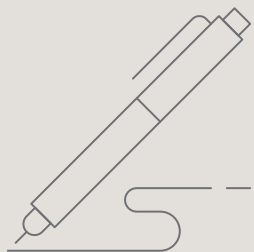




SUSTAINABILITY REPORT 2020

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ABOUT THE REPORT

As Akiş GYO A.Ş., we present to our stakeholders our sustainability performance with our sustainability report covering the period between January 1, 2020 and December 31, 2020. This report is prepared according to GRI Standards: Core option.

The scope of our report is the operations at the locations (Akasya Shopping Mall, Akbatı Shopping Mall, Head Office and Management Offices and Construction Sites) where Akyaşam Yönetim Hizmetleri A.Ş. and Akasya Çocuk Dünyası A.Ş. (KidZania İstanbul), our direct and indirect subsidiaries, operate. Our report is also a United Nations Global Compact Progress Report. Performance data are announced based on 2020.

We care about your feedback and see it as part of our corporate development. Please share any complaints and suggestions within the scope of sustainability with us at info@akisgyo.com.





MESSAGE FROM THE GENERAL MANAGER

Esteemed stakeholders,

We are delighted to present our 2020 sustainability performance to you in this second sustainability report, which is the Progress Report prepared within the scope of the United Nations Global Compact that we are a signatory of.

The COVID-19 pandemic and the uncertainty it created had adverse effects on our operations. As Akiş REIT, our primary priority in this process has been to provide health and hygiene conditions at the highest levels, as well as services to ensure the safety of all our stakeholders in this context. During pandemic period, we differentiated our shopping malls with global trends.

In this context, we have commissioned some special systems used in NASA's applications around the world in our shopping malls as part of ensuring hygiene and sterilization measures. Akbatı and Akasya Shopping Malls received TSE "Covid-19 Safe Service Certificate", TÜV-Süd "Hygiene and Protective Measures Inspection" and Royal Cert "SAFE Covid-19 Safe Area Certificate". In the same process, we took all necessary measures to protect the health of our employees, organized awareness raising trainings, and with the new normal process we rearranged our way of working in line with the COVID-19 precautions by taking all necessary precautions.

During the reporting period, we continued our digitalization efforts as in before. In addition, we have established new collaborations with start-ups by contributing to the entrepreneurship ecosystem within the scope of the 'Innovate21st Investment and Acceleration Program' for startups that offer digital solutions in the retail field.

2020 has been a year in which we significantly reduced our environmental footprint with the impact of the pandemic. With the contribution of the efficiency projects we are currently implementing, we have achieved significant reductions in water and energy consumption. As we reflected the practices of the "Zero Waste Project" that is actively implemented in Turkey, Akasya and Akbatı Shopping Malls were entitled to receive the 'Zero Waste Basic Level' certificate from the Ministry of Environment and Urbanization.

We are aware of the fact that strengthening our "Innovative Company" position is only possible with the improvement of our employees. In this regard, we implemented practices to increase the competencies of our employees throughout the reporting period. In this direction, we provided a total of 147,706 person*hours of training to our employees and subcontractors. In the same period, the "Learn More, Make a Difference" Training Program, which we implemented with the motto "You are One of Us" for the development of our subcontractor employees, came second in the "Best Training and Development" category in the competition organized by the Education and Development Platform Association of Turkey (TEGEP). We are exclusively proud to have been awarded the Silver Award.

As Akiş REIT, we know that we can carry the value we produce to much better points as we achieve new successes together with our stakeholders. I would like to thank all of our stakeholders, especially my colleagues, who accompanied and contributed to this journey.

Yours sincerely,

İ. Gökşin Durusoy
Board Member and General Manager

ABOUT AKİŞ REIT

Akiş REIT, established in 2005 within the body of Akkök Holding, continues its activities in order to evaluate its experience and expertise in the real estate sector, which is positioned among the strategic business areas of the holding in different projects.

Akiş REIT received the title of Real Estate Investment Trust on May 18, 2012 with the application it made to the Capital Markets Board and started to be traded on the Istanbul Stock Exchange on January 9, 2013. Akiş REIT aims to realize projects that differ in quality in the real estate sector with the principle of “Your happiness is at the core of our business”.

After the significant success achieved by Akbatı Shopping Mall, which was opened in 2011, Akiş REIT has signed another important project with the completion of Akasya Shopping Mall, which was launched by its shareholder SAF GYO in 2014. Merging with SAF GYO in 2017, Akiş REIT strengthened its position in the real estate sector with this merger.

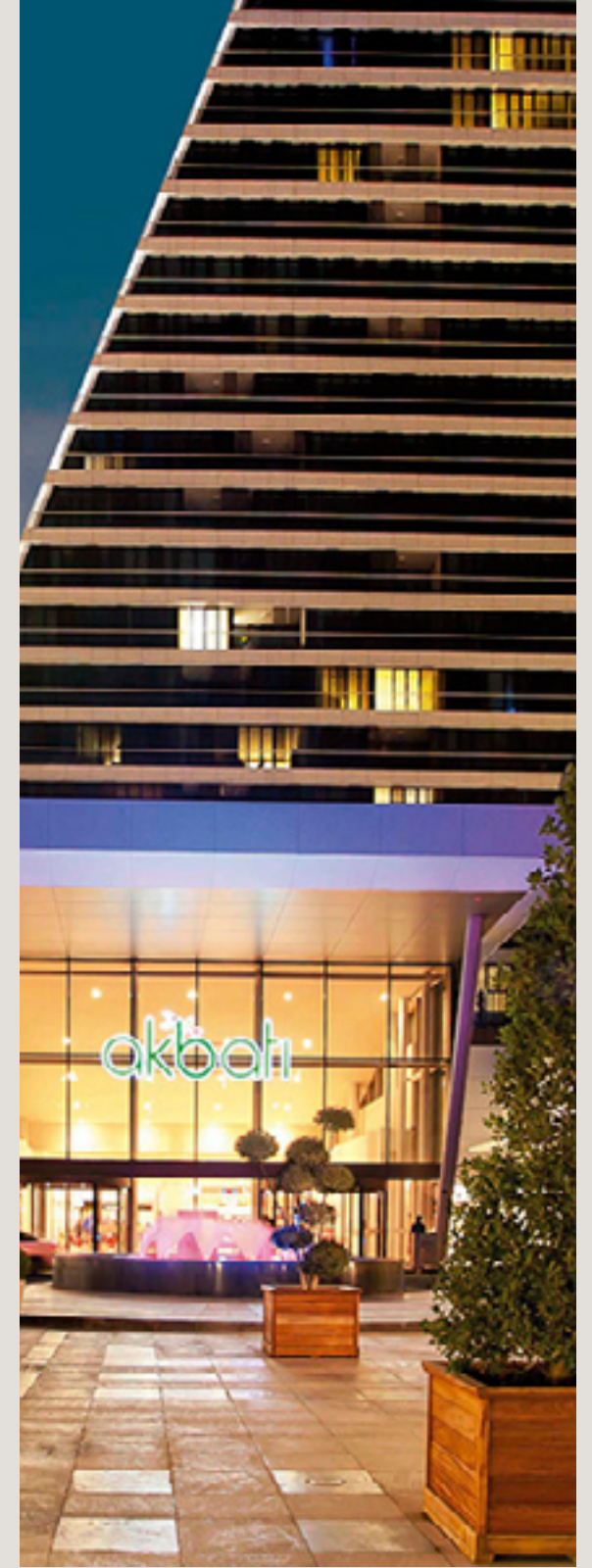
As a first among real estate investment

companies in Turkey, Akiş REIT will diversify its qualified and high rental income portfolio with the completion of its projects on Bağdat Street with an alternative approach to Shopping Mall investments. Akiş REIT has contracted its first investment in high street retailing with Beymen for Uşaklıgil Apartment, and the second will be with Boyner as it was publicly declared in the beginning of 2021.

In 2020, as the pandemic prevailed, our priority was to provide the highest level of health and hygiene conditions in the operational real estates in our portfolio, and to be a place and service provider where all stakeholders would feel safe. This has also helped us to get the most out of our properties, even in these difficult times. On the other hand, despite the pandemic, we continued our efforts to ensure

that our investments that are still under construction even though they have slowed down a bit, become income-generating as soon as possible. With the financing bill issuance at the beginning of 2020, this year has been a year where we used the capital markets with resource diversity. On the other hand, as a result of the negotiations with the main creditors, we were able to significantly increase our average debt maturity by extending the maturity of approximately 2/3 of our debt.

Akiş REIT, which has become one of the most important actors of the sector in a short time with its projects that create new trends at the right time, at the right location, will continue to undertake projects that will make a difference in the real estate sector by closely following the industry trends and socio-economic developments.



MILESTONES

2005

Akkök Holding founded Akiş Gayrimenkul Yatırım A.Ş. to develop and manage real estate investments.

2007

Garanti Koza Akiş Ordinary Partnership was established and the Akkoza Project was launched.

The Company's capital was raised to TL 3 million by increasing the capital.

SAF Gayrimenkul Geliştirme İnşaat ve Ticaret A.Ş. was partnered with a 7% share.

2008

Akfil Holding A.Ş. shares were purchased.

2013

Akiş REIT started trading on the Borsa Istanbul Corporate Products Market on January 9, 2013.

All the shares in Akfil Holding were sold on March 11, 2013.

All the shares in Garanti Koza Akiş Ordinary Partnership were sold on March 11, 2013.

2013

Akbatı received the BREEAM (Building Research Establishment Environmental Assessment Method) Certificate, which is a green building evaluation system, at the “Good” level.

Akiş REIT started its real estate purchases on Bağdat Street, one of the most popular streets in Istanbul, in order to expand its commercial real estate portfolio, and entered the high street retailing market.

2009

In the Akkoza Project, partnership shares of Garanti Koza and Corio belonging to the Shopping Center were taken over, Akbatı Shopping Center became 100% owned and its construction started.

2011

The Company's capital was increased to 83 million TL by making a capital increase of 80 million TL.

Akbatı has opened its doors.

2012

Akbatı Residences were delivered. As a result of the application made to the Capital Markets Board, the title “Real Estate Investment Trust” was obtained.

The merger transaction was approved at the general meetings of companies by taking over Ak-Al, along with all the assets and liabilities of Akiş REIT. With the Akbatı Project, the Energy Identity Certificate (Class B) was entitled.

2014

Works for high street retailing have accelerated. The commercial buildings for commercial purposes were started to be redesigned by re-projecting the old buildings purchased on Bağdat Street.

Akasya Shopping Center, which has a leasable area of 80,000 m2 belonging to the Akasya project developed by SAF REIT - to which Akiş REIT is a shareholder-, commenced operation on 06 March 2014.

2014

Akiş GYO's Corporate Governance Rating Score was determined as 9.16.

KidZania Istanbul, the first children country in the world, was established in an area of 10.000 m2 in Akasya Acıbadem.

MILESTONES



AKIŞ REIT IN THE PANDEMIC PROCESS

The COVID-19 pandemic, which was first reported in December 2019 and subsequently declared as an "International Public Health Emergency" by the World Health Organization, has also shown its effect in Turkey since March 2020. The pandemic has shown its effect in our shopping malls as well as in all sectors, causing a significant decrease in customer traffic.

As of March 2020, Akış REIT temporarily suspended the activities of Akasya and Akbatı Shopping Malls, prioritizing the health of store employees, visitors and the Company's employees operating in shopping malls. In this context, the Company decided not to charge the tenants for the days when the shopping malls were closed, to collect the March 2020 rent until the time they were open, which was March 19th, and to take the closing day as a basis for the stores that were closed due to legal regulations, and to give the authority to the management to arrange rent for the stores that continue to operate, such as markets and pharmacies.

Akbatı and Akasya Shopping Malls, which ceased operations within the scope of the combating the COVID-19 pandemic, resumed their activities as of June 1, 2020, with all necessary measures taken to maximize hygiene conditions and minimize risks. In this context, Akbatı and Akasya Shopping Malls received TSE "COVID-19 Safe Service Certificate", TÜV-Süd "Hygiene and Protective

Measures Inspection" and Royal Cert "SAFE COVID-19 Safe Area Certificate". Our Mall Managers, HR, Workplace Physicians, Occupational Health and Safety Specialists take part in the COVID-19 committee that we created and still continues to work on.

During the COVID-19 process, we closely followed the COVID-19 positive cases within our company, the contacts were identified and were ensured to stay at home until the tests were conducted and the results were released. During this period, a weekly report of COVID-19 was made to Akkök Holding. We made an agreement with health institutions for COVID-19 tests, and our employees and their relatives have been enabled to benefit from this service.

In the same period, we organized COVID-19 Awareness Trainings for our employees by specialist doctors. In addition, regular trainings were given to our employees by

our Workplace Physician every month. Frequent e-mail notifications were made about hygiene, social distance, masks and COVID-19.

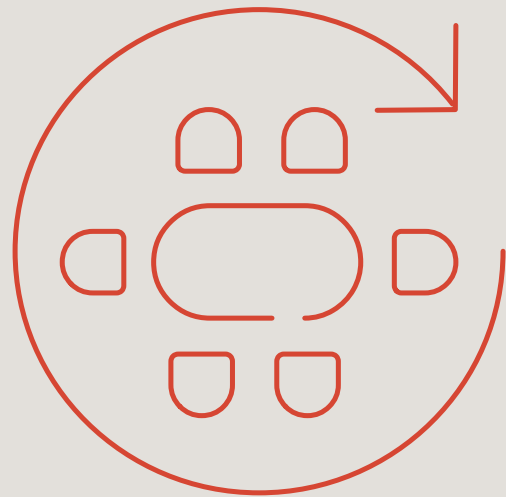
COVID-19 has also shown its impact on the way we work. All trainings and meetings within the company are organized online. Home Office/Work from home was put into practice. An online Employee Support Program has been offered to our employees.

Before returning to work, working areas in our open offices were surrounded by plexiglass, ensuring compliance with the social distance rule. Health and safety kits were prepared and distributed to employees. A special selection has been made for the masks we use every day, with high protection, and the masks are renewed at regular intervals. Kitchen, WC, Office and Common Areas were cleaned more than ever in detail and disinfected at regular intervals for hygiene.





CORPORATE GOVERNANCE

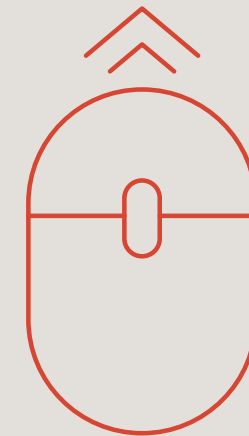


As Akiş, creating sustainable value for our stakeholders is among our primary goals. Our corporate and reliable stance towards our stakeholders is maintained by the Corporate Governance Principles.

We manage our operations based on fairness, transparency, accountability and responsibility, which are the four basic principles of our corporate governance. Continuously increasing the value we create for our stakeholders through our operations that we manage in line with the governance principles and respecting the nature are other focal points of our operations.

The highest management body of Akiş is the Board of Directors. The board of directors consists of 9 members, of which 3 are independent. The General Manager also serves as a Member of the Executive Board. Corporate Governance Committee, Audit Committee and Early Risk Detection Committee have been established within the Board of Directors. The Corporate Governance Committee consists of 3 members, and the chairperson of the committee is selected from among the independent members of the Board of Directors and 1 member from the senior executives of the Company. The Audit Committee consists of 2 members and is selected completely among the Independent Board Members. The Early Risk Detection Committee consists of 3 members and the chairperson of the committee is elected from the Independent Board Members.

Rating agency SAHA Corporate Governance and Credit Rating Services Inc. has an operating license to rate in accordance with the CMB Corporate Governance Principles. The agency completed the Corporate Governance Rating Report. As of 23 November 2020, Akiş REIT's corporate governance rating has been announced as 9.63.



You can find detailed information about our company's partnership structure and company structure, ownership or other important changes in the reporting period from our **2020 Annual Report**.

RISK MANAGEMENT AND INTERNAL AUDIT

As Akiş REIT, we continue our operations with the awareness of the risks posed by macroeconomic conditions, climate change, demographic changes, urbanization and technological developments.

We actively implement our management tools to eliminate the risks we set for our company and turn them into opportunities.

While preparing the annual audit plan, the risk-based process control plan is prepared considering the risks identified and updated by the Company. The audit plan is implemented after the approval of the "Audit Committee", which consists of highly experienced and independent Board Members. During the reporting period, 8 process audits were conducted. These are the Compliance with Capital Markets Law and its applications, Financial Statement Audit, Audit of Company Procedures, Audit of Lease Receivables, Purchasing Audits.

The Board of Directors establishes internal control systems, including risk management and information systems and processes that can minimize the effects of risks, considering the opinions of the relevant Board Committees. The effectiveness of risk

management and internal control systems is reviewed by the Board of Directors at least once a year.

The Company's risk inventory is one of the most important tracking tools used by Akiş REIT in its risk management studies. Risk inventory includes the operational, financial, reputational and strategic risks of the Company. It is shared regularly by the Inventory Finance department with all departments every month. Departments provide feedback by updating the explanations regarding the risks and the risk scores that they wish to add to the inventory, if any, or to change with the risks they wish to add. Risks with high scores or very high risks are monitored at the Board of Directors level, detailed action plans are created, and a risk holder is assigned for each risk. The risk holder is responsible for managing the relevant risk within the agreed action plan. The risk inventory includes assessments for social and environmental management.

BUSINESS ETHICS

Our Business Ethics Principles are the basic guides of all our business processes. As Akiş REIT, we regard adherence to the Code of Business Ethics in all our business processes and relationships as a prerequisite and consider it as one of the cornerstones of our corporate culture.

Akkök Code of Business Ethics serves the purpose of guiding our employees and those representing our company in their decisions and behaviors while performing their duties.

All our employees are expected to exhibit attitudes and behaviors that will ensure the integrity of the Company and the ethical principles in which our Company has flourished, and to protect and improve the reputation and reliability of our corporate structure. For this purpose, an Ethics Committee structure has been established at the level of Akkök Holding, its operations and reporting mechanisms have been determined, the role of Ethics Representatives has been developed in the companies and policies supporting the Ethics Principles have been prepared. At the same time, an Ethical Line structure was established, and is operated by an independent and expert organization in its field. An active role is taken within the Akkök Ethics Committee with the role of Company Ethics Representative, the Ethical Pop Up applied for ethical dilemmas is broadcast to company employees and Ethical Bulletin keeps the Ethical Principles on the agenda by addressing different topics every month.

ETHICAL VALUES

RESPONSIBILITY: We are aware of our responsibilities.

HONESTY: We communicate openly and honestly.

TRUST AND EQUALITY: We behave equally and fairly to each other.

CONFIDENTIALITY: We protect the confidential information of our group, of each other and our other stakeholders.

COMPLIANCE WITH THE LAWS: We keep reliable records and reports. We abide by the laws.

OUR CUSTOMERS: We establish consistent, fair and meticulous communication with our customers and approach them on the same commercial level.

OUR COLLEAGUES: We act fairly and respectfully to each other. We establish consistent and fair relations based on trust.

PRODUCTS: We value the safety and quality of our products and services.

OUR SUPPLIERS: We evaluate our suppliers fairly and similarly. We act meticulously in the relationships we establish with our suppliers.

OUR COMPETITORS: We compete fairly and in line with regulations.

ENVIRONMENT: We protect the environment and act according to the principles of sustainability.

Ethics Day and Week are celebrated throughout Akkök Group, and activities to raise awareness among employees are carried out during this week.

In 2021, with the decision taken by Akkök Holding, it is planned to initiate a project to review and revise Akkök Ethical Principles and supporting policies.

The Company's Board of Directors takes precautions against all kinds of corruption, including extortion and bribery, and necessary awareness and control activities are managed within the framework of Akkök Group of Companies Business Ethics Principles. No corruption cases were detected in the Company in 2020.

KIDZANIA ISTANBUL COMMERCIAL COLLABORATORS ETHICS AGREEMENT

As a child-oriented company, Akiş aims to respond to the highest ethical standards where honesty and transparency are privileged, with employees, visitors, collaboration partners and suppliers. In order to achieve this goal, KidZania Istanbul signs an ethical agreement with all employees and collaborators for its activities, professional ethics, protection and development of human rights, prevention of conflicts of interest, protection of private and sensitive information, and attention to local and international laws.

SUSTAINABILITY MANAGEMENT

We manage our operations with the awareness of the economic, environmental and social impacts we create.

We increase the positive impact we create and eliminate the related risks in line with our practices within the scope of sustainability management. We aim to continuously improve our sustainability priorities and related performance we have set. We aim to increase the awareness of sustainability continuously through the practices we carry out both in our company and our value chain.

Sustainability management in our company is carried out by a working group whose members are formed by the representation of the General Manager, Sales and Marketing, Business Development, Strategic Planning and Investor Relations, Human Resources, Construction Management and Public Relations, Financial and Administrative Affairs, Sales&Marketing departments. This organization is responsible for reviewing sustainability performance, setting relevant targets, stakeholder communication and preparing a sustainability report.

GLOBAL COMPACT

As Akiş REIT, we have declared that we will carry out our activities in line with the United Nations Global Compact and Sustainable Development Goals, of which we are a party. Within the scope of our sustainability report, we present the relevant developments annually to our stakeholders in a transparent manner.



During the reporting period, we reviewed our current sustainability priorities with our working group by evaluating megatrends, sectoral priorities, company strategic goals and good practice examples. While evaluating our priorities, we also included feedback

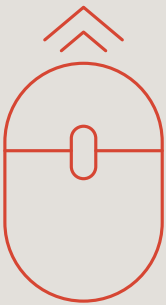
and opinions from our internal and external stakeholders during the reporting period. Our sustainability priorities as a result of this study and the relationship of these priority issues with the United Nations Sustainable Development Goals are as follows:

In the reporting period, we also started to work on determining our short-medium and long-term targets, as we stated in the previous period. In this context, we first present our short-term targets for the opinion of our stakeholders within this

report. We plan to share our medium and long-term targets as of the next reporting period. Our targets for 2021, which we have determined within the scope of the works we have done during this period, are as follows:



Our sustainability priorities constitute our main reference point in determining the content of our report. Our performance in these areas has been presented to you, our stakeholders, in the sections of Governance, Digitalization and Innovation, Climate Security, Customer Satisfaction, Working Life and Contribution to Social Development.



You can access the details of the Akiş sustainability approach from the Sustainability tab of our corporate [website](#).

Our Short Term Goals (Up to 12 Months)

- Establishing a Policy for Combating Climate Change
- Establishing a Recommendation System for Subcontracted Service Employees
- Obtaining ISO 45001 certificate
- Obtaining ISO 14001 certificate
- Obtaining ISO 9001 certificate
- Measuring the carbon footprint and reducing it in the following years
- Measuring the customer satisfaction score and increasing it in the following years
- Using the Competency Matrix as a tool in the selection of the Board Members in the upcoming period
- Establishing a policy and action areas related to plastic use
- Establishing a policy and action areas related to food waste
- Leading the generalization of the Shopping Center Subcontractor Service Employees Training and Development Program throughout the sector

Our Long Term Goals

- Increasing the number of digital applications that enhance customer experience
- Collaborating with at least 5 NGOs every year
- Carrying out the company's start-up investments in an impact-oriented framework
- Using sustainable financing sources (medium term)
- Transition to fully electric/hybrid company vehicles by 2025
- Having a Sustainability component in employee scorecards every year
- Transition to the Integrated Sustainability Reporting process by 2025
- Completing CDP reporting until 2023

In the next reporting period, we will present the developments and realizations towards these targets that we have set for the view of our stakeholders.

Our stakeholders play a critical role in achieving our sustainability performance. With this understanding, we pay special attention to being in an effective communication with our stakeholders in line with transparency and accountability, which are important elements of our corporate

governance understanding. While we collect the opinions about our activities through the communication channels we have created for our stakeholders that are directly or indirectly affected by our operations and have an impact on our operations, we also ensure that our stakeholders participate in our decisionmaking processes. We aim to increase our sustainability performance to higher levels by contacting our stakeholders with methods that are shaped according to the needs and with different frequencies.



Our Stakeholders	Communication Methods	Communication Frequency
Employees	Performance Feedback Interview	Twice a year
	AkişTalks!	Once a month
	Business Results Sharing Platform	Twice a year
	Let’s Have a Conversation & HR Positive	Once a year
	Coffee Chats	Throughout the year if needed
	Situational/Instant Reward System	Throughout the year
	Recommendation System Reward	Throughout the year
	Seniority Award (10,15,20,25,30+)	Once a year
	Yıldız Akköklüler Award	Once a year
	Personal Development Program	2-Year Term
	Inspirational Names	Monthly
	Individual Suggestion System: I Have an Idea!	Throughout the year
Agencies	Telephone, e-mail, video call	Everyday
NGOs	Telephone, e-mail, video call	Project based. Projects periods are at least once a week.
Mall visitors and tenants	Telephone, e-mail, digital platforms (website, social media acccounts, etc.), video calls	Everyday through digital platforms
Residential buyers	Telephone, e-mail, digital platforms (website, social media acccounts, etc.), video calls	Project based. Projects periods are at least once a week.
Real Estate Offices	Telephone, e-mail, digital platforms (website, social media acccounts, etc.), video calls	Project based. Projects periods are at least once a week
Public Institutions	Telephone, e-mail, website	If needed and depending on the topics.
Academia	Telephone, e-mail, digital meeting	Cooperation under the Employer Brand and Development Program
Shareholders	Telephone, e-mail, digital meetings, website	Whenever requested, also quarterly results are shared regularly, and meetings are held with analysts and portfolio managers at least twice a year.
Collaboration Partners	Telephone, e-mail, meeting	Weekly

2020 HIGHLIGHTS

Our Corporate Governance Rating:

9.63

Number of employees provided performance feedback:

250

OHS trainings provided to our and subcontractor employees:

3,327
person*hour

Number of KidZania Digital subscribers:

4,500

Number of Akbatı mobile application downloads by the end

of 2020: **15,722**

Number of repeated business audits within the scope of applicability of Covid-19 legal processes in stores:

9,379

Contribution to entrepreneurship ecosystem via Innovate21 program:

450 K USD

Trainings provided to Akiş and subcontractor employees:

147,706
person*hour

Number of Akasya mobile application users by the end of 2020:

72,540

Number of seed balls brought to nature in cooperation with Ecording:

9,000





DIGITALIZATION AND INNOVATION



Digitalization, one of the most important trends shaping today's world, changes the way companies do business and affects competition.

Actively using the opportunities brought by digitalization in business processes, products and services, ensuring full compliance with the legislation on the protection of personal data and data security are among the components of our sustainability strategy.

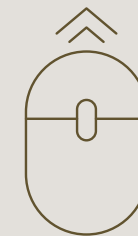
Our digital transformation vision is on the way to achieving our strategic goals; It is human-oriented, giving importance and priority to customer and employee experience, providing data for all decision-making processes, and creating results that make a difference by using modern technologies effectively and efficiently. An important part of our digital transformation vision is to ensure information security. We carry out our work on customer information security in line with the ISO 27001 Information Security Management System. CMB Information Security Legislation also guides our projects in this area. In 2020, we did not receive any complaints regarding the violation of customer information privacy.

We closely follow the innovations in the field of digitalization and implement practices that meet the changing needs of our employees and customers. In the reporting period, we continued our activities in the field of digitalization and innovation.

Innovate21st Investment and Acceleration Program

'Innovate21st Investment and Acceleration Program' for startups offer digital solutions in the retail field. As Akiş REIT, we contribute to operational and financial sustainability by integrating the near future into business models by investing in new technologies and companies within the scope of this program.

Within the scope of the "Innovate21st Investment and Acceleration Program" developed by the İdacapital innovation center located in Akasya AVM and carried out in cooperation with Akiş GYO and Akkök Holding, it is aimed to contribute to the entrepreneurship ecosystem and to create new collaborations with start-ups. 450 thousand dollars were provided to Pulpo AK, Park Palet, Navlungo and WorqCompany initiatives that reached the finals at the end of the program in 2020.



You can access our Information Security Policy on our [website](#).

You can access our Personal Data Protection Policy on the [website](#).

Akasya Easy Point

Easy Point is a service point that aims to make life easier in many areas. It is a platform that aims to be a bridge between offline and online retail and produces services in order to make shopping pleasant and comfortable. In addition to receiving and returning online orders, bellboy, cloakroom and escrow services are also provided from this point.

Akbatı Mobile Application

Akbatı mobile application is one of the digital projects implemented in 2019. Within the scope of customer satisfaction and loyalty, it is a channel that increases interaction with online campaigns, games and interactive applications. During the period, special lottery, discount and campaign offers were added to the mobile application. With the Akbatı mobile application, we aim to increase the loyalty of existing and potential consumers. In 2020, the number of downloads of the application was 15,722 and the number of users reached 9,982.

Akasya Mobile Application

With the Akasya mobile application, visitors can easily access events, innovations and store campaigns via their smartphones. The application, which allows visitors to find their vehicles in the parking lot, also offers valet and bellboy services. Akasya mobile application gathers opportunities such as discounts, valet service, seasonal brand collaborations under one roof. With the application, we aim to establish an emotional bond with our customers in the digitalized world, to increase loyalty to the brand, to get to know our customers closely and to offer special offers.

With the campaigns carried out in cooperation with 70 brands in 2020, customer satisfaction and turnover were increased. Akasya mobile application has 72,540 users as of 2020.

Turkcell My Dream Partner Mobile Application

A service specially designed for users with visual impairments. Visually impaired visitors with their smart phones can benefit from various advantages by obtaining voice information using this application. In addition, our visually impaired visitors can navigate in Akasya Shopping Mall and Akbatı Shopping Mall as they wish, without the help of anyone, with voice commands given by the indoor navigation service.

Customer Satisfaction Screen and Digital WC Checklist Positioning

Akasya AVM implemented the Customer Satisfaction Screen and Digital WC Checklist project in order to measure and report customer satisfaction on the digital platform and to increase hygiene in WC areas. With the application, which is an online cleaning schedule portal that minimizes the labor spent, malfunctions and risks in the stages of hanging, signing, controlling and reporting the charts, it is aimed to increase the success percentage of the tasks with easy reporting, internal survey module and notification options. When cleaning a toilet that is not done with Wi-fi Bluetooth and GSM supported devices, or when a non-compliance is marked in the surveys made by the visitors, instant mobile notification, e-mail or SMS is sent via the mobile application installed on the mobile phone of the cleaning chief to respond to the problem immediately.

KidZoft Digital Security

KidZania Istanbul has a security system that covers security events affecting information and information systems.

It enables to affect the confidentiality, integrity and / or usability of the information in any way and to take measures against malware, database and cyber-attacks.

KidZania Digital

We have implemented our KidZania Digital project in order to provide families with children from all over Turkey with safe and accurate information, a fun learning experience in the digital environment, to maintain continuous communication with our target audience and to increase the satisfaction of our partners with whom we cooperate.

KidZania Istanbul Digital offers families with children workshops on the online platform, where they can learn while having fun at home with

simple materials. Entertaining, useful, informative, technology-based and experience-oriented videos, which are accessible to children aged 6-14, can be accessed from anywhere in Turkey with computers, phones or tablets.

Children meet the magic world of science, colorful works of art, smart inventions of upcycling, the fun experience of the game and the fragrant smell of delicious recipes. KidZania Digital reinforces cause-effect relationship, creativity, responsibility, concentration, patience and problem-solving skills. In 2020, KidZania Digital was opened by preparing free trial packages.

KidZania Digital in Numbers;

200 content has been written.

180 videos were shot.

12 million people were reached through traditional and digital media.

4,500 people subscribed.

6 videos are uploaded every week.

There are 120 videos on the online sales page.



CUSTOMER SATISFACTION



Keeping customer satisfaction at the highest level in all of our operations and implementing continuous improvement efforts to increase satisfaction are among the main objectives of our corporate sustainability policy.

We focus on increasing customer satisfaction with the applications and projects we have implemented within the framework of our unconditional customer satisfaction understanding. We closely follow megatrends such as demographic changes and digitalization that may affect customer satisfaction and reflect them in our business strategies.

We monitor the level of customer satisfaction with surveys and comparison studies in order to learn about the expectations, suggestions and complaints of our customers and to develop the best response. We shape our operations in line with the feedback of our customers. In addition to formal mechanisms, we also respond sensitively to the direct feedback we receive from our customers.

One of the main elements of our customer satisfaction approach is the implementation of practices that facilitate the lives of our customers and visitors. In this context, we enrich the shopping experience with applications such as loyalty programs and discounts for special days at our shopping malls.

Sending flowers to newly opened stores, and treats for new employees in stores are among our applications that serve to increase customer satisfaction.

Disabled Parking Application

We offer easy parking with a registered mobile phone to our disabled visitors who come to Akasya and Akbatı Shopping Malls with their personal vehicles. Our customers can access the specially allocated parking areas by phone.

B-Kidzania Customer Loyalty Program

Children who visit KidZania Istanbul for the first time or more than one can be included in the B-KidZanian loyalty program. There are 3 different paZZport (passport) levels for visitors who are members of the B-KidZanian loyalty program. Citizens who are members of the loyalty program with approved, exclusive and outstanding paZZport level benefit from special advantages, discounts and events. Passport holders who wish can also participate in the annual CongreZZ survey. Passport holders can also earn more KidZos (KidZania currency) in activities according to their level, and have discounts at KidZania National Store and 3rd party outlets.

KidZania

KidZania, the country of children, is one of the first practitioners of the concept of “edutainment” standing for learning with fun. KidZania, which operates in 22 countries and 29 cities around the world, has been visited by more than 86 million people worldwide. KidZania Istanbul was established in Akasya Acibadem in 2014 as the 16th of the world's KidZanias. KidZania Istanbul, which set out with the goal of a world where children can learn while having fun and have a happy time, has hosted more than 1.5 million visitors to date.

KidZania Istanbul is a very special city, a simulation of real life, where children feel free, use their creativity, produce, collaborate and learn financial literacy. It aims to support children's values such as responsibility, cooperation, self-confidence, awareness and tolerance. It allows children to experience teamwork, being individuals in society and behaving respectfully while experiencing a profession. It is a real city with 67 different activity areas and more than 120 professions with its bank, hospital, supermarket, laboratory, theatre, university, fire department, earthquake simulation center, stadium, streets, factories and square.

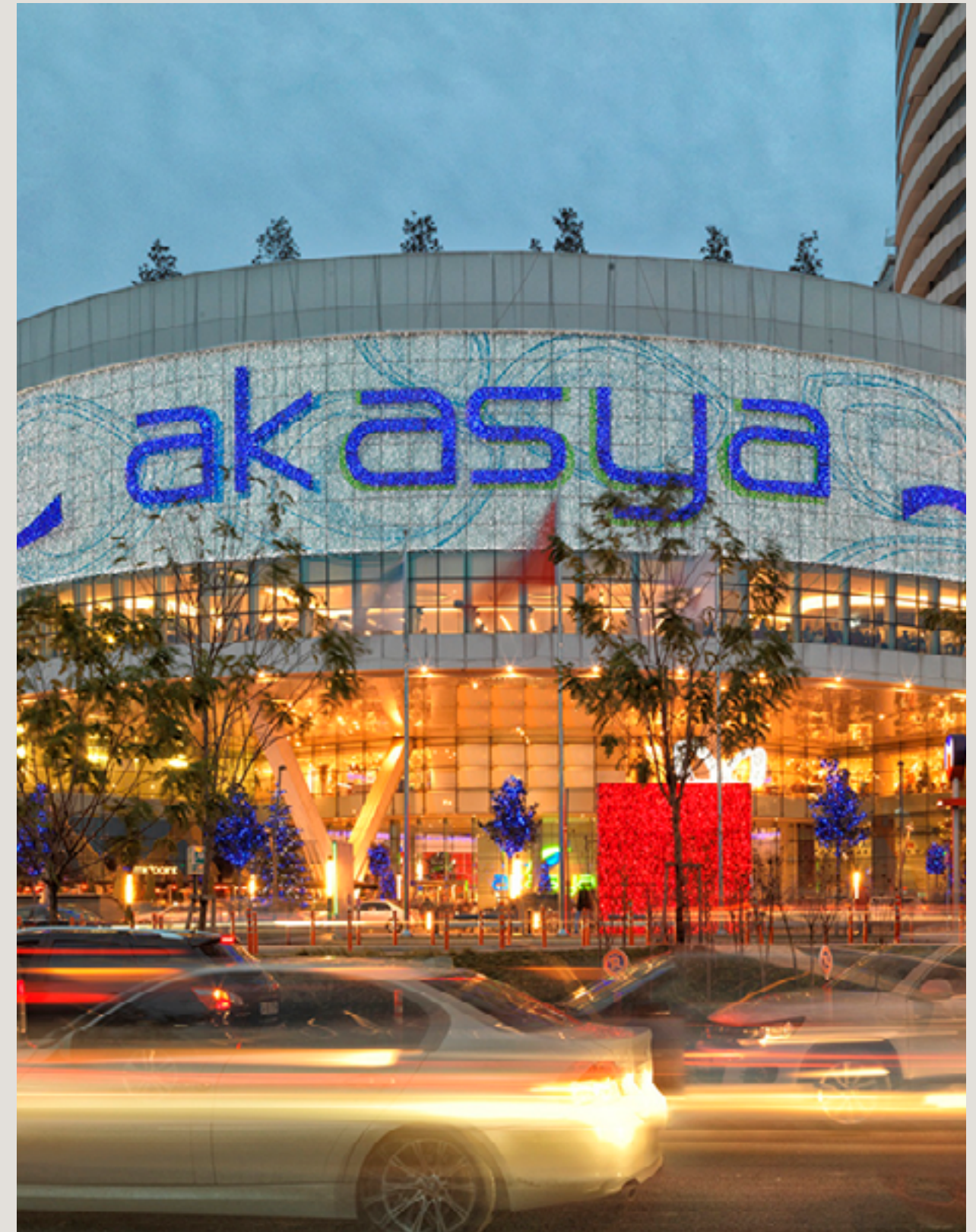
KidZania has been certified by the Behavioral Sciences Institute to play an important role in child development.

As in other examples in the world, KidZania Istanbul is designed to be disabled-friendly in accordance with the principle of "KidZania, Every Child's Right". Activity contents in KidZania Istanbul are prepared by the guidance of pedagogues, game experts and trainers according to the ages, interests and skills of the children.

In KidZania Istanbul, where children stay for an average of 5 hours and participate in 8 activities, children over the age of 7 can spend their time as they wish without their parents. With the KidZitter service, parents who wish can entrust their children over the age of 5 to KidZania and attend the "creative parent" workshop. Our visitors between the ages of 0 - 4 can spend time with their parents in the playgrounds specially created for them.

Safety is one of the most important issues at KidZania. At KidZania Istanbul, RFID (Radio-frequency identification) wristbands are attached to both children and accompanying adult visitors. Each RFID wristband is uniquely identified to the system by matching with children and adults. The wristband cannot be transferred to other visitors and cannot be removed from the wrist for security reasons.

KidZania offers special discounts for special days when professional groups such as teachers, firefighters, doctors and police are celebrated.





COMBATING CLIMATE CHANGE



Climate change and the risks it brings are one of the most important items on today's business agenda. Regardless of the sector, the entire business world plays an important role in this struggle.

As Akış REIT, we are aware of this responsibility and we actively evaluate climate change and the risks it brings, take the necessary measures within the scope of our operations, and carry out studies to spread the relevant awareness in our value chain.

We design and implement projects to reduce our environmental footprint and keep our impact at minimum levels. In order to increase our effectiveness to combat climate change, we provide trainings to our employees and contractor company employees on the subject and increase their awareness and awareness.

Within the scope of the changes in our operations during the reporting period with the pandemic, our impact on the main headings of energy, water and waste decreased dramatically with the decrease in our visitors in the process. During the pandemic period, we continued our efforts to increase efficiency in our processes, as well as our efforts to protect the health of our employees and customers.

BREEAM CERTIFICATE

In 2018, Akasya registered its BREEAM (Building Research Establishment Environmental Assessment Method) certificate, which is the building environmental assessment system adopted in 25 countries worldwide, at the 'Excellent' level. In 2020, Akasya received the "Excellent" degree in BREEAM In Use – International Part 2 (Building Management).

With its activities, Akbatı has received a certificate of "Excellent" degree within the scope of BREEAM In Use - International in 2016, and once again registered its sustainable practices at the end of the process where criteria such as proper use of resources, indoor environment and importance to health were evaluated. In 2018, it received the "Excellent" degree for BREEAM In Use - International Part 2 (Building Management).

Air Quality

The Active Oxidation System, which is used for the first time in Turkey and integrated into air handling units in Akasya and Akbatı, is produced naturally without the use of any chemicals, thanks to hydroxide radicals (hydroperoxide, superoxide ions and hydroxide ions)

that circulate in the air or on surfaces. It captures all free radicals and microbes (bacteria, viruses and other pathogens) and ensures their destruction. We update the instant air quality to be followed up-to-date through the own mobile applications of our Akasya and Akbatı shopping malls.

Kidzania Sepaş Electricity Center

Visitors who participated in the activity of Sepaş Electricity Center as an energy saving expert, learn what energy and natural energy resources are and the importance of using sustainable natural

energy sources for the environment. They practically observe how energy is produced with wind, sun and water in the interactive energy saving area. They detect areas that waste energy on the digital city map. They inform about how they can use energy efficiently in these areas.



ENERGY MANAGEMENT

We continued the efficient use of energy and the efficiency projects during the reporting period.

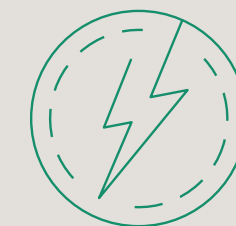
In Akbatı, saving efforts were carried out to use the lighting, heating, cooling and ventilation systems more efficiently. CO₂ temperature reading system integration was commissioned, existing lighting fixtures were replaced with LED fixtures. Improvements were made to the air handling units and the closed-circuit water system. As a result of the energy efficiency studies carried out between 2019-2020, an average of 14.5% savings in electricity consumption was achieved. The gain obtained with this savings is 795,000 kWh, and its financial value is approximately 500,000 TL. Studies for energy efficiency continue.

An average of 19.53% savings was achieved in electricity consumption as a result of the energy efficiency studies carried out in Akasya between 2019-2020. The gain obtained with this saving is 2,095,000 kWh, and its financial value is approximately 1,375,000 TL.

Total Energy Consumption by Years (GJ)



An average of **19.53%** savings was achieved in electricity consumption as a result of the energy efficiency studies carried out in Akasya between 2019-2020.



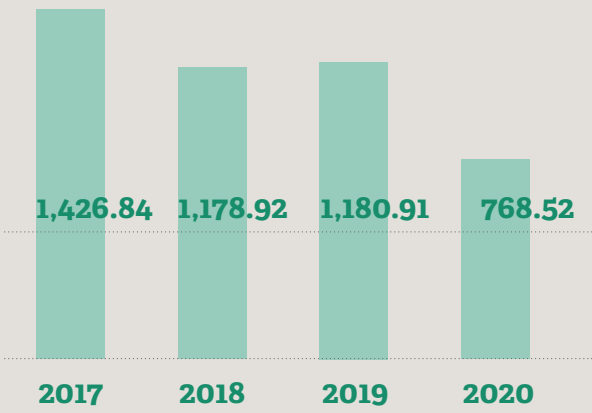
WASTE MANAGEMENT

The year 2020 was a year that we continued to work on the reduction, separation and disposal of wastes generated during our operations. We implemented the practices within the scope of the “Zero Waste” project realized in our country. As of 2020, we have started the sorting of household, glass, paper, plastic and metal wastes within our shopping malls.

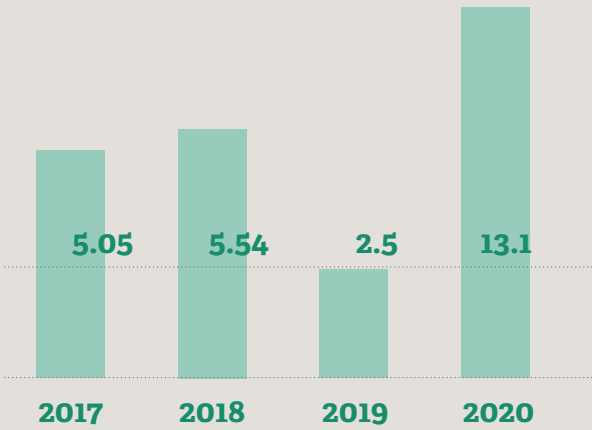
Akasya and Akbatı Shopping Mall Zero Waste Management

With the project, it is aimed to protect the environment, prevent waste, use resources more efficiently, minimize waste generation and ensure recycling within the scope of sustainability. We work together with local governments in waste management in order to prevent environmental pollution and destruction, to reduce existing waste, to leave a cleaner, more livable environment and nature to new generations, as well as to add value to the economy. Akasya and Akbatı Shopping Malls have been awarded the 'Zero Waste Basic Level' certificate from the Ministry of Environment and Urbanization. Within the scope of the project, targets are set to raise the level of Zero Waste Management.

Amount of Non-Hazardous Waste by Years (ton)



Amount of Hazardous Waste by Years (ton)



Kidzania Koroplast Recycling and Sorting Center

In the activity where the visitors act as a recycling specialist; it is learned that wastes such as paper, plastic and glass

are not actually garbage, and how they can be reused when properly separated and processed. Visitors on duty learn how long it takes them to disappear in nature and how it poses a threat to the world when various types of waste are treated as garbage.



Academy Environment– KidZania Recycling Center Activity

The project, which was carried out at the Academy Environmental Recycling Center and started in August 2020, aims to inform the visitors about the recycling processes of electronic waste, its contribution to the economy,

its importance in protecting natural resources, and to acquire values such as recycling, waste management, environmental awareness, and problem-solving awareness. Our guests who work as a Waste Management Specialist in the activities of the Recycling Center; learns how it can be reintegrated into the production process when properly evaluated.



WATER MANAGEMENT

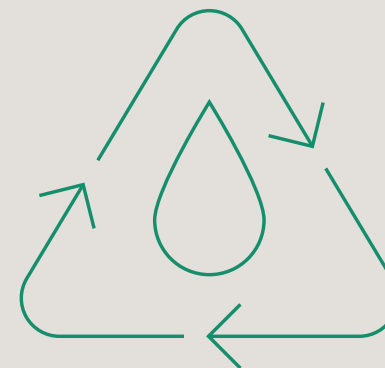
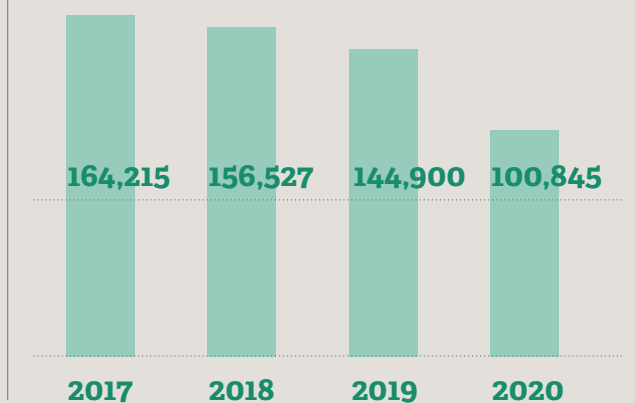
As Akış REIT, attach special importance to the conscious consumption of water and monitor with sensitivity. In this context, we continued our projects that provided efficiency in the reporting period, as in previous years. With the decrease in the number of visitors due to the pandemic, as well as the efficiency work we have done, we have significantly reduced our water use compared to previous years.

In KidZania Istanbul, the water in the fire extinguishing area in the fire department is stored in a 2-ton warehouse. It is constantly circulated and reused. Also in 2020, in order to save water in KidZania Istanbul, photocells were added to all faucets allowing them to open and close automatically.

Plant Production-Akasya/ Akbatı

Plants that can be produced easily and quickly and whose water consumption is lower than the existing plants were determined to be used in revisions in landscape areas. Rootstock shoots were formed in the plants, cuttings were made at the appropriate time for production, and production was started in revision areas and pots. With this project, it is aimed to reduce the water consumption used in the landscaping areas every year, while the landscaping areas are renewed in the amount of rootstock plants that will increase every year.

Total Water Consumption by Years (m³)





WORKING LIFE



To increase the sustainable value we produce thanks to our competent, productive and creative employees and to maintain our "Innovative Company" position; providing our employees with a working environment where they can work in safety and prosperity is one of our most important business priorities.

We offer equal opportunities to all candidates who have the knowledge, skills, competence and experience required by the job and position, at every stage of their career, starting from the recruitment process, and we observe human and employee rights at the highest level and stand against all forms of discrimination. With this understanding, we respect differences such as gender, language, religion, ethnicity and age, and we do not allow any discriminatory practices in any human resources process. We respect the freedom of being a member of a union and making collective bargaining agreements, which is one of the fundamental rights of our employees.

As in all business processes, we act in line with the responsibilities and provisions of the United Nations Global Compact, of which we are a party, in processes for our employees. We carry out Human Resources policies and all operational processes as a reflection of the responsibility brought by corporate citizenship and sensitivity to the environment and people.

Our wage policy is based on the basic principle of "Equal Pay for Equal Work". In this direction, we ensure that a fair wage policy is applied through regular annual

wage market analyzes. In addition, within the scope of the fringe benefit application, which is a part of the total income package we offer, we provide our employees with fringe benefits that are compatible with the developments in the market and that take their needs into account.

We support the widespread application of our working consciousness in the value chain. We do not allow child labor and forced or compulsory labor in the operations of our company or the contractors/subcontractors we work with, and we ensure that our working environment is people-oriented. We take all necessary precautions on related matters. During the reporting period, there were no complaints submitted regarding these issues.

We conduct an Employee Engagement Survey by measuring the Trust Index with Great Place to Work (GPTW), an independent research company, in order to improve the environment in which our employees are securely attached, proud of their work and workplace, and in which they work in harmony and cooperation with their colleagues. We regularly implement practices aimed at taking the results to higher levels.

PERFORMANCE MANAGEMENT

The main purpose of our performance management system is to share the goals and strategies of our company from the top management to the lower levels, and to ensure the contribution of the employees to this process. With the target review and evaluation studies carried out in this direction, the success and competencies of our employees in realizing their targets are evaluated. Within the scope of the performance bonus and incentive system, our employees are rewarded and their development plans are completed.

During the reporting period, performance feedback **was provided to a total of 250 employees, 117** of whom were blue-collar and 133 were white-collar.

TALENT MANAGEMENT AND EMPLOYEE DEVELOPMENT

We believe that sustainable economic and social development will be achieved by providing equal opportunities in training and development to all our employees at all levels. In the Talent Management process, Assessment and Development Center is implemented via platforms based on competency and platforms differentiated according to the management level for different positions. In this way, it is ensured that the competencies of the employees are determined and evaluated objectively and accurately. The outputs obtained constitute an input to the Succession and Career Development process and are used in backing up the Company's senior management positions and in planning the development of current and future managers. During the reporting period, the Senior Management Succession and Career Management work at Akiş REIT and Akyaşam was completed and presented to Akiş REIT Corporate Governance Committee and Akkök Holding. Career Maps were shared with Akkök Holding. Employee Succession and Career Development System project work was initiated primarily within Akiş REIT and continues.

We have various Leadership Development Programs designed for the target audience and needs, which aim to contribute to the development of leaders of today and

“You are One of Us”

In 2019, the training and development program was designed and put into practice with the motto of “You are One of Us” for the development of our subcontractor service employees. Between January 24 and December 12, 2019, a total of 80 days and 550 hours of training were provided to 404 subcontracted service employees. The program continued in 2020, and the number of participants in face-to-face and online trainings, was 391 people, 58 days, and a total of 290 hours. Our program was awarded the Silver Award



in the "Best Education and Development" category during the 2020 award process of the Turkish Education and Development Platform Association (TEGEP), which brings together the Learning and Development Awards every year.

future, support the transfer of Akkök Group culture, corporate memory and business style to new generations, and positively affect the development and commitment of managers. These programs are; Akkök Executive Development Program, developed and managed in cooperation with Sabancı University EDU, is implemented under the name of Boomerang HR Manager, Multidimensional Leadership, Managing Your Business, One-to-One Coaching Program, Philharmonic Akkök Mentoring Program, and managers are encouraged to participate in related programs according to their needs.

The reporting year of 2020 has been a year in which we have adapted to technology and focused on technology in employee development. During the period when we were working remotely, we offered our employees psychologically supportive and motivating trainings in a virtual environment. In addition, we held online trainings on COVID-19 awareness and expert opinions. We shared short videos that raise awareness about digitalization. Throughout the process, we continued the training of our subcontractor service employees in the field with the same meticulousness and implemented pandemic-specific training and development programs such as “We are Starting with Innovations Again”, “You are One of Us” and “You are the Power”.

In 2020, we provided a total of 147,706 person*hours of training, including **10,856 person*hours to our employees and 136,850 person*hours** to our subcontractor service employees in our companies within the scope of the report.

KidZania Development Programme

The KidZania Development Program project is organized twice a year. Employees working as supervisors (blue collar) participate in this program. In the program, first the departments that need interns are determined, and then the supervisors who are interviewed and found convenient have the chance to gain experience by working in the office on certain days of the week. Supervisors who complete this program receive a certificate of participation. Through this program, which is used as a career planning tool at KidZania, supervisors also get the right to be candidate for positions opened within the scope of office workers. In addition, a long-term internship protocol was signed with Sakarya University. The program lasts 14 weeks and interns gain experience in every department of the company.

We consider developing and implementing projects that will benefit our company by taking the ideas and suggestions of our employees as an important part of continuous development. “I Have an Idea!”, our suggestion system for projects that increase the motivation of our employees, support sustainability, create value in the field of social responsibility, increase customer satisfaction, strengthen our company image and save all kinds of savings. We evaluate it within the

Situational/Instant Reward System

The “Situational/Instant Reward System” has been implemented with the aim of recognizing, appreciating and rewarding the situations in which the employees achieve superior success within the company, which have a significant contribution to the company, which includes extraordinary works, voluntarily and willingly, exhibit exemplary attitude and behavior. Candidates nominated as part of the Situational/Instant Reward System are evaluated and rewarded. A “Thank You” letter is sent to the rewarded employees and the employees choose their reward from the Award Pool.

scope of the Individual Suggestion System. Despite the fact that it could not be performed fully due to the pandemic, we implement 4 of the 5 projects forwarded by our employees during the reporting period.

The Employee Engagement Survey, which was planned for 2020 and conducted by an independent organization, was postponed to 2021 with the joint decision of the HR Process Team in all our Group Companies due to the pandemic.





OCCUPATIONAL HEALTH AND SAFETY



As Akış REIT, we adopt a zero-accident-oriented OHS management approach in all departments by giving utmost importance to the health and safety of our workforce, with the awareness that the future is a product of our safe work.

It is our main responsibility to integrate all the practices required by our country's legislation into our business processes in order to provide a healthy and safe environment for our employees, tenants, customers and visitors. In this direction, we continue our OHS activities in line with the Company's OHS Policy. Our employees sustain the healthy and safe working environment we have created by complying with legal regulations and regulations.

In 2020, we focused on projects and studies on the "zero risk" principle in occupational health and safety. Thus, we quickly realized improvements where deemed necessary and managed our business processes with preventive measures and dangerous situation and emergency plans.

The 5 OHS committee, which consist of employee representatives and volunteer members, aims to provide a safe working environment for employees at Akış REIT. 10 people, including 2 employee representatives, take part in these committees. In 2020, no serious injury or death occurred in any of our employees.

Within the scope of combating the COVID-19 pandemic, which threatens our business continuity, the COVID-19 Committee was established, and committee members came together for evaluation every month and took measures to manage the pandemic process properly. A total of 40 OHS audits, 24 of which were official, were carried out in 2020. Within the scope of the applicability of the measures taken, 9,379 business inspections were conducted repeatedly in stores. In addition, our companies have emergency plans for earthquake, fire, sabotage, work accident, flood-water, storm. In this context, necessary demonstrations were carried out during

the working year, taking into account the emergency situations.

As Akış REIT, we raise the awareness of our employees by informing them about occupational safety and health and providing them with training; We offer an environment that facilitates our employees to take responsibility in all matters related to security. In addition to our employees, we also organize trainings for the employees of our subcontractors. In this context, during the reporting period, we provided 387 person*hour of occupational health and safety training to our employees at Akasya, Akbatı, KidZania Istanbul and ongoing construction sites, and a total of 2,940 person*hours to the employees of our subcontractors.

COVID-19 Precautions

In 2020, we established high hygiene standards and reduced the risk to zero in the fight against COVID-19 at Akasya and Akbatı Shopping Malls. With the high hygiene standards applied, it is aimed to increase the number of visitors and strengthen customer satisfaction. Within the framework of the joint agreement with TSE and AYD (Shopping Malls and Investors Association), Akasya and Akbatı became the first shopping malls in Istanbul to receive the TSE COVID-19 Safe Service Certificate. In addition, we were entitled to receive the "Hygiene and Protective Measures Inspection Certificate" from TÜV-SÜD, which offers German Standards, and the "SAFE COVID-19 Safe Area Certificate" with the joint work with Royal Cert.



CONTRIBUTION TO SOCIAL DEVELOPMENT



As Akış REIT, we continue our investments that contribute to the sustainable development of society through our collaborations. We make a difference in the sector with our projects that increase social welfare in line with our motto "Your happiness is at the core of our every business".

AKBATI – SOCIAL RESPONSIBILITY PROJECTS

Aiming to touch the lives of its guests in all its activities, Akbatı continued to bring life-enhancing activities to its guests with the slogan "It is very nice to live" during the reporting period. It has created an impact that adds color and movement to the cultural, artistic, sports and educational life of the region through the free events it hosts.

- Akbatı continues its education and workshop programs every year in order to further strengthen the parent-child relationship by sharing contents that raise parents awareness throughout the year with its Facebook page "for my child" which started in 2012 on social media and continued in 2020, while carrying the physical foot of the project into a mall.
- Since 2018, with the "My Dream Partner with Turkcell" application, Akbatı has been supporting visually impaired guests to easily reach the stores, while the Disabled Vehicle Identification System located in the parking area allows disabled guests who come to Akbatı to park comfortably.

Ecording & Akbatı Collaboration

Within the scope of Akbatı's 9th anniversary celebrations, 9,000 cedar and red pine tree seeds were planted in the soil through ecordrones, with the project realized in Mersin-Silifke region as a result of a 1-month study in October 2020, in cooperation with Ecording. In the project, it was aimed to contribute to the sustainability of ecological life by bringing together various types of seed balls with the help of ecodrones, which are peopleless aerial vehicles, with areas that are difficult to afforestation.

Akbatı shopping mall followers and visitors also supported the project through announcements on social media channels, e-mail newsletters and QR codes on posters inside the mall. With the project, which gained interaction of 14 thousand people on social media, a forest with 9,000 trees was brought to life, and seed ball donations were continued on behalf of each person who downloaded the Akbatı mobile application so that the forest would grow more and more each day.

LIFE ACADEMY

“Life Academy”, which we launched as a brand of Akiş GYO A.Ş in February 2015, offers a brand new sharing platform full of content ranging from basic health information to beauty advice, personal development and pleasant conversations that enrich life.

On this platform, which is owned by a real estate company for the first time in Turkey, interviews are held on many different topics with the aim of increasing individual awareness and contributing to social happiness. We host a wide range of information sharing on topics such as health, personal development, natural nutrition, natural beauty, pet care, laughter yoga, baby care, child development, astrology, and finance, at free-of-charge talks at Akbatı and Akasya. Thus, we provide participants with an informative experience and offer solutions to their question marks.

Reaching thousands of people in the interviews held between 2015-2020, the Life Academy continued to provide different experiences to the participants through its social media accounts, website and YouTube videos during the pandemic period. Life Academy has won a total of 12 awards so far.

AKASYA – SOCIAL RESPONSIBILITY PROJECTS

- Akasya offers its visitors not only a pleasant shopping experience but also rich social life options with its social responsibility projects.
- Seminars, interviews and Akasya Talks organized within the scope of Life Academy have brought together thousands of people with experts on healthy mind and body.
- With the “My Dream Partner with Turkcell” application, visually impaired guests were supported to access stores easily and to have information about store contents.
- Givin, a social enterprise that tries to support education with the income of its products and services and through non-governmental organizations, continued to be supported. With Givin, whose only store is located in Akasya, projects implemented to increase participation in social benefit and to create a new and efficient resource development channel for NGOs were supported.

AKİŞ VOLUNTEERS AND OTHER VOLUNTEER WORKS

In the organization of Akiş Volunteers, Akiş and Akyaşam employees collected clothing and food aid for the earthquake that took place in Izmir in 2020.

Gifts for the Akiş employees on birthdays and special days celebrated are used to support the social responsibility projects.

For the project organized under the name of ProCE'20 with Boğaziçi University Construction Club, the project teams participated and formed by students from different universities in Turkey, provided drone footage of the land on which they could work due to the pandemic, and fulfilled the roles as mentor, educator, evaluation committee member accompanied by our managers. At the same time, financial sponsorship support was provided.

From the Women's Hands Initiative (Kadınların Elinden)

Founded in June 2018 with the aim of bringing natural and organic products produced by women producers in Anatolia to big markets, kadinlarinelinden.com started to offer its packaged natural foods and healthy home-cooked meals to Akasya guests in its concept restaurant and store on the 2nd floor with the support of Akasya as of October 18, 2020. The service provided at the location includes healthy home meals prepared using natural and organic ingredients with the motto #back2nature, along with à la carte menus prepared by expert consultant chefs. Akasya Location, of which 80% of its team consists of chef candidates studying gastronomy at various universities, works with the logic of academia as well as a business.

Akasya & TOG (Community Volunteers Foundation) Collaboration

The project "TOG Lights the New Year with Youth in Akasya", the first of which was implemented last year, was implemented for the second time this year. With this project, the social responsibility projects of the Community Volunteer youth continued to be supported with the resources allocated for traditional new year decorations. In addition to TOG's colorful New Year Cards, which are used as decorations within the scope of the project, a platform was also created to facilitate the support of the guests to the projects that benefit the society and to be a part of the "goodness movement". New Year activities in Akasya, held at the end of 2020, took place on digital platforms due to the pandemic. Akasya followers came together with Ayşe Arman at the online Sakajewa Goodness Necklaces Workshop via Zoom program; they also witnessed a fun conversation. Famous astrologers Dinçer Güner, Aygül Aydın and Hande Kazanova commented on their predictions for 2021 and the planetary road maps on Akasya website and Youtube account, while viewers had the opportunity to donate to TOG during the broadcast.

KIDZANIA ISTANBUL-
SOCIAL RESPONSIBILITY
PROJECTS

KidZania Istanbul has been carrying out the corporate social responsibility project "I have a big heart for a better world" since its opening year in 2014. Within the scope of the project, disadvantaged children are hosted at KidZania through non-governmental organizations, public institutions and universities. In 6 years, cooperation has been made with a total of 100 different NGOs, public institutions and universities in this context, and 120,000 visitors have benefited from the free learning experience.

KidZania Istanbul strives to strengthen the sustainability understanding it has adopted among all its stakeholders with the activities it carries out. In this direction, it provides awareness to children and their parents on environmental, social and economic issues in the Earthquake Simulation Center, Electricity Center, Recycling and Separation Center, Social Volunteering and University activity areas.

AWARDS DURING THE
REPORTING PERIOD

Turkish Education and Development Platform Association (TEGEP) Learning and Development Awards - Akyaşam's "You are One of Us" program was awarded the Silver Award in the "Best Education and Development" category.

Akasya received the "Excellent" degree in BREEAM In Use – International Part 2 (Building Management).

Memberships

AYD (Shopping Malls and Investors Association)

TSPB (Turkish Capital Markets Association)

GYODER (Real Estate and Real Estate Investment Trust Association)

UN Global Compact

United Nations Global Compact Contract Progress Notice

Human Rights	
Principle 1: Businesses should support and respect the protection of internationally proclaimed human rights	p.31
Principle 2: Businesses should make sure that they are not complicit in human rights abuse.	p.31
Labor	
Principle 3: Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining;	p.31
Principle 4: the elimination of all forms of forced and compulsory labor;	p.31
Principle 5: the effective abolition of child labor; and	p.31
Principle 6: the elimination of discrimination in respect of employment and occupation.	p.31
Environment	
Principle 7: Businesses should support a precautionary approach to environmental challenges;	p.27-28
Principle 8: undertake initiatives to promote greater environmental responsibility; and	p.27-28
Principle 9: encourage the development and diffusion of environmentally friendly technologies.	p.27-28
Anti-Corruption	
Principle 10: Businesses should work against corruption in all its forms, including extortion and bribery.	p.13-14



PERFORMANCE TABLES

ECONOMIC PERFORMANCE TABLES	2019	2020
Economic value created (TRY)	437,161,617	301,444,451
Total assets (TRY)	6,298,884,591	6,104,877,531
Loans (TRY)	2,053,922,603	2,334,632,663
Total Employee Wages (TRY)	33,986,894	29,816,605
Total Paid Dividend (TRY)	108,000.000	124,608,000
Taxes and Similar Payments to the State (TRY)	65,799,684.41	37,901,257.00 TL
Donation, Sponsorship, Social Investment and CSR Project Expenses (TRY)	481,750	145,350
Equity (TRY)	4,020,450,560	3,607,213,978
Net profit for the period (TRY)	549,043,489	458,444,388

ENVIRONMENTAL PERFORMANCE TABLES												
	2017			2018			2019			2020		
	Akasya	Akbatı	KidZania	Akasya	Akbatı	KidZania	Akasya	Akbatı	KidZania	Akasya	Akbatı	KidZania
Non-renewable energy consumed directly (GJ)	14,120.28	9,167.33	0	10,028.83	4,712.12	0	7,869.53	3,514.99	0	7,488	2,260.92	0
Non-renewable energy consumed indirectly (GJ)	43,806.17	23,710.77	3,948.09	43,640.42	20,875.12	3,999.18	38,661.90	19,736.16	3,934.09	31,113	16,870.98	2,244.67
Total Energy Used	57,926.45	32,878.10	3,948.09	53,669.25	25,587.24	3,999.18	46,531.43	23,251.15	3,934.09	38,601	19,131.90	2,244.67
Energy density (GJ/m²)	2.22	0.923	0.394	2.06	0.718	0.399	1.79	0.652	0.393	0.72	0.537	0.242
Total amount of water consumed (m³)	80,035	75,350	8,830	80,543	65,543	10,441	71,554	61,426	11,920	50,287	45,571.32	4,986
Hazardous waste amount (ton)	3	1.7	0	4	1.74	0	0.74	1.76	0	11.5	1.6	0
Non-hazardous waste amount (ton)	1,001.50	425.34	N/A	808	370.64	0.28	849.5	331.16	0.25	537.166	228	3.35

SOCIAL PERFORMANCE TABLES				
	AKİŞ	AKYAŞAM	KIDZANIA	TOPLAM
Total number of employees	25	113	112	250
Total female white-collar employees	12	33	23	68
Total male white-collar employees	13	37	15	65
Total blue-collar female employees	0	1	56	57
Total blue-collar male employees	0	42	18	60
Number of Female working with fixed term employment contracts	0	1	0	1
Number of men working with fixed term employment contracts	0	0	0	0
Number of Female working with indefinite term contracts	12	33	79	124
Number of men working with indefinite term contracts	13	79	33	125
Number of full-time female employees	12	34	77	123
Number of part-time female employees	0	0	2	2
Number of full-time male employees	13	79	32	124
Number of part-time male employees	0	0	1	1
Employees by educational status				
Primary School	2	13	6	21
High School / Vocational High School	0	40	39	79
Associate	0	20	9	29
University	15	31	54	100
Master	8	9	4	21
Employees newly recruited and quit by gender and age				
Total number of female employees hired	1	3	22	26
Total number of male employees hired	3	2	8	13
Total number of female employees who quit the job	0	1	8	9
Total number of male employees who quit the job	2	3	4	9
Employees hired by age groups				
Number of recruited employees between the ages of 18-30	3	4	26	33
Number of recruited employees between the ages of 31-45	1	1	4	6
Number of recruited employees between the ages of 46-65	0	0	0	0
Number of recruited employees aged 65 and over	0	0	0	0
Employees who quit the job by age group				
The number of employees who quit the job between the ages of 18-30	0	2	68	70
The number of employees who quit the job between the ages of 31-45	0	1	38	39
The number of employees who quit the job between the ages of 46-65	2	1	6	9
The number of employees who quit the job aged 65 and over	0	0	0	0

SOCIAL PERFORMANCE TABLES				
	AKİŞ	AKYAŞAM	KIDZANIA	TOPLAM
Employees on parental leave				
<i>Number of female employees on maternity leave</i>	0	6	1	7
<i>Number of male employees on maternity leave</i>	1	2	0	3
<i>Number of female employees returning from maternity leave</i>	0	3	1	4
<i>Number of male employees returning from maternity leave</i>	1	2	0	3
Employee Trainings - Number of Participants (person)				
<i>Blue-Collar</i>	0	16	38	54
<i>White-Collar</i>	23	34	74	131
<i>Female</i>	12	17	79	108
<i>Male</i>	11	33	33	77
Employee Trainings - Total Hours (person x hour)				
<i>Blue-Collar</i>	0	24	111	135
<i>White-Collar</i>	4610,5	6222	57	10889,5
<i>Female</i>	2064	1725	118,5	3907,5
<i>Male</i>	2546,5	4521	49,5	7117
Contractor Employee Trainings - Number of Participants (person) *				
<i>Blue-Collar</i>	391	0	0	391
<i>White-Collar</i>	0	0	0	0
<i>Female</i>	118	0	0	118
<i>Male</i>	273	0	0	273
Contractor Employee Trainings - Total Hours (person x hour) *				
<i>Blue-Collar</i>	13,6850	0	0	13,6850
<i>White-Collar</i>	0	0	0	0
<i>Female</i>	41,300	0	0	41,300
<i>Male</i>	95,550	0	0	95,550
Number of employees given regular performance evaluation feedback				
<i>Female Blue-Collar</i>	0	1	56	57
<i>Female White-Collar</i>	12	33	23	68
<i>Male Blue-Collar</i>	0	42	18	60
<i>Male White-Collar</i>	13	37	15	65
Information on the demographic distribution of senior management				
<i>Total top executives</i>	7	2	3	12
<i>Total number of senior female managers</i>	3	1	2	6
<i>Total senior local managers</i>	7	2	3	12
<i>Senior "Management by Age Categories"</i>				
<i>Number of senior managers between the ages of 18-30</i>	0	0	0	0
<i>Number of senior managers between the ages of 31-45</i>	3	2	2	7
<i>Number of senior managers between the ages of 46-65</i>	4	0	1	5
<i>Number of senior managers aged 65 and over</i>	0	0	0	0
<i>Occupational Accidents (number)</i>	0	0	0	0

GRI CONTENT INDEX

 MATERIALITY DISCLOSURES SERVICE

2021

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102-48	GRI Content Index :There are no restatements of information.
102-49	About the Report p.3
102-50	About the Report p.3
102-51	GRI Content Index: Akiş REIT Sustainability Report 2020 is Akiş REIT's second Sustainability Report.
102-52	GRI Content Index: Annual reporting.
102-53	Contact p.61
102-54	About the Report p.3
102-55	GRI Content Index: p.59
102-56	GRI Content Index: No external assurance.

For the Materiality Disclosures Service, GRI Services reviewed that the GRI content index is clearly presented and the references for Disclosures 102-40 to 102-49 align with appropriate sections in the body of the report.GRI STATEMENT: The service was performed on the Turkish language version of the report.

Material Issues		
Standards	Disclosures	Descriptions and Page Numbers
GRI 103: Management Approach 2016	103-1 Explanation of the material topic and its boundary	Corporate Governance p.15
	103-2 The management approach and its components	Corporate Governance p.15
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Social Investments and Contribution to Society		
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	103-2 The management approach and its components	Contribution to Social Development p.50-54
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	103-2 The management approach and its components	Energy Management p.37; Water Management p.41; Waste Management p.38
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GRI 302: Energy 2016	302-1 Energy consumption within the organization	Environmental Performance Table p.56
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GRI 303: Water 2016	303-1 Interactions with water as a shared resource	Water Management p.41
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GRI 306: Effluents and Waste 2016	306-2 Waste by type and disposal method	Environmental Performance Table p.56
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GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Social Performance Table p.57
	401-3 Parental leave	Social Performance Table p.57
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	Social Performance Table p.58
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Social Performance Table p.58
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GRI 409: Forced or Compulsory Labor 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	Working Life p.43
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GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Occupational Health and Safety p.49
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