Date and time of publication on KAP: 07.11.2026 01:01:32
https://www.kap.org.tr/en/Bildirim/1694501

KAMUYU AYDINLATMA PLATFORMU

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Control of Compliance with Portfolio Limitations
2026 - 3. 3 Monthly Notification

Summary

Control of Compliance with Portfolio Limitations-30.09.2026

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 relevant instruction of the Capital Markets Board, the "Control of Compliance with Portfolio Limitations" table, prepared in line with our financial statements dated 30 September 2026, is hereby disclosed to the public in an analyzable data format using the new Public Disclosure Platform (KAP) template.This notification relates to the publication, in an analyzable data format on the Public Disclosure Platform (KAP), of the information contained in our financial statements dated 30 September 2026.

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	38.876.622	9.685.275
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	325.513.278	307.500.347
C) Subsidiaries	9.146.629	7.575.900
Receivables From Related Parties (Non-commercial)	0	0
Other Assets	85.255.919	76.188.591
D) Total Assets	458.792.448	400.950.113
E) Financial Debts	71.490.956	67.229.268
F) Other Financial Liabilities	61.671.600	0
G) Financial Leasing Debts	0	0
H) Payables To Related Parties (Non-commercial)	0	0

İ) Shareholders' Equity	164.007.105	162.193.995
Other Liabilities	161.622.787	171.526.850
D) Total Liabilities	458.792.448	400.950.113
Other Non-consolidated / Solo Financial Information		
A1) Portion of Money and Capital Market Instruments Held For Real Estate Payments of 3 Years	38.876.622	9.685.275
A2) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposit / Participation Accounts	48.687.060	16.251.956
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	26.430.909	27.733.492
C1) Foreign Subsidiaries	0	0
C2) Participation in Operator Company	9.137.231	7.250.940
J) Non-cash Credits	2.571.754	1.439.513
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) [≤ % 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) [≥ % 51]	% 79	% 79
3) Money and Capital Market Instruments and Subsidiaries ((A +C-A1)/D) [≤ %49]	% 2	% 2
4) Foreign Real Estates, Real Estate-Based Projects, Real Estate-Based Rights, Subsidiaries, Capital Market Instruments ((A3+B1+C1)/D) [≤ %49]	% 0	% 0
5) Lands/Fields Kept Idle (B2/D) [≤ %20]	% 6	% 7
6) Participation in Operator Company (C2/D) [≤ %10]	% 2	% 2
7) Limit of Indebtedness ((E+F+G+H+J)/İ) [≤ %500]	% 83	% 42
8) FX Time/Demand Deposits / Special Current and Participation Accounts and TL Time Deposits and Participation Accounts (A2-A1)/D [≤ %10]	% 2	% 2
9) Total Sum of Investments in Money and Capital Market Instruments of a Single Company (L/D) [≤ %10]	% 0	% 0