

SUSTAINABILITY HIGHLIGHTS 2024



Activities and Actions – HR Department

Investments in employees (training, development policies), compensation, fringe benefits, unionization rights, work/life balance solutions and talent management issues are included in the employee rights policy.

In 2024, the development needs of employees are met throughout the year with trainings such as Leadership development training, Effective performance management, English, Boomerang training, Ethics training, Financial consultancy training, Risk management training, Blue collar technical training, Emergency training.

In order to maintain the balance between private life and work life, employees can work remotely for 2 days with the hybrid working application. In addition, the flexible working hours application aims to allow employees to determine their own entry and exit times. Employees are given the right to leave on special days such as birthdays, graduations, report cards.

The process of including blue-collar employees in the performance management and bonus system, which started in 2023, continued in 2024.



Activities and Actions – HR Department

Activities carried out during the reported period to ensure employee satisfaction were disclosed to the public.

Akmerkez GYO conducts an Employee Loyalty Survey with Great Place to Work (GPTW), an independent and contemporary management tool that focuses on the dimensions of Reliability, Respect, Fairness, Pride and Team Spirit of our working life and draws a picture of our current situation in these areas with the “Trust Index”.

In line with the feedback from our employees, the development of the applications that are needed, create satisfaction and happiness with the “Voluntary Employee Team” and “Sponsors consisting of Managers” according to our focus areas and priorities are ensured.

Our goal is to improve the happy environment where our employees are securely attached, proud of their work and workplace, and work in harmony and cooperation with their colleagues, together on the way to becoming the “Best Place to Work”. The GPTW survey was re-applied in 2024 and focus group studies involving all employees were completed. Actions will be implemented in line with the results obtained from the studies in 2025.

Activities and Actions – Facility Management




We work with companies that comply with national and international standards, can easily adapt to developing and changing conditions, work with environmentally and living creatures-friendly product supply and service awareness, and have proven themselves in these areas.

The OTIS logo is displayed in a blue box. It consists of the word "OTIS" in a bold, blue, sans-serif font.The SIEMENS logo is displayed in a white box. It consists of the word "SIEMENS" in a bold, teal, sans-serif font.The Honeywell logo is displayed in a white box. It consists of the word "Honeywell" in a bold, red, sans-serif font.The NCH logo is displayed in a blue box. It consists of the letters "NCH" in a bold, white, sans-serif font.The CHEM-AQUA logo is displayed in a blue box. It consists of the text "CHEM-AQUA" in a bold, white, sans-serif font.

Activities and Actions – Facility Management



Within the scope of our companies' Energy policy, we are working on energy saving alternatives by using the energy required by the facility in the most efficient way without disrupting operational activities.

	Akmerkez Energy Policy	Document Number: Release Date: Rev. Date: Rev. No: Page No: 1 / 1
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As Akmerkez, we host many "firsts" for our visitors and guests with carefully thought-out details. We place great importance on sustainability, shape our activities with the goal of being a "first," and act with a human-centric approach. Akmerkez GYO aims to continuously improve energy efficiency in its buildings—Akmerkez Residences, Office Towers, and shopping mall—by increasing energy performance and making its operations and services environmentally and economically sustainable. In line with the Energy Policy we have developed, we are committed to:

- Informing all our employees about energy efficiency through various communication tools and necessary training, ensuring they adopt our energy policy and objectives,
- Ensuring full compliance with the current legal requirements and regulations regarding energy use and efficiency,
- Systematically monitoring energy consumption to achieve our goals, preparing improvement action plans, reviewing them periodically, and updating them, when necessary,
- Developing and implementing supportive projects aimed at improving energy performance,
- Supporting the procurement of environmentally friendly and energy-efficient products and services to enhance energy efficiency,
- Providing the necessary information and resources to achieve our objectives and targets,
- Systematically monitoring, documenting, and communicating the results of the established system to all units of the organization, ensuring the continuity of the system,
- Continuing and improving all activities aimed at enhancing energy performance and increasing energy efficiency,
- Utilizing energy produced from renewable sources as much as possible,
- Sharing our policy publicly via our corporate website and informing all stakeholders through this channel,
- Ensuring that all employees play a role in effectively implementing the Energy Policy, with responsibility resting with the Sustainability Committee,
- Reviewing the policy and management system at least once a year, making necessary improvements and updates as needed,
- Enforcing this policy with the approval of the Board of Directors.

Activities and Actions – Facility Management



Renewable energy

As Akmerkez, all of the electrical energy we use for air conditioning and common areas comes from renewable energy sources.

This is documented by the I-REC certificate.

With the I-REC certificate, we obtained the electrical energy we used from renewable energy sources. Thus, we reset our carbon footprint due to electricity consumption.

THE INTERNATIONAL REC STANDARD

This Redemption Statement has been produced for
ÜÇGEN BAKIM YÖNETİM HİZMETLERİ A.Ş.

by
SEPAŞ AKILLI ÇÖZÜMLER A.Ş.

confirming the Redemption of
6 000.000000

I-REC Certificates, representing 6 000.000000 MWh of
electricity generated from renewable sources

This Statement relates to electricity consumption located at or in
NİSPETİYE CAD. AKMERKEZ TİCARET MERKEZİ E-3 KULE 1.OFİS KATI ETİLER / BEŞİKTAŞ /
İSTANBUL
Turkey

in respect of the reporting period
2024-01-01 to 2024-12-31

The stated Redemption Purpose is
'Scope 2 Reporting'

sepaş AKILLI ÇÖZÜMLER

Ev.

QR Code Verification
Verify the status of this Redemption Statement by scanning the QR code on the left and en-
tering in the Verification Key below
Verification Key
2 0 0 6 7 1 9 6
<https://api-internal.evident.app/public/certificates/en/1.0le%3Buds0gcN86p18QmPu541q%2FQTyG85MfIkndIvshbrqyYomCsudT758Jc>

Redeemed Certificates

Production Device Details

Device	Country of Origin	Energy Source	Technology	Supported	Commissioning Date	Carbon (CO ₂ / MWh)
Kargilik HES	Turkey	Hydro-electric	Run of river	No	2005-04-24	0.000000

Redeemed Certificates

From Certificate ID	To Certificate ID	Number of Certificates	Offset Attributes	Period of Production	Issuer
0000-0217-6991-0166.000000	0000-0217-6991-6165.999999	6 000.000000	Incl	2022-07-01 - 2022-12-31	Foton

Auditor Notes

This statement is proof of the secure and unique redemption of the I-RECs stated above for the named beneficiary to be reported against consumption in the country during the reporting year stated. I-RECs are assigned to a beneficiary at redemption and cannot be further assigned to a third party. No other use of these I-RECs is valid under the I-REC Standard.

Where offset attributes are 'incl' the device registrant, who exclusively holds the environmental attribute rights, has undertaken never to release carbon offsets in association with these MWh; 'excl' means carbon offsets relating to these MWh may be traded independently at some point in the future.

For labelling scheme information please refer to the scheme's website. Labelling scheme listing may not be exhaustive.

Thermal plant emit carbon as part of the combustion process. Whilst this is not zero carbon, it is generally recognised as carbon neutral where the source is recent biomass.

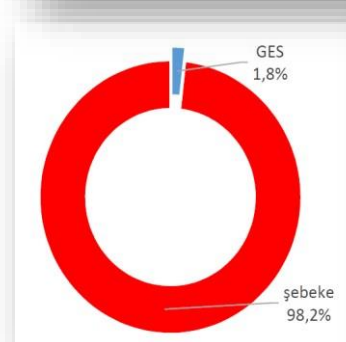
Activities and Actions – Facility Management



Feasibility studies have been performed on solar panel installation.

Renewable energy

- As Akmerkez; In order to reduce the amount of CO2 released to the environment and energy costs, studies were carried out to install solar panels on the Skylight roofs of the shopping mall in order to benefit from "Renewable Energy" sources.
- In this context, feasibility studies were made by companies with Solar Energy Systems expertise.
- As a result of these studies; It has been reported that the system will operate with low efficiency due to both the low solar potential as the Marmara region and the shadow of the buildings around the Skylight roof.
- As a result of the reports of the companies; It has been determined that the energy to be obtained from the system to be installed can meet 1-2% of the total need of the facility.
- Although the life of the system is 25 years, the return period of the investment cost is foreseen as 5-7 years.
- Due to these reasons, the investment has been postponed for now and is among the future plans.



Activities and Actions – Facility Management



Renewable Energy

- As Akmerkez AVM, we were certified at the GOOD level as Building Management in BREEAM, the world-famous environmental assessment system, to which we applied in 2023.

BREEAM® Code for a Sustainable Built Environment
www.breem.com

BREEAM In-Use
The assessment of:
Istanbul, Akmerkez
Nispetiye Cad.34337 Etiler, Istanbul
Istanbul
34337
Turkey

has been carried out according to Technical Manual:
BREEAM International In-Use: Commercial Version 6
by a Licensed Assessor for:
Klépierre Management

Total area of assessment (m²): 16166.0
Certificate Number: BIU00016942-1.0 Issue: 01

The assessment process is certified by BRE Global Limited in accordance with the requirements of Scheme Document S06063

Asset Performance: 41.8% Longevity Partners SAS
Good
★★★★☆☆

Management Performance: Not Assessed

19 December 2023
19 December 2026
Valid Until

bre

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BREEAM® Code for a Sustainable Built Environment
www.breem.com

BREEAM International In-Use:

Assessment of:
Istanbul, Akmerkez
Nispetiye Cad.34337
Etiler, Istanbul
Istanbul
34337
Turkey

Klépierre Management

Good 41.8% ★★★★★

Category	Score
Health & Wellbeing	38.20
Energy	75.80
Transport	63.83
Water	64.70
Resources	0.00
Resilience	27.77
Land Use & Ecology	33.33
Pollution	0.00
Exemplary	0.00

Asset Performance

BIU00016942-1.0

Certificate Number
01

Issue Number
Longevity Partners SAS

Licensed Assessor Company
Josephine Cuille

Assessor name
JC95

Assessor Number

Management Performance

Not Assessed

19 December 2023
19 December 2026
Valid Until

bre

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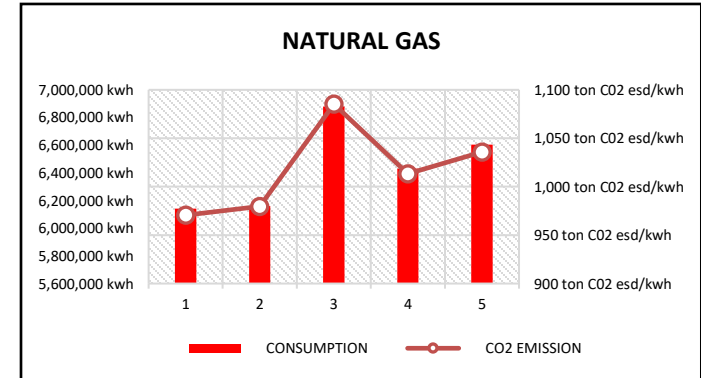
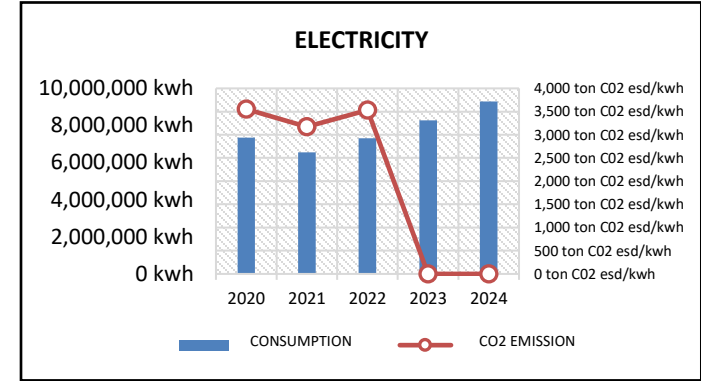
Activities and Actions – Facility Management

With a brief summary of the activities and actions taken within the scope of sustainability; In this context, the topics that overlap with UNDP sustainable development goals are presented below.



Energy Consumption

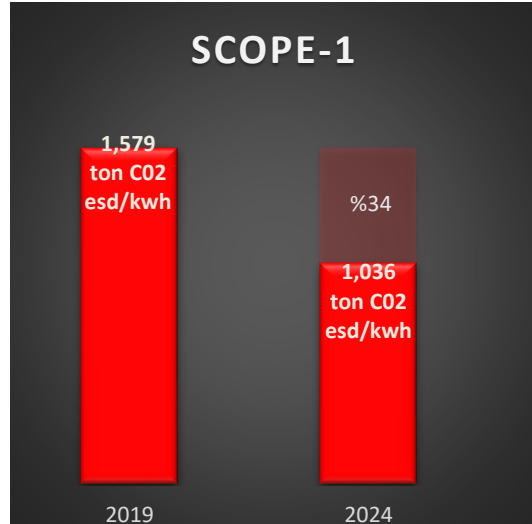
- Akmerkez purchases the energy it needs in order to carry out the operational activities of the facility in the form of electricity and natural gas from the relevant institutions.
- Cooling, ventilation, lighting, vertical circulation equipment, security, etc. Electricity consumption for needs, natural gas consumption for heating and hot water.
- For this reason, we keep the indirect CO2 emission specified in Scope-2 at the lowest level by using the energy we purchase in the most efficient way and by reducing the consumption with the actions we take every year.
- The energy consumption values and CO2 emission values of the facility for the last 5 years are given in the table on the right.
- Since 2022, it has been documented with the I-REC certificate that our electricity consumption is provided from renewable energy sources. For this reason, 7539 tons of CO2 emissions in electricity consumption have been zeroed.



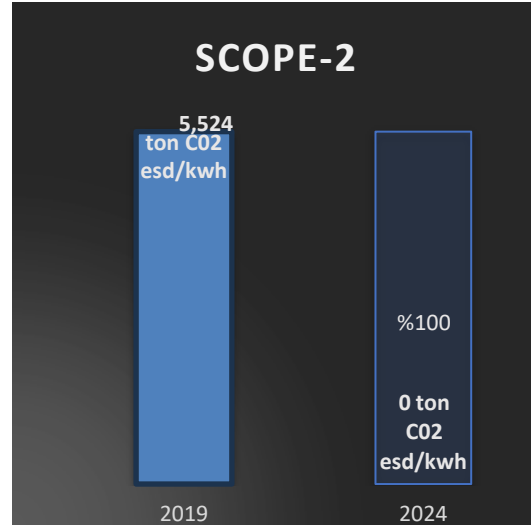
Activities and Actions – Facility Management



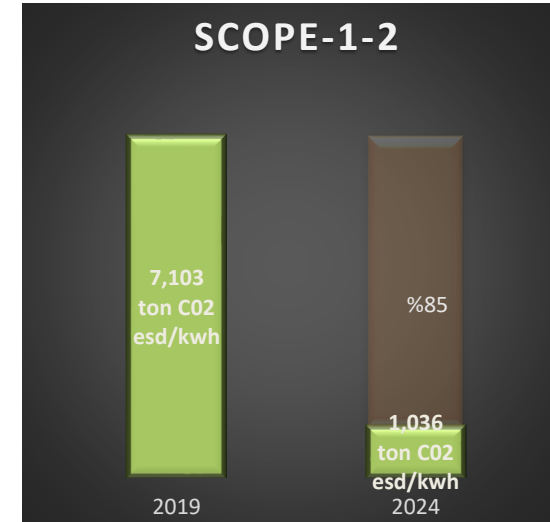
Within the scope of our energy policy, by using the energy required by the facility in the most efficient way without disrupting operational activities, the CO2 emission resulting from energy use has been reduced to 1036 tons as stated below.



With the decrease in consumption of natural gas in Scope 1, CO2 emissions have been decreased %34 in the last 5 years to 1.036 tons



With the I-REC certificate in Scope-2, the CO2 emission provided from renewable energy sources for electricity is zeroed.



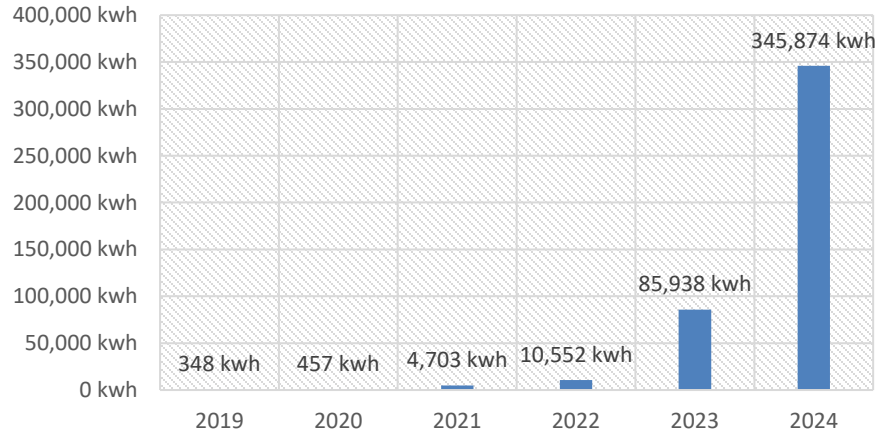
CO2 emissions have been decreased 85% in the last 6 years from 7.103 tons to 1.036 tons.

Activities and Actions – Facility Management

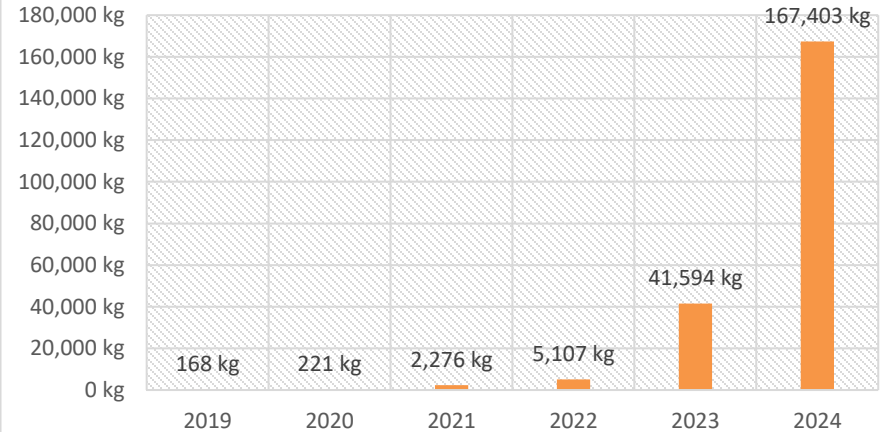


CO2 emissions from vehicles' fossil fuels have been reduced from the charging operations carried out at the vehicle charging stations located in the facility.

AMOUNT OF ENERGY USED FOR CHARGING



REDUCED CO2 EMISSIONS



Activities and Actions – Facility Management



Within the scope of our energy policy, it is to keep the CO2 emissions we give to the environment at the lowest level by using the energy needed by the facility in the most efficient way without disrupting operational activities. In this context, the following studies have been carried out and these studies continue continuously.

Efforts have been initiated to obtain the Energy Management System **ISO 50001** and will be provided until the end of the period specified by the regulation.

Energy Efficiency

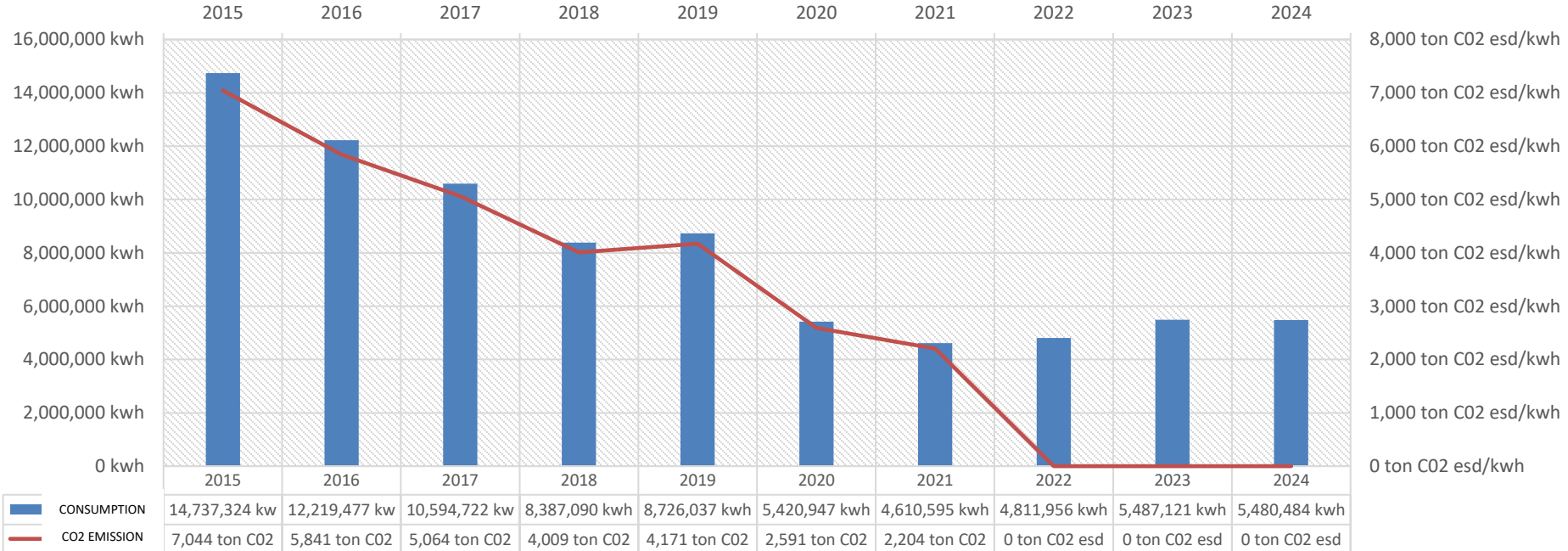
- Installation of inverters on the motors of ventilation systems
- By-pass system between heating boilers
- Replacement of old chillers with new efficient groups
- Replacement of old cooling towers with new efficient towers
- Free-cooling regulation in cooling groups
- Building Automation System revisions
- Replacing inefficient lighting fixtures with efficient LED products
- Making necessary interventions by monitoring the energy by establishing an energy monitoring system
- Recognizing the deficiencies with energy studies and taking precautions
- CO2 emissions, which were reduced by the improvements made between 2015 and 2024, are equal to the amount of CO2 taken from the atmosphere by 313.086 trees.

Activities and Actions – Facility Management



As a result of these studies, 60% savings has been achieved in total consumption in the last 8 years. In this way; The emission, which was 7044 tons of CO2 eq/kwh in 2015 due to electricity consumption, decreased to 2204 tons in 2021 due to the savings made and the effect of the pandemic, as the plant was closed for a limited time. Although the effect of the pandemic ended in 2022 and entered the full working period, it reached the level of 2300 tons of CO2 eq/kwh and decreased to 0 with the transition to renewable energy.

Energy Efficiency




Activities and Actions – Facility Management



Water Consumption

In accordance with our company's energy policy, as other energy sources; In order to use water in the most efficient way, studies and researches are carried out continuously and water saving alternatives are evaluated.

In accordance with our company's water policy; Studies and researches are carried out continuously in order to use water in the most efficient way.

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As Akmerkez GYO, we take pride in hosting numerous "firsts," thoughtfully designed for our visitors and guests. Sustainability is a core focus, and we shape our operations with the goal of being a pioneer in this field. We are committed to using our water resources efficiently, ensuring that the amount of water we consume is kept to a minimum. Our Water Policy, prepared in line with this principle, is based on the following objectives:

- Ensuring efficient and responsible water usage,
- Developing necessary practices to prevent water pollution and protect our water resources,
- Continuously working on the development of technological tools for water management,
- Exploring effective methods for harvesting water from rainfall,
- Aligning our policies with national water regulations,
- Continuously modernizing our facilities by adopting the latest technological advancements to promote water conservation.

Within this framework, the following implementations have yielded successful outcomes:

- Informing all our employees and stakeholders about water efficiency through various communication tools and training programs to ensure the adoption of our water policy and goals,
- Collecting rainwater through drains into cisterns located in parking areas and utilizing this water for irrigating green spaces,
- Managing the heating and cooling systems through the building automation system to achieve international comfort standards with maximum efficiency,
- Preventing water wastage in restrooms by using automatic sensor water fixtures,
- Installing high-efficiency shower fixtures and heads in our facilities,
- Using ultrasonic sensor-operated urinals throughout the shopping mall that are smart, user-friendly, and require minimal maintenance,
- Minimizing heat loss by insulating all hot and cold water pipelines,
- Equipping the entire shopping mall with dual-flush toilet tanks, adjusted to consume minimal water levels.

We hereby declare that this policy has been implemented with the approval of the Board of Directors.

Akmerkez Board of Directors

Activities and Actions – Facility Management



Water Consumption

- Our water demand are generally supplied from the network.
- Apart from this, we collect rainwater in cisterns and provide irrigation for landscape areas. The rates are stated in the table on the side.
- After Covid-19 pandemic, with the «back to office» effect, total consumption began to increase
- Research and planning continues to use the rainwater collected in cisterns in a wider area.
- Due to the drought and low rainfall in 2023 & 2024, the consumption rate from this resource decreased.

CONSUMPTION	2019	2020	2021	2022	2023	2024
TOTAL CONSUMPTION	97.255	65.903	72.256	89.621	93.886	102.196
NETWORK	95.486	63.836	68.373	85.897	91.802	101.424
RAIN WATER (LANDSCAPING)	1.769	2.067	3.883	3.724	2084	772
NETWORK RATE	98,2%	96,9%	94,6%	95,8%	97,8%	99,2%
RAIN WATER RATE	1,8%	3,1%	5,4%	4,2%	2,2%	0,8%

