

**FROM THE CHAIRMANSHIP OF THE BOARD OF DIRECTORS INVITATION TO THE 2025 ORDINARY GENERAL ASSEMBLY MEETING DATED 29.04.2026**

The ordinary general assembly meeting ("**Ordinary General Assembly Meeting**") of our company EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ ("**Company**") will be held on 29.04.2026 at 10:00 to discuss and resolve the agenda items written below, at the address of Barbaros Mahallesi, Mor Sömbül Sokak No:7/2 B Ataşehir, İstanbul.

Our company's shareholders may attend the Ordinary General Assembly Meeting either in the physical environment or in the electronic environment, personally or through their representatives.

Participation in the Ordinary General Assembly Meeting in the electronic environment: It will be carried out via the Electronic General Assembly System ("**e-GKS**") provided by the Central Securities Depository of Turkey ("**MKK**").

Shareholders who will perform transactions in e-GKS must first register with MKK's Investor Information Center and also possess a secure electronic signature or mobile signature. Otherwise, it will not be possible for them to attend the meeting in the electronic environment.

Shareholders or their representatives possessing a secure electronic signature or mobile signature who wish to participate in the Ordinary General Assembly Meeting in the electronic environment must complete their procedures in accordance with the provisions of the "Regulation on General Assemblies to be Held in Electronic Environment in Joint Stock Companies" published in the Official Gazette dated August 28, 2012, and numbered 28395, and the "Communiqué on the Electronic General Assembly System to be Applied in the General Assemblies of Joint Stock Companies" published in the Official Gazette dated August 29, 2012, and numbered 28396.

Our shareholders or their representatives who will participate in the Ordinary General Assembly Meeting electronically via e-GKS can obtain information regarding the procedures and principles of participation, appointing a representative, making proposals, expressing opinions, and voting from MKK's web address (<https://egk.mkk.com.tr>).

Our shareholders who wish to attend the Ordinary General Assembly Meeting are required to fulfill the procedures publicly announced to MKK. Shareholders whose names appear on the list of attendees, created by considering the "list of shareholders" provided by MKK, may attend the Ordinary General Assembly Meeting. The verification of whether the individuals coming to the meeting hall physically to attend the Ordinary General Assembly Meeting are shareholders or representatives will be conducted using the obtained list. For the Ordinary General Assembly Meeting to be held physically; real person shareholders must present their identification documents; authorized persons representing legal entity shareholders must present their identification documents along with their power of attorney documents. Representatives of real or legal persons attending the meeting in the physical environment can attend the Ordinary General Assembly Meeting by presenting their identification documents and their power of attorney documents; and representatives authorized through GKS can attend by presenting their identification documents and signing the list of attendees.

Legal entity or real person shareholders who cannot attend the meeting in physical or electronic environment may have themselves represented by a proxy at the meeting. If the authorization has been made through e-GKS, the proxy's (representative's) name and surname must be on the list obtained from MKK.

A proxy appointed via e-GKS is not required to submit an additional physical power of attorney document, and the proxy appointed via e-GKS may attend the General Assembly Meeting both physically and via e-GKS.

If the authorization has not been made via e-GKS, for participation in the physical environment, shareholders are required to arrange their power of attorney according to the form in Annex-1 and submit it to our Company by having it notarized or by attaching their notarized signature circulars or signature declaration to their power of attorney, within the framework of the provisions of the Capital Markets Board's "Communiqué on Voting by Proxy and Proxy Solicitation (II-30.1)".

The power of attorney form template can be obtained from the Company headquarters or the website <https://www.emlakkonut.com.tr/>.

Powers of attorney that are not in accordance with the power of attorney sample annexed to the General Assembly Invitation Announcement, which is made mandatory by the Capital Markets Board within the framework of the aforementioned Communiqué, will not be accepted. The proxy who will attend the meeting by proxy and physically must present an identity document at the meeting, regardless of whether they are appointed with a notarized power of attorney or via e-GKS.

In the Ordinary General Assembly Meeting, open voting method by raising hands will be used, without prejudice to the provisions regarding voting in the electronic environment concerning the voting of the agenda items. As stated in our Company's Articles of Association, there is 1 (one) voting right for each share in general assembly meetings

In accordance with the 4th paragraph of Article 415 of the Turkish Commercial Code No. 6102 and the 1st paragraph of Article 30 of the Capital Markets Law No. 6362, the right to attend the general assembly and vote is not conditional upon the deposition of share certificates. Within this framework, if our shareholders wish to attend the Ordinary General Assembly Meeting, there is no need for them to block their shares. Our shareholders who wish to attend the General Assembly in person in the physical environment will be able to exercise their rights regarding their shares registered in the "List of Shareholders" located in the Central Securities Depository (MKK) system by presenting their identity. However, our shareholders whose identity and information regarding the shares in their accounts cannot be seen by our Company, if they wish to participate in the General Assembly Meeting, must apply to the intermediary institutions where their accounts are held and remove the "restriction" preventing their identity and information regarding the shares in their accounts from being reported to our Company until 16:30 at the latest, one day before the Ordinary General Assembly Meeting day.

The Board of Directors' Report for the 2025 Fiscal Year along with the Consolidated Financial Statements and Independent Audit Report, the proposal regarding Profit Distribution, the Annual Report and its annexed Corporate Governance Principles Compliance Report, and the detailed Information Note regarding the agenda items will be made available for the review of Esteemed Shareholders at the Company Headquarters, its Branches, on our website at <https://www.emlakkonut.com.tr/>, on the Public Disclosure Platform at [www.kap.org.tr](http://www.kap.org.tr), and on the Electronic General Assembly system of the Central Securities Depository, three weeks prior to the meeting.

According to the Capital Markets Law, no separate notification via registered letter will be made to shareholders for registered shares traded on the Stock Exchange.

In accordance with the Personal Data Protection Law No. 6698, you can access detailed information regarding the processing of your personal data by our Company from the KVKK and Privacy tab, which has been shared with the public at the internet address <https://www.emlakkonut.com.tr/>.

We submit this to the information of our Esteemed Shareholders and kindly request your attendance. Yours sincerely,

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

**Yasir YILMAZ**  
Board Member and General Manager

**Ertan KELEŞ**  
Chairman of the Board of Directors

**Company Address:** Barbaros Mahallesi, Mor Sümbül Sokak No: 7/2 B Ataşehir, İstanbul

**Contact:** 444 36 55 **Website:** [www.emlakkonut.com.tr](http://www.emlakkonut.com.tr).

**Trade Registry and Number:** İstanbul/273488-0

**Mersis No:** 0334002803400018

**AGENDA OF THE 2025 FISCAL YEAR ORDINARY GENERAL ASSEMBLY MEETING OF EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. DATED 29.04.2026**

1. Opening, moment of silence, National Anthem, and election of the Meeting Chairmanship,
2. Granting Authorization of the Meeting Chairmanship to sign the minutes of the General Assembly meeting,
3. Reading and discussion of the Board of Directors' Annual Report for the fiscal year 2025,
4. Reading of the Independent Auditor's Report for the fiscal year 2025,
5. Reading, discussion, and approval of the Consolidated Financial Statements for the fiscal year 2025,
6. Discussion and resolution on the release of the members of the Board of Directors from liability for the Company's activities in 2025,
7. Discussion and resolution on the proposal of the Board of Directors regarding the distribution of profit for the year 2025 within the framework of the Company's dividend distribution policy,
8. Submission to the approval of the shareholders of the selection of the Independent Audit Firm for the fiscal year 2026, as determined by the Board of Directors in accordance with the Turkish Commercial Code, Capital Markets Board regulations, and Public Oversight, Accounting and Auditing Standards Authority regulations,
9. Election of the members of the Board of Directors and determination of their terms of office in accordance with Article 12 of the Company's Articles of Association,
10. Determination of the remuneration, attendance fees, bonuses, premiums, and other financial rights of the members of the Board of Directors within the framework of the Company's Remuneration Policy,
11. Informing the shareholders about the donations and grants made during 2025 and determination of the upper limit for donations and grants to be made during the remainder of 2026,
12. 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,
13. Informing the shareholders about the latest status of the Company's share buyback program,
14. Informing the shareholders, in accordance with Article 12 of the Corporate Governance Communiqué (II-17.1) of the Capital Markets Board, about the guarantees, pledges, mortgages, and sureties provided by the Company and its subsidiaries in favor of third parties during 2025, and the income or benefits derived therefrom,
15. Informing the shareholders about significant transactions carried out in 2025 that may cause conflicts of interest, within the scope of Corporate Governance Principle numbered 1.3.6 of the Corporate Governance Communiqué (II-17.1) of the Capital Markets Board,
16. Informing the shareholders about the payments made to the members of the Board of Directors and senior executives within the scope of the Remuneration Policy prepared in accordance with Corporate Governance Principles,
17. Wishes, comments, and closing.