

1. POWER OF ATTORNEY

Emlak Konut REIC To Chairman of the Board of Directors

I/we hereby authorize and appoint as proxy _____ who is introduced below to _____ represent me/our company, to vote, to submit proposals and to sign necessary documents on my/our company's behalf at Emlak Konut REIC's 2022 Ordinary General Assembly to be held on 31.03.2023, at 10:00 at Barbaros Mahallesi, Mor Sümbül Sokak No:7/2 B Ataşehir, Istanbul.

PROXY'S NAME/TITLE(*):

Identity No/Tax No:

Trade Register and Number (if legal entity):

MERSİS No. :

Address:

Signature:

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

A) SCOPE OF THE POWER OF ATTORNEY

1. Regarding the Issues in Agenda of General Assembly;

a) Proxy shall be authorized to vote as per her/his own opinion.

b) Proxy shall be authorized to vote as per the proposals of the company management

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

Agenda items (*)	Acceptance	Against	Dissenting Opinion
1- Opening, Moment of Silence, National Anthem and election of the Meeting President,			
2- Authorizing the Meeting President to sign the minutes of the General Assembly,			
3- Announcement and discussion of the Board of Directors' Annual Report for the accounting period 2022,			
4- Announcement of the Independent Audit Report for the fiscal period 2022,			
5- Announcement, discussion and approval of the Consolidated Financial Statements for the fiscal period 2022,			
6- Discussion and resolution of the release of the Board Members from liability for their activities during 2022.			
7- Submitting the Dividend Payout Policy after its acceptance by the Board of Directors to the approval of our shareholders,			
8- Discussing and deciding on the Board's proposal for 2022 income prepared in accordance with the			

Company's dividend payout policy,			
9- Submitting the Independent Audit Firm selected by the Board of Directors for the 2023 fiscal period pursuant to the Turkish Commercial Code and Capital Market Legislation to the shareholders' approval			
10- Pursuant to Article 363 of the Turkish Commercial Code, submitting the changes to the Board members to the approval of the shareholders,			
11- Election of the members of the Board of Directors and identification of their terms of office pursuant to Article 12 of the Articles of Association,			
12- Determining Board Members' remunerations and rights such as daily allowances, bonuses and premiums,			
13- Informing our shareholders about the amount and beneficiaries of donations and aids made in 2022,			
14- Pursuant to the Capital Markets Board's resolution dated 09.02.2023 and numbered 8/174, informing the shareholders about the Board of Directors' resolution dated 15.02.2023 and numbered 9-018, including the amount and beneficiaries of our Company's donations and aids due to the earthquakes on 06.02.2023, the epicenter of which was Kahramanmaraş and affected eleven provinces, and submitting it to the approval of our shareholders,			
15- Determining the upper limit for donations to be made in 2023,			
16- Discussing and deciding on the authorization of the Board Members to perform transactions stated in Article 395 and 396 of the Turkish Commercial Code,			
17- Submitting the proposal of the Board of Directors regarding the revision of our Company's current Share Buyback Program and its authorization to make share buybacks under this program to the approval of our shareholders.			
18- Informing shareholders about the latest situation regarding the repurchase of the Company shares, and submitting for approval,			
19- Informing the shareholders regarding the guarantees, pledges, mortgages, suretyships given by our Company and its subsidiaries to the third parties, and incomes or benefits received in 2022 pursuant to Article 12 of the Corporate Governance Communique No.II-17.1 of the Capital Markets Board,			
20- Informing the shareholders regarding the transactions stated in the Corporate Governance Principle numbered 1.3.6 of the Capital Market Board's Corporate Governance Communique numbered II-17.1.			

21- Informing shareholders regarding the principles on the remuneration of the Board Members and executives with administrative responsibilities as part of the Remuneration Policy put in writing pursuant to the Corporate Governance Principles.			
22- Comments and closing.			

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

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

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

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

B) REPRESENTED SHARES

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

- Order and serial:*
- Number/Group: **
- Quantity-Nominal value:
- ç) Any signature privilege:
- d) Written in name:*
- e) Proportion of shareholder to their total/shares voting rights:

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

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

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

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

SHAREHOLDER'S NAME AND SURNAME OR TITLE (*)

Identity No/Tax No:

Trade Register and Number (if legal entity):

MERSİS No. :

Address:

Signature:

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



EMLAK KONUT

— GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. —

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