

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**CONDENSED STANDALONE FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY – 30 SEPTEMBER 2022**

**(CONVENIENCE TRANSLATION OF THE REPORT  
FINANCIAL STATEMENTS ORIGINALLY  
ISSUED IN TURKISH)**

<b>INDEX</b>	<b>PAGE</b>
<b>CONDENSED STANDALONE STATEMENT OF FINANCIAL POSITION .....</b>	<b>1-2</b>
<b>CONDENSED STANDALONE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME.....</b>	<b>3</b>
<b>CONDENSED STANDALONE STATEMENT OF CHANGES IN EQUITY.....</b>	<b>4</b>
<b>CONDENSED STANDALONE STATEMENT OF CASH FLOWS.....</b>	<b>5</b>
<b>NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS.....</b>	<b>6-38</b>

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****CONDENSED STANDALONE STATEMENT OF FINANCIAL POSITION AS OF 30 SEPTEMBER 2022 AND 31 DECEMBER 2021**

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

		<i>Not Reviewed</i> <b>30 September 2022</b>	<i>Audited</i> <b>31 December 2021</b>
	<b>Notes</b>		
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	4	3,407,568	3,634,384
Financial investments	5	-	500
Trade receivables	7	2,956,446	2,677,904
<i>Trade receivables due from related parties</i>	21	-	14,971
<i>Trade receivables due from third parties</i>		2,956,446	2,662,933
Other receivables	8	555,755	551,668
<i>Other receivables due from third parties</i>		555,755	551,668
Inventories	9	25,945,561	17,561,543
Prepaid expenses		681,974	958,716
<i>Prepaid expenses to third parties</i>	14	681,974	958,716
Other current assets	13	639,789	199,893
<b>Non-current assets</b>			
Trade receivables	7	3,466,203	3,583,734
<i>Trade receivables due from third parties</i>		3,466,203	3,583,734
Other receivables	8	1,014	1,014
Financial investments	5	648,037	498,037
<i>Investments in subsidiaries, joint operations and associates</i>		648,037	498,037
Investment properties	10	814,592	880,496
Property, plant and equipment	11	68,893	78,274
Intangible assets		4,862	2,955
<b>Total assets</b>		<b>39,190,694</b>	<b>30,629,118</b>

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

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**CONDENSED STANDALONE STATEMENT OF FINANCIAL POSITION AS OF 30 SEPTEMBER 2022 AND 31 DECEMBER 2021**

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

	Notes	<i>Not Reviewed</i> 30 September 2022	<i>Audited</i> 31 December 2021
<b>LIABILITIES AND EQUITY</b>			
<b>Current liabilities</b>		<b>18,674,346</b>	<b>12,730,683</b>
Short-term borrowings	6	804,367	1,535,733
Short-term portions of long-term borrowings	6	1,321,043	1,174,494
Trade payables	7	2,261,177	1,975,725
<i>Trade payables due to related parties</i>	21	997,947	503,948
<i>Trade payables due to third parties</i>		1,263,230	1,471,777
Other payables	8	572,735	180,690
<i>Other payables to third parties</i>		572,735	180,690
Deferred income	14	13,446,548	7,695,649
<i>Deferred income from related parties</i>	21	-	255,424
<i>Deferred income from third parties</i>		13,446,548	7,440,225
Short-term provisions		268,476	168,392
<i>Short-term provisions for employee benefits</i>		26,348	14,487
<i>Other short-term provisions</i>	12	242,128	153,905
<b>Non-current liabilities</b>		<b>2,926,641</b>	<b>2,021,196</b>
Long-term borrowings	6	2,775,554	1,907,320
Trade payables	7	-	2,099
<i>Trade payables to third parties</i>		-	2,099
Other payables	8	116,847	88,760
<i>Other payables to third parties</i>		116,847	88,760
Deferred income	14	4,738	4,738
<i>Deferred income from third parties</i>		4,738	4,738
Long-term provisions		29,502	18,279
<i>Long-term provisions for employee benefits</i>		29,502	18,279
<b>Shareholders' equity</b>		<b>17,589,707</b>	<b>15,877,239</b>
Paid-in capital	15	3,800,000	3,800,000
Treasury shares (-)		(296,231)	(296,231)
Share premium (discounts)		2,366,895	2,366,895
Other comprehensive income (expense) not to be reclassified to profit or loss		(42)	(42)
<i>Gain (loss) on revaluation and remeasurement</i>		(42)	(42)
Restricted reserves appropriated from profit		885,383	794,629
Retained earnings		8,745,237	7,777,801
Net profit for the period		2,088,465	1,434,187
<b>Total liabilities and equity</b>		<b>39,190,694</b>	<b>30,629,118</b>

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

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONDENSED STANDALONE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE NINE MONTHS INTERIM PERIOD ENDED 30 SEPTEMBER 2022 AND 2021

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

		<i>Not Reviewed 1 January- 30 September 2022</i>	<i>Not Reviewed 1 July- 30 September 2022</i>	<i>Not Reviewed 1 January- 30 September 2021</i>	<i>Not Reviewed 1 July- 30 September 2021</i>
	Notes				
<b>Profit or loss</b>					
Revenue	16	5,391,880	869,072	4,742,530	1,918,942
Cost of sales (-)	16	(2,385,052)	(253,464)	(3,209,254)	(1,303,800)
<b>Gross profit</b>		<b>3,006,828</b>	<b>615,608</b>	<b>1,533,276</b>	<b>615,142</b>
General administrative expenses (-)	17	(510,593)	(202,883)	(284,317)	(79,154)
Marketing expenses (-)	17	(81,521)	(25,198)	(46,385)	(15,140)
Other income from operating activities	18	704,536	369,668	491,132	155,980
Other expenses from operating activities (-)	18	(758,344)	(1,182)	(283,301)	(183,286)
<b>Operating profit</b>		<b>2,360,906</b>	<b>756,013</b>	<b>1,410,405</b>	<b>493,542</b>
Income from investing activities	19	8,567	-	2,624	-
<b>Operating profit before financial income / (expense)</b>		<b>2,369,473</b>	<b>756,013</b>	<b>1,413,029</b>	<b>493,542</b>
Financial income	20	365,095	145,573	98,627	29,904
Financial expenses (-)	20	(646,103)	(262,330)	(394,627)	(166,640)
<b>Profit for the period</b>		<b>2,088,465</b>	<b>639,256</b>	<b>1,117,029</b>	<b>356,806</b>
<b>Other comprehensive income</b>		-	-	-	-
Items that will be reclassified to profit or loss					
<i>Actuarial gains/losses related to employee benefit liabilities</i>		-	-	-	-
<b>Total comprehensive income</b>		<b>2,088,465</b>	<b>639,256</b>	<b>1,117,029</b>	<b>356,806</b>
<b>Earnings per share (in full TL)</b>		<b>0.0057</b>	<b>0.0017</b>	<b>0.0031</b>	<b>0.0010</b>

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

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### CONDENSED STANDALONE FINANCIAL STATEMENT OF CHANGES IN EQUITY FOR THE NINE MONTHS INTERIM PERIOD ENDED 30 SEPTEMBER 2022 AND 2021

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

	Share capital	Treasury shares	Share premium/ discounts	Restricted reserves appropriated from profit	Other Accumulated Comprehensive Income or Expenses That Will Not Be Reclassified to Profit or Loss	Retained Earnings		Total equity
					Gain/loss on revaluation and remeasurement	Prior years' profit	Net profit for the period	
<b>1 January 2021</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	<b>753,071</b>	<b>(42)</b>	<b>7,039,132</b>	<b>859,671</b>	<b>14,522,496</b>
Transfers	-	-	-	41,558	-	818,113	(859,671)	-
Dividend	-	-	-	-	-	(79,444)	-	(79,444)
Total comprehensive income	-	-	-	-	-	-	1,117,029	1,117,029
<b>30 September 2021</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	<b>794,629</b>	<b>(42)</b>	<b>7,777,801</b>	<b>1,117,029</b>	<b>15,560,081</b>
<b>1 January 2022</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	<b>794,629</b>	<b>(42)</b>	<b>7,777,801</b>	<b>1,434,187</b>	<b>15,877,239</b>
Transfers	-	-	-	90,754	-	1,343,433	(1,434,187)	-
Dividend (Note 15) (*)	-	-	-	-	-	(375,997)	-	(375,997)
Total comprehensive income	-	-	-	-	-	-	2,088,465	2,088,465
<b>30 September 2022</b>	<b>3,800,000</b>	<b>(296,231)</b>	<b>2,366,895</b>	<b>885,383</b>	<b>(42)</b>	<b>8,745,237</b>	<b>2,088,465</b>	<b>17,589,707</b>

(\*) At the Ordinary General Assembly Meeting held on 7 April 2022, the decision to distribute a cash dividend of TL 375,997 (25 March 2021: TL 79,444) from the profits of 2021 was approved by majority vote. Since the Company owns its own shares with a nominal value of TL 1 at a rate of 3.65% as of 7 April 2022, the date of the profit distribution decision, the dividend related to the shares owned by the Company is netted off from the amount of dividends to be distributed. The dividend payment was made on 27 April 2022.

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

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## CONDENSED STANDALONE FINANCIAL STATEMENT OF CASH FLOWS FOR THE NINE MONTHS INTERIM PERIOD ENDED 30 SEPTEMBER 2022 AND 2021

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

		<i>Not Reviewed</i> 1 January- Notes 30 September 2022	<i>Not Reviewed</i> 1 January- 30 September 2021
<b>Cash flows from operating activities</b>			
Profit for the period		2,088,465	1,117,029
<b>Adjustments related to reconcile of profit for the period</b>			
Adjustments related to depreciation and amortization expenses	17, 18	17,425	25,671
Adjustments related to (reversal of) impairments (net)		620,278	(87,758)
<i>Adjustments related to impairment loss (reversal of) of inventories (net)</i>	9	620,278	(87,758)
Adjustments related to provisions		110,142	14,102
<i>Adjustments related to (reversal of) provisions related with employee benefits</i>		23,327	10,437
<i>Adjustments related to (reversal of) lawsuit and/or penalty provisions</i>	12	88,223	5,059
<i>Adjustments related to (reversal of) provisions for possible risks</i>	18	(1,408)	(1,394)
Adjustments related to interest (income) and expenses		(59,002)	189,440
<i>Adjustments related to interest income</i>	18, 20	(704,637)	(378,742)
<i>Adjustments related to interest expense</i>	18, 20	645,635	568,182
Adjustments related to (gain) loss on disposal of property		(8,567)	-
<i>(Gain)/loss on sale of property, plant and equipment</i>	19	(8,567)	-
<b>Net cash from operations before changes in assets and liabilities</b>		<b>2,768,741</b>	<b>1,258,484</b>
<b>Changes in net working capital:</b>			
Adjustments related to (increase)/decrease in trade receivables		136,560	(759,755)
<i>Decrease (increase) in trade receivables from related parties</i>		14,971	35,290
<i>Decrease (Increase) in trade receivables from third parties</i>		121,589	(795,045)
Adjustments related to decrease/(increase) in inventories		(8,788,603)	(1,224,433)
Adjustments related to increase/(decrease) in trade payables		45,127	(1,077,327)
<i>Increase (decrease) in trade payables to related parties</i>		333,198	(965,286)
<i>Increase (decrease) in trade payables to third parties</i>		(288,071)	(112,041)
Adjustments related to (decrease) in other receivables from operating activities		(592,801)	710,208
Adjustments related to increase (decrease) in other payables from operating activities		7,087,823	1,019,360
Other adjustments related to other increase in working capital		(723,741)	518,738
<b>Net cash flows from operating activities</b>			
Interest received		42,311	272,786
Payments related with provisions for employee benefits		(243)	(1,630)
Tax payments		(514,127)	(242,123)
<b>Cash flows from operating activities</b>		<b>(538,953)</b>	<b>474,308</b>
<b>Cash flows from investing activities</b>			
Cash outflows used in obtaining control of subsidiaries or other businesses	5	(150,000)	(50,000)
Purchases of investment properties, property, plant and equipment and intangible assets		(5,548)	(13,111)
Sales of tangible and intangible assets		15,254	-
Interest received		-	2,624
Returns of financial assets		500	304,764
Other cash inflows (outflows)		-	996
<b>Cash flows from investing activities</b>		<b>(139,794)</b>	<b>245,273</b>
<b>Cash flows from financing activities</b>			
Proceeds from borrowings		4,479,450	1,988,000
<i>Proceeds from loans</i>		2,535,200	1,030,000
<i>Proceeds from issue of debt instruments</i>		1,944,250	958,000
Repayments of borrowings		(4,110,439)	(2,251,105)
<i>Loan repayments</i>		(2,357,839)	(1,304,105)
<i>Payments of issued debt instruments</i>		(1,752,600)	(947,000)
Interest paid		(591,217)	(406,154)
Dividends paid	15	(375,997)	(79,444)
Interest received		330,944	94,901
<b>Cash flow from financing activities</b>		<b>(267,259)</b>	<b>(653,802)</b>
<b>Net (decrease) increase in cash and cash equivalents</b>		<b>(946,006)</b>	<b>65,779</b>
Cash and cash equivalents at the beginning of the period	4	2,993,647	1,067,478
<b>Cash and cash equivalents at the end of the period</b>	<b>4</b>	<b>2,047,641</b>	<b>1,133,257</b>

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

## **EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

### **NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022**

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

---

#### **NOTE 1 – ORGANIZATION AND OPERATION OF THE COMPANY**

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 2002, 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 July 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.”

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

The registered address of the Company is Barbaros Mah. Mor Sümbül Sok. No: 7/2 B (Batı Ataşehir) Ataşehir – İstanbul. As of 30 September 2022, the number of employees of the Company is 420 (31 December 2021 - 395).

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 cannot be a part of construction business, but only can organize it by auctioning between the contractors.

The standalone financial statements at 30 September 2022 have been approved by the Board of Directors on 7 November 2022.

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



## **EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

### **NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022**

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

---

#### **NOTE 2 – BASIS OF PRESENTATION OF CONDENSED STANDALONE FINANCIAL STATEMENTS**

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

##### **2.1. Basis of Presentation**

The accompanying standalone financial statements of the Company have been prepared in accordance with the communiqué numbered II-14,1 “Communiqué on the Principles of Financial Reporting In Capital Markets” (“the Communiqué”) which is published on Official Gazette numbered 28676 dated 13 June 2013 and Turkish Financial Reporting Standards and appendices and interpretations related to them adopted by the Public Oversight Accounting and Auditing Standards Authority (“POA”) have been taken as basis. TFRS is updated through communiqués in order to comply with the changes in the International Financial Reporting Standards (IFRS).

The interim condensed standalone financial statements are presented in accordance with the formats specified in the “Communiqué on TFRS Taxonomy” published by the POA on 15 April 2019 and the Illustrations of Financial Statements and Application Guidance published by the CMB.

The Company prepared its condensed standalone financial statements for the interim period ended 30 September 2022 in accordance with the TAS 34 “Interim Financial Reporting Standard” within the framework of the Communiqué Serial: XII No. 14.1 and announcements regarding this Communiqué published by CMB.

The Companies are free to prepare their interim financial statements as full or condensed in accordance with TAS 34. In this context, the Company preferred to prepare its interim financial statements as condensed.

The Company maintains its books of account and prepares its statutory financial statements in accordance with the principals issued by CMB, the Turkish Commercial Code (“TCC”), tax legislation and the Uniform Chart of Accounts issued by the Ministry of Finance. The standalone financial statements have been prepared on the basis of historical cost, with the necessary adjustments and classifications reflected in the statutory records in accordance with TFRS.

##### **Preparation of financial statements in hyperinflationary periods**

With the decision numbered 11/367 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 TFRS, the application of inflation accounting is no longer required. Accordingly, the Company has not applied “Financial Reporting in Hyperinflationary Economies” (“TAS 29”) in its financial statements for the accounting periods starting 1 January 2005.

POA made an announcement on 20 January 2022 regarding the application of TAS 29, “Financial Reporting in Hyperinflationary Economies” for entities adopting Turkish Financial Reporting Standards (“TFRS”) for the year 2021. The announcement stated that, entities that apply TFRS should not adjust their financial statements in accordance with TAS 29 - Financial Reporting in Hyperinflationary Economies for the year 2021. As of the date of this report, POA has not made any further announcements regarding the scope and application of TAS 29. As a result, no inflation adjustment was made to the accompanying standalone financial statements dated 30 September 2022 in accordance with TAS 29.

## **EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

### **NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022**

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

---

#### **NOTE 2 – BASIS OF PRESENTATION OF CONDENSED STANDALONE FINANCIAL STATEMENTS (Continued)**

##### **Functional and Presentation Currency**

Items included in the standalone financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates (“the functional currency”). The functional currency of the company is TL and the reporting currency is thousand TL.

##### **Offsetting**

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

##### **2.2. Changes in accounting policies, accounting estimates and errors**

Significant changes in accounting policies and significant accounting errors are applied retrospectively and the financial statements of the previous periods are restated if the financial position, performance or cash flow effects of transactions and events are presented in a more appropriate and reliable manner.

##### **2.3. Conformity with the Portfolio Limitations**

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

#### **NOTE 3 – ACCOUNTING POLICIES**

Entities are free to prepare their interim financial statements as a full set or as a summary in accordance with TAS 34 standard. In this context, the Company preferred to prepare condensed standalone financial statements in the interim periods. The Company's interim condensed standalone financial statements do not contain all the explanations and notes that are required to be included in the year-end standalone financial statements and therefore, interim condensed financial statements should be read together with Company's the financial statements dated 31 December 2021 in order to create coherence.

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

---

### NOTE 3 – ACCOUNTING POLICIES (Continued)

#### 3.1. New and Revised Turkish Financial Reporting Standards

##### a) Amendments and interpretations mandatorily effective as of 2022

Amendments to TFRS 3	<i>Reference to the Conceptual Framework</i>
Amendments to TAS 16	<i>Property, Plant and Equipment – Proceeds before Intended Use</i>
Amendments to TAS 37	<i>Onerous Contracts – Cost of Fulfilling a Contract</i>
Annual Improvements to TFRS Standards 2018-2020	<i>Amendments to TFRS 1, TFRS 9 and TAS 41</i>
Amendments to TFRS 16	<i>COVID-19 Related Rent Concessions beyond 30 June 2021</i>

#### **Amendments to TFRS 3 *Reference to the Conceptual Framework***

The amendments update an outdated reference to the Conceptual Framework in TFRS 3 without significantly changing the requirements in the standard .

The amendments are effective for annual periods beginning on or after 1 January 2022. Early application is permitted if an entity also applies all other updated references (published together with the updated *Conceptual Framework*) at the same time or earlier.

#### **Amendments to TAS 16 *Property, Plant and Equipment - Proceeds before Intended Use***

The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling such items, and the cost of producing those items, in profit or loss.

The amendments are effective for annual periods beginning on or after 1 January 2022. Early application is permitted.

#### **Amendments to TAS 37 *Onerous Contracts – Cost of Fulfilling a Contract***

The amendments specify that the ‘cost of fulfilling’ a contract comprises the ‘costs that relate directly to the contract’. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract or an allocation of other costs that relate directly to fulfilling contracts.

The amendments published today are effective for annual periods beginning on or after 1 January 2022. Early application is permitted.

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

---

#### NOTE 3 – ACCOUNTING POLICIES (Continued)

##### 3.1. New and Revised Turkish Financial Reporting Standards (Continued)

###### a) Amendments and interpretations mandatorily effective as of 2022 (Continued)

###### **Annual Improvements to TFRS Standards 2018-2020 Cycle**

###### Amendments to TFRS 1 *First time adoption of International Financial Reporting Standards*

The amendment permits a subsidiary that applies paragraph D16(a) of TFRS 1 to measure cumulative translation differences using the amounts reported by its parent, based on the parent’s date of transition to TFRSs.

###### Amendments to TFRS 9 *Financial Instruments*

The amendment clarifies which fees an entity includes in assessing whether to derecognize a financial liability. An entity includes only fees paid or received between the entity (the borrower) and the lender, including fees paid or received by either the entity or the lender on the other’s behalf.

###### Amendments to TAS 41 *Agriculture*

The amendment removes the requirement in paragraph 22 of TAS 41 for entities to exclude taxation cash flows when measuring the fair value of a biological asset using a present value technique. This will ensure consistency with the requirements in TFRS 13.

The amendments to TFRS 1, TFRS 9, and TAS 41 are all effective for annual periods beginning on or after 1 January 2022. Early application is permitted.

###### **Amendments to TFRS 16 *COVID-19 Related Rent Concessions beyond 30 June 2021***

Public Oversight Accounting and Auditing Standards Authority (“POA”) has published *COVID-19 Related Rent Concessions beyond 30 June 2021 (Amendment to TFRS 16)* that extends, by one year, the June 2020 amendment that provides lessees with an exemption from assessing whether a COVID-19 related rent concession is a lease modification.

On issuance, the practical expedient was limited to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2021. Since lessors continue to grant COVID-19 related rent concessions to lessees and since the effects of the COVID-19 pandemic are ongoing and significant, the POA decided to extend the time period over which the practical expedient is available for use.

The new amendment is effective for lessees for annual reporting periods beginning on or after 1 April 2021. Earlier application is permitted.

The Company management evaluates the effects of these standards, amendments and improvements on the financial position and performance as of 2022.

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 3 – ACCOUNTING POLICIES (Continued)

##### 3.1 New and Revised Turkish Financial Reporting Standards (Continued)

###### b) New and revised TFRSs in issue but not yet effective

The Company has not yet adopted the following standards and amendments and interpretations to the existing standards:

TFRS 17	<i>Insurance Contracts</i>
Amendments to TAS 1	<i>Classification of Liabilities as Current or Non-Current</i>
Amendments to TFRS 4	<i>Extension of the Temporary Exemption from Applying TFRS 9</i>
Amendments to TAS 1	<i>Disclosure of Accounting Policies</i>
Amendments to TAS 8	<i>Accounting Estimates Definition</i>
Amendments to TAS 12	<i>Asset Arising from a Single Transaction and Deferred Tax on Liabilities</i>
Amendments to TFRS 17	<i>Initial Application of TFRS 17 and TFRS 9 — Comparative Information (Amendment to TFRS 17)</i>

#### **TFRS 17 *Insurance Contracts***

TFRS 17 requires insurance liabilities to be measured at a current fulfillment value and provides a more uniform measurement and presentation approach for all insurance contracts. These requirements are designed to achieve the goal of a consistent, principle-based accounting for insurance contracts. TFRS 17 supersedes TFRS 4 *Insurance Contracts* as of 1 January 2023.

#### **Amendments to TAS 1 *Classification of Liabilities as Current or Non-Current***

The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current.

Amendments to TAS 1 are effective for annual reporting periods beginning on or after 1 January 2023 and earlier application is permitted.

#### **Amendments to TFRS 4 *Extension of the Temporary Exemption from Applying TFRS 9***

The amendment changes the fixed expiry date for the temporary exemption in TFRS 4 *Insurance Contracts* from applying TFRS 9 *Financial Instruments*, so that entities would be required to apply TFRS 9 for annual periods beginning on or after 1 January 2023.

#### **Amendments to TAS 1 *Disclosure of Accounting Policies***

The amendments require that an entity discloses its material accounting policies, instead of its significant accounting policies.

Amendments to TAS 1 are effective for annual reporting periods beginning on or after 1 January 2023 and earlier application is permitted.

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

---

#### NOTE 3 – ACCOUNTING POLICIES (Continued)

##### 3.1. New and Revised Turkish Financial Reporting Standards (Continued)

###### b) New and revised TFRSs in issue but not yet effective (Continued)

###### **Amendments to TAS 8 *Definition of Accounting Estimates***

With this amendment, the definition of “a change in accounting estimates” has been replaced with the definition of “an accounting estimate”, sample and explanatory paragraphs regarding estimates have been added, and the differences between application of an estimate prospectively and corrections of errors retrospectively have been clarified.

Amendments to TAS 8 are effective for annual reporting periods beginning on or after 1 January 2023 and earlier application is permitted.

###### **Amendments to TAS 12 *Deferred Tax related to Assets and Liabilities arising from a Single Transaction***

This amendments clarify that the initial recognition exemption does not apply to transactions in which equal amounts of deductible and taxable temporary differences arise on initial recognition.

Amendments to TAS 12 are effective for annual reporting periods beginning on or after 1 January 2023 and earlier application is permitted.

###### **Amendments to TFRS 17 *Insurance Contracts and Initial Application of TFRS 17 and TFRS 9 — Comparative Information***

Amendments have been made in TFRS 17 in order to reduce the implementation costs, to explain the results and to facilitate the initial application.

The amendment permits entities that first apply TFRS 17 and TFRS 9 at the same time to present comparative information about a financial asset as if the classification and measurement requirements of TFRS 9 had been applied to that financial asset before.

Amendments are effective with the first application of TFRS 17.

The possible effects of these standards, amendments and improvements on the Company's summary financial position and performance are being evaluated.

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 4 – CASH AND CASH EQUIVALENTS

	30 September 2022	31 December 2021
Cash on hand	103	-
Banks	3,255,333	3,531,668
- Demand deposit	10,869	30,621
- Time deposits with maturities less than 3 months	3,244,464	3,501,047
Other cash and cash equivalents	152,132	102,716
	<b>3,407,568</b>	<b>3,634,384</b>

Maturities of cash and cash flows are as follows:

	30 September 2022	31 December 2021
Demand	10,869	30,621
Up to 3 month	3,244,464	3,501,047
Less: Blocked deposits with maturities less than 3 months	-	(48)
	<b>3,255,333</b>	<b>3,531,620</b>

Average effective annual interest rates on time deposits in TL on the balance sheet date:

	30 September 2022	31 December 2021
	(%)	(%)
	18,16%	18,71%

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

	30 September 2022	31 December 2021
Cash and cash equivalents	3,407,568	3,634,384
Less: Interest accruals on deposits	(6,373)	(12,284)
Less: LSRSA project deposits (*)	(1,355,832)	(632,091)
Less: Blocked deposits with maturities less than 3 months	-	(48)
Add: the effect of provisions released under TFRS 9	2,278	3,686
	<b>2,047,641</b>	<b>2,993,647</b>

(\*) The contractors’ portion of the residential unit sales from the LSRSA projects under construction and which accumulated in the bank accounts opened under the control of the Company is kept in deposits accounts in the name of the related projects under the control of the Company as stated in the agreement. There is no blocked deposit (31 December 2021: None) of the project accounts amounting TL 1,335,832 (31 December 2021: TL 632,091).

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 5 – FINANCIAL INVESTMENTS

Short-term financial investments	30 September 2022	31 December 2021
Bond	-	500
	-	<b>500</b>

#### Subsidiaries

As of 30 September 2022 and 31 December 2021, the carrying values of the subsidiaries of the Company on the balance sheet are as follows:

	30 September 2022		31 December 2021	
	Share (%)	TL	Share (%)	TL
Emlak Planlama İnşaat Proje Yönetimi ve Ticaret A.Ş.	100	373,000	100	373,000
Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.	100	275,000	100	125,000
<b>Total</b>		<b>648,000</b>		<b>498,000</b>

(\*) On 4 February 2022, the committed capital of TL 25,000 was paid. A payment of TL 31,250 on 21 April 2022 and a payment of TL 93,750 on 30 May 2022 were made in cash, and the capital increase was made.

#### Interests in joint ventures

As of 30 September 2022 and 31 December 2021, the carrying value of the Company's interest in joint ventures in the balance sheet is as follows:

	30 September 2022		31 December 2021	
	Share (%)	TL	Share (%)	TL
İstmarina AVM Adi Ortaklığı	40	-	40	-
Büyükyalı Tesis Yönetim A.Ş.	37	37	37	37
<b>Total</b>		<b>37</b>		<b>37</b>



## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 6 – FINANCIAL LIABILITIES

	30 September 2022	31 December 2021
<b>Short-term financial liabilities</b>		
Issued debt instruments (*)	699,964	513,580
Short-term bank borrowings	104,403	1,022,153
Short-term portion of long-term borrowings	1,321,043	1,174,494
	<b>2,125,410</b>	<b>2,710,227</b>

(\*) The Company issued 3 different lease certificate with a nominal amount of TL 157,400 with a maturity date of 2 November 2022 with 23.25% dividend on 4 August 2022, TL 150,000 with a maturity date of 7 December 2022 with 19.25% dividend on 7 September 2022, TL 384,250 with a maturity date of 4 January 2023 with 19% dividend on 28 September 2022.

	30 September 2022	31 December 2021
<b>Long-term financial liabilities</b>		
Long-term borrowings	2,775,554	1,907,320
	<b>2,775,554</b>	<b>1,907,320</b>

Borrowings used as of 30 September 2022 are denominated in TL and the weighted average interest rate is 15.29% (31 December 2021: 11.51%).

The redemption schedules of the borrowings as of 30 September 2022 and 31 December 2021 are as follows:

	30 September 2022	31 December 2021
2023	281,412	743,076
2024	1,607,638	808,538
2025	886,504	355,706
	<b>2,775,554</b>	<b>1,907,320</b>

The maturity distributions of the remaining time of borrowings to repricing are as follows:

	30 September 2022	31 December 2021
Less than 3 months	124,537	1,265,113
Between 3 - 12 months	1,300,909	931,534
Between 1 - 5 years	2,775,554	1,907,320
	<b>4,201,000</b>	<b>4,103,967</b>

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

### NOTE 7 – TRADE RECEIVABLES AND PAYABLES

	30 September 2022	31 December 2021
<b>Short-term trade receivables</b>		
Receivables from contractors of the lands invoiced under LSRSA	1,097,995	1,266,849
Receivables from sale of residential and commercial units	1,628,265	1,371,409
Receivables from land sales	265,059	93,361
Receivables from related parties (Note 21)	-	14,971
Receivables from lessees	36,199	13,430
Other	6,033	8,555
Unearned finance income	(77,105)	(90,671)
	<b>2,956,446</b>	<b>2,677,904</b>
Doubtful receivables	1,837	1,837
Less: Provision for doubtful receivables	(1,837)	(1,837)
	<b>2,956,446</b>	<b>2,677,904</b>

	30 September 2022	31 December 2021
<b>Long-term trade receivables</b>		
Receivables from sale of residential and commercial units	3,901,558	4,440,556
Receivables from land sales	270,439	89,162
Unearned finance income	(705,794)	(945,984)
	<b>3,466,203</b>	<b>3,583,734</b>

	30 September 2022	31 December 2021
<b>Short-term trade payables</b>		
Payables to related parties (Note 21)	997,947	503,948
Payables to contractors according to revenue sharing basis	822,931	869,628
Trade payables	352,543	526,303
Interest accruals on time deposits of contractors (*)	87,756	75,846
	<b>2,261,177</b>	<b>1,975,725</b>

(\*) The contractors' portion of the residential unit sales from the LSRSA projects under construction and which accumulated in the bank accounts opened under the control of the Company is kept in deposits accounts in the name of the related projects under the control of the Company as stated in the agreement. The Company tracks the contractor's share of the interest obtained from the advances accumulated in these accounts in short-term payables.

	30 September 2022	31 December 2021
<b>Long-term trade payables</b>		
Trade payables	-	2,099
	<b>-</b>	<b>2,099</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 8 – OTHER RECEIVABLES AND PAYABLES

	30 September 2022	31 December 2021
<b>Short-term other receivables</b>		
Advances given to contractor firms	525,906	523,605
Receivables from the authorities	29,536	27,134
Other	313	929
	<b>555,755</b>	<b>551,668</b>

	30 September 2022	31 December 2021
<b>Long-term other receivables</b>		
Deposits and guarantees given	1,014	1,014
	<b>1,014</b>	<b>1,014</b>

	30 September 2022	31 December 2021
<b>Short-term other payables</b>		
Payables to contractors (*)	88,752	88,752
Taxes and funds payable	174,487	27,861
Other	309,496	64,077
	<b>572,735</b>	<b>180,690</b>

(\*) The amount includes the unissued invoice by the contractor amount of TL 88,752 regarding to the units received as a result of revenue allocation at İzmir Mavisehir Phase 3 project, where the contractor filed a lawsuit regarding the revenue sharing percentages (31 December 2021: TL 88,752).

As of 30 September 2022, other long-term payables are amount to TL 116,846 and consist of deposits and guarantees received (31 December 2021: TL 88,760).

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 9 – INVENTORIES

	30 September 2022	31 December 2021
Lands	11,609,347	4,941,121
<i>Cost</i>	11,669,765	4,979,485
<i>Impairment</i>	(60,418)	(38,364)
Planned land by LSRSA	5,471,945	5,100,959
Planned land by turnkey project	7,058,048	5,112,342
<i>Planned land by turnkey project</i>	7,888,195	5,319,175
<i>Impairment (*)</i>	(830,148)	(206,833)
Residential and commercial units ready for sale	1,806,221	2,407,121
<i>Cost</i>	1,831,103	2,457,094
<i>Impairment</i>	(24,882)	(49,973)
	<b>25,945,561</b>	<b>17,561,543</b>

(\*) It is the provision for impairment due to the increase in construction costs in the global and Turkish markets. The mentioned provision belongs to the ongoing Bizim Mahalle and Emlak Konut Vadi Evleri projects.

As of 31 December 2021, the valuation reports prepared by Atak Gayrimenkul Değerleme A.Ş., and Reel Değerleme Danışmanlık A.Ş. have taken into consideration in the valuation of assets classified as “Inventories” and in the calculation on impairment, if any and for the purchases made during the current period, the valuation reports as of purchase date prepared by Atak Gayrimenkul Değerleme A.Ş., Reel Gayrimenkul Değerleme A.Ş., and Net Kurumsal Değerleme Danışmanlık A.Ş. have taken into consideration.

The movements of impairment on inventories are as follows:

	2022	2021
<b>Opening balance at 1 January</b>	<b>295,170</b>	<b>240,011</b>
Impairment on inventories within the current period (Note 18)	651,505	287,213
Reversal of impairment on inventories within the current period (Note 18)	(31,227)	(232,054)
<b>Closing balance at 30 September</b>	<b>915,448</b>	<b>295,170</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 9 – INVENTORIES (Continued)

As of 30 September 2022 and 31 December 2021 the details of land and residential inventories of the Company are as follows:

<b>Lands</b>	<b>30 September 2022</b>	<b>31 December 2021</b>
İstanbul Esenler Lands	2,400,885	-
Muğla Bodrum Lands	2,339,190	-
İstanbul Küçükçekmece Lands	1,596,380	1,114,054
İstanbul Avcılar Lands	980,381	1,426,897
İstanbul Başakşehir Lands	803,889	339,100
İstanbul Sarıyer Lands	603,854	5,332
İstanbul Çekmeköy Lands	535,977	544,883
İzmir Çeşme Lands	439,076	-
İstanbul Şişli Lands	350,002	-
İstanbul Ümraniye Lands	300,000	301,844
İzmir Urla Lands	201,394	-
Balıkesir Lands	171,812	-
İstanbul Arnavutköy Lands	171,408	171,408
İstanbul Eyüp Lands	169,441	169,441
İzmir Dikili Lands	105,814	-
İzmir Seferihisar Lands	79,473	-
Muğla Milas Lands	79,281	-
Antalya Aksu Lands	71,850	280,423
Ankara Çankaya Lands	51,295	135,863
Kocaeli Lands	31,619	9,167
Denizli Merkez Efendi Lands	29,781	56,081
İstanbul Esenyurt Lands	29,314	36,654
İstanbul Tuzla Lands	26,192	148,658
İstanbul Kartal Lands	21,771	24,338
İzmir Konak Umurbey Lands	13,051	13,051
Tekirdağ Çorlu Lands	6,153	6,153
İstanbul Ataşehir Lands	4	100,255
İstanbul Zekeriyaköy Lands	-	53,918
Maltepe Küçükyalı Lands	-	2,477
Tekirdağ Kapaklı Lands	-	1,058
Other	60	66
	<b>11,609,347</b>	<b>4,941,121</b>

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

### NOTE 9 - INVENTORIES (Continued)

<b>Planned lands by LSRSA</b>	<b>30 September 2022</b>	<b>31 December 2021</b>
Nişantaşı Koru Project	644,992	643,971
Nidapark İstinye Project	567,635	993,030
Yeni Levent Project	435,261	435,048
İstanbul Tuzla Merkez Project	400,150	-
Merkez Ankara Project	374,058	510,432
Ormanköy Project	350,730	347,583
Nidapark Küçükyalı Project	335,421	361,176
Batıyakası 2. Etap Project	324,320	324,320
Beşiktaş Ortaköy Project	262,395	257,005
Düşler Vadisi Project	232,506	293,205
Batıyakası 1. Etap Project	208,931	208,785
Meydan Başakşehir Project	203,623	203,623
İstanbul Kayabaşı 8. Etap Project	202,853	202,853
Avcılar Firuzköy 1. Etap 2. Kısım Project	158,160	-
Avcılar Firuzköy 1. Etap 1. Kısım Project	145,854	-
Avrasya Konutları Project	133,895	132,745
Antalya Aksu Project	132,063	-
Ankara Çayyolu 2. Etap Project	84,723	-
Beşiktaş Dikilitaş Project	68,419	68,237
İstanbul Ataşehir Küçükbakkalköy Project	62,652	-
Köy 4. Etap Project	54,556	-
Nidapark Kayaşehir Project	35,761	35,761
Ebruli İspartakule Project	28,161	28,121
Cer İstanbul Project	14,787	47,022
İdealist Cadde Project	6,018	6,322
Allsancak Project	3,956	1,543
Evora İzmir Project	65	177
	<b>5,471,945</b>	<b>5,100,959</b>

<b>Planned lands by turnkey project</b>	<b>30 September 2022</b>	<b>31 December 2021</b>
Bizim Mahalle Project	2,131,892	1,287,476
Çekmeköy Çmarköy Project	1,871,284	1,448,245
Emlak Konut Florya Evleri Project	1,005,769	570,191
Köy Project	546,298	313,090
Ankara Saraçoğlu Project	440,421	169,425
Emlak Konut Vadi Evleri Project	372,564	77,697
Ümraniye Kentsel Dönüşüm Project	230,163	93,150
İstanbul Avcılar Firuzköy Project	213,996	-
Denizli Merkez Efendi İkmal İşİ Project	198,952	71,297
Kayabaşı Emlak Konutları Project	46,709	46,095
Semt Bahçekent Project	-	119,414
Halkalı Emlak Konutları Project	-	704,529
Merkez Ankara Project R Block Construction	-	211,733
	<b>7,058,048</b>	<b>5,112,342</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 9 - INVENTORIES (Continued)

Residential and commercial units completed	30 September 2022	31 December 2021
Merkez Ankara Project	454,542	807,150
Maslak 1453 Project	340,352	311,402
Semt Bahçekent 1. Etap 2. Kısım Project	283,471	-
Kuzey Yakası Project	262,907	310,084
Sarphan Finanspark Project	114,370	152,911
Nidapark İstinye Project	93,123	-
Köy Project	42,603	321,622
Validebağ Konakları Project	35,815	122,973
Karat 34 Project	34,543	41,490
Avangart İstanbul Project	30,351	-
Büyükyalı Project	25,008	55,573
Denizli Merkez Efendi İkmal İşİ Project	18,222	18,222
Avrupark Hayat Project	13,919	-
Kocaeli Körfezkent Emlak Konutları	12,669	17,580
Nidakule Ataşehir Project	10,664	10,664
Koordinat Çayyolu Project	7,944	8,889
Evora Denizli Project	7,194	7,194
Semt Bahçekent 1. Etap 1. Kısım Project	5,411	-
Niğde Emlak Konutları	3,536	3,536
Metropol İstanbul Project	3,448	3,448
Yeniköy Konakları İstanbul Project	2,536	4,957
Ofis Karat Bakırköy Project	851	31,112
Göl Panorama Project	674	1,138
Başakşehir Ayazma Emlak Konutları	490	1,757
Batışehir Project	358	1,210
Gebze Emlak Konutları	-	151,109
Semt Bahçekent 1. Etap Project	-	7,950
Başkent Emlak Konutları Project	-	4,544
Dumankaya Miks Project	-	2,293
Tual Bahçekent Project	-	2,105
Tual Adalar Project	-	2,089
Temaşehir Project	-	1,541
Other	1,220	2,578
	<b>1,806,221</b>	<b>2,407,121</b>

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

### NOTE 10 – INVESTMENT PROPERTIES

Lease income is generated from investment properties, and the expertise used in the calculation of impairment is made through peer comparison and income reduction. As of 30 September 2022, the Company assessed that there was no impairment in its investment properties within the scope of the Covid-19 pandemic. There was no change in the turnover of the Company from rental income within the scope of the Covid-19 pandemic.

The movements of investment properties as of 30 September 2022 and 2021 are as follows:

	<b>Lands, residential and commercial</b>	<b>Atasehir general management building A block</b>	<b>Total</b>
<b>Cost Value</b>			
Opening balance as of 1 January 2022	898,617	40,922	939,539
Transfers to commercial units and land inventories	(75,906)	-	(75,906)
Transfers from residential and commercial unit inventories	21,044	-	21,044
Closing balance as of 30 September 2022	<u>843,755</u>	<u>40,922</u>	<u>884,677</u>

#### **Accumulated Depreciation**

Opening balance as of 1 January 2022	52,349	6,694	59,043
Charge for the period	10,275	767	11,042
Closing balance as of 30 September 2022	<u>62,624</u>	<u>7,461</u>	<u>70,085</u>
Carrying value as of 30 September 2022	<u>781,131</u>	<u>33,461</u>	<u>814,592</u>

	<b>Lands, residential and commercial</b>	<b>Atasehir general management building A block</b>	<b>Total</b>
<b>Cost Value</b>			
Opening balance as of 1 January 2021	774,169	40,922	815,091
Purchases (*)	103,732	-	103,732
Transfers to commercial units and land inventories	(25,975)	-	(25,975)
Transfers from residential and commercial units inventories	19,462	-	19,462
Closing balance as of 30 September 2021	<u>871,388</u>	<u>40,922</u>	<u>912,310</u>

#### **Accumulated Depreciation**

Opening balance as of 1 January 2021	37,343	5,672	43,015
Charge for the period	17,190	767	17,957
Closing balance as of 30 September 2021	<u>54,533</u>	<u>6,439</u>	<u>60,972</u>
Carrying value as of 30 September 2021	<u>816,855</u>	<u>34,483</u>	<u>851,338</u>

(\*) The amount consists of the independent commercial units purchased by the Company in 2021 to generate rent income from Büyükyalı shopping mall completed under “Revenue Share from the Sale of Zeytinburnu Kazlıçeşme Land Sale”. The related transaction is a sharing transaction from the relevant project and has had no impact in the Company’s standalone statement of cash flows for the period 1 January 2021 – 30 September 2021 under TAS 7.



## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 10 – INVESTMENT PROPERTIES (Continued)

As of 31 December 2021, the valuation reports prepared by Atak Gayrimenkul Değerleme A.Ş., and Reel Değerleme Danışmanlık A.Ş. have taken into consideration when determining the fair values of investment properties. The fair values of the investment property determined by independent valuation experts are as follows:

	30 September 2022	31 December 2021
Lands, residential and commercial units	694,960	775,064
Atasehir general management building A block	137,217	137,217
Independent commercial units of Istmarina AVM	323,341	323,341
Independent commercial units of Büyükyalı AVM	138,441	138,441
	<b>1,293,959</b>	<b>1,374,063</b>

#### NOTE 11 – PROPERTY, PLANT AND EQUIPMENT

30 September 2022	Buildings	Motor vehicles	Furniture, equipment and fixtures	Construction in progress	Total
Net carrying value as of 1 January 2022	65,088	1,575	11,514	97	78,274
Additions	-	-	1,851	-	1,851
Disposal, (net) (-)	(6,687)	-	-	-	(6,687)
Depreciation expense (-)	(1,800)	(969)	(1,776)	-	(4,545)
<b>Net carrying value 30 September 2022</b>	<b>56,601</b>	<b>606</b>	<b>11,589</b>	<b>97</b>	<b>68,893</b>
Cost	70,578	4,793	36,374	97	111,842
Accumulated depreciation (-)	(13,977)	(4,187)	(24,785)	-	(42,949)
<b>Net carrying value 30 September 2022</b>	<b>56,601</b>	<b>606</b>	<b>11,589</b>	<b>97</b>	<b>68,893</b>

30 September 2021	Buildings	Motor vehicles	Furniture, equipment and fixtures	Construction in progress	Total
Net carrying value as of 1 January 2021	65,299	1,218	5,771	97	72,385
Additions	2,149	870	9,559	-	12,578
Depreciation expense (-)	(1,845)	(385)	(3,756)	-	(5,986)
<b>Net carrying value 30 September 2021</b>	<b>65,603</b>	<b>1,703</b>	<b>11,574</b>	<b>97</b>	<b>78,977</b>
Cost	77,265	4,793	34,430	97	116,585
Accumulated depreciation (-)	(11,662)	(3,090)	(22,856)	-	(37,608)
<b>Net carrying value 30 September 2021</b>	<b>65,603</b>	<b>1,703</b>	<b>11,574</b>	<b>97</b>	<b>78,977</b>

All of the depreciation expenses are included in the general administrative expenses.

The expected useful lives of property, plant and equipment are as follows:

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

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

	30 September 2022	31 December 2021
<b>Provisions</b>		
Provision for lawsuits	242,128	153,905
	<b>242,128</b>	<b>153,905</b>

According to the opinions of the Company's lawyers, provisions amounting to TL 242,128 have been made as of 30 September 2022 (31 December 2021: TL 153,905). As of 30 September 2022, there are 4 cases of defect, 11 cases of loss of rent, 8 cases of cancellation of title deeds and registration, 3 cases of business and 38 other cases. The amount of risk arising from the total possible cash outflow is TL 477,768 and the lawsuits are still pending (31 December 2021: TL 447,652). The movements of provision for lawsuits as of 30 September 2022 and 30 September 2021 are as follows:

	2022	2021
<b>Opening balance at 1 January</b>	<b>153,905</b>	<b>125,957</b>
<u>Provision added within the current period (Note 18)</u>	<u>88,223</u>	<u>3,172</u>
<b>Closing balance at 30 September</b>	<b>242,128</b>	<b>129,129</b>

#### 12.1 Continuing Lawsuits and Provisions

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

The contractor filed a lawsuit against the Company claiming that the completion percentage of the project was significantly high and that the agreement between the parties was based on construction right in return for flat. İzmir Karsiyaka Commercial Court of First Instance issued an expert report and determine that the level of work was at around 83%, and that the legal relationship of the parties were not related to construction right in return of the flat. The Company and the contractor filed counter lawsuits in the following period and an additional report was decided to be issued. The additional report is about the final receivables and payables of the parties considering all the claims. As a result of the examination of the additional report at the hearing on 11 June 2014, the second expert committee was examined however, since the expert report was not received, the date of the case was not finalized. In addition, the file was transferred to the delegation, as the Commercial Courts turned into Delegation Judges.

In the expert report dated 19 January 2016, it has been determined that the related cancellation is unfair, and alternative calculations has been realized over the possibility of whether the cancellation is right and over the effects on forward and backward. The expert report has been contested and it has been requested from the court that the expert report is declared “null and void” and that to receive a report that contains the objections of parties by creating a new comitee. The Company filed an extra lawsuit of TL 34,100 on 7 July 2011, requesting the collection, without prejudice to surplus rights.

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

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

##### 12.1 Continuing Lawsuits and Provisions (Continued)

- 12.1.1** According to the various expert reports submitted to the file, the complainant increased the lawsuit cost to TL 76,161 with the claim that the lawsuit was terminated unfairly by Emlak Konut during the prosecution process of the compensation lawsuit filed by the contractor for the detection of invalidity of termination on condition that the surplus rights are reserved. As of 30 September 2022 the Company made provision amounting to TL 136,147 including interest and litigation costs.
- 12.1.2** The filed by the contractor firm is action of debt, deed cancellation and registration case. The decision of the contractor's contract was terminated unfairly, passing through degrees. Lawsuits filed by the company and amounting to TL 2,071 have been partially accepted and the decision was appealed by the parties, the trial is ongoing at the Istanbul 16th Commercial Court of First Instance. As of 30 September 2022 a provision amounting to TL 7,929 has been made including interest and litigation costs .
- 12.1.3** Within the scope of Revenue Sharing in Return for Riva Land Sale Tender for immovables parcel numbered 3201, 3202, 3203 located in Istanbul Province, Beykoz/Riva District as per the Article 14 of Bidding Specification of the aforementioned tender, bid bonds have been submitted to the client company by the Joint Venture, in the second session of the tender held on 15 June 2017, it was decided to leave the tender under the responsibility of the Joint Venture, which gave the most economically advantageous bid however, companies that have applied to the client company and invited for signature were requested to revise the terms and criteria of the tender, with the justification that the Planned Areas Type Zoning Regulation by the Ministry of Environment and Urbanization published on Official Gazette No. 30113 dated 3 July 2017 contains regulations that cause a significant reduction in the construction area subject to the tender, with the entry into force of the provisions of the said Regulation, the revision requests of the plaintiff companies were rejected on the grounds that there would be no change in the construction field based on the precedent and the Company gave a deadline until 15 August 2017 for the signing of the contract, as the client company did not come to sign the contract at the end of the period, the bid bonds submitted by the plaintiff companies within the scope of the Revenue Sharing in Return for Riva Land Sale Tender were registered as revenue and the tender was awarded to the non-litigated contractor who submitted the second most appropriate bid for the subject matter and there are pecuniary and non-pecuniary damages lawsuits filed on the grounds that the claimant's revision requests regarding the conditions and criteria of the aforementioned tender were rejected and that the recognition of the letters of guarantee as revenue was unfair. Provision amounting to TL 11,024 has been made including interest and litigation costs as of 30 September 2022.
- 12.1.4** This is a lawsuit filed by Şekerbank T.A.Ş. who has been assigned a receivable of TL 46,000, which has arisen and will arise from the Istanbul Ümraniye 1st Stage Revenue Sharing Work contractor Yeni Sarp-Özarak Ordinary Partnership's Emlak Konut GYO A.Ş. alleging that TL 34,135 of the assignment receivable remaining from the assignment has not been unfairly paid to him. At the same time with this lawsuit, the plaintiff requested to place a mortgage equal to the amount of the lawsuit to some of the immovables within the scope of the project in order to constitute the guarantee of the receivable subject to the lawsuit. On 15 October 2020, the court decided to reject the case. The plaintiff requested an appeal and the appeal court overturned the decision. As of 30 September 2022, a provision has been made in the amount of TL 63,166 including interest and litigation costs.

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

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

##### 12.2 Contingent Liabilities of Emlak Konut

In the financial statements prepared as of 30 September 2022, the ongoing litigation liabilities were evaluated in the following matters. According to the opinion of the Company Management and its lawyers, no provision has been made in the financial statements prepared as of 30 September 2022 on the grounds that it is not probable that the outflow of resources with economic benefits will be realized in cases filed against the Company in order to fulfill its obligation.

**12.2.1** Concerning the İzmir Mavisehir Upper North Area Phase 2 LSRSA project, a lawsuit was filed based on the assignments given by the contractor in favor of the complainant. The case is proceeding. According to the opinion of the company lawyer, no liability is expected to arise as a result of the related lawsuit.

##### 12.3 Contingent Assets of Emlak Konut

**12.3.1** As of 30 September 2022 and 31 December 2021, breakdown of nominal commercial receivables from residential and commercial unit sales by maturities and based on the residential and commercial units that are under construction or completed but not yet delivered within the scope of the sales promise contract that is not yet included in the balance sheet as it does not meet the TFRS 15 criteria, expected collection times of nominal installments that are not due or collected by maturities are as follows:

	Trade Receivables	Off-balance sheet deferred revenue	Total
<b>30 September 2022</b>			
1 year	1,893,324	5,154,628	7,047,952
2 year	1,335,855	4,107,930	5,443,785
3 year	898,550	2,023,053	2,921,603
4 year	544,882	783,974	1,328,856
5 year and above	1,392,710	778,869	2,171,579
	<b>6,065,321</b>	<b>12,848,455</b>	<b>18,913,776</b>
<b>31 December 2021</b>			
1 year	1,464,770	2,831,544	4,296,314
2 year	1,153,939	2,327,166	3,481,105
3 year	876,300	1,650,255	2,526,555
4 year	664,879	742,166	1,407,045
5 year and above	1,834,600	1,006,434	2,841,034
	<b>5,994,488</b>	<b>8,557,565</b>	<b>14,552,053</b>

#### NOTE 13 – OTHER ASSETS

	30 September 2022	31 December 2021
<b>Other current assets</b>		
Progress payments to contractors	120,018	132,332
Deferred VAT	255,031	45,551
Receivables from tax office	22,577	10,935
Income accruals	242,163	11,075
	<b>639,789</b>	<b>199,893</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 14 – DEFERRED INCOME AND PREPAID EXPENSES

	30 September 2022	31 December 2021
<b>Short-term deferred income</b>		
Advances taken from turnkey project sales	6,272,321	2,833,875
Deferred income from LSRSA projects (*)	3,320,926	2,479,097
Advances taken from LSRSA contractors (**)	3,279,690	1,480,532
Deferred income related to sales of independent units	573,611	646,721
Advances received from related parties (Note 21)	-	255,424
	<b>13,446,548</b>	<b>7,695,649</b>

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

(\*\*) Before the contract is signed with the contractor companies in the ASKGP projects, the company collects the first payment of the total income corresponding to the share of the company from the total sales income in advance at the determined rates.

	30 September 2022	31 December 2021
<b>Prepaid expenses</b>		
Advances given for inventory (*)	673,178	954,831
Prepaid expenses	8,796	3,885
	<b>681,974</b>	<b>958,716</b>

(\*) A protocol has been signed between the Company and the Tariş Cooperatives Union to develop revenue sharing project on a total of 143,366-m2 land, which belongs to the Tariş Cooperatives Union, located within the borders of Kuruçay/Umurbey, Konak district of İzmir and an inventory advance amounting to TL 270,302 (31 December 2021: TL 395,960) has been made. In addition, the Company has given an advance of TL 391,337 (31 December 2021: TL 531,276) to the contractor companies for the residential and commercial units to be obtained from the ongoing Nidapark Küçükyalı and Nidapark Kayaşehir projects based on the sales promise contracts.

	30 September 2022	31 December 2021
<b>Long-term deferred income</b>		
Other advances received	4,738	4,738
	<b>4,738</b>	<b>4,738</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 15 – SHAREHOLDERS’ EQUITY

The Company’s authorized capital amount is TL 3,800,000 (31 December 2021: TL 3,800,000) and consists of 380,000,000,000 (31 December 2021: 380,000,000,000) authorized number of shares with a nominal value of TL 0.01 each.

The Company’s shareholders and their shareholding percentages as of 30 September 2022 and 31 December 2021 is as follows:

Shareholders	30 September 2022		31 December 2021	
	Share (%)	TL	Share (%)	TL
Public offering portion	50.66	1,925,119	50.66	1,925,119
T.C. Toplu Konut İdaresi Başkanlığı "TOKİ"	49.34	1,874,831	49.34	1,874,831
HAS beneficiaries	0.00	48	0.00	48
Other	0.00	2	0.00	2
<b>Total paid-in capital</b>	<b>100</b>	<b>3,800,000</b>	<b>100</b>	<b>3,800,000</b>

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: II, No: 14,1 which became effective as of 13 June 2013 and according to the CMB's announcements clarifying the said Communiqué, “Share Capital”, “Restricted Reserves Appropriated 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 Appropriated from Profit” and “Share Premium” and the amount has not been subject to dividend distribution or capital increase, it shall be classified under “Prior Years’ Profit/Loss”. Other equity items should be revaluated in accordance with the CMB standards .

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

On 7 April 2022, the General Assembly decided to distribute dividends amounting to TL 390,260. This dividend amounting to TL 14,263 is related to repurchased shares and offsetted under equity.

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.****NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022**

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

**NOTE 16 – REVENUE AND COST OF SALES**

	<b>1 January- 30 September 2022</b>	<b>1 July- 30 September 2022</b>	<b>1 January- 30 September 2021</b>	<b>1 July- 30 September 2021</b>
<b>Sales income</b>				
Land sales	3,038,128	272,538	2,141,504	924,326
<i>Sales of planned lands by way of LSRSA</i>	2,293,473	267,543	2,082,806	924,326
<i>Land sales income</i>	744,655	4,995	58,698	-
Residential and commercial units sales	2,023,534	439,679	2,492,761	948,550
Consultancy income	297,017	143,461	-	-
Rent income	33,201	13,394	110,190	46,008
	<b>5,391,880</b>	<b>869,072</b>	<b>4,744,455</b>	<b>1,918,884</b>
Sales returns	-	-	(1,511)	(60)
Sales discounts	-	-	(414)	118
<b>Net sales income</b>	<b>5,391,880</b>	<b>869,072</b>	<b>4,742,530</b>	<b>1,918,942</b>
<b>Cost of sales</b>				
Cost of lands	(906,629)	(96,142)	(756,789)	(338,635)
<i>Cost of lands planned by way of LSRSA</i>	(698,531)	(95,692)	(723,458)	(338,635)
<i>Cost of lands sold</i>	(208,098)	(450)	(33,331)	-
Cost of residential and commercial units sold	(1,478,423)	(157,322)	(2,452,465)	(965,165)
	<b>(2,385,052)</b>	<b>(253,464)</b>	<b>(3,209,254)</b>	<b>(1,303,800)</b>
<b>Gross Profit</b>	<b>3,006,828</b>	<b>615,608</b>	<b>1,533,276</b>	<b>615,142</b>

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

### NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>General administrative expenses</b>				
Personnel expenses	(181,411)	(78,892)	(101,090)	(35,890)
Taxes, duties and fees	(92,616)	(24,649)	(39,108)	(8,528)
Consultancy expenses	(88,615)	(26,439)	(41,047)	(7,929)
Security and cleaning expenses	(42,375)	(16,957)	(20,906)	(13,198)
Maintenance and repair expenses	(16,598)	(9,635)	(3,916)	(1,565)
Donations	(14,750)	(10,000)	(31,234)	(1,234)
Due and contribution expenses	(10,620)	(4,089)	(10,864)	(2,269)
Travel expenses	(10,062)	(2,569)	(6,819)	(2,369)
Information technologies expenses	(6,894)	(3,672)	(4,256)	(1,195)
Depreciation and amortization	(6,383)	(2,229)	(7,713)	(2,280)
Lawsuit and notary expenses	(5,672)	(2,971)	(1,775)	(602)
Insurance expenses	(1,334)	(156)	(1,243)	(186)
Communication expenses	(1,318)	(469)	(1,060)	(344)
Other	(31,945)	(20,156)	(13,286)	(1,565)
	<b>(510,593)</b>	<b>(202,883)</b>	<b>(284,317)</b>	<b>(79,154)</b>
	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Marketing and sales expenses</b>				
Advertising expenses	(60,620)	(17,245)	(34,445)	(11,741)
Personnel expenses	(12,894)	(5,670)	(4,881)	(1,081)
Consultancy expenses	(7,202)	(2,102)	(6,227)	(2,194)
Office expenses	(106)	-	(5)	-
Lawsuit and notary expenses	-	-	(2)	-
Other	(699)	(181)	(825)	(124)
	<b>(81,521)</b>	<b>(25,198)</b>	<b>(46,385)</b>	<b>(15,140)</b>



# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

### NOTE 18 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Other income from operating activities</b>				
Financial income from forward sales	297,670	98,158	2,115	-
Income from transfer commissions	68,847	21,528	20,727	15,699
Impairment provisions released (Note 9)	31,227	322	162,452	26,104
Realized finance income	237,167	212,318	-	-
Default interest income from projects	42,311	19,021	275,410	105,219
Income from tender contract sales	2,122	169	371	-
Provisions for possible risks	1,408	3,077	1,394	25
Other	23,784	15,075	28,663	8,933
	<b>704,536</b>	<b>369,668</b>	<b>491,132</b>	<b>155,980</b>

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Other expenses from operating activities</b>				
Provision for impairment of land and residential inventories (Note 9)	(651,503)	6,995	(74,694)	(61,720)
Provision for lawsuits (Note 12)	(88,223)	(3,114)	(5,059)	(1,887)
Investment properties amortisation expenses (Note 10)	(11,042)	(2,941)	(17,957)	(5,816)
Reversal of unaccrued financial expense, net	-	-	(173,891)	(106,394)
Other	(7,576)	(2,122)	(11,700)	(7,469)
	<b>(758,344)</b>	<b>(1,182)</b>	<b>(283,301)</b>	<b>(183,286)</b>

### NOTE 19 – INCOME/EXPENSE FROM INVESTMENT ACTIVITIES

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Revenue from investment activities</b>				
Fixed asset sales profit	8,567	-	-	-
Lease certificate income	-	-	2,624	-
	<b>8,567</b>	<b>-</b>	<b>2,624</b>	<b>-</b>

### NOTE 20 – FINANCIAL INCOME / EXPENSES

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Financial income</b>				
Interest income from time deposits	364,626	145,435	97,513	29,904
Foreign exchange gains	439	138	34	-
Interest income from land acquisition	30	-	1,080	-
	<b>365,095</b>	<b>145,573</b>	<b>98,627</b>	<b>29,904</b>
<b>Financial expenses</b>				
Borrowings interest and lease certificate expenses	(505,623)	(194,668)	(361,911)	(134,768)
Interest discount on pay off debt	(62,488)	(7,916)	(1,325)	(611)
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı interest expenses (*)	(77,425)	(59,549)	(30,956)	(30,956)
Foreign exchange losses	(468)	(197)	(336)	(305)
Assigned receivables and commission expenses	(99)	-	(99)	-
	<b>(646,103)</b>	<b>(262,330)</b>	<b>(394,627)</b>	<b>(166,640)</b>

(\*) This amount consists of interest expense accrued as of 30 September 2022 for the Company's debt in return for the land purchased from The Ministry of Environment, Urbanisation and Climate Change .

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 21 – RELATED PARTY DISCLOSURES

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

1. T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)
2. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. (“EPP”)
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. Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. Ortak Girişimi
9. Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi
10. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
11. Dap Yapı İnşaat Sanayi ve Ticaret A.Ş. ve Eltes İnşaat Tesisat Sanayi ve Ticaret A.Ş. Ortak Girişimi – Emlak Konut GYO A.Ş. (“İstmarina AVM Adi Ortaklığı”)
12. Türkiye Emlak Katılım Bankası A.Ş.
13. T.C. Çevre ve Şehircilik ve İklim Değişikliği Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü
14. İller Bankası A.Ş.
15. Emlak Konut Asansör Sistemleri Sanayi ve Ticaret A.Ş.
16. Emlak Basın Yayın A.Ş.
17. Büyükyalı Tesis Yönetimi A.Ş.

According to the revised TAS 24 – “Related Parties Transactions Standard”, exemptions have been made to the related party disclosures of state institutions and organizations. The Company has transactions with state banks (T.C. Ziraat Bankası A.Ş., Türkiye Vakıflar Bankası T.A.O., Türkiye Halk Bankası A.Ş., Türkiye Emlak Katılım Bankası A.Ş.) and Republic of Turkey Undersecretariat of Treasury.

- The Company keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 30 September 2022, the Company has deposits amounting to TL 3,239,793 in state banks (31 December 2021: TL 2,897,208). Average effective interest rates of time deposits of the Company as of 30 September 2022 are explained in Note 4.

The transactions between the Company and the related parties are as follows:

	30 September 2022	31 December 2021
<b>Trade receivables from related parties</b>		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G.	-	13,348
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	-	1,343
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	280
	-	<b>14,971</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 21 – RELATED PARTY DISCLOSURES (Continued)

<b>Trade payables to related parties</b>	<b>30 September 2022</b>	<b>31 December 2021</b>
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”) (*)	976,953	-
Emlak Basın Yayın A.Ş.	-	100
T.C. Çevre ve Şehircilik Bakanlığı Altyapı ve Kentsel Dönüşüm Hiz. Gen. Müd.	20,994	14,692
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay O.G.	-	1,324
İller Bankası A.Ş. (**)	-	487,832
	<b>997,947</b>	<b>503,948</b>

(\*) Remaining debt amount related to the acquisition of 22 parcels purchased by the company in the protocol signed with TOKİ on 9 March 2022.

(\*\*) According to the protocol signed with İller Bankası A.Ş. on 14 December 2020, the Company's debt and deferred income balance arising from the transfer of the lands owned by İbank and the real estate owned by Emlak Konut. Ownership of the real estate was transferred to İbank in 2022 and there was no debt or deferred income on 30 September 2022 .

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

<b>Deferred income from related parties</b>	<b>30 September 2022</b>	<b>31 December 2021</b>
İller Bankası A.Ş. (**)	-	255,424
	-	<b>255,424</b>

<b>Deposits at related parties</b>	<b>30 September 2022</b>	<b>31 December 2021</b>
Türkiye Emlak Katılım Bankası A.Ş.	107,828	247,672
	<b>107,828</b>	<b>247,672</b>

# EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

### NOTE 21 – RELATED PARTY DISCLOSURES (Continued)

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Purchases from related parties</b>				
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	3,910,323	-	1,069,453	1,069,453
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü	3,670,304	2,372,560	1,021,789	84,500
Emlak Basın Yayın A.Ş.	857	219	914	302
	<b>7,581,484</b>	<b>2,372,779</b>	<b>2,092,156</b>	<b>1,154,255</b>

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Sales to related parties</b>				
İller Bankası A.Ş.	743,256	-	-	-
T.C. Çevre, Şehircilik ve İklim Değişikliği Bakanlığı	160,831	25,831	153,679	2,474
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	2,509	-	-	-
	<b>906,596</b>	<b>25,831</b>	<b>153,679</b>	<b>2,474</b>

Key management personnel are those who have the authority and responsibility to plan, manage and control the activities (administrative or other) directly or indirectly of the Company including any manager. Salaries and other short-term benefits provided to the key management personnel, General Manager of the Board of Directors, Assistant General Managers and General Manager Consultant, are as follows:

	1 January- 30 September 2022	1 July- 30 September 2022	1 January- 30 September 2021	1 July- 30 September 2021
<b>Compensation to key management</b>				
Salaries and other short-term benefits	12,395	5,207	8,938	3,235
	<b>12,395</b>	<b>5,207</b>	<b>8,938</b>	<b>3,235</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 22 - COMMITMENTS

Company’s mortgage and guarantees received as of 30 September 2022 and 31 December 2021 are as follows :

	30 September 2022	31 December 2021
Guarantees received (*)	8,377,966	4,378,153
Mortgages received (**)	404,878	171,426
	<b>8,782,844</b>	<b>4,549,579</b>

(\*) Guarantees received consist of letters of guarantee given by contractors for construction projects and temporary guarantee letters received during the tender process.

(\*\*) Mortgages received consist of mortgaged independent sections and lands sold but not yet collected.

The collaterals, pledges and mortgages (“CPM”) of the Company as of 30 September 2022 and 31 December 2021 are as follows :

	30 September 2022	31 December 2021
A. Total amount of CPM given on behalf of the Company's own legal entity	382,574	45,597
B. Total amount of CPM given against the subsidiaries included in full consolidation	-	-
C. Total amount of CPM given to maintain operations and collect payables from third parties	-	-
D. Total amount of other CPM given	-	-
i) In the name of the parent Company	-	-
ii) In the name of other group companies that are not included in the scope of item B and C	-	-
iii) In the name of third parties that are not included in the scope of item C	-	-
	<b>382,574</b>	<b>45,597</b>

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### NOTE 23 – EVENTS AFTER THE REPORTING PERIOD

- The Company has signed Istanbul Avcılar Firuzköy 2nd Stage Revenue Sharing in return for Land Sale Business contract on 3 October 2022 with the Joint Venture of CEVAHİR Yapı San. Turz. Ve Tic. A.Ş. & HB Group İnş. Tic. Ltd. Şti. According to the contract, Project Total Revenue is TL 4,745,714 Project Company Share Revenue is TL 1,661,000 and Company Share Revenue Ratio was 35%. In the statement made on 13 October 2022, the Company has reached an agreement to take over 1 parcel for TL 600,000 within the scope of the additional protocol it signed with the Republic of Turkey Ministry of Environment, Urbanization and Climate Change. The Company has signed Istanbul Başakşehir Hoşdere 7th Stage Revenue Sharing in return for the land sale contract with AYDUR Yapı A.Ş. on 14 October 2022. According to the contract, Project Total Revenue is TL 2.870.000, Project Company Share Revenue is TL 861.000 and Company Share Revenue Ratio was 30%. In the statement made on 31 October 2022, the Company has reached an agreement to take over 2 parcels for a price of TL 370,428 within the scope of the additional protocol signed with the Republic of Turkey Ministry of Environment, Urbanization and Climate Change.

<u>Project Name</u>	<u>Contractor Company</u>	<u>Auction Date</u>	<u>Total Project Income</u>	<u>Rate of Company</u>	<u>Total Income of Company</u>
İstanbul Avcılar Firuzköy 2. Etap	CEVAHİR Yapı San. Turz. Ve Tic. A.Ş. & HB Group İnş. Tic. Ltd. Şti	3.10.2022	4,745,714	35%	1,661,000
İstanbul Başakşehir Hoşdere 7. Etap	AYDUR Yapı A.Ş.	14.10.2022	2,870,000	30%	861,000

**EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

**NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022**

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

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

	<b>Non-Consolidated (Standalone) Financial Statements</b>		<b>30 September 2022</b>	<b>30 December 2021</b>
	<b>Main Account Items</b>	<b>Related Regulation</b>	<b>(TL)</b>	<b>(TL)</b>
<b>A</b>	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	2,047,641	2,993,647
	Properties, Projects based on Properties and			
<b>B</b>	Rights based on Properties	Series:III-No:48, Art,24/(a)	27,079,459	18,761,345
<b>C</b>	Affiliates	Series:III-No:48, Art,24/(b)	648,037	498,037
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		9,415,557	8,376,547
<b>D</b>	<b>Total Assets</b>	<b>Series:III-No:48, Art,3/(k)</b>	<b>39,190,694</b>	<b>30,629,118</b>
<b>E</b>	Financial Liabilities	Series:III-No:48, Art,31	4,900,964	4,617,547
<b>F</b>	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
<b>G</b>	Due from Financial Leases	Series:III-No:48, Art,31	-	-
<b>H</b>	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
<b>I</b>	Shareholders' equity	Series:III-No:48, Art,31	17,589,707	15,877,239
	Other Resources		16,700,023	10,134,332
<b>D</b>	<b>Total Resources</b>	<b>Series:III-No:48, Art,3/(k)</b>	<b>39,190,694</b>	<b>30,629,118</b>
	<b>Non-Consolidated (Standalone) Financial Statements</b>		<b>30 September 2022</b>	<b>30 December 2021</b>
	<b>Other Account Items</b>	<b>Related Regulation</b>	<b>(TL)</b>	<b>(TL)</b>
	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years			
<b>A1</b>		Series:III-No:48, Art,24/(b)	2,047,641	2,993,647
<b>A2</b>	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	3,407,568	2,993,647
<b>A3</b>	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
	Foreign Properties, Projects based on			
<b>B1</b>	properties and Rights based on Properties	Series:III-No:48, Art,24/(d)	-	-
<b>B2</b>	Idle Lands	Series:III-No:48, Art,24/(c)	2,480,542	2,124,409
<b>C1</b>	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
<b>C2</b>	Affiliates for Operating Company	Series:III-No:48, Art,28	648,000	34,395
<b>J</b>	Non-cash Loans	Series:III-No:48, Art,31	382,574	45,597
	Mortgage amount of Servient Lands Which			
<b>K</b>	Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-

## EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### NOTES TO THE CONDENSED STANDALONE FINANCIAL STATEMENTS FOR INTERIM PERIOD ENDED 30 SEPTEMBER 2022

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

#### ADDITIONAL NOTE – CONTROL OF COMPLIANCE WITH THE PORTFOLIO LIMITATIONS (Continued)

	Portfolio restrictions	Related regulation	30 September 2022 (%)	31 December 2021 (%)	Minimum/Maximum Rate
1	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art.22/(e)	-	-	<10%
2	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art.24/(a)(b)	74.32	71.03	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art.24/(b)	1.65	1.63	<50%
4	Foreign Properties, Projects based on Properties, Rights based on Properties, Affiliates, Capital Market Instruments	Series:III-No:48, Art.24/(d)	-	-	<49%
5	Idle Lands	Series:III-No:48, Art.24/(c)	6.33	6.94	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art.28	1.65	0.11	<10%
7	Borrowing Limit	Series:III-No:48, Art.31	30.04	29.37	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art.22/(e)	3.47	-	<10%

Informations in the Control of Compliance with Portfolio Limitations are in the nature of summary information derived from financial statements in accordance with article 16 of Serial: II, No: 14.1 "Communiqué on Principles of Financial Reporting in Capital Markets" and have been prepared within the framework of the provisions of the "Communiqué on Principles Regarding Real Estate Investment Trusts", Serial: III, No: 48.1, published in the Official Gazette No. 28660 on 28 May 2013, on the control of compliance with portfolio limitations.

.....