



KAMUYU AYDINLATMA PLATFORMU

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Control of Compliance with Portfolio Limitations 2025 - 4. 3 Monthly Notification

Summary

Control of Compliance with Portfolio Limitations- 31.12.2025



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Control of Compliance with Portfolio Limitations

Related Companies []

Related Funds []

Control of Compliance with Portfolio Limitations	
Announcement Content	
Update Notification Flag	Hayır (No)
Correction Notification Flag	Hayır (No)
Date of the previous notification about the same subject	-
Explanation	

In accordance with the directive of the Capital Markets Board (CMB), the 'Control of Compliance with Portfolio Limitations' table, which is included in the notes to the unconsolidated financial statements, is being disclosed using the new Public Disclosure Platform (KAP) template to ensure the data is provided in an analyzable format.

This disclosure relates solely to the migration of the previously announced financial data for the period ended 31.12.2025 into the new format and does not involve any changes to the financial information.

In accordance with the Turkish capital markets regulations, in case of any discrepancy between the Turkish and English versions of disclosures, the Turkish language version which is published on the Public Disclosure Platform (Kamuyu Aydınlatma Platformu) shall prevail.

	Current Period	Previous Period (Year End)
Control of Compliance with Portfolio Limitations		
Main Account Items of Non-consolidated / Solo Financial Statements		
A) Money and Capital Market Instruments	7.790.767	8.204.943
B) Real Estate, Real Estate-Based Projects, Real Estate-Based Rights, units of Real Estate Investment Funds and corporations under Article 28 paragraph one subparagraph (ç) , where there is a 100% participation in capital	247.351.114	224.225.573
C) Subsidiaries	6.094.001	5.394.003
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	61.285.566	26.065.444
D) Total Assets	322.521.449	263.889.963
E) Financial Debts	54.078.750	16.887.910
F) Other Financial Liabilities	0	0

G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	0	0
i) Shareholders' Equity	130.467.707	127.380.591
Other Liabilities	137.974.992	119.621.462
D) Total Liabilities	322.521.449	263.889.963
Other Non-consolidated / Solo Financial Information		
A1) Portion of Money and Capital Market Instruments Held For Real Estate Payments of 3 Years	7.790.767	8.204.943
A2) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposit / Participation Accounts	13.072.959	10.349.516
A3) Foreign Capital Market Instruments	0	0
B1) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights	0	0
B2) Lands/Fields Kept Idle	22.308.625	19.504.116
C1) Foreign Subsidiaries	0	0
C2) Participation in Operator Company	5.832.604	5.751.350
J) Non-cash Credits	1.157.934	216.120
K) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development	0	0
L) Total Sum of Investments in Money and Capital Market Instruments of a Single Company	0	0
Portfolio Limitations %		
1) Mortgage Values of Mortgaged Lands Not Owned by the REIC, Which Will be Subject to Project Development (K/D) [$\leq$ % 10]	% 0	% 0
2) Real Estate, Real Estate-Based Projects, Real Estate-Based Rights, units of Real Estate Investment Funds and corporations under Article 28 paragraph one subparagraph (ç) , where there is a 100% participation in capital ((B+A1)/D) [$\geq$ % 51]	% 79	% 88
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [$\leq$ %49]	% 2	% 2
4) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights, Subsidiaries, Capital Market Instruments ((A3+B1+C1)/D) [$\leq$ %49]	% 0	% 0
5) Lands/Fields Kept Idle (B2/D) [$\leq$ %20]	% 7	% 7
6) Participation in Operator Company (C2/D) [$\leq$ %10]	% 2	% 2
7) Limit of Indebtedness ((E+F+G+H+J)/i) [$\leq$ %500]	% 42	% 13
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [$\leq$ %10]	% 2	% 1
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [$\leq$ %10]	% 0	% 0