

INVITATION TO THE ORDINARY GENERAL ASSEMBLY MEETING OF EMLAK KONUT REAL ESTATE INVESTMENT COMPANY/14.05.2025

Pursuant to the decision of our Board of Directors dated 16.04.2025 and numbered 03/047 the ordinary general assembly meeting (“Ordinary General Assembly Meeting”) of our company, EMLAK KONUT REAL ESTATE INVESTMENT COMPANY (“the Company”), will be held on 14.05.2025, at 10:00 AM, at the address Barbaros Quarter, Mor Sümbül Street No:7/2 B Ataşehir, İstanbul, to discuss and resolve the agenda items listed below.

Our Company's shareholders may attend the Ordinary General Assembly Meeting either in person physically or electronically, or through their representatives. Participation in the Ordinary General Assembly Meeting electronically will be conducted via the Electronic General Assembly System (“e- GAS”) provided by the Central Securities Depository of Turkey (“CSD”). Shareholders who wish to transact on the e- GAS must first register with CSD’s Investor Information Center and must also possess a secure electronic signature and a mobile signature.

Shareholders or their representatives with secure electronic signatures who wish to attend the Ordinary General Assembly Meeting electronically must complete their procedures in accordance with the provisions of the “Regulation on Electronic General Assembly Meetings in Joint Stock Companies” and the “Communiqué on the Electronic General Assembly System to be Applied in General Assemblies of Joint Stock Companies”. Otherwise, their electronic participation in the meeting will not be possible.

Our shareholders or their representatives who will attend the General Assembly electronically via e- GAS can obtain information regarding the procedures and principles for participation, appointment of representatives, making proposals, expressing opinions, and voting from the CSD website (<https://egk.mkk.com.tr>).

Shareholders wishing to attend the Ordinary General Assembly Meeting must comply with the procedures publicly announced by CSD. Only shareholders whose names appear on the list of attendees, prepared based on the “shareholders list” provided by CSD, may attend the Ordinary General Assembly Meeting. Individuals arriving physically at the meeting venue to attend the Ordinary General Assembly Meeting will be checked against the aforementioned list to verify if they are shareholders or representatives. For physical attendance at the Ordinary General Assembly Meeting: natural person shareholders must present their identity documents; individuals authorized to represent legal entity shareholders must present their identity documents along with their power of attorney. Representatives of natural or legal persons attending the meeting physically must present their identity documents and additionally their power of attorney (if not appointed via e- GAS); representatives authorized via e- GAS must present their identity documents, and all must sign the list of attendees to participate in the Ordinary General Assembly Meeting.

Legal entity or natural person shareholders who cannot attend the meeting physically or electronically may be represented at the meeting by a proxy. If the authorization is made via e- GAS, the name and surname of the proxy (representative) must be present in the list obtained from CSD. A proxy appointed via e- GAS is not required to present a separate physical power of attorney document and can attend the General Assembly Meeting either physically or via e- GAS. If the authorization is not made via e- GAS, for physical attendance, shareholders must arrange their power of attorney according to the form in ANNEX-1 and submit it to our Company either notarized or by attaching their notarized signature circular or signature declaration to the power of attorney, in accordance with the provisions of the Capital Markets Board’s (Sermaye Piyasası Kurulu) “Communiqué on Voting by Proxy and Proxy Solicitation (II-30.1)”. A sample power of attorney form (ANNEX-1) can be obtained from the Company's headquarters or its website (<https://www.emlakkonut.com.tr/>). Powers of attorney that do not

conform to the sample attached to the General Assembly Meeting Invitation Announcement, as required by the Capital Markets Board within the framework of the aforementioned Communiqué, will not be accepted. Proxies attending the meeting physically, whether appointed via a notarized power of attorney or via e- GAS, are required to present identification at the meeting.

Subject to the provisions regarding electronic voting, the agenda items at the Ordinary General Assembly Meeting will be voted upon using the open ballot method by show of hands. As specified in our Company's Articles of Association, each share grants 1 (one) vote at general assembly meetings.

Pursuant to Article 415, paragraph 4 of the Turkish Commercial Code No. 6102 and Article 30, paragraph 1 of the Capital Markets Law, the right to attend the general assembly and vote is not subject to the condition of depositing share certificates. Within this framework, should our shareholders wish to attend the Ordinary General Assembly Meeting, there is no need for them to block their shares. However, should shareholders whose identity and shareholding information in their accounts cannot be seen by our Company wish to attend the General Assembly Meeting, they are required to apply to the intermediary institutions where their accounts are held and ensure that the “restriction” preventing the notification of their identity and share information in their accounts to our Company is lifted, no later than 16:30 on the day before the General Assembly Meeting.

The Information Notes of our Company, containing the agenda items presented below [translator note: agenda not included in the provided text] and the necessary disclosures for compliance with Capital Markets Board regulations, will be made available for the review of shareholders three weeks prior to the meeting, within the statutory period, at the Company Headquarters, on the investor relations section of the website <https://www.emlakkonut.com.tr/>, on the Public Disclosure Platform (Kamuyu Aydınlatma Platformu - KAP), and on the e- GAS.

Pursuant to the Personal Data Protection Law No. 6698, detailed information regarding the processing of your personal data by our Company can be accessed from the PDP Law and Privacy tab shared with the public on the website <https://www.emlakkonut.com.tr/>.

We submit this information for the attention of our esteemed Shareholders and kindly request your presence. Respectfully,

EMLAK KONUT REAL ESTATE INVESTMENT COMPANY

Yasir YILMAZ

Member of the Board of Directors and General Manager

Ertan KELEŞ

Chairman of the Board of Directors

Company Address: Barbaros Quarter, Mor Sümbül Street No: 7/2 B Ataşehir, İstanbul

Contact: 444 36 55

Website: www.emlakkonut.com.tr

Trade Registry and Number: Istanbul/273488-0

Mersis No: 0334002803400018

AGENDA FOR THE ORDINARY GENERAL ASSEMBLY MEETING OF EMLAK KONUT REAL ESTATE INVESTMENT COMPANY FOR THE FISCAL YEAR 2024, TO BE HELD ON 14.05.2025

1. Opening, Moment of Silence, National Anthem, and Election of the Meeting Chairmanship.
2. Granting authorization to the Meeting Chairmanship to sign the minutes of the General Assembly meeting.
3. Reading and discussion of the Board of Directors' Activity Report for the fiscal year 2024.
4. Reading of the Independent Audit Report for the fiscal year 2024.
5. Reading, discussion, and approval of the Consolidated Financial Statements for the fiscal year 2024.
6. Submission for the approval of our shareholders of the change(s) made in the Board of Directors' membership during the year, pursuant to Article 363 of the Turkish Commercial Code.
7. Discussion and resolution on the discharge of the Members of the Board of Directors concerning the Company's activities for the year 2024.
8. Discussion and resolution on the Board of Directors' proposal regarding the distribution of the 2024 profit, prepared within the framework of the Company's profit distribution policy.
9. Submission for the approval of our shareholders of the selection of the Independent Audit Firm for the 2025 fiscal year, made by the Board of Directors as required by the regulations of the Turkish Commercial Code, the Capital Markets Board, and the Public Oversight, Accounting and Auditing Standards Authority.
10. Election of the Members of the Board of Directors and determination of their terms of office, within the framework of Article 12 of the Company's Articles of Association.
11. Determination of the remuneration and all kinds of financial rights such as attendance fees, bonuses, and premiums for the Members of the Board of Directors, within the framework of the Company's Remuneration Policy.
12. Informing our shareholders about the donations and aids made during the year 2024, and determination of the upper limit for donations and aids to be made for the year 2025.
13. Discussion and resolution on granting permission to the Members of the Board of Directors to carry out the transactions specified in Articles 395 and 396 of the Turkish Commercial Code.
14. Informing our shareholders about the current situation regarding the Company's share buy-back activities.
15. Reading, discussion, and submission for approval of the Board of Directors' "Share Buy-back Program" proposal regarding the Company buying back its own shares, pursuant to the relevant articles of the Turkish Commercial Code and the Capital Markets Law, and within the scope of the Capital Markets Board's Communiqué No. II-22.1 on Share Buy-backs.
16. Informing our shareholders about the guarantees, pledges, mortgages, and sureties granted by the Company and its subsidiaries in favor of third parties during the year 2024, and any income or benefits derived therefrom, pursuant to Article 12 of the Capital Markets Board's Communiqué No. II-17.1 on Corporate Governance.
17. Informing our shareholders about any significant transactions carried out during the year 2024 that may cause a conflict of interest, within the framework of the Corporate Governance Principle No. 1.3.6 stipulated in the Capital Markets Board's Communiqué No. II-17.1 on Corporate Governance.

18. Informing our shareholders about the payments made to the Members of the Board of Directors and executives with administrative responsibility within the framework of the Remuneration Policy, formalized in writing pursuant to the Corporate Governance Principles.
19. Submission for the approval of our shareholders of the amendment of Articles 3, 6, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 20, 22, 23, 24, 25, 26, 27, 32, 33, 34, 35, and 36 of our Company's Articles of Association, pursuant to the Capital Markets Board's Communiqué No. II-17.1 on Corporate Governance and other regulations, subject to obtaining the necessary permissions from the Capital Markets Board and the Republic of Turkey Ministry of Trade.
20. Wishes, Closing Remarks, and Adjournment.