

Integrated Report 2024



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IMPACT-ORIENTED TRANSPARENCY and GOVERNANCE

The real estate investment industry ranks among the most critical industries for a sustainable future. In this new era shaped by the global climate crisis, resource scarcity, and evolving social expectations, sustainability has become a corporate priority not only in the environmental dimension but also in key areas such as transparency, responsibility, and good governance.

At Doğuş REIT, in our sustainability journey, we primarily focus on accurately and transparently measuring our environmental and social impact across our value chain. In this context, we undertook significant efforts during our 2024 activities, particularly in the calculation and reporting of our value chain emissions.



These efforts provide a solid foundation for our company to define its future targets more effectively

Through our “Impact-Oriented Transparency and Governance” approach, we are taking concrete steps to fulfill our responsibility towards our stakeholders. In this regard, we are strengthening our corporate governance structure in alignment with international sustainability standards and integrate this approach into all our business processes.

In our 2024 Integrated Report, we openly share the environmental, social, and governance impact of our operations with our stakeholders, as we remain firmly committed to enhancing transparency and accountability within the industry.

MESSAGE FROM THE CHAIRPERSON



In the coming period, our primary goal will continue to be advancing our sustainability performance and taking steps that support sustainable growth.

HÜSNÜ AKHAN
Chairperson of the Board

Dear Stakeholders,

The year 2024 has been marked by significant developments and transformations in the global economy and business landscape. In a period shaped by economic fluctuations, heightened environmental sensitivities, and geopolitical uncertainties, we have once again clearly witnessed the strategic importance of a sustainability-driven approach for companies. The escalating intensification of environmental challenges caused by climate change has made it evident that businesses must develop faster, more effective, and enduring solutions. At Doğuş REIT, we are fully aware of this reality and continue to shape our strategic objectives accordingly.

In this regard, we systematically assessed the potential impacts of environmental and social effects on our business model and financial sustainability through our Risk and Opportunity Analysis, which we prepared for the first time in 2024. We identified our strengths and areas for improvement across a range of multi-dimensional topics including climate risk, energy efficiency, green building investments, information security, and social impact. We are currently working to integrate the outcomes of this analysis into our strategic decision-making processes, from investment priorities to portfolio management

The real estate industry retains critical importance, directly impacting human life and societal well-being. With this awareness, we aim to generate economic, environmental, and social value in every area of our operations by adopting sustainability as a guiding principle. In this regard, we regard sustainability not merely as an operational goal, but as an integral part of our core business philosophy and corporate identity. Through the initiatives we carried out this year, we conducted a comprehensive analysis of the environmental impact of our entire value chain whereby further deepening our sustainability approach under the principle of “Impact-Oriented Transparency and Governance.” Within this framework, we took significant steps toward the calculation and reporting of our Scope 3 emissions as part of our commitment to improving our environmental performance.

As always, corporate governance has remained a key priority for us. Aiming to strengthen our compliance with international standards and to embed good governance principles at every level of our organization, we are continuing to review and reconsider our policies and procedures. Serving as the cornerstone of this structure,

our Corporate Governance Committee actively monitored the progress of our sustainability strategy throughout 2024 and played a key role in shaping decisions that enhance the Company’s long-term resilience.



In this regard, we will continue to implement sustainable practices that will serve as examples both locally and internationally. With the support, cooperation, and contributions of our stakeholders, I believe that our vision of creating a better future will be realized.

Through these efforts, we have established transparency and accountability as foundational elements of our corporate culture. By maintaining open and consistent communication with our stakeholders, we have ensured

that our decisions and activities remain comprehensible and traceable.

Looking ahead, our primary goal remains to further enhance our sustainability performance and take decisive steps toward sustainable growth. In line with this goal, we will continue to implement sustainability practices that can serve as exemplary models both locally and internationally. I firmly believe that with the support, collaboration, and contributions of our stakeholders, our vision for a better future will come to life.

I would like to express my heartfelt appreciation to all our stakeholders and employees who have accompanied us on this journey, and thank them for their unwavering dedication and commitment to building a sustainable future.

Respectfully,

Hüsnü AKHAN
Chairperson of the Board

MESSAGE FROM THE CEO



One of our company's top priorities during this period is to implement our sustainability management in a stronger and more effective manner.

ÇAĞAN ERKAN
CEO

Dear Stakeholders,

In 2024, amidst global and national economic uncertainties and industry-specific challenges, we at Doğuş REIT took determined steps to enhance our sustainable performance and operational efficiency. One of our priority agenda items during this period was to implement our sustainability management in a more robust and effective manner.

In this regard, we drew up our first Risks and Opportunities Analysis report as per our Company's long-term strategic objectives, which was prepared in accordance with IFRS S2 and ESRS standards. Through this analysis, physical and transition risks stemming from climate change, social and governance-related impact as well as associated financial risks were systematically evaluated, and priority actions to strengthen our resilience were identified.

The efforts we initiated last year to calculate the emissions across our value chain began yielding tangible results in 2024. In particular, we made significant progress in identifying our Scope 3 emissions.

In this regard, with the intent to more clearly reveal the environmental impact of our value chain and to develop strategic targets in line with this understanding, we established a robust data infrastructure. By analyzing this data, we created a distinct roadmap to improve our environmental performance and define our future-oriented goals.

Another area of materiality for us in 2024 was reinforcing our corporate responsibility in the fields of business ethics and governance. With our Corporate Governance Committee taking on a leading role in sustainability management, the systematic monitoring of environmental and social indicators, the high-level assessment of risk analyses, and decision-making processes based on sustainability performance have all been rendered more effective. Our Company's firm commitment to corporate governance was also affirmed by an independent rating agency, which assigned us a Corporate Governance Compliance Score of 9.62.

As part of these efforts, we published our new Business Ethics Policy, further strengthening our corporate governance structure and advancing our principles of transparency. At the same time, we

became a member of the Integrated Reporting Association Turkey (ERTA). Through our ERTA membership, we aim to contribute to the sustainable development of the real estate industry by enhancing collaboration and knowledge sharing among the industry players.

In addition, through the Double Materiality Workshop we conducted in 2023, we systematically analyzed stakeholder expectations and accordingly, we redefined the environmental, social, and governance issues which hold the highest level of materiality for our corporate strategy. The outcomes of this workshop were integrated into our overall management system under the supervision of the Corporate Governance Committee whereby establishing a new reference point for our sustainability objectives

The insights gained through this process will enable us to develop more effective strategies for reducing our carbon footprint. Furthermore, we have continued to take steps to strengthen our commitments to improving sustainability performance by setting targets in key areas such as efficient use of water and energy resources, enhancing waste

management practices, and increasing the use of renewable energy.

Considering the current state of the buildings in our portfolio, we focused on operational efficiency. This year, we implemented small-scale but effective projects aimed at reducing energy consumption, and we succeeded in reducing our total energy consumption

“ “
We will continue to implement innovative projects to improve our sustainability performance in 2025 and beyond, further strengthen our corporate governance approach, and enhance our collaboration with our stakeholders to maintain our leading role in the sector.

by 3.22%. We are also working to reduce waste across the company through recycling projects we have implemented in the area of waste management. These projects have made a tangible

contribution to our company's performance in the area of sustainability.

We strengthened our collaboration with our tenants from a sustainability perspective. In particular, we implemented joint sustainability programs with the management companies and tenants of our leased buildings and accelerated our efforts to raise their awareness about energy conservation.

Looking ahead to 2025 and beyond, we will continue to implement innovative projects to improve our sustainability performance, further strengthen our corporate governance approach, and enhance our collaboration with stakeholders as we maintain our leading role in the industry. We would like to take this opportunity to extend our heartfelt appreciation to all our stakeholders for their unwavering support throughout this journey.

Respectfully,

Çağan ERKAN
CEO

ABOUT THE REPORT



Scope and Purpose of the Report

With this integrated report prepared by Doğuş REIT, we aim to transparently share our company's performance in the areas of environmental, social, and governance with our stakeholders. This report covers the reporting period from January 1 to December 31, 2024, and includes all our sustainability activities and performance outcomes within the specified period. Where further details on the scope are required, additional

information has been provided in the footnotes.

Our report covers the activities of our Company's headquarters in Istanbul, as well as all real estate investments within our portfolio, namely Doğuş Center Maslak, D-Ofis Maslak, Gebze Center Shopping Mall, Gebze Center Automotive Showroom and Service, Gebze Center Hotel, and Doğuş Etiler Sports Center. In defining this scope, we have primarily considered data reflecting the performance of activities directly under our Company's control and within

our operational boundaries. In facilities operated by third parties, activities outside our operational control have been included on a limited basis.

The scope and boundaries of the information provided in this report have been determined in accordance with the indicators specified in the 2021 version of the GRI Standards, ensuring the accuracy, completeness, and consistency of all disclosed information. Additionally, the results of the double materiality analysis we conducted to identify our Company's material issues have shaped the main framework of the report. Accordingly, the content of the report focuses on issues of high significance for our Company and stakeholders, which generate tangible impacts on our value chain and financial performance.

This report is intended to enable all our stakeholders including primarily our investors, as well as our employees, tenants, business partners, public institutions, and non-governmental organizations to clearly understand our Company's sustainability efforts, the current status of these efforts, and our Company's future targets. In preparing the content of the report, we have adhered to the principles of transparency, consistency, and comparability. For the sake of comparability of the data

presented in the report, the previous reporting period (January 1 – December 31, 2023) has been taken as the basis, and any methodological changes or scope differences have been explicitly indicated where applicable. The source, scope, and measurement methodology of all data included in the report content have been clearly defined and presented in detail within the scope of the report.

Reporting Standards and Compatibility

The 2024 Integrated Sustainability Report of Doğuş REIT has been prepared in line with internationally recognized sustainability reporting standards and frameworks. Our Report has been structured in accordance with the requirements of the 2021 version of the Global Reporting Initiative (GRI) Standards and in consideration of the Integrated Reporting Principles. The content of the report has been developed in alignment with the core principles of the GRI Standards, namely accuracy, balance, clarity, comparability, completeness, and reliability.

For the purpose of presenting not only our Company's financial performance but also its environmental, social, and governance (ESG) performance in a comprehensive and integrated manner, we have utilized the real estate industry-specific reporting standards of the Sustainability Accounting Standards Board (SASB).

As of 2024, our Company continues its efforts to ensure compliance with the European Sustainability Reporting Standards (ESRS) adopted by the European Union, as well as the IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures issued by the International Sustainability Standards Board (ISSB), and the Türkiye Sustainability Reporting Standards (TSRS 1 and TSRS 2) that have come into force in Turkey.

In defining our reporting principles, our objective of presenting our Company's sustainability and financial performance in a manner that is meaningful, transparent, and comparable for our stakeholders has proven to be effective. Accordingly, by following international best practices, we continue to identify areas for improvement to integrate ESG

criteria into all our business processes and to enhance our operational practices.

The data utilized in the preparation of this report and the information disclosed herewith have been presented, wherever possible and to the extent necessary, in a manner consistent with our Company's independently audited financial statements and corporate governance reports. The GRI Content Index prepared in accordance with the relevant standards, are provided in the "Appendices" section of the report.

Data Collection Methodology

The data related to the environmental, social, and governance (ESG) indicators presented in this report cover the period from January 1, 2024 to December 31, 2024. The reporting process has been carried out in consideration of the 2021 Global Reporting Initiative (GRI) Standards, and other relevant international frameworks, including ESRS and SASB. As of this year, our reporting approach has been aligned with the principles of the Integrated

Reporting Framework, with particular attention given to presenting financial and non-financial indicators in an interconnected manner and integrating the areas of strategy, risk management, value creation, and performance within a unified structure.

The data presented within the scope of the report have been compiled from assets directly managed by Doğuş REIT and provided by the relevant business units. The data collection process has been guided by the operational control approach. Quantitative and qualitative information regarding activities in assets owned, operated, or leased by the Company has been consolidated through the Company's centralized enterprise resource planning (ERP) systems and reports generated from field operations.

The 2024 Integrated Report has been prepared on a self-declared basis in accordance with the core reporting principles of the GRI Standards 2021. Although the report has not been verified by an independent third party, the consistency and accuracy of the data have been assured through

internal control and review processes. Independent assurance practices are also being considered for future reporting periods.

ABOUT DOĞUŞ REIT



Doğuş REIT adopts a long-term investment approach, aiming to generate regular income from fixed-rental assets and prioritizing the creation of economic value for its stakeholders.



Doğuş REIT 2024 Overview



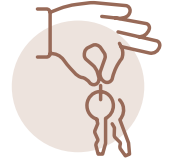
Total Gross
Leasable Area

194,848 m²



Active
Size

14.89 Billion TL



Total Rental
Income

801 Million TL



Total Number of
Tenants

161



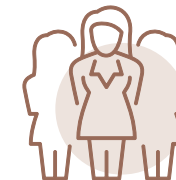
Scope 1 Emission

36.41 tCO₂e



Scope 2 Emission

32.81 tCO₂e



Percentage of Women
Employees

43%

Company Profile

Doğuş REIT focuses on commercial real estate projects that adapt to the dynamics of urban life, prioritizing user experience and sustainability. The company's portfolio consists of six properties covering various uses, including offices, shopping centers, sports centers, hotels, and automotive showrooms.

Following a share transfer in 2023, 94.4362% of Doğuş REIT's capital is now owned by Doğuş Otomotiv Servis ve Ticaret A.Ş. (DOAS). The total value of its investment property portfolio reached approximately TL 14.8 billion by the end of 2024.

The properties within the portfolio are located in the provinces of Istanbul and Kocaeli and include projects such as Doğuş Center Maslak, D-Ofis Maslak, Doğuş Etiler Sports Center,

Gebze Center Shopping Mall, Gebze Center-Hotel, Automotive Showroom and Service building. While some of these properties are directly managed by the Company, certain assets are operated by professional management firms and are monitored based on sustainable performance criteria.

Embracing a long-term investment approach, Doğuş REIT aims to generate steady income through fixed-rent assets and regards the creation of economic value for its stakeholders as a materiality. Conducting its operational activities in compliance with the regulations of the Capital Markets Board of Türkiye and the REIT legislation, the Company also demonstrates a strong commitment to corporate governance principles.



Vision

Doğuş REIT aims to become one of Turkey's leading REIT companies, leveraging the global experience and strong capital structure of the Doğuş Group in the real estate, construction, and finance sectors.



Mission

Doğuş REIT has adopted as its mission to achieve steady growth, increase the size of its real estate portfolio and market value, and in doing so, to be respectful and sensitive to its shareholders, stakeholders, customers, laws, corporate ethical values, and the environment, while remaining transparent and accountable.



Investment Strategy

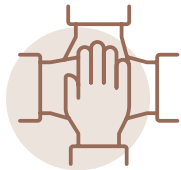
Doğuş REIT investment strategy is to increase its investment portfolio and market value through real estate investments, particularly commercial real estate with fixed rental income, thereby providing shareholders with profits through dividend payments and share price appreciation.



Our Values

As a subsidiary of Doğuş Group, Doğuş REIT embraces the Group's corporate values as fundamental elements of its management culture. These values play a guiding role in the Company's strategic decision-making processes and way of conducting business. Shaped by the vision of "a better future," this approach also defines corporate behavior patterns such as social benefit, innovation, team spirit, and courage.

The core values defined by Doğuş Group and adopted as a reference by Doğuş REIT can be summarized under the following headings:



Unified: We aim to create value together in an environment of trust, drawing strength from our differences.



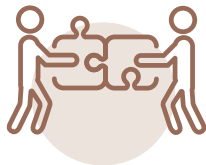
Innovative: We create sustainable living spaces with agile, data-driven, and visionary solutions.



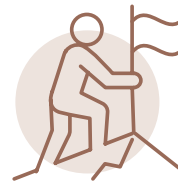
Experience-Oriented: We strive to offer unique, lasting, and meaningful experiences in every setting where we create value for our stakeholders.



Curious: We establish a corporate structure that embraces continuous learning and development, with a desire to explore new ideas.



Passionate: We believe in what we do and work with passion to achieve quality, benefit, and meaningful outcomes.



Courageous: We build a corporate identity that is unafraid of change, embraces the freedom to make mistakes, and acts boldly in initiatives focused on social benefit.

These values serve as the fundamental reference point for Doğuş REIT in developing an investment approach that considers not only financial outcomes but also environmental and social impact.

Organizational Structure and Management

Doğuş REIT has an organizational model that is structured in accordance with corporate governance principles, ensuring accountability and transparency. The Company's governance bodies consist of the Board of Directors, which guides strategic decision-making processes, and the General Directorate and its affiliated units, which manage operational processes.

As of 2024, three main areas of responsibility stand out within the senior management of Doğuş REIT: investment and portfolio management, financial and legal processes, and operational sustainability. The Company's organizational structure is designed under the leadership of the General Manager and two Deputy General Managers, encompassing the units of legal affairs, financial affairs, corporate communications, marketing, investor relations, and financial sustainability.

Board of Directors

The governance structure of Doğuş REIT is designed within a framework that ensures compliance with corporate governance conventions and is based on the principle of accountability. The Board of Directors operates with the purpose of ensuring strategic governance, overseeing risks, and securing the creation of sustainable value.

As of 2024, the Doğuş REIT Board of Directors consists of six members, one of which being the Chairperson of the Board. Two of these members serve as independent members. The independent members have been appointed in accordance with the regulations of the Capital Markets Board of Turkey (CMB) and approved by the general assembly.

The members of the Board of Directors possess expertise in areas such as finance, law, economics, investment, and governance. This diversity contributes to the Company's strategic decisions being made based on multidimensional considerations.

The Board of Directors carries out the following key duties and responsibilities:

- Approving the Company's long-term strategies and sustainability policies,
- Overseeing the effectiveness of internal control, risk management, and compliance processes,

- Appointing senior executives, setting their objectives, and monitoring their performance,
- Ensuring that the Company operates in accordance with ethical principles while considering stakeholder expectations.

The Board holds regular meetings throughout the year to review agenda items and examine relevant committee reports. Additionally, it holds governance responsibility for supporting sustainability reporting in compliance with TSRS and GRI standards.

Hüsnü Akhan, who serves as the Chairperson of the Board of Directors, is also the Vice Chairperson of the Board of Directors of Doğuş Group and plays a significant role in shaping the Group's long-term corporate vision.

Board Committees

There are three main committees operating within the Company's corporate governance system:

- **Audits Committee**
- **Corporate Governance Committee**
- **Early Detection of the Risks Committee**

These committees operate with the participation of independent members and report regularly to the Board of Directors. In 2024, the effective work of these committees contributed to the strengthening of the Company's risk management, internal control systems, and stakeholder relations.



DOĞUŞ HOLDING

Doğuş REIT is a subsidiary of Doğuş Otomotiv Servis ve Ticaret A.Ş., which holds a 94.4% stake in the Company. Doğuş Otomotiv, on the other hand, is one of the principal subsidiaries of Doğuş Holding A.Ş. This structure ensures that Doğuş REIT operates in alignment with Doğuş Group's corporate ethical principles, sustainability approach, and strategic guidance.

Doğuş Holding, one of Turkey's leading investment groups, operates in the industries of infrastructure, finance, automotive, tourism, and real estate. With a management approach centered on long-term value creation, Doğuş Group of Companies aims to enhance the corporate capacities of its subsidiaries. Operating under this structure, Doğuş REIT conducts its activities by taking advantage of the internal group synergies and corporate guidance.

Capital Structure and Shareholding Information

As of December 31, 2024, the registered capital ceiling of Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş. (Doğuş REIT) is TRY 500,000,000, while its paid-in capital amounts to TRY 332,007,786.

According to the records of the Central Securities Depository (MKK), the sole shareholder holding more than 5% and 10% of the Company's capital is Doğuş Otomotiv Servis ve Ticaret A.Ş., with a share ratio of 94.4362%.

In addition, during the period between January 1 and December 31, 2024, there were no individual shareholders directly or indirectly holding 5% or more of the Company's capital. However, due to the effective indirect ownership through Doğuş Holding A.Ş., the parent company of Doğuş Otomotiv Servis ve Ticaret A.Ş., the Şahenk Family indirectly holds more than 5% of the Company's capital.

As of December 31, 2024, the Shareholding Structure of Doğuş REIT

Shareholding structure can be summarized as follows:

Shareholder's Name/Title	Share Amount (TRY)	Share Percentage (%)
Doğuş Otomotiv Servis ve Tic. A.Ş. (Unlisted)	2,604,451.26	0.78
Doğuş Otomotiv Servis ve Tic. A.Ş. (Unlisted)	48,693,875.30	14.67
Other Publicly Traded Portion	280,709,459.44	84.55
Total	332,007,786.00	100

The Company has two classes of shares, namely Group A and Group B. Group A shares carry the privilege of nominating candidates for the election of board members. Each shareholder is entitled to voting rights proportional to the number of shares held, and there are no provisions restricting the exercise of these voting rights. Additionally, as of 2024, the Company does not have any subsidiaries or affiliates. There have been no reciprocal shareholding relationships or any changes in the capital structure during the year.



The significance of the Integrated Reporting and Business Model Approach

Doğuş REIT's business model is structured around the generation of long-term rental income and is built on an integrated framework that prioritizes creating investor value, contributing to society, and ensuring sustainable portfolio management. The Company's operational strategy is based on governance, operational practices, and value creation methods that vary according to the type of assets in its portfolio and their respective operating models.

Type of Capital	Our activities	Inputs	Outputs	Doğuş GYO Performance	Relevant Stakeholder Groups	Area of Influence
Financial Capital	Portfolio Management, Asset Valuation , Investment and Lease Management	Total Assets : 14.89 billion TRY Annual Rental Income: 801.57 Million TRY CapEx : 958 thousand TRY	Strong cash flow and sustainable revenue performance	Asset Size: 14.89 billion TRY Rental Income: 801.57 million TRY Investment Expenditure: 958 thousand TRY	Investors, Tenants, Suppliers	Economic stability, sustainable growth, investor confidence
Manufactured Capital	Building Management, Tenant Services, Investment Development	Number of Properties: 6 Total Leasable Area: 194,848 m ² Number of Lease Agreements: 200	Contribution to urban transformation, long-term asset management	The rate of buildings where quality management systems are implemented: 94% Occupancy Rate: 99% Green OpEx : 5.9 million TRY ¹	Tenants, Customers, Investors	Sustainable urbanization, reducing environmental impacts
Intellectual Capital	Strategic Management, Risk Management, Digital Transformation	Number of Risk Committee Meetings: 7 Digital Systems and Data Infrastructure	Strong corporate governance, digital maturity	Information Security Investment: 423,512 TRY Data Breach: 0 Risk Assessment Cycle: Once a year	Investors, Employees	Institutional resilience, innovation, digital trust
Human Capital	Employee Participation, Training and OHS Culture	Number of Employees: 14 Average Training Hours: 14.79 hours Female Employee Rate: 43%	Competent and safe workforce, high employee loyalty	Total Training: 207 hours Total OHS Training: 70 hours Female Manager Rate: 7.14% Total Training Cost: 328,042.70 TRY	Employees, Shareholders	Employee well-being, professional development, equal opportunities
Social Capital	Stakeholder Engagement, Tenant and Supplier Relations	Number of Tenants: 161 Memberships of GYODER, TSPB, TKYD, TÜYİD, ERTA, AYD	Transparent communication, strong collaboration	Tenant Satisfaction: 95.8% Participation Survey: 143 feedback	Tenants, Investors, NGOs, Suppliers	Social trust, sustainable stakeholder relations
Natural Capital	Energy, Water, Waste and Climate Management	Electricity Consumption: 74.22 MWh Water Consumption: 140 m ³ Scope 1 and 2 Total Emission: 69.22 tCO ₂ e	Energy efficiency, carbon reduction	Energy Consumption: 180.97 MWh Total Emission: 16,454.61 tCO ₂ e	Tenants, Employees, Public Authorities	Climate change adaptation, resource efficiency, low-carbon operations

¹ Corresponds to the renovation budget of Gebze Center Shopping Mall .

Integrated reporting represents a management perspective that addresses Doğuş REIT's sustainable value creation process in conjunction with its financial and operational indicators. Through this approach, a holistic relationship is established among the Company's capital resources, operational areas, risk management, and performance indicators, thereby strengthening strategic decision-making processes with a data-driven foundation.

The business model constitutes the core of this integrated structure. The Company's financial, physical, intellectual, human, social, and natural capitals are brought together through the value chain defined within the business model, and each capital type is monitored through tangible performance indicators. In this way, the sustainability strategy is directly linked not only to environmental and social outcomes but also to economic resilience, corporate trust, and stakeholder value.

Through its integrated reporting approach, Doğuş REIT evaluates the financial results and long-term impact of its activities within a single framework, ensuring the sustainable growth is monitored in a measurable, comparable, and reliable manner by all stakeholders.

Core Components of the Business Model

1. Value Creation Approach:

The primary objective of Doğuş REIT is to develop high-quality, sustainability-oriented, and user experience-focused commercial real estate assets that generate steady and predictable rental income. All activities are carried out with a commitment to creating economic value while delivering environmental and social benefits.

2. Asset Base and Operating Typology:

The assets in the portfolio are classified into three categories:

- Directly Managed Assets:

Office assets managed by the Company's own staff, such as Doğuş Center Maslak and Doğuş Etiler - Sports Center.

- Assets Managed by Professional Management Firms:

Assets such as Gebze Center Shopping Mall and Gebze Center - Hotel, operated by third-party management firms through collaborations integrated with sustainability objectives.

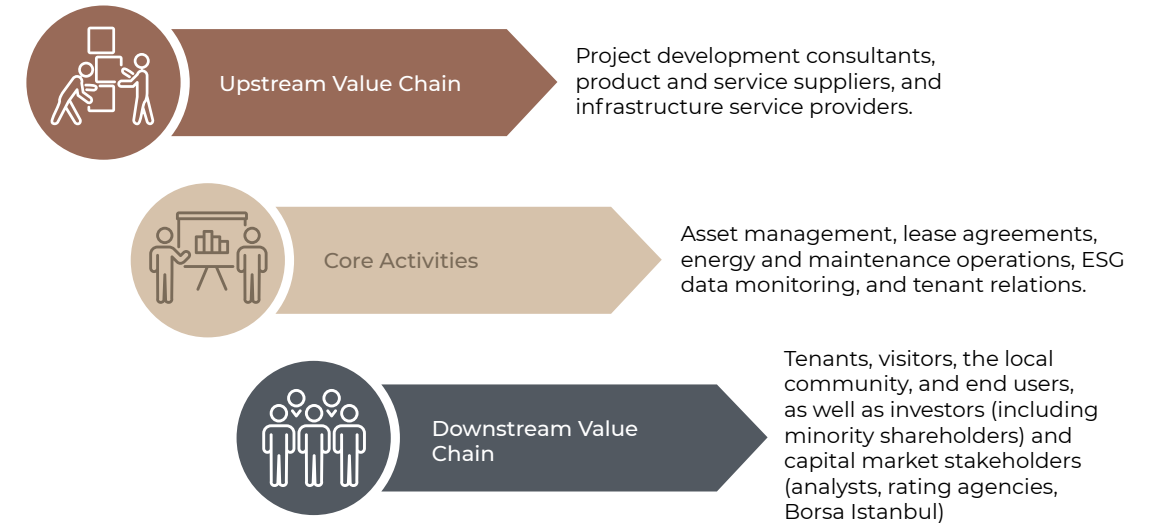
- Passive Income-Generating Assets – Assets with External Operators:

Properties such as Gebze Center Automotive Showroom and Service which are operated by tenants but whose performance is monitored within the framework of central ESG principles.

3. Value Chain Structure:

Doğuş REIT's value chain is considered across the following three fundamental phases:

Doğuş REIT Value Chain



Integration with Sustainability

At Doğuş REIT, the business model is directly linked to sustainability risks and opportunities as defined in global and local standards. Data collection processes are ongoing to enable the reporting of asset-based energy consumption, waste generation, and Scope 3 emissions in line with this business model. Sustainability criteria are taken into consideration across all processes within our Company, from supplier selection to tenant governance.

Additionally, as of 2024, the value chain has been restructured from the perspective of sustainability, whereby integrating material ESG topics into this framework. Within this structure, the preservation of real estate value, portfolio resilience, adaptation to physical risks, and sustainable rental income strategies are established as key pillars.

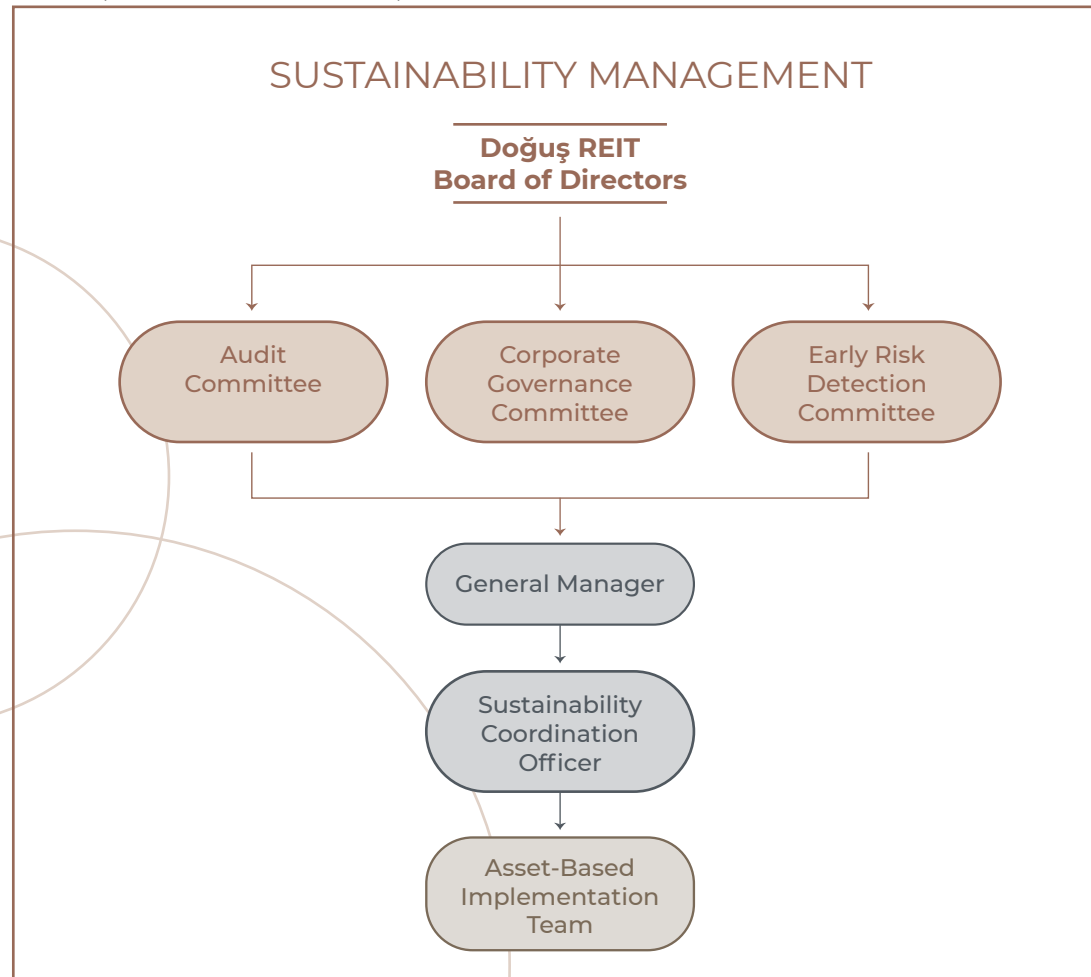
SUSTAINABILITY MANAGEMENT



Doğuş REIT sustainability management is directly linked to the company's board structure and is conducted through an accountable and governance-based model. The sustainability approach aims to manage environmental, social, and governance (ESG) performance holistically, and in this context, sustainability practices are integrated into the remit of the Corporate Governance Committee.

Sustainability Management Structure

Doğuş REIT's sustainability management is directly linked to the Company's board of directors' structure and is conducted through an accountability- and governance-based model. The sustainability approach aims to manage environmental, social, and governance (ESG) performances in an integrated manner, and in this context, sustainability practices have been incorporated into the responsibilities of the Corporate Governance Committee.



Corporate Governance Committee and Sustainability Management

With the Board of Directors resolution dated December 15, 2022, the duties and responsibilities of the Corporate Governance Committee were expanded to officially include sustainability and ESG matters within its scope. In this framework, the Corporate Governance Committee assumed the function of the sustainability committee and has been furnished with authority under the following areas:

- Determining the sustainability strategy and presenting it to the Board of Directors,
- Establishing the stakeholder engagement strategy,
- Approving material sustainability topics and annual targets,
- Monitoring the Company's sustainability performance, as well as rating and reporting processes,
- Integrating sustainability into strategic decision-making processes.

The Committee also ensures that the sustainability strategy is developed in alignment with the Company's long-term objectives and that performance in this area remains comparable to industry peers. The Board Committees report directly to the Board of Directors, ensuring that environmental, social, and governance (ESG) risks and opportunities are integrated into strategic decision-making processes.

Implementation and Coordination

The sustainability-related material issues established by the Committee are implemented at the operational level through the General Directorate by managers who assumed responsibility within the relevant departments. As of 2023, the role of sustainability coordination has been assumed by the Assistant General Manager of Financial Affairs and Finance, who carries out the following responsibilities:

- Managing the teams responsible for the collection and consolidation of sustainability data,
- Preparing the sustainability report,
- Coordinating technical processes such as emissions calculation, waste management, and energy efficiency,
- Overseeing internal coordination for rating processes, ESG scoring, and disclosure activities.



Assessment of the Year 2024 in Terms of Sustainability and the Strategic Perspective of Doğuş REIT

The year 2024 marked a pivotal period of transformation in the field of sustainability, characterized both by the acceleration of the enactment of global regulations and the activities carried out by companies to restructure their long-term resilience. While the Corporate Sustainability Reporting Directive (CSRD) came into force in the European Union, global standards such as IFRS S1 and IFRS S2 have made the integration of climate risks and sustainability strategies into corporate reporting mandatory. The structure developed by the Task Force on Climate-related Financial Disclosures (TCFD), which concluded its mandate at the end of 2023, has been integrated into IFRS S2 from this date on, becoming a new global reference framework for climate-related financial disclosures. In Turkey, the implementation of TSRS and the ongoing discussions on the draft Climate Law have further clarified the relationship between environmental and financial sustainability.

Portfolio-Based Implementation Support

In addition to the staff at the Company's headquarters, sustainability practices are implemented directly with the joint efforts of the on-site building management teams (e.g., Doğuş Center Maslak, D-Ofis Maslak, Gebze Center Shopping Mall and Gebze Center Hotel, Gebze Center - Automotive Showroom and Service Center, Doğuş Etiler Sports Center). These teams play an active role in the following areas:

- Monitoring energy and waste data at the properties,
- Establishing sustainability-based collaborations with tenants,
- Ensuring on-site practices are in compliance with central targets.

During this transformation process, Doğuş REIT in the second year of its sustainability journey, continued advancing by adopting a systematic and strategic approach. The foundational structures established in 2023 were institutionalized in 2024, with sustainability management integrated into governance processes. Data collection, risk assessment, stakeholder analysis, and internal audit processes—carried out in alignment with standards such as GRI 2021, TSRS, and ESRS—have fortified the Company's capacity for transparency.

Increasing environmental expectations in the real estate investment trust industry have led to heightened call to action demands in areas such as energy efficiency, building resilience against climate risk, social impact management, and transparent reporting. In response to these developments, Doğuş REIT is carrying out works to align its portfolio strategy with sustainability objectives, and considers the reduction of its environmental impact, the management of social risks, and the continuous improvement of its corporate governance performance as its material issues.

The year 2024 also marked a period in which the Company strengthened its institutional reflexes and approached ESG practices in a more integrated manner. Key outcomes of this period include the increased visibility of

sustainability within governance structures, the consideration of environmental and social risks in the setting of targets, and the institutionalization of stakeholder engagement. Although sustainable financing instruments are not yet on the Company's agenda, developments in this area are being closely monitored and considered in future planning efforts.

For 2026 and beyond, Doğuş REIT aims to more rigorously correlate corporate sustainability management with portfolio management, investment decisions, and operational processes. Maintaining a holistic approach in reporting, strengthening dialogue mechanisms with stakeholders, and integrating climate-related risk and opportunity analyses into financial planning are among the Company's key material issues.

In this time period where sustainability has become a strategic element for investor confidence, operational resilience, and long-term value creation, Doğuş REIT remains committed to advancing in its industry in line with responsible investment principles and to generating value by balancing its economic, environmental, and social impact.

Double Materiality Analysis

Doğuş REIT's sustainability approach is based on the principle of Double Materiality, which not only analyzes the Company's impact on environmental, social, and governance (ESG) matters but also considers how these impact affect the Company's business model and financial sustainability. This approach has been designed in alignment with the requirements of the European Sustainability Reporting Standards (ESRS), the Turkish Sustainability Reporting Standards (TSRS), and the GRI 3 standard.

Applied Methodology and Stakeholder Engagement

Process and Methodology

The Double Materiality Analysis conducted in 2023 was carried out under the supervision of the Corporate Governance Committee and with the guidance of strategic sustainability consultants. The process was designed within a five-stage structure:

1. Identification of Material Issues:

GRI 2021, ESRS sectoral drafts, the SASB Real Estate industry guide, LSEG ESG indicators, UNGC, TCFD, and GRESB expectations were analyzed.

2. Stakeholder Mapping and Engagement:

Internal and external stakeholders (employees, investors, tenants, building managers, suppliers, public authorities, NGOs) were identified, and online surveys, one-on-one interviews, and activities such as interactive group workshops were conducted.

3. Impact and Financial Materiality Assessment:

Each issue was scored on two separate axes based on its environmental, social, and governance impact, as well as its effects on the Company's risk profile, value chain, and operational activities.

4. Visual Representation of the Matrix and Priority Classification:

Topics were positioned across the impact and financial materiality axes, and a Double Materiality Matrix was generated to serve as a reference for strategic decision-making processes.

5. Integration into the Management System and Its

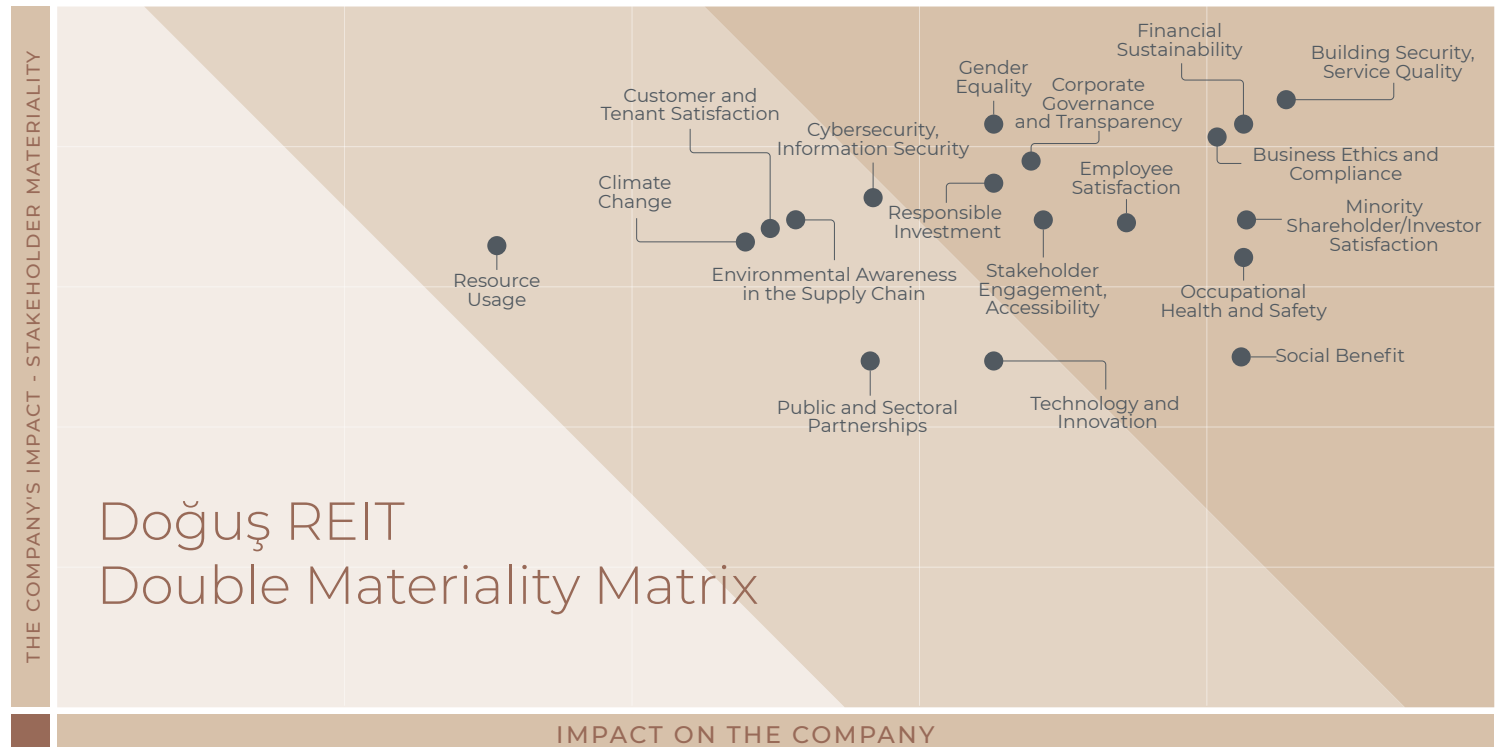
Impact:

The identified material issues upon being approved by the Corporate Governance Committee were integrated into the processes of strategy, risk management, reporting, and stakeholder communication.



Material Issues and Double Materiality Matrix

As a result of the workshop, the issues directly related to Doğuş REIT's sustainability strategy were appraised within the Double Materiality Matrix, and the following topics were identified as material:



Integration into the Management System and Its Impact

The outcomes of the Double Materiality analysis were evaluated by the Corporate Governance Committee and integrated into corporate decisions as a fundamental input for sustainability targets, risk-opportunity analyses, and strategic planning processes. In line with these outcomes, the following actions have been put into practice:

- Calculation of value chain emissions, particularly Scope 3, was conducted in 2024,
- New governance procedures were introduced within the framework of risk and opportunity assessment,
- The stakeholder communication strategy was updated, and external engagement platforms such as ERTA membership were instigated.

Doğuş REIT aims to transform the Double Materiality approach into a dynamic governance mechanism by updating its sustainability-related material issues when necessary. As of 2026, a new materiality process is planned, in which ESG performance, financial impact, and stakeholder expectations will be evaluated jointly.

Risks and Opportunities

As of 2024, Doğuş REIT has conducted its first comprehensive Risks and Opportunities Analysis to evaluate all external and internal factors that impact its sustainability-related material issues and its business model in an integrated manner. This analysis was structured in alignment with the outcomes of the Double Materiality Analysis and has addressed both the risks threatening the Company's environmental, social, and financial resilience, as well as potential strategic opportunity areas.

Approach and Categories

Risks and opportunities have been assessed under the following thematic categories, by observing the viewpoint recommended by global sustainability standards:

- **Physical Risks:** Extreme weather events associated with climate change, heatwaves, and infrastructure damage risks.
- **Transition Risks:** Changes in carbon regulations, energy efficiency standards, and shifts in regulatory requirements and market demands.
- **Social Risks:** Tenant dissatisfaction, misalignment with societal expectations, and risks related to employee loyalty.
- **Governance Risks:** Information security vulnerabilities, deficiencies in compliance processes, and lack of dialogue in investor relations.

Each type of risk has been assessed with respect to the following factors:



Category	Risks	Opportunities	Mitigation/Action Plan
Physical Risks	Extreme weather events, property damage risk, heatwaves	Climate-resilient building designs, renewable energy investment	Climate risk screening procedures, building inventory resilience reports
Transition Risks	New carbon regulations, energy efficiency requirements	Increased rental value through green building certification	Green portfolio strategy, feasibility studies for efficiency investments
Social Risks	Tenant dissatisfaction, lack of social impact monitoring	Enhanced brand value through joint sustainability programs	Tenant feedback system, community engagement programs
Governance Risks	Cybersecurity vulnerabilities, weak investor communication	Increased trust through data security investments, strengthened investor confidence	IT risk audits, investor dialogue programs

Financial Impact of Risks and Calculation Methodology

As part of the 2024 Risks and Opportunities Analysis, Doğuş REIT applied a **sensitivity analysis**² methodology to assess the impact of identified key risks on the Company's financial performance. This approach was structured in accordance with the impact-financial linkage recommended under TSRS 1 Articles 28–29 and ESRS 2 SBM-3.

During the analysis, each risk was evaluated based on the following financial components:

- Fair value of the total portfolio,
- Annual rental income,
- Operational expenses,
- Capital expenditures (CapEx),
- Maintenance, energy, and insurance costs.

Applied Calculation Model

The calculations clearly demonstrate the potential impact of risks, particularly physical risks (e.g., building resilience) and transition risks (e.g., green building requirements), on the company's balance sheet.

Data and Assumptions

The financial assumptions applied in the calculations are as follows:

- All assets in the portfolio were evaluated based on the most recent valuation reports approved by the Capital Markets Board of Turkey (CMB),
- Sensitivity scenarios were developed by adjusting the assumptions used in the valuations by $\pm 1\%$,
- The financial impact was validated using both the discounted cash flow (DCF) method and market comparison approaches.

This analysis was conducted under the supervision of the Corporate Governance Committee, and it is planned to be updated annually as of 2025, with integration into the risk management and investment decision-making processes.

² The Company aims to periodically conduct sensitivity analyses to assess the long-term financial implications of the strategic material issues identified through the materiality analysis. These analyses examine potential variations in portfolio value under different market scenarios and serve as the basis for risk management decisions.

Climate Risk Management

Doğuş REIT regards its sustainability approach not as limited to environmental and social domains, but as a governance principle integrated into all investment strategies. This approach entails shaping investment decisions based on factors such as short- and long-term value creation potential, management of environmental and social risks, and stakeholder trust. The concept of “responsible investment” from portfolio selection to operational management processes, from risk analyses to financial planning requires the systematic integration of Environmental, Social, and Governance (ESG) principles into all decision-making mechanisms. Within this framework,

while Doğuş REIT evaluates risks on a financial level, it also includes areas such as climate change, regulatory changes, social sensitivities, and investor confidence within its investment risk scope. This strategic perspective forms the foundation of corporate resilience that enables sustainable growth.

Doğuş REIT’s responsible investment approach also seeks to implement initiatives that deliver social and environmental contributions aligned with the United Nations Sustainable Development Goals (SDGs), while leveraging these contributions to enhance its portfolio value and strengthen its investor relations.



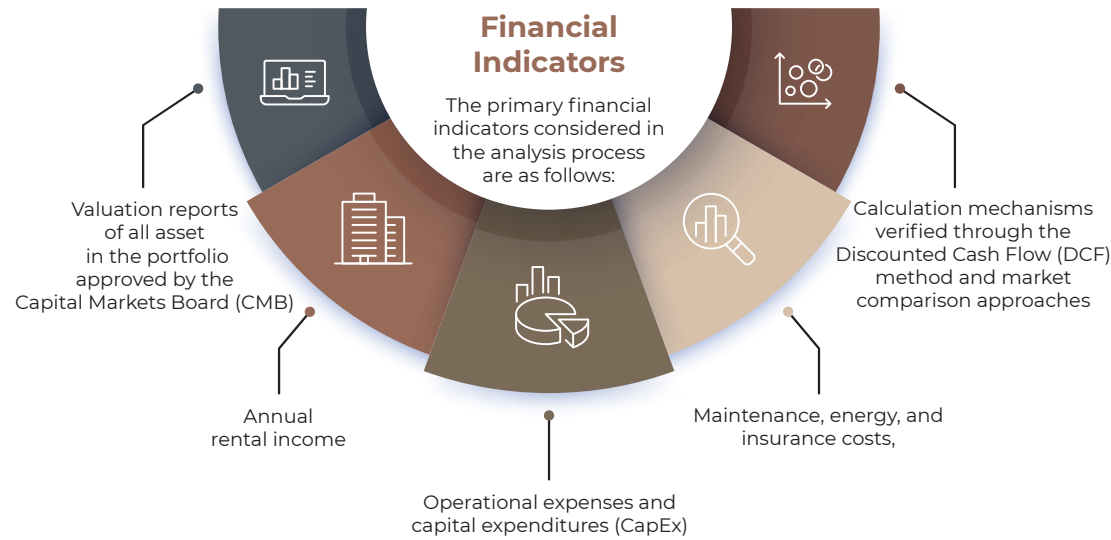
Financial Sustainability and Risk Analyses

As of 2024, Doğuş REIT has conducted systematic analyses to assess the financial impact of its climate- and sustainability-related risks, with the intent of preserving the long-term value of its investment portfolio and enhancing its corporate financial resilience.

These analyses reveal the direct impact of physical risks (such as building durability and extreme weather events) and transition risks (such as noncompliance with green building standards and challenges in accessing climate finance) on the Company’s

operational balance and investment valuations.

Assessments of climate risks were carried out by taking into account internal observations made during the operations conducted throughout 2024, on-site information provided by building management teams, and the geographical characteristics of the locations where portfolio assets are situated. This study does not constitute a technical climate scenario modeling or a climate resilience stress test. Physical and transition risks were qualitatively evaluated within the framework of existing operational conditions and the Company’s risk management practices.



Doğuş REIT has initiated sensitivity analysis studies to measure the impact of climate change and sustainability-related risks on its balance sheet as of 2024, with the aim of preserving the long-term value of its investment portfolio and enhancing its financial resilience. These studies provide important inputs that also support the company's operational and strategic decision-making processes.

The analysis conducted at the end of the year assessed the potential impact of risks based on the following variables:

Methodology and Assumptions Used

The analysis process has been structured in accordance with the technical guidelines on financial impact analysis set out in TSRS Article 1, paragraphs 28-29, and ESRS SBM-3. The company's total portfolio size of 14.8 billion TL (based on the SPK-approved valuation report at the end of 2024) has been used as a reference; scenarios have been modeled based on a 1% change in this value.

The data sources and methodological framework used are as follows:

- **Portfolio value:** SPK-approved real estate appraisal reports,
- **Income data:** Rental income included in the Activity Report,
- **Method:** Discounted cash flow (DCF) method and market comparison, Modeling: $\pm 1\%$ rental increase/decrease, ± 0.25 point capitalization volatility.

Physical Risks

Physical risks associated with climate change are directly linked to value preservation, insurance management, and operational continuity in the medium to long term for Doğuş REIT's investment portfolio. The geographical diversity of the portfolio creates varying exposure levels for each asset, making asset-specific risk assessments a strategic necessity.

Throughout 2024, the Company conducted systematic evaluations to identify and prioritize physical risks under the following categories:

- **Extreme weather events (acute risks):** Floods, storms, hail, and heavy rainfall that pose a high risk of damage within short periods.
- **Gradual climate change (chronic risks):** Rising temperatures, drought, increased energy demand, and pressure on infrastructure.

The 2024 risk assessments revealed that certain portfolio assets exhibit moderate exposure to climate-related events such as heatwaves and sudden heavy rainfall. This finding necessitates prioritization in terms of operational costs, insurance coverage, and infrastructure security.

Risk Categories and Their Potential Impact

Physical Risk Type	Portfolio Asset Features Likely to be Impacted	Potential Impact
Heavy rainfall – flooding	Basements, infrastructure drainage systems	Water intrusion, equipment failure, safety risks
Heatwaves	HVAC systems, indoor comfort in shopping malls	Increased cooling costs, decline in user satisfaction
Storms, hail, strong winds	Facade systems, roofs, parking areas	Physical damage, higher insurance costs
Prolonged drought	Landscaping areas, irrigation systems	Increased water consumption, higher costs, landscape deterioration
Power outages	Technical rooms, emergency systems	Operational disruptions, deactivation of fire-alarm systems

Mitigation Measures

Under the framework of the Company’s Climate Change Policy, the following mitigation measures were implemented in 2024:

- **Resilience Assessment:** Infrastructure and environmental resilience elements (drainage, insulation, façade systems) were reviewed across four portfolio assets.
- **Climate Risk Screening Protocol:** building-level risk screening checklist was developed for use prior to new investments.
- **Energy and Cooling Strategy:** HVAC system efficiency was monitored, and seasonal variations in energy consumption during the summer period were tracked.
- **Insurance Review Process:** Physical risk coverage was expanded, and coverage limits were redefined.

Transition Risks

Transition risks refer to the areas of impact arising from regulatory, technological, market, and behavioral changes associated with combating climate change. For the REIT industry, these risks have transformative implications both for the valuation processes of new investment decisions and for the rental income potential and investor interest in the existing portfolio.

In Turkey, the Climate Law, which is currently under preparation and expected to come into effect in 2025, stands out as one of the most significant upcoming regulations. This legislation is anticipated to introduce obligations such as mandatory carbon disclosure for commercial buildings, performance-based energy reporting, and compulsory energy identity certificates.

Transition Risk Type	Processes Likely to be Impacted	Potential Impact
Compliance with Carbon Regulations	Investment decision-making, technical operations	Need for compliance-related investments, cost increase, regulatory penalty risk
Green Building Certifications	Leasing strategy, asset valuation	Access to financing, shifts in tenant or customer demand
CBAM and Embedded Carbon in Materials	Procurement of construction materials	Cost escalation, price risks in carbon-intensive products
Changes in Investor Expectations	Stakeholder relations, public listing	Increased demand for sustainable portfolios
Energy Efficiency Regulations	Technical systems, energy infrastructure	Retrofit investments, short-term Opex increase

Industry Risk Map

As stated in the 2023 Sustainability Report, among the transition risks, regulations related to energy consumption, mandatory green building certifications, and shifts in investor demand have the potential to impact the Company’s short- and medium-term performance.

In this context, to prepare for the regulations expected to come into force in 2025, energy efficiency investments have been accelerated, and compliance feasibility studies for green building criteria have been made mandatory for new investments (e.g., ISO 50001 and ISO 14001 systems).

Sustainability Metrics

Environmental Performance Indicators

Emissions

Indicator	Unit	2022	2023	2024
Scope-1 emissions	tCO ₂ e	34.72	38.34	36.41
Scope-2 emissions	tCO ₂ e	13.82	23.74	32.81
Scope-3 emissions	tCO ₂ e	887.56	11,519.63	16,385.39
Scope 1-2-3 emissions total	tCO ₂ e	936.1	11,581.71	16,454.61
Greenhouse gas emissions density	tCO ₂ e/net profit	0.0001964	0.0021115	0.0020528
Greenhouse gas density per building	tCO ₂ e/number of buildings	156.02	1,930.28	2,742.43

Energy Consumption

Indicator	Unit	2022	2023	2024
Total energy consumption	MWh	158.729	186.986	180.963
Total electricity consumption	MWh	31.475	53.961	74.221
Natural gas consumption	MWh	13.61	12.697	0
Natural gas consumption	m ³	1,279.925	1,193.317	0
Company fleet fuel consumption	MWh	113.406	120.147	106.617
Company fleet fuel consumption	liters	11,691.38	12,386.39	10,991.52
Generators diesel-fuel consumption	MWh	0.237	0.180	0.124
Generators diesel-fuel consumption	liters	24.520	18.602	12.827
Fuel-Oil consumption	MWh	0	0	0
Fuel-Oil consumption	liters	0	0	0
Coal consumption	MWh	0	0	0
Coal consumption	tons	0	0	0
Amount of energy consumed from renewable resources	MWh	0	0	0
Amount of energy consumed from fossil resources	MWh	158.729	186.986	180.963

Water Management

Indicator ³	Unit	2022	2023	2024
Total water consumption	m ³	120	160	140
Total amount of water discharged	m ³	120	160	140

Waste Management

Indicator	Unit	2022	2023	2024
Amount of nonhazardous waste sent to recycling	kg	339.61	399.35	930.61

Green OpEx and Environmental Fines

Indicator	Unit	2022	2023	2024
Green OpEx	Million TRY	0	114	5.9
Total amount of environmental fines	TRY	0	0	0
Total amount of environmental and cleaning taxes	TRY	875	1,875	1,437

³ Doğuş REIT office consumption and discharge amounts. Only mains water is used.

Social and Governance Performance Indicators

Demographic Indicators

Indicator	Unit	2022	2023	2024
Total number of employees	Number	15	14	14
Number of female employees	Number	6	6	6
Ratio of female employees	%	40	43	43
Ratio of female managers	%	6.67	7.14	7.14
Number of full-time employees	Number	15	14	14
Total number of employees with collective bargaining contracts	Number	0	0	0
Number of employees below 30 y/o	Number	0	0	0
Number of employees 30-50 y/o	Number	10	8	8
Number of employees above 50 y/o	Number	5	6	6
Number of disabled employees	Number	0	0	0
Number of female employees by regional breakdown	Number	Marmara: 6	Marmara: 6	Marmara: 6
Number of male employees by regional breakdown	Number	Marmara: 9	Marmara: 8	Marmara: 8

Promotions

Indicator	Unit	2022	2023	2024
Total number of promotions	Number	0	1	0
Number of promoted female employees	Number	0	0	0

Training

Indicator	Unit	2022	2023	2024
Average per person training hours per employee	man/hour	10	25.93	14.79
Training hours per male and female employees	man/hour	Female: 25 Male: 16,66	Female: 60,50 Male: 45,38	Female: 34,50 Male: 25,88
Total training hours	Number	150	363	207
Total training cost	TRY	51,120.65	328,784.70	328,042.70
Training cost per employee	TRY	3,408.04	23,484.62	23,431.62

Recruitment and Employee Turnover

Indicator	Unit	2022	2023	2024
Number of newly recruited employees by the age group	Number	below 30: 0 30-50: 0 above 50: 0	below 30: 0 30-50: 0 above 50: 0	below 30: 0 30-50: 0 above 50: 0
Number of employees who left work	Number	0	1	0
Number of male employees who left work	Number	0	1	0
Number of female employees who left work	Number	0	0	0
The ratio of employees who left work to the workforce	%	0	7.14	0
Number of employees who quitted	Number	0	0	0
Percentage of employee turnover	%	0	6,67	0

Maternal, Parental, and Family-Related Leaves

Indicator	Unit	2022	2023	2024
Percentage of eligible employees taking family-related leave, by gender	%	Female:0 Male:0	Female:0 Male:0	Female:0 Male:0
Total number of employees, by gender, who returned to work during the reporting period after the end of their parental leave,	Number	Female:0	Female:0	Female:0
Total number of employees, by gender, who returned to work after the end of their parental leave and were still employed 12 months after their return	Number	Male:0	Male:0	Male:0
Retention rate of employees who took parental leave, by gender	%	Female:0	Female:0	Female:0
Return rate of employees who took parental leave, by gender	%	Male:0	Male:0	Male:0

Employee Loyalty

Indicator	Unit	2022	2023	2024
Ratio of employee satisfaction	%	85	87	90

Discrimination Incidents

Indicator	Unit	2022	2023	2024
Number of discrimination incidents	Number	0	0	0
Number of serious human rights violations associated with employees	Number	0	0	0
Total number of incidents identified as violations of the rights of the local people living in the areas where you operate	Number	0	0	0
Number of complaints submitted via channels through which employees can voice their concerns	Number	0	0	0

Notification Periods

Indicator	Unit	2022	2023	2024
The minimum number of weeks of notice typically provided to employees and their representatives prior to the implementation of significant operational changes that could materially affect them	Number	Legal periods apply as indicated within the scope of the Labor Law		

Benefits Provided to Employees

Indicator	Unit	2022	2023	2024
Gross wage payments	TRY	8,776,653.13	16,074,215.22	29,550,675.76
Amount of employee health and safety expenses	TRY	10,948.60	27,200.97	44,077.60
Meals	TRY	324,752.84	556,135.24	1,212,346.86
Commuter shuttle service	TRY	136,783.45	471,402.68	753,176.89
Bonuses	TRY	3,308,750.80	5,464,331.70	8,167,961.36
Life and health insurance	TRY	182,619.44	522,141	955,137.95

Wages and Remunerations

Indicator	Unit	2022	2023	2024
Gender pay gap ⁴	%	49	45	17
Gender pay gap by employee category ⁵	%	Board of Directors:30 Senior level executive:46 Mid-level executive: 0 Yönetici:66 Diğer:217	Board of Directors:29 Senior level executive:45 Mid-level executive: 0 Yönetici:85 Diğer:213	Board of Directors:19 Senior level executive:51 Mid-level executive: 0 Yönetici:178 Diğer:191

⁴ Formula: Average gross hourly wage level of male employees minus average gross hourly wage level of female employees divided by average gross hourly wage level of male employees times 100.

⁵ The ratio of basic salaries and wages of female employees to basic salaries and wages of male employees has been calculated.

Occupational Health and Safety Indicators⁶

Indicator	Unit	2022	2023	2024
Number of occupational diseases	Number	0	0	0
Occupational disease rate	%	0	0	0
Number of accidents	Number	0	0	0
Number of fatal accidents	Number	0	0	0
Absence due to accidents	Days	0	0	0
Total recordable incident frequency rate ⁷	TRIFR	0	0	0
Lost time incident frequency rate ⁸	LTIFR	0	0	0
Lost workdays rate ⁹	LDR	0	0	0
Hours of OHS training per employee	Hours	0	0	4,12
Total hours of training	Hours	0	0	70

⁶ Doğuş REIT office data.

⁷ Formula: Total number of recordable accidents divided by Total working hours times 1,000,000

⁸ Formula: Number of lost time incidents divided by Total working hours times 1,000,000

⁹ Formula: Number of lost time incidents divided by Total working hours times 1,000,000

Corporate Governance Indicators

Indicator	Unit	2022 ¹⁰	2023 ¹¹	2024
Number of convictions for violations of anti-corruption and anti-bribery laws	Number	0	0	0
Amount of fines imposed for violations of anti-corruption and anti-bribery laws	TRY	0	0	0
Number of confirmed cases of corruption or bribery	Number	0	0	0
Number of confirmed incidents in which employees were dismissed or inflicted disciplinary actions for their corruption or bribery-related conducts	Number	0	0	0
Number of confirmed cases of contracts with business partners terminated or not renewed due to their corruption or bribery-related violations	Number	0	0	0
Monetary political contributions	TRY	0	0	0
Amount of internal and external lobbying expenditures ¹²	TRY	0	0	0
In-kind political contributions	TRY	0	0	0
Number of members on the Board of Directors	Number	6	6	6
Number of executive members on the Board of Directors	Number	1	1	1
Number of independent members on the Board of Directors	Number	2	2	2
Number of women on the Board of Directors	Number	1	1	1
Number of men on the Board of Directors	Number	5	5	5
Percentage of female members on the Board of Directors	%	16.67	16.67	16.67
Number of members with bachelor's degrees on the Board of Directors	Number	6	6	6
Number of members with master's degrees on the Board of Directors	Number	3	3	3
Number of members with PhD degrees on the Board of Directors	Number	1	1	1
Ratio of the annual total remuneration of the company's highest paid employee to the median annual total remuneration of all employees (excluding the highest paid employee) ¹³	%	41	34	44
Ratio of the percentage increase in the annual total wage of the company's highest paid employee to the average percentage increase in the annual total wage of all employees (excluding the highest paid employee) ¹⁴	%	79	95	79

¹⁰ The amounts provided have been adjusted for inflation.

¹¹ The amounts provided have been adjusted for inflation.

¹² Formula: Total annual compensation of the organization's highest-paid employee divided by Average annual compensation for all employees of the organization except the highest-paid employee

¹³ Formula: The percentage increase in the highest-paid employee's total annual compensation divided by the average percentage increase in the total annual compensation for all employees except the highest-paid employee

¹⁴ Formula: The percentage increase in the highest-paid employee's total annual compensation divided by the average percentage increase in the total annual compensation for all employees except the highest-paid employee

Corporate Governance Indicators

Indicator	Unit	2022	2023	2024
Total number of cases of significant non-compliance with laws and regulations	Number	0	0	0
Number of incidents in which monetary fines were imposed for non-compliance with significant laws and regulations	Number	0	0	0
Number of incidents in which non-monetary sanctions were imposed for non-compliance with significant laws and regulations	Number	0	0	0
Amount of fines imposed for non-compliance with laws and regulations	Number	0	0	0
Amount of monetary fines, penalties, and compensation resulting from violations related to social and human rights violation factors	TRY	0	0	0
Amount of monetary fines, penalties, and compensation resulting from serious human rights violations and incidents associated with employees	TL	0	0	0
	TRY	0	0	0
Total financial loss resulting from legal proceedings or violations related to labor law	TRY	11,579.07	661,000	154,188
Economic value retained ¹⁵	TRY	350,472,335	407,026,150	586,207,757
Total monetary value of financial assistance received from the government	TRY	0	0	0
Total amount of tax deductions and tax credits	TRY	0	0	0
Amount of subsidies	TRY	0	0	0
Total amount of investment grants, research and development grants, and other relevant grant types	TRY	0	0	0
Ratio of senior managers employed locally	%	100	100	100
Total number of operations assessed for corruption-related risks	Number	0	0	0
Total percentage of operations assessed for corruption-related risks	%	0	0	0
Total number of members of the governance body (board of directors, management committee, etc.) to which anti-corruption policies and procedures are communicated	Number	0	0	Board of Directors: 6 Corporate Governance Committee: 5

¹⁵ Formula: Economic Value Retained equals Direct Economic Value Produced minus Economic Value Distributed

Corporate Governance Indicators

Indicator	Unit	2022	2023	2024
Total percentage of members of the governance body (board of directors, management committee, etc.) to which anti-corruption policies and procedures are communicated	%	0	0	100
Number of corruption-related public lawsuits filed against the organization or its employees	Number	0	0	0
Number of legal proceedings regarding anti-competitive conduct and violations of anti-competitive and monopolistic legislation ongoing or completed during the reporting period	Number	0	0	0
Number of board meetings held	Number	25	18	18
Attendance rate of board members to board meetings	%	Hüsnü Akhan:100 Ekrem Nevzat Öztangut:92 Hasan Hüsnü Güzelöz:100 Erdem Tavas:100 Murat Bahadır Teker:100 Güler Aras:96	Hüsnü Akhan:100 Ekrem Nevzat Öztangut:100 Hasan Hüsnü Güzelöz:100 Erdem Tavas:100 Murat Bahadır Teker:100 Güler Aras:100	Hüsnü Akhan:100 Ekrem Nevzat Öztangut:100 Hasan Hüsnü Güzelöz:100 Erdem Tavas:100 Murat Bahadır Teker:100 Güler Aras:100
Attendance rate at Corporate Governance and Sustainability Committee meetings	%	100	100	100
Total compensation received by executives	TRY	12,198,709	13,426,044	24,484,517
Percentage of maximum permitted voting rights or ownership rights	%	0	0	0
Total number of recommendations submitted to the highest governance body during the reporting period	Number	0	0	1
Total number of complaints submitted to the highest governance body during the reporting period	Number	0	0	0
Total number of whistleblowing reports submitted to the highest governance body during the reporting period	Number	0	0	0
Minimum number of years for re-election of board members	Number	1	1	1
Maximum permitted percentage of voting or ownership rights	%	1	1	1
Percentage of buildings and facilities where quality management systems are in practice	%	0	50001: 94	50001: 94 14001: 0 12047: 6,3

Data Protection Indicators

Indicator	Unit	2022	2023	2024
Number of data protection violations	Number	0	0	0
Percentage of violations involving personal data	%	0	0	0
Number of customers been affected	Number	0	0	0

Sustainable Supply Chain Management Indicators

Indicator	Unit	2022 ¹⁶	2023 ¹⁷	2024
Total procurement amount ¹⁸	TRY	47,240,425.28	71,714,830.26	194,364,855.20
Procurement amount of locally sourced goods and services	TRY	46,673,562.00	71,016,646.64	192,102,894.77
Procurement percentage of locally sourced goods and services	%	98.79	99.02	98.82
Total amount paid to suppliers ¹⁹	TRY	48,217,801,22	73,280,436,92	168,633,206,01
Total number of cases of non-compliance with regulations and/or voluntary codes on product and service information and labelling	Number	0	0	0
Average time to pay a supplier invoice	Days	30 days	30 days	30 days
Percentage of payments made to suppliers under standard payment terms	%	100	100	100
Number of pending legal proceedings filed for overdue payments related to suppliers	Number	0	0	0

¹⁶ The amounts presented are adjusted according to inflation accounting.

¹⁷ The amounts presented are adjusted according to inflation accounting.

¹⁸ Amounts procured through tenders were 1,614,385 TRY in 2022, 2,520,352.91 TRY in 2023, and 6,597,879.91 TRY in 2024. The amounts presented for 2022 and 2023 have been adjusted according to inflation accounting, as stated in the previous footnotes.

¹⁹ Depending on the terms where payment days are different, the total procurement amount indicated on the invoices and the actual amount paid may differ.

Financial Performance Indicators

Indicator	Unit	2022 ²⁰	2023 ²¹	2024
Gross profit margin	%	82.78	84.48	82.40
Operating expenses	%	26.47	25.79	26.87
EBITDA margin	%	637.16	354.33	126.52
EBIT margin	%	636.42	353.66	125.87
Net profit margin	%	831.93	336.56	122.03
Net sales	Million TRY	476.66	548.51	801.57
EBITDA	Million TRY	3,037.09	1,943.52	1,014.17
Net profit	Million TRY	3,965.48	1,846.05	978.18
Investment expenditures	Million TRY	2.46	2.23	75.01
Total assets	Million TRY	8,405.88	10,012.64	14,890.64
Working capital	Million TRY	-535.15	-430.20	-547.47
Gross profit	Million TRY	394.60	463.36	660.5
Operational costs	Million TRY	126.19	141.48	215.36
EBIT	Million TRY	3,033.54	1,939.87	1,008.91
ROA	%	47.18	18.44	6.56
ROE	%	0.00	0.00	9.13
Amount paid to shareholders	Million TRY	0	0	0
Corporate tax expenditure	Million TRY	0	0	0
Social investments	Million TRY	0	0	0
Revenue	Million TRY	476.66	548.51	801.57
Cash flows	Million TRY	0	0	0
Net financial debt	Million TRY	3,118.51	2,930.57	3,133.54
Total assets	Million TRY	8,405.88	10,012.64	14,890.64
Total revenue	Million TRY	476.66	548.51	801.57
Retained earnings	Million TRY	0	0	0
Total donations	TRY	0	0	0
Total assets under supervision	TRY	8,317,127,271	9,875,860,000	14,788,768,000

²⁰ The amounts presented are adjusted according to inflation accounting.

²¹ The amounts presented are adjusted according to inflation accounting.

Sustainability Strategy and Targets

SUSTAINABILITY STRATEGY



Responsible Management

As a responsible and highly conscious company, we commit to fairness in all our activities, promote accuracy and honesty, and support transparency and accountability.



Climate Change

We are aware of the potential for climate change impacts to directly affect our business and financial success. We are reviewing all our processes to mitigate these impacts and raising awareness among our stakeholders.



Social Benefit

As part of society and in cooperation with society, we commit to conducting our business with a focus on social benefit, primarily for the people living in the regions where we operate and for all segments of society in general.



Resource Usage

We develop policies to efficiently use all social and environmental resources while doing our work, and we plan our investments by collaborating with all our key stakeholders while raising awareness on these issues.

As Doğuş REIT, our level of knowledge, expertise, and collaboration has the potential to take our Company beyond its current position in social and economic terms. We aim to create a sustainable corporate culture where economic, social, and environmental risks are identified in advance and measures are taken, and to create universal shared value in this regard together with our stakeholders.

Doğuş REIT's sustainability strategy is holistically linked to the Company's business model, risk-opportunity analysis, and Double Materiality outcomes, and is structured with short-, medium-, and long-term targets. These targets, which cover corporate governance, climate and environmental performance, and social impact areas, are monitored under the supervision of the Corporate Governance Committee and evaluated within the annual performance cycle. Below are the Company's strategic focus areas and time-bound targets in effect as of 2024:

Strategic Focus Area	Target Term	Target	Key Performance Indicator (KPI)
Governance and Transparency	Short-Term	Publication of sustainability report aligned with GRI, ESRS, and SASB standards	Scope and compliance level of published reports (GRI, ESRS referenced checklist)
Governance and Transparency	Medium-Term	Improvement in Corporate Compliance Rating	Corporate Compliance Index score (independent assessment report)
Governance and Transparency	Long-Term	Becoming an industry-leading company in terms of transparent reporting	Investor presentations, analyst assessments, ESG rating scores
Climate Change and Resource Management	Short-Term	Expansion of energy efficiency projects, initiation of ISO 14001 process	Total energy consumption (kWh/m ²), ISO 14001 audit process progress report
Climate Change and Resource Management	Medium-Term	20% reduction in energy consumption by 2030 (2022 baseline)	Total energy consumption (kWh) and change rate compared to the baseline year
Climate Change and Resource Management	Long-Term	Achieving net zero target on Scope 1 and 2 emissions by 2050; aligning the portfolio with net zero targets	Scope 1-2 emissions intensity (tCO ₂ e/m ²)
Social Value and Engagement	Short-Term	Conducting tenant surveys, enhancing DEI practices	Tenant satisfaction score, DEI survey results
Social Value and Engagement	Medium-Term	Increasing community engagement programs and industry-wide collaborations	Number of social programs being carried out, number of beneficiaries
Social Value and Engagement	Long-Term	Initiating the development of a system to measure social impact across the entire value chain	Social impact assessment reports, annual measurement outputs

CORPORATE GOVERNANCE and TRANSPARENCY



Doğuş REIT maintains its governance structure which forms the foundation of its long-term value creation approach based on transparency, accountability, and ethical principles. The corporate governance approach is structured to safeguard investor confidence, protect stakeholder rights, and ensure the effective implementation of sustainability strategies.

The Company's governance approach not only fully complies with the Capital Markets Board's Corporate Governance Principles but is also aligned with the governance mechanisms defined in sustainability standards such as GRI, TSRS, and ESRS. Within this framework, the effectiveness of the Board of Directors, committee structures, internal control and audit systems, risk management approach, information security, ethical principles, and legal compliance processes are addressed in a holistic manner.

The corporate governance structure additionally aims to ensure compliance with legal obligations, transparent reporting, investor relations, the integration of ESG strategies, and the enhancement of long-term risk management capacity. In this context, sustainability-related issues are evaluated at the Board of Directors level and are managed and monitored through structures such as the Corporate Governance Committee and the Early Detection of Risk Committee.

As of 2024, this governance structure has been systematically evaluated under the following headings:

- Risk Management and Internal Control Mechanisms
- Ethical Principles, Compliance, and Legal Responsibilities
- Information Security, Stakeholder Rights, and Transparency Policies

Each heading has been designed not only to ensure regulatory compliance but also to meet the expectations of investors and international ESG rating agencies. The practices outlined in this section are analyzed in comparison with exemplary REIT companies, and areas open for development are identified in line with best practices.

Risk Management and Internal Control Mechanisms

In line with its long-term corporate resilience objective, Doğuş REIT positions risk management processes as a strategic priority within its governance model. The Company aims to safeguard business continuity by ensuring the timely identification, monitoring, and assessment of risks, and with this purpose operates through a systematic approach informed by the sustainability perspective.

The risk management structure is overseen by the Early Detection of Risk Committee, which operates under the authority of the Board of Directors. Throughout 2024, the Committee periodically evaluated various risk categories, including sustainability, financial impact, regulatory changes, market volatility, climate-related threats, information security, and reputation. The Committee's work has been presented to the Board of Directors, providing insights that lend guidance to strategic decisions.

The Early Detection of Risk Committee held a total of seven (7) meetings throughout the year. In these meetings, the Company's short- and medium-term strategic risks were addressed, and the risk map was updated based on material issues within the ESG context. The risk assessment model developed as a result of the Committee's work has been integrated for the first time into the Company's 2024 sustainability report. The Committee's core responsibilities include the development of early warning systems for risks, evaluation of the effectiveness of internal controls, and contribution to risk-based decision-making processes.

In terms of internal control systems, a centralized audit or corporate internal

control unit has not been established within the Company as of 2024. However, internal audits and controls of operations are conducted by the Financial Affairs and Legal departments. Within this framework, periodic monitoring and reporting mechanisms have been established, particularly concerning regulatory compliance, contract management, expenditure controls, and portfolio management transactions. The Board of Directors and relevant committees guide decision-making processes based on the information flow derived from these activities.

The Company conducts its internal control activities through written procedures and workflows, furthermore, in line with corporate governance principles, defines the allocation of responsibilities transparently.

In 2024, risk management and internal control processes were explicitly linked to the sustainability strategy for the first time and were repositioned within the governance model. This approach has enabled decisions related to environmental, social, and governance performance to be addressed not only at the operational level but also within a comprehensive structure at the strategic level

Business Ethics and Compliance

Ethical Principles, Compliance, and Legal Responsibilities

By conducting its activities in line with the principles of integrity, accountability, and responsibility, Doğuş REIT positions establishing a robust ethical culture as one of its corporate priorities. Adherence to high ethical standards in all business relationships enables the Company to treat compliance with laws and regulations not only as a requirement but also as a fundamental condition for maintaining corporate reputation. The Business Ethics and Compliance Policy has been structured to align with the Company's values and stakeholder expectations. This policy supports ethical decision-making processes across all areas of operation and sets forth clear principles of conduct for employees, managers, and other stakeholders. The oversight structure established within the framework of the policy is supervised by the Board of Directors, while the Corporate Governance Committee oversees the monitoring of operational practices.

The Corporate Governance Committee is responsible for monitoring compliance with the policy, evaluating potential violations, and ensuring the integration of ethical principles into the Company culture. The policy is regularly reviewed through internal and external audits and is updated as necessary. Processes

related to policy violations are governed by disciplinary procedures, and investigation mechanisms are activated when required.

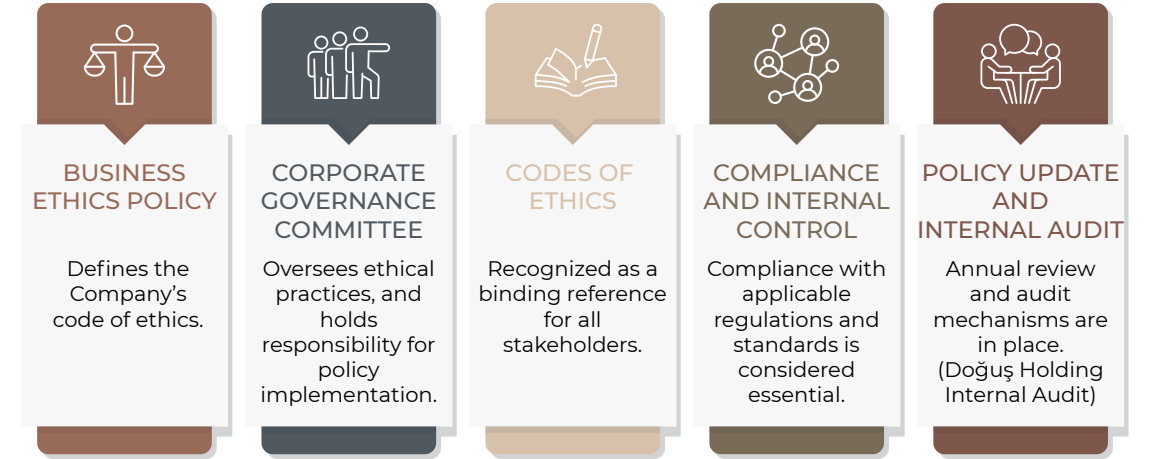
In terms of legal responsibilities, at Doğuş REIT regular compliance audits are conducted in areas such as environmental legislation, construction and occupancy permits, commercial law, capital markets regulations, and occupational health and safety. Throughout 2024, no instances of non-compliance with legal or ethical principles were identified in the Company's operations.

The ethical approach is also supported by the "Business Conduct and Code of Ethics Booklet" published under the umbrella of Doğuş Group, which is recognized within the Company as a binding reference. Yeşil boyalı yerlerde link vardı.

Through this structure, Doğuş REIT not only fulfills its legal obligations but also continuously strengthens a corporate culture and governance approach that values long-term relationships based on stakeholder trust.

The Doğuş REIT Business Ethics and Compliance Policy was published and entered into force in 2024. The policy is accessible via the Company's website. Additionally, the Doğuş REIT Anti-Bribery and Corruption Policy, as well as the Grants and Aid Policy, are also available on the website.

Ethics Management Structure and Related Functions



Investor Relations

Doğuş REIT conducts its communications with investors within a governance framework grounded in stakeholder trust, in full compliance with capital markets regulations and based on the principle of transparency. The Company's investor relations activities were structured in accordance with the Communiqué on Corporate Governance (II-17.1) dated January 3, 2014, and concurrently, the "Investor Relations Department" was established in the same year.

The Investor Relations Department operates directly under the General Manager and its activities are overseen by the Corporate Governance Committee. The department is managed by

professionals holding licenses issued by the Capital Markets Board (CMB). Throughout 2024, investor relations activities were carried out in alignment with the principles of transparent information flow, timely disclosure, and regular reporting.



The core duties and responsibilities of the department are defined as follows:

- Responding to information requests received from shareholders and investors,
- Answering all inquiries submitted through written and electronic communication channels,
- Ensuring information sharing via the Public Disclosure Platform (PDP), the corporate website, and corporate publications,
- As part of General Assembly preparations, informing shareholders and publishing relevant documents in a timely manner,
- Carrying out corporate governance, sustainability, and public disclosure processes in compliance with regulations,
- Within the framework of capital markets board legislation, developing practices that protect investor rights

In 2024, the Investor Relations Department responded to all investor inquiries received via telephone, e-mail, and online platforms, and regularly updated the corporate website. Additionally, it collaborated with the Corporate Governance Committee to contribute to the continuous

improvement of investor relations practices. The performance of investor relations is monitored annually through indicators such as response time, feedback levels, number of meetings, and access reporting.

The Investor Relations section on the Company's corporate website provides open access to updated contact information, annual reports, corporate presentations, general assembly documents, and sustainability reports, ensuring equal access to information.

Through this structure, Doğuş REIT fulfills its legal obligations in the field of investor relations while maintaining a communication model based on long-term stakeholder trust.

As of 2024, the Company's free float rate stands at 84.55%, positioning Doğuş REIT as one of the real estate investment trusts with the largest investor base in Türkiye. In this context, investor relations activities extend beyond regulatory disclosures to include monitoring investor feedback and conducting expectation analyses that contribute to the Company's corporate strategy.

Information Security and Cybersecurity

Doğuş REIT positions information security and cybersecurity as critical governance priorities in order to conduct its operations in a sustainable, reliable, and compliant manner within an increasingly digital real estate sector.

The company adopts a risk-based information security approach to protect the integrity, confidentiality, and availability of sensitive financial and operational data as well as personal data. Accordingly, an information security system is implemented based on the following principles:

Information Security Management Approach

Cyber Risk Assessments

Regular penetration tests and vulnerability analyses are conducted for critical systems.

Authorization and Access Control

A role-based access system is implemented, and the principle of restricted access to critical data is applied.

Real-Time Monitoring

24/7 system monitoring is ensured through threat detection systems and firewalls.

Compliance with the Law on the Protection of Personal Data

Personal data is processed in full compliance with the Capital Markets Board (CMB), the Law on the Protection of Personal Data, and relevant regulations



2024 Performance and Operations

- There were no data breaches throughout 2024. The breach count, percentage of records affected by breaches, and number of individuals affected are all zero.
- Information security controls have been included in the internal audit program, and audits have been conducted under three headings:
 - Customer information (tenants and investors),
 - Employee information,
 - Corporate operational information assets,
- Information security processes have been integrated into the company's risk management system as of 2024.,
- Digital infrastructure investments were carried out within the scope of the Capital Markets Board Information Systems Regulation Regulation, and digital infrastructure expenditures amounting to 423,512 TL were made for system security.








Education and Awareness

In 2024, information sessions were held for employees on cyber threats, phishing attacks, and secure digital behavior. Explanatory documents on personal data protection principles in tenant relations were distributed.



UN Sustainable Development Goals and Doğuş REIT Performance



SDG	Sub-Goal	Doğuş REIT 2024 Performance	Materiality Focus Area
	5.1 Ending all forms of discrimination against women 5.5 Ensuring women's full and effective participation and equal opportunities for leadership at all levels of decision-making in political, economic and public life	- Female employee ratio: 43% - Female manager ratio: 7.14% - Female Member Policy - Female board member ratio: 16.67%	- Gender Equality - Corporate Governance and Transparency
	7.2 Increasing substantially the share of renewable energy	- Total energy consumption: 180.97 MWh - Gebze Center Shopping Mall renovation works - 11% reduction in energy consumption through conversion of light fixtures to LED at Doğuş Center Maslak - Software update of common-area HVAC control system at D-Office Maslak - Setting up energy-related information panels jointly with tenants at Gebze Center Shopping Mall, and conducting awareness-raising activities - Ratio of buildings certified with ISO 50001: 94%	- Climate Change - Resource Utilization - Building Safety and Service Quality
	8.3 Supporting productive activities, decent job creation, and encouraging the formalization of small- and medium-sized enterprises 8.5 Achieving full and productive employment with equal pay for work of equal value 8.8 Creating safe and secure working environments that consider occupational health and safety	- Total training hours: 207 - Training hours per employee: 14.79 - Total recordable incident rate: 0 - Lost-time incident rate: 0 - OHS training total: 70 hours - Emergency drills conducted in 83.33% of the portfolio properties - Site inspection and feedback tour carried out at Doğuş Center Maslak - Tenant satisfaction survey - Supplier satisfaction survey	- Occupational Health and Safety - Building Safety and Service Quality - Responsible Investment - Customer and Tenant Satisfaction - Stakeholder Engagement and Accessibility - Financial Sustainability
	12.2 Ensuring efficient use of natural resources 12.6 Encouraging the integration of sustainability information into the reporting cycles	- Ratio of buildings holding ISO 50001 certification: 94% - Number of properties with ISO 14001 certification: 2 - 2024 Sustainability Report compliant with GRI Standards	- Resource Utilization - Business Ethics and Compliance - Minority Shareholder/Investor Satisfaction
	13.2 Integrating measures against climate change risk into corporate strategies 13.3 Improving education, awareness-raising and human and institutional capacity concerning climate change	- Scope 1 emissions: 36.41 tCO ₂ e - Scope 2 emissions: 32.81 tCO ₂ e - Scope 3 emissions: 16,385.39 tCO ₂ e - Giving a start to calculating Scope 3 emissions - Calculation of tenants' Scope 1 and Scope 2 emissions - Energy-efficiency investments - TRY 5,924,086.37 climate-related capital expenditures - Risk assessment for identifying physical and transition risks	- Climate Change - Resource Utilization
	16.6 Establishing an effective, accountable and transparent institution	- Regular stakeholder communication - Code of Business Ethics	- Corporate Governance and Transparency - Business Ethics and Compliance - Minority Shareholder/Investor Satisfaction
	17.17 Encouraging public-private sector partnerships	- GYODER (Association of Real Estate Investors) - TSPB (Association of Capital Market Institutions of Turkey) - AYD (Council of Shopping Centers Turkey) - TKYD (Corporate Governance Association of Turkey) - ERTA (Integrated Reporting Turkey Network) - TÜYİD (New Investor Relations Association)	- Public and Sectoral Collaborations

ENVIRONMENTAL PERFORMANCE



Doğuş REIT is strengthening its capacity to comply with laws and regulations on climate-related issues and create value for its stakeholders by focusing on practical and measurable actions.

REIT Industry and Overview of the Climate Risk

Climate change directly impacts the real estate investment trust (REIT) industry through both physical threats as well as financial and regulatory pressures it imposes. In Turkey, the forthcoming Climate Law, which is in preparation phase, stands out as one of the most critical legislative developments, expected to come into force in 2025. This regulation is anticipated to introduce stricter enforcement of mechanisms such as mandatory carbon disclosure for commercial buildings, performance-based energy reporting, and energy performance certification.

The Corporate Sustainability Reporting Directive (CSRD), which has come into effect in the European Union, along with climate-related disclosure standards such as IFRS S2 and TSRS, impose indirect obligations on REIT's operating in Turkey that have investment relationships with the EU. Additionally, the EU's Carbon Border Adjustment Mechanism (CBAM) introduces indirect carbon costs in the supply of construction materials.



Industry-Specific Risks and Expectations:

Title	Category	Remarks
Asset Valuation Risk	Physical Risk	Building resilience may deteriorate due to extreme weather events and fluctuating temperatures, potentially increasing insurance costs.
Financing Risk	Transition Risk	Non-green buildings may face disadvantages in accessing climate financing.
Tenant Preference Risk	Transition Risk	Carbon-intensive assets in portfolios may become less attractive to tenants.
Transparency and Reporting Risk	Governance Risk	Demands of investor and regulatory bodies ESG reporting demands are increasing.
Green Building Differentiation	Transition Opportunity	Certified buildings may achieve higher occupancy rates and provide greater rental revenues.
Energy Efficiency Investment	Operational Opportunity	Efficient infrastructure investments can reduce operational costs and generate return potential.
Investor Trust and Access	Governance Opportunity	Transparent disclosure of climate performance may enhance investor confidence.

Doğuş REIT Climate Change Policy

Doğuş REIT's Climate Change Policy serves as a framework for addressing risks and opportunities arising from climate change. This policy is designed to guide the Company in minimizing its environmental footprint, enhancing its resilience to climate-related challenges, and ensuring the longevity of its real estate assets. By focusing on practical and measurable actions, Doğuş REIT strengthens its capacity to comply with climate-related laws and regulations while creating value for its stakeholders.

Policy Objectives

The Climate Change Policy aims to:

- ▶ Reduce the risks posed by extreme weather events and changing environmental conditions on the Company's real estate properties and, consequently, its financial assets.
- ▶ Optimize resource use efficiency across all assets owned.
- ▶ Enhance tenant satisfaction and operational performance through sustainable practices.
- ▶ Identify and act on climate-related opportunities to maintain competitiveness and long-term resilience.

Scope of the Policy

This policy, tenant-related services and dialogue platforms included, applies to all properties managed and operated by Doğuş REIT. It also covers suppliers and contractors engaged in activities that directly impact the environmental performance of the Company's assets.

Core Content and Focus Areas

▶ *Climate Risk Mitigation*

- Organizing planned maintenance and repair activities to ensure the resilience of properties to endure against extreme climate conditions such as heavy rainfall and heatwaves.
- Conducting periodic risk assessments for all assets by considering potential climate-related scenarios

▶ *Resource Efficiency*

- Enhancing energy efficiency across all properties through operational improvements and raising tenant awareness
- Implementing measures to minimize water consumption by utilizing efficient water management systems
- Promoting responsible waste management to reduce landfill build-up and support circular economy principles.

▶ *Operational Adaptation*

- Including how the impact of climate-related events should be managed within emergency response (disaster management) plans

- Investing in real-time monitoring systems for energy and water consumption to enable the planning of corrective actions

Governance and Accountability

The Corporate Governance Committee holds ultimate responsibility for the implementation and oversight of this policy. The Sustainability Council is responsible for ensuring that this policy is adopted by all the properties, that necessary targets are regularly updated, and that it is fully integrated into the Company's business conduct.

Monitoring Stakeholder Expectations

Tenants: For Doğuş REIT, meeting operational sustainability, comfort, and safety expectations of the tenants is considered among the most prominent material issues

Suppliers and Contractors: Business partners from whom we procure products and services are expected to comply with the Company's sustainability policies, particularly concerning resource use and emissions.

Local Community: Aiming to reduce the carbon footprint and resource use (such as energy and water consumption) of managed properties, this policy acts as a guiding beacon for us in contributing to the improvement of the ecological

environment and supporting the UN Sustainable Development Goals.

Monitoring and Providing Information

To ensure the effective implementation of this policy and uphold corporate transparency, Doğuş REIT has adopted the following measures:

- ▶ Determining energy and water consumption, and emissions data for each property
- ▶ Reducing energy consumption by 20% until 2030, and 15% improvement stipulated in water efficiency included, reporting of the progress based on specific KPIs annually.
- ▶ Integrating climate-related performance metrics into third-party assessments.

Approval, Communication, and Accessibility

This Climate Change Policy is made available to all stakeholders transparently through the following channels:

- The Company's official website,
- Annual sustainability reports.

The policy is reviewed biennially to ensure its relevance and effectiveness. Adjustments are made as necessary in response to emerging risks, stakeholder feedback, and technological developments.

Climate Change Management

The climate crisis is one of the most critical environmental risk concerns that could impact Doğuş REIT's long-term value creation capacity. In this context, the Company adopts a systematic approach aimed at both enhancing its resilience against the physical impacts of climate change and reducing greenhouse gas emissions.

Indicator	2024 Value
Renewable Energy Utilization (MWh)	0
Total Energy Consumption (MWh)	180.97
Climate-Related Capital Expenditure (TRY)	5,924,086.37
ISO 50001 Energy Management System	Certified
Net Zero Emissions Target Year	2050
2030 Energy Reduction Target	20% (based on 2022 baseline year)

MODEL IMPLEMENTATION: Gebze Center Shopping Mall – Climate-Adapted Operation Management

In 2024, the following initiatives were implemented at Gebze Center Shopping Mall:

- As part of ongoing renovation work, lighting has been converted to LED lighting for energy saving purposes.
- The emergency management plan was restructured to address scenarios involving heavy rainfall and power outages,
- Tenants have been provided with training on greenhouse gas emissions and a monitoring system has been implemented on a pilot basis,
- A preliminary feasibility study for the installation of a rooftop solar energy system was completed (not yet converted into an investment).

This initiative serves as a good practice example for developing responses to both physical and transition risks.



² This calculation includes subcontractor fuel consumption and non-electric tenant activities. The Scope 3 calculation rate for 2024 is 26.7%. It has been calculated based on data entries made under the GHG Protocol Scope 3 headings. Efforts are being made to increase this rate each year.



Energy Management and Efficiency

Doğuş REIT adopts a systematic energy management approach across all assets in its portfolio to enhance their energy efficiency, reduce the environmental impacts caused by consumption, and achieve sustainable cost advantages.

Its certification issued at the end of 2023, the ISO 50001 Energy Management System was actively

implemented across the entire Company throughout 2024. This system has enabled the monitoring of energy consumption across all assets, the setting of targets, and the continuous improvement of performance.

2024 Energy Performance

In 2024, total energy consumption amounted to 180.97 MWh. The energy consumed was obtained entirely from conventional energy sources, with no renewable energy consumption recorded. This aspect has been identified as an area for improvement, which was intended

to be balanced through initiating energy efficiency projects in the short-term, whereas in the medium-term through procuring clean energy and investing in renewable energy models.

Within this framework, a total of TRY 5,924,086.37 was spent on energy efficiency initiatives in 2024. This investment covered infrastructure upgrades aligned with the ISO 50001 system, utility optimizations, and the modernization of building automation systems.

Energy Efficiency Initiatives

Owing to the improvement efforts carried out in 2024, noticeable results have been achieved at several properties:

Doğuş Center Maslak At Doğuş Center Maslak, a transition to LED lighting systems reduced energy consumption by 11%,

D-Ofis Maslak's common area HVAC control system software was upgraded.

Gebze Center Shopping Mall's lighting system was converted to LED lighting for energy-saving purposes as part of the ongoing renovation works.





Gebze Center Shopping Mall Energy Efficiency Improvement Project

As part of the energy efficiency project carried out at Gebze Center Shopping Mall in 2024:

The building automation system was integrated to optimize the consumption of HVAC systems, joint energy information panels were established with tenants, awareness-raising information sessions were held, a preliminary feasibility study for renewable energy on the roof was completed, and the investment decision was postponed to 2025.

This application presents a successful example of the simultaneous evaluation of physical risk reduction and operational efficiency targets. As part of the ongoing renovation work at Gebze Center Mall, lighting has been converted to LED for energy savings.

Water and Waste Management

Doğuş REIT implements an effective water and waste management system across all operations to enhance resource efficiency and reduce environmental impact. As of 2024, the initiatives carried out throughout the assets in the portfolio generated savings in operational processes and contributed to sustainable building management objectives.

Water Management

Water consumption at the Company's properties is continuously monitored and minimized through the use of rainwater and water-saving fixtures. In 2024, total water consumption was measured at 151,642 m³.³

³ It is the consumption amount based on the portfolio.

At properties such as **Gebze Center Shopping Mall** and **Doğuş Center Maslak**:

- Irrigation is optimized through timer-controlled drip irrigation fixtures and sprinkler systems,
- Faucets in common areas adapters which provide 40% savings in water consumption were installed
- Overall water consumption is reduced through water fixtures equipped with flow control systems.

In line with the Company's strategic goals, a **15% reduction** in total water consumption is targeted by 2030.

Waste Management

Waste management encompasses the segregation and recycling of waste generated from the operations carried out in the office and properties as well as the disposal of hazardous waste in compliance with regulations.

As of 2024, certain buildings within the Company's portfolio continue to implement the "Zero Waste Certificate" practices in line with sustainability goals. Hazardous waste is disposed of through licensed companies in accordance with the regulations of the Ministry of Environment, Urbanization, and Climate Change.

Indicator	2024 Value ²⁴
Total Non-Hazardous Waste (kg)	123,913
Total Hazardous Waste (kg)	209,664
Recycled Waste (kg)	96,395
Recycling Rate	28.90%
Landfilling Rate	71.10%
Practices	Waste segregation, licensed disposal, zero waste initiatives

Efficient Resource Utilization Strategy

Doğuş REIT considers efficient resource utilization and the reduction of environmental impact objectives as both an operational responsibility and a strategic management approach. As of 2024, the environmental management practices implemented across the portfolio have become one of the fundamental components of the Company's sustainability strategy.

In this context, work has begun on obtaining ISO 14001:2015 Environmental Management System certification for a total of four different properties, including Doğuş Center Maslak, D-Ofis Maslak, Gebze Center Shopping Mall, and Gebze Center-Hotel. This system will enable the company's environmental performance to be measured, monitored, and improved.

Through the environmental management system:

- All resource consumption (energy, water, materials) has started to be monitored systematically,
- Types of waste, recycling rates, and disposal processes are regularly tracked,
- Risk assessments and preventive action plans are linked to environmental impacts,
- Geared for tenants and suppliers, guidelines that include environmental criteria have begun to be developed.

With the implementation of the ISO 14001 system, environmental management will become a process applied at every asset level across the company, with its results monitored. This structure will strengthen Doğuş REIT commitment to sustainability throughout its value chain, contribute to operational efficiency, and reinforce investor confidence. In the coming period, the aim is to strengthen this system through internal audits as part of a continuous improvement cycle and to integrate it with the ISO 14064 carbon management framework. In this context, Scope 3 assessment work has continued throughout 2024.

Indicator	2024 Performance ²⁵
Number of ISO 14001 Certified Assets	2
Certified Assets	Doğuş Center Maslak and Gebze Center Shopping Mall
ISO 14001 Coverage Rate (m ²)	58.63%
Scope of Environmental Performance Monitoring	Energy, water, waste, risk prevention, regulatory compliance tracking
Tenant and Supplier Environmental Guidelines	Development process initiated
System Integration Target	Planned integration with ISO 14064 (carbon management); Scope 3 range expansion ongoing

²⁴ These are data belonging to Doğuş Center Maslak

²⁵ Although it is the 2024 report, it was implemented in 2025.

SOCIAL IMPACT MANAGEMENT



Social impact management is approached within a framework that aims to systematically understand stakeholder expectations, incorporate feedback into corporate decision-making processes, and manage these platforms in a measurable way.

Doğuş REIT also evaluates its sustainability approach through environmental and financial performance indicators, the quality of its relationships with stakeholders, and its capacity to generate social value. This approach shapes the company's structural relationships with building users and tenants within its direct sphere of influence, as well as with investors who shape its business model, employees, suppliers providing products and services, and public institutions.

Social impact management is approached within a framework that aims to systematically understand stakeholder expectations, incorporate feedback into corporate decision-making processes, and manage these platforms in a measurable way. This approach progresses in an integrated manner with the company's strategic sustainability management, strengthening the social dimension of the ESG strategy with concrete outputs. The headings in this section demonstrate how Doğuş REIT manages its social

impact area and what kind of value creation it aims for in this area through tenant experience, employee engagement, investor dialogue, and social contribution activities.

Stakeholder Engagement

Doğuş REIT shapes its sustainability strategy on the basis of continuous dialogue and interaction with stakeholders. Stakeholder engagement is not only a platform for communication but also a structured management tool that steers decision-making processes and fosters the materiality structure.

Within the scope of the Double Materiality Analysis conducted at the end of 2023, stakeholder mapping was carried out based on the AA1000SES standard, through which Company's key stakeholder groups were identified as follows:

Stakeholder Group	Main Engagement Methods
Investors and Shareholders	Public Disclosure Platform (PDP) announcements, e-bulletins, presentations, annual general assembly, one-on-one meetings
Tenants	Satisfaction surveys, property management meetings, technical coordination meetings
Employees	Occupational health and safety (OHS) meetings, loyalty surveys, orientations, internal communications
Suppliers and Service Providers	Contract negotiations, site audits, OHS coordination
Public Authorities and Local Governments	Regulatory compliance and monitoring processes, permit negotiations, official correspondence
Industry Associations and Specialist Organizations	Industry-specific stakeholder structures such as GYODER, AYD, ERTA



In 2024, the following stakeholder engagement initiatives were undertaken:

- Doğuş REIT completed the Tenant Satisfaction Survey – which was planned in 2023 – during the first quarter of 2024. Participated by the tenants across all properties, the results of the survey was evaluated comprehensively. From the evaluation carried out over five properties and 143 data entries, the satisfaction rate was determined as 95.80% (4.79/5). Nine of the sixteen survey questions were focused on sustainability topics.
- Sustainability sessions organized by ERTA, GYODER and AYD were attended on a representative level.

- The sustainability strategy was featured as a key agenda item in investor presentations,

- Control checklists incorporating environmental and social criteria were applied in the selection of new service providers.

- An officially appointed representative attended all meetings of the Doğuş Holding Monitoring Committee.

In the coming period, Doğuş REIT plans to expand investor and tenant feedback systems through digital channels and develop stakeholder dialogue platforms specifically dedicated to ESG topics.

Employee Engagement

Doğuş REIT regards its human resources not merely as an operational workforce but as ambassadors of corporate culture and key enablers of strategic development. From this perspective, even in activities carried out with a small number of employees, high level of engagement, strong communication, and personalized development strategies are recognized as material issues.

As of 2024, the number of full-time employees is 14. Women represent 43% of the workforce, and the principle of equal opportunity is upheld across the Company in line with the gender equality approach.



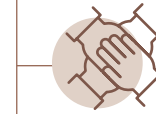
Continuous Dialogue

- Employee expectations and feedback are systematically collected through regular internal meetings, needs analysis sessions, and one-on-one feedback discussions.
- An open-door policy and direct access to management continue to be maintained.



Professional Development

- In 2024, the average training time per employee amounted to 14.79 man-hours.
- Development is encouraged through in-house leadership opportunities and project ownership responsibilities.



Healthy and Positive Work Environment

- Annual leave planning is adapted to personal preferences under the work-life balance approach.
- Dedicated open office and recreation areas have been established, along with adjustments to enhance environmental ergonomics and employee well-being.



Awareness and Inclusivity

- A corporate awareness and inclusivity survey was conducted in 2024, and its results were shared with senior management.
- The professional development of female employees and their participation in management processes have been encouraged.

Occupational Health and Safety (OHS)

Across all operations, the protection of the health and safety of employees, tenants, and service providers is identified as a material issue at Doğuş REIT. Given the physical risk profile of the real estate industry and its multi-stakeholder structure, occupational health and safety (OHS) is not only a legal obligation but also one of the most critical pillars of sustainable operations, holding a material significance.

Management Approach

Within the framework of Doğuş Group's OHS Policy, the Company strives to:

- Establishing a proactive and preventive OHS culture,
- Conducting regular risk assessments across all portfolio assets,
- Standardizing practices to ensure preparedness for emergencies,
- Sharing OHS-related responsibilities with tenants and suppliers based on common understanding.

2024 Performance

- In 2024, lost time incidents caused by work-related injuries or occupational

diseases were not recorded. The rate of work-related accidents resulted in injuries or fatalities was reported as 0.

- A total of 44.6 hours of OSH training has been conducted for all technical personnel and supplier employees on a portfolio basis.
- Emergency drills have been conducted for 83.33% of the assets in the portfolio. The drills include fire, earthquake, and evacuation scenarios.
- For tenants, OHS-themed meetings were held regularly once a month where issues such as safety control mechanisms, HVAC system inspections, and the allocation of responsibilities in common areas were discussed.





An Exemplary Performance: Gebze Center Shopping Mall

At Gebze Center Shopping Mall, fire drills were restructured based on feedback received from tenants, and the frequency of periodic safety inspections of equipment in common areas was increased. This initiative has strengthened the safety culture and resulted in higher tenant satisfaction.

On-Site Inspection and Feedback Tour Implementation (Doğuş Center Maslak)

Throughout 2024, on-site tours were conducted at Doğuş Center Maslak to inspect the building's technical aspects, and this practice was expanded through joint safety tours held with tenants. During these tours, emergency exit routes, fire doors, and emergency signage were reviewed, and additional directional panels were installed in certain areas. This practice enabled tenants to directly observe on-site conditions and provide real-time feedback.



Tenant Relations

Doğuş REIT regards its tenants to whom it renders services at the assets within its portfolio not merely as customers but as strategic business partners, and fosters a participatory and continuously evolving relationship model based on long-term collaboration. In this framework, the holistic management of the tenant experience is positioned as a fundamental element of the Company's social impact strategy.

Communication and Feedback Mechanisms

Tenant engagement is conducted through multi-channel platforms such as regular informative email, monthly operational meetings, technical coordination discussions, Occupational Health and Safety (OHS) dialogues, and satisfaction surveys. In the first quarter of 2024, a comprehensive Tenant Satisfaction Survey was conducted covering all portfolio assets. Based on the evaluation of 143 data points, the overall satisfaction score was recorded at 4.79 out of 5 (95.8%). Tenants were asked to provide their assessments in the following areas:

- Property management and maintenance services,
- Common area cleaning and technical infrastructure management,
- Effectiveness of communication and feedback systems,

- Contribution to the ecological environment and transparency in communication

Based on the findings derived from the survey, action plans were updated to include activities which would improve maintenance processes, increase the number of environmental initiatives, and strengthen the accessibility to feedback channels

Safety and Accessibility

Doğuş REIT is committed to creating a safe, accessible, and comfortable operational environment for all its tenants. Throughout 2024, the following activities were carried out across all the assets in the portfolio:

- Emergency evacuation drills were conducted,
- Periodic equipment safety inspections were performed,
- Fire safety briefings tailored specifically for tenants were delivered, and
- Accessibility features of the properties were assessed, particularly taking disadvantaged groups⁶ in consideration.

Throughout joint activities carried out with tenants, technical planning sessions, and crisis management drills, a transparent, collaborative, and trust-based environment was established.

An Exemplary Practice

Gebze Center Shopping Mall – Inclusive Tenant Experience Model

Gebze Center Shopping Mall, through initiatives it has undertaken in 2024, emerged as an exemplary asset within the overall portfolio and contributed to Doğuş REIT's social impact management efforts. Designed with the intent to improve tenant experience, enhance social inclusion, and strengthen physical accessibility, following initiatives were realized:

• Accessibility Initiatives

"Yol Arkadaşım" (My Travel Companion) navigation system, which was developed under the "Hayal Ortağım" (My Dream Partner) social responsibility project specifically for the visually impaired individuals, was activated throughout the shopping mall. Operating via mobile devices, this system intends to facilitate navigation requirements of its user, and utilizes audio notification technology.

• Modernization of Technical Systems:

An automated air renewal system was commissioned in the mall's indoor parking areas, whereby improving indoor air quality.

• Smoking Control and Warning Notifications:

"No Smoking Zones" are designated in outdoor spaces as well, and signs warning people to refrain from smoking were placed in waiting areas.

• Tenant Engagement and Awareness:

Created as a part of the "Equal Care, Equal Mental Load" themed social awareness raising community engagement program, an art installation was exhibited in the common area of the shopping mall, providing tenants with information on gender equality.

• Grievance Mechanism:

Response times to tenants' queries on technical issues submitted through feedback channels were monitored, and an analysis based on internally compiled data indicated an acceleration in response times by 22%.

These initiatives represent tangible outcomes of an approach aimed at providing tenants with an inclusive and high-quality experience in the social context as well.

⁶ In 2024, physical accessibility conditions in certain portfolio assets (such as entry ramps, elevator systems, and directional signage) were evaluated in line with tenant requests, and technical inspections were conducted to ensure ease of access.

Community Engagement

Doğuş REIT regards the management of its social impact across all regions of operation as a strategic element for ensuring the legitimacy of its corporate presence, maintaining the integrity of its value chain, and sustaining stakeholder trust.

Real estate investment trusts are entities that directly intervene in the physical environment, operate at the core of economic activity, and influence a wide range of social stakeholders, including tenants, visitors, municipalities, NGOs, and professional associations. Therefore, the sustainable success of a REIT should be measured not only by its financial

indicators but also by the social value it creates within the societal ecosystem in which it operates.

In 2024, the social contribution approach was structured with the objective of generating direct benefits and creating local impact. “Heryerde Okuyoruz” (Reading Anywhere, Everywhere) event organized at Gebze Center Shopping Mall, along with the collaboration established with the public library, serve as examples in this area, while the technical internship program for female students continued as a social investment initiative grounded in gender equality. Doğuş REIT plans to develop measurement mechanisms in the coming period to monitor such activities based on their social impact scores.



With this perspective, Doğuş REIT aims to:

- Identify and manage social risks in the areas where it operates,
- Develop sustainable collaborations with local authorities, NGOs, and professional associations,
- Provide inclusive solutions for people with disabilities and individuals with diverse needs,
- Raise awareness on issues such as art, culture, and gender equality, and

- Respond to stakeholders' expectations regarding social benefit.

In addition to complying with legal obligations and managing its social impact, Doğuş REIT's approach to social engagement reflects a holistic understanding that ensures community relations governance is considered an integrated component of its corporate strategy.

DOĞUŞ REIT GRI INDEX

DOĞUŞ REIT GRI index disclosures are reported with reference to the GRI Standards.

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
GRI 2: Genel Bildirimler 2021		
2-1 Organizational details		About Doğuş REIT, 10-18 Masthead, 73
2-2 Entities included in the organization's sustainability Reporting		About Doğuş REIT, 10-18 Masthead, 73
2-3 Reporting period, frequency and contact point (2-3-a and 2-3-b)		About Report, 8-9
2-4 Restatements of information	2024 Sustainability Report is the second report of Doğuş REIT.	
2-5 External assurance		No assurances have been received.
2-6 Activities, value chain and other business relationships		About Doğuş REIT, 10-18 The significance of the Integrated Reporting and Business Model Approach, 17-18
2-7 Employees		Social and Governance Performance Indicators, 30-35
2-8 Workers who are not employees		Social and Governance Performance Indicators, 30-35
2-9 Governance structure and composition; (2-9-a [for public interest entities only], 2-9-b, 2-9-c-i, c-ii, c-v to c-viii)	Doğuş REIT 2024 Sustainability Report includes gender disaggregated data.	Social and Governance Performance Indicators, 30-37
2-10 Nomination and selection of the highest governance body		Corporate Governance and Transparency, 41-47
2-11 Chair of the highest governance body		Corporate Governance and Transparency, 41-47 Message From Chairperson, 4-5
2-12 Role of the highest Governance body in overseeing the management of impacts		Corporate Governance and Transparency, 41-47 Message From Chairperson, 4-5 Message From CEO, 5-6 Social and Governance Performance Indicators, 30-37
2-13 Delegation of responsibility for managing impacts		Corporate Governance and Transparency, 41-47 Message From Chairperson, 4-5 Message From CEO, 5-6 Social and Governance Performance Indicators, 30-37 Sustainability Management, 19-27
2-14 Role of the highest Governance body in sustainability reporting		Corporate Governance and Transparency, 41-47 Message From Chairperson, 4-5 Message From CEO, 5-6 Social and Governance Performance Indicators, 30-37 Sustainability Management, 19-27

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
2-15 Conflicts of interest		Corporate Governance and Transparency, 41-47 Sustainability Management, 19-27
2-16 Communication of critical concerns		Corporate Governance and Transparency, 41-47 Social and Governance Performance Indicators, 30-37 Sustainability Management, 19-27
2-17 Collective knowledge of the highest governance body		2024 Annual Report
2-18 Evaluation of the performance of the highest governance body		2024 Annual Report
2-19 Remuneration policies		Remuneration Policy
2-20 Process to determine remuneration		Remuneration Policy
2-21 Annual total compensation ratio (2-21-a and 2-21-c)		Wages and Remunerations, 33 Corporate Governance Indicators, 35
2-22 Statement on sustainable development strategy 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just transition		Message From Chairperson, 4-5 Message From CEO, 5-6
2-23 Policy commitments (2-23-a-i and a-iv; 2-23-b, 2-23-d, 2-23-e, 2-23-f) 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just transition		Policies
2-24 Embedding policy commitments		Sustainability Management, 19-40 Corporate Governance and Transparency, 41-47
2-25 Processes to remediate negative impacts 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just transition		Sustainability Management, 19-40 Corporate Governance and Transparency, 41-47
2-26 Mechanisms for seeking advice and raising concerns		Social and Governance Performance Indicators, 30-37 Corporate Governance and Transparency, 41-47
2-27 Compliance with laws and regulations	There is no financial loss resulting from legal proceedings related to fraud, insider trading, antitrust, anti-competitive behavior, market manipulation, abuse, or other relevant financial sector laws or regulations. In other matters (environment, occupational health and safety, corruption and bribery, anti-competitive practices, discrimination, child labor, forced labor, violation of indigenous peoples' rights, health and safety impacts of products and services, product and service information and labeling, marketing communications, violation of customer privacy, etc.) due to compliance with legal regulations.	Corporate Governance Indicators, 35-37
2-28 Membership associations	Doğuş REIT is a member of the Real Estate Investors Association (GYODER), the Turkish Capital Markets Association (TSPB), the Turkish Corporate Governance Association (TKYD), the TÜYİD New Investor Relations Association, the Integrated Reporting Association (ERTA), and the Shopping Centers and Investors Association (AYD).	UN Sustainable Development Goals and Doğuş REIT Performance, 46

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
2-29 Approach to stakeholder engagement 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just transition	.	Stakeholder Engagement, 55
2-30 Collective bargaining agreements 102-3 Just transition	There is no trade union in our Company, therefore the rate of unionised employees subject to collective bargaining agreements in Doğuş REIT is 0%.	
GRI 3: Material Topics 2021		
3-1 Process to determine material topics	2023 was developed through a priority analysis exercise conducted in June 2023. The sphere of influence and priority focus areas described in this report have been developed from this priority analysis exercise, in which the opinions and interests of each stakeholder group, gathered from a wide range of dialogue platforms, were considered and evaluated. Priority topics and areas of interest of all stakeholder groups have been taken into account as all employees who collectively have comprehensive knowledge about the opinions and interests of each stakeholder group participated in this study and shared their ideas.	Sustainability Management, 19-41 Double Materiality Analysis, 23
3-2 List of material topics		Double Materiality Analysis, 22
3-3 Management of material topics		Sustainability Management, 19-41
GRI 201: Economic Performance 2016		
201-1 Direct economic value generated and distributed		Corporate Governance Indicators, 36
201-2 Financial implications and other risks and opportunities due to climate change 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-10 Carbon credits		Risk and Opportunities, 23-27
201-3 Defined benefit plan obligations and other retirement plans	There is no salary-based pension contribution practice in Doğuş REIT.	Corporate Governance Indicators, 35-37
201-4 Financial assistance received from government	Doğuş REIT did not receive any financial support from the government in 2024.	Corporate Governance Indicators, 35-37
GRI 202: Market Presence 2016		
202-2 Proportion of senior management hired from the local community	All of Doğuş REIT's senior management is employed locally.	Corporate Governance Indicators, 35-37
GRI 203: Indirect Economic Impacts 2016		
203-2 Significant indirect economic impacts		Financial Performance Indicators, 39

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
GRI 204: Procurement Practices 2016		
204-1 Proportion of spending on local suppliers		Sustainable Supply Chain Management Indicators, 38
GRI 205: Anticorruption 2016		
3-3 Management of material topics		Corporate Governance and Transparency, 41-47
205-3 Confirmed incidents of corruption and actions taken	In 2024, there were no cases of corruption in the company and no lawsuits were filed.	Corporate Governance Indicators, 35-37
GRI 206: Anticompetitive Behavior 2016		
206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Doğuş REIT has not filed any lawsuit in 2024 due to anti-competitive practices.	Corporate Governance Indicators, 35-37
GRI 302: Energy 2016		
3-3 Management of material topics 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-4 Greenhouse gas emission reduction targets and progress status		Sustainability Management, 19-41 Environmental Performance, 47-53 Sustainability Metrics, 28-30
302-1 Energy consumption within the organization (302-1-a, b, c, e and g) 102-2 Climate change adaptation plan		Environmental Performance, 47-53 Sustainability Metrics, 28-30
302-2 Energy consumption outside of the organization		Environmental Performance, 47-53 Sustainability Metrics, 28-30
302-3 Energy intensity		
302-4 Reduction of energy Consumption 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just transition 102-4 Greenhouse gas emission reduction targets and progress status		Environmental Performance, 47-53 Sustainability Metrics, 28-30
302-5 Reductions in energy requirements of products and services 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just transition 102-4 Greenhouse gas emission reduction targets and progress status		Environmental Performance, 47-53 Sustainability Metrics, 28-30
GRI 303: Water and Effluents 2018		
3-3 Management of material topics		Sustainability Management, 19-41 Environmental Performance, 47-53 Sustainability Metrics, 28-30
303-1 Interactions with water as a shared resource	The buildings in the Doğuş REIT portfolio are supplied with water from municipal sources in the regions where they are located.	Environmental Performance, 47-53 Sustainability Metrics, 28-30
303-2 Management of water discharge-related impacts (303-2-iv)	Doğuş REIT discharges the total amount of water obtained from local authorities and used directly into the city sewerage systems in all operation areas. The amount of water discharged from the city sewerage system in the operation areas is 100% of the water used.	Environmental Performance, 47-53 Sustainability Metrics, 28-30

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
303-3 Water withdrawal	There are no significant water resources affected by water withdrawal. Doğuş REIT uses water from the water distribution system of local authorities. Treated or recycled water is not used in our Company.	Environmental Performance, 47-53 Sustainability Metrics, 28-30
303-4 Water discharge	Doğuş REIT discharges the total amount of water obtained from local authorities and used directly into the city sewerage systems in all operation areas. The amount of water discharged from the city sewerage system in the operation areas is 100% of the water used.	Environmental Performance, 47-53 Sustainability Metrics, 28-30
303-5 Water consumption		Environmental Performance, 47-53 Sustainability Metrics, 28-30
GRI 305: Emissions 2016		
3-3 Management of material topics and GRI 305 1.2 102-1 Transition plan to mitigate the effects of climate change 102-2 Climate change adaptation plan 102-3 Just Transition 102-4 Greenhouse gas emission reduction targets and progress 102-8 GHG emission intensity 102-9 Greenhouse gas removal in the value chain		Sustainability Management, 19-41 Environmental Performance, 47-53 Sustainability Metrics, 28-30
305-1 Direct (Scope 1) GHG emissions 102-5 Scope-1 GHG emissions 102-4 Greenhouse gas emission reduction targets and progress		Environmental Performance, 47-53 Sustainability Metrics, 28-30
305-2 Energy indirect (Scope 2) GHG emissions 102-6 Scope-2 GHG Emissions 102-4 Greenhouse gas emission reduction targets and progress		Environmental Performance, 47-53 Sustainability Metrics, 28-30
305-3 Other indirect (Scope 3) greenhouse gas emissions 102-7 Scope-3 GHG emissions 102-4 Greenhouse gas emission reduction targets and progress 102-9 Greenhouse gas removal in the value chain		Environmental Performance, 47-53 Sustainability Metrics, 28-30
305-4 Greenhouse gas emission intensity 102-8 GHG emission intensity		
305-5 Reduction of GHG emissions (305-5-a, c and 2.9.5) 102-4 Greenhouse gas emission reduction targets and progress 102-8 GHG emission intensity 102-9 Greenhouse gas removal in the value chain		Environmental Performance, 47-53 Sustainability Metrics, 28-30
GRI 306: Waste 2020		
3-3 Management of material topics		Sustainability Management, 19-41 Environmental Performance, 47-53 Sustainability Metrics, 28-30
306-1 Waste generation and significant wasterelated impacts		Environmental Performance, 47-53 Sustainability Metrics, 28-30
306-2 Management of significant wasterelated impacts (306-2-a and c)		Environmental Performance, 47-53 Sustainability Metrics, 28-30

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
306-3 Waste generated		Environmental Performance, 47-53 Sustainability Metrics, 28-30
306-4 Waste diverted from disposal (306-4-a, b, c, e)		Environmental Performance, 47-53 Sustainability Metrics, 28-30
306-5 Waste directed to disposal (306-5-a, b, c, e)		Environmental Performance, 47-53 Sustainability Metrics, 28-30
GRI 306: Effluents and Waste 2016		
306-3 Significant Spills	There is no leakage arising from Doğuş REIT's operations.	
GRI 401: Employment 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
401-1 New employee hires and employee turnover (401-1-b)		Social and Governance Performance Indicators, 30-34
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees (401-2-a-ii, a-iii, a-iv, a-v and b)		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
401-3 Parental leave (401-3-a and b)		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
GRI 402: Labor/ Management Relations 2016		
3-3 Management of material topics		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
402-1 Minimum notice periods regarding operational changes	At Doğuş REIT, notice periods in accordance with the law are applied.	Social and Governance Performance Indicators, 30-34
GRI 403 Occupational Health and Safety 2018		
3-3 Management of material topics		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-1 Occupational health and safety management system (403-1a)		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-2 Hazard identification, risk assessment, and incident investigation (403-2-b)		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-3 Occupational health services		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-4 Worker participation, consultation, and communication on occupational health and safety		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-5 5 Worker training on occupational health and safety		Social Impact Management, 54-59 Occupational Health and Safety, 34
403-6 Promotion of worker health		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-8 Workers covered by an occupational health and safety management system (403-8-a and b)		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
403-9 Work-related injuries (403-9-a-i, a-iii, b-i, b-iii, c-iii, d, e)		Occupational Health and Safety, 34
403-10 Work-related ill health (403-10-a-i, a-ii, b-i, b-ii, c-iii)		Occupational Health and Safety, 34
GRI 404: Training and Education 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
404-1 Average hours of training per year per Employee		Social and Governance Performance Indicators, 30-34
404-2 Programs for upgrading employee skills and transition assistance programs (404-2-a) 102-3 Just transition		Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
GRI 405: Diversity and Equal Opportunity 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
405-1 Diversity of governance bodies and employees (405-1-a-i and iii, 405- 1-b)		Corporate Governance Indicators, 35-37
405-2 Ratio of basic salary and remuneration of women to men		Wages and Remunerations, 33
GRI 406: Nondiscrimination 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
406-1 Incidents of discrimination and corrective actions taken	During the Reporting Period, Doğuş REIT did not experience any incidents of discrimination.	Corporate Governance Indicators, 35-37 Social Impact Management, 54-59
GRI 407: Freedom of Association and Collective Bargaining 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Social and Governance Performance Indicators, 30-34
407-1 Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	Doğuş REIT respects the freedom of association of its employees. There is no trade union in Doğuş REIT.	Social Impact Management, 54-59 Sustainable Supply Chain Management Indicators, 38
GRI 408: Child Labor 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Corporate Governance Indicators, 35-37

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
408-1 Operations and suppliers at significant risk for incidents of child labor (408-1-a-i, b, c)	In 2024, no cases of child labour were recorded in Doğuş REIT.	Social Impact Management, 54-59 Sustainable Supply Chain Management Indicators, 38
GRI 409: Forced or Compulsory Labor 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59 Corporate Governance Indicators, 35-37
409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	In 2024, no cases of forced or compulsory labour were recorded in Doğuş REIT.	Social Impact Management, 54-59 Sustainable Supply Chain Management Indicators, 38
GRI 411: Rights of Indigenous Peoples 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59
411-1 Incidents of violations involving rights of indigenous peoples	In 2024, there were no complaints received by our company due to violation of the rights of local people.	Social and Governance Performance Indicators, 30-37
GRI 413: Local Communities 2016		
3-3 Management of material topics 102-3 Just transition		Sustainability Management, 19-41 Social Impact Management, 54-59
413-1 Operations with local community engagement, impact assessments, and development programs		Social Impact Management, 54-59
GRI 415: Public Policy 2016		
3-3 Management of material topics		Sustainability Management, 19-41 Corporate Governance and Transparency, 41-47 Corporate Governance Indicators, 35-37 Financial Indicators, 39
415-1 Political contributions	Our Company did not take part in any lobbying activities during the year. Doğuş REIT does not provide in-kind or cash support to any political party or organisation.	Corporate Governance Indicators, 35-37 Financial Indicators, 39
GRI 416: Customer Health and Safety 2016		
3-3 Management of material topics		Sustainability Management, 19-41 Social Impact Management, 54-59
416-1 Assessment of the health and safety impacts of product and service categories		Sustainability Management, 19-41 Social Impact Management, 54-59
416-2 Incidents of noncompliance concerning the health and safety impacts of products and services	No cases were reported during the reporting period.	Corporate Governance Indicators, 35-37

GRI DISCLOSURES AND REQUIREMENTS	DISCLOSURE AND DECLARATION	PART OF THE DISCLOSURE
GRI 417: Marketing and Labeling 2016		
417-2 Incidents of noncompliance concerning product and service information and labeling	No cases were reported during the reporting period.	Corporate Governance Indicators, 35-37
417-3 Cases of inconsistency in marketing communications	No cases were reported during the reporting period.	Corporate Governance Indicators, 35-37
GRI 418: Customer Privacy 2016		
3-3 Management of material topics		Information Security and Cybersecurity, 44-45 Data Protection Indicators, 38
418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	No cases were reported during the reporting period.	Data Protection Indicators, 38

DOĞUŞ REIT SASB INDEX

SASB Code	Disclosure Topic	Metric	Category	Unit	Disclosure/Place of Disclosure
FN-AC-270a.2	Transparent Information and Fair Recommendation for Customers	Legal losses related to marketing and product information errors	Quantitative	Monetary unit (TRY or USD)	0
FN-AC-330a.1	Employee Diversity and Inclusivity	Gender and diversity ratio by management level	Quantitative	%	Female employee ratio: 43% Female manager ratio: 7.14% Female board member ratio: 16.67%
FN-AC-510a.1	Business Ethics	Legal losses related to the financial sector (e.g., fraud, antitrust violations)	Quantitative	Monetary unit (TRY or USD)	0
IF-RE-130a.1	Energy Management	Percentage of energy consumption data relative to the total footprint	Quantitative	% (by floor space)	<p>Doğuş Center Maslak 2024 Electricity consumption: 1,303,011.45 kWh, Natural gas consumption: 100,211.91 m³, Fuel consumption: 1,708 liters</p> <p>Doğuş Etiler Sports Center 2024: Electricity consumption: 3,041,116 kWh, Natural gas consumption: 1,511,234 m³, Fuel consumption: 1,150 liters</p> <p>D-Ofis 2024: Electricity consumption: 3,277,092.95 kWh, Natural gas consumption: 105,925 m³, Fuel consumption: 206,627 liters.</p> <p>Gebze Center-Automotive Showroom and Service Center 2024: Electricity consumption: 600,000 kWh, Natural gas consumption: 71,514 m³, Fuel consumption: 19,968.75 liters.</p> <p>Gebze Center Shopping Mall 2024: Electricity consumption: 16,532,612 kWh, Natural gas consumption: 437,072 m³, Fuel consumption: 13,544 liters.</p> <p>Gebze Center-Hotel 2024: Electricity consumption: 1,860,110 kWh, Natural gas consumption: 161,960 m³, Fuel consumption: 3,745 liters.</p> <p>Doğuş REIT monitors the energy data of its entire portfolio. The percentage of energy consumption data relative to the total floor space is 100%</p>

SASB Code	Disclosure Topic	Metric	Category	Unit	Disclosure/Place of Disclosure
IF-RE-130a.2	Energy Management	(1)Total energy consumed by the area of the portfolio asset within the scope of the data collected, (2)percentage of electricity form the grid, and (3)percentage of renewable energy	Quantitative	GJ, %	(1)186,244.42 GJ (51,734,562 kWh) (2)All properties in the portfolio use grid electricity. The grid electricity consumption percentage is 100%. (3)16.66%
IF-RE-130a.3	Energy Management	Year -on-year change in portfolio-based energy consumption (like-for-like basis)	Quantitative	%	In 2024, total energy consumption based on portfolio increased by 32.76%. (Total consumption in 2023 was 38,968,371 kWh, while total consumption in 2024 was 51,734,562 kWh.)
IF-RE-130a.4	Energy Management	Percentage of portfolio properties with energy ratings (including ENERGY STAR)	Quantitative	%	0%
IF-RE-130a.5	Energy Management	Disclosure of building energy management integration strategy	Expressed verbally	n/a	Risk and Opportunities, 23-27 Environmental Performance, 47-53
IF-RE-140a.1	Water Management	Scope of water withdrawal data: (1) total floor space, and (2) percentage of floor space in High or Extremely High Baseline Water Stress areas	Quantitative	% (by floor space)	(1)194,848 m2 (2)Floor space in High or Extremely High Baseline Water Stress areas: 107,013m2 Percentage: 54.92%
IF-RE-140a.2	Water Management	Total water withdrawal and its ratio in high-stress areas	Quantitative	m ³ , %	2024 water consumption data: Doğuş Center Maslak 5.518 m ³ , D-Ofis 9.816 m ³ , Gebze Center Shopping Mall 67.263 m ³ , Gebze Center Hotel 12.537 m ³ , Gebze Center- Automotive Showroom and Service Center 2.760 m ³ , Doğuş Etiler Sports Center 53.748 m ³ tür Total floor space: 194,848 m2 Floor space in High or Extremely High Baseline Water Stress areas: 107,013 m2 Percentage: 54.92%
IF-RE-140a.3	Water Management	Like-for-like water withdrawal difference	Quantitative	%	Water consumption based on portfolio increased by 1.69% in 2024. (Total consumption in 2023 was 149,114 m ³ , while total consumption in 2024 was 151,642 m ³ .)
IF-RE-140a.4	Water Management	Disclosure of water management risks and strategies	Expressed verbally	n/a	Risk and Opportunities, 23-27 Environmental Performance, 47-53
IF-RE-410a.1	Sustainable Management of Impact that affects Tenants	(1)Percentage of new rental agreements that include a cost recovery clause for capital improvements concerning resource efficiency, and (2)related rental area, by real estate sector	Quantitative	% (by floor space), m ²	(1) 0 (2) 0
IF-RE-410a.2	Sustainable Management of Impact that affects Tenants	Percentage of tenant-occupied properties with (1) grid electricity consumptions and (2) water withdrawals measured by separate or auxiliary meters	Quantitative	% (by floor space)	(1) 100% (2) 100%

SASB Code	Disclosure Topic	Metric	Category	Unit	Disclosure/Place of Disclosure
IF-RE-410a.3	Sustainable Management of Impact that affects Tenants	Steering and promoting approach of sustainability impact of tenants	Expressed verbally	n/a	Sustainability Strategy and Targets, 40 Risk and Opportunities, 23-27 Environmental Performance, 47-53
IF-RE-450a.1	Climate Change Adaptation	Floor area of properties located at 100-year floodplains	Quantitative	m ²	n/a
IF-RE-450a.2	Climate Change Adaptation	Disclosure of climate risk analyses and mitigation strategies	Expressed verbally	n/a	Risk and Opportunities, 23-27
IF-RE-000.A-D	Activity Metrics	(A)Number of properties, (B)rentable floor space, (C)percentage of indirectly managed properties, (D)occupancy rate	Quantitative	Number, m ² , %	(A) 6 (B) 194,848 (C) 100% (D) 99%

ABBREVIATIONS

ABBREVIATION	ENGLISH EQUIVALENT
CBAM	Border Carbon Adjustment Mechanism
CSRD	Corporate Sustainability Reporting Directive
ESG	Version of the initials of the English words Environment, Social and Governance, which are frequently used in sustainability-related issues.
GRAY	Global Reporting Initiative
HVAC	Heating, ventilation and air conditioning
ISO	International Organization for Standardization
kg	Kilogram
kWh	Kilowatt-hour
LDR	Lost Day Rate
Lt	Liter
LTIFR	Lost Time Accident Frequency Rate
square meter	Square meters
m ³	Litre
Cubic meters	Kayıp Zamanlı Kaza Sıklık Oranı
MWh	Megawatt-hour
NGO	Non- Governmental Organizations
OHS	Occupational Health and Safety
SASB	Sustainability Accounting Standards Board
CMB	Capital Markets Board
t CO ₂ e	Tons of CO ₂ equivalent
TRIFR	Total Recordable Accident Frequency Rate
TSRS	Turkish Sustainability Reporting Standards
TSRS 1	General Provisions Regarding Disclosure of Sustainability-Related Financial Information
TSRS 2	Climate-Related Statements
UNSDG	United Nations Sustainability Development Goals

MASTHEAD

DOĞUŞ REIT

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