

**THE EARLY RISK IDENTIFICATION COMMITTEE OF KIZILBÜK
GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ (KIZILBÜK
REAL ESTATE INVESTMENT TRUST (REIT) CORPORATION)**

DUTIES AND PRINCIPLES OF OPERATION

PURPOSE

As part of the regulations, provisions and principles provided under the Capital Market Regulation and Capital Market Board Corporate Governance Compliance, this document has been issued by the Board of Directors in order to identify the organization and structure of the Early Risk Identification Committee, which shall consist of members to be elected from among the members of the Board of Directors, so as to assist with the early identification of the risks which may pose threat to the presence, development and continuity of Kızılbük Gayrimenkul Yatırım OrtaklıĞı Anonim Şirketi (Kızılbük REIT Corporation), the implementation of necessary measures in the face of identified risks and the management of such risks.

AUTHORITY and SCOPE

In line with the articles specified under the duties and responsibilities of the committee, the Early Risk Identification Committee makes assessments and submits them in written to the Board of Directors as recommendation. If deemed necessary, the committee may invite and ask for the opinion of the Company employees. If deemed necessary, the committee may apply to the opinion of independent specialists as to its activities. The Board of Directors provides any and all sources and support for the performance of the duties of the committee.

ORGANIZATION

The Early Risk Identification Committee consists of 2 members at the least. The chair of the committee is elected from among the Board Members. Board Chairman and Director General cannot take part in the committee. Where the committee consists of two members, both members are elected from among the Board members who are not engaged in executive duties. Where there are more than two members, the majority of the members are elected as such. Where necessary, the committee may include specialists as members who are not members to the Board of Directors.

The Early Risk Identification Committee convenes 6 times in a year with quarterly meetings at the least. The committee records all the activities in written. The committee submits reports to the Board of Directors with the activity information and meeting results included therein.

ROLES and RESPONSIBILITIES

The duties and responsibilities of the committee are to:

- Identify the risks which may pose threat to the presence, development and continuity of the Company before they emerge, implement the necessary measures in the face of such risks and take actions to manage risks;
- Identify the opportunities which may improve the profitability and operations of the Company, take necessary actions as to identified opportunities and timely report them to the Board of Directors;
- Identify risk management policies and implementation procedures and ensure the implementation of and compliance with them based on the risk management strategies and the opinions of the Board of Directors;

- Request information, opinion and reports from relevant departments so as to efficiently perform the risk monitoring function, if necessary;
- Review and report the risks which are identified in the Company's financial statements and annual activity reports issued in accordance with the financial reporting standards agreed by the Capital Market Board;
- Create internal control systems so as to ensure that the risk elements and opportunities, which may affect the achievement of the goals of the Company, are identified, evaluated, monitored and managed according to effect and probability under the Corporate Risk Management approach;
- Integrate risk management and internal control systems to the corporate structure of the Company and monitor their efficiency;
- Measure the risk elements and opportunities identified by the risk management and internal control systems of the Company and report them to the Board of Directors for their employment in decision-making mechanisms;
- Perform the other activities which may be requested by the Board of Directors as part of the identification and management of risks;
- Perform the other activities which have been/may be assigned to the committee as per the Capital Market Board regulations and Turkish Code of Commerce.

EFFECT

This duties and principles of operation were accepted and entered into effect upon agreed as per the Board Resolution no. 2021-3 dated 03.04.2021. The provisions of this Regulation are regulated by the Chair of the Early Risk Identification Committee.