

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Notification Regarding Dividend Payment

Notification Regarding Dividend Payment

Summary Info	About 2017 Profit Distrubution (Revise)
Update Notification Flag	No
Correction Notification Flag	Yes
Postponed Notification Flag	No
Reason of Correction	Erroneous Entry

Board Decision Date	26.02.2018
Date of Related General Assembly	28.03.2018
Was The Issue of Dividend Payment Negotiated?	Discussed
Type of Cash Dividend Payment	Payment In Advance
Currency Unit	TRY
Type of Stock Dividend Payment	Will Not Be Paid

Amount and Rate of Cash Dividend Payment

Share Group Info	Payment	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Gross (%)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (TL)	Cash Dividend To Be Paid For Share With Par Value of 1 TL - Net (%)
A Grubu, İşlem Görmüyor, TREEGYO00025	Payment In Advance	0,17552	17,552	0,17552	17,552
B Grubu, EKGYO, TREEGYO00017	Payment In Advance	0,17552	17,552	0,17552	17,552

Cash Dividend Payment Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	31.05.2018	31.05.2018	04.06.2018	01.06.2018

Amount and Rate of Cash Dividend Stock Dividend Payment

Share Group Info	Amount of Stock Dividend (TL)	Rate of Stock Dividend (%)
A Grubu, İşlem Görmüyor, TREEGYO00025	0	0
B Grubu, EKGYO, TREEGYO00017	0	0

Additional Explanations

Our company is offering only cash dividend payment as below;

The Company posted 1.756.094.493,00 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Capital Markets Board (CMB) Communiqué and 2.073.954.121,30 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Tax Procedure Law.

Total first legal reserve that has been set aside pursuant to the Turkish Commercial Code (TCC) was 503.579.396,20 Turkish Liras, which is lower than the 20 percent of the paid-in capital. Accordingly, it has been resolved that 5 percent First Legal Reserve (103.697.706,07 Turkish Liras) shall be set aside from the 2.073.954.121,30 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Tax Procedure Law.

A First Dividend of 666.976.000,00 Turkish Liras shall be distributed. This figure is 40,000031632 percent of the 1.667.396.786,94 Turkish Liras net profit for the period, which is calculated by adding 15.000.000,00 TL Turkish Liras of Donations and Grants made in 2017 to the remaining 1.652.396.786,94 TL Turkish Liras after setting aside 103.697.706,07 TL Turkish Liras of First Legal Reserve pursuant to the TCC from 1.756.094.493,00 TL Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the CMB Communiqué, pursuant to the TCC provisions, 47.697.600,00 Turkish Liras shall be set aside as Second Legal Reserve. This amount is one-tenth of the figure that is calculated after deducting 5 percent of the paidin capital based on the dividends of 666.976.000,00 TL Turkish Liras that will be distributed to the shareholders. The remaining profit of 937.723.186,93 TL Turkish Liras according to our legal records shall not be distributed, and shall be set aside as excess reserve. The first dividend in the amount of 666.976.000,00 TL Turkish Liras shall be distributed to shareholders in exchange for 2017 dividend right coupons at gross (=net) dividend rate of 0,17552 Turkish Liras in cash/on account on May 31, 2018. These matters shall be submitted for the approval of our shareholders at the 2017 Ordinary General Assembly of the Company.

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.

Supplementary Documents

Appendix: 1 31.12.2017 Dividend Distribution.pdf

Appendix: 2 31.12.2017 Kar Dağıtımı.pdf

DIVIDEND DISTRIBUTION TABLE

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 26.02.2018/26.02.2018 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital 3.800.000.000

2. Total Legal Reserves (According to Legal Records) 103.697.706,07

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	1.756.094.493	2.073.954.121,3
4. Taxes Payable (-)	0	0
5. Net Current Period Profit	1.756.094.493	2.073.954.121,3
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	103.697.706,07	103.697.706,07
8. NET DISTRIBUTABLE CURRENT PERIOD PROFIT	1.652.396.786,94	1.970.256.415,24

Dividend Advance Distributed (-)		
Dividend Advance Less Net Distributable Current Period Profit		
9. Donations Made during the Year (+)	15.000.000	
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated		
11. First Dividend to Shareholders	666.976.000	
* Cash	666.976.000	
* Stock		
12. Dividend Distributed to Owners of Privileged Shares		
13. Other Dividend Distributed		
* To the Employees		
* To the Members of the Board of Directors,		
* To None Shareholders		
14. Dividend to Owners of Redeemed Shares		
15. Second Dividend to Shareholders		
16. Secondary Legal Reserves	47.697.600	
17. Statutory Reserves		
18. Special Reserves		
19. EXTRAORDINARY RESERVES	937.723.186,93	1.255.582.815,24
20. Other Distributable Resources		

Dividend Rates Table

Share Group	CASH DIVIDEND AMOUNT (TL) - NET	STOCK DIVIDEND AMOUNT (TL)	TOTAL DIVIDEND AMOUNT (TL) / NET DISTRIBUTABLE CURRENT PERIOD PROFIT (%)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (TL)	DIVIDEND TO BE PAID FOR SHARE WITH PAR VALUE OF 1 TL - NET (%)
A Grubu	4.471.488,18	0	4.471.488,18	0,17552	17,552
B Grubu	622.504.511,82	0	622.504.511,82	0,17552	17,552
TOTAL	666.976.000	0	666.976.000		

Dividend Payment Table Explanation

The Company posted 1.756.094.493,00 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Capital Markets Board (CMB) Communiqué and 2.073.954.121,30 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Tax Procedure Law.

Total first legal reserve that has been set aside pursuant to the Turkish Commercial Code (TCC) was 503.579.396,20 Turkish Liras, which is lower than the 20 percent of the paid-in capital. Accordingly, it has been resolved that 5 percent First Legal Reserve (103.697.706,07 Turkish Liras) shall be set aside from the 2.073.954.121,30 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Tax Procedure Law.

A First Dividend of 666.976.000,00 Turkish Liras shall be distributed. This figure is 40,000031632 percent of the 1.667.396.786,94 Turkish Liras net profit for the period, which is calculated by adding 15.000.000,00 TL Turkish Liras of Donations and Grants made in 2017 to the remaining 1.652.396.786,94 TL Turkish Liras after setting aside 103.697.706,07 TL Turkish Liras of First Legal Reserve pursuant to the TCC from 1.756.094.493,00 TL Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the CMB Communiqué. Also, pursuant to the TCC provisions, 47.697.600,00 Turkish Liras shall be set aside as Second Legal Reserve. This amount is one-tenth of the figure that is calculated after deducting 5 percent of the paid-in capital based on the dividends of 666.976.000,00 TL Turkish Liras that will be distributed to the shareholders. The remaining profit of 937.723.186,93 TL Turkish Liras according to our legal records shall not be distributed, and shall be set aside as excess reserve. The first dividend in the amount of 666.976.000,00 TL Turkish Liras shall be distributed to shareholders in exchange for 2017 dividend right coupons at gross (=net) dividend rate of 0,17552 Turkish Liras in cash/on account on May 31, 2018. These matters shall be submitted for the approval of our shareholders at the 2017 Ordinary General Assembly of the Company

We proclaim that our above disclosure is in conformity with the principles set down in "Material Events Communiqué" of Capital Markets Board, and it fully reflects all information coming to our knowledge on the subject matter thereof, and it is in conformity with our books, records and documents, and all reasonable efforts have been shown by our Company in order to obtain all information fully and accurately about the subject matter thereof, and we're personally liable for the disclosures.