



Emlak Konut

Sustainability Studies

2022

“

Sustainable future, sustainable life...

”

As Emlak Konut REIT, we prioritize improving our performance in sustainability and other related areas in our operations. As a result of risk-opportunity assessment studies that we conducted for our priority issues in 2022, we aim to determine our key performance indicators for our sustainability and our short-medium-long-term targets in all main topics. We will keep continuing our work without slowing down.

Considering the sustainable resource management requirements of the world we live in, we determine our priorities by taking into account both national and international standards, and we implement practices aimed at consolidating and spreading the awareness of sustainability.

We are aware that sustainability is a whole that is formed by long-term efforts. Therefore, our most important goal is to establish and sustain this perspective on a solid basis.





Our Work on Green Development

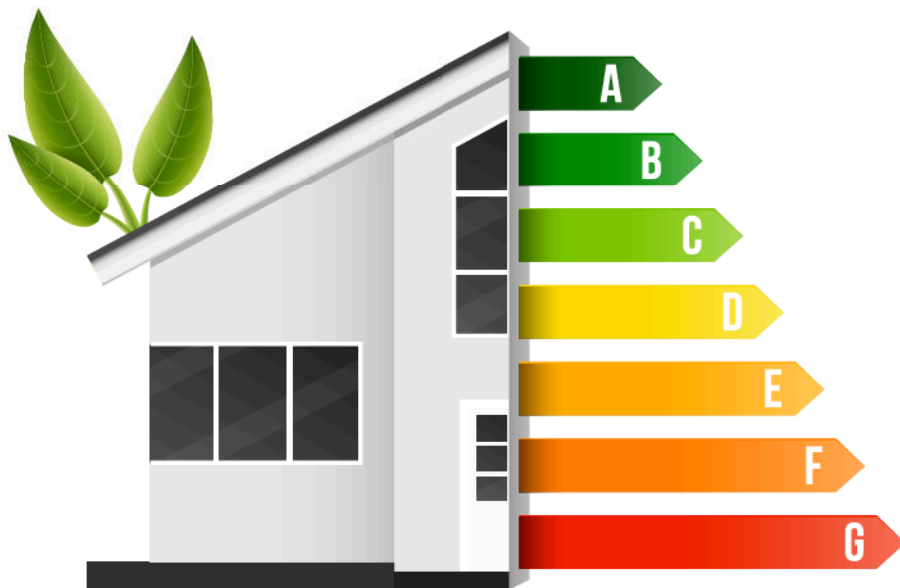


Realizing pioneering projects by accelerating the integration of sustainability into our corporate practices is among our most important goals.

All the projects we have implemented since 2011 have an **Energy Performance Certificate**, thanks to the steps we took for energy efficiency.

In our projects that was implemented or will be implemented as of 2020, we aim for buildings with maximum energy efficiency and plan to obtain **Class A Energy Identity Certificate** which evaluates the effective and efficient use of energy and energy resources in buildings, prevention of energy waste, protection of the environment, classification of energy need and energy consumption, greenhouse gas emission level, insulation properties and efficiency of heating - cooling systems.

In order to improve our sustainability performance, we started to obtain, adapt and implement the **TS EN ISO 14001:2015 - ENVIRONMENTAL MANAGEMENT SYSTEMS**, **TS ISO 10002:2018 - CUSTOMER SATISFACTION MANAGEMENT SYSTEM** and **TS ISO 45001:2018 - OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT SYSTEM**, which are certified by the Turkish Standards Institute (TSE).





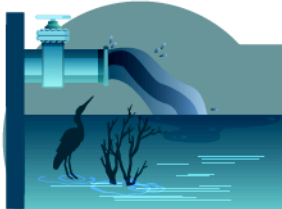
By the end of 2022, we anticipate that we will save on the **electrical energy** consumed by approximately **14,877 residences** in a year with our energy efficiency practices. Thus, we aim to bring in **40,705,000 TL** to the national economy.

With our **Solar Power Plants**, we aim to bring in **12,620,000 TL** to our country's economy by generating electricity that will be consumed by approximately **4,611 residences** annually by the end of 2022.



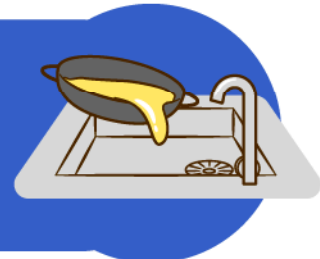
With **electric charging stations**, we plan to prevent the use of **97,200,000 liters** of fossil fuel and the release of **292,000 tons of carbon dioxide** to the environment by the end of 2022.

Assuming that an average of **300 m³/year natural gas consumption** per section is saved for **148,774** independent sections by 2022, we anticipate that the total natural gas savings will be **181,655,000 m³/year**. With this savings, we aim to contribute **181,655,000 TL** annually to our country's economy.



The **1,450,000 m³** gray water treatment carried out as of June 2022 enabled us to save **12,000,000 TL** of water.

We prevented the pollution of **155 million tons of water** annually by making 136.3 tons of waste oil suitable for biodiesel use with the **oil separator systems** used in **49,294** completed houses.



In all the **national garden projects** we implement, we give significant attention to afforestation for biodiversity, the protection of endemic **plant species**, and the preference of carbon absorbing plants.



ZERO WASTE

PRACTICES



“Every Home Has a Life, Every Life Has a Future”

We build infrastructure for waste management such as garbage rooms, garbage chutes, waste separation systems in all living spaces we design including housing, commercial units, national gardens, social spaces, etc.

In 2022, we aim to complete the **"Zero Waste"** processes of 10 projects of which we carry out the site management.

In this direction, we aim to implement our first application in our Semt Bahçekent project and to recycle organic waste with the installation of a compost machine and to use it as fertilizer in the landscaping areas within the site.

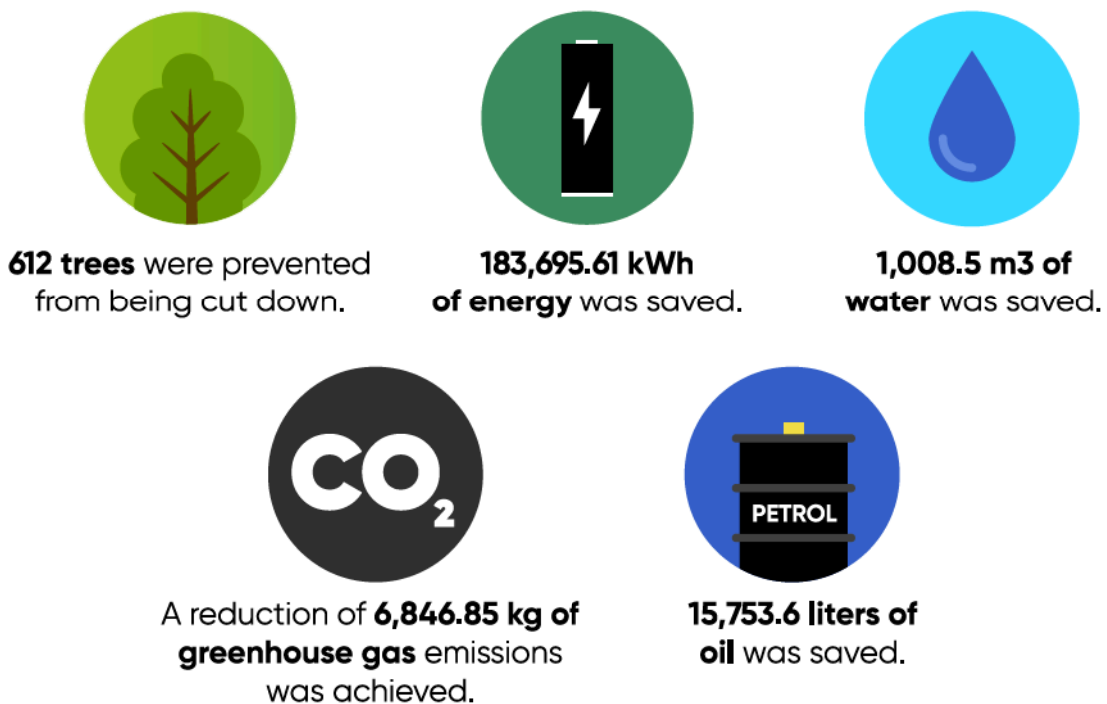
We determined five construction sites in our projects that have just started or are still in progress. Zero Waste Management will be operated simultaneously with the start of production at these construction sites. In this context, composting planning will be implemented in our Halkalı construction site in order to evaluate the organic wastes of the Nation's Garden in the region. In this way, the organic fertilizer needs of the Nation's Garden will be met by recyclables.



The amount of waste collected between January 2019 and June 2022 with our Zero Waste practices are as follows:



The achievements as of June 2022 with waste separation practices are as follows:



“ Zero Waste Practices ”

1

Waste Separation Systems

We support recycling by collecting and sorting paper, plastic, metal, glass and organic wastes in the garbage rooms in our projects.



2

Zero Points

We temporarily store the wastes collected in our projects at zero points and send them to recycling facilities.



3

Compost Systems

We transform the organic wastes we collect in our projects into natural fertilizers with our compost systems. We use it in the care of plants and flowers in the landscape areas of our projects.



4

Garbage Bins and Child Compost Usage Area

We enable children to recycle in our garbage bins and compost areas.



Environmental Impact Assessment Regulation (EIA)

As part of EIA regulation, we receive 'EIA Outside the Scope Certificate' for our projects with less than 300 residences, and we receive 'EIA Not Required Certificate' for our projects with 300 residences or more.

In this context, in order to obtain an EIA certificate, we are committed to comply with the regulations of the relevant articles related to the environmental effects of the subjects such as;

- Wastewater Production Amount
- Solid Waste Production Amount
- Excavation Waste Production Amount
- Construction Waste Production Amount
- Packaging Waste Production Amount
- Hazardous Waste Production Amount
- Medical Waste Production Amount
- Amount of Waste Battery and Accumulator
- Amount of Waste Mineral Oil
- Amount of Waste Vegetable Oil
- Gas Waste Production Amount
- Exhaust Emission Quantity
- Dust Emission from Vegetative Soil and Excavation Waste
- Noise Production Amount
- Soil Pollution

which will occur during the construction and operation phase of the project, and we are committed to take precautions written in the EIA file which is prepared after obtaining the information on related project's deed, zoning status, plans, layout plan, architectural projects, etc.

Occupational Health and Safety

As part of its sustainability efforts, Emlak Konut REIT maintains integrated measurements and surveillance in all operating business areas. It makes maximum efforts to carry out an effective audit that prevents all accidents, occupational diseases, environmental damages and non-compliances, and to provide continuous improvement and development.

Occupational health and safety risks are proactively managed in order to comply with all relevant legal regulations and other applicable standards. In this regard, all measurable OHS targets will be regularly observed and shared transparently with all stakeholders within the scope of Sustainability Studies.

In 2022, **9,403,368** person x hours were worked at our ongoing construction sites.

- Accident Frequency Rate: 5,440
- Accident Severity Rate: 25
- Number of Work Accidents: 315
- Loss of Work Days: 717

Within the scope of our operations, there are 21 sites with established temporary management, and whose operation continues since 2020. A total of 477,520 person*hours worked on these sites in 2020. During this period, no work accident occurred at any of our sites. Our accident frequency and accident severity rates for 2020 are zero. In 2021, a total of 1.102.120 hours worked, and a total of 4 lost-day accidents occurred during this period. Our total accident frequency rate was calculated as 70.7 and our accident severity rate as 0.008. For the years 2020 and 2021, a total of 1,579,640 people x hours of work was carried out without missing people x hours.

