

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

**CONDENSED STANDALONE INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY – 30 JUNE 2020 WITH
INDEPENDENT AUDITOR’S REVIEW REPORT**

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

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

**REPORT ON REVIEW OF INTERIM CONDENSED
STANDALONE FINANCIAL INFORMATION**

**To the General Assembly of
Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.**

Introduction

We have reviewed the accompanying interim condensed standalone statement of financial position of Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. (“Company”) as of 30 June 2020 and the related condensed standalone statements of profit or loss and other comprehensive income, condensed standalone statement of changes in equity and condensed standalone statement of cash flows for the six-month period then ended. Management is responsible for the preparation and presentation of this interim condensed financial information in accordance with Turkish Accounting Standard 34 “Interim Financial Reporting” (“TAS 34”). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of Review

We conducted our review in accordance with Independent Auditing Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” (“ISRE 2410”). A review of interim condensed financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Independent Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review nothing has come to our attention that causes us to believe that the accompanying interim condensed financial information is not prepared, in all material respects, in accordance with TAS 34 “Interim Financial Reporting”.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.

Member of **DELOITTE TOUCHE TOHMATSU LIMITED**



Hakan Erten
Partner

İstanbul, 18 August 2020

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONDENSED STANDALONE STATEMENT OF FINANCIAL POSITION AS OF 30 JUNE 2020 VE 31 DECEMBER 2019

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

		<i>Reviewed</i> 30 June 2020	<i>Audited</i> 31 December 2019
	Notes		
ASSETS			
Current assets		21,210,887	19,363,644
Cash and cash equivalents	4	1,998,335	510,149
Financial investments	5	39,335	22,370
Trade receivables	7	2,630,291	2,908,714
<i>Trade receivables due from related parties</i>	20	327,572	479,941
<i>Trade receivables due from third parties</i>		2,302,719	2,428,773
Other receivables	8	1,202,644	1,137,921
<i>Other receivables due from third parties</i>		1,202,644	1,137,921
Inventories	9	13,395,691	12,839,594
Prepaid expenses	14	1,767,074	1,748,382
Other current assets	13	177,517	196,514
Non-current assets		4,049,856	4,047,853
Trade receivables	7	3,116,732	3,067,809
<i>Trade receivables due from third parties</i>		3,116,732	3,067,809
Other receivables	8	1,014	1,014
Financial investments	5	373,037	373,037
<i>Investments in subsidiaries, joint operations and associates</i>		373,037	373,037
Investment properties		459,242	499,654
Property, plant and equipment	11	64,091	65,370
Intangible assets		4,001	3,771
Other non-current assets	13	31,739	37,198
Total assets		25,260,743	23,411,497

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**CONDENSED STANDALONE STATEMENT OF FINANCIAL POSITION
AS OF 30 JUNE 2020 VE 31 DECEMBER 2019**

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

		<i>Reviewed</i>	<i>Audited</i>
	Notes	30 June	31 December
		2020	2019
LIABILITIES AND EQUITY			
Current liabilities		7,982,616	8,023,624
Short-term borrowings	6	880,531	1,864,938
Short-term portions of long-term borrowings	6	1,686,552	1,310,695
Trade payables	7	746,892	489,368
<i>Trade payables due to related parties</i>	20	1,334	19,297
<i>Trade payables due to third parties</i>		745,558	470,071
Other payables	8	564,668	569,451
<i>Other payables to third parties</i>		564,668	569,451
Deferred income	14	3,979,296	3,669,456
<i>Deferred income from related parties</i>	20	64,732	64,732
<i>Deferred income from third parties</i>		3,914,564	3,604,724
Short-term provisions		124,677	119,716
<i>Short-term provisions for employee benefits</i>		10,413	9,475
<i>Other short-term provisions</i>	12	114,264	110,241
Non-current liabilities		3,284,224	1,639,451
Long-term borrowings	6	3,223,797	1,587,564
Trade payables		9	102
Other payables		45,264	37,045
Deferred income		4,738	4,738
Long-term provisions		10,416	10,002
<i>Long-term provisions for employee benefits</i>		10,416	10,002
Shareholders' equity		13,993,903	13,748,422
Paid-in capital	15	3,800,000	3,800,000
Treasury shares (-)		(296,231)	(284,480)
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 remeasurement of employee benefits</i>		(42)	(42)
Restricted reserves appropriated from profit		721,110	721,110
Prior years' profits		7,144,939	6,364,433
Net profit for the period		257,232	780,506
Total liabilities and equity		25,260,743	23,411,497

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

INTERIM CONDENSED STANDALONE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIODS ENDED 30 JUNE 2020 AND 2019

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

		<i>Reviewed</i>	<i>Not</i>	<i>Reviewed</i>	<i>Not</i>
	<i>Notes</i>	<i>1 January- 30 June 2020</i>	<i>Reviewed 1 April- 30 June 2020</i>	<i>1 January- 30 June 2019</i>	<i>Reviewed 1 April- 30 June 2019</i>
Profit or loss					
Revenue	16	1,354,234	667,395	3,164,914	1,929,885
Cost of sales (-)	16	(852,453)	(449,715)	(2,662,962)	(1,487,059)
Gross profit		501,781	217,680	501,952	442,826
General administrative expenses (-)	17	(113,997)	(64,774)	(110,805)	(56,210)
Marketing expenses (-)	17	(22,677)	(10,898)	(27,698)	(12,755)
Other income from operating activities	18	233,739	84,822	379,488	198,570
Other expenses from operating activities (-)	18	(187,877)	(57,334)	(62,107)	(33,590)
Operating profit		410,969	169,496	680,830	538,841
Income from investing activities		599	596	166	1
Operating profit before financial income / (expense)		411,568	170,092	680,996	538,842
Financial income	19	71,898	44,545	75,182	23,469
Financial expenses (-)	19	(226,234)	(87,229)	(399,919)	(253,929)
Profit / (loss) for the period		257,232	127,408	356,259	308,382
Other comprehensive income					-
Total comprehensive income / (expense)		257,232	127,408	356,259	308,382
Earnings per share (in full TL)		0.0007	0.0004	0.0010	0.0008

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

INTERIM CONDENSED STANDALONE FINANCIAL STATEMENT OF CHANGES IN EQUITY FOR THE PERIODS ENDED 30 JUNE 2020 AND 2019

(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
						Prior years' profit	Net profit for the period	
1 January 2019	3,800,000	(284,480)	2,366,895	662,853	(42)	5,271,709	1,269,807	13,086,742
Transfers	-	-	-	58,257	-	1,211,550	(1,269,807)	-
Dividend	-	-	-	-	-	(118,826)	-	(118,826)
Total comprehensive income	-	-	-	-	-	-	356,259	356,259
30 June 2019	3,800,000	(284,480)	2,366,895	721,110	(42)	6,364,433	356,259	13,324,175
1 January 2020	3,800,000	(284,480)	2,366,895	721,110	(42)	6,364,433	780,506	13,748,422
Transfers	-	-	-	-	-	780,506	(780,506)	-
Increases/(Decreases) Related to the Acquisition of Treasury Shares	-	(11,751)	-	-	-	-	-	(11,751)
Total comprehensive income	-	-	-	-	-	-	257,232	257,232
30 June 2020	3,800,000	(296,231)	2,366,895	721,110	(42)	7,144,939	257,232	13,993,903

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

INTERIM CONDENSED STANDALONE FINANCIAL STATEMENT OF CASH FLOWS FOR THE PERIODS ENDED 30 JUNE 2020 AND 2019

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

Notes	1 January- 30 June 2020	1 January- 30 June 2019
Cash flows from operating activities		
Profit for the period	257,232	356,259
Adjustments related to reconcile of profit for the period		
Adjustments related to depreciation and amortization expenses	17.18	16,123
Adjustments related to impairments (reversal of) impairments		147,822
<i>Adjustments related to impairment loss (reversal of) of inventories</i>	9	147,822
Adjustments related to provisions		4,386
<i>Adjustments related to (reversal of) provisions related with employee benefits</i>		1,352
<i>Adjustments related to (reversal of) lawsuit and/or penalty provisions</i>	12	4,023
<i>Adjustments related to (reversal of) provisions for possible risks</i>	18	(989)
Adjustments related to interest (income) expenses		(21,230)
<i>Adjustments related to interest income</i>	18.19	(247,454)
<i>Adjustments related to interest expense</i>	19	226,224
Adjustments related to reconcile of profit for the period	404,333	403,070
Changes in net working capital:		
Adjustments related to (increase) / decrease in trade receivables		369,159
<i>Decrease (increase) in trade receivables from related parties</i>		152,369
<i>Decrease (Increase) in trade receivables from third parties</i>		216,790
Adjustments related to decrease/(increase) in inventories		(673,045)
Adjustments related to increase/(decrease) in trade payables		276,440
<i>Increase (decrease) in trade payables to related parties</i>		1,046
<i>Increase (decrease) in trade payables to third parties</i>		275,394
Adjustments related to (decrease) in other receivables from operating activities		(73,101)
Adjustments related to increase (decrease) in other payables from operating activities		418,252
Other adjustments related to other increase in working capital		(310,764)
Net cash flows from operating activities		44,354
Interest received		31,270
Tax payments		(66,955)
Cash flows from operating activities	375,589	(431,909)
Cash outflows used in obtaining control of subsidiaries or other businesses		-
Purchases of investment properties, property, plant and equipment and intangible assets		(1,392)
Interest received		599
Returns of financial assets		10,000
Other cash inflows (outflows)		8,719
Cash flows from investing activities	(20,095)	(66,496)
Payments for acquisition of treasury shares	15	(11,751)
Proceeds from borrowings		3,272,471
<i>Proceeds from loans</i>		2,217,471
<i>Proceeds from issue of debt instruments</i>		1,055,000
Repayments of borrowings		(2,294,750)
<i>Loan repayments</i>		(1,051,852)
<i>Payments of issued debt instruments</i>		(1,242,898)
Interest paid		(163,057)
Interest received		53,840
Other inflows (outflows) of cash		(39,229)
Cash flow from financing activities	817,524	498,157
Net (decrease) increase in cash and cash equivalents		1,173,018
Cash and cash equivalents at the beginning of the period	4	395,219
Cash and cash equivalents at the end of the period	4	1,568,237

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

(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 June 2020, the number of employees of the Company is 387 (31 December 2019 - 394).

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 June 2020 have been approved by the Board of Directors on 18 August 2020.

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 and Urbanisation.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 2 – BASIS OF PRESENTATION OF STANDALONE FINANCIAL STATEMENTS

The principal accounting policies applied in the preparation of these 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 condensed 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. In accordance with article 5th of the CMB Accounting Standards, companies should apply Turkish Financial Reporting Standards (“TFRS”) and interpretations regarding these standards as adopted by the Public Oversight Accounting and Auditing Standards Authority (“POA”). 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 TAS 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 interim condensed standalone financial statements for the period ended 30 June 2020 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.

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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

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

2.1. Basis of Presentation (Continued)

Offsetting

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

Going concern

It remains unclear how the coronavirus pandemic ("COVID-19") will affect the economy in general in the upcoming period. Despite this uncertainty, the Company's current assets exceed its current liabilities by TL 13,228,271 as of 30 June 2020. It has cash and cash equivalents amounting to TL 1,998,335 and the Company has made a net profit of TL 257,232 in the interim period ended on 30 June 2020. The Company Management believes that the Company has the necessary liquidity and the principle of going concern is appropriate. Therefore, the financial statements have been prepared on the basis of going concern.

Significant changes regarding the current period

The World Health Organization (WHO) has declared an international public health emergency due to the eruption of the coronavirus (COVID-19), which first appeared in Wuhan, China has described COVID-19 as a pandemic as of 11 March 2020. Covid-19 which has rapidly spread across Turkey and the world is considered to have negative economic impact in Turkey and other countries.

The necessary actions have been taken by the Company management to minimize the possible effects of COVID-19, which affects the entire world, on the Company's activities and financial status. The activities of the Company have not been ceased during the curfews. The Company evaluated the possible effects of the COVID-19 outbreak on the financial statements while preparing its consolidated financial statements dated 30 June 2020 and reviewed the estimates and assumptions used in the preparation of the consolidated financial statements. In this context, the Company has evaluated possible impairment in the values of trade receivables, inventories, property, plant and equipment and investment properties included in the interim consolidated financial statements dated 30 June 2020, and no impairment has been detected. However, with the effect of falling interest rates, real estate prices and sales have increased. The Company has increased its sales with the campaign it has initiated "Do not Delay Your Dreams Turkey"

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

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

2.2. Conformity with the Portfolio Limitations

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

NOTE 3 – ACCOUNTING POLICIES

Interim condensed standalone financial statements as of 30 June 2020 have been prepared by applying accounting policies that are consistent with the accounting policies applied in the preparation of the financial statements for the year ended 31 December 2019. Therefore, interim condensed financial statements should be read together with the end-of-year financial statements in order to create coherence.

3.1 New and Revised Turkish Accounting Standards

a) Amendments and interpretations mandatorily effective as of 2020

Amendments to TFRS 3	<i>Definition of a Business</i>
Amendments to TAS 1 and TAS 8	<i>Definition of Material</i>
Amendments to TFRS 9, TAS 39 and TFRS 7	<i>Interest Rate Benchmark Reform</i>
Amendments to TFRS 16	<i>Covid-19 Related Rent Concessions</i>
Amendments to Conceptual Framework	<i>Amendments to References to the Conceptual Framework in IFRS Standards</i>

Amendments to TFRS 3 *Definition of a Business*

The definition of “business” is important because the accounting for the acquisition of an activity and asset group varies depending on whether the group is a business or only an asset group. The definition of “business” in TFRS 3 Business Combinations standard has been amended. With this change:

- By confirming that a business should include inputs and a process; clarified that the process should be essential and that the process and inputs should contribute significantly to the creation of outputs.
- The definition of a business has been simplified by focusing on the definition of goods and services offered to customers and other income from ordinary activities.
- An optional test has been added to facilitate the process of deciding whether a company acquired a business or a group of assets.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and Revised Turkish Accounting Standards (Continued)

a) Amendments and interpretations mandatorily effective as of 2020 (Continued)

Amendments to TAS 1 and TAS 8 *Definition of Material*

The amendments in Definition of Material (Amendments to TAS 1 and TAS 8) clarify the definition of ‘material’ and align the definition used in the Conceptual Framework and the standards.

Amendments to TFRS 9, TAS 39 and TFRS 7 *Interest Rate Benchmark Reform*

The amendments clarify that entities would continue to apply certain hedge accounting requirements assuming that the interest rate benchmark on which the hedged cash flows and cash flows from the hedging instrument are based will not be altered as a result of interest rate benchmark reform.

Amendments to TFRS 16 *Covid-19 Related Rent Concessions*

The changes in COVID-19 Related Rent Concessions (Amendment to TFRS 16) brings practical expedient which allows a lessee to elect not to assess whether a COVID-19-related rent concession is a lease modification. The practical expedient applies only to rent concessions occurring as a direct consequence of COVID-19 and only if all of the following conditions are met:

- The change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- Any reduction in lease payments affects only payments originally due on or before 30 June 2021and
- There are no substantive changes to other terms and conditions of the lease.

Concessions Recognized in Lease Payments Regarding COVID-19-Amendments Related to TFRS 16 will be applied by the lessees in the annual accounting periods starting from 1 June 2020 or after, however early application is permitted.

The Group has applied the practical expedient to all rent concessions that have met the above criteria. There were no COVID-19-related rent concessions prior to 1 January 2020.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and Revised Turkish Accounting Standards (Continued)

a) Amendments and interpretations mandatorily effective as of 2020 (Continued)

Amendments to References to the Conceptual Framework in TFRS Standards

The references to the Conceptual Framework revised the related paragraphs in TFRS 2, TFRS 3, TFRS 6, TFRS 14, TAS 1, TAS 8, TAS 34, TAS 37, TAS 38, TFRIC 12, TFRIC 19, TFRIC 20, TFRIC 22, and SIC-32. The amendments, where they actually are updates, are effective for annual periods beginning on or after 1 January 2020, with early application permitted.

As of 1 January 2020, the relevant standard changes do not have a significant effect on the financial statements of the Company.

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 3	<i>Reference to the Conceptual Framework</i>
Amendments to TAS 16	<i>Proceeds before Intended Use</i>
Amendments to TAS 37	<i>Onerous Contracts – Cost of Fulfilling a Contract</i>
Annual Improvements to TFRS Standards	<i>Amendments to TFRS 1, TFRS 9, TFRS 16 and TAS 41</i>

2018 – 2020

TFRS 17 Insurance Contracts

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 2021.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and Revised Turkish Accounting Standards (Continued)

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

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 deferred and are effective for annual reporting periods beginning on or after 1 January 2022 and earlier application is permitted.

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 *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 *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 (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

The amendments 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 INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 3 – ACCOUNTING POLICIES (Continued)

3.1 New and Revised Turkish Accounting Standards (Continued)

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

Annual Improvements to TFRS Standards 2018-2020

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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 4 – CASH AND CASH EQUIVALENTS

	30 June 2020	31 December 2019
Cash on hand	-	3
Banks	1,928,569	477,922
- Demand deposit	11,188	140,049
- Time deposits with maturities less than 3 months	1,917,381	337,873
Other cash and cash equivalents	69,766	32,224
	1,998,335	510,149

Maturities of cash and cash flows are as follows:

	30 June 2020	31 December 2019
Demand	11,188	140,049
Up to 3 month	1,917,381	337,873
Less: Blocked deposits with maturities less than 3 months	(3,558)	(2,880)
	1,925,011	475,042

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

	30 June 2020	31 December 2019
	(%)	(%)
	8.60%	9.16%

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

	30 June 2020	31 December 2019
Cash and cash equivalents	1,998,335	510,149
Less: Interest accruals on deposits	(3,942)	(758)
Less: LSRSA project deposits (*)	(428,253)	(117,489)
Less: Blocked deposits with maturities less than 3 months	(1,160)	(929)
Add: the effect of provisions released under TFRS 9	3,257	4,246
	1,568,237	395,219

(*) 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. TL 2,398 (31 December 2019: TL 1,951) of the deposits of the project accounts amounting TL 428,253 (31 December 2019: TL 117,489) consists of blocked deposits of the projects.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 5 – FINANCIAL INVESTMENTS

Short-term financial investments	30 June 2020	31 December 2019
Blocked deposits with maturities longer than 3 months (**)	1,260	12,316
Special issue government bonds (*)	38,075	10,054
	39,335	22,370

(*) Under the Law No. 5664, the Company received special issued Government Debt Securities amounting to TL 429,617 on behalf of Republic of Turkey Ministry Undersecretariat of Treasury (“Treasury”) for the payments to Housing Acquisition Support (“HAS”) beneficiaries in 2010. As HAS beneficiaries are determined, the Company amortizes a certain part of GDS early and transfers to the Company accounts for payment (Note: 8). Since GDS received in 2010 were issued by Treasury, and since they are interest-free and not subject to trading in the secondary market, their fair values are their nominal values.

(**) The company keeps the credit amounts used by customers as blocked deposits at the bank in order to provide low interest rate financing to its customers who want to purchase residentials from the projects that the Company has developed. The relevant amounts are ready for the use of the company at the specified terms. While the contractor portion of blocked deposits in the bank accounts which opened in the name of the related project under the control of the Company and which have maturities more than 3 months is TL 853 (31 December 2019: TL 8,331), the Company portion is TL 407 (31 December 2019: TL 3,985).

Subsidiaries

As of 30 June 2020 and 31 December 2019 the carrying values of the subsidiaries of the Company on the balance sheet are as follows:

	30 June 2020		31 December 2019	
	Share (%)	TL	Share (%)	TL
Emlak Planlama İnşaat Proje Yönetimi ve Ticaret A.Ş.	100	373,000	100	373,000
Total		373,000		373,000

Interests in joint ventures

As of 30 June 2020 and 31 December 2019, the carrying value of the Company's interest in joint ventures in the balance sheet is as follows:

	30 June 2020		31 December 2019	
	Share (%)	TL	Share (%)	TL
İstmarina AVM Adi Ortaklığı	40	-	40	-
Büyükalya Tesis Yönetim A.Ş.	37	37	37	37
Total		37		37

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 6 – FINANCIAL LIABILITIES

	30 June 2020	31 December 2019
Short-term financial liabilities		
Issued debt instruments	880,531	1,065,414
Short-term bank borrowings	-	799,524
Short-term portion of long-term borrowings	1,686,552	1,310,695
	2,567,083	3,175,633

	30 June 2020	31 December 2019
Long-term financial liabilities		
Long-term borrowings	3,223,797	1,587,564
	3,223,797	1,587,564

Borrowings used as of 30 June 2020 are denominated in TL and the weighted average interest rate is 10.56% (31 December 2019: 17.70%).

The redemption schedules of the long-term borrowings as of 30 June 2020 and 31 December 2019 are as follows:

	30 June 2020	31 December 2019
2021	292,190	1,344,827
2022	1,036,094	131,092
2023	735,486	51,759
2024	803,389	59,886
2025	356,638	-
	3,223,797	1,587,564

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

	30 June 2020	31 December 2019
Less than 3 months	110,923	790,900
Between 3 - 12 months	1,575,629	1,319,319
Between 1 - 5 years	3,223,797	1,587,564
	4,910,349	3,697,783

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 7 – TRADE RECEIVABLES AND PAYABLES

	30 June 2020	31 December 2019
Short-term trade receivables		
Receivables from contractors of the lands invoiced under LSRSA	1,263,161	1,473,299
Receivables from sale of residential and commercial units	622,025	666,513
Receivables from the sale of transferred residential and commercial units (*)	44,958	44,958
Receivables from land sales	387,369	258,411
Receivables from related parties (Note 20)	327,572	479,941
Receivables from lessees	7,559	7,243
Other	8,007	5,571
Unearned finance income	(30,360)	(27,222)
	2,630,291	2,908,714
Doubtful receivables	1,837	1,837
Less: Provision for doubtful receivables	(1,837)	(1,837)
	2,630,291	2,908,714

(*) The Company has transferred a certain portion of its receivables arising from forward sales as "irrevocable". This amount comprises of the receivables from the receivable financing company.

	30 June 2020	31 December 2019
Long-term trade receivables		
Receivables from sale of residential and commercial units	3,412,669	3,323,401
Receivables from land sales	166,388	177,940
Unearned finance income	(462,325)	(433,532)
	3,116,732	3,067,809

	30 June 2020	31 December 2019
Short-term trade payables		
Payables to related parties (Note 20)	1,334	19,297
Payables to contractors according to revenue sharing basis	297,356	191,691
Trade payables	434,043	263,636
Interest accruals on time deposits of contractors (*)	14,159	14,744
	746,892	489,368

(*) 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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 8 – OTHER RECEIVABLES AND PAYABLES

	30 June 2020	31 December 2019
Short-term other receivables		
Advances given to contractor firms	768,125	720,661
Housing Acquisition Support (“HAS”) receivables from the Turkish Treasury	402,527	402,527
Receivables from the authorities	31,767	14,507
Other	225	226
	1,202,644	1,137,921

	30 June 2020	31 December 2019
Long-term other receivables		
Deposits and guarantees given	1,014	1,014
	1,014	1,014

	30 June 2020	31 December 2019
Short-term other payables		
Payables to HAS beneficiaries	402,713	402,713
Payables to contractors (*)	88,752	88,752
Taxes and funds payable	13,158	23,077
Other	60,045	54,909
	564,668	569,451

(*) 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 2019: TL 88,752).

As of 30 June 2020 other long-term payables comprises of deposits and guarantees received.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 8 – OTHER RECEIVABLES AND PAYABLES (Continued)

The movements of HAS payments transferred from Company’s shareholder’s equity and HAS receivables and payables related to Treasury Support for the periods 30 June 2020 and 2019 are as follows:

	1 January 2020	Additions within the period	Disposals	30 June 2020
Treasury support				
Receivables from Treasury	402,527	-	-	402,527
Special issue Government Debt Securities	10,054	38,021	(10,000)	38,075
Cash generated from government bond redemption	(9,868)	-	(28,021)	(37,889)
Total consideration received or receivable from Treasury	402,713			402,713
Payables to HAS beneficiaries	(402,713)			(402,713)

	1 January 2019	Additions within the period	Disposals	30 June 2019
Treasury support				
Receivables from Treasury	390,768	-	-	390,768
Special issue Government Debt Securities	12,067	10,000	(50)	22,017
Cash generated from government bond redemption	(25)	12	(9,781)	(9,794)
Total consideration received or receivable from Treasury	402,810			402,991
Payables to HAS beneficiaries	(402,810)			(402,991)

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 9 – INVENTORIES

	30 June 2020	31 December 2019
Lands	3,192,538	4,057,042
<i>Cost</i>	3,245,844	4,139,098
<i>Impairment</i>	(53,306)	(82,056)
Planned land by LSRSA	4,887,046	4,778,010
Planned land by turnkey project	3,369,323	2,319,305
<i>Planned land by turnkey project</i>	3,496,657	2,319,305
<i>Impairment</i>	(127,334)	-
Residential and commercial units ready for sale	1,946,784	1,685,237
<i>Cost</i>	2,205,853	1,895,068
<i>Impairment</i>	(259,069)	(209,831)
	13,395,691	12,839,594

As of 31 December 2019, the valuation reports prepared by Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Reel Gayrimenkul Değerleme A.Ş. have taken into consideration in the valuation of assets classified as “Inventories” and in the calculation on impairment, if any.

The movements of impairment on inventories are as follows:

	2020	2019
Opening balance at 1 January	291,887	182,354
Impairment on inventories within the current period (Note 18)	158,508	56,797
Reversal of impairment on inventories within the current period (Note 18)	(10,686)	(23,452)
Closing balance at 30 June	439,709	215,699

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 9 – INVENTORIES (Continued)

As of 30 June 2020 and 31 December 2019 the details of land and residential inventories of the Company are as follows:

Lands	30 June 2020	31 December 2019
İstanbul Küçükçekmece Lands	1,403,645	1,942,494
İstanbul Başakşehir Lands	329,288	627,674
İstanbul Beşiktaş Lands	324,786	256,965
İstanbul Florya Lands	262,500	262,556
İstanbul Arnavutköy Lands	170,581	170,581
İstanbul Eyüp Lands	168,485	-
İstanbul Zekeriyaköy Lands	146,329	677
Ankara Çankaya Lands	131,537	45,644
İstanbul Kartal Lands	97,061	109,183
İstanbul Ataşehir Lands	40,138	40,238
İstanbul Esenyurt Lands	39,178	50,577
İstanbul Tuzla Lands	20,016	20,016
İstanbul Avcılar Lands	19,307	19,307
İzmir Konak Umurbey Lands	12,258	12,258
Kocaeli Gebze Lands	7,644	729
İstanbul İstinye Lands	7,004	7,734
Tekirdağ Çorlu Lands	6,153	6,153
Maltepe Küçükyalı Lands	3,010	3,010
İstanbul Umraniye Lands	1,844	1,844
Tekirdağ Kapaklı Lands	1,665	1,665
Samsun Canik Lands	-	111,916
İstanbul Bakırköy Lands	-	364,227
Other	109	1,594
	3,192,538	4,057,042

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 9 - INVENTORIES (Continued)

Planned lands by LSRSA	30 June 2020	31 December 2019
Nidapark İstinye Project	992,600	993,780
Nidapark Kucukyali Project	679,574	678,852
Merkez Ankara Project	645,113	642,054
Nişantaşı Project	624,605	571,037
Beykoz Riva Project	388,559	386,193
İstanbul Çekmeköy Taşdelen Project	337,513	312,972
Büyükyalı Project	222,680	263,492
Başakşehir İkitelli Project	158,588	-
Validebağ Konakları Project	153,910	154,929
Başakşehir Avrasya Konutları Project	132,745	-
Avangart İstanbul Project	128,006	120,391
Cer İstanbul Project	67,403	67,403
Evora Denizli Project	63,604	63,618
Ebruli İspartakule Project	57,656	58,200
Avrupark Hayat Project	54,513	54,057
Temşehir Konya Project	44,561	87,489
Nidapark Kayasehir Project	35,596	35,367
Ofis Karat Bakırköy Project	30,826	30,955
İspartakule 6. Etap Project	31,288	31,641
Köy Project	11,886	153,054
Şile Çavuş Project	9,839	9,813
Karat 34 Project	6,537	5,673
Tual Adalar Project	-	11,828
Other	9,444	45,212
	4,887,046	4,778,010

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 9 - INVENTORIES (Continued)

Planned lands by turnkey project	30 June 2020	31 December 2019
Başkent Emlak Konutları Project	863,765	922,882
Küçükçekmece Bizim Mahalle Project	532,446	-
Halkalı Emlak Konutları Project	410,032	259,306
Florya Evleri Project	402,118	-
Ankara Başkent Project	363,950	358,729
Zekeriyaköy Emlak Konutları Project	262,899	-
Hoşdere 6.Etap Projesi	229,350	101,355
Yeniköy Konakları	223,570	114,735
Hoşdere Hayat Parkı Project	40,750	30,059
Ümraniye Kentsel Dönüşüm Project	31,690	-
Ankara Saraçoğlu Project	8,753	5,194
Gebze Emlak Konutları	-	10,415
Kuzey Yakası Project	-	516,630
	3,369,323	2,319,305

Residential and commercial units completed	30 June 2020	31 December 2019
Maslak 1453 Project	484,328	491,323
Gebze Emlak Konutları	460,000	590,245
Kuzey Yakası Project	316,201	-
Sarphan Finanspark Project	185,701	179,190
İstmarina Project	75,772	52,831
Büyükyalı Project	80,472	74,606
Tual Adalar Project	47,547	-
Niğde Emlak Konutları	39,607	57,351
Tepeşehir Project	37,385	-
Koordinat Çayyolu Project	32,807	35,410
Tual Bahçekent Project	31,144	-
Kocaeli Körfezkent Emlak Konutları	30,205	14,268
Nidakule Ataşehir Project	24,052	24,052
Göl Panorama Project	20,579	33,478
Evora Denizli Project	17,472	-
Dumankaya Miks Project	16,686	16,686
Batışehir Project	10,626	11,730
Unikonut Project	7,090	6,890
Ispartakule Emlak Konutları	6,937	19,919
Başakşehir Ayazma Emlak Konutları	3,967	8,745
Metropol İstanbul Project	3,448	3,444
Bahçekent Flora Evleri	2,553	1,777
Bulvar İstanbul Project	2,505	2,424
Nevşehir Emlak Konutları	1,939	3,459
Bahçekent Emlak Konutları 1.Etap 3.Kısım	818	3,578
Başakşehir Emlak Konutları 2.Etap	518	9,123
Esenler Emlak Konutları	390	1,096
Avrupa Konutları Başakşehir Project	-	1,178
Other	6,035	42,434
	1,946,784	1,685,237

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

(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 June 2020, the Company assessed that there was no impairment in its investment properties within the scope of the Covid-19 outbreak. There was no change in the turnover of the company from rental income within the scope of the Covid-19 outbreak.

The movements of investment properties as of 30 June 2020 and 2019 are as follows:

	Lands, residential and commercial units	Atasehir general management building A block	Total
Cost Value			
Opening balance as of 1 January 2020	482,218	40,922	523,140
Transfers to residential and commercial unit inventories	(30,874)	-	(30,874)
Closing balance as of 30 June 2020	451,344	40,922	492,266

Accumulated Depreciation

Opening balance as of 1 January 2020	19,289	4,197	23,486
Charge for the period	9,027	511	9,538
Closing balance as of 30 June 2020	28,316	4,708	33,024
Carrying value as of 30 June 2020	423,028	36,214	459,242

	Lands, residential and commercial units	Atasehir general management building A block	Total
Cost Value			
Opening balance as of 1 January 2019	329,182	40,922	370,104
Transfers from residential and commercial unit inventories	51,762	-	51,762
Purchases	27,905	-	27,905
Closing balance as of 30 June 2019	408,849	40,922	449,771

Accumulated Depreciation

Opening balance as of 1 January 2019	-	2,722	2,722
Charge for the period	-	511	511
Closing balance as of 30 June 2019	-	3,233	3,233
Carrying value as of 30 June 2019	408,849	37,689	446,538

As of 30 June 2020, the rental income from investment properties is TL 6,820 (1 January - 30 June 2019: TL 6,931).

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 10 – INVESTMENT PROPERTIES (Continued)

Reports prepared by Terra Gayrimenkul Değerleme ve Danışmanlık A.Ş. and Reel Gayrimenkul Değerleme A.Ş., valuation firms authorized by CMB, have been taken into consideration when determining the fair values of investment properties as of 31 December 2019. The fair values of the investment property determined by independent valuation experts are as follows:

	30 June 2020	31 December 2019
Lands, residential and commercial units	185,431	218,291
Atasehir general management building A block	98,000	98,000
Independent commercial units of Istmarina AVM	272,515	272,515
	555,946	588,806

As of 30 June 2020, fair values of investment properties include the appraisal report values dated 31 December 2019 and the expenditures for investment properties from this date until 30 June 2020.

NOTE 11 – PROPERTY, PLANT AND EQUIPMENT

30 June 2020	Buildings	Motor vehicles	Furniture, equipment and fixtures	Construction in progress	Total
Net carrying value as of 1 January 2020	60,305	242	4,726	97	65,370
Additions	-	-	1,392	-	1,392
Depreciation expense (-)	(1,077)	(154)	(1,440)	-	(2,671)
Net carrying value 30 June 2020	59,228	88	4,678	97	64,091
Cost	67,662	2,160	21,518	97	91,437
Accumulated depreciation (-)	(8,434)	(2,072)	(16,840)	-	(27,346)
Net carrying value 30 June 2020	59,228	88	4,678	97	64,091

30 June 2019	Buildings	Motor vehicles	Furniture, equipment and fixtures	Construction in progress	Total
Net carrying value as of 1 January 2019	56,884	550	5,963	97	63,494
Additions	-	-	51	-	51
Depreciation expense (-)	(575)	(153)	(1,430)	-	(2,158)
Net carrying value 30 June 2019	56,309	397	4,584	97	61,387
Cost	61,751	2,160	19,294	97	83,302
Accumulated depreciation (-)	(5,442)	(1,763)	(14,710)	-	(21,915)
Net carrying value 30 June 2019	56,309	397	4,584	97	61,387

All of the depreciation expenses are charged to the general administrative expenses.

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

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

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 12 – PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

	30 June 2020	31 December 2019
Provisions		
Provision for lawsuits	114,264	110,241
	114,264	110,241

According to the opinions of the Company's lawyers, provisions amounting to TL 114,264 have been made as of 30 June 2020 (31 December 2019: TL 110,241). As of 30 June 2020, there are 40 cases of defect, 7 cases of loss of rent, 13 cases of cancellation of title deeds and registration, 2 cases of business and 24 other cases. The amount of risk arising from the total possible cash outflow is TL 114,264 and the lawsuits are still pending. The movements of provision for lawsuits as of 30 June 2020 and 2019 are as follows:

	2020	2019
Opening balance at 1 January	110,241	131,503
Provision released within the current period (Note 18)	-	(22,407)
Provision added within the current period (Note 18)	4,023	-
Closing balance at 30 June	114,264	109,096

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.

According to the various expert reports submitted to the file, the complainant increased the lawsuit to TL 65,596 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. The Company made provision amounting to TL 90,667 as of 30 June 2020.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

(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)

12.1.2 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 7,141 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 June 2020 a provision amounting to TL 8,570 has been made.

12.2 Contingent Liabilities of Emlak Konuta GYO

In the financial statements prepared as of 30 June 2020, 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 June 2020 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 2. Phase 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 as a result of the related lawsuit.

12.2.2 İstanbul Ümraniye 1.Phase is the action of debt filed by the contractor with the claim that TL 34,134 remaining from the transfer of the receivable amounting to TL 46,000 which derived or will be derived before the contractor of LSRA to the bank, has not been paid unfairly to him by the bank. At the same time, the plaintiff requested to put as much mortgage as the amount of the lawsuit on a part of the immovable within the scope of the project in order to guarantee the receivable subject to the case. The case is proceeding. According to the opinion of the company lawyer, no liability is expected as a result of the related lawsuit.

12.2.3 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 03 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. According to the opinion of the company lawyer, no liability is expected as a result of the related lawsuit.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

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

12.3 Contingent Assets of Emlak Konut GYO

12.3.1 30 June 2020 and 31 December 2019 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:

30 June 2020	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	1,009,394	952,485	1,961,879
2 year	635,331	619,256	1,254,587
3 year	516,396	240,049	756,445
4 year	446,733	108,240	554,973
5 year and above	1,980,597	193,423	2,174,020
	4,588,451	2,113,453	6,701,904

31 December 2019	Trade Receivables	Off-balance sheet deferred revenue	Total
1 year	924,924	814,257	1,739,181
2 year	527,251	451,078	978,329
3 year	467,415	316,116	783,531
4 year	395,261	207,783	603,044
5 year and above	2,111,414	415,923	2,527,337
	4,426,265	2,205,157	6,631,422

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 13 – OTHER ASSETS AND LIABILITIES

	30 June 2020	31 December 2019
Other current assets		
Progress payments to contractors	144,288	115,894
Income accruals	26,893	69,912
Receivables from tax office	6,336	10,708
	177,517	196,514

	30 June 2020	31 December 2019
Other non-current assets		
Deferred VAT	31,739	37,198
	31,739	37,198

NOTE 14 – DEFERRED INCOME AND PREPAID EXPENSES

	30 June 2020	31 December 2019
Short-term deferred income		
Deferred income from LSRSA projects (*)	1,919,402	1,698,186
Advances taken from LSRSA contractors (**)	369,813	570,237
Advances taken from turnkey project sales	1,022,509	704,576
Transferred deferred incomes (***)	120,105	239,333
Deferred income related to sales of independent units	482,735	392,392
Advances received from related parties (Note 20)	64,732	64,732
	3,979,296	3,669,456

(*) 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.

(***) The balance is comprised of cash collected by the Company as “irrevocable” by transferring a portion of off-balance sheet receivables arising from forward sales.

	30 June 2020	31 December 2019
Prepaid expenses		
Advances given for inventory (*)	1,766,931	1,747,074
Prepaid expenses	143	1,308
	1,767,074	1,748,382

(*) 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 524,030 has been made. The Company has also provided an inventory advance amounting to TL 1,242,901 to the contractors for the residential and commercial units which it will acquire based on preliminary sales contract from ongoing Ankara Yenimahalle Station, Nidapark Küçükyalı and Büyükyalı projects.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

(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 2019: TL 3,800,000) and consists of 380,000,000,000 (31 December 2019: 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 June 2020 and 31 December 2019 is as follows:

Shareholders	30 June 2020		31 December 2019	
	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
Total paid-in capital	100	3,800,000	100	3,800,000

The legal reserves consist of first and second reserves, appropriated in accordance with the Turkish Commercial Code ("TCC"). The TCC stipulates that the first legal reserve is appropriated out of statutory profits at the rate of 5% per annum, until the total reserve balance reaches 20% of the 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.

The Company repurchased 10,500 thousand of shares with nominal value between full TL 1.11 and full TL 1.12 (full TL) and with the transaction cost amounting to TL 11,751,000 on 20 March 2020. The ratio of total shares acquired as a result of the purchase transactions was 3.65%.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 16 – REVENUE AND COST OF SALES

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Sales income				
Land sales	767,963	429,992	1,875,424	1,668,338
<i>Sales of planned lands by way of LSRSA</i>	415,388	307,986	806,951	742,238
<i>Land sales income</i>	352,575	122,006	1,068,473	926,100
Residential and commercial units sales	560,533	223,354	1,285,494	259,049
Other income	25,860	14,073	6,921	5,051
	1,354,356	667,419	3,167,839	1,932,438
Sales returns	-	-	(2,925)	(2,553)
Sales discounts	(122)	(24)	-	-
Net sales income	1,354,234	667,395	3,164,914	1,929,885
Cost of sales				
Cost of lands	(306,467)	(205,628)	(1,395,025)	(1,199,598)
<i>Cost of lands planned by way of LSRSA</i>	(157,423)	(108,212)	(446,822)	(392,383)
<i>Cost of lands sold</i>	(149,044)	(97,416)	(948,203)	(807,215)
Cost of residential and commercial units sold	(545,986)	(244,087)	(1,267,937)	(287,461)
	(852,453)	(449,715)	(2,662,962)	(1,487,059)
Gross Profit	501,781	217,680	501,952	442,826

NOTE 17 - GENERAL ADMINISTRATIVE EXPENSES, MARKETING EXPENSES

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
General administrative expenses				
Personnel expenses	(49,310)	(26,702)	(43,114)	(22,617)
Taxes, duties and fees	(23,608)	(18,347)	(16,841)	(5,809)
Depreciation and amortisation	(7,096)	(3,242)	(3,718)	(1,829)
Consultancy expenses	(6,938)	(4,009)	(14,937)	(10,564)
Due and contribution expenses	(5,903)	(3,293)	(6,765)	(3,034)
Travel expenses	(3,503)	(1,676)	(3,434)	(1,583)
Lawsuit and notary expenses	(2,399)	(681)	(828)	(600)
Information technologies expenses	(2,544)	(976)	(5,215)	(2,151)
Maintenance and repair expenses	(1,534)	(874)	(1,135)	(627)
Insurance expenses	(1,110)	(617)	(597)	(393)
Communication expenses	(928)	(289)	(404)	(234)
Donations	-	-	(1,039)	(1,039)
Other	(9,124)	(4,068)	(12,778)	(5,730)
	(113,997)	(64,774)	(110,805)	(56,210)

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

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

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Marketing and sales expenses				
Advertising expenses	(19,071)	(8,889)	(21,612)	(10,575)
Personnel expenses	(3,269)	(1,857)	(3,935)	(1,924)
Office expenses	(23)	(13)	(9)	(8)
Lawsuit and notary expenses	(7)	(1)	(26)	-
Other	(307)	(138)	(2,116)	(248)
	(22,677)	(10,898)	(27,698)	(12,755)

NOTE 18 – OTHER INCOME / EXPENSES FROM OPERATING ACTIVITIES

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Other income from operating activities				
Financial income from forward sales	143,111	67,523	249,723	137,199
Default interest income from projects	31,869	12,220	44,520	25,478
Impairment provisions released (Note 8)	10,686	(6,881)	23,452	21,657
Income from transfer commissions	5,808	1,373	15,336	6,353
Provisions released reversed for possible risks	989	989	-	-
Lawsuit provisions released (Note 12)	-	-	22,407	1,424
Other	41,276	9,598	24,050	6,459
	233,739	84,822	379,488	198,570

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Other expenses from operating activities				
Provision for impairment of land and residential inventories (Note 8)	(158,508)	(49,837)	(56,797)	(35,882)
Investment properties amortisation expenses	(9,027)	(1,031)	-	-
Provision for lawsuits (Note 12)	(4,023)	(1,099)	-	-
Provisions released reversed for possible risks	-	5,707	(413)	2,143
Other	(16,319)	(11,074)	(4,897)	149
	(187,877)	(57,334)	(62,107)	(33,590)

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 19 – FINANCIAL INCOME / EXPENSES

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Financial income				
Interest income from time deposits	52,866	25,528	33,672	23,469
Foreign exchange gains	23	8	12	-
Interest income from land acquisition	19,009	19,009	41,498	-
	71,898	44,545	75,182	23,469
	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Financial expenses				
Borrowings and sukuk interest expense	(213,019)	(80,374)	(280,390)	(172,768)
Interest discount on pay off debt	(9,753)	(5,083)	(113,620)	(78,194)
Assigned receivables and commission expense	(3,452)	(1,768)	(5,602)	(2,661)
Foreign exchange losses	(10)	(4)	(307)	(306)
	(226,234)	(87,229)	(399,919)	(253,929)

NOTE 20 – 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.) (TOKİ iştiraki)
4. TOBAŞ (Toplu Konut - Büyükşehir Bel. İnş. Emlak ve Proje A.Ş.) (TOKİ iştiraki)
5. Vakıf Gayrimenkul Yatırım Ortaklığı A.Ş. (TOKİ iştiraki)
6. Vakıf İnşaat Restorasyon ve Ticaret A.Ş. (TOKİ iştiraki)
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. – Fideltus İnş-Öztaş Ortak Girişimi
11. Emlak Planlama İnşaat Proje Yönetimi ve Tic. A.Ş. - Emlak Basın Yayın A.Ş. Ortak Girişimi
12. Emlak Konut Spor Kulübü Derneği
13. 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”)
14. Türkiye Emlak Katılım Bankası A.Ş.
15. T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü
16. İller Bankası A.Ş.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 20 – RELATED PARTY DISCLOSURES (Continued)

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.) and Republic of Turkey Undersecretariat of Treasury.

- Balances and transactions with respect to the Treasury are detailed in Note 4, 5 and 8.
- The Company keeps its deposits predominantly in state banks in accordance with the relevant provisions. As of 30 June 2020, the Company has deposits amounting to TL 1,788,361 in state banks (31 December 2019: TL 454,016). Average effective interest rates of time deposits of the Company as of 30 June 2020 are explained in Note 4.

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

	30 June 2020	31 December 2019
Trade receivables from related parties		
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (*)	319,555	470,866
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G.	5,577	5,577
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Cathay Ortak Girişimi	1,337	1,338
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	1,103	2,160
	327,572	479,941

(*) Represents the amount of receivables arising from the transfer of 3 lands according to the protocol signed with General Directorate of Republic of Turkey Ministry of Environment and Urbanization on 28 June 2019.

	30 June 2020	31 December 2019
Trade payables to related parties		
Ege Yapı – Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. O.G.	1,324	1,323
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	10	17,974
	1,334	19,297

	30 June 2020	31 December 2019
Advances received from related parties		
Emlak Planlama, İnşaat, Proje Yönetimi ve Tic. A.Ş. – Fideltus İnş-Öztaş O.G. (*)	64,732	64,732
	64,732	64,732

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

	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Finance income from related parties				
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	-	41,498	-
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü	19,009	-	-	-
	19,009	-	41,498	-

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 20 – RELATED PARTY DISCLOSURES (Continued)

Finance expense from related parties	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Türkiye Emlak Katılım Bankası A.Ş.	-	-	8,905	8,905
Emlak Planlama, İnşaat, Proje Yönetimi ve Ticaret A.Ş.	-	-	7,166	2,103
	-	-	16,071	11,008

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.

Purchases from related parties	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (*)	316,745	316,745	-	-
Emlak Planlama İnş. Prj. Yön. A.Ş. - Emlak Basın Yayın A.Ş. O.G.	634	317	-	-
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	-	280,902	-
	317,379	317,062	280,902	-

Sales to related parties	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
T.C. Toplu Konut İdaresi Başkanlığı (“TOKİ”)	-	-	70,959	599
İller Bankası A.Ş.	-	-	115,640	115,640
T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü (*)	143,967	143,967	470,867	470,867
	143,967	143,967	657,466	587,106

(*) Represents 316,745 TL amount of purchase arising from the transfer of Beşiktaş, Çankaya and Eyüp lands according to the protocol signed with T.C. Çevre ve Şehircilik Bakanlığı Kentsel Dönüşüm Hizmetleri Genel Müdürlüğü on 12 May 2020. In return, 143,967 TL amount of sales arising from the transfer of Samsun Canik lands.

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:

Compensation to key management	1 January- 30 June 2020	1 April- 30 June 2020	1 January- 30 June 2019	1 April- 30 June 2019
Salaries and other short-term benefits	4,310	2,336	3,364	1,928
	4,310	2,336	3,364	1,928

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

NOTE 21 - COMMITMENTS

Company’s mortgage and guarantees received as of 30 June 2020 and 31 December 2019 are as follows:

	30 June 2020	31 December 2019
Guarantees received (*)	2,547,683	3,323,564
Mortgages received (**)	58,564	58,564
	2,606,247	3,382,128

(*) 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 June 2020 and 31 December 2019 are as follows:

	30 June 2020	31 December 2019
A. Total amount of CPM given on behalf of the Company's own legal entity	28,354	83,041
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	-	-
	28,354	83,041

NOTE 22 – EVENTS AFTER THE REPORTING PERIOD

At the Ordinary General Assembly Meeting of the Company held on 22 July 2020, the decision to distribute a cash dividend amounting to TL 76,646 from the 2019 profit was approved by majority of votes.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

ADDITIONAL NOTE – COMPLIANCE CHECK WITH THE PORTFOLIO LIMITATIONS

	Non-Consolidated (Individual) Financial Statements		Current Period	Prior Period
	Main Account Items	Related Regulation	30 June 2020	31 December 2019
			(TL)	(TL)
A	Money and Capital Market Instruments	Series:III-No:48, Art,24/(b)	1,609,417	415,030
B	Properties, Projects based on Properties and Rights based on Properties	Series:III-No:48, Art,24/(a)	13,952,933	13,437,248
C	Affiliates	Series:III-No:48, Art,24/(b)	373,037	373,037
	Due from related parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
	Other Assets		9,325,356	9,186,182
D	Total Assets	Series:III-No:48, Art,3/(k)	25,260,743	23,411,497
E	Financial Liabilities	Series:III-No:48, Art,31	5,790,880	4,763,197
F	Other Financial Liabilities	Series:III-No:48, Art,31	-	-
G	Due from Financial Leases	Series:III-No:48, Art,31	-	-
H	Due to Related Parties (Non Commercial)	Series:III-No:48, Art,23/(f)	-	-
I	Shareholders’ equity	Series:III-No:48, Art,31	13,993,903	13,748,422
	Other Resources		5,475,960	4,899,878
D	Total Resources	Series:III-No:48, Art,3/(k)	25,260,743	23,411,497
	Non-Consolidated (Individual) Financial Statements		Current Period	Prior Period
	Other Account Items	Related Regulation	30 June 2020	31 December 2019
			(TL)	(TL)
A1	The portion of Money and Capital Market Instruments held for Payables of Properties for the following 3 Years	Series:III-No:48, Art,24/(b)	1,609,417	415,030
A2	Term/ Demand/ Currency	Series:III-No:48, Art,24/(b)	1,925,011	475,042
A3	Foreign Capital Market Instruments	Series:III-No:48, Art,24/(d)	-	-
B1	Foreign Properties, Projects based on properties and Rights based on Properties	Series:III-No:48, Art,24/(d)	-	-
B2	Idle Lands	Series:III-No:48, Art,24/(c)	986,605	929,935
C1	Foreign Affiliates	Series:III-No:48, Art,24/(d)	-	-
C2	Affiliates for Operating Company	Series:III-No:48, Art,28	373,000	373,000
J	Non-cash Loans	Series:III-No:48, Art,31	53,011	53,011
K	Mortgage amount of Servient Lands Which Will Be Developed And Not Owned	Series:III-No:48, Art,22/(e)	-	-

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE INTERIM CONDENSED STANDALONE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2020

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

ADDITIONAL NOTE – COMPLIANCE CHECK WITH THE PORTFOLIO LIMITATIONS (Continued)

	Portfolio restrictions	Related regulation	30 June 2020 (%)	31 December 2019 (%)	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)	62	59	>50%
3	Money and Capital Market Instruments and Affiliates	Series:III-No:48, Art,24/(b)	1.48	1.59	<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)	4	4	<20%
6	Affiliates to the Operating Company	Series:III-No:48, Art,28	0.01	0.02	<10%
7	Borrowing Limit	Series:III-No:48, Art,31	42	35	<500%
8	TL and Foreign Currency Time and Demand Deposits	Series:III-No:48, Art,22/(e)	0.01	-	<10%

The information in the table of Control of Compliance with the Portfolio Limitations is condensed information derived from financial statements as per Article 16 of Communiqué Serial II, No: 14.1 “Basis of Financial Reporting in Capital Markets” and is prepared within the frame of provisions related to compliance to portfolio limitations stated in the Communiqué Serial III No 48.1 “Principles Regarding Real Estate Investment Trusts” published in the Official Gazette No. 28660 on 28 May 2013.

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