

EMLAK KONUT REAL ESTATE INVESTMENT COMPANY
FROM THE CHAIRMANSHIP OF BOARD OF THE DIRECTORS
INVITATION TO THE ORDINARY GENERAL ASSEMBLY OF THE FISCAL YEAR 2023
DATED 15.05.2024

The Ordinary General Assembly of the Shareholders of our Company for the fiscal year 2023 shall be held on 15.05.2024, at 10:00 at Mor Sümbül Sokak No:7/2 B, Barbaros Mahallesi, Ataşehir, İstanbul to address the following agenda items.

Shareholders may attend the Ordinary General Assembly of our Company in person or through representatives, physically or electronically. Shareholders or their representatives may attend the General Assembly electronically using their secure electronic signatures. Therefore, shareholders who will conduct transactions in the EGAS must first register on the e-CSD Information Portal of the Central Securities Depository (CSD), save their contact information, and have a secure electronic signature. Shareholders or their representatives who do not register on the e-CSD Information Portal and do not have a secure electronic signature may not participate in the General Assembly electronically.

Open voting by show of hands shall be used at the ordinary general assembly without prejudice to the electronic voting provisions regarding the voting of the agenda items.

In addition, shareholders or their representatives who wish to attend the meeting electronically shall fulfill their obligations in accordance with the provisions of the "Regulation on General Assemblies to be Held Electronically in Joint Stock Companies" (EGAS), published in the Official Gazette dated August 28, 2012, and numbered 28395 and "Communiqué on the Electronic General Assembly System to Apply in the General Assemblies of Joint Stock Companies," published in the Official Gazette dated August 29, 2012, and numbered 28396.

Under paragraph 4 of Article 415 of the Turkish Commercial Code No. 6102 and paragraph 1 of Article 30 of the Capital Markets Law No. 6362, the right to attend and vote at the General Assembly shall not depend on depositing documents proving the shareholder's ownership of the shares or share certificates. Within this framework, there is no need for our shareholders to have their shares blocked if they wish to attend the General Assembly. Shareholders who wish to attend the General Assembly in person may exercise their rights relating to their shares registered in the "List of Shareholders" in the Central Securities Depository (CSD) system by presenting their identity. However, if shareholders wishing to be included in the General Assembly Shareholders List anticipate a restriction on the communication of their identity and shareholding information to our Company, they shall apply to the intermediary institutions holding their accounts to disclose their identity and shareholding information to our Company remove the said restriction no later than 16:30 on the day prior to the date of the General Assembly.

Without prejudice to the rights and obligations of those who will not be able to attend the meeting in person but electronically, shareholders shall arrange their proxies in accordance with the sample proxy form below or obtain the sample proxy form from our Company departments, our website at www.emlakkonut.com.tr or the Public Disclosure Platform at www.kap.org.tr and submit their notarized proxy forms to the Company by complying with the requirements stipulated in the Capital Markets Board's Communiqué on Principles of "Voting by Proxy and Proxy Solicitation" No. II-30.1. In addition, the matters specified in the Corporate Governance Principle No. 1.3.1 of the Capital Markets Board's Communiqué on Corporate Governance No. II-17.1 shall also be announced to investors separately in a noticeable way. It is not necessary for a proxy appointed electronically via the Electronic General Assembly System to submit a proxy document.

The Report of the Board of Directors, the Consolidated Financial Statements, the Independent Audit Report, the proposal on Dividend Distribution, the Annual Report, and the annexed Corporate Governance Principles Compliance Report as well as the detailed Information Note on the agenda items for the Fiscal

Year 2023 shall be made available for the review of the shareholders three weeks before the general assembly at the Company Headquarters, Branches, our website at www.emlakkonut.com.tr and Public Disclosure Platform at www.kap.org.tr as well as Electronic General Assembly system of the Central Securities Depository. Under the Capital Markets Law, shareholders holding registered shares that are traded on the Stock Exchange shall not be notified by registered mail.

We would like to inform our shareholders and kindly request your presence.

Respectfully yours,

EMLAK KONUT REAL ESTATE INVESTMENT COMPANY
BOARD OF DIRECTORS

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

Contact: 444 36 55

Trade Registry and Number: Istanbul/273488-0

Mersis (Central Registration System No): 0334002803400018

**EMLAK KONUT REAL ESTATE INVESTMENT COMPANY'S AGENDA OF THE ORDINARY
GENERAL ASSEMBLY OF THE FISCAL YEAR 2023 DATED 15.05.2024**

1. Opening, moment of silence, national anthem, and election of the Meeting Council,
2. Authorization of the Meeting Council to sign the minutes of the General Assembly,
3. Reading and discussion of the Annual Report of the Board of Directors for the fiscal year 2023,
4. Reading of the Independent Auditors Report for the fiscal year 2023,
5. Reading, discussion, and approval of the Consolidated Financial Statements for the fiscal year 2023,
6. Discussion and resolution on the release of liability of the Members of the Board of Directors regarding the Company activities in 2023,
7. Discussion and resolution on the proposal of the Board of Directors regarding the profit for 2023, determined in accordance with the Company's dividend policy,
8. Submission to our shareholders for approval the independent auditing company selected by the Board of Directors for the fiscal year 2024 in accordance with the Turkish Commercial Code and Capital Market Legislation,
9. Submission of the change made to the Membership of the Board of Directors during the year under Article 363 of the Turkish Commercial Code to our shareholders for approval,
10. Election of the members of the Board of Directors and determination of their terms of office under Article 12 of the Articles of Association,
11. Determination of remuneration of the members of the Board of Directors and rights such as honoraria, bonuses and premiums
12. Providing shareholders with information on the amount and beneficiaries of donations and aids in 2023,
13. Determination of the upper limit for donations to be made in 2024,
14. Discussion and resolution on the authorization of the members of the Board of Directors to perform the transactions specified in Articles 395 and 396 of the Turkish Commercial Code,
15. Providing information to the shareholders on the current situation regarding the repurchase of the company shares,
16. Providing information to our shareholders on the guarantees, pledges, mortgages, and suretyships granted by the Company and its subsidiaries in favor of the third parties in 2023, under Article 12 of the Capital Markets Board's Communiqué on Corporate Governance No. II-17.1, as well as the income and benefits received,
17. Providing information to our shareholders on the transactions specified in Article 1.3.6 of the Capital Markets Board's Communiqué on Corporate Governance No. II-17.1
18. Providing information to our shareholders on the compensation of the members of the Board of Directors and executives with administrative responsibilities under the Remuneration Policy established in accordance with the corporate governance principles,
19. Providing information to our shareholders under Article 37 of the Capital Markets Board's Communiqué on Principles of Real Estate Companies No. III. 48.1,
20. Good wishes, expectations and closing.