esas PROPERTIES

Sustainability at the Core

ESAS PROPERTIES 2025 SUSTAINABILITY REPORT

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17 Burda

01 Burda

About This Report

This report outlines the sustainability management approach, priority impact areas, and key performance indicators of Esasburda Turizm ve İnşaat A.Ş. (Esas Properties) for the reporting period 1 January – 31 December 2025.

It presents the environmental, social, and governance (ESG) impacts of our operations, along with the related policies, practices, and performance outcomes. All disclosures are based on the data available as of the reporting period.

Scope and Reporting Boundaries
The reporting scope covers the following assets and projects owned by the Company as of 2025:
- 01 Burda
- 10 Burda
- 14 Burda
- 17 Burda
- 39 Burda
- 41 Burda
- 67 Burda
- Aeropark (Block B)
- Esas Plaza

Assets under asset management services and their related operations are excluded from the reporting scope.

We value stakeholder feedback as an integral part of our continuous improvement journey. For any comments or suggestions, please contact us at *surdurulebilirlik@esasgm.com.tr*.

Reporting Approach
This report has been prepared in accordance with the **GRI (Global Reporting Initiative) Standards.**

Sustainability topics have been assessed based on a **double materiality approach**, considering both:

- the impacts of our activities on the environment, society, and the economy, and
- the financial and strategic implications of these topics for the Company.

Priority topics have been identified through a combination of internal and external stakeholder engagement, as well as sectoral and regulatory developments.

The report has been aligned with the Türkiye Sustainability Reporting Standards (TSRS) and the IFRS S1 and IFRS S2 frameworks.

Assurance
For the 2025 reporting period, selected environmental and social performance indicators were subject to an independent limited assurance engagement conducted by Deloitte. This work evaluates the compliance of the relevant indicators with defined methodologies and the reliability of the reported data.

The indicators assessed within the scope of limited assurance are as follows:

- **Environmental Indicators:** Common area electricity consumption, total energy consumption, renewable energy consumption and generation (solar PV).
- **Social Indicators:** Employee profile data (total number of employees, gender distribution, employee category) and gender distribution of senior management.

Detailed information on the scope and methodology of the independent assurance engagement is provided in the Assurance Statement section of the report.

CEO Message

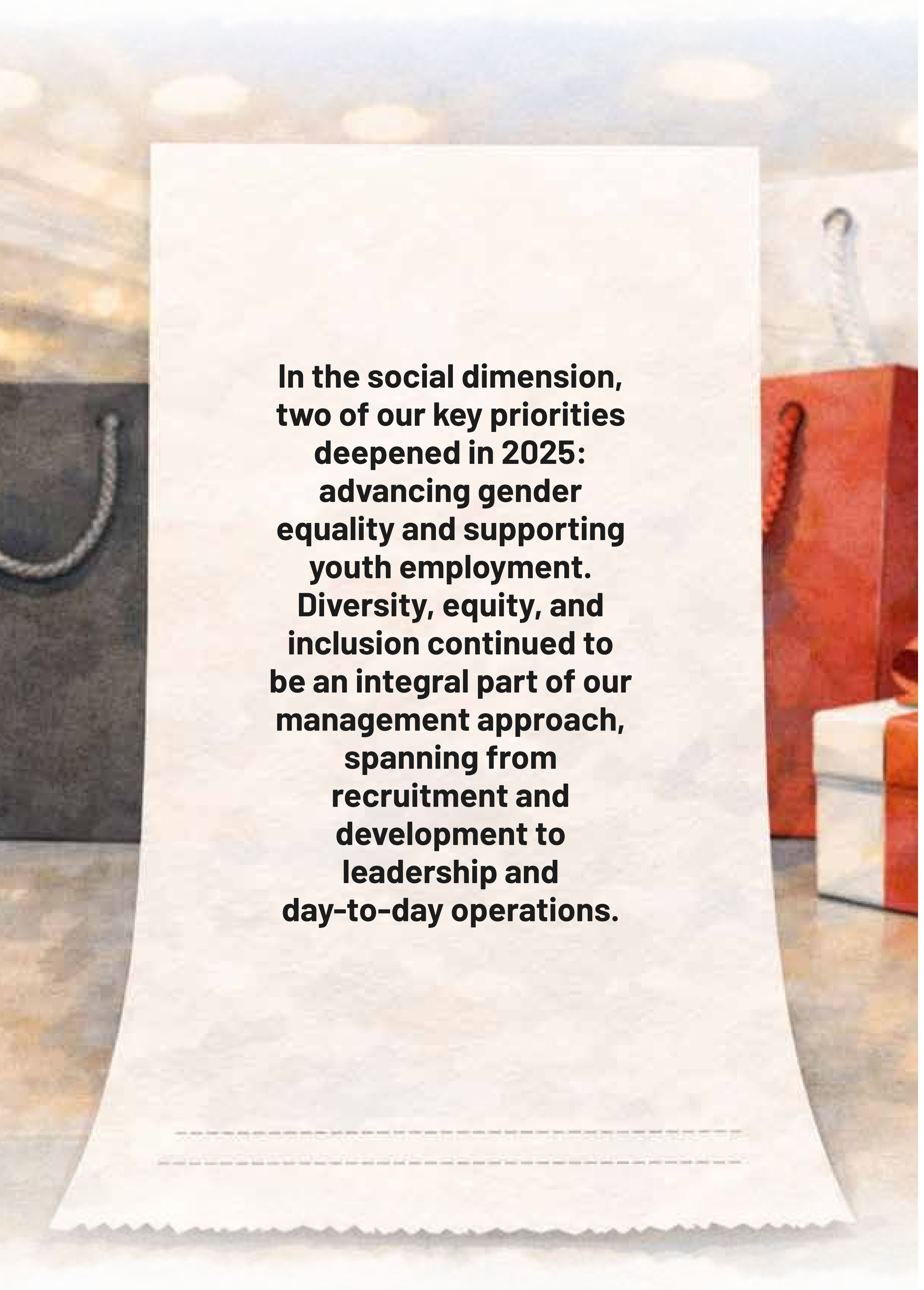
Cem Eriç
CEO

At a time when economic, environmental, and technological transformations are accelerating globally, the fundamental drivers of value creation in the real estate sector are resilient assets, data-driven management, and strong stakeholder relationships. At Esas Properties, we view this period as an opportunity for transformation that strengthens our business model and supports long-term value creation.

In 2025, we placed sustainability at the core of our decision-making processes and investment approach. While enhancing resource efficiency, we also aimed to strengthen transparency and trust. This integrated approach, which balances short-term performance with long-term resilience, has evolved into a shared governance discipline across our organization. In this context, we restructured our sustainability function, consolidating target setting, implementation, and monitoring under a single framework, and ensuring strong alignment across risk management, ethical principles, data quality, and operational practices.

Our environmental focus has always been clear: to use resources more efficiently and to demonstrate progress through measurable outcomes. In line with this approach, we achieved our target, originally announced in 2024, of meeting 100% of common area electricity consumption from renewable energy by 2030, five years ahead of schedule, in 2025. We would like to underline that we reached this significant milestone by making two additional solar PV system investments in 2025, with a total investment value of EUR 1 million, bringing our total to six solar PV systems with a combined investment volume of EUR 5.4 million. Furthermore, this approach is reflected in our environmental performance. In 2025, we reduced our net emissions by 3.86% compared to the previous year, clearly demonstrating our ability to manage operational resilience alongside environmental performance.

The tangible steps we took in energy and emissions management in 2025, along with our investments to expand clean energy use across our portfolio, not only reduced our operational carbon footprint but also marked a significant milestone on our pathway to net zero. We aim to build on this momentum in the coming period and will continue to advance our climate-focused transformation with determination.



Creating opportunities for young talent is, for us, a strategic investment in the competencies of the future. Our People and Culture approach is built on a strong foundation that promotes well-being, a safe working environment, and a culture of continuous feedback. It was particularly meaningful for us to see this approach recognized externally. In 2025, we ranked 3rd in Great Place to Work® Türkiye's Best Employers list and were also recognized across three additional award categories by the same global institution.

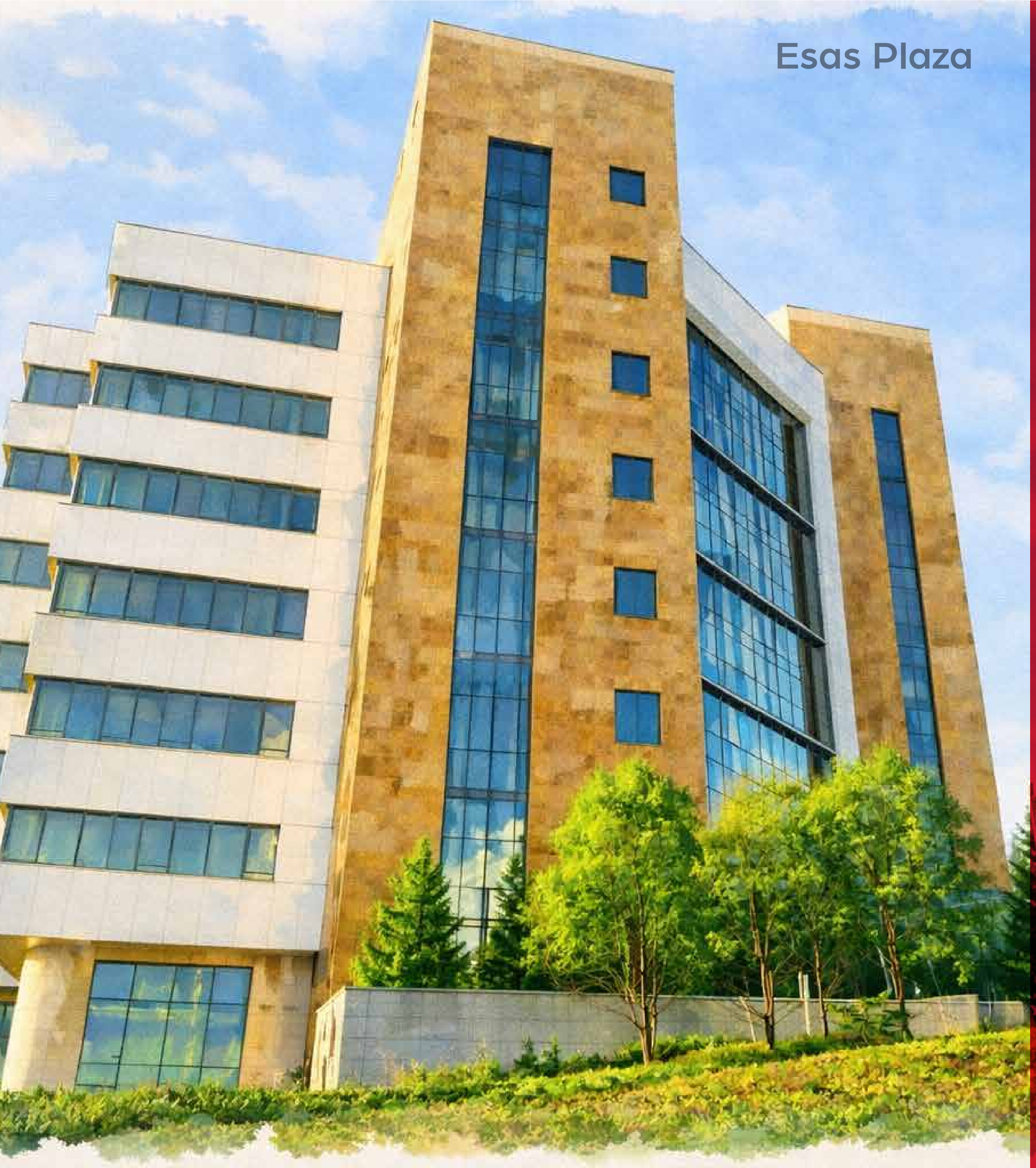
In digitalization, our focus has been on solutions that strengthen our data-driven management capabilities and support decision-making processes. Through regular digital maturity assessments, we continuously evaluate our current position, and by integrating AI-powered tools into our processes within a controlled and ethical framework, we further enhanced data quality, governance standards, and operational efficiency.

It was also meaningful for us that our achievements in 2025 were recognized on international platforms. Receiving the Sustainability Excellence Award at the MECSR Shopping Center & Retailer MENA Awards, along with three Gold Awards from the MarCom Awards in the categories of Corporate Social Responsibility, Special Event, and Leadership in Sustainability, reflects a holistic recognition of our environmental performance, governance discipline, and corporate transformation approach.

As we move forward, we will continue to reduce our environmental impact while strengthening our resilience; foster an inclusive culture while creating more opportunities for young talent; and deepen digitalization through a strong focus on data quality and ethical principles. This report reflects our commitment to creating long-term and balanced value for all our stakeholders, grounded in our belief in "Sustainability at the Core" and guided by our core values of reliability, inspiration, agility, and social responsibility.

Cem Eriç
CEO

About Esas Properties



Esas Properties, a subsidiary of Esas Holding, one of Türkiye's leading investment and asset management groups, has been developing and managing commercial real estate projects since 2009. Through investments spanning office, residential, and shopping center developments, the Company has reached a total investment volume exceeding EUR 3 billion to date.

In addition to its own investment portfolio, Esas Properties provides professional asset management services for projects owned by its investment partners. Within this scope, the Company manages more than 750,000 m^2 of gross leasable area (GLA) across projects located in Türkiye and the Middle East. Across the managed portfolio, operations encompass over 1,800 lease agreements and an annual footfall exceeding 100 million visitors. This scale reflects a broad operational footprint and a diversified portfolio structure within the commercial real estate sector.

Sustainability is addressed through an integrated approach across environmental, social, and governance dimensions, with environmental impact positioned as a priority area with a strong potential to generate tangible operational outcomes. As of the end of 2025, energy demand for the common areas of our shopping centers, as well as our head office, is supplied from renewable sources through six operational solar power plants.

Within this framework, Esas Properties continues its operations with a business model that adopts a holistic approach to investment and asset management, focusing on scalable and long-term value creation.

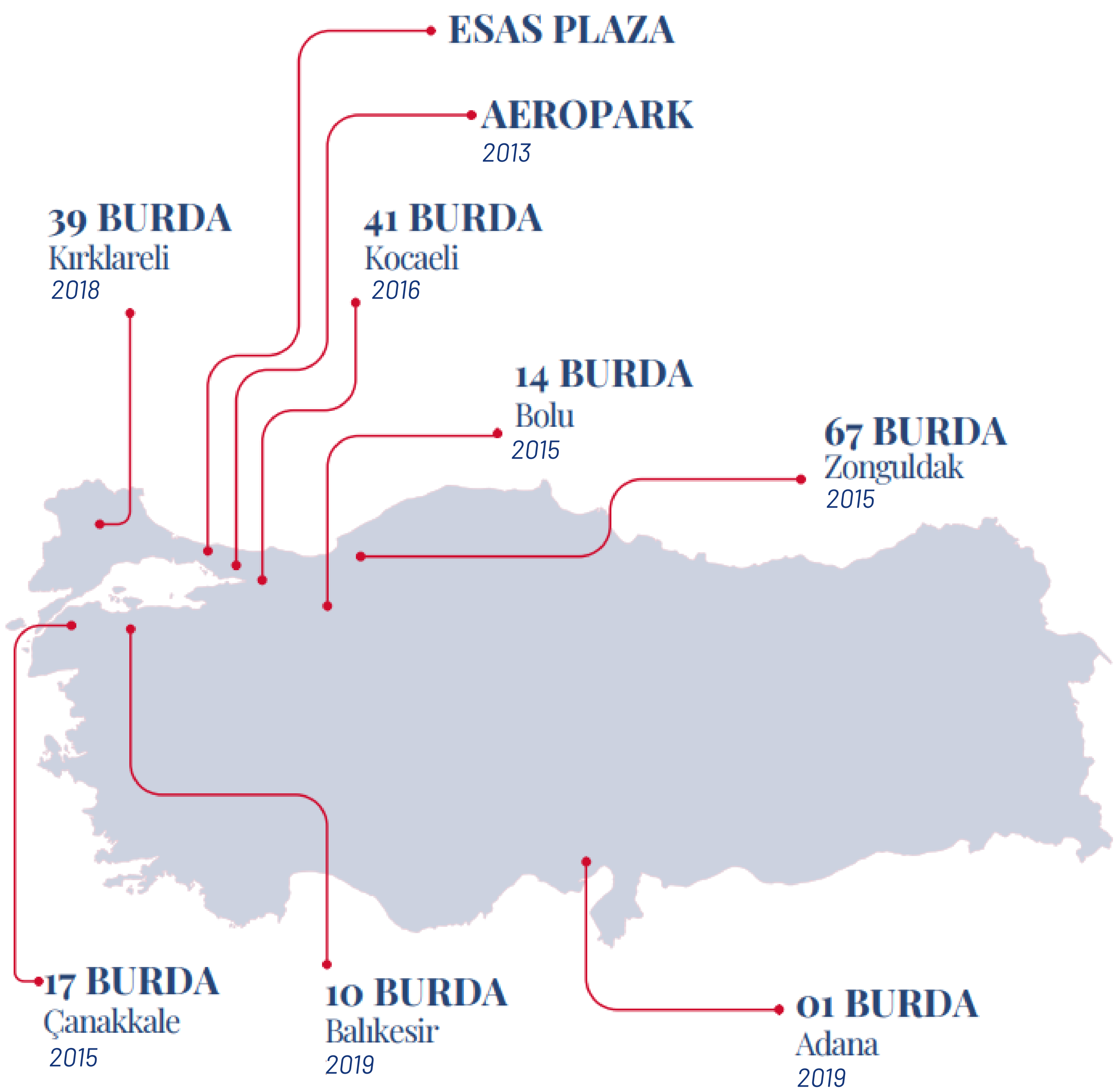
Esas Properties at a Glance

Our Scale

Owned Portfolio
293,500 m^2 Gross Leasable Area (GLA)
40 Million Annual Visitors
850 Lease Agreements
9 Assets / Projects
8 Cities
EUR 850 Million

Asset Management Portfolio
450,000 m^2
62 Million Visitors
13 Projects
9 Cities

Energy Transition
6 Solar Power Plants
13 MW Installed Capacity
Renewable Energy Generation
EUR 5.4 Million Investment
(ESCO Model)



2025 Highlights

100% Renewable Electricity
Electricity Consumption in Common Areas of All Shopping Centers and Esas Plaza

Sustainability Excellence Award
MECSR Shopping Center & Retailer MENA Awards

3rd Place – Türkiye's Best Employers
Great Place to Work®
(100-250 Employees Category)

3.86% Net Emissions
Reduction Compared to 2024

Leadership in Sustainability, Corporate Social Responsibility, Special Event
MarCom Awards

16th Place – Emissions Reduction
InBusiness Sustainability 500 List

EUR 1M Investment via ESCO Model
Solar Power Plant Investment

Best Workplaces™ – Social Responsibility & Volunteering
Social Responsibility and Volunteering List

Best Workplaces™ – For Young Millennials
Young Talent Experience List

Best Workplaces™ – Consulting & Professional Services
Consulting and Professional Services List

1. Inputs

1.1 Financial Capital

Indicator	Value
Number of Owned Assets	9
Total Portfolio Value	EUR 850M
Sustainability Investment (CapEx)	EUR 1M
Solar Power Plant Investment Commissioned in 2025 (ESCO)	EUR 1M

1.2 Physical and Natural Capital

Indicator	Value
Number of Shopping Center	7
Number of Office Buildings	1 (Esas Plaza)
Office / Mixed-Use Project	1 (Aeropark)
Number of Cities of Operation	8
Total Gross Leasable Area (GLA)	293,500 m^2
Number of Active Lease Agreements	850

1.3 Human Capital

Indicator	Value
Total Number of Employees	201
Number of Senior Managers	45
Female Representation in Senior Management	40%

1.4 Digital and Intellectual Capital

Indicator	Value
Number of Digital Platforms in Use	15
Central Reporting System	In Place
Digitalization Level of Processes	70%
Annual Digital Transformation Investment	EUR 1M

1.5 Social and Relationship Capital

Indicator	Value
Number of Total Tenants	Annual Visitors (Shopping Centers)

The data presented in oura value creation model covers assets and projects owned as of 2025 and includes 01 Burda, 10 Burda, 14 Burda, 17 Burda, 39 Burda, 41 Burda, 67 Burda, Esas Plaza, and Aeropark (Block B).

Value Creation Model

2. Business Model

3. Outputs

3.1 Financial Outputs

Indicator	Value
Annual Rental Growth	57.1%
Increase in Net Operational Income	64.5%
Increase in Portfolio Value	34.5%

3.2 Environmental Outputs

Indicator	Value
Renewable Electricity Coverage	All Assets
Renewable Energy Use in Common Areas	100%
Installed Solar Power Capacity	13.05 MW
Net Emissions Reduction (vs. 2024)	-3.86%
LEED Gold Certification	6 Shopping Centers + 1 Office
Energy Performance Certificate	All Assets + 2 Offices
Zero Waste Certification	All Assets + 1 Office
ISO 50001 Energy Management System	All Assets + 2 Offices

3.3 Social Outputs

Indicator	Value
Corporate Equality Program Score	70.6
Employee Satisfaction Score	83
Number of Beneficiaries of Social Impact Project	60
Türkiye's Best Employers Ranking	3rd Place (GPTW)

Our Stakeholders

Employees | Tenants / Business Partners | Visitors | Investors | Financial Institutions | Local Authorities and Public Institutions | Suppliers | Civil Society | Media and Academia


Governance

Corporate Governance Structure

At Esas Properties, corporate governance is regarded as a core pillar of organizational continuity, financial resilience, and stakeholder trust. Our governance model is built on the principles of transparency, accountability, and responsibility, and is designed to support effective strategic decision-making through a structured and balanced management approach.

Our governance framework enables regular performance monitoring, ensures the integrity of decision-making processes, and supports the early identification and effective management of risks. In this context, policies and practices aligned with our corporate objectives are reinforced through systematic monitoring, reporting, and evaluation mechanisms.

Board of Directors and Committees

At Esas Properties, our approach to corporate governance is structured around the principles of transparency, accountability, responsibility, and effective oversight. The Board of Directors is responsible for setting the Company's strategic direction and overseeing the execution of operations in line with defined objectives.

The Board operates through a collective decision-making framework, supported by a composition that reflects diverse areas of expertise and experience. The effectiveness of governance mechanisms is monitored through dedicated committees. Board members are nominated in accordance with the Company's Articles of Association and corporate governance principles and are elected by the General Assembly. The nomination process takes into account candidates' sectoral experience, financial expertise, strategic leadership capabilities, and sustainability-related competencies.

The Board is composed of members with expertise across real estate, finance and risk management, strategic management, corporate governance, and sustainability. In forming the Board's composition, particular emphasis is placed on ensuring a balance of diverse professional backgrounds and complementary skill sets.

Board of Directors

Kazım Köseoğlu
Chairman of the Board

Ali Sabancı
Board Member

Erhan Kamışlı
Board Member

H. Çağatay Özdoğru
Board Member

Mustafa Tercan
Board Member

Cenk Arson
Independent Board Member

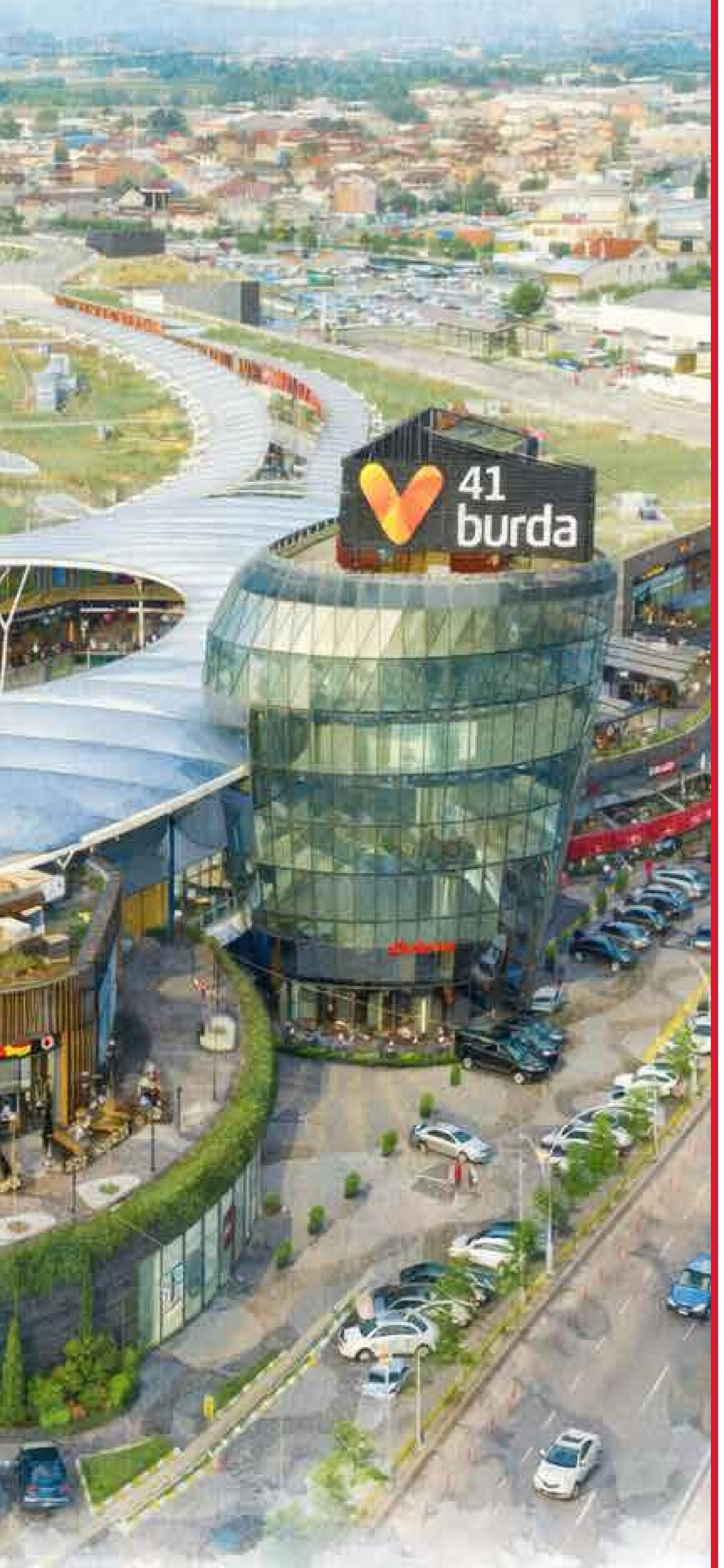
Alison Rehill
Independent Board Member

David Macadam
Independent Board Member

JJ Michel Van Oosten
Independent Board Member

The Board of Directors is supported by specialized committees established to ensure the effective execution of its roles and responsibilities. These committees operate under the Board and are structured to conduct in-depth assessments, address risks and opportunities, and contribute to informed decision-making processes.

41 Burda



In this context, the Corporate Governance Committee, Early Risk Detection Committee, Audit Committee, and Technology Committee serve as key mechanisms strengthening the Company's governance framework:

The **Corporate Governance Committee** monitors and enhances the effectiveness of corporate governance practices, while contributing to the strengthening of the framework related to ethical principles and stakeholder engagement.

The **Early Risk Detection Committee** oversees processes aimed at the timely identification and management of financial, operational, and strategic risks.

The **Audit Committee** is responsible for overseeing the effectiveness of financial reporting, internal control, and internal audit systems.

The **Technology Committee** supports the alignment of digital transformation, data, and technology investments with the Company's overall strategy.

At Esas Properties, governance is not limited to the Board level. It is further reinforced through management-level committees established to enhance operational effectiveness and ensure the effective management of multi-stakeholder topics.

Within this framework, structures such as the **Sustainability Committee, Risk Management Committee, Ethics Committee, Crisis Management Committee, and Occupational Health and Safety Committee** support the management of environmental, social, governance, and business continuity-related matters. These committees function as key governance mechanisms that facilitate decision-making, coordination, and implementation in line with the Company's strategic priorities.

Within this structure, the Sustainability Committee plays a central role in ensuring that Esas Properties' sustainability approach is effectively owned and implemented at the management level. The structure, roles, and operating principles of the Committee are explained in detail in the following sections of this report.

Risk Management And Corporate Resilience

In global risk assessments, climate change, energy security, geopolitical instability, and economic uncertainty continue to rank among the most critical risk areas. These developments necessitate a more systematic approach to operational continuity, asset resilience, and risk management practices in the real estate sector. At Esas Properties, the risk management process was formally established in 2020 and has since been integrated into management and decision-making mechanisms, becoming an integral part of our corporate processes.
Risk management is addressed at two complementary levels:

At the management level, risk assessments are consolidated based on inputs from risk owners, reported to senior management, and translated into action plans where required.

At the Board level, risks are overseen by the Early Risk Detection Committee, operating under the Board of Directors. In this context, the Company-wide risk universe is regularly presented to the Board, with a primary focus on critical risks that may impact long-term objectives, value creation, and business continuity. Risks are evaluated from a forward-looking perspective to support strategic decision-making.

The risk management process is carried out through the following steps:

1. Identification of risks
2. Assignment of risk owners
3. Assessment of likelihood and impact
4. Prioritization of risks
5. Planning and monitoring of mitigation actions
6. Periodic reporting and review of risks

Risks are monitored across the Company under the following main categories:

- Governance and Strategic Financial Risks
- Asset Management Risks
- Human and Technology Risks
- External Factors

A total of 25 strategic risks under these categories have been regularly monitored as of the beginning of 2025.

At the start of 2025:

- **6 risks were classified as high (red)**
- **13 risks as medium (yellow)**
- **6 risks as low (green)**

As a result of actions taken and ongoing assessments throughout the year, improvements have been achieved in risks previously classified as high. These risks are expected to be downgraded to medium (yellow) level in 2026.

Ethics, Compliance And Transparency

At Esas Properties, ethics, compliance, and transparency are fundamental principles that guide our day-to-day operations. The foundation of this approach is the Esas Properties Code of Ethics, which is binding for all employees and business partners. The Code of Ethics clearly defines our responsibilities toward one another, public institutions, business partners, competitors, and all stakeholders we represent on behalf of Esas Properties. Within this framework, our core ethical principles include:

- prevention of conflicts of interest
- rules on gifts and hospitality
- prevention of misconduct, bribery, and corruption
- protection of confidential information and personal data
- fair employment and promotion practices
- occupational health and safety
- social and environmental responsibility

Processes related to ethical principles and compliance are overseen by the Ethics Committee, which operates independently, impartially, and in strict confidentiality. Personal data protection and information security processes are managed through the KVKK Committee and the relevant policy framework.

To encourage the reporting of potential ethical violations, we have established accessible, secure, and transparent communication channels for all stakeholders. Employees and stakeholders can report concerns in line with confidentiality and impartiality principles through the following channels:

Ethics Hotline:
0543 959 40 23

Ethics Email:
etik@esasgm.com.tr

Click here to access the manifesto.

Esas Properties maintains a zero-tolerance policy for retaliation against individuals who report ethical concerns in good faith.

Audit Committee

Ethics Committee

Esas Properties Code of Ethics Manifesto

Esas Properties Values

Sustainability Management

Sustainability Management

Sustainability Approach

At Esas Properties, sustainability is treated as an integral part of all operations, with environmental, social, and governance dimensions embedded into investment, operational, and asset management decisions. In line with the transformation of the real estate sector driven by climate change, resource use, and increasing stakeholder expectations, these dimensions are assessed holistically within decision-making processes.

Sustainability practices are structured in response to the need to preserve asset value, manage climate- and market-related risks, and consistently address stakeholder expectations. In practice, a data-driven approach, transparency, and stakeholder focus are prioritized, while environmental and social impacts are regularly monitored.

Sustainability management forms the foundation of the governance structure and prioritization processes. Within a framework overseen by the Board of Directors, policies and practices are integrated into corporate decision-making, and alignment between targets and operational implementation is systematically monitored. This structure is managed in conjunction with risk management processes, supporting overall corporate resilience.

Governance Structure and Responsibilities

At Esas Properties, sustainability is managed through a multi-layered structure that separates strategic governance from operational execution, ensuring effective, traceable, and organization-wide implementation of sustainability decisions.

Until the end of 2025, sustainability activities were led and coordinated by the Sustainability Committee. During this period, the Committee served as the primary body responsible for setting sustainability priorities, defining strategic direction, and monitoring performance. The Committee convened four times in 2025.

Key decisions taken during the year included accelerating initiatives to expand solar energy capacity across the portfolio (including the Kisecik SPP investment), launching the Social Value @Work program, and establishing a dedicated Sustainability Department within the Company.

Following this decision, the Sustainability Department was established in the final quarter of 2025, formalizing sustainability management as a dedicated corporate function. With this transition, the Department assumed responsibility for:

- **developing and implementing the sustainability roadmap and reporting processes**
- **monitoring targets and performance**
- **ensuring organization-wide integration of sustainability practices**

All related processes are first reviewed at the senior management level and subsequently evaluated by the highest governance body. Within this structure, the Sustainability Committee continues to play a supporting, advisory, and oversight role, maintaining its strategic governance function.

The Sustainability Committee currently operates under the sponsorship of the CEO. The Committee is chaired by the Deputy Director of Sustainability and Management Systems, with the Sustainability Executive serving as rapporteur. The Committee's work is supported by cross-functional contributions from People & Culture, Property Management, Marketing, Treasury/Budget, and Corporate Communications, each within their respective areas of responsibility. This structure reinforces sustainability as a shared responsibility across the organization.

To enhance the effectiveness of on-site implementation, sustainability practices are embedded into daily operations across all shopping centers, led by dedicated sustainability working groups. These practices are tailored to local needs and performance indicators, ensuring consistent and measurable application at the asset level. In addition, cross-functional teams are established across the portfolio, where needed, to strengthen collaboration between assets and to develop joint initiatives on priority topics.

Complementing this governance structure, the Sustainability Lead serves, as of 2025, as a natural member of the Early Risk Detection Committee, which reports directly to the Board of Directors, and acts as the Committee Secretary.

In this role, the Sustainability Lead is responsible for ensuring the monitoring of climate-related risks (both physical and transition risks), as well as other material sustainability-related risks, and for maintaining coordination with the relevant governance bodies.

Sustainability Committee Structure

Net emissions reduction has been included among the Company's core performance indicators over the past two years and is managed as a key metric that directly influences the performance outcomes of all employees.

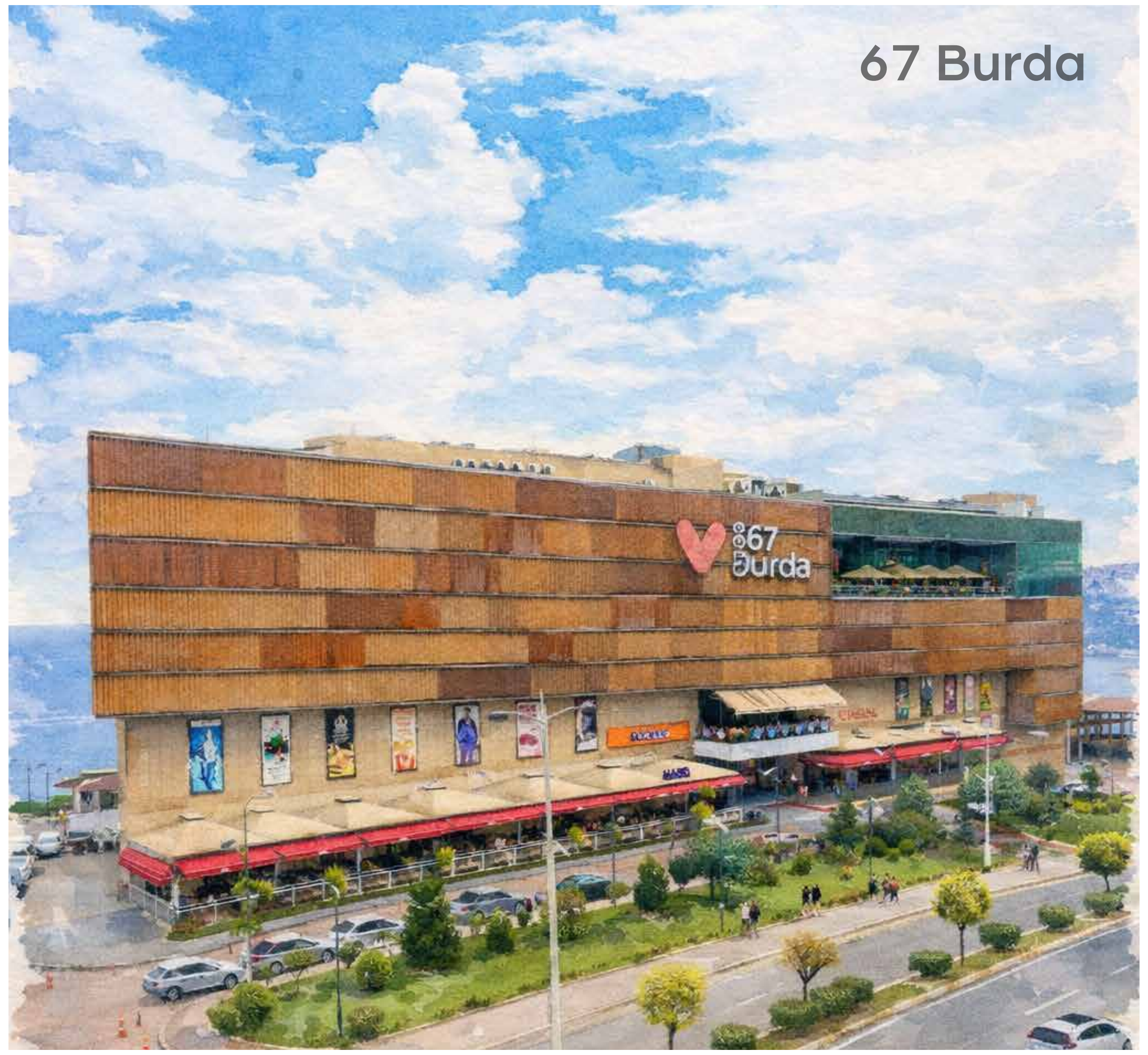
Policies And Commitments

At Esas Properties, sustainability is managed through a framework of corporate policies, clearly defined responsibilities, and measurable commitments. Company activities are governed by a comprehensive set of policies covering environmental, social, and governance (ESG) dimensions, which are embedded across the organization—from strategic decision-making to day-to-day operations.

All policies and commitments are approved by the Board of Directors and are regularly reviewed and updated in line with evolving conditions. This approach ensures that sustainability practices are integrated into the Company's operations in a systematic, traceable, and accountable manner.
The Company's policy framework addresses key areas including environmental responsibility, social topics, value chain relationships, and risk and crisis management, and is regularly monitored through defined performance indicators.

Sustainability management at Esas Properties is supported by the following policy documents:

- Sustainability Policy
- Environment and Climate Policy
- Energy Policy
- People and Culture Policy
- Diversity, Equity and Inclusion Policy
- Business Partner Sustainability Policy
- Risk Management Policy
- Crisis Management Policy
- Occupational Health and Safety Policy



Sustainability Targets

The medium- and long-term targets presented below have been established to outline Esas Properties' strategic direction across environmental, social, and governance (ESG) areas. These targets are based on 2025 baseline data and are expected to be periodically reviewed and updated in line with evolving regulatory frameworks, operational conditions, and data maturity. The targets disclosed in this section should not be interpreted as actual performance outcomes as of the reporting period, but rather as forward-looking commitments guiding the Company's sustainability strategy.

	Topic	KPI	2026 (Short Term)	2028 (Medium Term)	2030 (Long Term)
Environmental	Net Emission Reduction	Net tCO_2e (2025 baseline year)	5% reduction	8% reduction	%10 azaltım
	Renewable Energy	Total Installed Solar Capacity (MWp)	+1.2 MW		+1 MW
	Energy Intensity	$kgCO_2e/m^2$	2% improvement	3% improvement	5% improvement
	Alternative Water Use	ISO Standard, increase in alternative water ratio (%)	ISO 46001, 2% increase	4% increase	5% increase
	Occupational Health and Safety	ISO Standard	ISO 45001	Maintain standards and develop projects	
	Waste Management	Recycling rate	5% increase	10% increase	20% increase
	Climate Resilience	Physical risk and adaptation	Preliminary risk analysis for all malls	50% implementation of adaptation plans	100% implementation of adaptation plans
	Biodiversity	Biodiversity policy and assessment scope	Development of a biodiversity policy and commitment	Conducting a portfolio-level biodiversity impact assessment	Integration of biodiversity-related indicators into reporting processes and implementation of a pilot project
Social	Workforce and Diversity	Female employee ratio (%)	%45	%46	%47
	Employee Experience	Employee experience score (%)	%84	Maintain and improve	Maintain and improve
		Employee engagement score (NPS)	Maintaining and improving the current level	Maintain and improve	Maintain and improve
		Voluntary turnover rate (%)	Kept below 5%	Maintain below 5%	Maintained below 5%
		First-year turnover rate (%)	Kept below 5%	Maintain below 5%	Maintained below 5%
	Talent and Development	Training participation rate (%)	%85	Increase participation level	Sustaining a high participation level
		Leadership Development Program Participation (%)	%70	%75	Achieving a sustainable level above 75%
		TSRS Reporting Level	Initiation of reporting aligned with TSRS	Full-scope TSRS report	TSRS + ISSB integrated reporting
Governance	TSRS Alignment	Level of Assurance	Continuation of limited assurance	Scope expansion	Reasonable assurance
	Risk Management	Climate Risk Integration	Full integration into risk matrix	Scenario analyses	Full integration into strategic planning

Stakeholder Engagement

At Esas Properties, stakeholder engagement is approached with consideration for the multi-stakeholder nature of the real estate sector and its environmental, social, and economic impacts. Engagement is designed not as a one-way communication process, but as a continuous, constructive dialogue based on mutual learning.

Stakeholder relationships are managed in line with our core values of reliability, agility, inspiration, and social responsibility. Stakeholder expectations and priorities are systematically identified and integrated into strategic decision-making and implementation processes. This approach serves as a tangible reflection of our belief in "Esas olan sürdürülebilirlik."

We maintain structured and ongoing engagement with all key stakeholder groups—including employees, tenant and investor partners, visitors, business partners, public and regulatory authorities, non-governmental organizations, and academic institutions—through a range of channels such as meetings, workshops, reporting processes, digital platforms, and feedback mechanisms. The method and frequency of engagement are determined based on the stakeholder group's level of influence and interaction with our operations.

Stakeholder feedback is treated as a strategic input for double materiality assessments, as well as for the development of policies, targets, sustainability roadmaps, and reporting processes. This approach supports a business model that fosters continuous learning, collaboration, and long-term inclusive value creation.

Stakeholder Voice

In today's business world, sustainability is no longer a choice but a necessity. However, the real issue lies in ensuring that these sustainability goals do not remain merely on paper, but are translated into tangible and measurable impact. At Selenka Enerji, the ESCO (Energy Service Company) model we have developed in collaboration with ESAS Properties, specifically tailored for shopping centers, plays an important role at this point. As a first-of-its-kind model in our country, it not only contributes to optimizing energy costs but also lays the foundation for an innovative business model, thereby inspiring many real estate groups in the sector.

Since the investments began to be implemented in 2021, we have generated more than 43 GWh of green energy. When compared with daily life, the significance of this figure becomes even clearer. The clean energy we have produced is equivalent to one hour of our country's average annual energy consumption. More strikingly, it corresponds to removing 3,600 vehicles from traffic for one year or the annual carbon absorption of 760,000 trees. In addition to all these environmental benefits, we take pride in contributing, albeit modestly, to national energy independence and the balancing of the current account deficit.

Our long-term collaboration, shaped by mutual trust and shared objectives, continues to open the door to new partnerships in clean energy. By continuing to produce together, we believe that this journey will leave a stronger and more hopeful mark on the future.

Kenan İstikbal
Deputy General Manager, Selenka Enerji

Key Stakeholders	Engagement Channels	Frequency
Academic Institutions	Academic events and conferences; workshops; participation as speakers in panels and events; online meetings; email communication	As needed
Employees	Surveys and employee insights; Kolay İK and Softinyo (LMS) platforms; İKON chatbot application; face-to-face and online meetings; focus group sessions; one-on-one (1:1) meetings; coffee chats and lunch meetings; "Lunch & Learn" sessions; departmental meetings and events; reverse mentoring programs; career counseling; English speaking classes; social and team events; happy hour gatherings	Daily
Public Institutions and Regulatory Authorities	Formal correspondence; face-to-face and online meetings; email communication; sector- and policy-oriented consultation meetings	As needed
Tenants / Business Partners	Face-to-face meetings; operational coordination meetings; online meetings; telephone and email communication; LinkedIn newsletter and corporate digital channels	Daily
Civil Society Organizations	Joint projects; workshops; face-to-face and online meetings; email communication; social media channels; NGO engagement meetings	Weekly
Solution Partners	Face-to-face and online meetings; contract and performance evaluation processes; telephone and email communication	Daily
Investors and Shareholders	One-on-one briefings; online meetings; financial reports; email communication	Weekly
Visitors	Digital platforms (website, Shopla application, social media accounts); feedback mechanisms; events; customer experience touchpoints	Visitors

Stakeholder Voices

Konca Çalkıvik,
Secretary General, BCSD Türkiye

Esas Properties' approach to sustainability reflects a comprehensive framework that integrates environmental responsibility with long-term value creation. The practices implemented by your member organization in areas such as energy efficiency, renewable energy use, and operational transformation serve as a positive benchmark for the real estate sector.

At the same time, expanding the scope of social impact measurement, strengthening stakeholder engagement through more systematic structures, and deepening supply chain practices stand out as key areas for further development, as is the case across the sector. We believe that Esas Properties has the capacity to make meaningful progress in these areas.

Özge Aksu,
Marketing Executive, 67 Burda Shopping Center

Working at Esas Properties represents more than a professional experience for me—it means being part of a strong and supportive team culture. In my day-to-day work at 67 Burda Shopping Center, what stands out most is a collaborative environment where colleagues genuinely support one another and complement each other's strengths.

Even in challenging periods, transparent and solution-oriented communication enables us to perform our roles with confidence and motivation. The Company's agile working approach and emphasis on continuous learning also support the development of practical, on-the-ground solutions. Being able to contribute to process improvement with an innovative mindset—and to approach each project with the belief that "there is always a better way"—is particularly valuable. The integration of sustainability into the corporate culture further enhances the sense of purpose in my work. Looking ahead, I believe that making this approach more visible and measurable through field-level applications will enable us to amplify our impact together.

Tekin Barkçın,
Store Manager, Koton – 10 Burda Shopping Center

From our perspective as a tenant at 10 Burda Shopping Center, Esas Properties' sustainability approach extends beyond policy commitments and is reflected in daily operations, planning, and execution. Energy efficiency practices, improvements in common areas, and open, effective communication with operational teams contribute to a more predictable and well-structured environment for store management. At the same time, there is an opportunity to further enhance tenant engagement through more structured communication and guidance mechanisms. In particular, a more systematic approach to waste management and data sharing would create additional value for both individual stores and the broader shopping center ecosystem. Esas Properties' openness to advancing these areas together with its tenant partners provides a strong foundation for long-term and collaborative relationships.

Memnune Akıncı,
Woman Entrepreneur

As Kadın Emek Pazarı, we have been continuing to produce and strengthen solidarity since 2023. The strong support provided by 14 Burda Shopping Center—through space allocation, organizational support, and increased visibility over the past two years—has been highly valuable for the sustainability of our initiatives. We sincerely thank Esas Properties for its contribution and look forward to further strengthening our collaboration in the coming period.


14 Burda
Priorities And Our
Double Materiality
Approach

Priorities And Our Double Materiality Approach

Reassessment of Priorities in 2025

In 2025, Esas Properties reassessed its sustainability priorities in line with a double materiality approach. The assessment considered both:

- the impacts of our activities on the environment, society, and the economy, and
- the implications of sustainability topics on the Company's financial performance, strategic objectives, and risk profile Within this framework, sustainability topics were evaluated from both an impact perspective and a corporate resilience perspective, ensuring an integrated view of value creation and risk exposure.

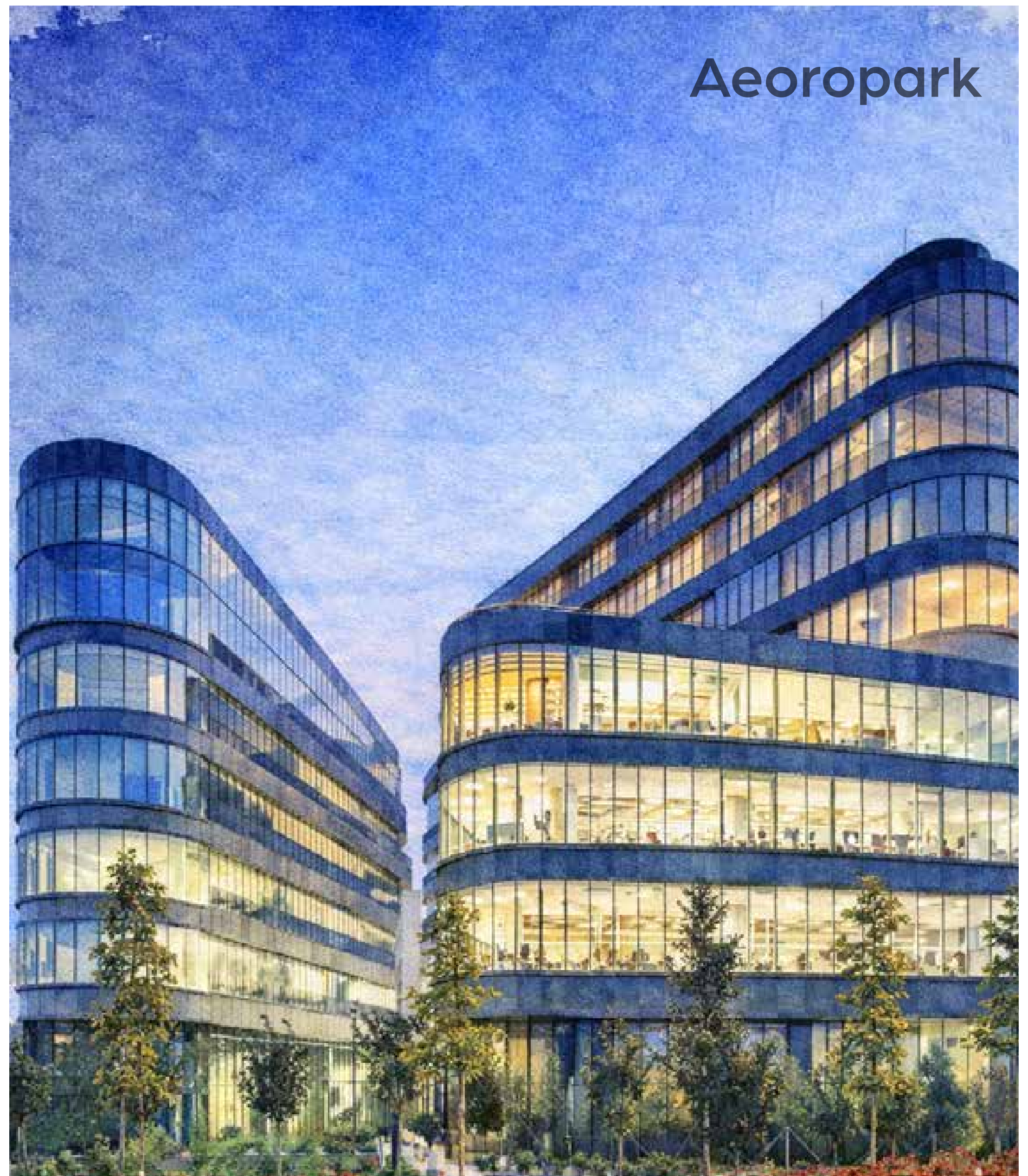
Integration of Stakeholder Engagement into the Assessment

Stakeholder input constituted a key component of the double materiality analysis. Feedback collected from both internal and external stakeholders directly informed the evaluation and prioritization process.

The following stakeholder groups were included:

- **Internal stakeholders:** senior management, shopping center managers, sustainability committee members, and relevant management teams

- **External stakeholders**: tenant partners, visitors, key suppliers, non-governmental organizations, public authorities, and academic partners



Stakeholder insights were gathered through online surveys, one-on-one interviews, and thematic workshops, resulting in both quantitative and qualitative inputs on the relative importance of sustainability topics. These inputs were consolidated and evaluated together with senior management assessments, forming the basis of the final prioritization outcomes.

Our Double Materiality Approach: Methodology and Scope

The double materiality analysis was structured considering the Company's business model, portfolio structure, and sector-specific dynamics. The methodological framework was developed with reference to leading standards and guidance, including the GRI Standards, European Sustainability Reporting Standards (ESRS), ISSB and SASB frameworks, the Türkiye Sustainability Reporting Standards (TSRS), as well as the World Economic Forum Global Risks Report and other relevant sectoral reports and best practices.

Each topic was assessed across two dimensions:

• Financial materiality: impact on the Company's financial performance, operational continuity, strategic objectives, and reputation

• Impact materiality: impact of Company activities on the environment, society, and the economy

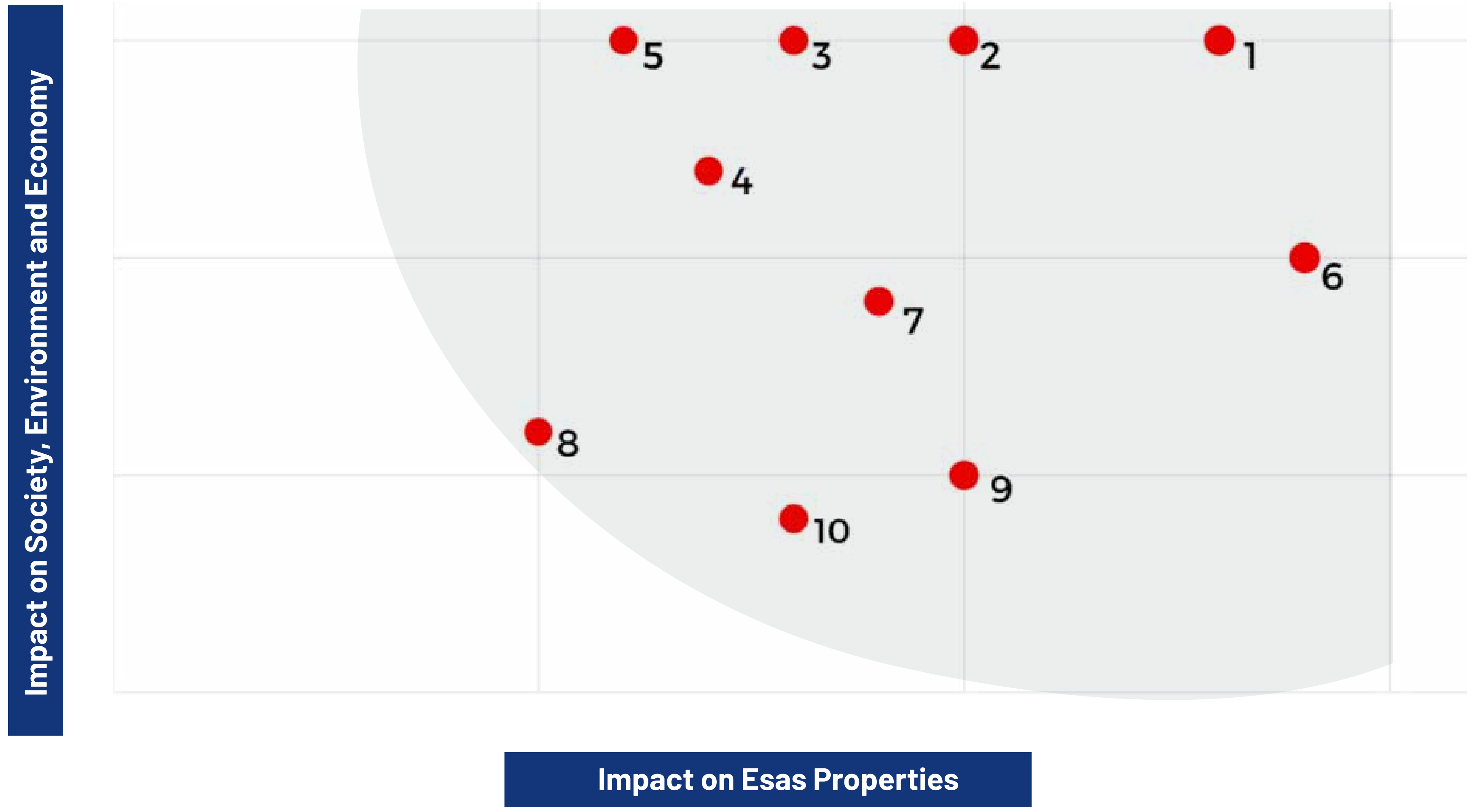
All topics were scored on a scale of 1 to 5 across both dimensions.

The analysis was further enriched through qualitative assessments involving senior management and relevant functions. This approach enabled a deeper evaluation of both current impacts and potential medium- and long-term risks and opportunities, ensuring a strong linkage between the results and strategic decision-making processes.

Material Topics

The double materiality assessment conducted in 2025 was based on a comprehensive evaluation of corporate risk assessments, stakeholder input, and managerial and sectoral analyses. Sustainability topics were prioritized by considering both their impact level and their financial and strategic significance for the Company. The identified material topics have been reviewed and approved by senior management.

Identification of Strategic Focus Areas: Material sustainability topics were assessed in alignment with the Company's business model. Based on this evaluation, strategic focus areas were defined, and activities throughout 2025 were planned and executed in line with these priorities.



1- Energy and Emissions Management
2- Water Management
3- Waste Management and Circularity
4- Climate Change and Physical Risks
5- Social Impact and Inclusion
6- Occupational Health and Safety
7- People, Culture and Employee Experience
8- Digitalization and Artificial Intelligence
9- Data Security and Privacy
10 - Corporate Governance


Strategic
Focus Areas

Strategic Focus Areas

At Esas Properties, sustainability is embedded into investment, operations, and asset management decisions, forming an integral part of our management approach. This structure is shaped by our core values of reliability, inspiration, agility, and social responsibility, with environmental impact management, human-centric practices, and governance processes evaluated and prioritized within this framework.

Following the double materiality assessment conducted in 2025, the identified material topics were aligned with the Company's business model and structured under three core strategic focus areas. These focus areas define where our sustainability efforts are concentrated and provide the overarching framework guiding the initiatives presented in this report.

The strategic focus areas are structured as follows:

1. Environmental Impact for a Reliable Future
2. An Inspiring and Socially Responsible Culture
3. Agile Governance

These three core strategies define the framework through which the "***Sustainability at the Core***" approach is embedded into operational practices, governance mechanisms, and decision-making processes.

The material sustainability topics identified through the 2025 double materiality assessment have been structured under these three strategic focus areas. This approach ensures coherence across environmental, social, and governance dimensions, while clearly mapping how each material topic contributes to strategic objectives, aligns with the Company's core values, and is linked to the United Nations Sustainable Development Goals (SDGs).

Sustainability at the Core

Environmental Impact for a Reliable Future

Energy and Emissions Management
Water Management
Waste Management and Circularity
Climate Change and Physical Risks

An Inspiring and Socially Responsible Culture

People, Culture and Employee Experience
Occupational Health and Safety
Social Impact and Inclusion

Agile Governance

Corporate Governance
Digitalization and Artificial Intelligence
Data Security and Privacy

The priority sustainability topics identified through the double materiality assessment conducted in 2025 are structured under these three strategic focus areas. This framework ensures an integrated approach across environmental, social, and governance dimensions, clearly demonstrating how each priority contributes to strategic objectives, aligns with our corporate values, and links to the United Nations Sustainable Development Goals (SDGs).

Environmental Impact For a Reliable Future

At Esas Properties, managing environmental impacts across our portfolio and strengthening the long-term resilience of our assets form the foundation of this strategic focus area. Given the high visitor volumes and operational intensity of our shopping center portfolio, energy use, emissions, water and waste management, and climate-related physical risks are key drivers of environmental performance.

In this context, Energy and Emissions Management, Water Management, Waste Management and Circularity, and Climate Change and Physical Risks have been identified as priority areas to reduce environmental impact and enhance asset resilience. Initiatives in these areas focus on progressively strengthening a portfolio that is low-carbon, resource-efficient, and climate-resilient.

In line with these priorities, environmental and climate-related CAPEX investments reached approximately €1M in 2025. The allocation of these investments is as follows:

54% infrastructure renewal and modernization
22% efficiency improvement initiatives
14% regulatory compliance
10% seismic safety and structural resilience

This distribution highlights that environmental investments extend beyond carbon reduction, encompassing infrastructure resilience, disaster risk management, and operational continuity. Environmental performance is therefore managed as a strategic priority closely linked to long-term financial stability, asset preservation, and stakeholder trust.

Related Sustainable Development Goals (SDGs)

Energy and Emissions Management

Energy consumption is a key driver of the environmental footprint of Esas Properties' portfolio. Accordingly, energy and emissions management is addressed through a consistent, portfolio-wide methodology based on measurement, monitoring, and continuous improvement. As of 2025, the greenhouse gas (GHG) inventory covers; Scope 1 (direct emissions), Scope 2 (indirect emissions from purchased electricity), selected Scope 3 categories within the operational control boundary (transportation and waste)

Emissions associated with electricity consumption represent the dominant share of total portfolio emissions, positioning energy management as the primary lever for carbon reduction performance. The inventory has been prepared in alignment with the scope and methodology applied in previous years, ensuring year-on-year comparability and enabling consistent tracking of emissions trends. To further strengthen energy efficiency, resource optimization, and long-term decarbonization objectives, the Company plans to publish its Energy Management Strategy Plan in 2026.

Methodology Note: Electricity consumption from both tenants and common areas is reported under Scope 2 emissions within the defined organizational boundary. However, for the purposes of energy management and performance evaluation, electricity consumption in common areas—where the Company has direct control and influence—is assessed as a distinct focus area within internal management analyses.

Energy Profile and Consumption Structure

Across the portfolio, electricity consumption is monitored by distinguishing between tenant (store) consumption and common area consumption. This separation provides clear visibility into the Company's direct area of influence, enabling a more accurate assessment of energy efficiency measures and renewable energy applications. This approach highlights the Company's operational control and intervention capacity, particularly in common areas where direct management is possible. The breakdown presented below enables tracking of the extent to which common area electricity consumption is covered by renewable energy investments, while also providing a clear view of the progress of the energy transition within areas under the Company's direct control.

Table 1. Electricity Consumption and Solar Energy Generation – 2025

Indicator	Unit	01 Burda	10 Burda	14 Burda	17 Burda	39 Burda	41 Burda	67 Burda	Aeropark	Esas Plaza	Total
Total Electricity Consumption	MWh	14.981	10.858	8.037	11.007	6.841	15.610	6.606	5.724	1.364	81.028
Common Area Electricity Consumption	MWh	3.320	2.507	2.329	2.669	1.378	1.888	1.662	369	692	16.815
Solar Energy Generation (if applicable)	MWh	9.680	N/A	N/A	2.752	1.178	1.932	N/A	N/A	1.545	17.087

Renewable Energy Usage and SPP Performance

Renewable energy investments are a key component of our energy and emissions management strategy. Electricity generated through solar power plants (SPPs) across the portfolio is primarily allocated to common area electricity consumption, where the Company has direct operational control. This approach enables the direct tracking of the impact of renewable energy usage on emissions reduction performance, while strengthening visibility over energy transition progress within controlled consumption areas.

Table 2. Solar Power Plant (SPP) Inventory

Asset	Type	Location
01 Burda Shopping Center	On-roof Solar Power Plant	Adana
17 Burda Shopping Center	On-roof Solar Power Plant	Çanakkale
39 Burda Shopping Center	On-roof Solar Power Plant	Lüleburgaz
41 Burda Shopping Center	On-roof Solar Power Plant	Kocaeli
01 Burda Shopping Center	Ground-mounted	Kisecik / Karaman
Kavacık, Esas Plaza	Ground-mounted	Kisecik / Karaman

Table 3. Renewable Energy Coverage of Common Area Electricity Consumption

Year	Common Area Electricity Consumption (MWh)	Solar Energy Generation (MWh)	Coverage Ratio
2024	16.904	14.021	83%
2025	16.815	17.087	100%

Note: The coverage ratio is calculated based solely on the comparison between common area electricity consumption and solar energy generation.

Between 2024 and 2025, the increase in solar energy generation significantly improved the share of common area electricity consumption covered by renewable sources. As of 2025, common area electricity consumption has been fully supplied by renewable energy, supported by SPP investments. This progress reflects not only the expansion in installed capacity but also improvements in measurement and data monitoring systems, enabling more consistent and reliable tracking of energy performance.

Table 4. Solar Energy Capacity and Generation Indicators

Indicator	2024	2025	Change (2024-2025)
Solar Energy Generation (MWh)	14.020	17.088	3.067
Installed Solar Capacity	12,00	13,05	1,05
Total Solar Installation Area	52.365	100.499	48.134
Number of Solar Panels	13.414	26.336	12.922

With the commissioning of the Kisecik SPP in 2025, total installed solar capacity increased from 12.0 MWp to 13.05 MWp, contributing an additional ~3,068 MWh of annual solar electricity generation.

This capacity expansion was supported by the scaling of physical infrastructure, with both total installation area and the number of panels increasing significantly. These developments demonstrate the broader deployment of renewable energy generation across the portfolio, reinforcing the growing role of SPP investments in managing electricity-related emissions, while strengthening our decarbonization trajectory and energy resilience.

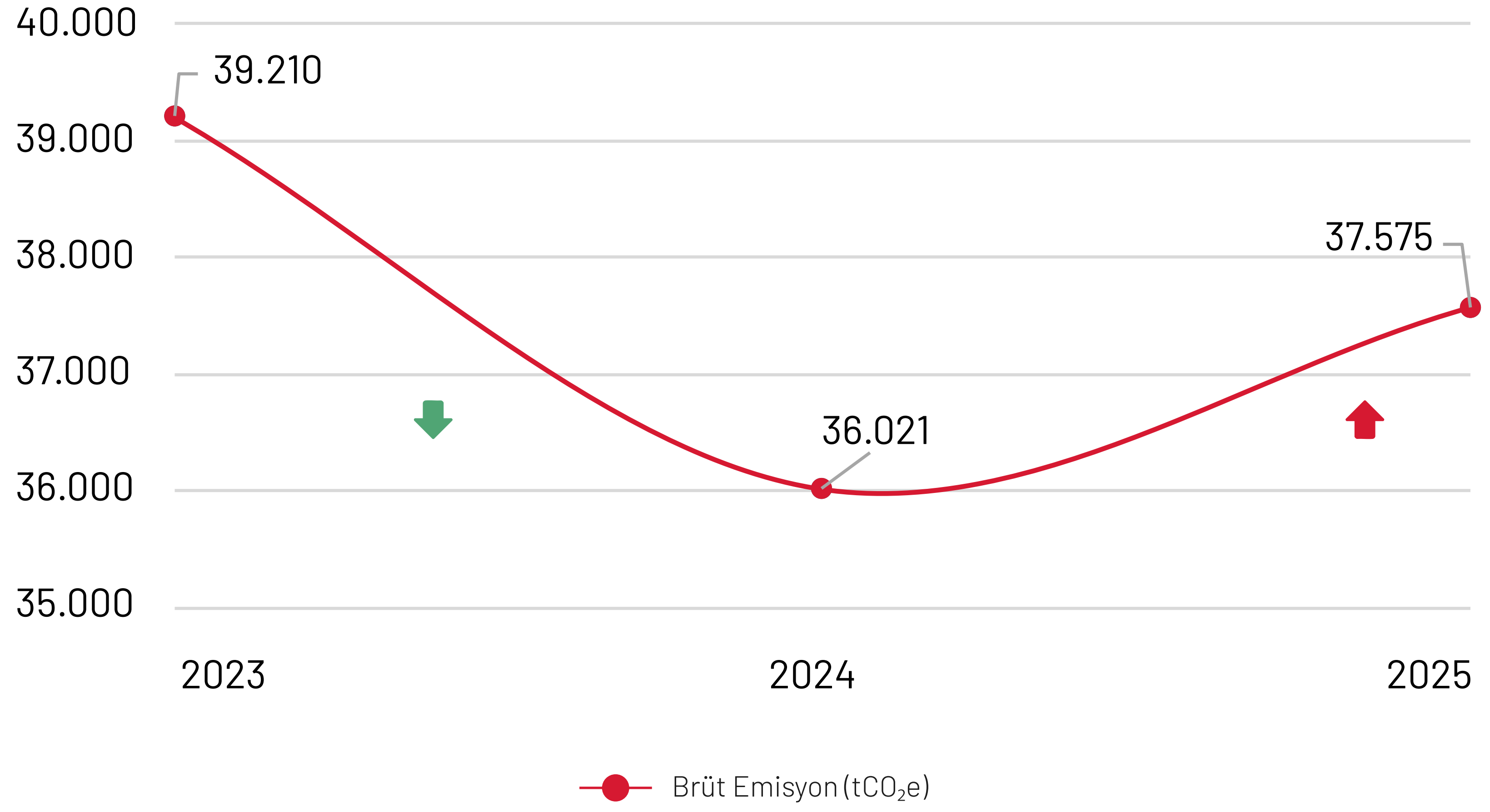
Emissions Profile: Gross and Net Emissions

Table 5. Emissions Summary (tCO_2e) - Gross, Avoided (SPP) and Net

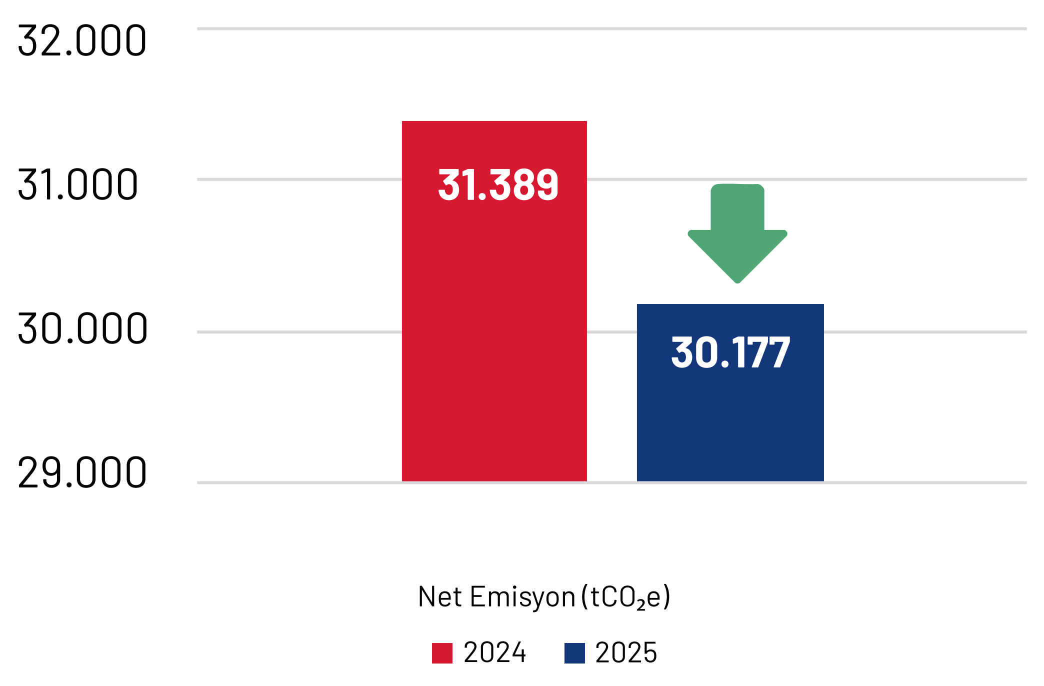
Year	Gross Emissions (tCO_2e)	Avoided Emissions (SPP)	Net Emissions (tCO_2e)
2023	39.210	N/A	N/A
2024	36.021	4.633	31.389
2025	37.575	7.399	30.177

As consolidated and comparable portfolio-level data for common area electricity consumption and solar energy generation were not available for 2023, the impact of SPPs on emissions reduction has not been presented on a total/net basis in this format; instead, it has been tracked on a contribution (ratio-based) basis.

Figure 1. Gross Emissions (tCO_2e)



Gross emissions reflect the direct outcome of energy consumption and operational activities across the portfolio. Over the 2023–2025 period, gross emissions are monitored based on multi-year trends, with year-on-year variations assessed in relation to operational intensity, visitor traffic, tenant load profiles, and electricity consumption patterns. This approach enables a more robust interpretation of emissions performance, going beyond single-year fluctuations to provide a clearer view of underlying trends.



Net emissions are calculated by deducting emissions reductions achieved through SPP investments from gross emissions. In 2025, renewable energy usage resulted in 7,399 tCO_2e of avoided emissions, contributing to a decrease in total net emissions compared to 2024. This improvement highlights the direct and measurable impact of renewable energy investments in managing electricity-related emissions, positioning renewable energy as a core driver of emissions reduction performance and long-term decarbonization.

Emissions and Energy (Electricity) Intensity Indicators

To enable performance tracking in relation to operational scale, emissions intensity and energy indicators are used to assess energy and emissions performance. The indicators for 2025 have been calculated based on the annual gross emissions of the shopping centers within the Burda portfolio. Emissions intensity metrics are derived by normalizing absolute emissions against key operational parameters, including total building area, gross leasable area (GLA), and visitor numbers.

This approach allows emissions performance to be evaluated in relation to both space utilization and operational intensity, providing a more meaningful basis for comparison across assets and over time. Energy intensity (electricity consumption) is calculated by dividing total electricity consumption by total building area (kWh/m^2), enabling the assessment of energy use from a spatial efficiency perspective.

Table 7. Emissions Intensity KPIs- 2025

Average Emissions Intensity Burda Portfolio (Shopping Centers)	Value
By Total Building Area ($kgCO_2e/m^2$)	47
By Gross Leasable Area ($kgCO_2e$/GLA)	125
By Visitor ($kgCO_2e$/Ziyaretçi)	0,89

The indicators presented in Table 7 enable the emissions performance of all shopping centers within the Burda portfolio to be monitored and compared across multiple reference metrics. These indicators are used for intra-portfolio performance tracking and year-on-year trend analysis, and are evaluated together with absolute emissions data to support the identification of energy efficiency and operational improvement opportunities. Emissions intensity indicators are not intended to serve as standalone performance claims or sector benchmarking metrics; rather, they are applied as analytical tools to assess the relationship between emissions and operational scale.

Table 8. Energy Intensity KPI - 2025

Average Energy (Electricity) Intensity Burda Portfolio (Shopping Centers)	Unit	Value
By Total Building Area	(kwh/m^2)	101,78

The energy intensity indicator in Table 8 enables comparable monitoring across the Burda portfolio by normalizing electricity consumption to building area. It supports year-on-year analysis and helps identify energy efficiency opportunities.

Energy Audits and Performance Improvement Framework

To deepen measurement and monitoring practices in energy and emissions management and to support a continuous improvement approach, a comprehensive energy audit study was conducted in 2025 across all shopping centers within the Burda Portfolio. The study, carried out by Siemens, aimed to assess the current energy consumption structure and systematically identify opportunities for energy efficiency improvements.

Within the scope of the audit, priority was given to common areas, with key focus areas including lighting, HVAC systems, and energy-intensive equipment. Analyses were conducted through a combination of desktop assessments and existing monitoring data.

Consumption patterns were evaluated from the perspectives of load profiles, operating hours, and system performance, and current practices were reviewed in alignment with the Company's energy management objectives.

The outputs of the study are being used as decision-support inputs to prioritize initiatives across the portfolio, including LED retrofits, automation, and monitoring systems enhanced with AI-based analytics. In this context, the energy audit is not treated as a one-off technical assessment, but rather as a dynamic tool that feeds into the energy management system and supports a continuous improvement cycle.

Stakeholder Voice

The energy audit conducted across all shopping centers within the Burda Portfolio goes beyond regulatory requirements and provides a strategic roadmap aligned with the Company's long-term sustainability objectives. At Siemens, we approached this process through a framework that integrates energy efficiency with digitalization, supporting the transition toward autonomous building systems.

As part of the study, electrical, mechanical, and automation infrastructures were analyzed, and energy consumption data was evaluated through digital platforms to identify efficiency and savings potentials. Based on these insights, strategic recommendations were developed for Esas Properties, focusing on integrated and autonomous management of energy and operational efficiency, supported by smart control systems, real-time energy management, and predictive maintenance applications.We believe that the identified potential will contribute to reducing the carbon footprint while strengthening operational efficiency.

As Siemens, we are pleased to collaborate with Esas Properties in this transformation journey and believe that this approach will serve as a benchmark model in Türkiye for energy efficiency and autonomous building management.

Tolga Afşin
Country Head – Buildings
Siemens Smart Infrastructure

Systematic Approach to Energy Management

Energy management is implemented as a corporate discipline based on the principles of target setting, monitoring, measurement, and continuous improvement. This approach is structured across the portfolio in line with the ISO 50001 Energy Management System, supporting the systematic tracking and enhancement of energy performance.

Key energy management and efficiency practices implemented across the portfolio include:

- LED lighting retrofits
- Lighting and HVAC control through automation systems
- Energy monitoring and scheduling optimization
- Efficiency improvements implemented following energy audits
- Electricity tariff and contract optimization

Energy Performance Certifications and Compliance

Energy Performance Certificates (EPCs) are valid and up to date for all 7 shopping centers and 2 office assets within the Burda Portfolio. These certificates are issued in accordance with applicable regulations and national standards, supporting the monitoring of building energy performance.

In addition, the ISO 50001 Energy Management System Certification, obtained in 2023 for the Burda Portfolio, remains valid as of 2025. Energy management practices are conducted in line with the requirements of the standard, ensuring the continuous improvement of energy performance.

Electric Vehicle Charging Infrastructure – Portfolio-Wide (2024–2025)

Table 8. Electric Vehicle Charging Units

Year	DC Charging Units (units)	AC Charging Units (units)	Total Allocated DC Power (kW)	Total Allocated AC Power (kW)
2024	26	12	3.000	972
2025	24	16	3.210	594
Change (2024–2025)	−2	+4	+210	−378

Electric vehicle (EV) charging infrastructure across the Esas Properties portfolio is managed as an operational asset, taking into account site capacity and user demand. In this context, charging units are not positioned as a direct environmental performance indicator, but are evaluated based on accessibility and technical capacity. Between 2024 and 2025, the number of DC charging units decreased from 26 to 24, while total allocated DC power increased from 3,000 kW to 3,210 kW. This shift reflects the deployment of higher-capacity DC units, resulting in an overall increase in fast-charging capacity. During the same period, the number of AC charging units increased from 12 to 16, while total allocated AC power decreased from 972 kW to 594 kW.

This indicates a transition toward a more widely distributed, lower-capacity AC charging network. Power allocations have been determined based on site capacity and usage duration considerations. These adjustments in charging infrastructure between 2024 and 2025 aimed to rebalance DC and AC capacity in line with observed usage profiles across the portfolio. Infrastructure capacity and utilization data are regularly monitored to support ongoing evaluation and optimization.

Water Management

Water Consumption Trend

Water Consumption	2023	2024	2025
m^3	334.715	333.805	328.000

Across the portfolio, water consumption has shown a gradual downward trend over the 2023–2025 period. Total water consumption decreased from 334,715 m^3 in 2023 to 333,805 m^3 in 2024, and further to 328,000 m^3 in 2025. This progression enables consistent monitoring of water use and supports evaluation based on comparable, multi-year datasets.

The chart presented reflects the trajectory of total water consumption over time and is intended for trend analysis rather than as a standalone efficiency claim. Variations in water consumption have been assessed in relation to operational intensity, climatic conditions, and usage profiles.

Water Management and Reporting Approach

At Esas Properties, water management is treated as an integral part of operational activities, with water consumption data systematically collected and monitored across the portfolio. As of 2025, a preparation process has been initiated to align water management practices with the ISO 46001 Water Efficiency Management System standard, aiming to further institutionalize the framework.

Water consumption data is consolidated and reported through defined data collection and validation processes, with a strong emphasis on data integrity and year-on-year comparability. The water data presented in this section has been reported in accordance with GRI 303 – Water and Effluents and TSRS Environmental Topics – Water and Wastewater, based on a measurement and monitoring approach and evaluated using absolute consumption values. No forward-looking targets or water savings claims are included in this section.

Waste Management and Circularity

Table 9. Waste Management Indicators (2024-2025)

Indicator (Kg)	2024	2025	Change (2024-2025)	
Total Waste	3.953.050	4.108.498	+155.448 kg	(+%3,9)
Paper / Cardboard	1.357.210	1.501.287	+144.077 kg	(+%10,6)
Plastic	34.033	38.582	+4.549 kg	(+%13,4)
Glass	39.122	34.260	−4.862 kg	(−%12,4)
Biodegradable Waste	2.509.112	2.498.475	−10.637 kg	(−%0,4)

Esas Properties considers waste management as a core operational area that enhances resource efficiency and supports circular economy objectives. During the 2024 to 2025 period, the total amount of waste generated across the portfolio increased by 3.9%, while biodegradable waste, which constitutes the main component of the waste composition, remained largely stable. All generated waste is separated through collaborations with local authorities and directed to relevant recycling and disposal facilities.

The high share of biodegradable waste reflects the nature of shopping center operations, where food and organic waste streams are significant. In this context, improvement potential is primarily associated with enhancing separate collection practices and increasing recovery rates for organic waste. During the same period, increases were observed in paper/cardboard and plastic waste volumes, which are assessed in relation to visitor traffic, tenant operations, and packaging-related activities. A slight decrease was recorded in glass waste, reflecting operational and site-specific variations.

Looking ahead, the Company aims to further strengthen its implementation framework—supported by Zero Waste Certification across all shopping centers—by improving data quality and consistency, expanding separate collection practices in collaboration with tenant partners, and developing reduction and recovery solutions, particularly for organic waste streams. In addition, ongoing efforts will focus on raising awareness and improving processes related to packaging waste reduction.

Contributing to a Circular Future Through Waste Awareness

Across our shopping centers, a range of awareness initiatives have been implemented to promote waste reduction, proper separation, and recycling practices. As part of efforts to encourage the recycling of electronic waste, visitors were invited to participate by depositing their e-waste at designated collection points. To support more sustainable consumption behaviors, participants were offered incentives through the ShopPara platform.

In addition, activities such as an art exhibition organized during Waste Reduction Week aimed to raise awareness among children and young people, while the Climate Heroes Children's Event was designed to foster environmental awareness and responsible waste practices among future generations. Through these initiatives, we aim to encourage active participation in sustainable lifestyles and strengthen awareness of circular economy principles among our visitors.

Climate Change And Physical Risks

The increasing visibility and unpredictability of climate change impacts require a more systematic approach to managing physical risks, particularly for long-lived assets with high user density such as shopping centers. Physical risks—including extreme weather events, water-related risks, and natural disasters such as earthquakes—are assessed in line with global risk outlooks, including those of the World Economic Forum (WEF), and sector-specific risk dynamics. These risks are evaluated from the perspectives of asset resilience and operational continuity.

Within this framework, climate- and disaster-related risks are identified, analyzed, and monitored in accordance with our corporate risk management approach and through relevant governance structures. Physical risks are addressed not only as environmental issues, but within a broader context that includes operational, financial, and reputational impacts. Risk assessment outcomes inform the identification of preventive and corrective actions, where required. In addition, we collaborate with sector stakeholders to strengthen disaster preparedness and resilience capacity. As part of the AYD Disaster Relief and Preparedness Committee, Esas Properties hosted and moderated the first disaster-focused workshop, structured around the core theme of life safety.

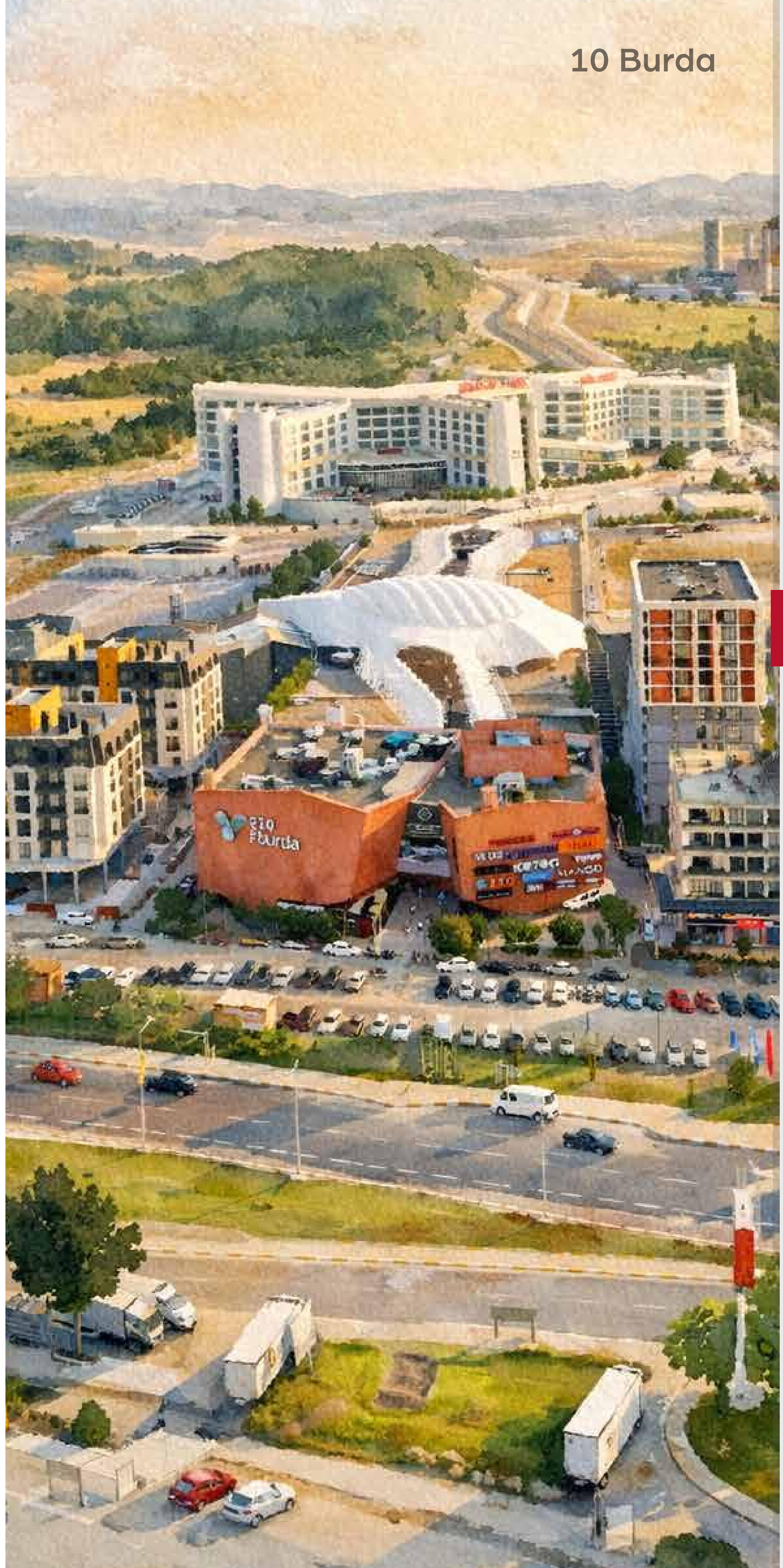
The workshop covered: • the regulatory framework related to disaster management

• field experiences from the 6 February earthquakes

• and examples of best practices

This provided a multi-stakeholder platform for evaluation and knowledge exchange. The outcomes of the workshop were compiled and shared with relevant stakeholders under the coordination of AYD, supporting collective learning and information sharing. The table presented in this section summarizes Esas Properties' exposure to climate- and energy-related risks, as well as physical risks associated with natural disasters (with a focus on earthquakes) within the scope of Risk Management and Corporate Resilience.

Risks are prioritized using a five-point risk scoring methodology, taking into account asset resilience, operational continuity, and financial impact. Related mitigation actions, along with interim and year-end updates, are regularly reviewed and updated.



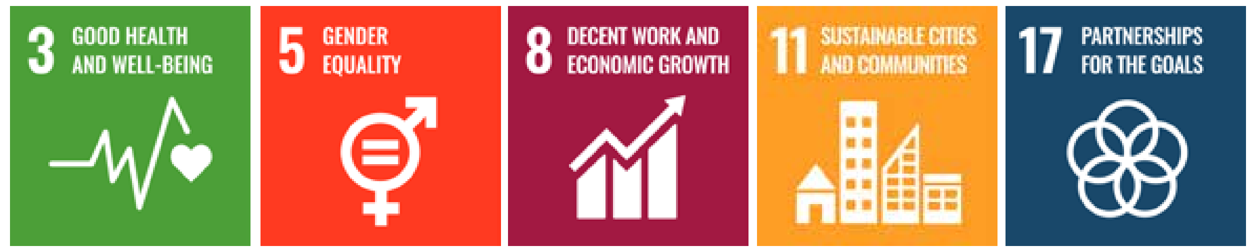
Risk Type	Risk	Risk Description	Risk Score	Prob. x Impact	Action Plan	2025 Year-End Action Notes
External Factors	Climate & Energy Risk	Increased energy and water consumption as a result of climate change-related extreme hot/cold weather conditions and increasing drought; the associated increase in operational costs and the risk posed to service continuity.	9	3x3	Increasing energy efficiency practices, improving building performance, and reducing energy consumption and costs by expanding the use of renewable energy. Implementing water efficiency practices and applying water management processes aligned with standards such as ISO 46001.	As of 2025, one additional SPP has been added to the portfolio, and our total renewable energy generation has reached 17,087 MWh. The energy audit study conducted with Siemens across the Burda Portfolio has been completed, and the report has been received. The ISO 46001 process has been initiated across all malls, with the aim of obtaining the certificates in 2026.
Governance	Weakness in Sustainability Management	Fragmented progress or inability to progress in sustainability-related activities. Damage to credibility and the emergence of a greenwashing perception due to data inconsistency, methodological shortcomings, or insufficient transparency in sustainability and ESG reporting.	9	3x3	Establishing the sustainability department structure; reporting in line with international standards such as GRI; verifying credibility through existing ISO and LEED certifications; strengthening this assurance through ongoing certification processes; and subjecting sustainability reports to independent assurance audits.	As of year-end 2025, the sustainability department has been established and has assumed process ownership. It has been decided that limited assurance will be obtained for the most fundamental and critical indicators in the 2025 report.
External Factors	Natural Disasters (Istanbul Earthquake as the Primary Focus)	Employee safety, asset integrity, and operational continuity being put at risk due to an insufficient level of preparedness for natural disasters. Failure to develop a culture of collective action before disasters.	8	2x4	Raising awareness among our colleagues and strengthening individual preparedness: training on the family disaster plan provided in 2025, including the follow-up and encouragement of individual action plans. Keeping the crisis management structure active. Finalizing building-based analyses and performance improvement actions that can be implemented in buildings. Making diversified drills periodic. Taking an active and knowledge-sharing role in sectoral associations.	Family disaster plan training was delivered face-to-face and in an applied format across all locations. A total of 201 people participated, and the satisfaction score was 3.96/5. Building-based controls continued, and the performance improvement work at the 17 Burda Project was completed. Since all our malls were built after 2000 and were signed off by Balkar Engineering, an additional summary report was requested from Balkar explaining the design criteria and the applicable Earthquake Regulation. The diversified earthquake drill plan could not be implemented as targeted. For the first workshop of the AYD Disaster Preparedness and Management Committee, titled "Safety First", the content planning, moderation, and hosting were undertaken by our team.

An Inspiring and Socially Responsible Culture

At Esas Properties, inspiration is considered a core element of a people-centered, safe, and inclusive working and living culture. In this context, and in alignment with the Company's values, an impact scope is defined encompassing our employees, tenant business partners, visitors, investor partners, and local communities.

Within this strategic focus area, the topics of People, Culture and Employee Experience, as well as Occupational Health and Safety, are aimed at creating a safe and inclusive working environment for our employees and tenant business partners. The main theme of Social Impact and Inclusion, on the other hand, focuses on providing an equal and accessible experience for visitors and local communities across the spaces in which we operate. These priority topics constitute the key areas of implementation for a sustainability approach that places human experience at its core.

Related Sustainable Development Goals (SDGs)



People, Culture and Employee Experience

At Esas Properties, People and Culture is built on our core values of reliability, inspiration, agility, and social responsibility. Our People and Culture processes are guided by these values, a commitment to an inclusive culture, and a strong emphasis on collaboration and shared success. Practices that support the well-being, development, and psychological safety of our employees are considered an integral part of our governance framework.

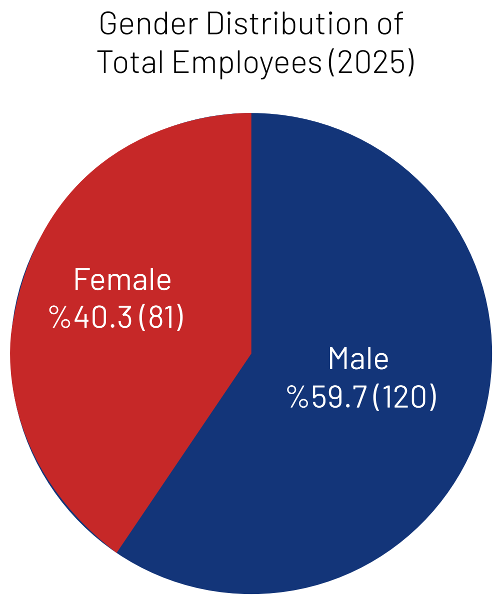
Within this context, principles of gender equality, diversity, and equal opportunity are reinforced through international standards and corporate policies. Across all employee touchpoints, we aim to reflect a culture of trust, engagement, and solidarity, embodied in our internal narratives such as embodied in our internal narratives such as #TogetherWeAre (#Birlikteyiz) and #TogetherWithYou (#SeninleBirlikte).

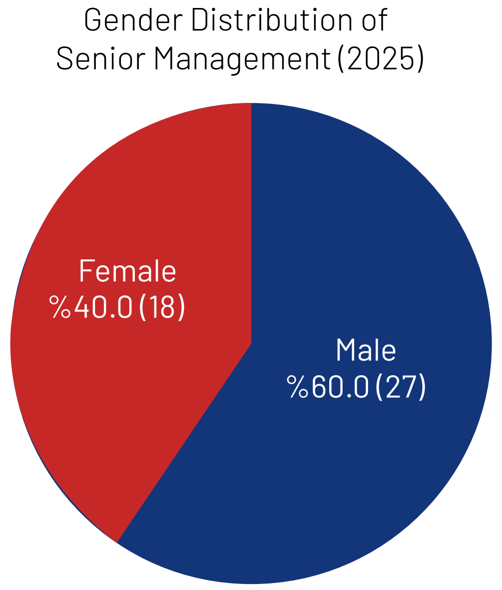
Since 2023, Esas Properties has consistently been recognized among Türkiye's Best Workplaces, maintaining this distinction in 2025 based on employee survey results conducted by Great Place to Work®.

In addition, our People and Culture Leader was awarded in the Gold category under the Best People & Culture Leaders program organized by Great Place to Work® Türkiye, reflecting external recognition of our leadership approach in people and culture practices. Our People and Culture vision is to foster a lasting and inclusive organizational culture where employees feel a strong sense of belonging, find meaning in their work, and confidently choose to be part of the organization.

Equal Opportunity and Diversity

A working environment where diversity is valued and all employees have equal access to opportunities is a core element of our corporate culture. Diversity, Equity, and Inclusion (DEI) is embedded as an integral part of our people management processes, with a strong focus on fair and transparent practices across recruitment, development, and leadership. We foster an inclusive environment where employees are empowered to realize their full potential, recognizing this as a key driver of sustainable organizational success.





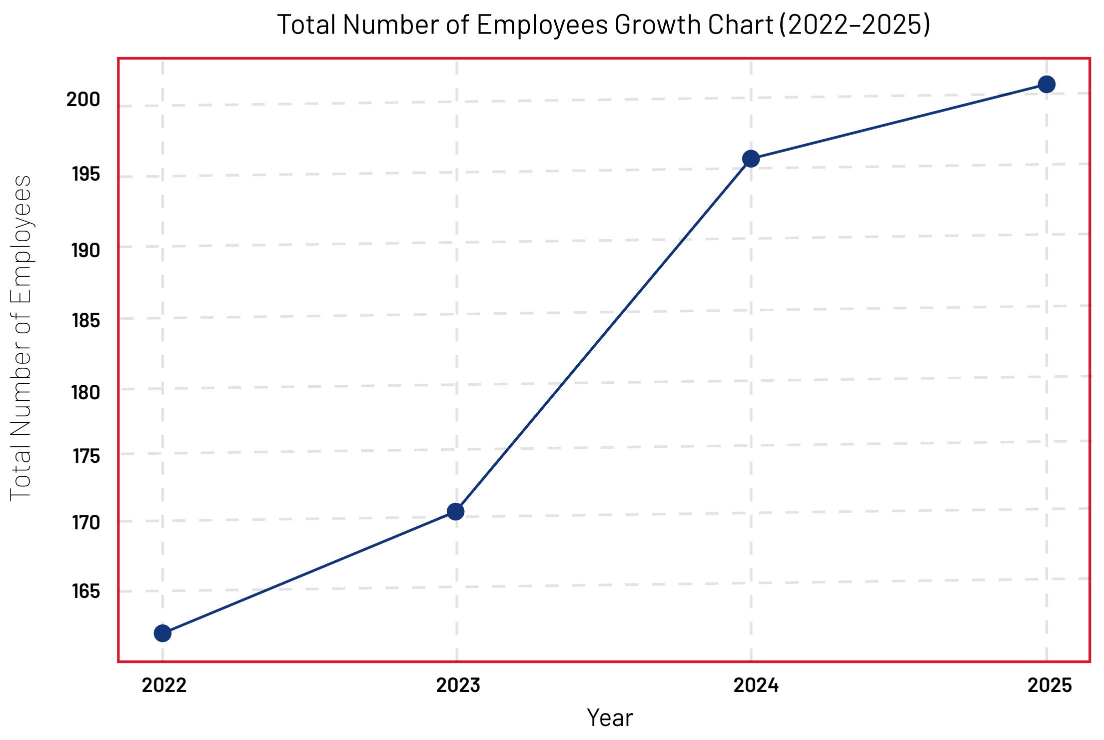
We actively support the participation of women in the workforce and their representation in decision-making processes. As a signatory to the United Nations Women's Empowerment Principles (WEPs), we align our practices with these principles and monitor progress through measurable indicators. We apply an Equal Pay for Equal Work policy for employees in comparable roles, ensuring that compensation and benefits processes are managed without gender-based discrimination.

As of year-end 2025, 40.3% of our total workforce is comprised of women, while female representation in senior management has reached 40%. This distribution reflects our commitment to maintaining a balanced representation of women both across the organization and within decision-making structures.

Throughout the year, we continued to implement initiatives supporting an inclusive culture. In collaboration with Yanındayız Association, all new employees participated in Gender Equality (GE) 101 training programs, while awareness initiatives such as "Nöbetteyiz" and "Kadın Erkek Eşittir Nokta" were actively supported. Through the ongoing work of the Training Committee, efforts to embed equality principles into corporate practices have been reinforced. In addition, we participated in the Business Against Domestic Violence (BADV) Program, conducted in collaboration with Sabancı University and TÜSİAD.

As part of this initiative, cross-functional teams from our shopping centers and Kavacık Office completed the draft of the Employee Safety, Protection and Violence Prevention Policy, which is planned to be published in early 2026 and made accessible to all employees via internal communication platforms. Our social impact efforts extend beyond internal practices. In 2025, we collaborated with 14 different non-governmental organizations, expanding our social impact initiatives. We also continued our corporate sponsorship of the First Opportunity Program, carried out under the vision of Şevket Sabancı, providing mentorship support to two young participants throughout the year. The employment of three First Opportunity alumni within our organization demonstrates the tangible outcomes of our equal opportunity approach.

Talent Management



At Esas Properties, talent management is addressed as a strategic management area that extends beyond workforce planning and plays a critical role in supporting corporate sustainability. It is structured around organizational growth, systematic performance management, and continuous development practices.

Between 2022 and 2025, the total number of employees increased from 165 to 201. In 2025, the employee turnover rate remained stable at 12%, reflecting a balanced and consistent approach to workforce management within a growing organizational structure.

The performance and competency evaluation system has been rolled out across the entire organization since 2024. While 91 employees participated in competency assessments in 2022, this number increased to 188 employees in 2025. Over the same period, participation in the performance evaluation process rose significantly from 46% to 95%. In 2025, two new strategic focus areas were integrated into the competency framework:

- Technological Competency and Digital Literacy
- Sustainability Management and Ethical Responsibility

A total of 200 employees were assessed under these newly introduced competencies. The integration of these areas into the competency framework has contributed to strengthening sustainability governance across the organization.

Employee Development

Training and development are positioned as core pillars of our People and Culture approach. Our People and Culture Business Partners regularly monitor the training and development needs identified in employees' Individual Development Plans (IDPs). Priority development areas are assessed in collaboration with each employee and their line manager, and translated into concrete development actions to be implemented within the same year. This approach ensures that development processes go beyond planning and are supported by timely and measurable implementation.

Our development approach does not rely on a single learning model. Instead, we offer a diversified learning ecosystem tailored to different learning styles and business needs. This includes classroom training, online programs, and hybrid learning formats, enabling accessible, flexible, and inclusive learning opportunities.

Over the past three years, total training hours increased from 4,761 hours in 2023 to 8,403 hours in 2025, representing an increase of approximately 76%.

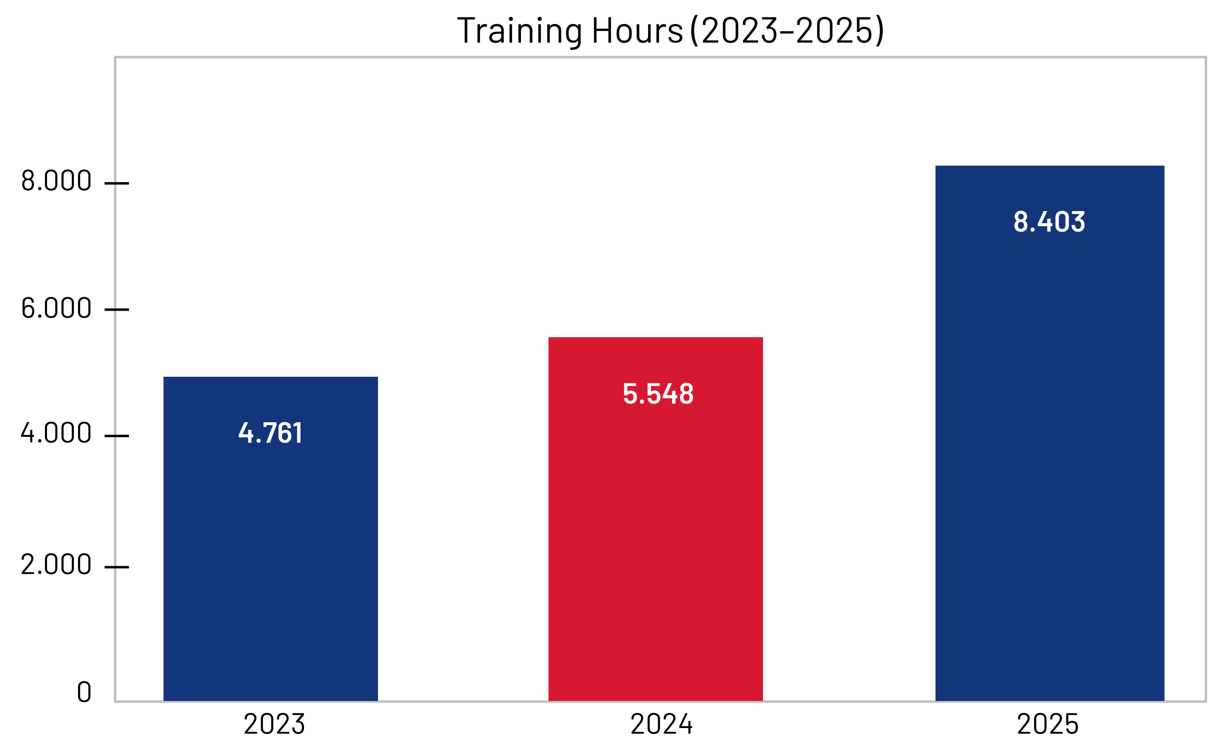
In particular, the 2,855-hour increase recorded in 2025 demonstrates a continued and structured investment in strengthening employee competencies and adapting to evolving business needs.

In 2025, a structured and continuous investment was made in employee development through personal development and competency-based training programs.

On average, white-collar employees received 12.9 hours of training per person, while blue-collar employees received 9.3 hours, supporting the strengthening of core competencies across the organization. Positioning leadership development as a strategic priority, 94 employees participated in Management Development Programs, with a total of 906 training hours delivered to enhance leadership capabilities. In total, €48.000 was invested in training and development activities in 2025, demonstrating a tangible commitment to our sustainable talent management approach.

Occupational health and safety is regarded not only as a regulatory requirement, but as an integral part of our corporate responsibility. Health, safety, and emergency preparedness trainings are delivered through a planned and structured program, with a total of over 1,990 hours of safety and disaster-related training provided to both white-collar and blue-collar employees.

Within the framework of #TogetherWeAre (#Birlikteyiz), we foster a working environment that encourages learning, development, and a culture of mutual support. This approach supports the continuity of an organizational culture where employees are empowered to realize their potential and develop with confidence.



Young Talent and the Future Workforce

In the future of work, capabilities such as technological adaptability, analytical thinking, and learning agility are becoming increasingly critical. The World Economic Forum's Future of Jobs Report also identifies analytical thinking, digital literacy, and learning agility as key skills for the years ahead. Within this context, young talent is not viewed solely as a recruitment pipeline, but as a strategic component of long-term capability development.

Through collaborations with universities and non-governmental organizations, we engaged with over 500 students from 20 universities. While our People and Culture team connected directly with students through career talks and university engagement events, our Sustainability team contributed to knowledge exchange on sustainability and digital transformation through thematic initiatives such as METAHack Sustainathon. In 2025, interview simulation programs were conducted for 69 university students, aiming to support their career readiness. The internship program was designed as a structured learning experience, with three interns onboarded during the year.

The young talent experience is monitored through measurable indicators. In 2025:

- Recruitment process satisfaction reached 85%
- Onboarding satisfaction was recorded at 78%
- Buddy program satisfaction reached 96%

These indicators demonstrate that the integration of young talent into the organization is supported through structured and well-managed processes.

Employee Engagement and Dialogue

At Esas Properties, dialogue is approached as an ongoing communication process carried out through multiple engagement channels. Communication with employees is supported through leadership accessibility, regular feedback mechanisms, social interaction spaces, and development platforms.

As part of direct engagement with leadership, communication with our employees is strengthened through CEO Coffee Talks, CEO Lunch Meetings, and site visits conducted throughout the year. Internal communication is further supported by initiatives such as “Esaslılar Anlatıyor” and regular business updates.

*Within the framework of **#TogetherWeAre (#Birlikteyiz)**, this structure—ranging from in-person interactions to digital feedback channels—supports active employee participation in corporate life across multiple engagement touchpoints.*

Employee Experience and Corporate Well-Being

Corporate well-being is addressed through a structured framework designed to support employees' work-life balance. The #BetterWithYou (#SeninleBirlikteİyiyiz) Corporate Well-being Program continued in 2025 with initiatives focusing on physical, mental, and social well-being. Since 2023, the program has provided employees and their family members with access to a 24/7 Employee Assistance Program (EAP). Services include medical consultation, psychological support, financial and legal advisory, veterinary consultation, technology guidance, newborn support, nutrition counseling, and gardening advisory services.

In 2025, under the AVITA EAP:

- 50 calls were received and 27 cases were opened
- Utilization rate was 13% based on total employee count
- Users consisted of 81% female and 19% male employees

Under the Medline Emergency Health Services:

- 15 cases were recorded
- Utilization rate reached 7%

The program's year-end satisfaction rate was 70.6%, serving as a reference indicator for assessing the relationship between well-being initiatives, employee experience, and engagement. In addition, practices supporting employee experience were maintained, including hybrid working models, flexible working hours, remote work options, birthday leave, and well-being leave. These practices aim to strengthen employees' work-life balance, accommodate diverse needs and life circumstances, and support the development of a sustainable and inclusive working culture.

Occupational Health And Safety

Occupational health and safety (OHS) is managed within the scope of operational continuity and corporate responsibility. In line with the dynamic nature of shopping center management and field operations, risks are managed based on identification, assessment, and prevention principles, while a culture of safety is promoted across both headquarters and operational sites through planned, periodic, and trackable practices. In this context, the Company targets obtaining the ISO 45001 Occupational Health and Safety Management System certification in 2026, and has initiated the necessary preparation and alignment processes as of 2025.

The OHS governance structure is supported by quarterly OHS Committee meetings. These meetings are attended by the Employer Representative, Compensation and Labor Relations Manager, OHS Specialist, workplace physician, building managers, and employee representatives. Within this framework, risk assessments, improvement areas, and preventive actions are regularly reviewed based on field inspection reports.

In 2025, a total of 844 hours of OHS training were delivered to white-collar employees and 378 hours to blue-collar employees, with average training hours per employee reaching 11.7 hours for white-collar and 10.8 hours for blue-collar employees. In addition, as part of emergency preparedness and disaster readiness efforts, 397 hours of training were provided to white-collar employees and 371 hours to blue-collar employees. Overall, more than 1,990 hours of safety and disaster-related training were delivered in 2025.

Occupational Health and Safety Performance Indicators

Indicator	2024	2025
Total Number of Employees	196	201
Fatalities	0	0
Total Recordable Injury Cases (TRIR)	4	1
Lost Workdays	5	10

OHS risks are managed in line with the zero-accident target, based on the principles of risk identification, assessment, and implementation of control measures. OHS practices are supported through regular monitoring, reporting, and continuous improvement processes. Preparations have been initiated to obtain the ISO 45001 Occupational Health and Safety Management System certification in 2026.

Social Impact and Inclusion

In Türkiye, shopping centers host approximately 2.5 billion visitors annually and generate employment for around 600,000 people directly and 2.1 million indirectly. This scale positions shopping centers not only as commercial spaces but also as high-density social interaction hubs.

Within this context, Esas Properties, operating across seven cities and welcoming approximately 40 million visitors annually, considers the impact of its operations on the local social context as an integral part of its governance approach. The Company aims to develop practices that enable the identification of local needs and priorities, ensuring a more context-driven approach to social impact.

Each shopping center is positioned not only as a retail destination but also as a platform for engagement and value creation for local producers, women entrepreneurs, youth, children, and civil society organizations.

Social impact is structured through initiatives that promote inclusion, support local development through partnerships, and deliver long-term social value projects. In this framework, the Company aims to develop measurable, scalable, and context-specific impact models tailored to each city.

Social Value @Work

At Esas Properties, the creation of social value and impact is embedded within our people-centered sustainability approach, forming an integral part of our corporate culture and ways of working. In this context, the Social Value @Work program has been designed as a holistic learning and implementation model, where employees take ownership in advancing social sustainability, diversity, equity, and inclusion (DEI) by developing solutions and generating tangible impact. The program, implemented in collaboration with the Yanındayız Association, was launched in 2025 with the participation of 35 employees who are members of sustainability committees across all shopping centers in Türkiye.

Over a four-month period, the program included:

• a kick-off panel on sustainability, followed by
• a structured hybrid learning journey consisting of ten modules

This process aimed to strengthen participants' awareness, capabilities, and motivation in the field of social sustainability. Following the completion of the training and design phases, participants were organized into two working groups:

•Ustaların Karışımı Team
•Değnekçiler Team

Ustaların Karışımı Team: "Let's Grow from Our Roots, Not Our Ashes"

Developed through the collaboration of teams from 01 Burda, 14 Burda, 39 Burda, and 67 Burda Shopping Centers, this project was designed as a multi-dimensional social impact model integrating environmental awareness, youth-focused learning, community engagement, and volunteer-driven participation.
Within the scope of the project:

- Environmental clean-up activities were organized across four locations: Karataş, At Yalısı, Zonguldak Urban Forest, and Sakızköy Grove
- 222 volunteers directly participated in the initiative
- A total of 703.5 kg of waste was collected and directed to disposal processes

In addition to clean-up activities, film screenings, stage events, workshops, and awareness sessions for children enabled direct engagement with approximately 4,800 individuals across different age groups.
As part of these efforts:

- 1,861 children were engaged on topics such as environmental awareness, circularity, and sustainability
- 250 seeds and saplings were distributed, supporting hands-on engagement with nature

Değnekçiler Team: "One Drop of Oil Can Make an Ocean of Difference"

The project developed by the teams of 10 Burda, 17 Burda, and 41 Burda Shopping Centers aimed to raise awareness about the environmental impacts of waste oil, promote individual behavior change, and establish a long-term circular collection and recycling model. During the implementation phase, the project did not achieve the targeted scale and continuity in terms of quantitative outputs. However, the experience highlighted that behavioral change in social impact initiatives requires time, repetition, and strong stakeholder engagement. Based on these insights, the project is being reassessed and redesigned to strengthen its impact potential, with a focus on improving the implementation model, communication tools, and stakeholder engagement approach in future phases.

İyilik Burda: A Trackable Social Impact Initiative

İyilik Burda is a social impact initiative developed by Esas Properties. The program enables the reuse of wearable clothing and textile products, which are redistributed to individuals in need. Through this approach, the initiative supports access to clothing while also contributing to the reduction of textile waste. The initiative was first launched in 2022 at 67 Burda Shopping Center and has continued to operate in subsequent years.

Year	Beneficiaries Reached	Clothing Items Distributed
2022	500	700
2023 (*)	1.200	1.800
2024	500	750
2025	300	450
Total (2022–2025)	**2.500**	**3.700**

Between 2022 and 2025, the initiative reached a total of 2,500 beneficiaries, with 3,700 clothing items redistributed for reuse. The increase observed in 2023 is associated with the additional needs arising after the 6 February earthquakes. The relative decrease recorded in 2025 is being assessed in relation to access mechanisms, donation volumes, and operational processes, with improvement opportunities currently under evaluation by relevant teams.

The initiative operates through visitor donations, with contributors receiving incentives via the Shopla platform (ShopPara credits). All outputs generated under the program are systematically recorded, monitored, and reported, ensuring traceability over time.

Examples of Sectoral Collaboratıons

Esas Properties contributes to initiatives aimed at strengthening the sustainability capacity of the business community and the sector, particularly through its engagement with various associations, including the Council of Shopping Centers – Turkey (AYD). The Company also hosts meetings and events focused on topics such as energy efficiency, disaster preparedness, people and culture, financial resilience, and sustainability. Workshops and meetings held in 2025 supported knowledge sharing, collective learning, and an inclusive dialogue environment among sector stakeholders.

Sustainable Energy Solutions for Shopping Centers Workshop – 10 March 2025
Hosted by Esas Properties under the AYD Sustainability Committee, the workshop titled "Towards Net Zero: Sustainable Energy Solutions for Shopping Centers" included contributions from the Ministry of Energy and Natural Resources on energy efficiency incentives. The session also featured the introduction of the Shopping Center Sustainability and Energy Index, along with group discussions on energy efficiency and solar energy (SPP) applications.

People and Culture Gatherings – 26 March 2025
The first session of the AYD People and Culture Gatherings was hosted by Esas Properties, focusing on leadership, employee experience, development, and agility, and facilitating the exchange of best practices in people-centric management approaches.

Finance Leaders Meeting – 15 May 2025
Hosted by Esas Properties, the meeting included an evaluation of the Q1 2025 economic outlook, along with discussions on financial challenges and solution pathways within the shopping center sector.

Earthquake Preparedness Workshop – 19 June 2025
Organized under the AYD Disaster Relief and Preparedness Committee and hosted by Esas Properties, the workshop addressed life safety, crisis management, legal frameworks, and technological solutions, drawing on field experiences following the 6 February 2023 earthquakes.

Sustainability Workshop – 2 July 2025
Conducted within the scope of the AYD Sustainability Committee, the workshop introduced the updated interface of the Sustainability and Energy Index developed by Akademetre and concluded with an interactive training session on greenhouse gas sources and mitigation approaches in shopping centers.

GreenPoint – 27 September 2025
Esas Properties hosted the On-site Sustainability Meeting organized by BCSD Türkiye, where environmental and social impact practices were shared. The event included a workshop titled "Participatory Perspectives in Sustainability", bringing together sustainability professionals from various sectors.

Sustaınabılıty Projects Implemented Across Shoppıng Centers

Category	Project	Period	Location	Key Outpu t (KPI)	Description
Culture & Arts	Adana Golden Boll International Film Festival Hosting	2021–2024	01 Burda	21.878 attendees	Hosted free screenings and events over four years, increasing city-wide accessibility to the festival.
	Sabancı International Adana Theatre Festival	2025	01 Burda	28 oyun / 5.323 attendees	Hosted performances by various theatre groups as part of the festival.
	41 PatiFest	2025	41 Burda	1.000 participants	Animal rights awareness event.
	Türk Mutfağı Haftası Etkinliği	2025	67 Burda	7.000 visitors	As part of Turkish Cuisine Week, local products from Zonguldak were showcased and offered to visitors. During the event, works by Tuğsal Gencer, a master of Zonguldak's traditional open-flame glass art, were exhibited, and the traditional Devrek walking stick was also promoted.
	Kozlu Anatolian High School Art Exhibition	2025	67 Burda	1.000 visitors	Supported young artists and strengthened collaboration with local schools.
Women Entrepreneurship & Local Production	Handicrafts and Local Products Market	2021–Present	10 Burda	7 cooperatives / 60+ women	Provided free space for women producers to support economic participation.
	Bolu Köroğlu Women Producers Market	2025	14 Burda	3 events / 80 women	Enabled sales opportunities for women producers.
	DAN Transformation Initiative	2025	17 Burda	30 women producers	Allocated space for women-led production and sales.
	Olive Festival	2025	17 Burda	14 local producers	Supported local economic and cultural development.
	Women's Associations Collaboration	2021–Present	17 Burda	20 women producers	Free allocation of space in collaboration with NGOs.
	Local Women Producers Bazaar	2025	41 Burda	500 women/year	Ongoing platform for visibility and sales.
	Lüleburgaz Women Producers Initiative	2025	39 Burda	3 events / 38 women producers	Collaboration with local municipality council.

AVM'lerde Hayata Geçirilen Sürdürülebilirlik Projeleri

Category	Project	Period	Location	Key Output (KPI)	Description
Social Awareness	İyilik Burda	2025	67 Burda	300 participants / 450 products	Textile reuse and donation initiative supporting circularity and social inclusion.
	E-Waste Project	2025	All Shopping Malls in the Burda Portfolio	459 participants – 458 kg of waste recovered	Collection and recycling of electronic waste.
	Green Route	2025	10 Burda, 39 Burda, 17 Burda	150 participants	Encouraged sustainable transportation (bike/scooter).
	Tarım Burda	2022–2025	41 Burda	300 kg of products	Urban agriculture initiative supporting local communities.
	Organic Market	2016–2025	41 Burda	9 years uninterrupted	Weekly organic producer gatherings.
	Support to Rural Schools	2025	14 Burda	4 schools / 180 students	Social and cultural inclusion activities for rural students.
	Violence Awareness Space for Women	2021–Devam	10 Burda	Multiple stakeholders	Space allocation for NGOs and public institutions.
	Rotary "Children at the Booth"	2025	01 Burda and 41 Burda	Multiple stakeholders	Circular economy themed event with donations for children.
	Waste Reduction Week Art Exhibition	2025	39 Burda	54 artworks / 24,000 visitors	Climate and water awareness through art.
	Soil Erosion Awareness Week (TEMA)	2025	39 Burda	78 children / 128 visitors	Environmental awareness workshops conducted in collaboration with the TEMA Foundation.
	Smart Rabbit Momo Event	2025	7 Burda, 41 Burda, and 67 Burda	500 participants	As part of the Smart Rabbit Momo children's event, key themes such as awareness of forest fires, the importance of trees and nature, tree planting, and environmental responsibility were delivered through engaging and educational content.
	Climate Heroes Program	2025	All Shopping Malls in the Burda Portfolio	5000 participants	The initiative was designed to contribute to raising future generations as environmentally conscious, responsible, and nature-friendly individuals.

Agile Governance

In Esas Properties' agile culture transformation, the dimension identified as the lowest in the agility survey conducted in 2024, based on feedback from all employees, "Elimination of Waste and Anti-Bureaucracy," showed a positive upward shift in 2025 through initiatives carried out under the leadership of the Agile Office and the sponsorship of senior management. Ongoing practices continue to make a significant contribution to strengthening the organization's agile culture.

Principles of transparency, digitalization, and agility are considered core elements of the corporate governance structure. Business processes are managed in line with data-driven management principles and are standardized and simplified through digital tools and AI-supported solutions. Within this scope, data privacy and information security are addressed through defined standards and control mechanisms across all applications.

Within this focus area, corporate governance principles are integrated into decision-making processes, while digitalization and AI solutions are utilized in operational processes. Decision-making is monitored through defined performance indicators and data-driven analyses, and practices are implemented in a standardized manner across the portfolio.

Related Sustainable Development Goals (SDGs)

Corporate Governance

At Esas Properties, corporate governance defines the overarching framework for the implementation of the sustainability strategy, encompassing risk management and decision-making processes. Sustainability is overseen by the Board of Directors, while performance monitoring, target management, and risk assessments are carried out through relevant committee structures. Further details on the governance structure, roles and responsibilities, and committee mechanisms are provided in the Corporate Governance Structure section of this report.

Click here to learn more about our Corporate Governance structure.

Digitalization and Artificial Intelligence

The real estate sector is undergoing a global transformation characterized by increasing data intensity, accelerated decision cycles, and the growing use of AI-driven analytics as a source of competitive advantage.

Esas Properties approaches this transformation not merely as a technological modernization effort, but as a strategic enabler that strengthens its business model, enhances governance quality, and supports sustainable value creation. In 2025, our digitalization strategy progressed along three main pillars, namely the development of AI-enabled corporate solutions, the strengthening of data-driven decision-making mechanisms, and the improvement of operational efficiency. Within this scope, the Company delivered 8 software development projects, 1 strategic technopark initiative, and a multi-layered AI adoption program.

AI Tools and Enterprise Adoption

The enterprise-wide deployment and integration of artificial intelligence tools into business processes has been one of the key priorities in 2025.

Under a program led by the IT Department, multiple AI tools have been implemented across the organization. In parallel, training programs were delivered to support effective usage, and Microsoft Copilot licenses were assigned to all manager-level and above employees. Within the IT function, the Claude (Anthropic) platform has been positioned as a core AI assistant, actively used in software development, architecture design, and analytical processes.

Project Horizon – AI-Based Real Estate Management Platform

Launched in 2025, Project Horizon is an AI-based commercial real estate and shopping center management platform developed in collaboration with Mintus. The platform integrates portfolio management, operational performance monitoring, and decision-support processes within a unified digital ecosystem, enabling more efficient and data-driven management of real estate assets. Designed with a scalable and modular architecture, the platform can adapt to new business models and diverse geographical use cases. Project Horizon represents a key pillar of the Company's digital product development and R&D strategy.

Tool / Platform	Use Case	Category
Claude (Anthropic)	Actively used by the IT team for software development, analysis, documentation, and decision support processes	Development & Analytics
Microsoft 365 Copilot	Licensed for all manager-level and above employees; integrated across Word, Excel, PowerPoint, Outlook, and Teams	Enterprise Productivity
ChatGPT Enterprise	Licensed for relevant departments; supports content creation and analytical tasks	Content & Analytics
Power Automate	Automation of repetitive business processes; transition from UiPath	Process Automation
GitHub Copilot	AI-assisted coding support in software development processes	Development
Microsoft Fabric	Centralized data platform enabling advanced analytics and AI model integration	Data Platform

Digital Maturity Project: Collaboration With Digitopia

To assess the current state of digital transformation and identify development areas, a Digital Maturity Index (DMI) study was conducted in collaboration with Digitopia. The assessment was completed across six dimensions—Customer, Operations, Innovation, People & Culture, Technology, and Governance—and carried out through collaborative workshops involving cross-functional internal working groups. These sessions enabled a comprehensive evaluation of the Company's current maturity level alongside its target state, forming the basis for a structured transformation roadmap. As a result of the assessment, the overall digital maturity score was calculated as 2.6 out of 5. The findings have contributed to strengthening governance structures, enhancing data-driven decision-making processes, and improving operational efficiency across the organization. The second phase of the project is planned for 2026.

Building on this institutional experience, a second study titled the "Digital Maturity of the Shopping Center and Retail Sector" was conducted under EsasLabs in collaboration with Digitopia. The study assessed the sector's digital maturity based on more than 500,000 data points collected from 19 shopping centers and 90 retail companies. Digital capabilities across the shopping center and retail ecosystem were evaluated within the same six dimensions, and the findings—supported by sectoral and global benchmarks—provided a comprehensive view of the current state and key development areas, which were shared with industry stakeholders. The study offers a common reference framework, highlighting that digital transformation should be addressed not only through technological investments, but also through governance, human capital, and organizational capabilities.

Integrated Digital Management and Enterprise Application Ecosystem

At Esas Properties, operational and commercial processes are managed through a multi-modular digital application ecosystem aligned with a data-driven management approach. Solutions developed within Teknopark-based R&D activities are built on a scalable SaaS architecture, enabling potential deployment across different portfolios and geographies. This digital infrastructure allows for the integrated monitoring of key performance indicators, including energy consumption, space efficiency, and operational performance, supporting more effective and data-driven decision-making. The main components of this ecosystem are outlined below.

Platform	Function	Development Model
Project Horizon	AI-based real estate management and optimization platform	Mintus iş birliği
Assetify	Leasing performance, financial analytics, and portfolio KPI management	In-house development
Visitify	Visitor traffic, demographics, and footfall analytics	In-house development
Shopla	Digital loyalty, campaign management, and customer engagement	In-house development
Store 360	Store operations, tenant relations, and technical services management	In-house development
WCAP Sürdürülebilirlik	ESG reporting and sustainability KPI tracking	In-house development
Dynamics 365 F&O	Finance, accounting, budgeting, and operational process management	Microsoft
Dynamics 365 Sales	Customer relationship and sales process management (CRM	Microsoft

An Enterprise Application Example: Shopla – AI-Enabled Visitor Experience Platform

Since December 2021, Esas Properties has been leveraging the Shopla platform to analyze visitor data and enable personalized engagement. Through beacon-based tracking, the platform supports user-level campaign management and experience design, while applications aimed at enhancing visitor satisfaction and brand collaborations are centrally managed via Shopla.

Key highlights for 2025:

- 650,000+ users
- 400+ brand collaborations
- 7 shopping centers
- 165 million+ push notifications/SMS
- 31 million+ app visits
- 3.6 million transaction records

Across user segments, the following improvements were observed:

- 2.8x increase in spend per user
- 2.9x increase in number of transactions
- 2.4x increase in basket size

These indicators are based on periodic comparisons across Shopla user segments.

Data Security and Privacy

At Esas Properties, processes involving personal data of visitors, suppliers, business partners, and employees are an inherent part of operations. With the increasing use of digital platforms and information systems, data security and privacy are addressed as fundamental components of corporate governance. Personal data processing activities are conducted in line with the Turkish Personal Data Protection Law (KVKK) and relevant regulations, covering all systems including Shopla, ERP, and other enterprise applications, and are governed by defined policies and procedures.

Within this framework, transparency notices and, where required, explicit consent mechanisms are implemented; access is restricted through authorization matrices; and data retention and deletion processes are carried out in accordance with established principles. Oversight of this framework is ensured by the Personal Data Protection Committee, which evaluates new initiatives and process changes involving personal data, meets quarterly to monitor regulatory compliance, and reports compliance and risk matters to management.

Data security and privacy practices are further supported by employee trainings and guidance materials.

In the event of a potential data breach, the Committee convenes on an extraordinary basis to coordinate necessary actions, including regulatory notification within 72 hours and communication to affected individuals, while internal procedures require that any suspected or confirmed breach be reported to the Committee within 24 hours.

Data sharing with third parties is managed in line with defined roles of data controllers and processors, required permissions, and record-keeping processes, while appropriate legal mechanisms are applied for cross-border data transfers. Regulatory developments are continuously monitored, and policies and documentation are periodically reviewed and updated in line with evolving requirements, including alignment efforts between KVKK and GDPR, as well as developments in AI and cybersecurity regulations.


Appendices

Memberships and Collaborations

Organization	Role of Esas Properties
Council of Shopping Centers – Turkey (AYD)	Leadership in sectoral governance through Vice Chairmanship of the Board and Chairmanship of the Sustainability Committee, contributing to the development of sustainability policies and common implementation standards
Yanındayız Association	Contribution to the development and dissemination of gender equality-focused policies and private sector practices through Board Membership and Co-Leadership in the Education & Private Sector Projects Committee
BCSD Türkiye	Contribution to cross-sector knowledge sharing, participation in working groups, and policy dialogue in the field of sustainability
Kurumsal İletişimciler Association (KİD)	Sectoral network membership and knowledge sharing in the field of corporate communications
İnsan Yönetimi Association (PERYÖN)	Sectoral membership contributing to learning, knowledge sharing, and development in the field of human and corporate culture

2025 NGO Collaborations

Initiative / Application	Organization	Role of Esas Properties
New Year Gift Program	Maya Vakfı, Darüşşafaka	Donation and awareness support through a corporate gift model with social impact
Eid al-Adha Donation Program	Tohum Otizm Foundation	Support for individuals with special needs through a donation-based model
Umut Cafe	KAÇUV	Support through a social enterprise model and contribution to societal awareness
İstanbul Maratonu	TEV	Contribution through donations and volunteering in the field of education
Welcome Kiti	Koruncuk Foundation, Tohum Otizm	Social support model integrated into corporate processes
Earthquake Emergency Kit	AKUT Arama ve Kurtarma Association	Collaboration focused on disaster awareness and resilience
Women's Day & Mentorship	Yeniden Biz Association	Contribution to women's employment and career support programs
World Food Day	Darülaceze	Social solidarity and donation support
Sustainability Gesture Champions	TEMA Vakfı, DenizTemiz Association/ TURMEPA	Environmental awareness and donation-based engagement program
#BetterWithYou Corporate Well-being Program Participation	TOG (Toplum Gönüllüleri Foundation)	Social support model focused on youth engagement
Business Against Domestic Violence (BADV) Program Participation	Sabancı Foundation	Contribution to social development and societal impact projects
Social Value @Work	Yanındayız Association ve Değiştiren AdımlarAssociation	Collaboration to develop social sustainability and internal impact models

2025 Achievements

Achievement	Detail
MECSR Shopping Center & Retailer Mena Awards	Sustainability Excellence Awards - Brand Initiatives
MECSR Shopping Center & Retailer MENA Awards	Marketing Excellence Award – Sales Promotions (Silver) – Shopla Project
MECSR Shopping Center & Retailer MENA Awards	Marketing Excellence Award – Integrated Marketing (Silver) – Shopla Project
Marcom Awards	Corporate Social Responsibility – Gold Award
Marcom Awards	Special Event – Gold Award
Marcom Awards	Leadership in Sustainability – Gold Award
InBusiness Sustainable 500 List	Ranked 16th in the "Top Emission Reducers" category of the Sustainable 500 List
Great Place to Work® Certification	Based on Trust Index and Corporate Culture Assessment Results
GPTW – Türkiye's Best Employers	Ranked 3rd in the 100–250 Employees Category based on GPTW Culture Audit
Best Workplaces – In Consulting Professional Services	Consulting and Professional Services Category
Best Workplaces - For Young Millennials	Young Millennials Category
Best Workplaces - Social Responsibility Voluntarity	Social Responsibility and Volunteering Category
Nasıl Bir Ekonomi Newspaper – Companies Supporting Equal Opportunity List	Ranked 27th in Women Leadership in Technology
Nasıl Bir Ekonomi Newspaper – Companies Supporting Equal Opportunity List	Ranked 44th among Companies with 1,000+ Employees in the Equality Leaders Research

Reporting Guide

1. Purpose and Scope

This Reporting Guide ("Guide") has been prepared to explain the data collection, calculation, verification, and reporting methodologies related to the environmental, social, and governance indicators included in the 2025 Sustainability Report prepared by Esasburda Turizm ve İnşaat A.Ş. ("Esas Properties" or the "Company").

The Guide aims to ensure transparency regarding how the reported indicators are generated, strengthen data quality, and support comparability across reporting periods.

2. General Reporting Principles

The following key principles have been adopted throughout the reporting process:

Accuracy and Reliability: Data is based on verifiable sources and reported following internal control processes.

Consistency: All indicators are calculated using consistent methodologies to ensure comparability across reporting periods.

Transparency: Data scope, assumptions, and methodological choices are clearly disclosed.

Traceability: All data is documented in a way that allows traceability back to its source.

Materiality: Focus is placed on indicators that meaningfully reflect the Company's environmental and social impacts.

3. Reporting Period and Organizational Boundaries

Unless otherwise stated, all indicators presented in this Guide cover the period from 1 January 2025 to 31 December 2025. Comparative analyses are based on 2024 data.

The reporting scope includes the following assets owned by Esas Properties as of 2025: 01 Burda, 10 Burda, 14 Burda, 17 Burda, 39 Burda, 41 Burda, 67 Burda, Aeropark, and Esas Plaza. For the Aeropark project, only the block owned by the Company as of 2025 is included in the reporting scope.

The scope varies by indicator category:

Environmental indicators cover asset operations;

Social indicators cover Esas Properties employees;

Governance indicators cover management, policies, and committee structures.

Unless otherwise stated, tenant activities and contractor or subcontractor employee data are excluded from the reporting scope.

4. Assurance Scope and Approach

Within the scope of the 2025 Sustainability Report, an independent limited assurance engagement was conducted for selected key performance indicators.

Environmental indicators include common area electricity consumption, total energy consumption, and renewable energy consumption and generation (solar PV). Social indicators include employee profile data (total number of employees, gender distribution, employee category) and gender distribution of senior management. These indicators were tested in accordance with international assurance standards.

Indicators not covered by the assurance scope have been prepared in line with the Company's internal data collection, control, and verification processes.

5. Data Sources and Data Management
Sustainability data is collected regularly from relevant functions and consolidated through centralized reporting processes.

The main data sources include invoices and consumption records, technical monitoring systems, waste management records, People and Culture information systems, certifications and official documents, and internal reporting files. To ensure data quality, periodic consistency analyses, unit-level verifications, and post-consolidation variance checks are conducted.

6. General Methodological Approach to Indicators

Energy Indicators
Energy consumption data is monitored through service provider invoices and technical measurement systems, with electricity, natural gas, and other fuel consumption tracked based on primary measurement units. Given that energy consumption within the Esas Properties portfolio is predominantly electricity-based, electricity consumption plays a key role in energy performance analyses. Renewable energy data is based on generation data obtained from solar PV systems owned by the Company or associated with its energy consumption. This generation is considered as a substitute for grid electricity and is taken into account in emission reduction calculations. Total energy consumption may be calculated using appropriate conversion factors, where necessary, to ensure comparability across different energy types.

Greenhouse Gas Emissions
Greenhouse gas emissions are calculated in accordance with the GHG Protocol and the IPCC 2006 Guidelines. The scopes are defined as follows: Scope 1 includes direct emissions, Scope 2 includes indirect emissions from electricity consumption, and selected Scope 3 categories include transportation and waste. Emissions related to tenants and visitors are excluded from the scope.

The main emission factors used in the calculations include IPCC 2006 emission factors for natural gas and diesel consumption, the Türkiye national grid emission factor for electricity consumption (0.433 tCO_2/MWh – Republic of Türkiye Ministry of Energy and Natural Resources), average vehicle emission factors for transportation data, UK conversion factors for flights (where applicable), and material-based sectoral average emission factors for waste data.

Social Indicators
Employee data is monitored through People and Culture systems and is calculated based on records for the reporting period, including total number of employees, gender distribution, employee category, and management distribution.

7. Limitations and Assumptions

All indicators have been calculated within the scope of the existing data infrastructure. Areas where data is not available are excluded from the scope. Rounding differences may result in minor deviations between totals and subcategories. In the case of methodological changes, relevant disclosures are provided for the affected indicators.

Basic Definitions and Reporting Scope

Type	Indicator	Definition / Calculation Methodology	Scope
Environmental	Common Area Electricity Consumption (kWh)	Represents electricity consumption of common areas within assets during the reporting period. Data is tracked through relevant service provider invoices and technical measurement systems.	01 Burda, 10 Burda, 14 Burda, 17 Burda, 39 Burda, 41 Burda, 67 Burda
	Total Energy Consumption	Represents the total of energy consumption measured in different units (kWh, m^3, liters) during the reporting period. Where necessary, appropriate conversion factors are applied to ensure comparability across energy types.	All assets
	Total Electricity Consumption (MWh)	Represents total electricity consumption of assets during the reporting period. Data is tracked through service provider invoices and technical measurement systems, converted to MWh (1 MWh = 1,000 kWh). Depending on the scope of the indicator, both common area and tenant consumption may be consolidated.	All assets
	Renewable Energy Consumption (kWh)	Represents total electricity generated from solar PV systems. Generation data is monitored through plant tracking systems and technical measurement infrastructure.	All solar PV systems directly owned by the Company or associated with its electricity consumption
	Renewable Energy Generation (kWh)	Represents electricity consumption supplied from solar PV systems. PV generation is considered as a substitute for electricity drawn from the grid.	All assets
	Water Consumption (m^3)	Represents total water consumption sourced from the grid and alternative water sources.	All assets
	Waste Generation (tons)	Represents total amount of waste generated.	All assets
	Scope 1 Emissions (tCO_2e)	Represents emissions arising from direct fuel consumption (natural gas, diesel, etc.), calculated using IPCC emission factors.	All assets

Type	Indicator	Definition / Calculation Methodology	Scope
Environmental	Scope 2 Emissions (tCO_2e)	Elektrik tüketimine bağlı dolaylı emisyonlar, Türkiye şebeke emisyon faktörü kullanılarak hesaplanır.	All assets
	Scope 3 Emissions (tCO_2e)	Selected categories include emissions from transportation and waste.	Selected scope
	Total Emissions (tCO_2e)	Represents the sum of Scope 1 and Scope 2 emissions. In addition, depending on data availability and calculation methodology, selected Scope 3 emissions (transportation and waste) are included in the total emissions calculation.	All assets
	Brüt Emisyon (ton CO_2e)	Represents total greenhouse gas emissions calculated without considering any reduction effects. This includes Scope 1 and Scope 2 emissions, as well as selected Scope 3 emissions (transportation and waste), depending on data availability and calculation methodology. Scope 2 emissions are calculated using the Türkiye national grid emission factor (0.433 tCO_2/MWh).	All assets
	Net Emisyon (ton CO_2e)	Net emissions are calculated by deducting emissions avoided through renewable energy generation (solar PV) from the gross emissions of Scope 1, Scope 2, and selected Scope 3 emissions. PV generation is considered as a substitute for grid electricity, and the emission reduction effect is calculated using the Türkiye national grid emission factor (0.433 tCO_2/MWh).	All assets
	Energy Intensity (kWh/m^2)	Energy intensity is calculated by normalizing total energy consumption over total area (GLA or total construction area). Given that electricity consumption constitutes the dominant share of total energy use, performance monitoring primarily relies on emission intensity indicators rather than energy intensity metrics.	All assets
	Emission Density (kg CO_2e/m^2)	Emission intensity is calculated by normalizing total greenhouse gas emissions (Scope 1 and Scope 2) over total area. In this approach, emissions data is assessed alongside operational indicators such as building area, gross leasable area (GLA), and visitor numbers, enabling a multidimensional evaluation of emission performance in relation to physical scale and operational intensity.	Burda Portfolio

Type	Indicator	Definition / Calculation Methodology	Scope
Social	Total Number of Employees (#)	Ratio of female employees to total number of employees.	Esas GM
	Female Employee Ratio (%)	Ratio of female employees to total number of employees.	Esas GM
	Male Employee Ratio (%)	Ratio of male employees to total number of employees.	Esas GM
	White-Collar / Blue-Collar Distribution (%)	Represents the distribution of employees by job category.	Esas GM
	Gender Distribution of, Senior Management (%)	Represents the gender distribution of employees in managerial and above positions within the Company. The scope includes middle and senior management levels.	Esas GM
	Number of New Hires (#)	Represents the number of employees hired during the reporting period.	Esas GM
	Number of Employee Turnover (#)	Represents the number of employees who left the Company during the reporting period.	Esas GM
	Employee Turnover Rate (%)	Calculated as the ratio of the number of employees who left during the reporting period to the average number of employees in the same period.	Esas GM
	Training Hours (hours)	Represents the total training hours per employee.	Esas GM

Environmental Indicators

2025 Gross – Net Emissions Calculation

Project	Scope 1 Emissions (Direct)	Scope 2 Emissions (Electricity)	Scope 3 Emissions – Category 3 (Transportation)	Scope 3 Emissions – Category 4 (Waste)	Emissions Reduced (Solar Energy)	Total Emissions	Net Total Emissions
01 BURDA	35	6.487	15	66	4.191	6.603	2.412
10 BURDA	425	4.702	14	13	N/A	5.153	5.153
14 BURDA	518	3.480	11	11	N/A	4.020	4.020
17 BURDA	395	4.766	13	28	1.192	5.203	4.011
39 BURDA	149	2.962	10	15	510	3.135	2.625
41 BURDA	499	6.759	10	39	837	7.307	6.470
67 BURDA	57	2.860	12	9	-	2.938	2.938
AEROPARK	132	2.478	12	1	-	2.624	2.624
Esas Plaza	3	591	-	-	669	594	0
Total (tCO2e)	**2.212**	**35.085**	**98**	**180**	**7.399**	**37.575**	**30.177**

Gross and Net Emissions by Year (2023-2025)

Project	2023 Total Emissions	2024 Total Emissions	2025 Total Emissions	2024 Total Emissions	2025 Total Emissions	2024-2025 Net Change
01 BURDA	6.800	5.487	6.603	4.905	2.412	-51% ↓
10 BURDA	5.350	4.840	5.153	4.840	5.153	6% ↑
14 BURDA	4.110	3.749	4.020	3.749	4.020	7% ↑
17 BURDA	5.600	5.281	5.203	3.530	4.011	14% ↑
39 BURDA	3.530	3.344	3.135	2.507	2.625	5% ↑
41 BURDA	7.450	6.752	7.307	5.289	6.470	22% ↑
67 BURDA	2.910	3.031	2.938	3.031	2.938	-3% ↓
AEROPARK	3.060	2.753	2.624	2.753	2.624	-5% ↓
Esas Plaza	490	784	594	784	0	-100% ↓
Total (tCO2e)	**39.210**	**36.021**	**37.575**	**31.389**	**30.177**	**-3,86%** ↓

Emission Factor Applied for 2025 Calculations
2023 Grid Emission Factor (Connected Consumption Points): 0.433 tCO_2e/MWh

Electricity Consumption and Solar Energy (GES) Performance (2024–2025)

Project	2024 Common Area	2024 Total	2025 Common Area	2025 Total	2024 Solar Generation	2025 Solar Generation
01 BURDA	3.657	15.315	3.320	14.981	7.242	9.680
10 BURDA	2.482	10.221	2.507	10.858	N/A	N/A
14 BURDA	2.209	7.598	2.329	8.037	N/A	N/A
17 BURDA	2.578	10.682	2.669	11.007	3.331	2.752
39 BURDA	1.327	6.647	1.378	6.841	1.349	1.178
41 BURDA	1.863	14.563	1.888	15.610	2.096	1.932
67 BURDA	1.733	6.445	1.662	6.606	N/A	N/A
AEROPARK	496	5.799	369	5.724	N/A	N/A
Esas Plaza	554	1.224	692	1.364	N/A	1.545
Total (MWh)	**16.904**	**78.499**	**16.815**	**81.028**	**14.021**	**17.087**

Indicator	Unit	2024	2025
Total Water Consumption	m^3	333.805	328.00
Total Waste	kg	3.953.050	4.108.498
Paper / Cardboard	kg	1.357.210	1.501.287
Plastic	kg	34.033	38.582
Glass	kg	39.112	34.260
Biodegradable Waste	kg	2.509.112	2.498.475

Total Energy Consumption (GJ) – 2025

Energy Type	Unit	Value	GJ Equivalent
Electricity Consumption	MWh	81.028	291.701 GJ
Natural Gas Consumption	Sm^3	1.034.137	36.195 GJ
Fuel Consumption (Generators + Vehicles)	kg	25.527	1.097 GJ
Total Energy Consumption	GJ		328.993 GJ

Social Performance Indicators

	Total 2022	Total 2023	Total 2024	Total 2025	01 Burda	10 Burda	14 Burda	17 Burda	39 Burda	41 Burda	67 Burda	Aeropark	Bina Yönetimi	Kavacık Ofis
Total Number of Employees (Esas GM)	165	173	196	201	14	12	11	11	10	14	10	13	4	102
Total Male Employees (Esas GM)	104	107	116	120	12	9	9	8	8	12	7	10	3	42
Total Female Employees (Esas GM)	61	66	80	81	2	3	2	3	2	2	3	3	1	60
Full-Time Employees	165	173	196	201	14	12	11	11	10	14	10	13	4	102
Male	104	107	116	120	12	9	9	8	8	12	7	10	3	42
Female	61	66	80	81	2	3	2	3	2	2	3	3	1	60
Part-Time Employees														
Male														
Female														
Total White-Collar Employees	93	103	127	132	4	4	3	3	3	6	3	3	1	102
Female %	59%	57%	57%	58%	50%	75%	67%	67%	67%	33%	67%	33%	100%	59%
Male %	41%	43%	43%	42%	50%	25%	33%	33%	33%	67%	33%	67%		41%
Total Blue-Collar Employees	72	70	69	69	10	8	8	8	7	8	7	10	3	
Female %	8%	10%	12%	6%				13%			14%	20%		
Male %	92%	90%	88%	94%	100%	100%	100%	88%	100%	100%	86%	80%	100%	

	Total 2022	Total 2023	Total 2024	Total 2025	01 Burda	10 Burda	14 Burda	17 Burda	39 Burda	41 Burda	67 Burda	Aeropark	Bina Yönetimi	Kavacık Ofis
Total Senior Management	29	37	43	45	1	1	1		1	1	1	1		38
Female %	45%	38%	37%	40%										47%
Male %	55%	62%	63%	60%	100%	100%	100%		100%	100%	100%	100%		53%
Employees by Age Group														
Under 30	6	9	19	20			1	1		1	2		1	14
30-50	142	157	173	163	13	10	9	11	9	11	7	10	3	80
Above 50	19	18	20	18	1	1	1			1	3	2	1	8
Female Employees on Maternity Leave	4	6	3	3			1							2
Male Employees on Paternity Leave	3	6	4	0										
Female Employees Returning to Work After Parental Leave	4	6	3	3			1							2
Total Number of Trainings	2.594	5.331	5.513	4.154	248	231	220	186	199	252	214	228	76	2.300
Blue-Collar	1.282	3.229	2.125	1.407	184	167	180	148	156	154	153	209	56	
White-Collar	1.312	2.102	3.388	2.747	64	64	40	38	43	98	61	19	20	2.300
Female	797	1.804	2.444	1.950	47	58	59	65	54	45	61	56	20	1.485
Male	1.797	3.527	3.069	2.204	201	173	161	121	145	207	153	172	56	815

Social Performance Indicators

	Total 2022	Total 2023	Total 2024	Total 2025	01 Burda	10 Burda	14 Burda	17 Burda	39 Burda	41 Burda	67 Burda	Aeropark	Bina Yönetimi	Kavacık Ofis
Total Number of Trainings	4.230	4.761	5.548	8.403	476	221	217	199	286	306	258	285	157	5.998
Blue-Collar	730	2.048	998	1.796	351	139	176	161	227	181	184	259	118	
White-Collar	3.499	2.713	4.450	6.607	125	82	41	38	59	125	74	26	39	5.998
Female	1.832	2.727	2.894	4.504	109	80	66	110	104	86	85	72	39	3.753
Male	2.398	2.034	2.554	3.899	367	141	151	89	182	220	173	213	118	2.245
Number of Suggestions Submitted	70	175	70	99										
Number of Suggestions Implemented	29	87	43	43										
Number of Employees Participating in Performance Evaluation	76	87	172	192	12	12	11	9	9	13	10	13	4	99
Blue-Collar			64	63	8	8	8	6	6	7	7	10	3	
White-Collar	76	87	108	129	4	4	3	3	3	6	3	3	1	99
Male	36	40	101	112	10	9	9	6	7	11	7	10	3	40
Female	40	47	71	80	2	3	2	3	2	2	3	3	1	59
Employees by Tenure	165	173	201	201	14	12	11	11	10	14	10	13	4	102
0-5 Years	107	101	126	126	11	6	2	4	8	10	3	5	3	74
5-10 Yıl	57	70	62	62	3	6	9	6	2	4	2	5		25

	Total 2022	Total 2023	Total 2024	Total 2025	01 Burda	10 Burda	14 Burda	17 Burda	39 Burda	41 Burda	67 Burda	Aeropark	Bina Yönetimi	Kavacık Ofis
10 + Years	1	2	13	13				1			5	2	1	3
Number of Temporary Employees			2	2										2
Number of Interns		3	3	2										2
Number of Employees with Disabilities	3	2	4	4								1	1	2
Employee Turnover Rate %	12%	13%	16%	12%	23%	8%	17%	9%	43%	15%				11%
New Hire Rate														
Male	56%	73%	50%	57%	75%		100%	100%	75%					52%
Female	44%	27%	50%	43%	25%	100%			25%		100%			48%
Employee Exit Rate														
Male	56%	87%	52%	50%	67%			100%	38%	67%				55%
Female	44%	13%	48%	50%	33%	100%	100%		63%	33%				45%
First-Year Attrition Rate														
Blue-Collar				75%	100%				100%					
White-Collar				25%										100%
Male				25%	100									
Female				75%					100%					100%

GRI (Global Reporting Initiative) Standards Content Index

Esasburda Turizm ve İnşaat A.Ş. ("Esas Properties") has reported the information specified in this GRI Content Index with reference to the GRI Standards for the period covering 01.01.2025 – 31.12.2025.

GRI 1 Used | GRI 1: Foundation 2021

GRI Standard / Other Source	Disclosure	Disclosures and Page Numbers	Omissions
GRI 2: General Disclosures 2021	2-1 Organizational details	About Esas Properties, Esas Properties at a Glance	
	2-2 Entities included in the organization's sustainability reporting	About the Report	
	2-3 Reporting period, frequency and contact point	About the Report	
	2-4 Restatements of information	About the Report	
	2-5 External assurance	Limited Assurance Report	
	2-6 Activities, value chain and other business relationships	About Esas Properties	
	2-7 Employees	People, Culture and Employee Experience	
	2-8 Workers who are not employees	Social Indicators	
	2-9 Governance structure and composition	Board of Directors and Committees	
	2-10 Nomination and selection of the highest governance body	Corporate Governance Structure	
	2-11 Chair of the highest governance body	Board of Directors and Committees	
	2-12 Role of the highest governance body in overseeing the management of impacts	Sustainability Management - Governance Structure and Responsibilities	
	2-13 Delegation of responsibility for managing impacts	Sustainability Management - Governance Structure and Responsibilities	
	2-14 Role of the highest governance body in sustainability reporting	Sustainability Management - Governance Structure and Responsibilities	

GRI Standard / Other Source	Disclosure	Disclosures and Page Numbers	Omissions
GRI 2: General Disclosures 2021	2-15 Conflicts of interest	Ethics, Compliance and Transparency	
	2-16 Communication of critical concerns	Risk Management and Corporate Resilience	
	2-17 Collective knowledge of the highest governance body	Board of Directors and Committees	
	2-18 Evaluation of the performance of the highest governance body	Corporate Governance Structure	
	2-19 Remuneration policies	People, Culture and Employee Experience	
	2-20 Process to determine remuneration		
	2-21 Annual total compensation ratio		Not disclosed due to confidentiality.
	2-22 Statement on sustainable development strategy	CEO Message	
	2-23 Policy commitments	Policies and Commitments	
	2-24 Embedding policy commitments	Policies and Commitments	
	2-25 Processes to remediate negative impacts	Ethics, Compliance and Transparency	
	2-26 Mechanisms for seeking advice and raising concerns	Ethics, Compliance and Transparency	
	2-27 Compliance with laws and regulations	Ethics, Compliance and Transparency	
	2-28 Membership associations	Memberships and Collaborations	
	2-29 Approach to stakeholder engagement	Stakeholder Relations	
	2-30 Collective bargaining agreements		There are no collective bargaining agreements.

GRI Standard / Other Source	Disclosure	Disclosures	Omissions
Energy and Emissions Management			
GRI 302: Energy 2016	302-1 Energy consumption within the organization	Energy and Emissions Management	
GRI 302: Energy 2016	302-3 Energy intensity	Energy and Emissions Management	
GRI 302: Energy 2016	302-4 Reduction of energy consumption	Energy and Emissions Management	
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	Energy and Emissions Management	
GRI 305: Emissions 2016	305-2 Energy indirect (Scope 2) GHG emissions	Energy and Emissions Management	
GRI 305: Emissions 2016	305-3 Other indirect (Scope 3) GHG emissions	Energy and Emissions Management; Environmental Indicators; Reporting Guide – Greenhouse Gas Emissions Calculations. Selected Scope 3 categories (transportation + waste) are reported.	
GRI 305: Emissions 2016	GRI 305: Emissions 2016	Energy and Emissions Management	
GRI 305: Emissions 2016	305-5 Reduction of GHG emissions	Sustainability Targets	
Water Management			
GRI 305: Emissions 2016	3-3 Management of material topics	Water Management	
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	Water Management	
	303-2 Management of water discharge-related impacts	Water discharge data and related process information were not consolidated during the reporting period.	
	303-3 Water withdrawal	Water discharge data and related process information were not consolidated during the reporting period.	
	303-4 Water discharge	Water discharge data were not consolidated during the reporting period.	
	303-5 Water consumption	Water Management	

GRI Standard / Other Source	Disclosure	Disclosures	Omissions
Waste Management and Circularity			
GRI 3: Material Topics 2021	3-3 Management of material topics	Waste Management and Circularity	
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	Waste Management and Circularity	
	306-2 Management of significant waste-related impacts	Waste Management and Circularity	
	306-3 Waste generated	Waste Management and Circularity	
	306-4 Waste diverted from disposal	Waste data diverted from disposal were not consolidated during the reporting period.	
	306-5 Waste directed to disposal	Climate Change and Physical Risks	
Climate Change and Physical Risks			
GRI 3: Material Topics 2021	3-3 Management of material topics	Climate Change and Physical Risks	
GRI 201: Economic Performance 2016	201-2 Financial implications and other risks and opportunities due to climate change	The scope and data maturity of the quantitative financial impact analysis are limited during the reporting period.	
Social Impact and Inclusion			
GRI 3: Material Topics 2021	3-3 Management of material topics	Social Impact and Inclusion	
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Social Impact and Inclusion	
	413-2 Operations with significant actual and potential negative impacts on local communities	No significant actual or potential negative impacts on local communities have been identified.	
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	People, Culture and Employee Experience	
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	Policies and Commitments	
GRI 408: Child Labor 2016	408-1 Operations and suppliers at significant risk for incidents of child labor	No activities or suppliers with significant risk for incidents of child labor have been identified.	
GRI 409: Forced or Compulsory Labor 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	No activities or suppliers with significant risk for incidents of forced or compulsory labor have been identified.	

GRI Standard / Other Source	Disclosure	Disclosures	Omissions
Occupational Health and Safety			
GRI 3: Material Topics 2021	3-3 Management of material topics	Occupational Health and Safety	
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Occupational Health and Safety	
	403-2 Hazard identification, risk assessment, and incident investigation	Occupational Health and Safety	
	403-3 Occupational health services	Occupational Health and Safety	
	403-4 Worker participation, consultation, and communication on occupational health and safety	People, Culture and Employee Experience	
	403-5 Worker training on occupational health and safety	Occupational Health and Safety	
	403-6 Promotion of worker health	People, Culture and Employee Experience	
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Occupational Health and Safety	
	403-8 Workers covered by an occupational health and safety management system	The OHS management system covers all our employees.	
	403-9 Work-related injuries	Occupational Health and Safety	
	403-10 Work-related ill health	No cases of work-related ill health / occupational disease were reported during the reporting period.	
People, Culture and Employee Experience			
GRI 3: Material Topics 2021	3-3 Management of material topics	People, Culture and Employee Experience	
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	People, Culture and Employee Experience	
	401-2 Benefits provided to full-time employees	People, Culture and Employee Experience	
	401-3 Parental leave	Social Indicators	

GRI Standard / Other Source	Disclosure	Disclosures	Omissions
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	Social Indicators; People, Culture and Employee Experience	
	404-2 Programs for upgrading employee skills and transition assistance programs	People, Culture and Employee Experience	
	404-3 Percentage of employees receiving regular performance and career development reviews	People, Culture and Employee Experience	
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	People, Culture and Employee Experience	
	405-2 Ratio of basic salary and remuneration of women to men	People, Culture and Employee Experience	
Digitalization and Artificial Intelligence			
GRI 3: Material Topics 2021	3-3 Management of material topics	Digitalization and Artificial Intelligence	
Data Security and Privacy			
GRI 3: Material Topics 2021	3-3 Management of material topics	Data Security and Privacy	
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	No substantiated complaints were received during the reporting period.	
Corporate Governance			
GRI 3: Material Topics 2021	3-3 Management of material topics	Corporate Governance	
GRI 205: Anti-corruption 2016	205-1 Operations assessed fo r risks related to corruption	The scope of assessments related to corruption risks does not include internal audit and internal control mechanisms.	
GRI 205: Anti-corruption 2016	205-2 Communication and training about anti-corruption policies and procedures	Communication activities related to the anti-corruption policy and procedures have been carried out within the scope of corporate compliance processes.	
GRI 205: Anti-corruption 2016	205-3 Confirmed incidents of corruption and actions taken	No confirmed incidents of corruption occurred during the reporting period.	

Independent Limited Assurance Report

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BAĞIMSIZ GÜVENCE RAPORU

DRT Bağımsız Denetim ve SMMM A.Ş. ("Deloitte") tarafından Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş., Yönetim Kurulu'na 31 Aralık 2025 tarihinde sona eren yıla ait 2025 Sürdürülebilirlik Raporu'na ilişkin bağımsız denetçi sınırlı güvence raporu.

Sınırlı Güvence Denetiminin Kapsamı

Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş.'nin 31 Aralık 2025 tarihinde sona eren yıl itibarıyla hazırlanan Sürdürülebilirlik Raporu'nda ("2025 Yılı Sürdürülebilirlik Raporu") yer alan ve aşağıda listelenmiş Seçilmiş Sürdürülebilirlik Bilgilerinin ("Seçilmiş Bilgiler"), Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş.'nin 64 - 68 sayfalarında yer alan Raporlama Kılavuzu bölümündeki prensiplere uygun olarak hazırlandığına ilişkin Uluslararası Güvence Denetimleri Standardı (ISAE) 3000 (Revize) ve (ISAE) 3410 ("Standartlar") uyarınca sınırlı güvence denetimi yürütmek üzere görevlendirilmiş bulunuyoruz.

Güvence denetimimiz, önceki dönemlere ilişkin bilgileri, 2025 Yılı Sürdürülebilirlik Raporunda yer alan diğer bilgileri ve Sürdürülebilirlik Bilgileri veya 2025 Yılı Sürdürülebilirlik Raporu ile ilişkilendirilen diğer bilgileri (herhangi bir resim, ses dosyası veya yerleştirilen videolar dâhil) kapsamaz.

Sınırlı güvence denetimi için seçilmiş finansal olmayan performans bilgileri

Şirket tarafından, 31 Aralık 2025 tarihinde sona eren yıla ait 2025 Sürdürülebilirlik Raporu'nda yer alan aşağıdaki temel performans göstergelerinin doğruluğuna ilişkin sınırlı güvence prosedürleri yürütmek üzere görevlendirilmiş bulunuyoruz. Sınırlı güvence prosedürlerine konu olan göstergelerin kapsamı 31 Aralık 2025 tarihinde sona eren yıl itibariyla aşağıdaki gibidir:

Çevresel Göstergeler
Elektrik Tüketimi (ortak alan)
Toplam Enerji Tüketimi
Yenilenebilir enerji üretimi (GES)

Sosyal Göstergeler
Çalışan Profili Verileri (Toplam çalışan, cinsiyet dağılımı, beyaz–mavi yaka oranı)
Üst Düzey Yönetici Cinsiyet Dağılımı

Yapısal kısıtlamalar

İncelenmekte olan bilgilerin seçici olarak test edilmesi nedeniyle tüm güvence sözleşmelerinde yapısal sınırlamalar mevcuttur. Bu nedenle hile, hata veya uyumsuzluk meydana gelebilir ve tespit edilemeyebilir. Ek olarak, raporlama belgelerinde yer alan finansal olmayan bilgiler gibi, bu tür bilgilerin belirlenmesi, hesaplanması ve örneklenmesi veya tahmin edilmesi için kullanılan nitelik ve yöntemler dikkate alındığında, finansal bilgilere göre daha yapısal sınırlamalara tabidir.

Denetimimiz, ISAE 3000 (Revize) ve ISAE 3410'da tanımlandığı şekilde sınırlı güvence sağlamaktadır. Sınırlı güvence çalışması kapsamında yapılan işlemler, doğası ve zamanlaması gereği – ve daha az kapsamlı olarak – makul bir güvence çalışmasından farklılık göstermektedir. Dolayısıyla sınırlı bir güvence çalışmasında elde edilen güvence düzeyi, makul bir güvence çalışması kapsamına kıyasla önemli ölçüde dardır.

Özel Amaç

Çalışmalarımız, bu raporda belirtmemiz gereken hususları Şirket Yönetim Kurulu'na bildirmek için yapılmış olup, başka bir amaçla yapılmamıştır. Kanunların izin verdiği ölçüde yürütmüş olduğumuz güvence denetimi veya ulaşmış olduğumuz sonucumuzla ilgili olarak Şirket Yönetim Kurulu dışında hiçbir kişi veya kuruma karşı sorumluluk kabul etmemekteyiz. Bu rapor 29/12/2023 tarihli Resmî Gazete'de yayımlanan belirli işletmelerin Kamu Gözetim Kurumu ("KGK") tarafından yayınlanan Türkiye Sürdürülebilirlik Raporlama Standartlarına (TSRS) uygun olarak 01/01/2024 tarihinden itibaren zorunlu sürdürülebilirlik raporlamasına tabi olması yükümlülüğü çerçevesinde hazırlanmamıştır. 5 Eylül 2024 tarihli Resmî Gazete'de yayımlanan KGK Kararı, belirli işletmeler için sürdürülebilirlik raporlamasına ilişkin sınırlı güvence denetimi zorunluluğu getirmektedir. Şirket, mevcut durumda TSRS kapsamında zorunlu raporlama yükümlülüğü bulunan işletmeler arasında yer almamaktadır.

Bağımsızlık ve Yetkinliğimiz

Dürüstlük, tarafsızlık, mesleki yeterlilik ve gereken özen, gizlilik ve profesyonel davranış temel ilkelerini belirleyen Muhasebe Meslek Mensupları için Uluslararası Etik Standartları Kurulu'nun yayımladığı *Muhasebe Meslek Mensupları için Etik Kurallar'daki* bağımsızlık ve diğer etik hükümlerine uyum göstermekteyiz.

Uluslararası Kalite Yönetim Standardı 1'i (ISQM 1) uygulamakta ve bu doğrultuda, kanun veya yönetmeliklerdeki ilgili etik ve profesyonel standartlar ve gerekliliklere uygunluğu belgeleyen politikalar ve prosedürler dahil olmak üzere sağlam bir kalite kontrol sistemini devam ettirmekteyiz.

Yönetimin Sorumlulukları

Raporda yer alan sürdürülebilirlik bilgi ve beyanlarının hazırlanmasından, doğruluğundan ve eksiksiz olmasından Şirket Yöneticileri sorumludur. Şirket Yöneticileri, Şirket'in sürdürülebilirlik hedeflerinin belirlenmesinden, raporlanan bilgilerin elde edildiği uygun performans yönetimi ve iç kontrol sistemlerinin kurulmasından ve sürdürülmesinden sorumludurlar.

Denetçinin Sorumlulukları

Sorumluluğumuz, prosedürlerimize dayanarak Seçilmiş Bilgiler hakkında bir sonuca ulaşmaktır. Sınırlı güvence çalışmamız, Uluslararası Güvence Denetimi Standartları ve bilhassa Tarihi Finansal Bilgilerin Bağımsız Denetimi veya Sınırlı Bağımsız Denetimi Dışındaki Güvence Denetimleri'ne ilişkin Uluslararası Güvence Denetimleri Standardı (ISAE 3000) (Revize) ve Sera Gazı Beyanlarına İlişkin Güvence Denetimleri Standardına (ISAE 3410) uygun olarak yürütülmüştür.

Yürütülen güvence denetimi, sınırlı bir güvence denetimini temsil etmektedir. Sınırlı güvence denetiminde uygulanan prosedürlerin niteliği, zamanlaması ve kapsamı, makul güvence denetiminde gerekli olanlarla karşılaştırıldığında sınırlıdır. Sonuç olarak, sınırlı güvence denetiminde elde edilen güvence düzeyi daha düşüktür.

Temel Güvence Prosedürlerimiz

Aşağıda 2025 yılı ile ilgili "Seçilmiş Sürdürülebilirlik Bilgileri" bölümünde belirtilen ve 2025 Yılı Sürdürülebilirlik Raporu'na dahil edilen seçilmiş temel performans göstergelerinin doğruluğuna ilişkin sınırlı güvence gerçekleştirmiş bulunuyoruz.

Sınırlı güvence elde etmek, ISAE 3000 (Revize) ve ISAE 3410, güvence sağladığımız alanları derlemek için kullanılan süreçleri, sistemleri ve yeterlilikleri gözden geçirmeyi gerektirmektedir. Maddi hata riskini göz önünde bulundurarak, güvence sonucumuzu destekleyecek yeterli kanıtı sağlamak için gerekli olduğunu düşündüğümüz tüm bilgi ve açıklamaları elde etmek için çalışmalarımızı planlamış ve gerçekleştirmiş bulunmaktayız.

Sonuçlarımızı oluşturmak için aşağıdaki prosedürler üstlenilmiştir:

Seçilmiş Bilgilerin harmanlanması, toplanması, doğrulanması ve raporlanması süreçlerine ilişkin temel sistemler, süreçler, politikalar ve kontroller örneklem bazında analiz edilmiştir;
Şirket'in sürdürülebilirlik performansından, politikalarından ve ilgili raporlamadan sorumlu çalışanları ile görüşmeler yapılmıştır;
Seçilmiş Bilgiler'e göre alınan verilerin doğruluğunu onaylamak için seçici maddi doğruluk testi gerçekleştirilmiştir;
Sürdürülebilirlik konularının tanımlanması, yönetimi ve raporlanması ile ilgili genel yönetim ve iç kontrol ortamı, risk yönetimi, önemlilik değerlendirmesi ve paydaş katılım süreçleri hakkında bir anlayış elde etmek için yönetim ve üst düzey yöneticilerden soruşturmalar yapılmıştır ve elde ettiğimiz kanıtların, sınırlı güvence sonucumuz için bir temel sağlamak için yeterli ve uygun olduğuna inanmaktayız.

Sınırlı güvence sonucu

Yaptığımız çalışmaya ve uygulanan güvence prosedürlerine dayanarak, yukarıda "Denetçinin Sorumlulukları" bölümünde belirtildiği gibi, sınırlı güvence sağlamakla görevlendirildiğimiz Şirket'in 2025 Yılı Sürdürülebilirlik Raporu'nda yer alan 31 Aralık 2025 tarihinde sona eren yıl itibarıyla yukarıda belirtilen Seçilmiş Bilgiler'in, tüm önemli yönleriyle, Şirket'in Raporlama Kılavuzu'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olan herhangi bir husus dikkatimizi çekmemiştir.

Kullanım Kısıtlaması

Bu rapor, sonucu da dâhil olmak üzere, Şirket'in sürdürülebilirlik performansı ve faaliyetlerinin raporlamasına yardımcı olmak amacıyla Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş.'nin Yönetim Kurulu için hazırlanmıştır. Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş. Yönetim Kurulu'nun Seçilmiş Bilgiler ile ilgili bir bağımsız sınırlı güvence raporu hazırlatarak konuyla ilgili sorumluluklarını yerine getirdiğini gösterebilmesini sağlamak için bu raporun 31 Aralık 2025 tarihinde sona eren yıl için hazırlanan Sürdürülebilirlik Raporu içinde yer almasına müsaade etmekteyiz. Kanunların izin verdiği ölçüde ve koşulları önceden yazılı onayımız ile açıkça mutabık kalınmış durumlar haricinde, yürütmüş olduğumuz çalışma veya raporumuzla ilgili olarak Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş. Yönetim Kurulu ve Esasburda Turizm ve İnşaat Sanayi ve Ticaret A.Ş. haricinde hiçbir kişi veya kuruma karşı sorumluluk kabul etmemekteyiz.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
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