



AKIS REIT

GREENHOUSE GAS

INVENTORY REPORT

IN ISO 14064-1: 2018 STANDARD

January 1, 2024, to December 31 2024

2024 Period



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SUMMARY AND PRESENTATION FOR THE YEAR 2024

Table 1: AKIS REIT Greenhouse Gas Emissions (January 1, 2024, to December 31 2024 Period)

ISO 14064-1:2018 Category	Subcategory	Emissions Caused by Activity	Unit	Activity Data	tCO ₂ e
Category 1 Direct GHG Emissions	Stationary Combustion	Natural Gas – Heating	sm ³	196,458.04	360.22
		Generator (Diesel)	liter	13,532.00	35.25
	Mobile Combustion	Company Vehicles Fuels On-Road	liter	29,801.98	69.56
	Leakage/Leakage of Gases	Fire Extinguisher	kg	90.00	0.01
		Gases – Climatization	kg	2,930.19	874.50
	Category 1 Total				
Category 2 Indirect GHG Emission from Imported Energy	Imported Electricity	Electricity – Grid (Location-Based)	kWh	10,973,234.81	0.00
		Electricity – Grid (Market-Based) I-REC	kWh	13,080,000.00	0.00
		SPP	kWh	1,559,536.80	0.00
	Category 2 Total				
Category 3 Indirect GHG* Emissions from Transportation	Transportation Paid by Organization	Road Transport	tons	70.64	0.76
	Transportation Not paid by Organization (WTT)	Natural Gas – Heating (WTT)	sm ³	196,458.04	66.13
		Generator (Diesel) (WTT)	liter	13,532.00	8.45
		Company Vehicle Fuel On-Road (WTT)	liter	29,801.98	17.37
	Employee Commuting	Employee Commuting – Excluding Staff Shuttle Service	Per Person	76.00	29.70
		Employee Commuting – Fuel Assistance	liter	17,871.00	43.70
		Homeworking	Hour	6,104.50	2.04
	Customer Transportation	Mall Visitor Transportation	Per Person	26,769,692.00	18,051.47
	Business Travels	Use of Taxi	TL	69,743.88	0.66
		Hotel Stay	Night	8.00	0.05
		Air Travel	km	13,070.00	1.83
	Category 3 Total				
Category 4 Indirect GHG Emissions from Product/Service Used by an Organization	Purchases Concerning Production/Service	Tap Water – Grid	m ³	98,249.54	33.29
		Drinking Water	liter	40,341.48	5.38
		Paper Use	Piece	152,500.00	1.02
		Paper Use – Printing Press	tons	3.88	5.20
		IT Purchases	Piece	21.00	0.30
		Other Purchases	tons	69.04	115.61
	Capital Goods	Capital Goods	Piece	37.00	1.05
	Waste Disposal	Waste Management	tons	4,696.37	30.11
	Leased Assets	Rental – Vehicle	km	1,084.00	0.72
	Use of Services	Consultancy/Service Procurement	Per Person	321.00	188.03
		Consultancy/Service Procurement	km	79,351.00	13.24
	Other Service Uses	Energy Transmission/Distribution Losses	kWh	10,973,234.81	0.13
		Cargo	Piece	172.00	0.01
	Category 4 Total				
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	Institution’s Product/Service Emissions for Lifetime	Residential and Office Electricity Consumption	kWh	1,724,087.00	762.05
		Residential and Office Water Consumption	m ³	40,324.00	13.66
		Residential and Office Natural Gas Consumption	sm ³	411,219.00	754.00
		Residential and Office Generator Consumption	liter	1,500.00	3.91
	Leased Assets	Leased Assets – Electricity Consumption	kWh	42,130,809.73	18,621.82
		Leased Assets – Water Consumption	m ³	104,629.26	35.45
	Category 5 Total				
ALL CATEGORIES TOTAL					40,147 tCO ₂ e

*Indirect GHG: Indirect Greenhouse Gas Emissions

The 1 (one) year overall Greenhouse Gas (GHG) Emissions resulting from the activities of AKIS REIT between January 1, 2024, to December 31 2024 has been determined as 40,147 tCO₂e. Table 1 shows the emission breakdowns according to the ISO 14064-1:2018 Specification with guidance at the organization level for quantification and reporting of GHG emissions and removals.

The highest GHG releases are mostly caused by Category 3 Indirect GHG Emissions from Transportation (45.38%) and by Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization (50.30%).

By obtaining the internationally recognized I-REC certificate (13,080,000 kWh I-REC), AKIS REIT has **neutralized** its Category 2 Energy Indirect Greenhouse Gas Emissions (**4,850.17 tCO₂e**). (The electricity consumption is 10,973,234.81 kWh.) Additionally, AKIS REIT produced 1,559,536.80 kWh of electricity from a renewable energy source (SPP) in 2024.

Table 2: AKIS REIT Emission Category Distribution and Ratios 2024

Emissions Category	Total (tCO ₂ e)	Ratio in Total
Category 1 Direct GHG Emissions	1,340	3.34%
Category 2 Indirect GHG Emissions from Imported Energy	-	0.00%
Category 3 Indirect GHG Emissions from Transportation	18,222	45.39%
Category 4 Indirect GHG Emissions from product/Service used by an organization	394	0.98%
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	20,191	50.29%
TOTAL EMISSIONS (tCO₂e)	40,147	

The category-based emission chart of AKIS REIT for **2024** is presented below.

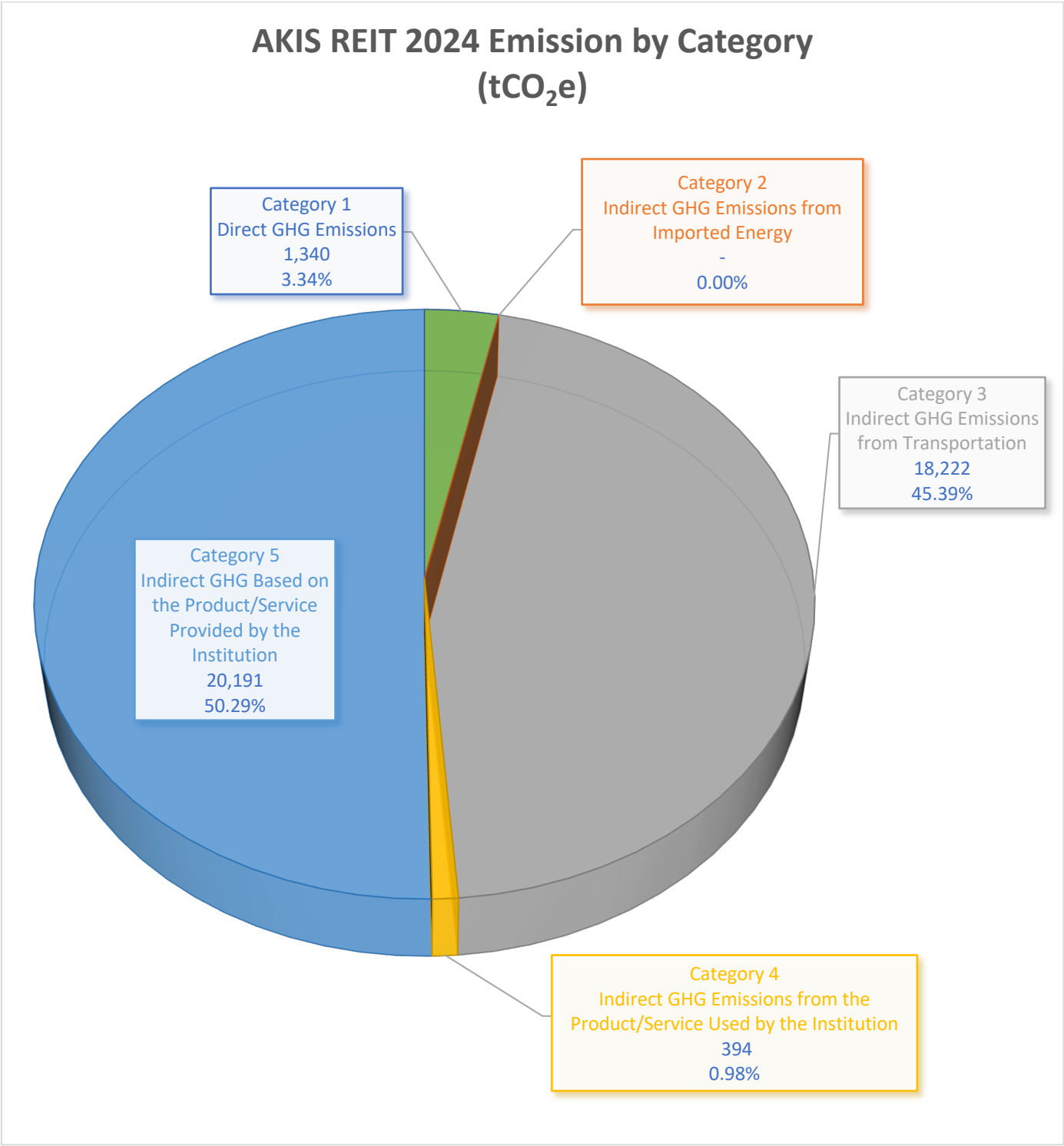


Figure 1: Emission Category Distribution Chart

The category distribution according to greenhouse gases of AKIS REIT for 2023 is presented below.

Table 3: AKIS REIT Category Distribution According to Greenhouse Gases

Emissions Category	tons CO ₂	tons CH ₄	tons N ₂ O	tons HFC	tons CO ₂ e
Category 1 Direct GHG Emissions	462.32	1.01	1.71	874.50	1,339.55
Category 2 Indirect GHG Emissions from Imported Energy	0.00	0.00	0.00	0.00	0.00
Category 3 Indirect GHG Emissions from Transportation	18,086.45	17.03	118.83	0.00	18,222.15
Category 4 Indirect GHG Emissions from product/Service used by an organization	392.59	0.16	1.33		394.08
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	20,013.22	1.88	0.37		20,190.89
TOTAL EMISSIONS (tCO₂e)	38,955	20	122	875	40,147

The unit carbon footprint per surface area (m²) of AKIS REIT 's emissions calculated according to the ISO 14064-1:2018 Greenhouse Gas Inventory Report for the period of January 1, 2024, to December 31 2024 is presented below.

Table 4: AKIS REIT The Unit Carbon Footprint per Surface Area

The Year 2024			
Unit Emission per Surface Area (tCO ₂ e/m ²)			
	AKIS REIT Total	Akbatı Shopping Mall	Akiş Management + Akasya Shopping Mall
Including All Categories	0.0555	0.0353	0.0704
Category 1 + Category 2	0.0019	0.0009	0.0025

The unit carbon footprint per customer visit (Per Person) of AKIS REIT 's emissions calculated according to the ISO 14064-1:2018 Greenhouse Gas Inventory Report for the period of January 1, 2024, to December 31 2024 is presented below.

Table 5: AKIS REIT Unit Carbon Footprint per Customer Visit (Shopping Mall Visitor)

The Year 2024			
Unit Emission per Visitor (tCO ₂ e/Person)			
	AKIS REIT Total	Akbatı Shopping Mall	Akiş Management + Akasya Shopping Mall
Including All Categories	0.0015	0.0010	0.0018
Category 1 + Category 2	0.00005	0.00003	0.00007

The category-based emissions of Akiş Management, Akbatı Shopping Mall and Akasya Shopping Mall locations included in the report boundaries are presented below.

Table 6: AKIS REIT Locations Emission Category Breakdown 2024

Emissions Category	Akiş Management (tCO ₂ e)	Akbatı Shopping Mall (tCO ₂ e)	Akasya Shopping Mall (tCO ₂ e)
Category 1 Direct GHG Emissions	35.52	280.67	1,023.35
Category 2 Indirect GHG Emissions from Imported Energy	-	-	-
Category 3 Indirect GHG Emissions from Transportation	16.30	4,044.60	14,160.63
Category 4 Indirect GHG Emissions from product/Service used by an organization	2.52	72.52	319.04
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	-	6,445.05	13,745.84
TOTAL EMISSIONS (tCO₂e)	54.34	10,842.84	29,248.86

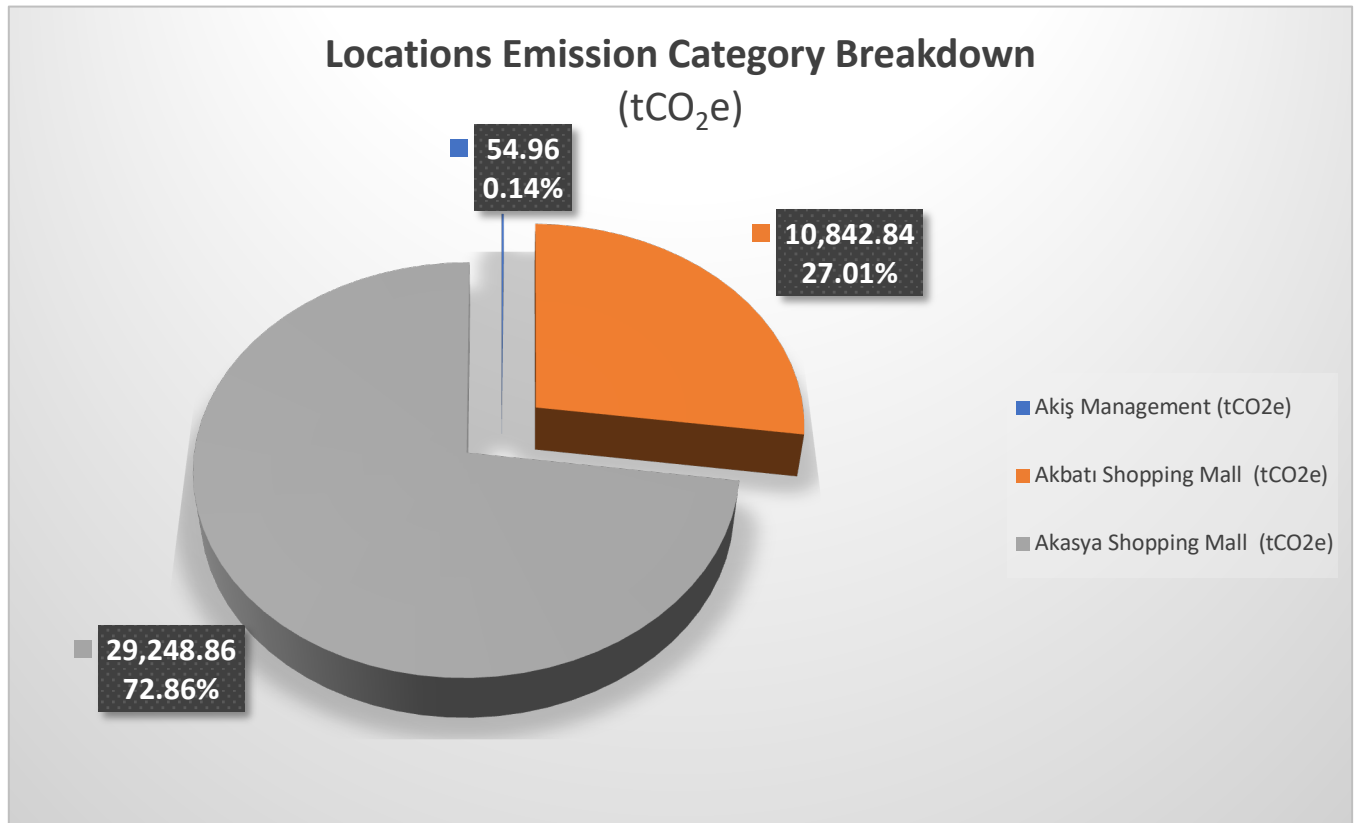


Figure 2: AKIS REIT Locations Emission Category Breakdown Chart

EMISSION TREND

The trend of AKIS REIT's total emissions for Category 1 and Category 2 over the years is presented in the graph below.

A significant decrease in total emissions for Category 1 and Category 2 has been observed since 2017. The primary reasons are shared below;

- AKIS REIT has been neutralizing its Category 2 emissions (electricity consumption) with I-REC certificates since 2021.
- AKIS REIT has been conducting reduction activities for Category 1 and Category 2 emissions.
- In addition, due to a category change made during the 2023 audit process, there has been a decrease in emissions in 2023 compared to 2022.

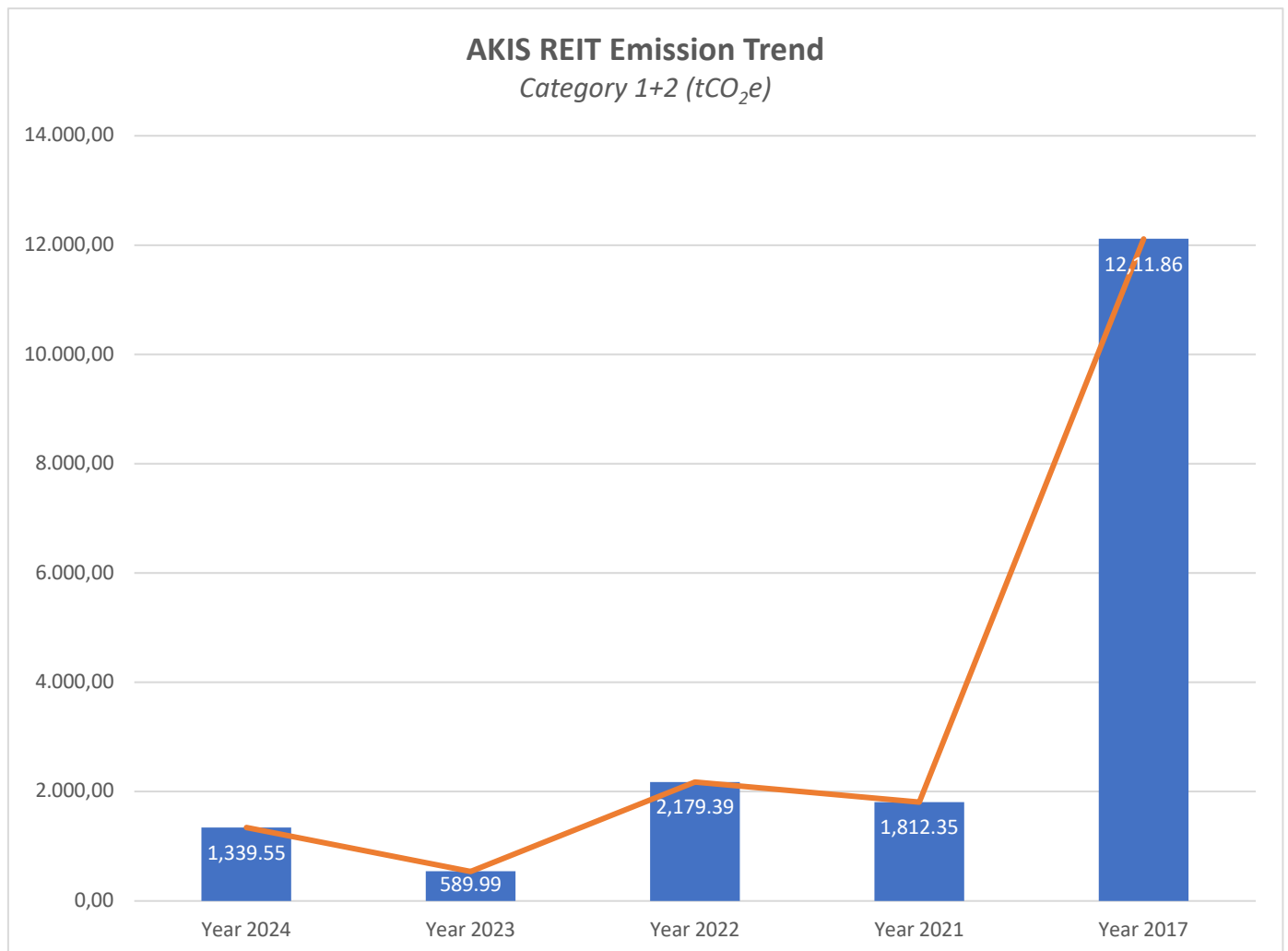


Figure 3: AKIS REIT Category 1+2 Emission Trend by Years

The trend of AKIS REIT’s total emissions across all categories over the years is presented in the graph below.

The emissions for the years 2017 and 2021 were calculated according to the ISO 14064-1:2006 standard, and not all indirect emissions were included in the report. The reason for the very low emissions in 2021 compared to other years is the absence of indirect emissions and the neutralization of Category 2 emissions. Starting from 2022, calculations have been made according to the ISO 14064-1:2018 standard, and all indirect emissions have been included in the inventory.

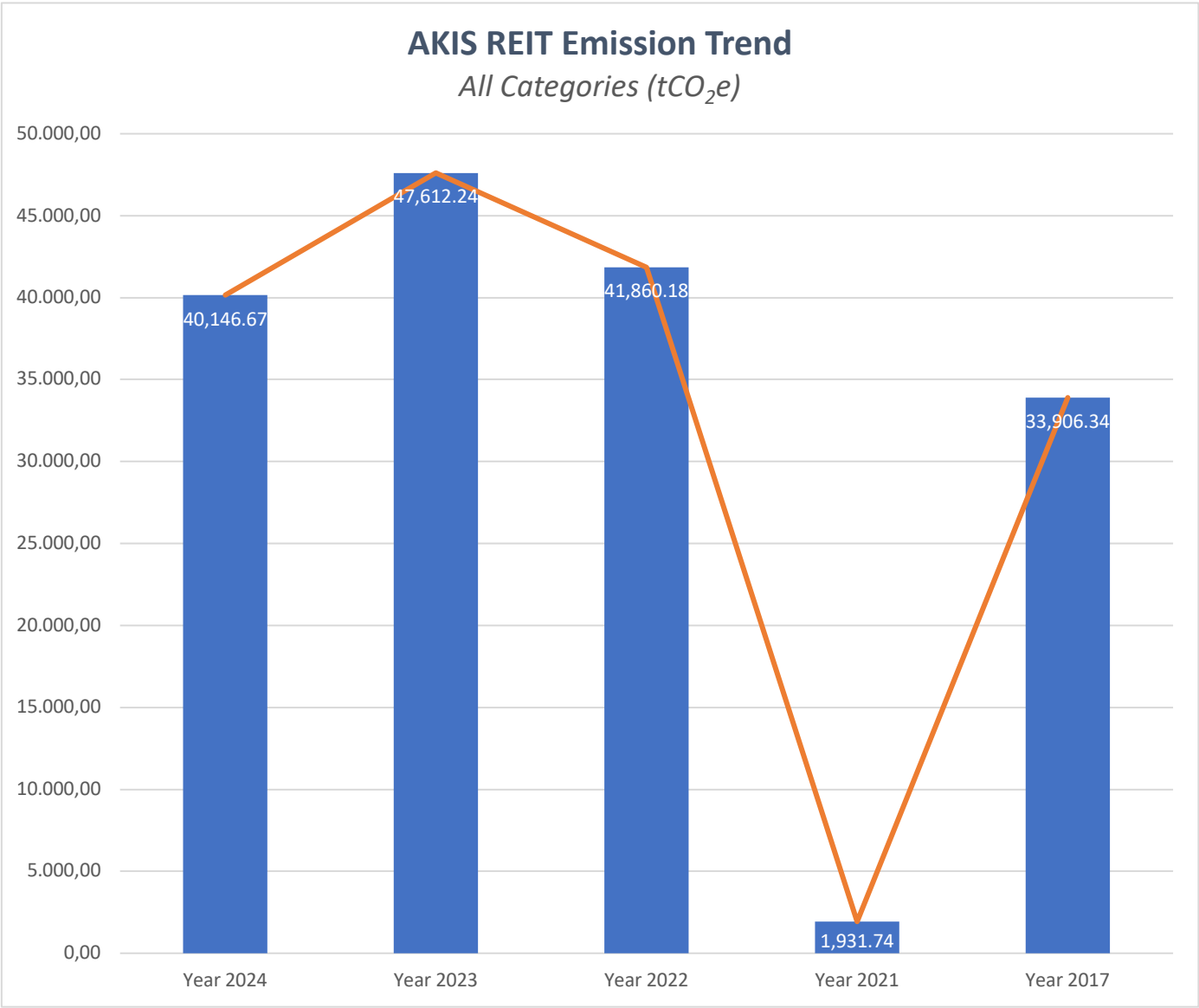


Figure 4: AKIS REIT Emission Trend by Years

COMPARISON OF 2024 – 2023

The 2023 ISO 14064-1:2018 report of AKIS REIT was verified by an accredited independent verification body. The comparison of verified data for the years 2024 and 2023 is presented in the table below. Category 2 emissions were **neutralized** with I-REC certificates in both 2024 and 2023. **Total emissions decreased by 15.68%.**

Table 7: AKIS REIT 2024-2023 Change Table

Emissions Category	AKIS REIT Total 2024 (tCO ₂ e)	AKIS REIT Total 2023 (tCO ₂ e)	2024-2023 Change (%)
Category 1 Direct GHG Emissions	1,339.55	538.99	148.53%
Category 2 Indirect GHG Emissions from Imported Energy	0.00	0.00	0.00%
Category 3 Indirect GHG Emissions from Transportation	18,222.15	26,825.35	-32.07%
Category 4 Indirect GHG Emissions from product/Service used by an organization	394.08	377.39	4.42%
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	20,190.89	19,870.50	1.61%
TOTAL (tCO₂e)	40,146.67	47,612.24	-15.68%

The change rates of the locations within AKIS REIT's reporting boundaries compared to 2023 are presented below.

Table 8: AKIS REIT Change Ratio by Location for 2024-2023

ISO 14064 Category Name	Akiş Management Change (%)	Akbatı Shopping Mall Change (%)	Akasya Shopping Mall Change (%)
Category 1 Direct GHG Emissions	-11.22%	195.01%	153.40%
Category 2 Indirect GHG Emissions from Imported Energy	0.00%	0.00%	0.00%
Category 3 Indirect GHG Emissions from Transportation	-12.40%	-30.96%	-32.40%
Category 4 Indirect GHG Emissions from product/Service used by an organization	-19.83%	-8.27%	8.08%
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	0.00%	-0.23%	2.50%

ALL CATEGORIES TOTAL	-12.02%	-13.21%	-16.57%
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In addition to its total emissions, AKIS REIT tracks the changes in unit emissions (based on surface area (m²) and shopping mall visitor numbers).

The changes in unit emissions per surface area for 2024 compared to 2023 are presented below. There has been a **15.68% decrease** in unit emissions across all category totals.

Table 9: AKIS REIT Changes in Unit Emissions per Surface Area (2024-2023)

tCO ₂ e/Surface Area (m ²)			
Category	AKIS REIT Total	Akbatı Shopping Mall	Akasya Shopping Mall + Akiş Management
All Categories	-15.68%	-13.21%	-16.56%
Category 1 + Category 2	148.53%	195.01%	138.56%

The changes in unit emissions based on the 2024 visitor numbers compared to 2023 are presented below. Overall, unit emissions **decreased by 15.56%** across all category totals.

Table 10: AKIS REIT The Unit Carbon Footprint Changes per Customer Visit (2024-2023)

tCO ₂ e/ Customer Visit (person)			
Location	Visitor Number Change Rate	All Categories	Category 1 + Category 2
AKIS REIT Total	-0.14%	-15.56%	148.87%
Akbatı Shopping Mall	0.47%	-13.62%	193.62%
Akasya Shopping Mall	-0.55%	-16.10%	139.87%

BASE YEAR COMPARISON

AKIS REIT's 2023 base year ISO 14064-1:2018 report has been verified by an accredited independent verification body. Based on the verified data, the base year comparison is presented in the table below. Category 2 emissions were **neutralized** in 2024 and 2022 through I-REC certificates. Overall, total emissions **decreased by 4.09%**.

Table 11: AKIS REIT Base Year Change Table

Emissions Category	AKIS REIT Total 2024 (tCO ₂ e)	AKIS REIT Total 2022 (tCO ₂ e)	2024-2022 Change (%)
Category 1 Direct GHG Emissions	1,339.55	2,179.39	-38.54%
Category 2 Indirect GHG Emissions from Imported Energy	0.00	0.00	0.00%
Category 3 Indirect GHG Emissions from Transportation	18,222.15	20,366.70	-10.53%
Category 4 Indirect GHG Emissions from product/Service used by an organization	394.08	852.83	-53.79%
Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	20,190.89	18,461.25	9.37%
TOTAL (tCO₂e)	40,146.67	41,860.18	-4.09%

The rate of change compared to the base year for the locations within the reporting boundaries of AKIS REIT is presented below.

Table 12: AKIS REIT Base Year Comparison of Change Rates by Location

ISO 14064 Category Name	Akiş Management Change (%)	Akbatı Shopping Mall Change (%)	Akasya Shopping Mall Change (%)
Category 1 Direct GHG Emissions	-30.60%	51.44%	-47.33%
Category 2 Indirect GHG Emissions from Imported Energy	0.00%	0.00%	0.00%
Category 3 Indirect GHG Emissions from Transportation	-26.87%	-25.34%	-5.13%
Category 4 Indirect GHG Emissions from product/Service used by an organization	176.22%	-54.84%	-53.85%

Category 5 Indirect GHG Emissions Associated with the Use of Product/Service from the Organization	0.00%	3.42%	12.40%
ALL CATEGORIES TOTAL	-26.95%	-9.61%	-1.82%

In addition to its total emissions, AKIS REIT tracks the changes in unit emissions (based on surface area (m²) and shopping mall visitor numbers).

The changes in unit emissions based on surface area for the year 2024, compared to the base year, are presented below.

Table 13: AKIS REIT Changes in Unit Emissions per Surface Area (Base Year)

tCO ₂ e/Surface Area (m ²)			
Category	AKIS REIT Total	Akbatı Shopping Mall	Akasya Shopping Mall + Akış Management
All Categories	-4.09%	-9.61%	-1.88%
Category 1 + Category 2	-38.54%	51.44%	-46.90%

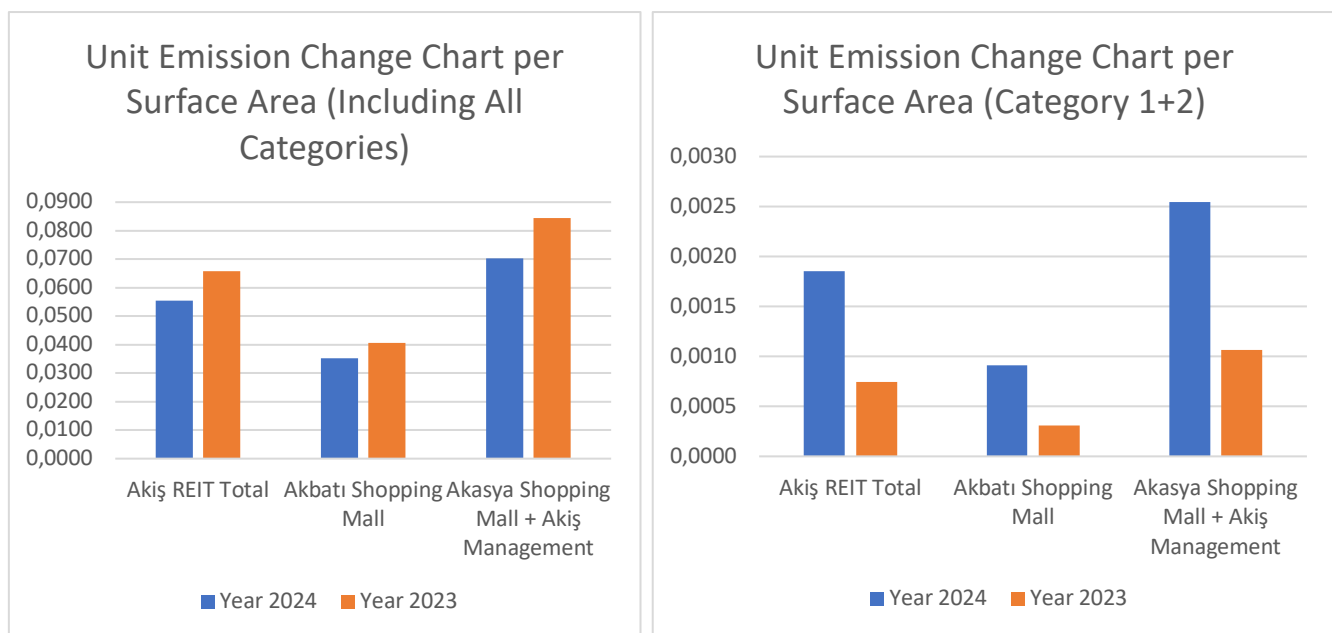


Figure 5: Change in Unit Emissions per Surface Area (Base Year)

The changes in unit emissions based on the number of visitors for the year 2024, compared to the base year, are presented below. The unit emissions **decreased by 13.73%** compared to the total of all categories.

Table 14: AKIS REIT Changes in Unit Emissions per Customer Visit (Base Year)

tCO ₂ e/ Customer Visit (person)			
Location	Visitor Number Change Rate	All Categories	Category 1 + Category 2
AKIS REIT Total	11.17%	-13.73%	-44.71%
Akbatı Shopping Mall	13.02%	-20.02%	34.00%
Akasya Shopping Mall + Akiş Management	9.97%	-10.78%	-51.71%

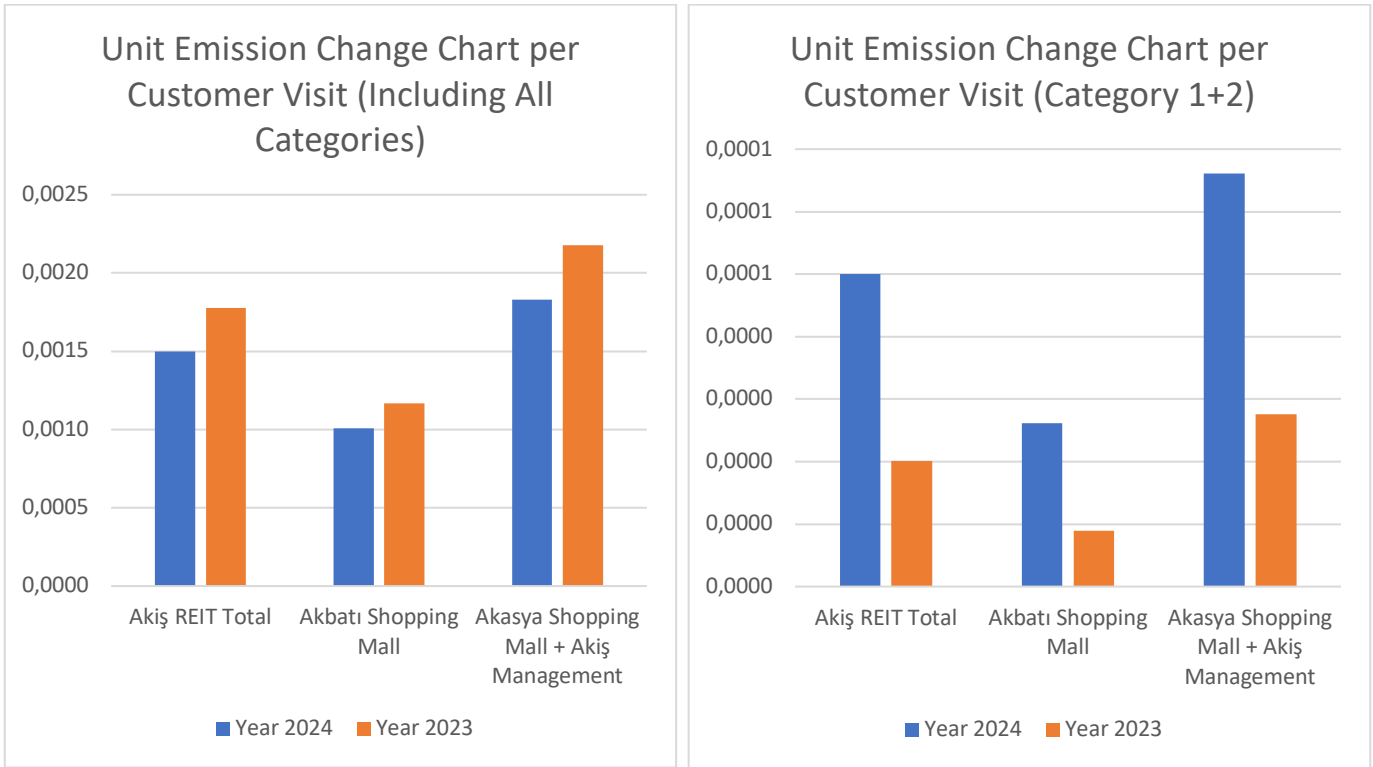


Figure 6: Change in Unit Emissions per Customer Visit (Base Year)

ABOUT THE CONSULTING FIRM PROVIDING THE REPORT

ESG Turkey Consultancy has been offering end-to-end Sustainability Consulting services to its clients for approximately 12 years. The service categories provided by ESG Turkey Consultancy are listed below.

ESG Turkey Consulting Services[®] 2012



This report: It consists of 39 (thirty-nine) pages including the cover page.

Dr. Cenk Türker

General Manager, Senior Consultant



INTRODUCTION

Climate change is the greatest global environmental disaster that mankind has ever faced. The most obvious and the most common consequences of climate change in recent years are droughts, increases in extreme weather events (storms, tornadoes, floods, etc.), and seasonal anomalies. The risk posed by climate change for economic sectors is at least as high as the risk it poses for ecology. This is because all economic sectors are directly or indirectly dependent on natural resources and ecosystems.

“Stern Review: The Economics of Climate Change” report, published by British Economist Sir Nicholas Stern in 2006 and considered to be one of the most important research projects on its subject, is one of the most important studies on the economic dimensions of not taking action for climate change. One of the key findings of the report is that the later action is taken, the greater the financial and ecological cost we will have to bear.

These changes have been scientifically recognized as being caused by the warming effect of greenhouse gases in the atmosphere resulting from human activities, and many governments have felt the need to take action on this matter. For this reason, the Kyoto Protocol, signed under the United Nations Framework Convention on Climate Change (UNFCCC), determined the limits of countries' policies to combat climate change and was an important step in limiting GHG emissions in developed countries.

Türkiye became a party to the Kyoto Protocol on 26 August 2009 and ratified the Paris Agreement in 2021 in the Turkish Grand National Assembly. On the other hand, the European countries to which Türkiye makes a significant part of its exports constitute the European Green Deal. When this situation brought up the practice known as “Carbon Border Adjustment Mechanism”, GHG emissions started to gain more importance. The goal is to limit global warming to 1.5°C in the world and limiting the negative effects of climate change.

In countries that do not fight climate change or do not have systematic emission reduction policies, raising public awareness is a starting point for decision makers to turn on emission reduction policies. For this reason, every step taken by the private sector in Türkiye in the name of environmental sustainability contributes not only to the companies in question, but also to raising societal awareness. However, according to the latest Intergovernmental Panel on Climate Change (IPCC) report released in 2021, the world is moving towards 3°C warming and the emergency action plan for the prevention of climate change should be implemented as soon as possible.

Stern, N. (2006). "Stern Review on The Economics of Climate Change (pre-publication edition). Executive Summary". HM Treasury, London. Archived from [the origin Stern, N. \(2006\). "Stern Review on The Economics of Climate Change \(pre-publication edition\). Executive Summary". HM Treasury, London. Archived from the original on 31 January 2010. Retrieved 31 January 2010.](#) on 31 January 2010. Retrieved 31 January 2010.

SECTION 1: ABOUT THE ORGANIZATION AND INVENTORY

1. ABOUT AKIS REIT

Established in 2005 under Akk k Holding, Akis REIT continues to leverage the Holding’s experience and expertise in the real estate sector, one of its strategic business areas, through various projects. AKIS REIT received the title of Real Estate Investment Trust on May 18, 2012 with its application to the Capital Markets Board, and started to be traded on Borsa Istanbul on January 9, 2013. AKIS REIT aims to implement projects that differentiate with their quality in the real estate sector with the principle of “Your happiness is at the core of everything we do.” Following the significant success of Akbatı, which opened in 2011, AKIS REIT has undertaken another important project with the completion of Akasya in 2014. AKIS REIT, which merged with SAF REIT in 2017, has strengthened its place in the real estate sector even more with this merger. Breaking new ground among real estate investment trusts in Turkey, AKIS REIT has turned to high street retailing as an alternative to shopping mall investments. Its operational real estate in this area is Erenk y Apartment, which opened on BaĒdat Street in 2021 and was leased to the Boyner brand.

1.1. AKIS REIT CLIMATE CHANGE AND ENVIRONMENT POLICY

Climate change and rapid consumption of natural resources pose important risks for the whole world. These significant environmental risks also have significant effects on the operations of companies. Proactive management of these risks is of great importance for both environmental and operational sustainability.

AKIS REIT, in improving its performance related to environmental practices, takes into account the approaches and policies of its main shareholder, Akk k Holding A.Ş. The company carries out its operations in line with nationally and internationally recognized quality systems, invests in environmentally friendly technologies, and continuously aims for better performance by monitoring and overseeing its environmental performance.

In this context, AKIS REIT is committed to carrying out its activities in an environmentally and socially responsible manner, minimizing its environmental impacts, and continuously improving its performance in this field.

With the commitment and aim to control its direct and indirect environmental impacts, to manage these impacts with the right strategies and technologies within the scope of annual business plans, and to continuously improve them, the company;

- Follows the requirements on the environment and carries out its activities in a way to comply with them,

- Strives to structure the real estate that constitute the investment portfolio under the principle of efficient use of all natural resources, especially energy,
- Continues its efforts to measure and reduce greenhouse gas emissions arising during investment and project development works,
- Works to protect the natural resources of our country and of the world, to use them in the most efficient and effective way and to control and reduce the environmental impacts that occur as a result of its activities and encourages all stakeholders in this regard,
- Carries out efforts that will increase the environmental awareness of society and raise the level of awareness, of employees, customers, suppliers, contractors, and other operational stakeholders, and
- Undertakes to monitor its environmental impact within the framework of international management standards by continuously improving the environmental management system.

The Corporate Governance Committee is responsible for the follow-up, updating, and execution of the policy, and the Board of Directors is responsible for its approval and cancellation.

Although Climate Change and Environmental Policy is a part of the Environmental Management System, it shall be reviewed at least once a year under normal conditions and shall be updated if deemed necessary, immediately in case of legislative changes and inappropriate situations or when improvement is required. All updates will be shared with AKIS REIT employees and all other stakeholders on the website.

1.2. LOCATION OF THE INSTITUTION / FACILITY INFORMATION

The locations of Akbatı Shopping Mall, Akasya Shopping Mall, and Akiş Management, which are headquartered in Istanbul/TÜRKİYE, are included in the report. The coordinates, street address and surface area information of AKIS REIT's locations are presented below;

Akbatı Shopping and Life Center, which has corner coordinates of 41.05°N-28.66°E, located at Koza Mah. 1655. Sokak Esenkent Mevkii No:6 34538 Esenyurt Istanbul/Türkiye, with a total enclosed area of 306,965 m², will be referred to as “**Akbatı Shopping Mall**” in this report.

Akasya Shopping and Life Center with corner coordinates of 41.00°N-29.05°E, located at the address of Acıbadem Mah. Çeçen Sk. No:25, 34660 Üsküdar, Istanbul/Türkiye, with a total enclosed area of 416,504 m², will be referred to as “**Akasya Shopping Mall**” in this report.

AKIS REIT head office with corner coordinates of 41.00°N-29.05°E, located at Acıbadem Mah. Çeçen Sk. No:25, 34660 Üsküdar, Istanbul/Türkiye, with a total enclosed area of 416,504 m², and will be referred to as “**Akiş Management**” in this report.

All 3 locations belonging to the institution together will be referred to as “AKIS REIT” within this report.

1.3. RESPONSIBLE UNIT

The persons responsible for the preparation of this report and the coordination of reporting activities according to ISO 14064-1:2018 Standard are presented in the table below.

Table 15: Responsible Persons Involved in the Study

Name and Surname	Mission	Contact Information
Sercan UZUN	Strategy, Investments and Sustainability Consultant	sercan.uzun@akisgyo.com
Pelin FEREL	Business Development, Sustainability, and Management System Senior Specialist	pekin.ferel@akisgyo.com
Dr. Cenk TÜRKER	Senior GHG Consultant	cenk@esgturkey.com
Buğra ÇOLAK	GHG Consultant	bugra@esgturkey.com

2. PURPOSE OF THE REPORT

Organizations manage their GHG risks by determining their national and international climate change policies and can compete in the market. Organizations that do not calculate their GHG emissions, do not identify and manage their risks, will be subject to legal sanctions in the future with the expected changes in legislation. This will have significant effects on both corporate and financial performance.

The main purpose of this project is to calculate the GHG emissions related to the business activities within AKIS REIT’s organization in the form of total carbon dioxide equivalent.

Additionally, it is conducted with the aim of:

- Determining, evaluating, and recording the GHG emissions that may arise as a result of its activities and services,
- Identifying risky and problematic points in carbon management, eliminating adversities,
- Calculating the impact of their activities on climate change,
- Preparing for future and current legal regulations,
- Calculation and reporting of GHG Emissions and reductions at the organization level and reporting in accordance with the ISO 14064-1:2018 standard,

- Contributing to the formation of a Carbon Management Plan,
- Raising awareness of employees on climate change, energy efficiency, and sustainability,
- Implementing the emission reduction program,
- Implementing the organization's performance and progress monitoring system for the emissions reduction program,
- Providing information to investors.

The project is expected to have the following benefits to AKIS REIT:

Internal benefits:

- Transparency regarding the organization's resource consumption, emissions, and energy consumption,
- Identification of emission reduction potentials,
- Increasing the awareness within the institution,
- Establishing the basis for the Greenhouse Gas Management Plan,
- Strengthening AKIS REIT sustainability vision.

External benefits:

- Strengthening the organization's sustainability vision and highlighting its environmentally friendly identity,
- Being a pioneer and an example in the sector through these types of efforts.

2.1. SCOPE OF THE REPORT

This report includes Direct GHG Emissions, Indirect GHG Emissions from Imported Energy, Indirect GHG Emissions from Transportation, Indirect GHG Emissions from product/Service used by an organization, Indirect GHG Emissions Associated with the Use of Product/Service from the Organization and Indirect GHG Emissions from Other Sources arising from the activities of all the facilities of AKIS REIT as specified in Article 1.3 between January 1, 2024, to December 31, 2024.

This report, which includes the activities of AKIS REIT from the period January 1, 2024, to December 31 2024, will be verified in accordance with the ISO 14064-3 standard for verification and validation of greenhouse gas statements.

In this context:

The greenhouse gas emissions resulting from the activities of AKIS REIT between January 1, 2024, and December 31, 2024, have been prepared by the expert team of ESG Turkey Consulting, with utmost care to ensure the use of the most effective and appropriate methodology, based on data obtained from reliable sources, in light of the constraints and the provided data. This report is in accordance with the “International Organization for Standardization (ISO)” “ISO 14064-1:2018 Specification with guidance at the organization level for quantification and reporting of greenhouse gas emissions and removals.”

2.2. REPORTING ACCORDING TO ISO 14064-1:2018 STANDARD

ISO 14064-1:2018 details the principles and requirements for designing, developing, managing, and reporting GHG inventories at the organizational level.

This standard includes requirements for setting GHG emission and removal limits, measuring an organization's GHG emissions and removal, and identifying specific company actions or activities aimed at improving GHG management.

The GHG calculation and reporting principles of the ISO 14064-1:2018 Standard are as follows:

1. **Relevance:** Select the GHG sources, GHG sinks, GHG reservoirs, data and methodologies appropriate to the needs of the intended user.
2. **Completeness:** Include all relevant GHG emissions and removals.
3. **Consistency:** Enable meaningful comparisons in GHG-related information.
4. **Accuracy:** Reduce bias and uncertainties as much as possible.
5. **Transparency:** Disclose sufficient and appropriate GHG-related information to allow intended users to make decisions with reasonable confidence.

3. REFERENCE YEAR

AKIS REIT, has determined 2022 as the reference year. The base year comparison is provided on pages 15, 16, and 17.

According to Article 6.4 of ISO Standard; if sufficient information is not available on former GHG emissions or removals, the organization may use the first GHG inventory period as the base year. The organization may update the reference year whenever there is a change in its organizational boundaries, calculation methodologies, or emission factors.

4. ALLOCATIONS

There is no allocation for GHG inventory calculation within the company.

SECTION 2: ORGANIZATIONAL BOUNDARIES

5. ORGANIZATIONAL BOUNDARIES

The **control approach** has been adopted while calculating the GHG emissions of AKIS REIT. The control approach adopts the principle of “...operations under the control of the company will be included in the inventory boundaries, and the company will report 100% of the emissions arising from these operations. If the company has a stake or share in an operation but does not have control over it, the operation will not be considered within the corporate boundaries, and the company will not be required to report the emissions of that operation.”

The control approach can be applied using one of the following two criteria:

Financial control: If the company can manage its financial and operating policies in order to gain economic benefit, the company in question has financial control in this operation.

Administrative control: If the company creates and implements the operating policies of an operation, it has administrative control.

AKIS REIT has both administrative and financial control over its operations. Emissions arising from activities within the boundaries of all facilities owned by AKIS REIT, as defined in Article 1.3, fall within the organizational boundaries.

SECTION 3: REPORTING BOUNDARIES

6. DESCRIPTION OF EMISSION CATEGORIES AND ACTIVITY DATA

The definitions, explanations, and activity data of the relevant categories regarding AKIS REIT's activities on greenhouse gas emissions are explained in this section.

6.1. CATEGORY 1: DIRECT GHG EMISSIONS AND REMOVALS

Direct greenhouse gas emissions and removals occur from greenhouse gas sources/sinks within the organizational boundaries and from sources/sinks owned or controlled by the organization. The activity data that generates greenhouse gas emissions within the organizational and operational boundaries outlined in the table below is classified under Category 1.

The consumption amounts and sources related to the activities included under Category 1 are presented in the table below.

Table 16: Activity Data and Sources for Direct Greenhouse Gas Emissions

Emissions Caused by Activity	Unit	Activity Data	Data Source
Natural Gas – Heating	sm ³	196,458.04	Invoices and Calorimeter
Generator (Diesel)	liter	13,532.00	Invoices
Company Vehicles	liter	29,801.98	Invoices and Fleet Management System Data
Fire Extinguisher	kg	90.00	Maintenance Forms and Invoices
Gases	kg	2,930.19	Technical Forms and Invoices

6.2. CATEGORY 2: INDIRECT GHG FROM IMPORTED ENERGY

AKIS REIT supplies electricity from the grid and does not have any energy supply (steam, compressed air, etc.) other than electricity or energy production. The organization meets part of its electricity needs through solar power. Additionally, the organization has neutralized its electricity-related emissions by obtaining the internationally recognized I-REC certificate.

Consumption amounts and data sources for activities included in Category 2 are presented in the table below.

Table 17: Activity Data and Sources of Imported Energy

Emissions Caused by Activity	Unit	Activity Data	Data Source
Electricity – Grid (Location-based)	kWh	10,973,234.81	Invoices and Flow Meters
Electricity – Grid (Market-Based) I-REC	kWh	13,080,000.00	Certificate Meter
SPP	kWh	1,559,536.80	Meter

6.3. CATEGORY 3: INDIRECT GHG EMISSIONS FROM TRANSPORTATION

For the calculation of emissions from Well-to-Tank (WTT) for the fuels supplied by the organization, fuel consumption data have been additionally included in the inventory under this category.

Consumption amounts and data sources for activities included in Category 3 are presented in the table below.

Table 18: Transportation Activity Data and Sources

Emissions Caused by Activity	Unit	Activity Data	Data Source
Road Transport	tons	70.64	Map / Invoices
Natural Gas – Heating (WTT*)	sm ³	196,458.04	Invoices and Calorimeter
Generator (Diesel) (WTT)	liter	13,532.00	Invoices
Company Vehicle Fuel On-Road (WTT)	liter	29,801.98	Invoices and Fleet Management System Data
Employee Commute – Excluding Shuttle	Per Person	76.00	Human Resources Dept.
Employee Commuting – Fuel Assistance	liter	17,871.00	Human Resources Dept.
Homeworking	Hour	6,104.50	Human Resources Dept. forms
Mall Visitor Transportation	Per Person	26,769,692.00	Data Analytics
Use of Taxi	TL	69,743.88	Expense Forms
Hotel Stay	Night	8.00	Invoices and Expense Forms
Air Travel	km	13,070.00	Invoices and Expense Forms

* WTT: Well to Tank

6.4. CATEGORY 4: INDIRECT GHG EMISSIONS FROM PRODUCT/SERVICE USED BY AN ORGANIZATION

In order to calculate the transmission and distribution losses of the electricity procured by the organization, electricity consumption data have been additionally included in the inventory under this category.

Consumption amounts and data sources for activities included in Category 4 are presented in the table below.

Table 19: Activity Data and Sources for Products Used by the Organization

Emissions Caused by Activity	Unit	Activity Data	Data Source
Tap Water – Grid	m ³	98,249.54	Invoices and Flow Meter
Drinking Water	liter	40,341.48	Invoices
Paper Use	Piece	152,500.00	Invoices
Paper Use – Printing press	tons	3.88	Invoices
IT Purchases	Piece	21.00	Invoices
Other Purchases	tons	69.04	Invoices
Capital Goods	Piece	37.00	Invoices
Waste Management	tons	4,696.37	Waste Invoices
Rental – Vehicle	km	1,084.00	Invoices
Consultancy/Service Procurement	Per Person	321.00	Map and Invoices
Consultancy/Service Procurement	km	79,351.00	Map and Invoices
Energy Transmission/Distribution Losses	kWh	10,973,234.81	Invoices and Flow Meter
Cargo	Piece	172.00	Shipping Company System

6.5. CATEGORY 5: INDIRECT GHG EMISSIONS ASSOCIATED WITH THE USE OF PRODUCT/SERVICE FROM THE ORGANIZATION

The organization provides shopping mall, residential management, and retail store leasing services. As part of the organization's lifetime emissions, electricity, water, and natural gas consumption for the residential units, as well as electricity and water consumption for the leased properties, are included in the inventory.

Consumption amounts and data sources for activities included in Category 5 are presented in the table below.

Table 20: Activity Data and Sources for the Use of the Organization's Products/Services

Emissions Caused by Activity	Unit	Activity Data	Data Source
Residential and Office Electricity Consumption	kWh	1,724,087.00	Invoices and Flow Meters
Residential and Office Water Consumption	m ³	40,324.00	Residential and Office Water Consumption
Residential and Office Natural Gas Consumption	sm ³	411,219.00	Invoices and Flow Meter
Residential and Office Generator Consumption	liter	1,500.00	Invoices
Leased Assets – Electricity Consumption	kWh	42,130,809.73	Invoices and Flow Meters
Leased Assets – Water Consumption	m ³	104,629.26	Invoices and Flow Meters

6.6. CATEGORY 6: INDIRECT GHG EMISSIONS FROM OTHER SOURCES

The purpose of this category is to capture any organization-specific emissions (or reductions) that cannot be reported under another category. If this category is used, it is the organization's responsibility to define the content of the category. There is no activity data to be included under the organization's indirect greenhouse gas emissions from other sources, therefore, it has not been included in the report.

6.7. CALCULATION METHODOLOGY

The emissions within the operational boundaries of AKIS REIT have been determined using the emission calculation method. The primary method used to calculate the organization's greenhouse gas emissions from its activities involved multiplying the defined activity data by the appropriate emission factor for each activity.

The method chosen was determined in accordance with the existing data to assure the accuracy and consistency of the results at the highest level.

The organization's emissions have been calculated using the latest IPCC's GWP (Global Warming Potential (AR6)). It includes the Global Warming Potentials (GWP) over a 100-year time horizon relative to CO₂.

7. GHG EMISSIONS INVENTORY

The Greenhouse Gas Emission Inventory generated from the organization's operational activities is provided below.

7.1. CATEGORY 1: DIRECT GHG EMISSIONS AND REMOVALS

There are no biogenic emissions in this category, all emissions are non-biogenic emissions. In this category, there are no biogenic anthropogenic emissions and no biogenic non-anthropogenic emissions. The greenhouse gas groups PFC, NF₃, and SF₆ are not present in this category.

Table 21: Direct GHG Emissions

Emissions Caused by Activity	tCO ₂	tCH ₄	tN ₂ O	t HFC Gas	Emission tCO ₂ e
Natural Gas – Heating	359.15	0.90	0.18		360.22
Generator	35.19	0.01	0.05		35.25
Company Vehicles	67.97	0.10	1.49		69.56
Fire Extinguisher	0.01	-	-		0.01
Gases	-	-	-	874.50	874.50

7.2. CATEGORY 2: INDIRECT GHG FROM IMPORTED ENERGY

There are no biogenic emissions in this category, all emissions are non-biogenic emissions. In this category, there are no biogenic anthropogenic emissions and no biogenic non-anthropogenic emissions. This category does not include NF₃, SF₆, and other greenhouse gas groups (HFCs, PFCs, etc.).

AKIS REIT has **neutralized** Category 2 Energy-related Indirect Greenhouse Gas Emissions (**4,859.17 tCO₂e**) by obtaining the internationally recognized I-REC certificate (13,080,000 kWh I-REC). (Total electricity consumption is 10,973,234.81 kWh). Additionally, AKIS REIT has prevented the formation of 689.32 tCO₂e emissions by producing 1,559,536.80 kWh of electricity from renewable energy sources (solar power) in 2024.

7.3. CATEGORY 3: INDIRECT GHG EMISSIONS FROM TRANSPORTATION

There are no biogenic emissions in this category, all emissions are non-biogenic emissions. In this category, there are no biogenic anthropogenic emissions and no biogenic non-anthropogenic emissions. This category does not include NF₃, SF₆, and other greenhouse gas groups (HFCs, PFCs, etc.).

Table 22: Indirect GHG Emissions from Transportation

Emissions Caused by Activity	tCO ₂	tCH ₄	tN ₂ O	tCO ₂ e
Road Transport	0.75	0.00	0.01	0.76
Natural Gas – Heating (WTT)	66.13	-	-	66.13
Generator (Diesel) (WTT)	8.45	-	-	8.45
Company Vehicle Fuel On-Road (WTT)	17.37	-	-	17.37
Employee Commute – Excluding Shuttle	29.47	0.04	0.19	29.70
Employee Commuting – Fuel Assistance	42.81	0.06	0.82	43.70
Homeworking	2.04	-	-	2.04
Mall Visitor Transportation	17,916.91	16.93	117.79	18,051.47
Use of Taxi	0.66	0.00	0.005	0.66
Hotel Stay	0.05	-	-	0.05
Air Travel	1.82	0.00	0.01	1.83

7.4. CATEGORY 4: INDIRECT GHG EMISSIONS FROM PRODUCT/SERVICE USED BY AN ORGANIZATION

There are no biogenic emissions in this category, all emissions are non-biogenic emissions. In this category, there are no biogenic anthropogenic emissions and no biogenic non-anthropogenic emissions. This category does not include NF₃, SF₆, and other greenhouse gas groups (HFCs, PFCs, etc.).

Table 23: Indirect GHG Emissions from Product/Service Used by the Organization

Emissions Caused by Activity	tCO ₂	tCH ₄	tN ₂ O	tCO ₂ e
Tap Water – Grid	33.29	-	-	33.29
Drinking Water	5.38	-	-	5.38
Paper Use	1.02	-	-	1.02
Paper Use – Printing press	5.20	-	-	5.20
IT Purchases	0.30	-	-	0.30
Other Purchases	115.61	-	-	115.61
Capital Goods	1.05	-	-	1.05
Waste Management	30.11	-	-	30.11
Rental – Vehicle	0.71	0.00	0.01	0.72
Consultancy/Service Procurement	186.64	0.14	1.24	188.03
Consultancy/Service Procurement	13.15	0.02	0.08	13.24
Energy Transmission/Distribution Losses	0.13	-	-	0.13
Cargo	0.01	-	-	0.01

7.5. CATEGORY 5: INDIRECT GHG EMISSIONS ASSOCIATED WITH THE USE OF PRODUCT/SERVICE FROM THE ORGANIZATION

There are no biogenic emissions in this category, all emissions are non-biogenic emissions. In this category, there are no biogenic anthropogenic emissions and no biogenic non-anthropogenic emissions. This category does not include NF₃, SF₆, and other greenhouse gas groups (HFCs, PFCs, etc.).

Table 24: Indirect GHG Emissions Associated with the Use of Product/Service from the Organization

Emissions Caused by Activity	tCO ₂	tCH ₄	tN ₂ O	tCO ₂ e
Residential and Office Electricity Consumption	755.15	-	-	762.05
Residential and Office Water Consumption	13.66	-	-	13.66
Residential and Office Natural Gas Consumption	751.76	1.87	0.37	754.00
Residential and Office Generator Consumption	3.90	0.00	0.01	3.91
Leased Assets – Electricity Consumption	18,453.29	-	-	18,621.82
Leased Assets – Water Consumption	35.45	-	-	35.45

8. UNCERTAINTIES

8.1. INVENTORY AND EMISSION FACTOR UNCERTAINTY

Table 25: Uncertainty Calculation Results Table

GHG Emissions Uncertainty Calculation Results Table	
Uncertainty Confidence Interval	95%
Total Emission:	40,147 tCO ₂ e
Calculated Uncertainty:	4.56%
Assurance level:	Limited

9. DECISION TREE

A decision tree has been prepared to determine the organization's direct greenhouse gas emissions and significant indirect greenhouse gas emissions, and the significant/insignificant indirect emissions have been identified based on this decision tree. The decision tree is included in the appendix of the "SYS PR.01 PROCEDURE FOR IDENTIFICATION AND ASSESSMENT OF GREENHOUSE GAS EMISSIONS".

TERMINOLOGY

Carbon dioxide equivalent CO ₂ - equivalent	The international unit for the global warming potentials (GWP) of six GHG expressed by the GHG potential of one unit of carbon dioxide. It is used to establish a common denominator in the assessment of emissions (or reduction of emissions) of different GHG. The carbon dioxide equivalent is obtained by multiplying the mass of the given GHG and its global warming potential.
Direct emissions	Direct GHG emissions and removals occur from GHG sources or sinks within the organizational boundaries and from those owned or controlled by the organization. These sources may be stationary (e.g., heaters, electricity generators, industrial processes) or mobile (e.g., vehicles).
Indirect greenhouse gas emissions from imported energy	It only includes greenhouse gas emissions resulting from fuel combustion associated with the production of final energy and auxiliary services such as electricity, heat, steam, cooling, and compressed air.
Indirect greenhouse gas emissions from transportation	Greenhouse gas emissions from sources outside the organizational boundaries. These sources are mobile and primarily result from fuel combustion in transportation equipment.
Indirect greenhouse gas emissions resulting from the production/provision of products/services used by the organization	Greenhouse gas emissions from sources outside the organizational boundaries associated with goods used by the organization, and indirect greenhouse gas emissions resulting from services used by the organization, occur from sources outside the organizational boundaries.
Indirect greenhouse gas emissions associated with the use of products/services provided by the organization	Greenhouse gas emissions or removals associated with the use of the organization's products arise from the products sold by the organization in the life stages following the production process.
Indirect greenhouse gas emissions from other sources	The purpose of this category is to capture any organization-specific emissions (or removals) that cannot be reported under another category. As a result, defining the content of this specific category is the responsibility of the organization.
Significant indirect greenhouse gas emission	Greenhouse gas emissions that have been quantified and reported in accordance with the significance criteria set by the organization.
Greenhouse gas	Greenhouse gases are atmospheric components, both natural and anthropogenic, that are absorbed and emitted at specific wavelengths in the infrared radiation spectrum range by the Earth's surface, atmosphere, and clouds. For the purpose of this study, greenhouse gases refer to the six gases listed in the Kyoto Protocol: carbon dioxide (CO₂), methane, nitrous oxide

	(N ₂ O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF ₆).
Greenhouse gas activity data	A quantitative measure of an activity that results in a greenhouse gas emission or removal. Note: Examples of greenhouse gas activity data include the amount of energy, fuel, or electricity consumed, the amount of material produced, the services provided, or the area of land affected.
Greenhouse gas statement	A statement or a realistic and unbiased disclosure made by the responsible party. Note: A greenhouse gas statement can be made for a specific date or a period of time.
GHG emission	The total mass of one of the greenhouse gases emitted into the atmosphere over a specific period of time.
Greenhouse gas report	A stand-alone document to communicate GHG information of an organization or project to its intended users. Note: A GHG report may include a GHG statement.
Global warming potential (GWP)	Factor showing the radiative forcing effect of one unit of a greenhouse gas relative to one unit of carbon dioxide (degree of atmospheric harm). A factor used to define the radiative forcing effect based on mass, in terms of equivalent carbon dioxide, for a specific greenhouse gas over a given time period. Note: The GWP values from the IPCC 6th Assessment Report are used in this report.
Hydrofluorocarbon	Hydrofluorocarbons (HFCs) are formed by the substitution of hydrogen atoms in hydrocarbons with fluorine atoms. Hydrofluorocarbons are greenhouse gases.
Biogenic Carbon	Carbon obtained from biomass. Note: Biomass includes organic material (both living and dead), such as trees, crops, grasses, tree trimmings, algae, animals, manure, and biological waste.
Anthropogenic biogenic greenhouse gas emissions	Greenhouse gas emissions from biogenic materials resulting from human activities.

Non-anthropogenic biogenic greenhouse gas emissions	Greenhouse gas emissions from biogenic materials due to natural disasters (e.g., wildfires or infestations by insects) or natural evolution (e.g., growth, decomposition).
Uncertainty	A parameter related to the calculated result that can be associated with the assigned quantity and shows the distribution of values. Note: Uncertainty information generally refers to quantitative estimates of the probable distribution of values and a qualitative assessment of the potential causes of this distribution.
Base year (Reference year)	A period in the past set for comparing future greenhouse gas emissions or removals, or other greenhouse gas-related information. Note: Base year emissions or removals can be calculated based on a specific time period (one year) or the average of several time periods.
Facility	A single installation, installations, or production processes (stationary or mobile) that can be defined within a single geographical boundary, organizational unit, or production process.
Organization	A person or group of people with responsibilities, authorities, and relationships within their own functions to achieve their objectives. Note: The concept of an organization includes, but is not limited to, sole proprietorships, companies, institutions, firms, ventures, authorities, partnerships, associations, charities, or institutes, or parts or combinations of these, whether public or private, and whether incorporated or not.
Responsible Party	The person or organization responsible for submitting the greenhouse gas declaration and providing greenhouse gas information.
Target User	The person or organization defined by the reporters of greenhouse gas information and who relies on this information for decision-making. Note: Target users may include customers, responsible parties, greenhouse gas program managers, legislators, the financial community, or other stakeholders (local governments, governmental bodies, or non-governmental organizations).
Confidence level	The level of confidence requested by the target user in the approval or verification process. Note: The level of confidence is used to determine the details of the approval or verification plan designed by the approver or verifier to identify material errors, omissions, or misunderstandings.

Reference: TS ISO 14064-1: Guidelines and specifications for calculating and reporting greenhouse gas emissions and removals at the enterprise level.

Information Note:

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