTZ INDIVIDUAL UNITS IN BAĞÇEŞEHİR NEIGHBOURHOOD, BAŞAKŞEHİR, İSTANBUL
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	THE REAL ESTATE OWNED BY EMLAK KONUT GYO A.Ş. HAS BEEN PASSED INTO PROPERTY OWNERSHIP. THERE ARE LEASE RESTRICTIONS ON PLOT NO 561, PARCEL NO 1 AND PLOT NO 564, PARCEL NO 1.
CURRENT USE	IN USE
ZONING STATUS	PARCELS NO 1 WITH PLOT NO 217, 561, 563 AND 564 ARE WITHIN "HOUSING" ZONE UNDER FAR= 1.50 BLOCK REGULATION.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL MARKET VALUE OF 9 INDIVIDUAL UNIT NOT SOLD YET	1.836.000,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 1 OFFICE BUILDING IN ATAŞEHİR, İSTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	The real estate was transformed from 52 individual units into 1 individual unit with the Modification permit dated 29.12.2011, Volume: 12, Page: 76. The deed transactions have been initiated and the process is underway.
CURRENT USE	The building on the parcel no 1 with plot o 1878 is used as office.
ZONING STATUS	The parcel No 1, Plot 1878 was planned as "Trade and Housing Zone" under BAR= 0.60, FAR= 3.80, Hmax= 45.50 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL VALUE (VAT NOT INCLUDED)	12.378.000,00 TRY
TOTAL VALUE (VAT INCLUDED)	14.606.040,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 283 MİSSTANBUL INDIVIDUAL UNITS IN İKİTELLİ NEIGHBOURHOOD, BAŞAKŞEHİR, İSTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is a "lease restriction at 1 TRY/year in favour of TEDAŞ" on the real estate owned by Emlak Konut GYO A.Ş. Parcel no 2 with plot o 1296, 6 with plot no 1297 and 2 with plot no 1300
CURRENT USE	COMPLETED
ZONING STATUS	The parcel no 2 with plot no 1296, 6 with plot no 1297 and 2 with plot no 1300 were planned as "Housing Zone" under FAR= 1.40, Hmax= Free zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 17 INDIVIDUAL UNITS NOT SOLD YET	8.079.000,00 TRY
MARKET VALUE OF THE 201 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED	101.954.200,00 TRY
TOTAL MARKET VALUE OF THE 202 INDIVIDUAL UNITS	110.033.200,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE CAN ATAKENT FACILITIES IN KARŞIYAKA, İZMİR
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş.
CURRENT USE	There are social facilities consisting of restaurant, tennis court, swimming pool and administrative building on the real estate no 1 with plot no 9846 and real estate no 3 with plot no 9850.
ZONING STATUS	The parcel no 1 with plot no 9846 was planned as "Social Facility + Sports Area" under FAR= 1.00 zoning condition; the parcel no 3 with plot no 9850 was planned as "Social Facility + Shop + Swimming Pool Area" for Shops under Hmax= 3.80 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL VALUE OF THE BUILDING ON THE PARCEL NO 1 WITH PLOT NO 9846 INCLUDING THE LAND	2.200.000,00 TRY
TOTAL VALUE OF THE BUILDING ON THE PARCEL NO 3 WITH PLOT NO 9850 INCLUDING THE LAND TOTAL VALUE	2.100.000,00 TRY
	4.300.000,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 766 "BURGAZ KENT KONUTLARI" INDIVIDUAL UNITS IN LÜLEBURGAZ, KIRKLARELİ ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. Construction servitude has been established.
CURRENT USE	IN USE
ZONING STATUS	The parcel no 1 with plot no 1266, 1 with plot no 1269, 1 with plot no 1273 were planned as "Housing Zone" under FAR: 1.20, H: Free zoning conditions; the parcel no 1 with plot no 1270 was planned as "Housing Zone" under FAR: 0.60, H: 6.50
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
TOTAL VALUE OF THE 214 INDIVIDUAL UNITS NOT SOLD YET	26.038.100,00 TRY
TOTAL VALUE OF THE 552 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED	65.519.800,00 TRY
TOTAL VALUE OF THE 766 INDIVIDUAL UNITS	91.557.900,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR THE 1st STAGE OF KÖRFEZKENT EMLAK KONUTLARI PROJECT IN KÖRFEZ, KOCAELİ ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş.. Servitude has been established on the parcel no 1 with plot no 1916.
CURRENT USE	USED AS HOUSE.
ZONING STATUS	The parcel no 1 with plot no 1916 was planned as "Housing Zone" under FAR= 1.50, H= 30.50 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 1 INDIVIDUAL UNIT NOT SOLD YET	114.400,00 TRY
MARKET VALUE OF THE 465 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED YET	52.330.750,00 TRY
TOTAL VALUE OF THE 466 INDIVIDUAL UNITS	52.445.150,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 132 INDIVIDUAL UNITS OF NOVUS RESIDENCE IN KARTALTEPE NEIGHBOURHOOD, BAKIRKÖY, İSTANBUL ADDRESS
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. Servitude has been established.
CURRENT USE	IN USE
ZONING STATUS	The parcel no 33 with plot no 257 and the parcel no 38 with plot no 257 were planned as "Housing Area" under FAR: 2.50 H: Free zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 18 INDIVIDUAL UNITS NOT SOLD YET	18.215.300,00 TRY
MARKET VALUE OF THE 114 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED YET	82.062.600,00 TRY
TOTAL VALUE OF THE 132 INDIVIDUAL UNITS	100.277.900,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 818 INDIVIDUAL UNITS OF SELİMPAŞA EMLAK KONUTLARI IN SELİMPAŞA NEIGHBOURHOOD, SİLİVRİ, İSTANBUL
ASSESSMENT REQUIRED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. except for the "SERVITUDE" for 99 years at 1 TRY annual value in favour of TEDAŞ. Servitude has been established.
CURRENT USE	IN USE
ZONING STATUS	Parcel No 1 with plot no 675 was planned as "Housing Zone" under FAR: 1.00, H= 18.50 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 496 INDIVIDUAL UNITS NOT SOLD YET	76.621.300,00 TRY
MARKET VALUE OF THE 322 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED YET	44.889.100,00 TRY
TOTAL VALUE OF THE 818 INDIVIDUAL UNITS	121.510.400,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 88 INDIVIDUAL UNITS OF DREAMCITY IN ÇERKEZKÖY, TEKİRDAĞ
ASSESSMENT REQUIRED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. Servitude has been established.
CURRENT USE	IN USE
ZONING STATUS	The parcel S no 1 with plot no 290, 291, 291 were planned as "Housing Zone" under FAR= 1.50, H= 30.50 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 88 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED.	14.905.500,00 TRY
TOTAL VALUE OF THE 88 INDIVIDUAL UNITS	14.905.500,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 735 INDIVIDUAL UNITS OF ERGENE VADİSİ IN ÇORLU, TEKİRDAĞ
ASSESSMENT REQUIRED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	29.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş. Servitude has been established.
CURRENT USE	IN USE
ZONING STATUS	The parcel no 1 with plot no 2563 was planned as "Housing Zone" under FAR= 2.00, H= 36.50 zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 87 INDIVIDUAL UNITS NOT SOLD YET	14.025.900,00 TRY
MARKET VALUE OF 648 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED YET	67.442.800,00 TRY
TOTAL VALUE OF THE 735 INDIVIDUAL UNITS	81.448.700,00 TRY
NAME OF THE WORK SUBJECT TO ASSESSMENT	ASSESSMENT REPORT FOR 276 INDIVIDUAL UNITS OF MAVİŞEHİR PELİKAN EVLERİ IN KARŞIYAKA, İZMİR
ASSESSMENT REQUIRED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	There is no limitation on the real estate owned by Emlak Konut GYO A.Ş..
CURRENT USE	COMPLETED
ZONING STATUS	The zoning status for the parcels no 1 with plot no 26026 and the parcel no 1 with pilot no 26025 was determined as FAR= 1.20, H= Free.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE 95 INDIVIDUAL UNITS NOT SOLD YET	31.146.300,00 TRY
MARKET VALUE OF 181 INDIVIDUAL UNITS WHOSE SALES AGREEMENTS HAVE BEEN MADE BUT DEEDS HAVE NOT BEEN ASSIGNED YET	59.479.600,00 TRY
TOTAL VALUE OF THE 276 INDIVIDUAL UNITS	90.625.900,00 TRY



ANNEX-4 / BUILDING ASSESSMENT REPORT

REAL ESTATE ASSESSMENT REPORT SUMMARY	
NAME OF THE WORK SUBJECT TO A ASSESSMENT	ASSESSMENT REPORT FOR 1 INDIVIDUAL UNIT OF THE SOYAK MAVİŞEHİR PROJECT IN KARŞIYAKA, IZMIR
ASSESSMENT REQUESTED BY	EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
REPORT PREPARED BY	YETKİN GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK A.Ş.
REPORT DATE	30.12.2011
BRIEF INFORMATION ON THE REAL ESTATE SUBJECT TO ASSESSMENT	
DEED INFORMATION	TEK General Directorate has aerial servitude of 2987 m ² dated 25.03.1976 with roll no 2419 on the real estate owned by Emlak Konut GYO A.Ş. and subject to the report; TEDAŞ has permanent servitude with roll no 19713, dated 12.12.2007 on 28.77 m ² TR-5 transformer, 19.97 m ² cable line, 28.44 m ² TR-6 transformer, 19.00 m ² cable line spaces. Management Plan statement dated 03.11.2006, Management Plan changes statement dated 15.11.2007 exists.
CURRENT USE	In use
ZONING STATUS	The parcel no 1 with plot no 26029 was planned as "Housing Zone" under FAR= 1.20, H= Free zoning conditions.
VALUES SPECIFIED IN THE ASSESSMENT REPORT (VAT NOT INCLUDED)	
MARKET VALUE OF THE INDIVIDUAL UNIT (VAT NOT INCLUDED)	240.000,00 TRY
MARKET VALUE OF THE INDIVIDUAL UNIT (VAT INCLUDED)	242.400,00 TRY



ANNEX-5 / CONSTRUCTION PROGRESS LEVELS

NO.	PROJECT EXPLANATION	PROVINCE	DISTRICT	CURRENT STATUS
1	ATAŞEHİR RESIDENCE (ORHAN - GRAND)	ISTANBUL	ATAŞEHİR	FINAL ACCEPTANCE REALIZED.
2	KEMERDERE APART VILLA CONSTRUCTION (HAKKI EKŞİ GAYRİMENKUL)	ISTANBUL	ÜMRANİYE	FINAL ACCEPTANCE REALIZED.
3	KAPAKLI 1 st STAGE (BAŞYAZICIOĞLU - AKYAPI İNŞAAT)	TEKİRDAĞ	KAPAKLI	FINAL ACCEPTANCE REALIZED.
4	WESTERN ZONE 1 st PART 2 nd ZONE (VARYAP- TEKNİK YAPI İNŞAAT)	ISTANBUL	ATAŞEHİR	FINAL ACCEPTANCE REALIZED.
5	WESTERN ZONE 1 st PART 3 rd ZONE (AKDENİZ İNŞAAT)	ISTANBUL	ATAŞEHİR	FINAL ACCEPTANCE REALIZED.
6	WESTERN ZONE 1 st PART 1 st ZONE (EMAY - İPEK İNŞAAT)	ISTANBUL	ATAŞEHİR	FINAL ACCEPTANCE REALIZED.
7	KAPAKLI 2 nd STAGE (DELTA İNŞAAT)	TEKİRDAĞ	KAPAKLI	FINAL ACCEPTANCE REALIZED.
8	UPPER NORTHERN ZONE 1 st STAGE (SOYAK - SOYAK YAPI İNŞAAT)	IZMIR	KARŞIYAKA	FINAL ACCEPTANCE REALIZED.
9	KAPAKLI 3 rd STAGE (BAKİ YAPI İNŞAAT)	TEKİRDAĞ	KAPAKLI	FINAL ACCEPTANCE REALIZED.
10	BAKIRKÖY KARTALTEPE (TAŞYAPI İNŞAAT)	ISTANBUL	BAKIRKÖY	FINAL ACCEPTANCE REALIZED.
11	İKİTELLİ HOUSE CONSTRUCTION (TEK ÇELİK-MEHMET ÇELİK-HTM MİMARLIK)	ISTANBUL	BAŞAKŞEHİR	FINAL ACCEPTANCE REALIZED.
12	MİMARŞİNAN HOUSE CONSTRUCTION (EMAY İNŞAAT)	ISTANBUL	B.ÇEKMECE	FINAL ACCEPTANCE REALIZED.
13	UPPER NORTHERN ZONE 3 rd STAGE (Pelikan Evleri)	IZMIR	KARŞIYAKA	FINAL ACCEPTANCE REALIZED.
14	UPPER NORTHERN ZONE 2 nd STAGE (Emlak Konut Mavişehir Evleri)	IZMIR	KARŞIYAKA	FINAL ACCEPTANCE REALIZED.
15	KAPAKLI 4 th STAGE (AA GRUP)	TEKİRDAĞ	KAPAKLI	FINAL ACCEPTANCE REALIZED.
16	BAHÇEŞEHİR HOUSE CONSTRUCTION (KUZU İNŞAAT)	ISTANBUL	BAŞAKŞEHİR	FINAL ACCEPTANCE REALIZED.
17	ISPARTAKULE 1 st ZONE 1 st STAGE (EMLAK PAZARLAMA -FIDELTUS-ÖZTAŞ)	ISTANBUL	AVCILAR	PARTIAL FINAL ACCEPTANCE REALIZED.
18	ISPARTAKULE 1 st ZONE 2 nd STAGE (ARTAŞ - GÜN-ER)	ISTANBUL	AVCILAR	PROVISIONAL FINAL ACCEPTANCE REALIZED.
19	ISPARTAKULE 2 nd ZONE 3 rd PART (İHLAS HOLDİNG - İHLAS YAPI)	ISTANBUL	AVCILAR	31,97% - (12.01.2012)
20	ISPARTAKULE 2 nd ZONE 2 nd PART (AKDENİZ İNŞAAT)	ISTANBUL	AVCILAR	PROVISIONAL ACCEPTANCE REALIZED.
21	KIRKLARELİ LÜLEBURGAZ (ÖZMAŞ İNŞAAT)	KIRKLARELİ	LÜLEBURGAZ	FINAL ACCEPTANCE REALIZED.
22	ISPARTAKULE 3 rd ZONE (DOĞU - PRECAST - ÜSTÜNLER)	ISTANBUL	AVCILAR	9,51% - (23.11.2011)
23	GAZİOSMANPAŞA KÜÇÜKKÖY (ARTAŞ - ÖZTAŞ - DOĞU)	ISTANBUL	G.OSMANPAŞA	FINAL ACCEPTANCE REALIZED.
24	KÖRFEZ TÜTÜNÇİTLİĞİ (EMLAK PAZARLAMA)	KOCAELİ	KÖRFEZ	FINAL ACCEPTANCE REALIZED.
25	SİLİVRİ SELİMPAŞA (AA GRUP)	ISTANBUL	SİLİVRİ	PROVISIONAL FINAL ACCEPTANCE REALIZED.
26	ÜSKÜDAR BURHANİYE (GAP İNŞAAT)	ISTANBUL	ÜSKÜDAR	45,71% - (04.01.2012)
27	ÇORLU 1 st STAGE (MAKRO-YILTAŞ)	TEKİRDAĞ	ÇORLU	PROVISIONAL FINAL ACCEPTANCE REALIZED.
28	ATAŞEHİR WESTERN ZONE 1 st PART 4 th ZONE (VARYAP)	ISTANBUL	ATAŞEHİR	68,17% - (06.01.2012)
29	ATAŞEHİR EAST 1 st STAGE (AKDENİZ İNŞAAT)	ISTANBUL	ATAŞEHİR	63,79% - (02.01.2012)
30	ŞİŞLİ DİKİLİTAŞ (AŞÇIOĞLU)	ISTANBUL	ŞİŞLİ	DECISION FOR STAY OF EXECUTION EXISTS.
31	MAVİŞEHİR UPPER NORTHERN ZONE 4 th STAGE (TÜRKERLER-İZKA-DURMAZ)	IZMIR	KARŞIYAKA	31,11% - (08.12.2011)
32	ISPARTAKULE 4 th REGION (İHLAS HOLDİNG-İHLAS YAPI)	ISTANBUL	AVCILAR	FINAL ACCEPTANCE REALIZED.
33	ISPARTAKULE 1 st ZONE 4 th PART (YENİ DOĞUŞ)	ISTANBUL	AVCILAR	10,49% - (12.08.2011)
34	ISPARTAKULE 2 nd ZONE 1 st PART (İHLAS HOL - İHLAS YAPI - İHLAS PAZ.)	ISTANBUL	AVCILAR	PROVISIONAL ACCEPTANCE REALIZED.
35	UPPER NORTHERN ZONE 5 th STAGE (GERGÜL YAPI - GERGÜL İNŞAAT)	IZMIR	ÇİĞLİ	PROVISIONAL ACCEPTANCE REALIZED..
36	AYAZMA 1 st STAGE (AKDENİZ İNŞAAT)	ISTANBUL	BAŞAKŞEHİR	38,79% - (12.12.2011)
37	WESTERN ZONE 2 nd STAGE (VARYAP - GAP İNŞAAT)	ISTANBUL	ATAŞEHİR	IN PROJECT PHASE.
38	ISPARTAKULE 1 st ZONE 3 rd PART (ARTAŞ-FIDELTUS-GÜNER)	ISTANBUL	AVCILAR	PROVISIONAL FINAL ACCEPTANCE REALIZED.
39	ISPARTAKULE 1 st ZONE 3 rd PART (ARTAŞ-FIDELTUS-GÜNER)	ISTANBUL	K.ÇEKMECE	40,24% - (02.01.2012)
40	HALKALI 3 rd STAGE (SOYAK YAPI İNŞAAT SAN.TİC. A.Ş.)	ISTANBUL	K.ÇEKMECE	17,48% - (23.12.2011)
41	ALEMDAĞ KONUTLARI (DEPAR, OR-NA, UYTAŞ)	ISTANBUL	ÇEKMEKÖY	54,95% - (04.01.2012)
42	KÖRFEZKENT 2 nd STAGE (KOÇOĞLU İNŞAAT - KUR İNŞAAT)	KOCAELİ	KÖRFEZ	71,09% - (02.01.2012)
43	ISPARTAKULE 1 st STAGE 5 th PART (EMLAK PAZARLAMA-CATHAY)	ISTANBUL	AVCILAR	IN PROJECT PHASE.
44	ISPARTAKULE 2 nd ZONE 4 th PART (EMLAK PAZARLAMA-ARTAŞ-GÜNER-REDİ)	ISTANBUL	AVCILAR	IN PROJECT PHASE.
45	HALKALI 4 th STAGE (ARTAŞ İNŞAAT)	ISTANBUL	K.ÇEKMECE	60,40% - (23.12.2011)
46	GEBZE 1 st STAGE (MAKRO)	KOCAELİ	GEBZE	73,77% - (05.01.2012)
47	BAŞAKŞEHİR KAYABAŞI 1 st STAGE (MAKRO İNŞAAT)	ISTANBUL	BAŞAKŞEHİR	65,85% - (14.12.2011)
48	ÜMRANİYE 1 st STAGE (EMLAK PAZARLAMA - YENİ SARP)	ISTANBUL	ÜMRANİYE	7,34% - (30.12.2011)
49	GEBZE 2 nd STAGE	KOCAELİ	GEBZE	61,61% - (03.01.2012)
50	SULTANGAZİ HABİPLER (EGE YAPI-ARTON-EMLAK PAZARLAMA)	ISTANBUL	SULTANGAZİ	4,30% - (30.12.2011)
51	TUZLA 1 st STAGE 2 nd PART (ÖZÜLKE - MAKSEM)	ISTANBUL	TUZLA	44,50% - (02.01.2012)
52	ŞİŞLİ AYAZAĞA 1 st STAGE (AKDENİZ İNŞAAT)	ISTANBUL	ŞİŞLİ	IN PROJECT PHASE.
53	MEHMET CİHANGİR YÜCEL	KIRKLARELİ	LÜLEBURGAZ	PROVISIONAL ACCEPTANCE REALIZED.
54	BAHÇEŞEHİR 2 nd ZONE (KUZU İNŞAAT)	ISTANBUL	BAŞAKŞEHİR	10,32% - (02.01.2012)
55	TUZLA 2 nd STAGE 1 st ZONE (TEKNİK YAPI)	ISTANBUL	TUZLA	1,58% - (11.01.2012)
56	TUZLA 2 nd STAGE 2 nd ZONE (TEKNİK YAPI)	ISTANBUL	TUZLA	5,18% - (11.01.2012)
57	KÜÇÜKÇEKMECE HALKALI 2 nd STAGE (DUMANKAYA)	ISTANBUL	K.ÇEKMECE	IN PROJECT PHASE.
58	TUZLA 1 st STAGE 1 st PART (BALTAŞ İNŞAAT)	ISTANBUL	TUZLA	5,54% (02.01.2012)
59	GEBZE SCHOOL	KOCAELİ	GEBZE	CONSTRUCTIONS ARE UNDERWAY.



ANNEX-6 / CHECK FOR CONFORMITY TO PORTFOLIO LIMITATIONS

CHECK FOR CONFORMITY ON PORTFOLIO LIMITATIONS

(Unless specified otherwise, the values are given in Thousand Turkish Lira (TRY))

Main Calculation Items in the Unconsolidated (Individual) Financial Statement	Applicable Arrangement	Current Period (TRY) (31.12.2011)	Previous Period (TRY) (31.12.2010)
A Money and Capital Markets Tools	Serial: VI, No:11, Art.27/ (b)	1.045.503,00	1.626.594,00
B Real Estate, Projects Based on Real Estate, Rights Based on Real Estate	Serial: VI, No:11, Art.27/ (a)	4.389.212,00	4.017.426,00
C Affiliates	Serial: VI, No:11, Art.27/ (b)	-	-
Receivables from Relevant Parties (Non-commercial) Other Assets	Serial: VI, No:11, Art.24/ (g)	2.079.534,00	1.606.061,00
D Total Assets (Total Assets)	Serial: VI, No:11, Art.4/ (i)	7.514.249,00	7.250.081,00
E Financial Debts	Serial: VI, No:11, Art.35	1.099.552,00	1.255.501,00
F Other Financial Liabilities	Serial: VI, No:11, Art.35	-	-
G Financial Leasing Debts	Serial: VI, No:11, Art.35	-	-
H Debts to Relevant Parties (Non-commercial)	Serial: VI, No:11, Art.24/ (g)	-	-
i Shareholder's Equity Other Resources	Serial: VI, No:11, Art.35	3.802.903,00 2.611.794,00	3.750.075,00 2.244.505,00
D Total Resources	Serial: VI, No:11, Art.4/ (i)	7.514.249,00	7.250.081,00

Other Unconsolidated (Individual) Financial Information	Applicable Arrangement	Current Period (TRY)	Previous Period (TRY)
A1 The portion held for 3-year Real Estate Payments of Money and Capital Market Tools	Serial: VI, No:11, Art.27/ (b)	161.261,60	281.522,80
A2 Dated/Undated/Exchange	Serial: VI, No:11, Art.27/ (b)	470.290,00	1.538.661,00
A3 Foreign Capital Market Tools	Serial: VI, No:11, Art.27/ (c)	-	-
B1 Foreign Real Estate, Projects Based on Real Estate, Rights Based on Real Estate	Serial: VI, No:11, Art.27/ (c)	-	-
B2 Unused Land/Plots	Serial: VI, No:11, Art.27/ (d)	333.839,62	166.775,96
C1 Foreign Affiliates	Serial: VI, No:11, Md.27/ (c)	-	-
C2 Affiliates in the Operating Company	Serial: VI, No:11, Art.32 / A	-	-
J Non-cash Credits	Serial: VI, No:11, Art.35	-	-
K Lien value of the servient project development lands that do not belong to the company	Serial: VI, No:11, Art.25/ (n)	-	-



Portfolio Limitations	Applicable Arrangement	Current Period (TRY)	Previous Period (TRY)	Minimum Rate
1 Lien value of the servient project development lands that do not belong to the company	Serial: VI, No:11, Art.25/ (n)	0%	0%	10%
2 Real Estate, Projects Based on Real Estate, Rights Based on Real Estate	Serial: VI, No:11, Art.27/ (a), (b)	61%	59%	50%
3 Money and Capital Markets Tools and Affiliates Foreign Real Estate, Projects Based on Real Estate, Rights Based on Real Estate, Affiliates, Capital	Serial: VI, No:11, Art.27/ (b)	12%	19%	50%
4 Market Tools	Serial: VI, No:11, Art.27/ (c)	0%	0%	49%
5 Unused Lands/Plots	Serial: VI, No:11, Art.27/ (d)	4%	2%	20%
6 Affiliation in the Operating Company	Serial: VI, No:11, Art.32 / A	0%	0%	10%
7 Borrowing Limit	Serial: VI, No:11, Art.35	29%	33%	500%
8 Dated/Undated/Exchange	Serial: VI, No:11, Art.27/ (b)	4%	17%	10%


**ANNEX-7 / SUMMARY TABLE FOR REAL ESTATE, REAL ESTATE PROJECTS,
RIGHTS BASED ON REAL ESTATE (21.12.2011)**

Land Sales Income Sharing Projects	M ²	Date of Purchase	Purchase Cost (TL)	Current Company Share Total Income (TL)	Explanation
ŞEHRİZAR KONAKLARI (ÜSKÜDAR BURHANIYE PROJECT, GAP İNŞAAT)	52.619,61	27.08.2010	80.533.997,78	175.286.180,24	Construction permit obtained
TOWERLAND A BLOK PROJECT + TRADE BLOCK	19.405,69	22.01.2010	20.231.580,64	80.384.350,41	Construction permit obtained
VARYAP MERIDIAN PROJECT	66.760,16	23.12.2009 - 18.02.2010	48.363.080,70	311.905.544,53	Construction permit obtained
ELITE CITY PROJECT (İSTANBUL KÜÇÜKÇEKMECE HALKALI 1 st STAGE (ŞUA İNŞAAT))	36.625,58	03.11.2010	44.660.421,37	61.373.825,65	Construction permit obtained
SOYAK PARK APARTS PROJECT (İSTANBUL KÜÇÜKÇEKMECE HALKALI 3 rd STAGE (SOYAK))	91.695,03	12.10.2010-19.10.2010	64.420.854,70	102.312.000,00	Construction permit obtained
AVRUPA KONUTLARI ATAKENT 3 PROJECT (İSTANBUL KÜÇÜKÇEKMECE HALKALI 4 th STAGE) (ARTAŞ)	193.693,76	16.12.2010	213.603.379,00	264.000.000,00	Construction permit obtained
MY WORLD EUROPE (BAŞAKŞEHİR İKİTELLİ AVAZMA 1 st STAGE PROJECT) (AKDENİZ İNŞAAT)	198.476,22	26.08.2010-03.09.2010	179.187.608,19	284.508.424,01	Construction permit obtained
PARK YAŞAM MAVİŞEHİR (İZMİR MAVİŞEHİR UPPER NORTHERN ZONE 4 th STAGE PROJECT) (TÜRKERLER-DURMAZ-İZKA)	45.322,56	15.10.2010-20.05.2010	45.352.000,91	73.999.339,85	Construction permit obtained
MERKEZ KAYAŞEHİR PROJECT (BAŞAKŞEHİR KAYABAŞI 1 st STAGE PROJECT) (MAKRO İNŞAAT)	24.532,21	28.10.2010	24.654.767,39	39.006.028,72	Construction permit obtained
BİRİSTANBUL PROJECT (HOUSING PROJECT ON 3 LANDS IN İSPARTAKULE) (DOĞU- PREKAST- STÜNLER)	116.483,35	22.08.2007-03.09.2008	70.606.305,00	146.217.215,87	Construction permit obtained for 520/2 and 521/1 parcel. No construction permit has been obtained for the 522/3 parcel.
SARPHAN FİNANSPARK PROJEST (İSTANBUL ÜMRANIYE 1 st STAGE PROJECT (YENİ SARP - EPP))	20.714,48	24.08.2011	14.989.881,40	61.500.000,00	Construction permit obtained
1 LAND IN KÜÇÜKÇEKMECE'DE (Halkalı 2 nd Stage) (Dumankaya İnşaat)	30.294,51	16.08.2007	27.862.311,74	82.502.500,00	Construction permit has not been obtained
1 LAND IN ATAŞEHİR (Ataşehir East 2 nd Stage) (VARYAP - GAP İNŞ.)	99.108,08	31.05.2000	72.585.569,09	500.971.500,00	Construction permit has not been obtained Permit was obtained only for Blok B on 05.01.2012
TUZLA AYDINLI 2 nd STAGE 1 st ZONE (Technical Structure)	125.318,76	04.10.2010	48.622.204,50	153.600.000,00	Construction permit was obtained on 25.10.2011 for the parcel 103/1 and on 30.12.2011 for the parcel 103/4. No construction permit has been obtained for the other parcels.
EVORA İSTANBUL PROJECT (TUZLA AYDINLI 2 nd STAGE 2 nd ZONE) (TECHNICAL STRUCTURE)	125.066,79	04.10.2010	48.403.843,02	163.903.000,00	The construction permit of the parcel 102/1 was obtained on 09.01.2012. Construction permits of the other parcels were obtained on 10.10.2011.
DİKİLİTAŞ PROJECT (FORMER LIQUEUR FACTORY LAND) (AŞÇIOĞLU - OFTON - MEYDANBEY)	22.059,51	11.02.2008	230.118.122,39	384.636.461,93	Construction permit has not been obtained
BATIŞEHİR PROJECT (Sultangazi Habipler İstoç Income Sharing Work) (EGE YAPI - ARTCON - EPP)	165.326,57	19.09.2008	351.679.655,04	424.000.000,00	Construction permit obtained
SPRADON VADI EVLERİ (İSTANBUL BAŞAKŞEHİR BAHÇEŞEHİR 2 nd ZONE PROJECT) (KUZU GRUP)	41.909,85	21.09.2011	41.950.000,00	56.271.600,82	Construction permit obtained
ŞİŞLİ AYAZAĞA 1 st STAGE PROJECT (AKDENİZ İNŞAAT)	322.750,00	30.09.2010	549.415.000,00	1.153.750.000,00	Construction permit has not been obtained
LAND SHARE INCOME SHARING PROJECTS TOTAL	1.798.162,72		2.177.240.582,86	4.520.127.972,03	



Land Sales Income Sharing Projects	M ²	Date of Purchase	Purchase Cost (TL)	Current Company Share Total Income (TL)	Explanation
BİZİM EVLER 4 PROJECT (İSTANBUL BAHÇEŞEHİR İSPARTAKULE 2 nd ZONE 3 rd PART PROJECT) (İHLAS HOLDİNG - İHLAS YAPI)	60.085,38	13.07.2010	35.185.033,90	53.101.347,53	Construction permit obtained
İSTANBUL BAHÇEŞEHİR İSPARTAKULE 1 st ZONE 5 th PART PROJECT (EPP)	15.103,39	29.04.2011	9.311.564,51	17.098.519,37	Construction permit obtained
UNIKONUT PROJECT (İSTANBUL BAHÇEŞEHİR İSPARTAKULE 1 st ZONE 4 th PART PROJECT) YENİ DOĞUŞ	24.506,00	12.04.2011	14.188.000,00	25.397.045,84	Construction permit obtained
İSPARTAKULE 2 nd ZONE 4 th PART (ARTAŞ - EPP - REDİ)	40.476,00	01.06.2009	24.808.905,49	45.822.742,32	Construction permit obtained
SHARE OF INCOME AGAINST LAND PROJECTS TOTAL	140.170,77		83.493.503,90	141.419.655,06	
TOTAL OF PROJECTS FOR LAND SALES INCOME SHARING and INCOME SHARING AGAINST LAND			2.260.734.086,76	4.661.547.627,09	

Projects Realized Under the Public Tender Act	M ²	Date of Purchase	Land Cost + Progress Payments (TL)	Explanation
ALEMDAĞ EMLAK KONUT PROJECT (DEPAR, OR-NA ORT.GİR.)	86.047,00	04.09.2009	109.396.532,28	Construction permit obtained
TUZLA EMLAK KONUTLARI 1 st STAGE 2 nd PART PROJECT (ÖZÜLKE -MAKSEM ORT.GİR.)	85.856,26	30.09.2010	69.418.356,52	Construction permit obtained
TUZLA EMLAK KONUTLARI 1 st STAGE 1 st PART PROJECT (BALPAŞ, BALPA ORT.GİR.)	48.764,46	30.09.2010	17.831.179,17	Construction permit obtained
KÖRFEZKENT EMLAK KONUTLARI 2 nd STAGE PROJECT (KOÇOĞLU İNŞ. - KUR İNŞ. ORT.GİR.)	53.966,20	05.01.2010	50.435.022,47	Construction permit obtained
KOCAELİ GEBZE EMLAK KONUTLARI 1 st STAGE HOUSE PROJECT (MAKRO İNŞAAT)	63.242,70	12.05.2010	43.561.886,98	Construction permit obtained
KOCAELİ GEBZE EMLAK KONUTLARI 2 nd STAGE HOUSE PROJECT (YENİ SARP İNŞAAT)	93.180,30	04.06.2010	59.814.950,39	Construction permit obtained
PTA PROJECTS TOTAL	431.056,92		350.457.927,81	



ANNEX-8 / BUILDING STOCKS SUMMARY TABLE (31.12.2012)

Buildings	Individual Unit	M ²	Date of Purchase	Purchase Cost (TL)	Expertise Date	Expertise Value (TL)	Explanation
INDIVIDUAL UNITS IN MISSTANBUL	7	1.284,21	01.04.2009 - 27.05.2010	3.281.000,00	31.12.2011	3.331.900,00	
ATAŞEHİR GENERAL MANAGEMENT BUILDING	1	2.513,28	31.05.2000	3.254.393,82	31.12.2011	12.378.000,00	
2 SOCIAL FACILITIES IN KARŞIYAKA	2	2.087,00	31.05.2000	7.079.344,76	31.12.2011	4.300.000,00	
INDIVIDUAL UNITS IN BURGAZKENT	175	26.412,78	18.03.2010 - 30.03.2010	18.893.601,06	31.12.2011	21.237.100,00	
SİLİVRİ SELİMPAŞA EMLAK HOUSES	466	72.696,45	15.06.2010	56.356.986,62	31.12.2011	72.480.400,00	
MAVIŞEHİR PELIKAN EVLERİ	85	12.238,22	03.06.2009	27.437.000,00	31.12.2011	29.318.600,00	
1 INDIVIDUAL UNIT IN THE SOYAK MAVIŞEHİR PROJECT	1	104,25	30.12.2010	288.118,81	31.12.2011	240.000,00	
AYDIN-DİDİM KOCAHARIP LOCATION 13710	1	234,44	20.12.2010	197.141,75	31.12.2011	214.500,00	
NOVUS RESIDENCE PROJECT	7	1.246,88	26.01.2010	7.667.000,00	31.12.2011	7.676.900,00	
EMLAK KONUT İZMİR KARŞIYAKA MAVIŞEHİR EVLERİ PROJECT	197	23.476,37	31.12.2010	13.213.340,69	31.12.2011	85.010.000,00	Habitation permit could not be obtained.
UNITS IN THE SPRADON QUARTZ PROJECT	8	657,95	22.09.2011 - 29.09.2011	2.124.170,75	31.12.2011	1.836.000,00	
TEKİRDAĞ ÇORLU ERGENE VADİSİ PROJECT	2	266,60	31.10.2007	264.536,30	31.12.2011	276.800,00	
INDIVIDUAL UNITS IN THE LÜLEBURGAZ ÇARŞI PROJECT	1	1.188,23	31.12.2011	1.194.577,57	31.12.2011	1.190.000,00	
BUILDING TOTAL	953	144.406,66		141.251.212,13		239.490.200,00	

ANNEX-9 / SUMMARY TABLE FOR THE LANDS USED FOR PROJECT DEVELOPMENT (31.12.2011)

Location	M ²	Date of Purchase	Purchase Cost (TL)	Expertise Date	Expertise Value (TL)	Explanation
91 PIECES OF LAND IN BALI KUYUMCU	1.919.107,39	26.10.2006	273.036.259,40	31.12.2011	305.934.714,22	
2 PIECES OF LAND IN ÜMRANIYE (On 1 Parcel, Ümraniye 1 st Stage)	44.133,38	01.11.2005	29.276.524,23	31.12.2011	127.862.165,00	
12 PIECES OF LAND IN ÇORLU	102.794,51	24.03.2006 - 30.09.2010	15.468.289,27	31.12.2011	33.467.784,55	
2 PIECES OF LAND IN KAYABAŞI NEIGHBOURHOOD, BAŞAKŞEHİR, İSTANBUL	150.622,60	01.10.2007 - 30.03.2011	31.049.595,38	31.12.2011	56.264.000,00	
LAND IN UMURBEY NEIGHBOURHOOD	6.810,00	31.05.2000	734.812,18	31.12.2011	12.258.000,00	
17 PIECES OF LAND IN ÇERKEZKÖY	366.632,25	09.12.2005	8.247.941,97	31.12.2011	90.309.288,86	
11 PARCELS IN YARIMÇA, KÖRFEZ , KOCAELİ	175.350,69	25.02.2008	24.150.370,58	31.12.2011	52.467.986,29	
10 PIECES OF LAND IN FİRÜZKÖY, İSPARTAKULE	239.915,45	01.06.2007	275.911.075,55	31.12.2011	251.007.340,00	
9 PIECES OF LAND IN SULTANBEYLİ	56.938,80	13.03.2007	17.337.867,65	31.12.2011	20.596.996,88	
34 PIECES OF LAND IN GÜZELLER	190.589,09	21.03.2007	45.092.362,24	31.12.2011	53.167.577,62	
1 PIECE OF LAND IN ATAŞEHİR	17.911,79	31.05.2000	7.131.240,58	31.12.2011	2.704.260,23	
31 PIECES OF LAND IN HOŞDERE AND HOŞDERE FİLTEPE NEIGHBOURHOODS OF BAŞAKŞEHİR, İSTANBUL .	1.329.137,87	14.06.2011 - 06.10.2011	350.990.006,86	31.12.2011	437.415.011,83	
LAND IN ZEKERİYAKÖY, SARIYER, İSTANBUL	500.824,62	02.03.2011	225.958.000,00	31.12.2011	251.522.498,80	
39 PIECES OF LAND IN KİTELLİ NEIGHBOURHOOD, BAŞAKŞEHİR, İSTANBUL	342.350,01	01.07.2007 - 03.05.2011	354.719.394,57	31.12.2011	371.366.150,97	
2 PIECES OF LAND IN KASTAMONU	10.262,82	11.04.2011	66.866,81	31.12.2011	71.839,74	
LAND AND LOT TOTAL	5.453.381,27		1.659.170.607,27		2.066.415.614,99	