Date and time of publication on KAP: 31.03.2023 17:05:01
https://www.kap.org.tr/en/Bildirim/1130386

KAMUYU AYDINLATMA PLATFORMU

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Notification Regarding Dividend Payment

MERKEZİ KAYIT İSTANBUL

Notification Regarding Dividend Payment

Summary Info	2022 Profit Distrubution
Update Notification Flag	Yes
Correction Notification Flag	No
Postponed Notification Flag	No

Decision Date	07.03.2023
Date of Related General Assembly	31.03.2023
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 Witholding 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	0,2390000	23,9	0	0,2390000	23,9
B Grubu, EKGYO, TREEGYO00017	**Payment In Advance**	**0,2390000**	**23,9**	**0**	**0,2390000**	**23,9**

Dividend Dates

Payment	Proposed Ex-Dividend Date	Final Ex-Dividend Date	Payment Date	Record Date
Payment In Advance	12.04.2023	12.04.2023	14.04.2023	13.04.2023

(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

The Company posted 3,000,132,000 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 3.061.408.390,32 Turkish Liras of net profit for the period in the balance sheets drawn up in accordance with 2022 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 730.708.693,24Turkish Liras, which is lower than the 20 percent of the paid-in capital. Accordingly, it has been resolved that 5 percent First Legal Reserve (153.070.419,52 Turkish Liras) shall be set aside from the alan 3.061.408.390,32 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 908.200.000 Turkish Liras shall be distributed. This figure is 30,06570129550 percent of the 3.020.717.830,84 Turkish Liras net profit for the period, which is calculated by adding 49.877.137,60 TL Turkish Liras of Donations and Grants made in 2022 to the remaining 2.970.840.693,24 TL Turkish Liras after setting aside 29.291.306,76 Turkish Liras of First Legal Reserve pursuant to the TCC from 3.000.132.000,00 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 908.200.000 Turkish Liras First Legal reserve that will be distributed to the shareholders not to exceed 5 percent of the paidin capital.

The remaining profit of 1.990.820.693,24 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 908.200.000 TL Turkish Liras shall be distributed to shareholders in exchange for 2022 dividend right coupons at gross (=net) dividend rate of 0,2390 Turkish Liras in cash/on account on Apr 12,2022.

These matters has been decided to be advised for the approval of our shareholders at the 2022 Ordinary General Assembly of the Company.

It was approved at the Ordinary General Assembly meeting on March 31th, 2023.

In accordance with the Turkish capital markets regulations, in case of any discrepency 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.

DIVIDEND DISTRIBUTION TABLE

EMLAK KONUT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 01.01.2022/31.12.2022 Period Dividend Payment Table (TL)

1.Paid-In / Issued Capital	3.800.000.000
2. Total Legal Reserves (According to Legal Records)	730.708.693,24

*	Based on CMB Regulations	Based on Legal Records
3. Current Period Profit	2.997.133.000	3.061.408.390,32
4. Taxes Payable (-)	2.999.000	0
5. Net Current Period Profit	3.000.132.000	3.061.408.390,32
6. Losses in Previous Years (-)	0	0
7. Primary Legal Reserve (-)	29.291.306,76	29.291.306,76
8. Net Distributable Current Period Profit	2.970.840.693,24	3.032.117.083,56
Dividend Advance Distributed (-)	0	0
Dividend Advance Less Net Distributable Current Period Profit	0	0
9. Donations Made During The Year (+)	49.877.137,6	0
10. Donation-Added Net Distributable Current Period Profit on which First Dividend Is Calculated	3.020.717.830,84	0
11. First Dividend to Shareholders	908.200.000	0
* Cash	908.200.000	0
* Stock	0	0
12. Dividend Distributed to Owners of Privileged Shares	0	0
13. Other Dividend Distributed	0	0
* To the Employees	0	0
* To the Members of the Board of Directors	0	0
* To Non-Shareholders	0	0
14. Dividend to Owners of Redeemed Shares	0	0
15. Second Dividend to Shareholders	0	0
16. Secondary Legal Reserves	71.820.000	0
17. Statutory Reserves	0	0
18. Special Reserves	0	0
19. Extraordinary Reserves	1.990.820.693,23	2.052.097.083,55
20. Other Distributable Resources	0	0

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	60.555.410,64	0	2	0,239	23,9
B Grubu	847.644.589,36	0	28	0,239	23,9
TOTAL	908.200.000	0	30	0,239	23,9

Dividend Rate Table Explanations

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Reserve pursuant to the TCC from 3.000.132.000,00 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.

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