GREENHOUSE GAS EMISSONS REPORT

2025

1.1. Organizations Preparing the Greenhouse Gas Report

İş Gayrimenkul Yatırım Ortaklığı A.Ş. (İş GYO) was established when İş Gayrimenkul Yatırım ve Proje Değerlendirme A.Ş. transformed into a real estate investment trust by acquiring Merkez Gayrimenkul Yatırım ve Proje Değerlendirme A.Ş. on August 6, 1999. İş GYO, which invests in real estate and real estate projects, continues its activities in accordance with the regulations of the Capital Markets Board.

1.2. İş GYO and Aim of the Greenhouse Gas Report

The potential impacts of climate change are far-reaching, encompassing the environment, all of humanity, and the global economy. İş GYO is aware of the effects of climate change on our daily lives and takes responsibility in this regard by reporting its greenhouse gas inventory.

İş GYO shares this report in order to monitor the development of its greenhouse gas emissions. However, more importantly, it aims to use the greenhouse gas report as a tool to increase awareness both within the company and in general, and to encourage everyone who contributes to emissions to take action.

1.3. Period of the Greenhouse Gas Report

The greenhouse gas inventory report has been prepared for the year 2025, and the report focuses on calculating the greenhouse gas inventory for the period between January 1 and December 31.

1.4. Organizational Boundaries

The GHG Protocol allows the use of two approaches for defining scope and boundaries: the equity share approach and the control approach. The standard does not require selection of a single method, leaving the choice to the user.

- Under the equity share approach, responsibility for greenhouse gas emissions from a company's activities is allocated according to its share of ownership in those activities. This approach is particularly relevant in primary energy sectors such as oil and natural gas companies, as well as in the electricity sector.

- Under the control approach, a company is responsible for all emissions from activities over which it has control. Control can be either financial or operational.
    - If a company has financial control over an activity in a way that affects its commercial interests, it is considered to have financial control.
    - If a company has the authority to make all operational decisions, it is considered to have operational control.

İş GYO adopts the financial control approach in its greenhouse gas accounting.

Accordingly, the organizational boundaries have been defined based on the control approach, and İş GYO's operations are included within the following scope:

- Head Office: İş Kuleleri Tower-2, Floor: 10–11, Levent 34330 Istanbul
- Office Lamartine
- Kanyon AVM
- Kanyon A.Ş.
- Ege Perla
- Mallmarine
- Tuzla AVM

The control and ownership of the sources and sinks considered in the greenhouse gas report belong to İş Gayrimenkul Yatırım Ortaklığı A.Ş.

1.5. Greenhouse Gas Emissions

The Greenhouse Gas Inventory Report covers the seven greenhouse gases included under the Kyoto Protocol.

CO_2	Carbon dioxide
CH_4	Methane
N_2O	Nitrous oxide
HFCs	Hydrofluorocarbons
PFCs	Perfluorocarbons
SF_6	Sulfur hexafluoride
NF_3	Nitrogen trifluoride

Greenhouse gas emissions are classified under the following scopes:

- **Scope 1 – Direct greenhouse gas emissions:** Refers to emissions from all stationary and mobile sources owned or directly controlled by İş GYO. All owned and leased assets are included in this category. The scope boundary includes all emission sources that can be controlled. Refrigerant gases used in operations are also included in this scope.
- **Scope 2 – Indirect energy greenhouse gas emissions:** Refers to emissions from purchased energy used for operations. This includes electricity consumed from the grid or energy used for heating/cooling purposes.
- **Scope 3 – Other indirect greenhouse gas emissions:** Covers all other indirect emissions resulting from the company's activities, excluding Scope 2 emissions, where the company has control over the sources. These emissions may arise from upstream or downstream activities of the company's core operations, employee travel, or subcontractor activities. The determining factor in this scope is the availability and quality of data.

İş GYO Direct Greenhouse Gas Emissions (Scope 1)

- Emissions from all owned/leased vehicles;
- Emissions from fuels used for heating owned/leased buildings;
- Refrigerant gases (air conditioning gases);
- Emissions from generators;

İş GYO Energy-Related Indirect Emissions (Scope 2)

- Electricity consumption of the Head Office
- Electricity consumption of Office Lamartine

İş GYO Other Indirect Emissions (Scope 3)

In accordance with the GHG Protocol, İş GYO includes the following emission categories: "purchased goods and services," "capital goods," "fuel- and energy-related activities," "upstream transportation and distribution," "waste generated in operations," "business travel flights," and "employee commuting."

1.6. Other Emissions Not Included in the Greenhouse Gas Inventory

İş GYO has no emissions/removals from the following sources:

- No biomass combustion under the control of İş GYO;
- No energy production or sales activities under İş GYO control.

1.7. Greenhouse Gas Calculation Methodology

The most widely used and reliable source, IPCC (Intergovernmental Panel on Climate Change) emission factors, were used in the calculations. Country-specific emission factors for Türkiye are not available. The 2025 greenhouse gas inventory calculations are based on emission factors presented in the Sixth Assessment Report (2021). For the purpose of the inventory, country-specific lower heating values and density data of fuels were used.

In greenhouse gas calculations, IPCC Tier 1 methodology and Tier 2 methodology were used for national activity data within the defined limits of İş GYO. Since electricity emission factor calculations use data from the Turkish Electricity Transmission Company, Tier 2 methodology is applied for Scope 2 indirect energy emissions. Accordingly, the following formulas and variables are used in Scope 1 and Scope 2 calculations. Scope 3 emissions are also calculated using the same formula structure.

$Emissions,fuel = CO_2 \text{ emissions} + CH_4 \text{ emissions} + N_2O \text{ emissions} + \ldots$
$CO_2 \text{ emissions,fuel} = \text{Fuel consumption} \times CO_2 \text{ emission factor}$

Greenhouse gas emissions are calculated in accordance with methodologies and indicators from EIE (Electricity Affairs Administration), IPCC, and national greenhouse gas reporting guidelines. Fuel lower heating values and conversion factors provided in Annex-2 of the "Regulation on Increasing Energy Efficiency in the Use of Energy Resources and Energy" (Official Gazette No. 28097, 2011, Ministry of Energy and Natural Resources) are also used.
Emission sources within buildings under the control of İş Gayrimenkul Yatırım Ortaklığı A.Ş. are categorized as follows:

- Scope 1: Fuel use for Head Office and Office Lamartine (company vehicles, natural gas, generators, refrigerants)
- Scope 2: Electricity consumption
- Scope 3: Purchased goods and services, capital goods, fuel- and energy-related activities, upstream transportation and distribution, waste generated from operations, business travel and employee commuting.

The details of the resources used for these consumptions are provided below:

- For diesel and gasoline consumption of company vehicles: IPCC Sixth Assessment Report Table 3.2.1 (Road Transport CO_2 emission factors) and Table 3.2.2 (default CH_4 and N_2O emission factors)
- For natural gas consumption: IPCC Sixth Assessment Report Table 3.2.1 and Table 2.4 (default emission factors for continuous combustion in commercial/institutional category)
- For diesel consumption in generators: IPCC Sixth Assessment Report Table 2.4 (default CO_2, CH_4, and N_2O emission factors)
- For Scope 3 purchased goods, capital goods, and logistics: USEEIO v1.1 model emission factors
- For Scope 3 fuel- and energy-related activities, business flights, operational waste, and water use: DEFRA 2025 emission factors

The Global Warming Potentials used are presented in Table 1, and the emission factors are shown in Table 2:

Table 1: Global Warming Potential

Greenhouse Gases	GWP
CO_2	1
CH_4	29.8
N_2O	273

Table 2: Emission Factors, 2025

Emission Factors						
	Emission Factors	**Unit**	**CO_2**	**CH_4**	**N_2O**	**HFCs**
Scope 1	Natural Gas	kg CO_2e/m^3	1.938	0.001	0.001	-
	Diesel	kg CO_2e/litre	2.627	0.004	0.038	-
	Motor gasoline (lt)	kg CO_2e/litre	2.218	0.004	0.050	-
	Refrigerant gases – R410	kg CO_2e/kg	-	-	-	2255.500
	Refrigerant gases – R134A	kg CO_2e/kg	-	-	-	1530.000
	Generator (diesel)	kg CO_2e/litre	2.627	0.003	0.006	-
Scope 2	Elektricity -2025 (Turkey) (Emission factors from the Ministry of Energy and Natural Resources were used.)	kg CO_2e/kWh	0.434	-	-	-
Scope 3	Purchased goods and services - stationery expenses - paper	kg CO_2e/USD	0.720	-	-	-
	Purchased services - Office operating expenses	kg CO_2e/USD	0.050	-	-	-
	Purchased services - Consulting services	kg CO_2e/USD	0.065	-	-	-
	Purchased services - Internet service provider services	kg CO_2e/USD	0.099	-	-	-
	Purchased services - Technical consulting	kg CO_2e/USD	0.065	-	-	-
	Capital goods	kg CO_2e/USD	0.139	-	-	-
	Fuel and energy-related activities - Fuel (diesel) consumption company vehicles	kg CO_2e/litre	0.611	-	-	-
	Fuel and energy-related activities - Fuel (gasoline) consumption company vehicles	kg CO_2e/litre	0.581	-	-	-
	Fuel and energy-related activities - Fuel (natural gas)	kg CO_2e/m^3	0.337	-	-	-
	Fuel and energy-related activities - Generator (diesel)	kg CO_2e/litre	0.611	-	-	-

Emission Factors						
	Emission Factors	**Unit**	**CO_2**	**CH_4**	**N_2O**	**HFCs**
	Fuel and energy-related activities - Electricity consumption	kg CO_2e/tCO_2e	11.6%	-	-	-
	Upstream logistics activities - Post and courier	kg CO_2e/USD	0.122	-	-	-
	Waste generated in operations	kg CO_2e/kg	0.005	-	-	-
	Waste generated in operations (domestic)	kg CO_2e/kg	0.700			
	Business travel - domestic flights	kg CO_2e/km	0.134	0.000	0.001	-
	Business travel - short haul (Europe)	kg CO_2e/km	0.075	0.000	0.001	-
	Business travel - long haul (Intercontinental)	kg CO_2e/km	0.089	0.000	0.001	-
	Employee commuting – Shuttles	kg CO_2e/kişi	309.57	-	-	-
	Employee commuting – Services	kg CO_2e/km	0.490	0.001	0.005	-
	Mains water use	kg CO_2e/m^3	0.191	-	-	-

2.1. Base Year

The greenhouse gas base year has been changed to 2023 in order to reflect current activities and access to complete and reliable data. The base year update was performed due to the fact that the effects of the pandemic (remote working, etc.) were still continuing in 2022, and the transition to centralized systems took place in 2023. As the greenhouse gas calculation methodology, a calculation method based on the principle of "multiplying greenhouse gas emissions or greenhouse gas activity data by removal factors" has been applied.

2.2. Energy Consumption Results

İş GYO's total energy consumption for the years 2024, and 2025 is detailed in Table 3. According to the table, the highest energy consumption in 2025 stems from building fuel and electricity consumption (10,785.25 MWh). It is observed that energy consumption originating from vehicle fuels totals 216.94 MWh.

Table 3: İş GYO total energy consumption for the years 2024 and 2025, MWh

Energy Consumption	2024	2025
Building fuel & electricity	**10,040.77**	**10,785.25**
Grid electricity purchased	477.95	511.99
Renewable energy	5,987.88	6,492.48
Natural Gas	3,533.63	3,760.37
Generator (diesel)	41.31	20.42
Vehicle fuels	**286.72**	**216.94**
Diesel	89.06	68.51
Gasoline	197.66	148.44
Total	**10,327.49**	**11,002.20**

İş GYO's total energy consumption for the years 2024 and 2025 is detailed in GJ units in Table 4. According to the table, the highest energy consumption in 2025 stems from fuel and electricity consumption in buildings (38,827.02 GJ). On the other hand, energy consumption originating from vehicle fuels is seen to be 781.00 GJ.

Tablo 4 İş GYO total energy consumption for the years 2024 and 2025, GJ

Energy Consumption	2024	2025
Building fuel & electricity	**36,146.88**	**38,827.02**
Grid electricity purchased	1,720.63	1,843.17
Renewable energy	21,556.44	23,372.99
Natural Gas	12,721.09	13,537.36
Generator (diesel)	148.72	73.51
Vehicle fuels	**1,032.19**	**781.00**
Diesel	320.60	246.63
Gasoline	711.59	534.37
Total	**37,179.07**	**39,608.03**

2.3. Greenhouse Gas Inventory Results

The following graph shows the distribution of 2025 greenhouse gas emissions by scope.

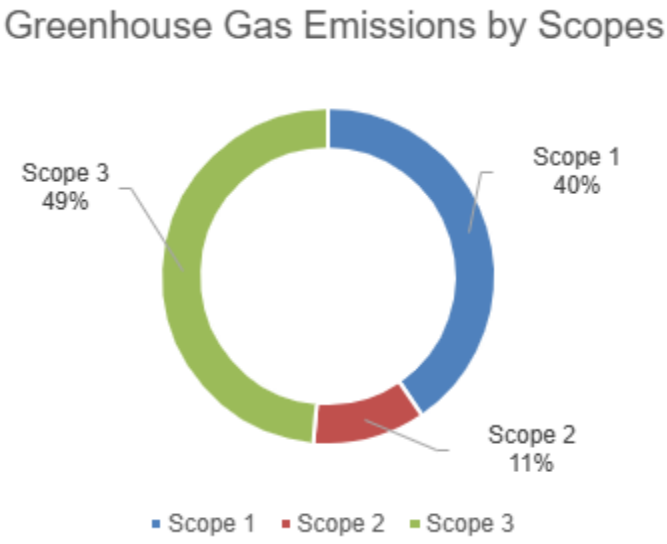

Figure 1: Greenhouse gas emissions by scopes, 2025

The table below presents the trend of greenhouse gas emissions over the years. According to the table, in 2025, Scope 1 emissions accounted for 40%, Scope 2 emissions for 11%, and Scope 3 emissions for 49% of the total greenhouse gas emissions.

Table 5: Emissions by Scope, tCO_2e

Greenhouse Gas Emissions (tCO_2e)	2024	2025
Scope 1	**801.81**	**823.91**
Scope 2	**211.25**	**222.20**
Scope 3*	**622.17**	**988.95**
General Total	**1,635.23**	**2,035.07**

"In Scope 3 emissions in the year 2024 and 2025, emissions originating from Category 1. Purchased Goods and Services, Category 2. Capital Goods, Category 3. Fuel and Energy Related Activities, Category 4. Upstream Transportation and Distribution, Category 5. Waste Originating from Operations, and Category 6. Business Travels have been included.

**The reason for the increase of Scope 3 emissions in the year 2025 compared to previous years is sourced from the increase of Category 1. Purchased Goods and Services and Category 2. Capital Goods compared to previous years."

Compared to 2024, Scope 1 emissions increased by 2.76%, Scope 2 emissions increased by 5.18%, and Scope 3 emissions increased by 59.96% in 2025. The increase in Scope 3 emissions was mainly driven by the growth in purchased goods and services in 2025.

As seen in Table 5, while the annual total greenhouse gas emission in the year 2024 was 1,635.232 tonnes CO_2e; in the year 2025, it has been calculated as 2,035.07 tonnes CO_2e. Scope 2 emission accounts for İş GYO are calculated as location and market-based. In the year 2025, location-based emissions (222.20 tCO_2e) are calculated with the multiplication of all supplied electricity by the grid average emission factor, while market-based emissions (0 t CO_2e) are calculated by taking into consideration supplier-specific or I-REC and YEK-G renewable energy procurement certificates. Renewable energy procurement certificates have been taken into consideration in the Scope 2 emission account, and it has certified with the renewable energy certificates it received in the year 2025 for the Head Office and Office Lamartine building that its electricity consumptions were provided 100% from renewable electricity sources. It is planned to receive an I-REC certificate in the year 2026 as well for the electricity consumption of the company headquarters.

Table 6: Scope 2 Emission Calculations, tCO_2e

Scope 2	2024	2025
Location Based Emissions	211.25	222.20
Market Based Emissions	-	-

The water consumption originating from the total mains water use of the year 2025 is 53,780.69 cubic meters, and its greenhouse gas emission is 10.29 tCO_2e. The reason for the increase of greenhouse gas emissions in the year 2025 is the addition of Office Lamartine water consumption. In previous years, this data could not be reached for Office Lamartine. Mains water provided by local governments is used in water consumption. Wastewaters are poured into infrastructures like treatment plants directed by local governments.

Table 7: 2024 and 2025 Water Consumption Emissions by Year, tCO_2e

Water Consumption	2024	2025
Water Consumption	3.90	10.29

2.4. Uncertainty

İş GYO greenhouse gas emissions are calculated by consolidating greenhouse gas activity data. The data can be stated as data received from meters invoiced by distributing companies. The primary factors that can affect data quality are the accuracy of measuring devices, the calibration of measuring devices having been done, and deviations in temperature and pressure in some fuels.

In the analysis conducted with the uncertainty levels determined for calculated greenhouse gas emission sources, related activity data, and emission factors (CO_2, CH4, N2O), the uncertainty of İş GYO 2025 greenhouse gas inventory has been calculated as 4.3%."

3. GENERAL ASSESMENT

The subject of climate change has entered the agenda of the international public opinion since long years, and concrete steps have been started to be taken since this date regarding the combatting with the negativities it has brought about. The 2015 Paris Climate Agreement and, at the reached stage, the announcement of the European Green Deal in the month of December 2019 are the primary steps in this process. The European Green Deal is the new growth strategy of the EU containing basic targets such as the zeroing of net greenhouse gas emissions until 2050 and the ending of economic growth's dependency on resource use. Türkiye became a party to the Kyoto Protocol in the year 2009, and in the year 2021, it approved the Paris Agreement. Moreover, it has announced its target of being net zero in the year 2053.

Companies also carry out their works by taking the developments into consideration in this sense. İş GYO is aware of the effects of climate change, and being conscious of its responsibility on this subject, it reports its greenhouse gas inventory by calculating its greenhouse gas emissions.

Within this framework, İş GYO continues its works towards managing and reducing its environmental impacts by making its sustainability approach a basic part of its corporate strategies. With the steps it has taken on the subjects of transparent reporting, renewable energy use, and the monitoring of emissions in the combat with climate change, it follows a roadmap compatible with national and international targets.