

**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 Sümbül 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 (MKG) 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, 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.

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.

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.'S 2025 FISCAL YEAR
ORDINARY GENERAL ASSEMBLY MEETING DATED 29.04.2026OUR ADDITIONAL
EXPLANATIONS WITHIN THE SCOPE OF CMB REGULATIONS

Among the additional explanations required to be made pursuant to the Corporate Governance Principle No. 1.3.1 contained in the Capital Markets Board's Corporate Governance Communiqué No. II-17.1, those related to the agenda items have been made below under the relevant agenda item, while other mandatory general explanations are presented for your information in this section.

1. Emlak Konut Partnership Structure, Information on Shares and Voting Rights;

Information regarding the total number of shares and voting rights reflecting our Company's partnership structure as of the date this Information Document is announced, the number of shares and voting rights representing each privileged share group, and the nature of the privileges is presented below;

Pursuant to Article 8 titled "Capital and Shares" of the Articles of Association, the issued capital of the Company, which is 3,800,000,000.00.-TL within the registered capital ceiling of 100,000,000,000.00-TL, is divided into 380,000,000,000 (three hundred and eighty billion) shares, each with a nominal value of 1 (one) Kurush (0.01 TL).The Company's shares are divided into A and B groups, and 25,336,991,900 share pieces corresponding to 253,369,919 TL of the capital consist of Group A registered shares, while 354,663,008,100 share pieces corresponding to 3,546,630,081 TL consist of Group B bearer shares.Group A registered shares have the privilege of nominating candidates for the Board of Directors. Group B bearer shares do not have any privileges.

Pursuant to Article 12 titled "Board of Directors and Term of Office" of the Articles of Association, the management, representation, and binding of the Company against third parties belong to a board of directors consisting of 7 members, who meet the conditions specified in the Turkish Commercial Code and capital markets legislation, elected by the general assembly within the framework of the provisions of the Turkish Commercial Code.Group A shares have the privilege of nominating candidates in the election of the board of directors' members.

Pursuant to Article 9 titled "Privileged Securities" of the Articles of Association, all members of the Board of Directors, except the independent ones, are elected by the Company's General Assembly from among the candidates nominated by the Group A shareholders.

As of the date the Information Document is announced, the distribution of the shares representing the Company's capital among the partners is included in the table below:

Name / Trade Title	Group	Type	Capital Ratio (%)	Share Amount (TRY)	Number of Shares
Republic Of Turkey Ministry Of Environment And Urbanization Housing Development Administration Presidency (Toki)	A	Registered (Privileged)	6,67	253.369.919	25.336.991.900
	B	Bearer	42,67	1.621.460.838,35	162.146.083.835
Free Float	B	Bearer	50,6	1.925.121.078,69	192.512.107.869
Others (*)	B	Bearer	<1	48.163,96	4.816.396
TOTAL			100	3.800.000.000,00	380.000.000.000,00

(*) Indicates shareholders whose stake in our Company's capital is less than 5%.

2. Information on Changes in Management and Operations That Will Significantly Affect Company Activities Realized in the Past Fiscal Period or Planned in Future Fiscal Periods by Our Company and Its Subsidiaries, and the Reasons for These Changes;

In the Extraordinary General Assembly Meeting dated 15.12.2025 of our subsidiary Emlak Konut Asansör Sistemleri Sanayi Ve Ticaret Anonim Şirketi, in which we hold 100% of the shares and all of whose shares representing its capital belong to our Company, it was decided to increase the company's capital from 275,000,000.00-TL to 1,150,000,000.00-TL, to be entirely met in cash.

It was decided by our Company's board of directors that 4/5 of the increase amount be paid in cash during the increase, and the rest be paid in cash within the 24-month legal period.

As a result of the capital increase transactions carried out, there has been no change in the partnership structure and share group ratios of our subsidiary Emlak Konut Asansör Sistemleri Sanayi Ve Ticaret Anonim Şirketi. The aforementioned capital increase was registered before the Istanbul Trade Registry Directorate on 25.12.2025 and published in the issue of the Turkish Trade Registry Gazette dated 25.12.2025 and numbered 11487.

With the Extraordinary General Assembly meeting dated 23.12.2025, it was decided to increase the capital of EKA Enerji ve Teknoloji Anonim Şirketi, which was established on 18.02.2025 by our subsidiary Emlak Konut Asansör Sistemleri Sanayi ve Ticaret Anonim Şirketi, in which we hold 100% of the shares and all of whose shares representing its capital belong to our Company, from 10,000,000.00-TL to 150,000,000.00-TL, to be entirely met in cash.

By the board of directors of Emlak Konut Asansör Sistemleri Sanayi ve Ticaret Anonim Şirketi, 53,000,000 Turkish Liras of the increase amount was covered from the 529 Capital Reserves Account, and it was decided that 21,750,000 Turkish Liras of the remaining 87,000,000 Turkish Liras be paid in cash during the increase and the rest within the 24-month legal period.

As a result of the capital increase transactions carried out, there has been no change in the partnership structure and share group ratios of EKA Enerji ve Teknoloji Anonim Şirketi. The aforementioned capital increase was registered before the Istanbul Trade Registry Directorate on 09.01.2026 and published in the issue of the Turkish Trade Registry Gazette dated 09.01.2026 and numbered 11497.

In order to develop our Company's international operations, increase its effectiveness in international markets, and evaluate new business development opportunities, a wholly-owned subsidiary named Emlak Konut Global LLC, with a capital of 650,000 USD, has been established in the city of Riyadh, Kingdom of Saudi Arabia. Through the said company, it is aimed to carry out real estate development activities, primarily housing development, establish local collaborations, and take an active role in large-scale projects in the region.

Real estate certificates regarding the 'Damla Kent Project'—developed on a plot owned by TOKİ in the Başakşehir district of Istanbul under the assurance of TOKİ and approved by the Capital Markets Board at its meeting on July 23, 2025—commenced trading on Borsa Istanbul on August 14, 2025.

3. If There Is Dismissal, Replacement, or Election of Board of Directors Members in the General Assembly Meeting Agenda, the Reasons for Dismissal and Replacement, Information About the Persons to be Nominated for the Board of Directors Membership;

Pursuant to the principle numbered 4.3.4. of the Corporate Governance Principles, one-third of the Board of Directors members to be elected must meet the independence criteria defined in the Corporate Governance Principles.

Our Company is among the first group companies within the scope of the announcement made pursuant to the CMB Decision Organ's decision dated 16.01.2025 and numbered 3/76, and has determined its Independent Board Members in a way that complies with the principle numbered 4.3.4. of the Corporate Governance Principles.

Pursuant to Article 12 of our Company's Articles of Association, the management, representation, and binding of the Company against third parties belong to a Board of Directors consisting of 7 (seven) members, who meet the conditions specified in the TCC and capital markets legislation, elected by the General Assembly within the framework of TCC provisions.

In this context, in the Board of Directors consisting of 7 (seven) persons to be proposed to the General Assembly, it is mandatory that 3 (three) members bear the independence criteria defined in the CMB Corporate Governance Principles, which will be submitted for the approval of our shareholders at the 2025 Ordinary General Assembly Meeting.

4. Information on Requests for Adding Items to the Agenda

There are no requests forwarded to the Company by the shareholders and/or the Capital Markets Board and other public institutions and organizations to be discussed at the Ordinary General Assembly meeting where the Company's 2025 activities will be discussed.

5. Information on the Amendment of the Articles of Association;

There is no item regarding the amendment of the Articles of association on the agenda.

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

1. Opening, moment of silence, National Anthem, and election of the Meeting Chairmanship,

A Meeting Chairman and Meeting Chairmanship will be established to govern the General Assembly meeting within the framework of the Turkish Commercial Code No. 6102 ("TCC"), the Regulation on the Procedures and Principles of Ordinary General Assembly Meetings of Joint Stock Companies and the Ministry Representatives to be Present at these Meetings ("Regulation"), and our Company's Articles of Association provisions.

2. Authorizing the Meeting Chairmanship to sign the General Assembly minutes,

Authorization will be given to the General Assembly Meeting Chairmanship regarding the recording of the decisions taken at the Ordinary General Assembly Meeting into the minutes and their signing in accordance with the Turkish Commercial Code No. 6102, ("TCC"), the Regulation, and our Company's Articles of Association provisions.

3. Reading and discussing the Board of Directors' Annual Report for the 2025 fiscal year,

The Board of Directors' Annual Report regarding the 2025 fiscal period is kept available for the review of our shareholders at our Company headquarters, on our website at www.emlakkonut.com.tr and on the Public Disclosure Platform at www.kap.org.tr, and on the Central Securities Depository's Electronic General Assembly Platform, three weeks prior to the General Assembly Meeting within the framework of Capital Markets Board ("CMB") regulations and TCC, and Regulation provisions. The Board of Directors' Annual Report regarding the 2025 fiscal period will be read at the General Assembly Meeting and presented for the discussion of our shareholders

4. Reading the Independent Audit Report for the 2025 fiscal year,

The Independent Audit Report for the 2025 fiscal period and the 2024 Sustainability Report (prepared in compliance with TSRS - Turkish Sustainability Reporting Standards and published on October 31, 2025) are made available for the review of our shareholders at the Company's headquarters, on our official website at www.emlakkonut.com.tr, on the Public Disclosure Platform (KAP) at www.kap.org.tr, and on the Electronic General Assembly Portal of the Central Securities Depository (MKG) three weeks prior to the General Assembly Meeting, in accordance with CMB (SPK) regulations as well as the provisions of the Turkish Commercial Code (TTK) and relevant bylaws. The Independent Audit Report for 2025 and the TSRS-compliant Sustainability Report for 2024 will be read during the General Assembly Meeting and presented for the information of our shareholders.

5. Reading, discussing, and approving the Consolidated Financial Statements for the 2025 fiscal year,

The Consolidated Financial Statements regarding the 2025 fiscal period are kept available for the review of our shareholders at our Company headquarters, on our website at www.emlakkonut.com.tr and on the Public Disclosure Platform at www.kap.org.tr, and on the Central Securities Depository's Electronic General Assembly Platform, three weeks prior to the General Assembly Meeting within the framework of CMB regulations and TCC, and Regulation provisions.

Information will be given about the Consolidated Financial Statements regarding the 2025 fiscal period at the General Assembly Meeting; and it will be presented for the discussion and approval of our shareholders.

6. Discussing and resolving the release of the Board of Directors Members regarding the Company's activities in 2025,

The issue of releasing our Board of Directors members from their activities, transactions, and accounts for the year 2025 within the framework of TCC and Regulation provisions will be submitted to the approval of our shareholders at the General Assembly Meeting.

7. Discussing and resolving the Board of Directors' proposal regarding the distribution of the 2025 profit, prepared within the framework of the Company's profit distribution policy,

Our Company's consolidated net period profit included in our financial statements prepared within the framework of the Capital Markets Board's Communiqué on Principles Regarding Financial Reporting in the Capital Market No. II-14.1 is **6,002,283,000.00-TL**, and the net period profit included in our financial statements prepared within the framework of the Tax Procedure Law provisions is **8,255,515,379.25-TL**.

The table regarding our profit distribution proposal prepared in accordance with the Profit Distribution Table format included in the Dividend Communiqué No. II-19.1 and the Dividend Guide announced pursuant to this Communiqué is contained in **Annex-2**.

Information regarding the Board of Directors' proposal on the distribution of the profit belonging to the 2025 accounting period has also been announced on the Public Disclosure Platform with the Material Event Disclosure dated **07.03.2026**, and it will be submitted to the approval of our shareholders at the General Assembly Meeting.

8. Submitting the selection of the Independent Audit Firm made by the Board of Directors for the 2026 fiscal year to the approval of our shareholders in accordance with the regulations of the Turkish Commercial Code, Capital Markets Board, and Public Oversight, Accounting and Auditing Standards Authority,

In accordance with the principles determined pursuant to the Turkish Commercial Code and the Capital Markets Law and Related Legislation, with the decision of our Board of Directors date 31.03.2026 and in line with the opinion of the Audit Committee;

It has been decided to elect **PwC Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.** as the independent auditor to audit our Company's financial reports for the 2026 fiscal period and to carry out other auditing activities within the scope of the mentioned laws and relevant regulations.

Furthermore, provided that it is authorized in the field of sustainability by the Public Oversight, Accounting and Auditing Standards Authority (KGK), it has been decided to elect **RSM Turkey Uluslararası Bağımsız Denetim A.Ş.** to carry out the mandatory sustainability assurance audit of the reports to be prepared in accordance with the Turkish Sustainability Reporting Standards (TSRS) in the 2025-2026 operating period, along with the auditing activities within the scope of other relevant regulations, and the said elections will be submitted to the approval of the shareholders at the General Assembly meeting.

9. Electing the Members of the Board of Directors and determining their terms of office within the framework of Article 12 of the Company's Articles of Association,

Pursuant to Article 12 of our Articles of Association, the management, representation, and binding of the Company against third parties belong to a Board of Directors consisting of 7 members, who meet the conditions specified in the TCC and capital markets legislation, elected by the General Assembly within the framework of TCC provisions.

The number and qualifications of the independent members to take office on the Board of Directors are determined according to the CMB's regulations regarding Corporate Governance Principles.

In this context, in the Board of Directors to consist of 7 persons, it is mandatory that 3 members bear the independence criteria included in the principle numbered 4.3.6. of the CMB Corporate Governance Principles, and this will be submitted to the approval of our shareholders at the General Assembly Meeting.

10. Determining the remunerations of the Board of Directors Members as well as all kinds of financial rights such as attendance fees, bonuses, and premiums within the framework of the Company's Remuneration Policy,

The monthly net remunerations of the Board of Directors members for the 2026 fiscal year will be determined at the General Assembly Meeting within the framework of the relevant provisions of the TCC and Capital Markets legislation, the Company's Articles of Association, and our Company's Remuneration Policy.

In this context, considering the recommendation of the Corporate Governance Committee fulfilling the duty of the Remuneration Committee regarding the remunerations of the Board of Directors, it will be presented to the opinion and approval of our shareholders at the General Assembly.

11. Informing our shareholders about the donations and aids made in 2025, and determining the upper limit for donations and aids to be made in the remainder of 2026,

Pursuant to Article 6 of the Capital Markets Board's Dividend Communiqué No. II-19.1, the limit of the donation to be made must be determined by the general assembly in cases not specified in the Articles of Association, and the donations and payments made must be submitted to the information of the partners at the ordinary general assembly.

The total amount of donations made in 2025 is **100,000,000.00-TL**, and its indexed form according to inflation accounting (CPI) is **109,790,000.00-TL**. This issue is included in footnote item numbered **18** of our Consolidated Financial Statements dated 31.12.2025.

The limit of the donation to be made in the remainder of 2026 will be determined by our shareholders at the General Assembly Meeting.

12. Discussing and resolving the issue of granting permission to the Members of the Board of Directors to carry out the transactions written in Articles 395 and 396 of the Turkish Commercial Code,

Our Board of Directors members can carry out transactions within the framework of the first paragraph of Article 395 titled "Prohibition of Transacting with the Company, Borrowing from the Company" and Article 396 titled "Non-Competition" of the TCC only with the approval of the General Assembly. In order to fulfill

the requirements of these regulations, the granting of the said permission will be submitted to the approval of our partners at the General Assembly, and in addition, our partners will be informed about the transactions carried out in this nature during the year.

13. Informing our shareholders about the latest status regarding the buyback of Company shares,

No share buyback transaction has been executed within the scope of our Company Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş.'s Share Buyback Program dated 14.05.2025.

14. Informing our shareholders about the guarantees, pledges, mortgages, and sureties given by the Company and its subsidiaries in favor of third parties in 2025, and the income or benefits obtained, pursuant to Article 12 of the Capital Markets Board's Corporate Governance Communiqué No. II-17.1,

Pursuant to Article 12 of the Capital Markets Board's Corporate Governance Communiqué No. II-17.1, the guarantees, pledges, mortgages, and sureties given by the Company and its subsidiaries in favor of third parties and the income or benefits obtained must be included as a separate item in the agenda of the ordinary general assembly meeting; this matter is included in the footnote item numbered **29** of our consolidated financial statements dated 31.12.2025, and there is no guarantee, pledge, mortgage, or surety given by the Company and its subsidiaries in favor of 3rd parties. It will be submitted to the information of our shareholders at the General Assembly Meeting.

15. Informing our shareholders about significant transactions carried out in 2025 that could cause a conflict of interest, within the framework of Corporate Governance Principle numbered 1.3.6 in the Capital Markets Board's Corporate Governance Communiqué No. II-17.1,

Within the framework of article (1.3.6) of the "Corporate Governance Principles" annexed to the Capital Markets Board's Corporate Governance Communiqué No. II-17.1 stating "*In the event that shareholders having management control, board of directors members, managers with administrative responsibility, and their spouses and blood relatives and relatives by marriage up to the second degree perform a significant transaction with the partnership or its subsidiaries that may cause a conflict of interest and/or perform a transaction within the scope of the commercial business type falling within the partnership's or its subsidiaries' field of activity on their own behalf or on behalf of someone else, or enter into another partnership dealing with the same type of commercial business with the title of an unlimited liability partner; the said transactions are taken into the general assembly agenda as a separate agenda item to provide detailed information on the subject at the general assembly and are recorded in the general assembly minutes*", if the said persons have realized the specified transactions, they must be submitted to the information of the shareholders at the General Assembly meeting.

There has not been any significant transaction requiring notification within the scope of principle number 1.3.6 of the Corporate Governance Principles.

In order to diversify our Company's financing sources, expand its investor base, and offer an alternative investment model for real estate projects, a real estate certificate issuance was realized during the summer of 2025 for the "Damla Kent Project", which was developed under the assurance of TOKİ on land owned by TOKİ in the Başakşehir district of Istanbul province, within the scope of the cooperation protocol signed with the Housing Development Administration (TOKİ). The aforementioned issuance application was approved at the Capital Markets Board's meeting dated July 23, 2025; and the real estate certificates started trading on Borsa Istanbul on August 14, 2025. Within the scope of the issuance, during the initial public offering phase,

1,923,481,773 certificates were issued based on 1,540 residential units located in Stage A of the Damla Kent Project, and the total issuance size of this phase was realized as 14,599,226,657.07 TL. Including the additional sale, a total of 2,820,593,495 certificates corresponding to 2,214 residential units in total across Stages A and B were issued, reaching a total value size of 21,408,304,627.05 TL. It will be submitted to the information of our shareholders at the General Assembly Meeting.

16. Informing our shareholders about the payments made to the Members of the Board of Directors and managers with administrative responsibility within the framework of the Remuneration Policy written in accordance with Corporate Governance Principles,

Pursuant to the CMB's Corporate Governance Principle numbered 4.6.2., the remuneration principles for the Board of Directors Members and senior executives should be written down and presented to the information of the partners as a separate item at the General Assembly meeting, granting the shareholders the opportunity to express their opinions on this matter.

In this framework, information regarding the benefits provided by our Company to the Board of Directors Members and managers with administrative responsibility according to our Company's remuneration policy has been given in footnote number **25** of our consolidated financial statements regarding the 2025 fiscal year, and it will be presented to the information of our shareholders at the General Assembly meeting.

17. Wishes, remarks, and closing.

Shareholders will be provided with the opportunity to present their wishes and suggestions regarding the Company's activities.

Annexes:

Annex-1: Power of Attorney

Annex-2: 2025 Profit Distribution Table

ANNEX-1 POWER OF ATTORNEY EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

To the Chairmanship of the Board of Directors

I/we hereby appoint _____ as proxy to represent me/our company, to vote, to make proposals, and to sign the necessary documents in accordance with the views I have stated below at the 2025 Ordinary General Assembly meeting of Emlak Konut Gayrimenkul Yatırım Ortaklığı A.Ş. to be held on 29.04.2026 at 10:00, at the address of Barbaros Mahallesi, Mor Sümbül Sokak, No:7/2 B, Ataşehir, Istanbul

Proxy's(*)

Name Surname/Trade Name:

TR Identity No/Tax No, Trade Registry and Number, and MERSIS number:

() For foreign national proxies, it is mandatory to submit the equivalents of the mentioned information, if any.*

A) SCOPE OF THE REPRESENTATION AUTHORITY

1. Regarding the Matters in the General Assembly Agenda;

- The proxy is authorized to vote in line with their own opinion.
- The proxy is authorized to vote in line with the partnership management's proposals.
- The proxy is authorized to vote in line with the instructions specified in the table below.

Instructions: (In case the shareholder selects option (c), the instructions specific to the agenda item must be given by checking one of the options (accept or reject) given opposite the relevant general assembly agenda item, and if the reject option is selected, by stating the dissenting opinion requested to be written in the general assembly minutes, if any.)

Agenda Items (*)	Accept	Reject	Dissenting Opinion
1- Opening, Moment of Silence, National Anthem, and the election of the Meeting Chairmanship,			
2- Authorizing the Meeting Chairmanship to sign the General Assembly minutes,			
3- Reading and discussing the Board of Directors' Annual Report for the 2025 fiscal year,			
4- Reading the Independent Audit Report for the 2025 fiscal year,			
5- Reading, discussing, and approving the Consolidated Financial Statements for the 2025 fiscal year,			
6- Discussing and resolving the release of the Board of Directors Members regarding the Company's activities in 2025,			

7-	Discussing and resolving the Board of Directors' proposal regarding the distribution of the 2025 profit, prepared within the framework of the Company's profit distribution policy,			
8-	Submitting the selection of the Independent Audit Firm made by the Board of Directors for the 2026 fiscal year to the approval of our shareholders in accordance with the regulations of the Turkish Commercial Code, Capital Markets Board, and Public Oversight, Accounting and Auditing Standards Authority,			
9-	Electing the Members of the Board of Directors and determining their terms of office within the framework of Article 12 of the Company's Articles of Association,			
10-	Determining the remunerations of the Board of Directors Members as well as all kinds of financial rights such as attendance fees, bonuses, and premiums within the framework of the Company's Remuneration Policy,			
11-	Informing our shareholders about the donations and aids made in 2025, and determining the upper limit for donations and aids to be made in the remainder of 2026,			
12-	Discussing and resolving the issue of granting permission to the Members of the Board of Directors to carry out the transactions written in Articles 395 and 396 of the Turkish Commercial Code,			
13-	Informing our shareholders about the latest status regarding the buyback of Company shares,			
14-	Informing our shareholders about the guarantees, pledges, mortgages, and sureties given by the Company and its subsidiaries in favor of third parties in 2025, and the income or benefits obtained, pursuant to Article 12 of the Capital Markets Board's Corporate Governance Communiqué No. II-17.1,			
15-	Informing our shareholders about significant transactions carried out in 2025 that could cause a conflict of interest, within the framework of Corporate Governance Principle numbered 1.3.6 in the Capital Markets Board's Corporate Governance Communiqué No. II-17.1,			
16-	Informing our shareholders about the payments made to the Members of the Board of Directors and managers with administrative responsibility within the framework of the Remuneration Policy written in accordance with Corporate Governance Principles,			
17-	Wishes, remarks, and closing.			

() Voting is not held on informational items.*

If the minority has a separate draft resolution, this must also be specified separately to ensure proxy voting.

2. Special instruction regarding other issues that may arise at the General Assembly meeting and especially regarding the exercise of minority rights:

- The proxy is authorized to vote in line with their own opinion.
- The proxy is authorized to vote in line with the partnership management's proposals.
- The proxy is authorized to vote in line with the instructions specified in the table below.

SPECIAL INSTRUCTIONS; If any, the special instructions to be given by the shareholder to the proxy are stated here.

B) The shareholder specifies the shares they want the proxy to represent by choosing one of the options below.

1. I approve the representation of my shares detailed below by the proxy.

- Issue and serial:*
- Number/Group:**
- Quantity-Nominal value:

- ç) Whether it has a voting privilege:
d) Whether it is Bearer-Registered:*
e) The ratio of it to the total shares/voting rights owned by the shareholder:

*This information is not requested for shares tracked dematerialized.

**For shares tracked dematerialized, information regarding the group, if any, will be provided instead of a number.

2. I approve the representation by the proxy of all my shares included in the list regarding the shareholders who can participate in the general assembly, prepared by MKK one day before the General Assembly day.

Shareholder's Name Surname or Title(*):

TR Identity No/Tax No, Trade Registry and Number, and MERSIS number:

Tax Number:

Trade Registry and Number:

MERSIS number:

Address:

() For foreign national shareholders, it is mandatory to submit the equivalents of the mentioned information, if any.*

Authorized Signatory/Signatories

[Signature]

ANNEX-2: 2025 PROFIT DISTRIBUTION TABLE

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.				
PROFIT DISTRIBUTION SCHEDULE FOR 2025 (TL)				
1.	Paid-in Capital / Issued and Outstanding Capital			3.800.000.000,00
2.	Total Legal Reserves (According to Legal Accounting Records)			760.000.000,00
		According to SPK	According to Legal Records	
3.	Period Profit	18.484.994.000,00	8.889.942.282,38	
4.	Tax Payable (-)	12.482.711.000,00	634.426.903,13	
5.	Net Profit for the Period (=)	6.002.283.000,00	8.255.515.379,25	
6.	Prior Years' Losses (-)		0,00	
7.	First Legal Reserve (-)	0,00	0,00	
8.	Net Distributable Profit for the Period (=)	6.002.283.000,00	8.255.515.379,25	
9.	Donations Made During the Year (+)	109.790.000,00	103.104.260,35	
10.	Net Distributable Profit for the Period, Including Donations, Used to Calculate the First Dividend	6.112.073.000,00	8.358.619.639,60	
11.	First Dividend to Shareholders (*)	2.280.000.000,00	2.280.000.000,00	
	0,373032193823601 - Cash	2.280.000.000,00	2.280.000.000,00	
	- Bonus Shares			
	- Total	2.280.000.000,00		
12.	Dividend Distributed to Preferred Stockholders			
13.	Dividend to Board Members, Employees, etc			
14.	Dividend Distributed to Holders of Usufructuary Certificates			
15.	Second Dividend to Shareholders			
16.	Second Legal Reserve	209.000.000,00	209.000.000,00	
17.	Statutory Reserves			
18.	Special Reserves			
19.	Extraordinary Reserve	3.513.283.000,00	5.766.515.379,25	
20.	Other Resources Intended for Distribution			
	- Prior Year Profit			
	- Extraordinary Reserves	0,00		
	- Other Distributable Reserves in Accordance with Law and the Articles of Association			
Information Regarding the Distributed Dividend Payout Ratio				
Per Share Dividend Information				
	GROUP	Total Dividend Amount (TL)	Dividend per Share with a Nominal Value of 1 TL	
			TOTAL (TL)	SHARE (%)
NET	A	152.021.951,40	0,600000000	60,00000
	B	2.127.978.048,60	0,600000000	60,00000
	TOTAL	2.280.000.000,00		
Ratio of Distributed Dividend to Net Distributable Profit for the Period, Including Donations				
Total Dividend Amount Distributed to Shareholders (TL)		Ratio of Dividend Distributed to Shareholders to Net Distributable Profit for the Period, Including Donations (%)		
2.280.000.000,00		0,373032193823601		