

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Notification Regarding Dividend Payment

Notification Regarding Dividend Payment

Summary Info	2020 Profit Distribution
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	08.03.2021
Date of Related General Assembly	25.03.2021
Was The Issue of Dividend Payment Negotiated?	Discussed
Type of Cash Dividend Payment	Payment In Advance
Currency Unit	TRY
Stock Dividend	Will Not Be Paid
The Reason For Applying A Lower Dividend Withholding Rate Than The Current Rate In Calculating Net Amount	Since our company has the status of Real Estate Investment Company, the income tax withholding rate is zero.

Information Regarding How To Calculate That Lower Dividend Withholding Rate Than The Current Rate

Since our company has the status of Real Estate Investment Company, the income tax withholding rate is zero.

Cash Dividend Payment Amount and Rates

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 (%)	Withholding Rate (%)	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	0,0217000	2,17	0	0,0217000	2,17
B Grubu, EKGYO, TREEGYO00017	Payment In Advance	0,0217000	2,17	0	0,0217000	2,17

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	05.05.2021	05.05.2021	07.05.2021	06.05.2021

- (1) The date that the dividend will be paid and the share will start trading without dividend right (proposed).
- (2) The date that the dividend will be paid and the share will start trading without dividend right (finalized).
- (3) Date of entry to the accounts of the shareholders whose shares are traded on the stock exchange.
- (4) Date of determination of the right holders of the type of shares traded on the stock exchange.

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

At the meeting of our Board of Directors on March 8, 2021, the issue of distributing the 2020 profit in accordance with the Dividend Distribution Policy of our Company and distributing the profit on May 05, 2021 was submitted to the approval of our shareholders at the General Assembly Meeting and it was decided to distribute 2020 profit.

Supplementary Documents

Appendix: 1

2020kar_dagitimi_profit_distribution.pdf

DIVIDEND DISTRIBUTION TABLE

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2020/31.12.2020 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital

3.800.000.000

2. Total Legal Reserves (According to Legal Records)

618.423.233,87

Information on privileges in dividend distribution, if any, in the Articles of Association:

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*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	834.139.000	831.150.421,47
4. Taxes Payable (-)	-2.424.000	
5. Net Current Period Profit	836.258.000	831.150.421,47
6. Losses in Previous Years (-)		
7. Primary Legal Reserve (-)	41.557.521,07	41.557.521,07
8. Net Distributable Current Period Profit	794.700.478,93	789.592.900,4
Dividend Advance Distributed (-)		
Dividend Advance Less Net Distributable Current Period Profit		
9. Donations Made During The Year (+)	26.464.804,45	
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	821.165.283,38	
11. First Dividend to Shareholders	82.460.000	
* Cash	82.460.000	
* 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 Non-Shareholders		
14. Dividend to Owners of Redeemed Shares		
15. Second Dividend to Shareholders		
16. Secondary Legal Reserves		

17. Statutory Reserves		
18. Special Reserves		
19. Extraordinary Reserves	712.240.478,93	707.132.900,4
20. Other Distributable Resources		

Dividend Payment 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	5.498.127,24	0	0,69	0,0217	2,17
B Grubu	76.961.872,76	0	9,68	0,0217	2,17
TOTAL	82.460.000	0	10,37	0,0217	2,17

Dividend Rate Table Explanations

The Company posted 836.258.000,00 Turkish Liras of net profit for the period in the consolidated balance sheet drawn up pursuant to the provisions of the Capital Markets Board (CMB) Communiqué Serial: XI No: 29, and 831.150.421,47 Turkish Liras of net profit for the period in the balance sheets drawn up in accordance with 2020 4Q Provisional Tax Return 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 618.423.233,87 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 (41.557.521,07 Turkish Liras) shall be set aside from the 831.150.421,47 Turkish Liras of net profit for the period in the balance sheets drawn up pursuant to the provisions of the Tax Procedure Law.

First Dividend of 82.460.000,00 Turkish Liras shall be distributed. This figure is %0,1004182734819690 percent of the 794.700.478,93 Turkish Liras net profit for the period, which is calculated by adding 26.464.804,45 TL Turkish Liras of Donations and Grants made in 2020 to the remaining 794.700.478,93 TL Turkish Liras after setting aside 31.960.594,19 Turkish Liras of First Legal Reserve pursuant to the TCC from 836.258.000,00 Turkish Liras of net profit for the period in the consolidated balance sheets drawn up pursuant to the provisions of the CMB Communiqué Serial: XI No: 29.

Also, pursuant to the TCC provisions, Second Legal Reserve shall not be set aside due to 82.460.000,00 Turkish Liras First Legal reserve that will be distributed to the shareholders not to exceed 5 percent of the paid in capital.

The remaining profit of 712.240.478,93 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 82.460.000,00 TL Turkish Liras shall be distributed to shareholders in exchange for 2020 dividend right coupons at gross (=net) dividend rate of 0,021700 Turkish Liras in cash/on account on May 05, 2021.

These matters have been submitted for the approval of our shareholders and it has been approved at the 2020 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.

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.