NAKKAS-BASAKSEHIR MOTORWAY PROJECT

GUIDE TO LAND ACQUISITION AND COMPENSATION (GLAC)



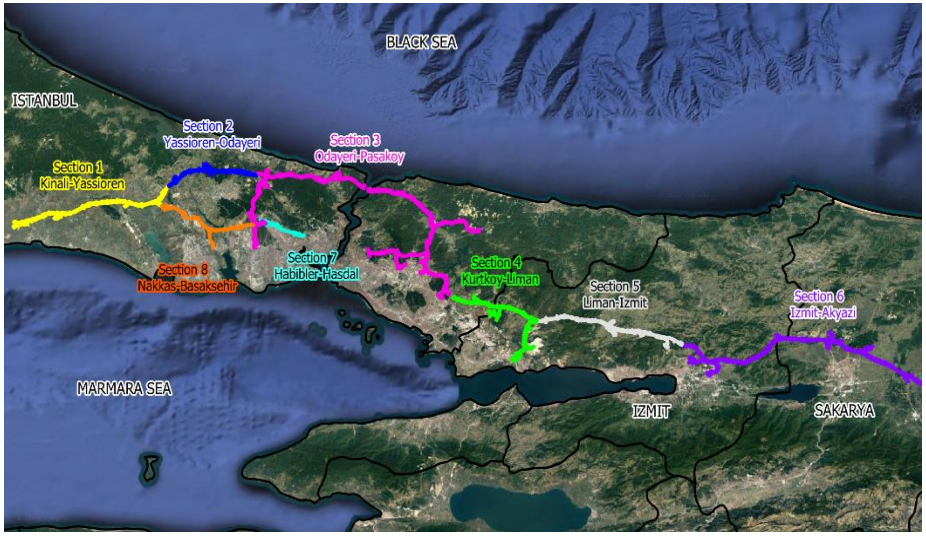
AUGUST 2023

Nakkas-Basaksehir Motorway Project

A. INTRODUCTION

1. What is Nakkaş-Başakşehir Motorway Project

The **Nakkas-Basaksehir Motorway Project** (the "Project") is the last section (Section 8) yet to be constructed as part of the largely existing Northern Marmara Motorway (NMM), a key component of the motorway network of Turkiye, which is already in operation between the Akyazi Interchange (Sakarya province, Akyazi district) and the Kinali Interchange (Istanbul province, Silivri district). The first seven sections of the NMM have been commissioned between 2016 and 2021.



2. What is the Project Model and Who is the Granting Authority?

The Project is a Public Private Partnership (PPP), with the Granting Authority – **Public Partner** – being the Republic of Turkiye, Ministry of Transportation and Infrastructure (MoTI) represented by the **Directorate General of Highways** (**KGM**).

The Project is implemented through **Build-Operate-Transfer (BOT)** model.

The Granting Authority – KGM is responsible for execution of expropriation works required for the Project in line with the Expropriation Law of Turkiye.

3. Who is the Private Partner of the Project Appointed within the Framework of BOT Contract?

The Private Partner – Company – that will design, construct, finance, operate and maintain the Project through the BOT contract is **Nakkas Otoyol Yatirim ve Isletme A.S.** (the Special Purpose Vehicle – SPV), an affiliated company of Ronesans Holding A.S.

4. What are the Project's Applicable International Standards?

Since the project is financed by international development banks and commercial banks, it is subject to international standards applied by financiers in October in addition to national legislation. In this direction, the following standards of the credit institutions in the Project are applied:

- European Bank for Reconstruction and Development (the EBRD or the Bank) Performance Requirements (PRs) (ESP 2019) and the Resettlement Guidance and Good Practice of the Bank
- International Finance Corporation (IFC) Performance Standards (PSs) (2012)
- Equator Principles (EP) 4 (2020)
- Asian Infrastructure Investment Bank (AIIB) Environmental and Social Framework (2019)
- Organisation for Economic Co-operation and Development (OECD) Common Approaches for Officially Supported Export Credits and Environmental and Social Due Diligence (the "Common Approaches" adopted in 2012 and revised in 2016)

5. What is the Timeframe and Scope of BOT Contract?

The **BOT Contract** (implementation contract) for the Project was executed between KGM and the SPV on **13 April 2021**. The BOT Contract covers **20 years**, including construction period and operations by the private partner.

At the end of the BOT Contract duration, the private partner will transfer the Motorway with all components to the Republic of Turkiye.

The responsibilities of private partner under the BOT Contract covers engineering design, construction, financing, operation and maintenance of the Project as well.

6. Why a Resettlement Action Plan (RAP) Has Been Prepared?

As the Project-related land acquisition results in *physical displacement* and economic *displacement* risks and impacts for businesses and people using affected lands for agriculture, a Resettlement Action Plan (**RAP**) has been prepared in line with applicable international standards with the objective of developing and implementing measures to address impacts on people and businesses.

To comply with the international standards, the RAP identifies the people and groups that will be physically and economically displaced, establishes eligibilities and entitlements for the compensation of losses/impacts, which are in addition to the compensation provided by KGM in line with the Expropriation Law. The RAP further describes the livelihood restoration, improvement and assistance measures to be provided to affected land users and employers and employees of the affected businesses and sets out the roles and responsibilities of the state – represented by

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KGM – and the SPV to ensure effective implementation of the RAP. The RAP Fund (budget) to be allocated and managed by the SPV – in addition to Expropriation Budget that will be managed by KGM – for implementation of additional RAP measures that are required by the international standards (beyond the requirement of national expropriation law) is also detailed by the RAP.

The RAP is a living document disclosed in Turkish and English under the Project's ESIA Package at the Project website (www.nakkasotoyolu.com) and will be updated as necessary to address potential impacts of the Project that may emerge in due course and cover all people affected by the Project.

7. How is the RAP Implemented and Monitored Independently by Third Party Resettlement Consultants?

The RAP will be implemented by the SPV in collaboration with KGM for **36 months** (including the construction period and the initial months of Motorway commissioning/operation majority in the land expropriation period as required).

In parallel to RAP implementation, quarterly external RAP monitoring and reporting activities will be carried out by **independent third-party consultants** and quarterly external compliance reviews will be made by IESC. External RAP monitoring and external compliance reviews will continue in the post-implementation period at frequencies to be set by Lenders.

A **Completion Audit** will be conducted by independent resettlement professional(s) to be approved by the Lenders and commissioned by the SPV once all mitigation measures defined in the RAP have been substantially completed.

8. What other Environmental and Social (E&S) Studies Have Been Undertaken for the Project?

Although the Project is exempted from the EIA Regulation of Türkiye, an **Environmental and Social Impact Assessment (ESIA)** process has been undertaken for the Project due to the international requirements.

The **ESIA Report** is a component of the ESIA Package that is disclosed to public by the SPV and the lenders in line with their disclosure policies in order to provide the stakeholders with detailed information on the Project activities, impact assessment and planned mitigation measures and monitoring activities and collect public feedback on the Project and disclosure documents.

The components of the ESIA Package, which is planned to be disclosed public review in Q3 of 2023 for 60 days are listed below:

- Environmental and Social Impact Assessment Report, ESIA Report
- Non- Technical Summary (NTS) of the ESIA
- Environmental and Social Management and Monitoring Plan (ESMMP)
- Stakeholder Engagement Plan (SEP)
- Resettlement Action Plan (RAP)
- Guide to Land Acquisition and Compensation (GLAC) and
- Subject-specific environmental and social management plans such as waste management plan, wastewater management plan, air quality and emission control plan, noise and vibration management plan, biodiversity action plan, community health, safety and security plan, traffic management procedure, cultural heritage management plan, emergency preparedness plan, etc.

9. Why this Guide to Land Acquisition and Compensation (GLAC) Has Been Prepared?

This **Guide to Land Acquisition and Compensation (GLAC)** has been prepared to provide people affected by Project-related land acquisition ("Project affected people" or "PAPs" and "Project affected Businesses" or "PABs") with a concise and clear summary of the expropriation process undertaken by KGM in line with the Expropriation Law and an overview of the key RAP principles around additional compensation and assistance to ensure compliance with international standards and the requirements of the lenders.

This GLAC further describes how affected people can apply to the SPV to benefit from RAP entitlements and livelihood restoration, improvement and assistance measures, provides answers to potential common stakeholder questions about expropriation and RAP implementation processes and define the mechanisms and channels through which they can convey their grievances, queries and feedback to the Project, which may be related to land acquisition process led by KGM, RAP implementation process led by SPV or construction processes led by EPC under the SPV.

The feedback may be related to the land acquisition managed by KGM and the RAP implementation process carried out by SPV or the construction processes managed by the Engineering, Procurement and Construction Contractor (EPC) under SPV. This topic is discussed in detail in **Section G**.

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10. How are the Key Land Acquisition Related Responsibilities Split Between KGM and the SPV?

	Republic of Turkey Ministry of Transport and Infrastructure Directorate General of Highways (KGM) — Granting Authority – Public Partner	Nakkaş Otoyol Yatırım ve İşletme A.Ş. — Project Company – Private Partner
Expropriation Law	• **Execution of expropriation in line with the Expropriation Law**, including sending official negotiation invitations to PAPs and undertaking negotiations as per Art. 8 of Law, initiation of Art. 27/10 court processes, payment of expropriation cost as agreed per Art. 8 or as determined by courts in case there is no negotiated settlement • **Allocation of public parcels**	• **Land entry only after expropriation process is concluded** per Law as such land entry is granted to SPV/EPC through negotiated settlement (Art. 8) or accelerated expropriation decision (Art. 27) • **Rental** of lands to be used **temporarily** by SPV/EPC through **rental agreements** executed with the land owners
BOT Contract	• Part of the **Expropriation Cost exceeding** the amount **specified in the BOT Contract**	• **Financing, project design (post-tender) and construction in line with the BOT Contract** • **Operation and maintenance** of the Motorway per BOT Contract and transfer to KGM at the end of the operation period • Part of the **Expropriation Cost specified in the BOT Contract**

B. PROJECT DESCRIPTION

11. What is the Project and What are the Key Project Components?

The Nakkas-Basaksehir Motorway is as a dual carriage way with 2x4 lanes and a total length of 30,64 km[1] (including connecting roads). Key components of the Project are summarised below.

Component	Details
Length of the Motorway – Main Road	24.17 km
Length of Connecting Roads	6.47 km
Cross Sections	2x4 lanes for main Motorway 2x3 for the Connection Road
Cable Stayed Bridge	1,619 m (Length) x 46 m (Width); Tower Height of 196 m
Interchanges	10
Overpasses	18
Underpasses	18
Viaducts	5
Culverts	55
Toll System	No toll booths are specified at the current stage.
Lighting	Provided at cable stayed bridge, intersections and toll booths
Service Stations/Rest Areas	No service stations/rest areas are planned currently.
O&M Facilities	2 O&M facilities (at KM 36+300 and 49+200 specific for Sazlıdere Cable Stayed Bridge).

The Project includes a Cable Stayed Bridge (Sazlidere Bridge) of 1.6 km in Sahintepe neighbourhood of Basaksehir District.

Start KM	End KM	Length of the Bridge (m)	Width of the Bridge (m)	Tower Height (from Existing Ground) (m)
50+990	51+870	1,619.00	46.00	196.00

[1] *The length of the route (main road and connection roads) subject to the BOT tender was approximately 45 km. Following the execution of the BOT Contract on 13 April 2021, the design and engineering works conducted by the Company have resulted in route and design modifications/optimisations leading to reduction of the overall route length.*

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12. Why is the Project Needed?

The Nakkas-Basaksehir Motorway Project is a modern transportation infrastructure that contributes economic and social value to the Marmara Region thanks to safe ease of transit and reduced travel times that it provides. When it becomes operational, the Project will meet numerous distinctive needs. These are:

- To increase service quality and safety in transportation by separating regional traffic which grows and develops around the main transportation arteries in the East-West direction in the Northern Marmara Region created by urbanisation and industrialisation
- To connect Marmara Region to Aegean and Central Anatolia regions via a motorway network reducing travel distances between Istanbul and other main cities in those regions such as Ankara, Izmir, Bursa, and Eskişehir.
- To contribute to the developing industrial investments of the Marmara Region that will pave the way for new investments in this region with Istanbul Airport connections, Osmangazi Bridge Gulf connection and Karasu intersections.
- To reduce the traffic load in the existing transportation networks and especially the Bosphorus crossings.
- To relieve the transportation problems occurring in developing regions of Istanbul, namely Halkali, Basaksehir, Kayasehir, Bahcesehir and Hadimkoy and three Industrial Zones located on the Project route
- To ease transportation to Basaksehir Cam and Sakura City Hospital and Ataturk Olympic Stadium.
- To enable transit and heavy vehicles traffic to alternatively pass by the NMM and the Yavuz Sultan Selim Bridge, to alleviate intense traffic on the TEM-O3, Fatih Sultan Mehmet Bridge and D-100 motorway
- To link the intercity traffic to NMM and provide a time-saving route for users;
- To help navigate transit passenger and freight traffic coming from West-East directions to North side
- To reduce the traffic accidents caused by the inadequate standard of the current roads around the Project vicinity.
- To reduce the economic losses such as increased fuel consumption, vehicle maintenance and repair costs and minimise the Greenhouse Gas Emissions (GHGs) caused by traffic density in other road network around the Project vicinity.

13. What is Motorway Expropriation Corridor?

The expropriation corridor represents the boundaries within which land acquisition/expropriation (by KGM) and construction works (by SPV/EPC) are conducted.

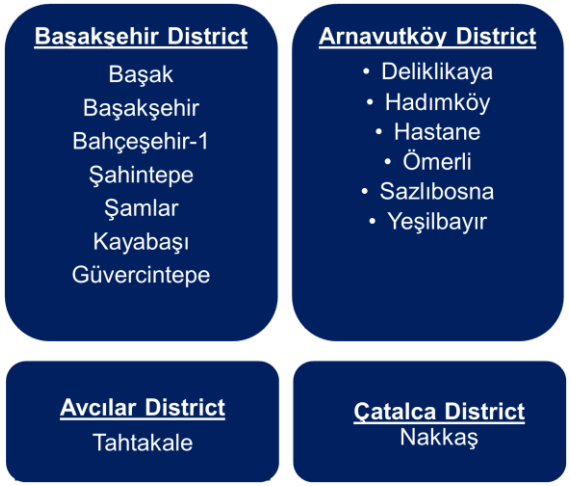
The width of the expropriation corridor varies along the route depending on the extent of excavation and/or embankment requirements due to topography, dimension of the engineering structures to be sited, design of interchanges.

Current Expropriation Corridor is based on the preliminary Motorway design approved by KGM in 2022. Final motorway design has been studied by EPC and is currently under approval by KGM in terms of detailed engineering, but any significant change is not expected on the boundaries of the existing Expropriation Corridor.

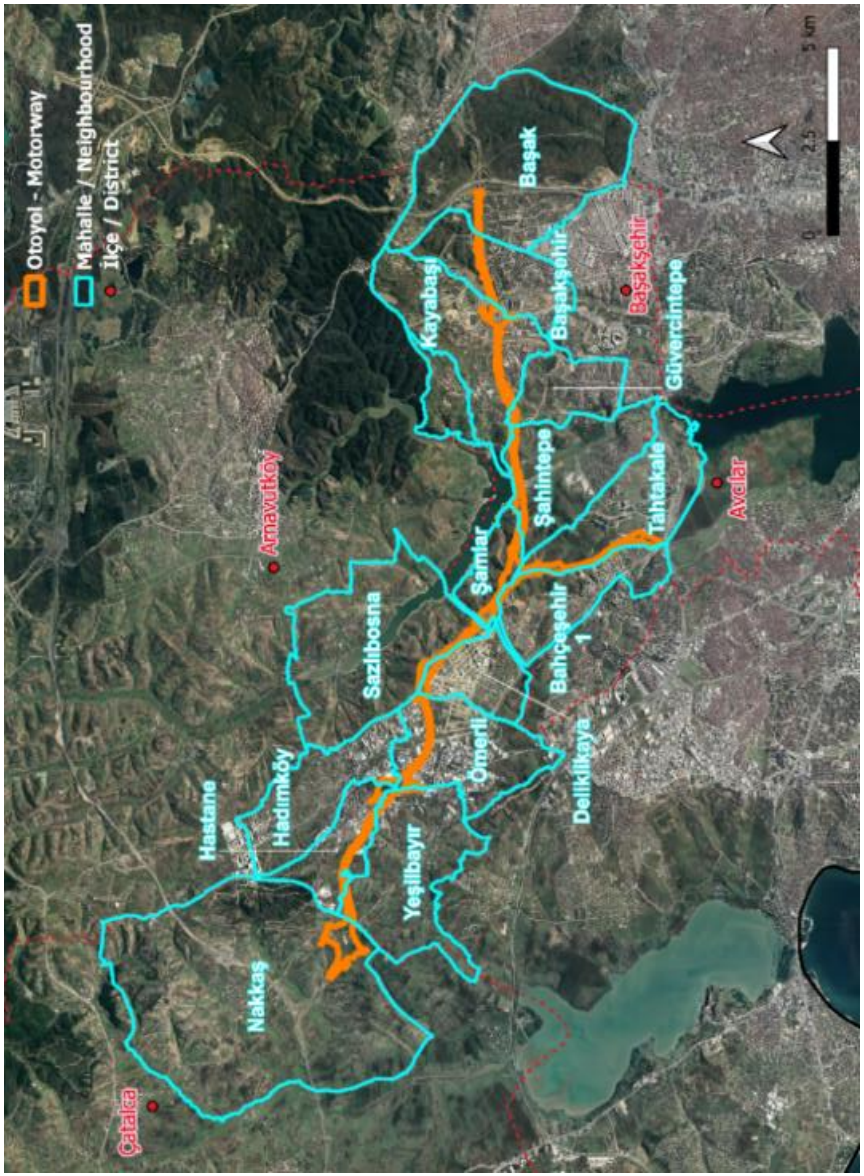
Maximum Width	Average Width	Minimum Width
180 m	**130 m**	**43 m**

14. Which Settlements are Affected within the Expropriation Corridor?

In the European side of Istanbul province, 15 neighbourhoods in Arnavutkoy, Basaksehir, Catalca and Avcilar districts are affected by the Project-related expropriation.



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15. How many Private and Public Parcels are Affected within the Expropriation Corridor?

According to the current preliminary design approved by KGM, a total of 1,523 private, legal entity and public (state-owned) are affected by Project-related land acquisition/expropriation.

Privately-owned Parcels (Real Persons)	Parcels owned by Legal Entities	State-owned (Public) Parcel
• 1,239 parcel (307.9 ha)	• 128 parcel (70.7 ha)	• 39 treasury parcels (26.9 ha) • 117 non-registered parcels (144.6 ha)

16. What is the Land Registry Type of Affected Parcels within the Expropriation Corridor?

Majority of the affected parcels within the expropriation corridor are constructible plots and agricultural lands.

There is a single private forestation forest area ("*özel ağaçlandırma alanı*" in Turkish) owned by the Ministry of Environment, Urbanisation and Climate Change Housing Development Administration of Turkey (TOKI) – which is currently in development stage.

Number of Parcels per Land Registry Type (1,523 parcel)	Area of Parcels per Land Registry Type (550.06 ha parcel)
• **Constructible Plot** (801 parcel) • **Agricultural** (515 parcel) • **Pasture** (7 parcel) • **Forest** (1 parcel) • **Others** (199 parcel)	• **Constructible Plot** (151.97 ha) • **Agricultural** (223.88 ha) • **Pasture** (11.15 ha) • **Forest** (5.44 ha) • **Others** (157.63 ha)

17. Which Temporary Facilities will be required during Construction?

Temporary facilities to be required during construction are summarised below. Permitting process for some of these have been completed. Remaining ones are in progress. Permit status is updated regularly.

If there is a need for privately owned land for temporary facilities, lease agreements will be made between SPV/MSI and the landowners for a certain period of time under the responsibility of KGM for each facility. The temporarily used lands used for the establishment and operation of temporary

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facilities will be restored by the contractor and returned to their original owners on their initial conditions at the end of the Project in accordance with the terms of the lease agreement.

In case there is a failure on land due to construction or a damage took place on the lands which are not acquired or rented by the Project, such conditions are secured by SPV. This is further detailed in **Question 36**.

Allocation ("*tahsis*") of state-owned parcels such as treasury, non-registered parcels, etc. to the Project is undertaken by KGM through consent ("*muvafakat*") protocols and agreement executed between KGM and related entities (e.g. municipalities).

On the other hand, the **Regulation on Facilities that will be Built or Opened Adjacent to Roads** defines the following **Setback Distances** i.e. the distance that buildings or structures can approach the road at closest, for residential buildings, commercial buildings and hazardous materials storage facilities:

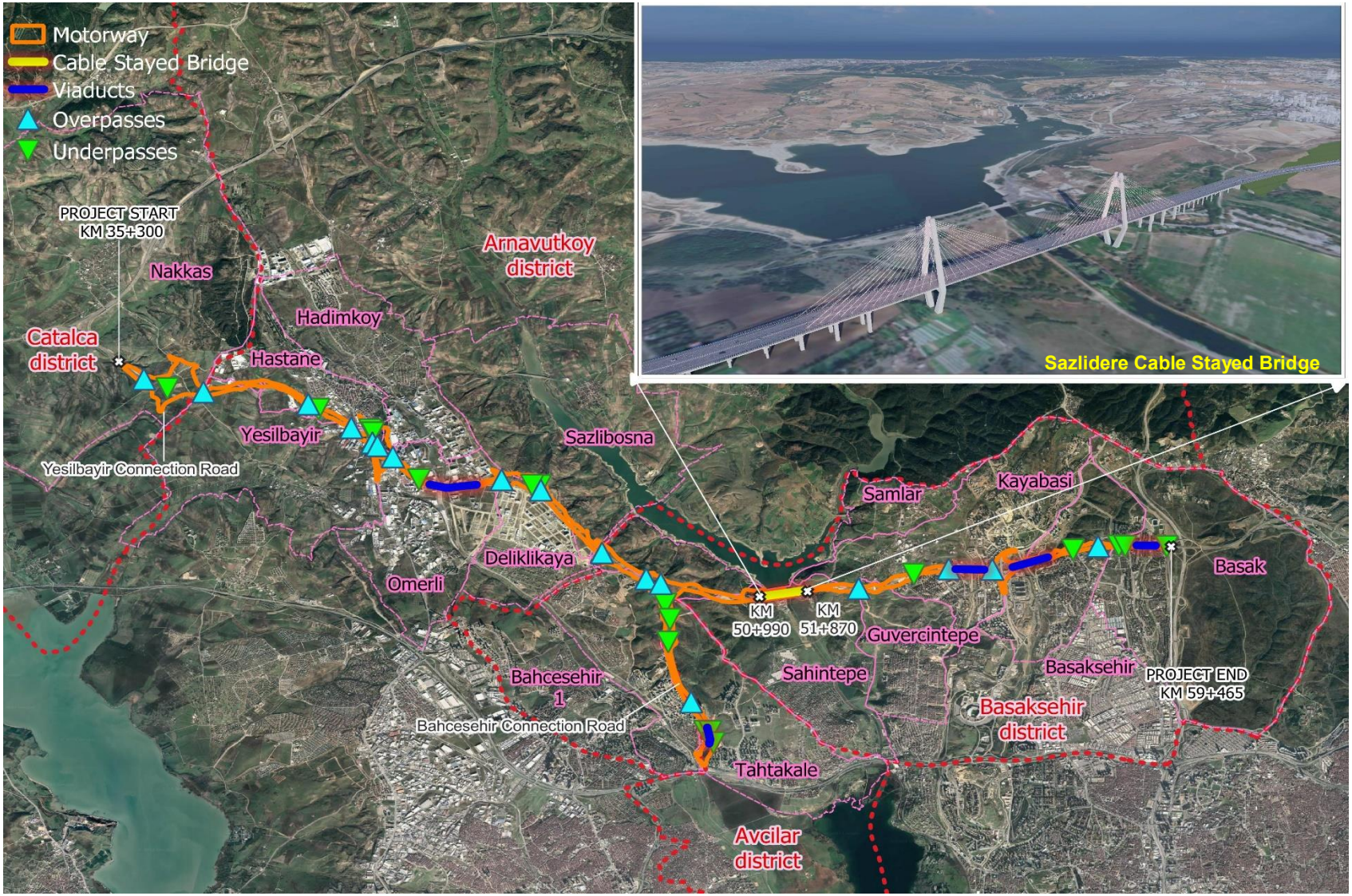
- For residential buildings – 5 meters from the road boundary
- For commercial buildings – 25 meters from the road boundary
- For hazardous materials storage facilities – 50 meters from the road boundary

Contractor Mobilisation Sites	• Cable Stayed Bridge Mobilisation Site (KM 51+400) • Olimpiyat Mobilisation Site (KM 55+800)
Subcontractor Mobilisation Sites	• To be decided in due course as subcontractors are appointed
Plants	• 5 potential plants under consideration including Beam Production Plants, Mechanical Plants, Asphalt Plants, Concrete Plants
Excavated Material Storage Sites	• 5 sites under consideration

Materials to be required for construction will be supplied by the SPV/EPC from **existing licensed quarries and material borrow sites** of third-party operators in the region. Therefore, no additional land acquisition is required for the use of quarries and material borrow sites in the scope of the Project. Currently, there are 6 potential existing licensed quarries and 1 potential borrow sites of third-party operators that are under consideration by the SPV/EPC.

Currently there are no additional associated facilities (service or rest areas) in the current design. In case there are associated facilities identified upon completion of the final design, the SPV will ensure that related environmental and/or social risks and impacts are managed and mitigated in accordance with Turkish legislation, Good International Practice (GIP) and Lenders' requirements.

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Overview of Key Engineering Structures along the Route

Nakkas-Basaksehir Motorway Project

18. What are key milestones in the Project Schedule?

Key Milestones / Tasks	Date
A. Pre BOT Tender	
Inclusion of the Project in National Investment Program	1992
Approval of Master Development Plan of Istanbul showing Northern Marmara Motorway Project	2010
BOT Contract Execution	April 2021
Preliminary Motorway Design Approval by KGM	September 2022
Minister's Approval for Freeze of Contractual Construction Period	November 2022
Final Motorway Design Approval by KGM	Q1 2024 (target)
B. Expropriation by KGM	
Public Benefit Decision declared for the Project	August 2016
First Presidential Decree on Accelerated Expropriation	November 2020
Second Presidential Decree on Accelerated Expropriation	September 2021
Past Land Acquisition (based on 2021 Valuation of KGM)	
Completion of Inventory of Assets	September 2021
2021 Valuation Study approved by KGM	November 2021
Start of Expropriation for Parcels entered to date– Art. 8 letters sent based on 2021 Valuation Study	December 2021
Completion of Expropriation Payments by KGM for Consent Cases (as per Art.8)	December 2022
Land Seizure Values deposited (all) by KGM to the bank accounts indicated by courts	October – December 2022
Crop payments for 2021-2022 agricultural production period (completed)	August 2022

Key Milestones / Tasks	Date
Future Expropriation (based on 2022 Valuation Updated by KGM)	
Valuation Study Update by Appointed Engineering Firm (applicable to Future Expropriation Works)	September – November 2022
Valuation Study Update by KGM (applicable to Future Expropriation Works)	December 2022
Verification of Updated Valuation Study by IESC	December 2022
Heirs identification by SPV and assistance for completion of inheritance and succession processes	Starting from December 2022
Start of Expropriation (Art. 8 – Official Negotiation Invitation Letters to Owners/Shareholders sent by KGM)	February 2023 – March 2024 (ongoing)
Start of Expropriation Payments by KGM for Consent Cases as per Art.8	February 2023 – March 2024 (ongoing)
Start of Court Processes for Disagreement Cases (as per Art. 27)	Starting from September 2023 (target)
Start of Court Processes for Disagreement Cases (as per Art. 10 following Art. 27 court decisions)	Starting from October 2023 (target)
Crop payments for 2022-2023 agricultural production period	Summer 2023 (target)
C. E&S Studies	
Start of E&S Studies in line with international standards	December 2020
Start of RAP studies	June 2021
Start of ESIA Package (incl. RAP) Disclosure (60 days)	Q3 2023 (target)
D. Early Consultations, Notification and Land Entry on Parcels	
Early Consultations and Notification for Land Acquisition Process	Staring from 2023 Q1

Nakkas-Basaksehir Motorway Project

Key Milestones / Tasks	Date
Land Entry	Starting from Q4 2023 (target)
Rental of Lands to be used for Temporary Facilities	Starting from Q4 2023 (target)
Land Entry on Parcels with Houses and Businesses to be Relocated	Q2 2024 (target)
E. Construction Period (28 months plus 12 days from Finance Agreement)	
Mobilisation and Start of Construction at Cable Stayed Bridge	June 2021
Start of Land Entry along the Motorway Corridor	October 2021
Suspension of all Construction Works that started in 2021	September 2022
Resume Motorway Construction	Q4 2023 (target)
F. Commissioning of the Motorway	Q2 2026 (target)

C. LAND ACQUISITION STATUS AND DISPLACEMENT IMPACTS

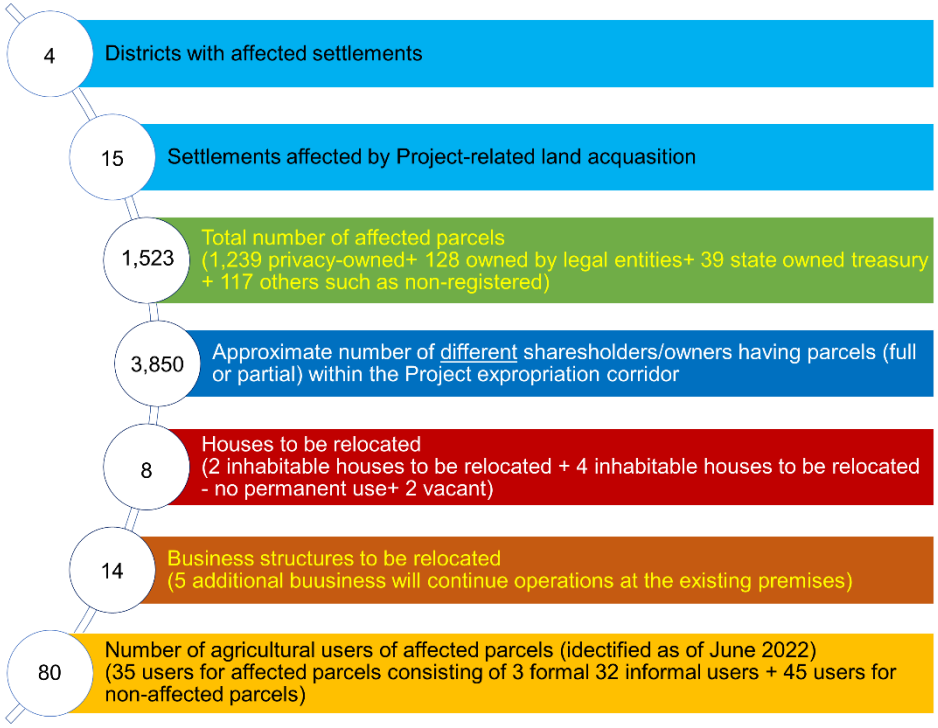
19. What is the Status of Expropriation and Land Entry?

Site mobilisation and land entry by the SPV/Engineering Procurement Construction (EPC) Contractor has started for the Project in 2021 for parcels that had priority in terms of topsoil stripping and/or construction. **All construction works that started in 2021-2022 have been suspended by the SPV/EPC in September 2022**. Currently, there is no ongoing construction work on site. As per the current programme agreed between KGM and SPV, construction by SPV and EPC will resume in December 2023 following the completion of expropriation on parcels to be entered in line with the programme.

Expropriation processes have been initiated in 1,239 parcels subject to private ownership, negotiations have been performed and settlement agreements were reached for in 373 parcels, 11 of them have been put in Article 27 and concluded. Registration procedures for 355 parcels have also been completed. Expropriation works in the remaining parcels are continued according to the Project expropriation calendar. Allocation requests have also been made for public parcels. Process is followed.

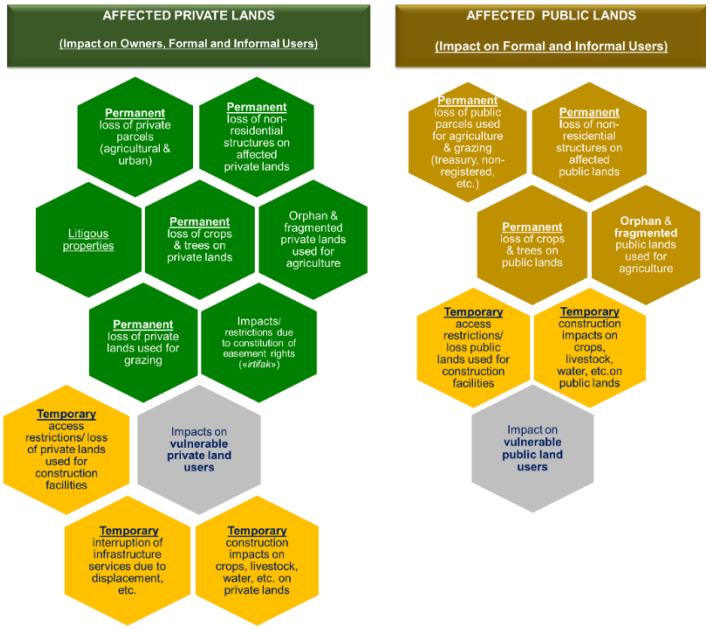
20. What are the Potential Displacement Impacts of Project and who would be Affected?

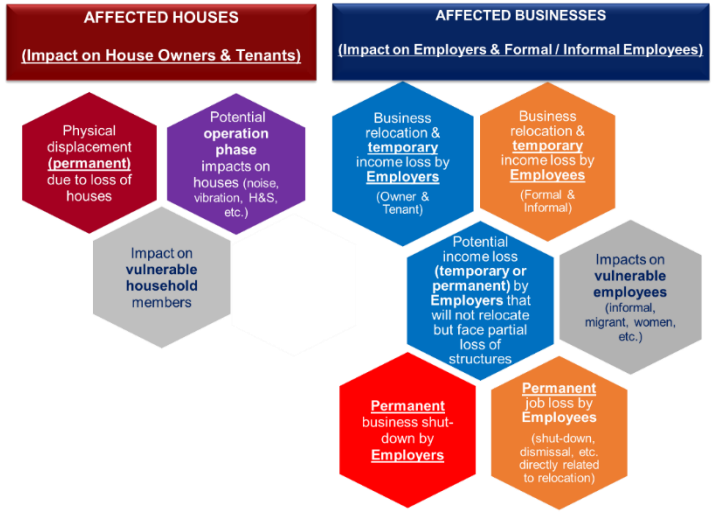
The type of impacts on private and public lands, affected houses and businesses and categories of people that are affected by corresponding impacts are summarised below.



Potential Displacement Impact Summary

Nakkas-Basaksehir Motorway Project





21. Will there be Further Land Acquisition Beyond the Current Expropriation Corridor?

The Project may necessitate further land acquisition (beyond the existing expropriation corridor) during the construction or limitedly during the post-commissioning and operation periods due to potential requirements that may stem from the ongoing design optimisation/modification studies, relocation of existing infrastructure of the institutions overlapping with the Project footprint, ensuring slope stability, extension of drainage systems, installation of noise barriers, etc.

In case of future land acquisition requirements, land required will be acquired by KGM in line with the Expropriation Law. Potential displacement impacts and access restrictions associated with land acquisition/expropriation will be managed by the SPV in collaboration with KGM in line with the RAP principles and in consultation with the Lenders. Please kindly see **Section D** for description of the Expropriation Process in line with Turkish Expropriation Law.

22. Overhead Transmission Line (ETL) Displacement and Redesign Works

According to current design, the Project requires relocation and re-design of the existing Overhead Transmission Lines (OHTLs) as summarised below:

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Motorway KM 54+000 –59+000

ETL Displacement Works

(Displacement Completed)

- Displacement of 5 km ETL (Habipler Energy Transmission Line displacement works) has been **completed by EPC** in August 2022.
- Works were conducted in line with the **protocol executed between KGM** and Turkish Electricity Transmission Corporation (**TEIAS**) on 18 January 2022.
- There were 35 ETL pylons previously. These have been replaced with **31 new ETL** pylons.
- 9 of the new pylons require **additional expropriation and easement rights** (on **18 parcels: 11 private + 7 public**). Remaining 22 new pylons do **not** require additional expropriation as they are located on parcels expropriated/to be expropriated for Motorway.
- For the 9 new pylons, parcels corresponding to pylon locations will be **expropriated** (**9 parcels**) and **easement rights (“irtifak”** in Turkish) for the ETL route alignment (**9 parcels**) will be established by KGM in line with the Expropriation Law.
- The current expropriation schedule of KGM **prioritises** expropriation of these parcels.

Motorway KM 49+500 & Bahcesehir Connection Road

ETL Redesign and Heightening Works

(Detailed design & expropriation planning is underway)

- **Motorway KM 49+500:** Existing ETL, consisting of 3 transmission lines will be re-designed by heightening up to 10 meters.
- **Bahcesehir Connection Road:** Existing ETL will be re-designed by heightening up to 10 meters. The new tower (pylon) locations will be next to the existing tower locations, ensuring sufficient distance in terms of occupational health and safety of the works who will be engaged in heightening works.
- Ongoing detailed design and expropriation planning will determine/clarify if additional expropriation/easement is required.
- In case the design requires additional expropriation and/or easement rights to be established on new parcels, this will be conducted/established by KGM in line Expropriation Law and SPV in collaboration with KGM implement the principles of RAP to carry out further compensation.

23. What are the Cumulative Land Acquisition and Resettlement Impacts of the Project?

Cumulative land acquisition and resettlement impacts of the Project have been assessed as part of RAP and ESIA. Other infrastructure project/developments in the region, and other facilities/associated facilities of the Nakkas-Basaksehir Motorway (i.e. temporary construction facilities such as mobilisation site, concrete plant, ETL) have been taken into consideration in the cumulative impacts assessment.

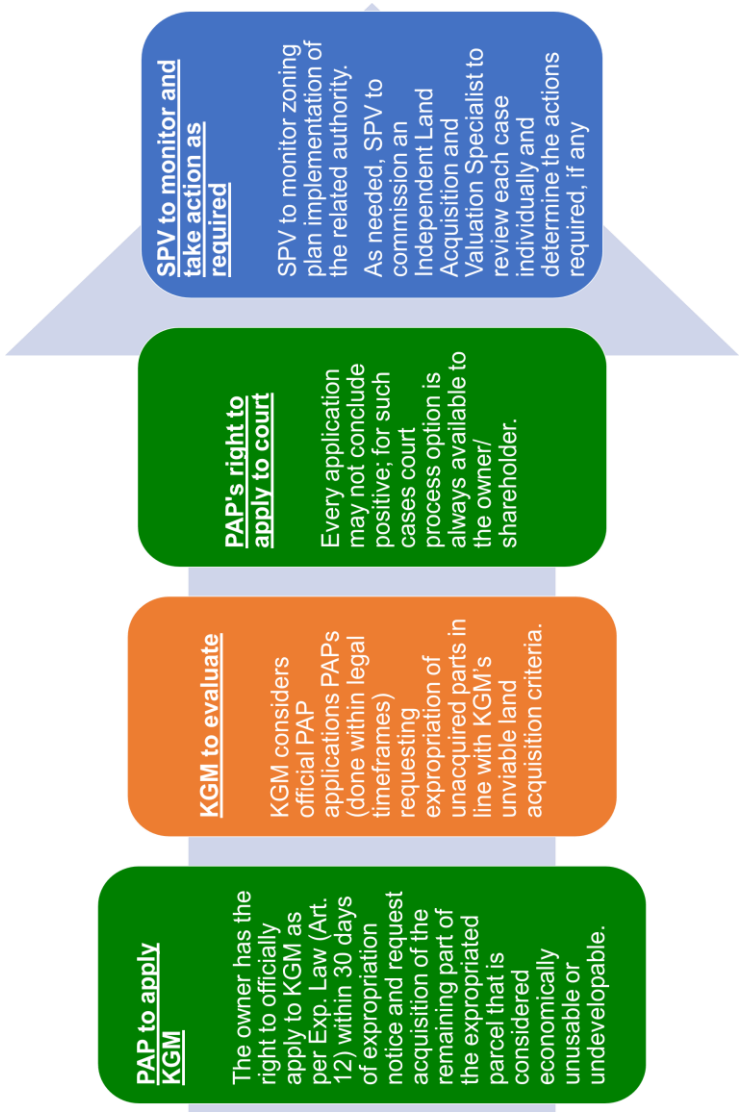
Section 1 of the existing Northern Marmara Motorway has been identified as the only other project that cause potential cumulative land acquisition and resettlement impacts in Nakkas neighbourhood in Catalca district. Owners of the parcels that are significantly affected by cumulative impacts will be determined by third-party experts during RAP implementation and provided with additional compensation in addition to legal compensation payment (by KGM) by SPV based proportionate to impact significance.

24. What is the Status of Affected Parcels within Zoning Plan Implementation Areas?

There are zoning plan implementation areas corresponding to the settlements crossed by the Motorway. In case there are unacquired parts of the parcels within zoned areas, owners/shareholders will be provided with replacement zoned parcels within the scope of zoning plan or revised zoning plan execution. Should the owners do not wish waiting for the finalisation of this process, they may apply to KGM and request expropriation of the unacquired parts in line with the Expropriation Law.

During the preparation of expropriation plans in 2021, unacquired parts of the parcels which have been evaluated as economically unusable or undevelopable have already been included by KGM in the expropriation.

For unacquired parts of zoned parcels that have not been previously included in the expropriation by KGM, the process will be as follows:



Process to be Followed by PAPs for Orphan Land Acquisition Request

Nakkas-Basaksehir Motorway Project

D. EXPROPRIATION PROCESS IN LINE WITH EXPROPRIATION LAW

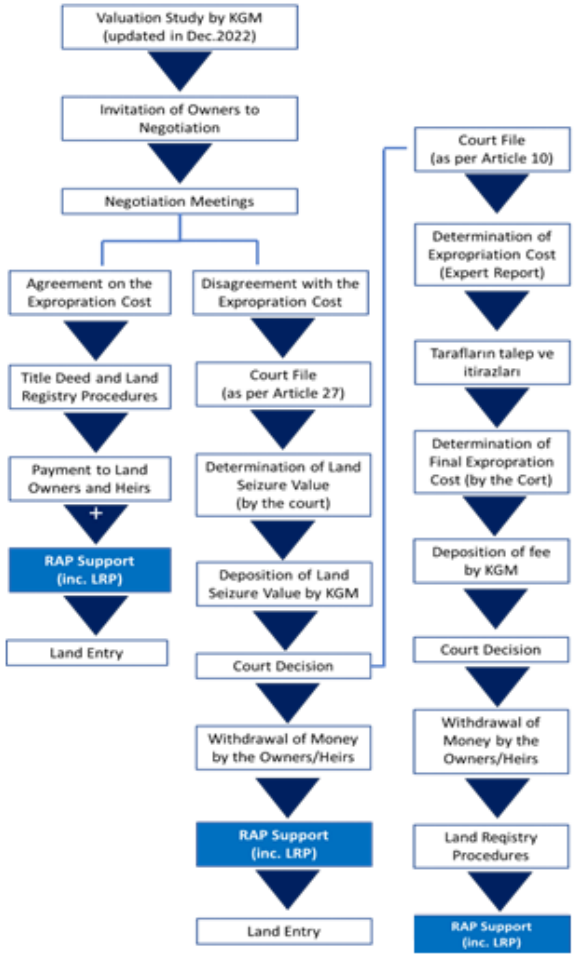
25. Who is responsible for Expropriation in line with Turkish Expropriation Law?

The granting authority of the Project – the Republic of Turkiye Ministry of Transportation and Infrastructure (MoTI) represented by the **Directorate General of Highways (KGM)** is responsible for the execution of Project-related land acquisition/expropriation in line with Turkish Expropriation Law (No. 2942). For the Project, the land acquisition process executed by KGM as per the Expropriation Law includes the following:

- Expropriation of the privately-owned parcels
- Allocation of state-owned parcels (treasury and non-registered) and acquisition of parcels owned by the related legal entities (municipalities, State Hydraulic Works – DSI, Housing Development Administration of Turkiye – TOKI)
- Renting lands for temporary use during construction.

As per the BOT Contract, the SPV is liable to provide the part of the expropriation cost for the Project. As such, amount of the expropriation cost for the Project to be covered by SPV is specified in the BOT Contract. Part of the cost exceeding this specified amount shall be provided by KGM.

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Overview of Expropriation Process as implemented by KGM in line with the Expropriation Law with RAP Support by SPV

26. Who is Eligible for Compensation Under Expropriation Law?

The Turkish Expropriation Law recognises the rights of formal owners of land and structures and formal users of state-owned lands such as users of treasury parcels with adequate pay – "ecrimisil") or assets including customary rights ("zilyet" – possessor rights). To summarize, the following PAP categories are eligible under national legislation:

Private parcels	• Owners **(with formal legal rights)** for lands, trees, crops, structures on affected lands • Formal land users **(with official documentation) f**or trees, structures, crops on affected lands • Informal land users **who have evidence** of structure and tree ownership on affected lands (Exp. Law - Art. 19) • Owners of crops (may be land owner or formal/informal land user) **in case there are crops** that have not been harvested at the time of land entry
Public lands	• Formal public land users (with official documentation, e.g. adequate pay "*ecrimisil*", rental agreement) for trees, crops, and structure • Informal public land users **who have evidence** of structure and tree ownership on affected lands (Exp. Law - Art. 19) • Owners of crops (may be formal or informal land user) **in case there are standing crops** that have not been harvested at the time of land entry
Houses	• Owners of the houses for the building in case of single land ownership • Actual owner of house in case of multiple land ownership and when there **is consent** of other shareholders recognizing ownership of the actual owner • All land shareholders (in proportion to their shares) in case of multiple land ownership and when there is **no consent** of other shareholders recognizing ownership of the actual structure owner
Business structures	• Owners of affected business structures for building, fixed investments, and disassembly-assesmbly costs • Formal tenants at affected business structures for fixed investments made by them and related disassesmbly-assembly costs **(based on evidence and only with consent of building owner)**

PAPs Rights Under the Expropriation Law

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27. Which Procedures are Completed by KGM in line with Expropriation Law?

Census and Inventory of Assets

- **Census of the affected owners and inventory of assets completed based on KGM Technical Specifications in 2021.**
- **Inventory of assets covered the full Motorway alignment including assets of formal and informal land owners and users.**

Valuation

- Valuation of assets based on initial census and inventory of assets was approved by KGM in November 2021.
- Expropriation process undertaken by KGM in 2021 and 2022 was based on the Valuation Study of 2021.
- KGM updated the Valuation Study in December 2022 to reflect current market prices particularly due to extraordinary increases in the real estate market.
- Independent Expropriation and Valuation Specialist verified in December 2022 that updated land values meet the full replacement cost (market prices plus transaction costs) requirements of Lenders.
- Expropriation works of KGM in 2023 will be based on Updated Valuation Study.
- In years following 2023, prior to Art. 8 negotiations, it will be verified that the expropriation compensation to be offered to owners reflects the current market prices of that year and meets the full replacement cost requirements of the Lenders. Next valuation will take place in December 2023 and valuation updates for the coming years will be made respectively.

Official Invitations to Owners & Negotiations (Art. 8)

- KGM has preferred and prioritised negotiated settlement in this Project eventhough the Project has in place Presidential Decrees on Urgent Expropriaton (Article 27 of Law) issued in 2020-2021
- In 2021, KGM sent official invitations to owners of 250 parcels that had priority in construction. Negotiated settlement achieved for 176 parcels (130 for full shares + 46 for partial shares) and disagreement was established for 8 parcels.
- In 2023, KGM will officially invite remaining owners (incl. heirs) to negotiations based on Updated Valuation of 2022 (meeting full replacement cost for lands) and prioritise negotiated settlement.
- As explicitly indicated on official notifications sent by KGM, owners willing to agree with KGM are required to complete inheritance and succession procedures and obtain their certificates (“veraset/mirasçılık belgesi”) prior to attendance to negotiations.
- SPV provides support to KGM throughout the process to ensure identification and official invitiation of all owners including heirs of deceased to Article 8 negotiations, completion of inheritance procedures by owners prior to negotiations, adequate information of owners regarding the process, their legal rights and further SPV assistance from RAP Fund, and maximise participation and consent rates to the extent possible.

Disagreement & Court Cases

(Article 27 and Article 10)

- Based on the Urgent Expropriation Decision, **KGM considers filing Art. 27 lawsuits for the following cases**:
- (i) negotiations between KGM and owners fail,
- (ii) owners do not attend negotiations meetings eventhough officially invited,
- (iii) owners attend but do not agree to sign agreement or disagreement memorandums.
- For future expropriation works in 2023, **KGM will initiate Art. 27 process only after owners are invited to negotiations as per Art. 8**. and in case negotations fail, owners do not attend or they do not agree to sign agreement/disagreement memorandums
- In case of disagreement, information on heirs will also be appended to Art. 27 lawsuit files as required.

Payment of Expropriation Compensation by KGM and Land Entry by SPV/EPC

- **In case of agreement as per Art. 8,** KGM pays Expropriation Compensation to the owner within maximum 45 days upon registration (title deed) of the expropriated asset on behalf of KGM.
- In case of multiple land ownership for structures, compensation is paid to owner of the structure on condition that their is consent from other shareholders. Otherwise, cash compensation is paid to all landowners in proportion to their shares.
- **In case of disagreement** and initiation of Art. 27 process, (i) Land Seizure Fee is initially determined by the Court and deposited to the bank account of the owners prior to land seizure (land entry). This fee is immediately accessible to owners upon deposition;
- (ii) Art. 10 process for determination of the “Final Expropriation Value" is then initiated by KGM (request or application of affected people is not required); and
- (iii) Once Art.10 process subsequent to Art. 27 is finalised, the set-off between the Land Seizure Value and Expropriation Value is applied by KGM in accordance with the court decision.
- SPV provides support to KGM to inform the owners about the status of decisions and deposition of payments by KGM and follows-up the process.
- Land entry by SPV/EPC will take place only after the completion of expropriation payment (through Art.8 or through court, whichever is applicable) as well as additional entitlements born by the Entitlements Matrix, top-up and replacement cost. Land entry protocols will be executed between SPV/EPC and the owners/users prior to land entry on each parcel.

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E. COMPENSATION STRATEGY UNDER RAP TO MEET INTERNATIONAL STANDARDS IN ADDITION TO LOCAL LEGISLATION

28. What Compensation and Entitlements are Provided by SPV through RAP Implementation in addition to Compensation Provided by KGM as per Expropriation Law?

In order to ensure that the land acquisition processes related to the project comply with the conditions of the Lenders, SPV will implement the RAP in cooperation with KGM. The project aims to improve the livelihoods of the formal and informal users of the affected houses, businesses and land, through providing additional compensation (in addition to the expropriation costs to be paid by KGM) and support packages.

Relevant costs will be covered by the SPV within a RAP Fund that will be allocated and managed by the SPV in coordination and consultation with KGM on top of expropriation compensations paid by the KGM.

29. What are the Key Compensation and Assistance Principles of RAP?

Key compensation and assistance principles of RAP are summarised below. Detailed entitlements for affected lands, houses and businesses are provided under subsequent questions. The SPV has started implementing key principles on parcels entered to date.

Avoidance of Forced Eviction	• Eviction is carried out only after all legal processes are completed and expropriation fees are paid to the owners, according to **Article 20 of the Expropriation Law.** According to the relevant article, eviction may be requested by the Administration through enforcement within 15 days. • If the evacuation has not taken place despite the official notifications, payments and fulfillment of all obligations as per thenational and international requirements, unnecessary and disproportionate violence will not be used if the evacuation is initiated by the Administration and the Project, and maximum care will be taken by the project so that no one becomes a victim.
Early Consultations and Notification	• Owners and users (tenants) of the affected houses and businesses to be notified at least 3 months in advance of start of expropriation (approximately 6 months 15 days prior to land entry). • Formal/informal land users to be notified at least 3 months in advance of land entry.
Compensation at Full Replacement Cost	• Compensation to PAPs shall be provided at full replacement cost. • Land values udpdated by KGM in December 2022 meets the full replacement cost requirements of Lenders. • As required, for buildings/structures, additional compensation (part not covered by KGM) on top of KGM's expropriation cost to achieve full replacement value to be provided by SPV from RAP Fund
Compensation of Informal Users/ Informal Workers	• Losses of informal users and workers that are not recognised by national legislation **to be compensated by SPV from RAP Fund**
Livelihood Restoration and Improvement in addition to Cash Compensation	• **Livelihood restoration and improvement measures for** formal and informal land users, business employees and employers to be provided by **SPV from RAP Fund**

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Land Permit as part of Work Permit System	• Expropriation completion status incorporated to **Work Permit System of SPV/EPC** • **Land entry protocols** to be executed between SPV/EPC and with land owners/users **prior to land entry** • **No land entry by SPV/EPC shall take place before completion of expropriation and land entry protocols in connection with Work Permit.**
Disclosure & Consultation	• **Ongoing engagement with PAPs** throughout RAP implementation through community and face-to-face meetings • All Project documentation, including RAP and GLAC, to be **publicly disclosed** through suitable platforms and channels (communication details are provided at the end).
Grievance Mechanism	• **Project-level grievance mechanism** has been established by the SPV and will remain effective to all PAPs throughout Project life (see Section G)
Monitoring & Reporting	• A **monitoring and reporting system** on performance of resettlement, compensation and livelihood restoration to be established and implemented by SPV. • This will cover monitoring of land acquisition and resettlement related grievance as well.
Vulnerable Groups	• **In-kind support** to be provided by the SPV to vulnerable households and workers depending on their particular needs • Specific attention to be paid by SPV/EPC to vulnerable people (land users, employees) identified and supported through RAP implementation.
Future Land Acquisition Requirements	• **RAP principles will be implemented** by SPV in collaboration with EPC for any future Project land acquisition requirements. • RAP Addendums will be prepared and implemented by SPV as required.

30. What is Cut-off Date for Eligibility?

In order for people to benefit from the facilities of the Nakkas-Başakşehir Highway Project and to be covered by the Project, PAP identification has been completed. The date on which this determination is made is called the “Cut-Off Date”, after this date, any new buildings, trees, products and other immovable properties are not considered subject to compensation.

The cut-off date for eligibility has been defined separately for the (i) owners/shareholders (of affected lands and assets/structures) with formal legal rights, which is 30 September 2021 as being the finalisation of asset inventory and (ii) formal and informal users (agricultural) of affected lands in settlements, for which identification has been completed as of May-August 2022.

30 September 2021

- Cut-off date for **owners** (of affected lands and assets/structures) with formal legal rights is the **date of completion of inventory of assets.**
- Inventory of Assets was completed in 30 September 2021.

May-August 2022

- Cut-off date for **informal and formal agricultural users** of affected parcels (non-owner) is the **date when these users were identified and notified.**
- The notification date is specific to each settlement and PAP thus changes between May and August 2022. Detailed information may be provided from the Project team through the CLOs.

Accordingly, **people who encroach on the project area after the cut-off date** are **not** eligible for compensation or assistance provided through the implementation of the RAP.

PAPs who are not included in the process and think they are eligible for the entitlements can also apply to the Project CLOs with the required documents and letter of application for the process. Their eligibility for the compensation and/or assistance will be evaluated and decided by the SPV. After the evaluation, applied PAS will be informed regarding the outcome and if they are found to be eligible access to the relevant compensation and/or assistance will be provided.

31. Who is Eligible for Compensation and Assistance under RAP?

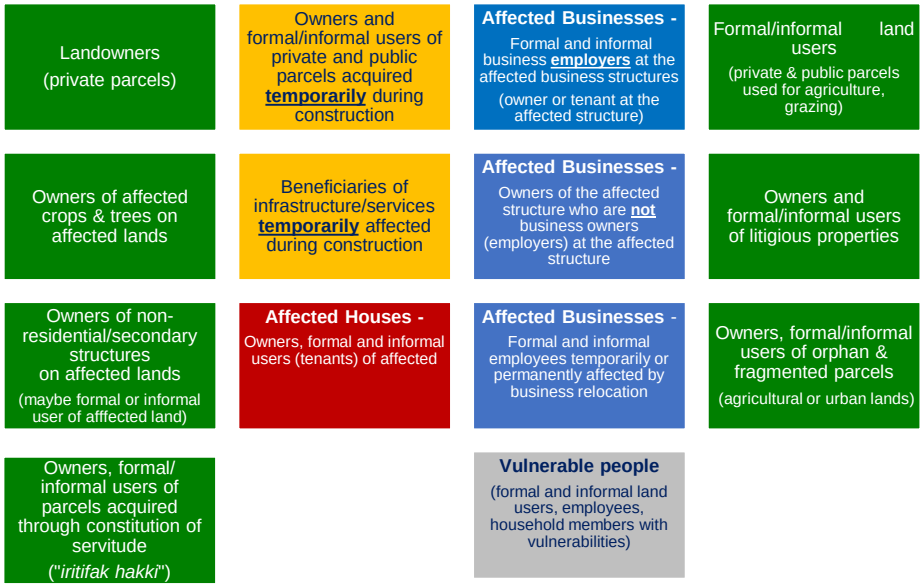
All persons who own the land and assets affected by the project or use these land and assets formally or informally have been identified by KGM and SPV and cash compensation will be paid in accordance with the Expropriation Law. In addition, compensation and support will be provided to these people as described in the RAP.

Various rights have also been defined in the RAP for individuals with vulnerability among people who have been physically or economically affected by displacement, or households with a vulnerable individual in them. Individuals with vulnerability are grouped as immigrants, elderly people over 65 who need care, women headed households, illiterate people, those with chronic

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diseases, children with special needs, children who are of school age but do not attend school for various reasons, people with physical or mental disabilities, economically powerless individuals, seasonal agricultural workers and all users working for agricultural purposes, and workers who work formally and informally in enterprises.

The RAP is a living document and will be updated as necessary to cover any other affected people category that may be identified in future. Eligibility categories identified in the RAP are as below:



Eligibility Criteria Defined Within the RAP

32. What are the RAP Entitlements for Owners/Users of Affected Private Parcels?

Owners of Private Lands
(Owners and shareholders of permanently affected lands)

- **Cash compensation by KGM** for lost land (at replacement cost), structures (after depreciation), trees and crops
- **Assistance by SPV for finding replacement land** of similar quality, size, and location upon PAP's request
- SPV **support to cover small costs** for official exprorpiation procedures (e.g. Working capital fund ("*doner sermaye*") for title deed transactions for new land purchases, Inner city transportation costs, Inter city transportation costs, Inheritance fee ("*veraset harci*"), Costs related to inheritance and succession (transfer by inheritance), Power of attorney costs etc.) (evidence of expenditure must be submitted by PAP to SPV/EPC - Please contact with Project CLOs through contact information provided at the end of this GLAC).
- SPV **support for relocating movable assets** to an alternative land determined by PAP
- **Access to livelihood restoration, improvement and assistance** measures provided by SPV through RAP Fund if land is used for economic activity

Formal and Informal Users
of Affected Private Lands
(for agriculture)

- **Rental support by SPV** equivalent to **1 year rental fee** of lost agricultural area
- SPV **support to cover costs for replacement land to be rented**, moving to new location and new tenancy registration (evidence of expenditure must be submitted by PAP to SPV/EPC - Please contact with Project CLOs through contact information provided at the end of this GLAC).
- SPV **support for relocating movable assets** to an alternative land determined by PAP
- **Notification** by SPV **3 months** in advance of land entry
- **Access to livelihood restoration, improvement and assistance** provided by SPV through RAP Fund

Litigant owners
of litigious properties

- **Ownership of such parcels is determined by courts** and compensation is deposited by KGM including the applicable interest.
- **Information** of owners by SPV about the legislative process
- Access to all RAP entitlements defined for private landowners determined by courts

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Owners of orphan lands (unacquired parts of expropriated parcels)	• According to the Expropriation Law, the owners have the right to request the expropriation of the increased parts of the KGM. • ÖAŞ will inform the landowners who apply for the acquisition of the remaining land about the process and will support them. • KGM evaluates the official applications of landowners who request the expropriation of the remaining areas after expropriation (expropriation is made within 30 days after notification) in accordance with the criteria for the acquisition of the remaining land. • As a result of the evaluation, the lands are expropriated if they meet the criteria. • Owners and heirs may apply to the courts for expropriation of the remaining parts if the KGM does not evaluate the request positively. • If there are any remaining parts of the parcels within the zoning areas after the expropriation of the Highway, it may be possible to provide a replacement zoned parcel to the owners /shareholders by the institution that makes the zoning application within the scope of the zoning plan or the revised zoning plan application. • If the landowners do not want to wait for the completion of this process, they can apply to the KGM themselves and request the expropriation of the remaining parts after the expropriation of the Highway in accordance with the Expropriation Law. • If the request is continued by the owner after the above-mentioned options, the situation will be examined and reported by an Independent Land Acquisition and Valuation Expert to be appointed by ÖAŞ, and the final decision will be made according to this report.
Formal and informal users of orphan lands (unacquired parts of expropriated parcels)	• **Access to all RAP entitlements** provided by SPV through RAP Fund for the formal and informal land users. Users are not entitled for land compensation.
Users of fragmented lands (e.g. grazing lands on private parcels)	• SPV to **maintain** safe and effective crossing paths (already in place) to fragmented lands **during construction** • SPV to **monitor** effectiveness and safety of the access paths (underpasses, overpasses, etc. already included in the design) through RAP monitoring **during operation** • Access to **livelihood restoration, improvement and/or assistance** measures provided by SPV through RAP Fund
Owners of affected crops (owned by formal or informal land users)	• **Crop payments** by SPV on lands to be entered prior to harvesting for related agricultural production period (already provided for 2021-2022 and will be repeated in Summer 2023) • **Access to livelihood restoration, improvement and/or assistance** measures provided by SPV through RAP Fund
Owners of affected trees (owned by formal or informal land users)	• **Cash compensation by KGM** for affected trees per Law • SPV **support for transplantation** upon request (in addition to cash compensation provided by KGM). • SPV/EPC to allow fruit owners to **harvest** produce prior to land entry; **otherwise cash compensation by SPV** to the owners of trees/fruits. • **Access to livelihood restoration, improvement and/or assistance** measures provided by SPV through RAP Fund
Owners of **non-residential/secondary structures** (may be the owner or formal/informal user of land)	• **Cash compensation by KGM** to **land owners and formal land users after deduction of depreciation;** SPV to provide **top-up cash compensation to cover depreciation** of major**(*)** structures • Cash compensation by KGM to **informal land users** with evidence of structure ownership **at minimum material costs;** SPV to provide **top-up cash compensation to ensure compensation at market prices** • Cash compensation by SPV **at full replacement cos**t to **informal users** having **no** evidence of structure ownership or structures on pasture and forest lands (if any) ***(*)*** *Major structures include structures such as barns, sheds, depots, pools, etc., as depreciation of such structures are considerable.*
Owners of parcels to be acquired through **constitution of servitude** (easement rights)	• **Cash compensation by KGM** in line with Expropriation Law • **Access to livelihood restoration, improvement and/or assistance** measures provided by SPV through RAP Fund if land is used for agriculture

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33. What are the Specific RAP Entitlements for the Owners and Users of Affected Houses?

Owners of Affected House

- **Cash compensation by KGM** to owners **after deduction of depreciation**
- **Top-up cash compensation by SPV** to cover depreciation deducted in KGM valuation.
- If the affected house is rented to others, compensation for loss of rental income by SPV for a maximum of 3 months *(rental agreements/evidence of transactions must be submitted by PAP to SPV/EPC - Please contact with Project CLOs through contact information provided at the end of this GLAC)*
- **House Relocation Support Package** provided by SPV prior to relocation to cover title deed transfer costs (2% of the building value as indicated in 2022 Valuation without depreciation), real estate agent service fee (2% of the building value as indicated in 2022 Valuation without depreciation), working capital fund ("*doner sermaye*"), and allowance for other relocation related expenses such as utility disconnection, connection fees, etc. *(please see RAP or contact Project CLOs for procedures and limits of supports)*
- **Further assistance by SPV for finding replacement residential house** of equal or higher value (if requested by PAP)
- **Support to cover moving and travelling costs** by the time of relocation. Evidence of expenditure/agreements with moving/logistics firms must be submitted by PAP to SPV/EPC for reimbursement of costs. SPV will advise PAPs and coordinate expenditures and their proper documentation. *Please contact with Project CLOs through contact information provided at the end of this GLAC*
- **Access to livelihood restoration, improvement and/or assistance** measures provided by SPV through RAP Fund if land is used for economic activity
- Notification of the owner by SPV **at least 3 months in advance of the start of expropriation (6 months in advance of land entry)**.
- If the expropriation is already concluded based on KGM Valuation of 2021, allowing the owner **6 months to evacuate the property** upon notification by SPV.

Formal Users (Tenants) of Affected House (with formal tenancy agreements)

- **House Relocation Support Package by SPV** prior to relocation to provide rental allowance (3 x current rent), real estate agent service fee (1 x current rent) , and additional allowance for other relocation related expenses such as utility disconnection, connection fees, etc. *(please see RAP or contact Project CLOs for procedures and limits of supports)*
- **Further assistance by SPV for finding replacement residential house** of equal or higher value (if requested by PAP)
- **Support to cover moving and travelling costs** by the time of relocation. Evidence of expenditure/agreements with moving/logistics firms must be submitted by PAP to SPV/EPC for reimbursement of costs. SPV will advise PAPs and coordinate expenditures and their proper documentation. *Please contact with Project CLOs through contact information provided at the end of this GLAC.*
- **Access to livelihood restoration, improvement and/or assistance** measures provided by SPV through RAP Fund if land is used for economic activity
- Notification of the owner by SPV **at least 3 months in advance of the start of expropriation (6 months in advance of land entry)**.

Informal Users of Affected Houses (no formal tenancy agreement)

- All entitlements defined for formal users of affected houses (above) are applicable to informal users of affected houses

Owners of Houses that may be Expropriated in Future (due to significant operation impacts)

- Right to request acquisition within 3 years upon commissioning of the Motorway.
- Evaluation of the request for acquisition by SPV in consultation with the affected households in line with the Lenders' requirements.

Physically Displaced Households with Vulnerable Members

- **In-kind support** by SPV to be determined based on the type of vulnerability
- Specific measures by SPV to ensure comfort of the **vulnerable members(s)** of the household during relocation.
- Priority to at least one member of households (who is looking for a job and meeting Project's employment criteria) in **Project employment during construction phase**
- **Priority for accessing livelihood restoration, improvement and assistance measures** specified in the RAP.
- **Individual information** about the Project, land acquisition, RAP entitlements, and the grievance mechanism.
- Specific attention to vulnerable members during consultation, negotiation and post-resettlement monitoring processes

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34. What are the RAP Entitlements for Owners of Affected Businesses?

Business owners (Employers) who are "owners" of the relocated business structure

- **Cash compensation by KGM after deduction of depreciation;** this includes cost of fixed investments and disassembly-assembly costs at the rates determined by KGM asset valuers
- **One-off top-up cash compensation by SPV to cover depreciation** deducted in KGM valuation
- Access to **External Business Consultancy Support** for 36 months
- **Pre-Location Financial Support Package by SPV** consisting of (to be provided through a milestone-based payment approach as detailed in RAP);
  - **One-off c**ash compensation to cover cost of fixed (non-movable) investments/improvements (for portion not covered by KGM)
  - **One-off m**oving allowance to cover disassembly, transportation and assembly costs of movable assets (for portion not covered by KGM)
  - **One-off b**usiness relocation support package to cover other business-specific relocation-related expenses such as real estate agent fee, title deed transfer costs, permit renewals, etc. (up to 5% of the full replacement value of the business structure) (*) The evidence of expenditure/relevant documentation are required to be properly kept by the business owners. The SPV will advise and coordinate expenditures and their proper documentation. *Please contact with Project CLOs through contact information provided at the end of this GLAC).*
- **One-off access to livelihood restoration, improvement and/or assistance measures** provided by SPV through RAP Fund

Business owners (Employers) who have to terminate operations due to relocation

(business shut-down)

- **One-off cash compensation support by SPV** in case termination of business due to relocation is indispensable and directly related to relocation (this will be confirmed and evaluated by the external Business Consultancy Company and approved by the Lenders' IESC based on review of related official business documentation)
- **One-off access to External Business Consultancy Support** and **livelihood restoration, improvement and/or assistance measures** provided by SPV through RAP Fund (business-specific needs and support requirements will be evaluated and decided by the external Business Consultant)

Business owners (Employers) who are "tenants" at the relocated business structure

- **Pre-Location Financial Support Package by SPV** consisting of (to be provided through a milestone-based payment approach as detailed in RAP);
  - **One-off c**ash compensation to cover cost of fixed (non-movable) investments/improvements done by tenants (for portion not covered by KGM based on consent of the structure owner, if any)
  - **One-off m**oving allowance to cover disassembly, transportation and assembly costs of movable assets (for portion not covered by KGM)
  - **One-off** business relocation support package to cover rental support and other business-specific relocation-related expenses such as real estate agent fee, permit renewals, etc. (rental allowance plus up to 3% of the full replacement value of the rented structure) *) The evidence of expenditure/relevant documentation are required to be properly kept by the tenant business owners. The SPV will advise and coordinate expenditures and their proper documentation. *Please contact with Project CLOs through contact information provided at the end of this GLAC).*
- **Post-relocation Financial Support Package** by SPV (monthly net income loss support up to 6 months, one time) upper limit will be defined after evaluation of conditions..
(*) Employers are required to provide documentation to be reviewed by External Business Consultant who will determine the support level and duration upon request of SPV.
- **One-off access to livelihood restoration, improvement and/or assistance measures** provided by SPV through RAP Fund
- Access to **External Business Consultancy Support** for 36 months

Business owners (Employers) who will not relocate but face partial loss of structures at the existing premises

- **Access to External Business Consultancy Support** and **livelihood restoration, improvement and/or assistance measures** provided by SPV through RAP Fund (business-specific needs and support requirements will be evaluated and decided by the external Business Consultant)
- **Support by SPV/EPC through construction team/vehicles** to avoid potential access restrictions to the site at the entry/exit gates, impact on ramps, etc.
- **In-kind assistance by SPV/EPC for the transfer of affected movable structures** to another location within the existing premises. Moving process for such assets will be coordinated in consultation with the business owner to minimise business interruption periods.
- **Monitoring requests and managing grievances** to identify any impact on the business (e.g. access restrictions caused by construction or during operation) and develop and implement corrective actions in consultation with the business owner.

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35. What are the RAP Entitlements for the Formal and Informal Employees of Affected Businesses?

Formal and Informal Employees of relocated businesses affected by temporary income loss	• **Identification and monitoring of employment status and conditions** of employees by SPV 3 months before start of expropriation • **One-off gross employee salary support** (up to 3 months) to avoid temporary interruption of employee salary payments due to relocation (to be assessed and identified by the External Business Consultant of SPV based on monitoring outcomes) • If the RAP monitoring (internally by SPV and externally by IESC) proves that there is **no** adverse impact/interruption on the income of the employees, the SPV will **not** provide any gross salary support for the employees.
Formal and Informal Employees affected by permanent income loss (due to business shut-down, dismissal, etc.)	• **Review and evaluation of permanent income loss cases by External Business Consultant of SPV** and provision of following support when it is verified that permanent income loss is directly related/inevitable due to relocation of the business: • **For formal employees:** 3 One-off 3 months of gross salary support by SPV to affected employee in addition to severance payments, annual leaves and other gained benefits to be provided by their official employers in line with the Labour Law, monitoring whether these payments are received by the emplyee, if not, proivde support for them to claim their rights. • **For informal employees:** one-off 3 months of gross salary support by SPV to affected employee plus the following support: • **Opportunity to consult with the external Business Consultant of the SPV** regarding potential alternative job opportunities, other opportunities that may help them find replacement jobs, formalisation of employment as per Turkish legislation, etc. • **Other employee-specific measures to be developed by the external Business Consultant** (e.g. specific skill trainings to increase opportunity for employment in similar or other sectors) and implemented by SPV on a case-by-case basis
Vulnerable Employees (e.g. non-registered, migrants, disabled, women with vulnerabilities, etc.)	• **Support to vulnerable employees through the RAP regardless of the formality of their employment conditions**. Employee specific measures/assistance to be determined by the External Business Consultant of the SPV and provided on a case-by-case basis.

36. What are the RAP Entitlements Defined for Land that will be Rented Temporarily Due to Construction Activities?

The RAP entitlements to be ensure by the SPV through implementation by the party causing the land-based damages and losses that cannot be avoided during construction will be as below:

- **Owners of private lands to be used temporarily during construction (including access restrictions)** will be provided with cash compensation for the use of land and any economic activity (cost of crops, trees, infrastructure etc. at market prices) based on mutual agreements /rental agreements.
- **Formal and informal users of public and private lands to be used temporarily during construction** will be compensated for crops, trees and structures, provided with 1-year rental support for the lost agricultural area and access to livelihood restoration measures defined under RAP.
- **Owners and formal/informal users of lands and assets damaged by construction** will be compensated at full replacement value for any damage on properties.
- **Beneficiaries of services and infrastructure temporarily affected/interrupted during construction** will be informed by the SPV on the schedule and nature of the interruption. Duration of impact will be minimised by the SPV through collaboration with related authorities/institutions
- **Parcels used for temporary purposes (rented through protocols with PAPs) for the Project will be** reinstated and returned to their original landowners on its original state at the end of the lease agreement with a protocol.

It is aimed to prevent construction activities to cause any negative impact on people and the environment. For this reason, the expropriation or leasing of the land before the start of construction has been added as a prerequisite to the contractor's Work Permit. However, taking into account the violation of this rule, a “Project Complaint Mechanism” has been established to collect, manage, resolve and monitor possible complaints, and a Public Relations Team has been established to effectively manage these complaints. *PAPs may contact the Project CLOs through the contact information provided at the end of this GLAC to provide their complaints and feedback related to construction.*

37. What Type of Assistance will be Provided to Vulnerable Groups and Individuals?

Households with vulnerable members will be prioritised provided with special support and/or assistance on a case-by-case basis.

- Special attention will be paid during the information, consultation, interview and post-resettlement monitoring processes by individually considering the PAPs under vulnerable groups about engineering, land acquisition process, RAP entitlements, supports and complaint mechanism.
- Support will be provided for the preparation, examination and processing of official documents necessary to access expropriation payments made by KGM and the support

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provided to RAP rights holders provided by SPV, as well as for completing legal and administrative processes, such as following up notary public works for a certificate of succession or, if necessary, paying a request to the KGM for the acquisition of the remaining land.

- If necessary, support will be provided for reaching out to public institutions or accessing legal advice; for example, logistical support, communication assistance, support in preparing official application documents.
- If PAPs evaluated under vulnerable groups have structures other than the primary housing affected by the Project (for example, stables, huts), in-kind support and assistance will be offered for the physical relocation of the relevant structure to an appropriate place to be requested by PAP evaluated under vulnerable groups; if ownership can be documented for such structures, it is reminded that they will receive mandatory cash compensation from KGM in accordance with the Expropriation Law.
- One-off in-kind support (to be determined by the SPV specifically for each vulnerable household depending on the type and scale of their vulnerability)
- Priority to access livelihood restoration, improvement and assistance measures specified in RAP.

Support to be provided to vulnerable households and women as part of RAP will be complemented through the **Community Development Plan** to be implemented by the SPV that will be disclosed as soon as it is ready at Company website (www.nakkasotoyolu.com).

38. What are the women-specific measures?

- A policy against all kinds of gender and violence has been developed in the project, and all employees will be trained in compliance with this policy.
- Project has a Gender Action Plan (GAP) describing the potential impacts on women and measures to be taken against these impacts is in place (disclosed at www.nakkasotoyolu.com) and this will be implemented by the SPV in parallel to RAP implementation.
- Within the framework of this Plan, individual communication and other specially developed mechanisms will be used by OAS to ensure that women have equal access to the consultations, Project benefits and the Project Complaint Mechanism related to the EPP (for example, holding women-specific information and consultation meetings).

Women CLOs have been employed within the Community Liaison team to facilitate and make access to affected women more effective, and the timing of settlement meetings, expropriation decisions, payment of compensation by the KGM, construction process, etc. have been carried out by these experts in accordance with the law. individual or collective information will be provided on the issues and women's participation in all resettlement-related planning and decision-making processes will be encouraged.

- SPV will inform both male and female spouses in households about their rights under the RAP. If necessary, they will be supported by SPV teams by helping them to open bank accounts.
- If unemployed female members of affected households are looking for work during construction and operation, these people will be prioritized for Project employment (based on their qualifications and skills). The Project CLO will inform them about job opportunities that match their qualifications.
- Education programs specific to women will be developed taking into account possible alternative sustainable livelihoods.
- It will be ensured to identify and manage the additional workload and disproportionate effects that may occur on women due to physical and/or economic displacement.

39. What does the Livelihood Restoration, Improvement and Assistance Measures include?

The RAP has developed livelihood restoration and improvement measures for the following categories of affected people:

(a) Agricultural users (formal and informal) of affected lands

(b) Employers of affected businesses (owners of and tenants at the affected business structure)

(c) Employees (formal and informal) of affected businesses

External Agricultural Consultant and External Business Development Consultant have been assigned by SPV for the implementation of the developed values. Specialist support will be provided by these consultants to households and businesses to improve their livelihoods.

As the RAP Implementation progresses, consultations of the SPV with the affected people and businesses (employers and formal/informal employees) will continue an ongoing basis and livelihood restoration and improvement measures will be updated as required with input from ongoing consultations, external Agricultural and Business Consultants and related authorities and third parties (e.g. universities, professional organisations, etc.) to be collaborated as necessary.

SPV will proactively engage with the PAPs to inform them about the livelihood restoration, improvement and assistance measures available to them. *PAPs may also contact with Project CLOs through contact information provided at the end of this GLAC to receive further information and submit their interest in benefiting from the related packages.*

40. Which Documents/Information will be Requested from Affected People for Eligibility Evaluation and Decision?

The SPV will establish a transparent and well-communicated mechanism for the provision of entitlements to the eligible PAPs, which is described in non-technical language in this GLAC. Affected people will be well-informed about the documentation requested for evaluation of eligibility and the overall evaluation and implementation process including grievance mechanism, as further described in RAP.

SPV will proactively engage with the PAPs to inform them about the livelihood restoration, improvement and assistance measures available to them and requested documents. *PAPs may*

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also contact with Project CLOs through contact information provided at the end of this GLAC to receive further information and submit their interest in benefiting from the related packages.

The eligibility of the PAPs will be evaluated on a case-by-case basis.

The documentation requested from PAPs for evaluation of eligibility for entitlements may include but not limited to the following:

- Official documentation on the ownership and/or tenancy status for the affected assets (e.g. land registry records, inheritance documents)
- For informal owners of assets and non-title holder PAPs, information in asset inventory survey (completed in September 2021)
- For formal agricultural users, Farmers Registry System registration and tenancy agreements
- For informal agricultural users, evidence/confirmation on land use by settlement heads, leader farmers within the community and other credible witnesses, third-parties
- Documentation on the total productive area owned and used by the registered farmers for Agricultural Consultancy Support and livelihood restoration and improvement projects
- Rental agreements for the entitlements to be provided to affected tenant business owners
- Financial records, accounting records, social security records, permitting documentation, etc. for the entitlements to be provided to affected business owners
- Documentation of relocation related costs (e.g. moving and transaction costs, fees paid to the authorities, service providers, etc. price quotes/offers collected from service providers.

41. How will the SPV collaborate with and assist KGM to ensure compliance of land acquisition process with applicable international standards?

The SPV will collaborate with and assist KGM through the following mechanisms to ensure compliance of land acquisition process with applicable international standards:

- Coordination of notifications to be sent (by KGM) to owners/shareholder and/or heirs of the parcels and follow-up returned notifications.
- Facilitation of consultation meetings with the affected owners and heirs to provide provision of information regarding land acquisition process and legal rights under Expropriation Law, actions required to be completed by heirs for accessing their legal rights, eligibilities and support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM, etc. prior to Art. 8 negotiations.
- Coordination with KGM to ensure that Article 27 processes are not initiated without Art. 8 negotiations are conducted with the owners and heirs.
- Assisting KGM to ensure that all owners/shareholders and lawful heirs of the parcels are identified., where possible reached and informed prior to filing Art. 27 court cases.
- Supporting the identified heirs in completing the inheritance and succession processes as required.
- Informing KGM on an ongoing basis regarding the identified heirs and cooperating with KGM to ensure inclusion of inheritance certificates of the heirs of the parcels in related court files.
- Assisting KGM to ensure that owners and heirs are timely informed about the court decisions and upcoming stages of the expropriation process.
- Collaborating with KGM in monitoring the court finalisation and deposition of expropriation compensation and informing the PAPs about the decisions and any additional payment to be done by SPV from RAP Fund to ensure that compensation is provided at full replacement cost (e.g. depreciation deducted from the expropriation cost) title deed registration and bank transaction processes of affected owners/ and heirs to verify that such processes progress smoothly.

42. What will be done further by the Project to support community development?

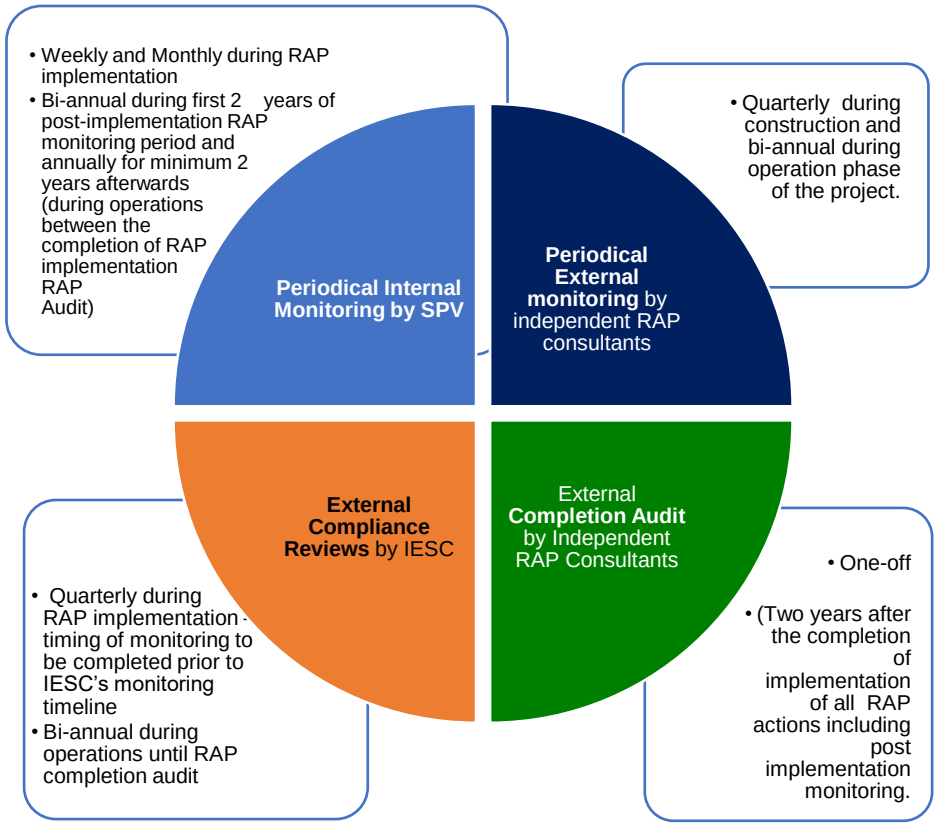
The SPV has commissioned their consultants to develop a detailed **Community Development Plan (CDP)** with objectives of maximising positive long-term impacts of the Project on local communities through increased economic opportunities and employment creation. This CDP is beyond impact mitigation and aims to provide additional Project benefits that have sustainable outcomes to Project affected communities, including various programmes and activities the society can benefit from.

The detailed CDP will specify the projects to be undertaken based on the needs assessment to be conducted (e.g. vocational skills and capacity-development, “quick impact” public infrastructure investment, etc.). The CDP is under preparation and CDP will be disclosed at Company website (www.nakkasotoyolu.com) as soon as it is ready.

43. How will the RAP Implementation be Monitored?

RAP implementation will be periodically monitored internally by the SPV and externally by the Lenders and their Independent Environmental and Social Consultant (IESC) to identify progress and areas where improvements and/or corrective actions are necessary. Frequency of monitoring will be as follows:

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Frequency of Monitoring

F. STAKEHOLDER ENGAGEMENT AND INFORMATION DISCLOSURE

44. How will PAPs and interested parties be engaged during Project and RAP implementation?

The Project has **Stakeholder Engagement Plan (SEP)** which also describes consultation and information dissemination activities regarding land acquisition and resettlement. SEP will be disclosed at the Project website (www.nakkasotoyolu.com)

The RAP separately includes a detailed Stakeholder Engagement Plan for RAP disclosure and implementation phases. This Plan will be implemented in alignment with the Project SEP prepared by the ESIA Consultant under the ESIA Package.

During the ESIA Disclosure period, the following RAP specific disclosure activities will be conducted:

- The RAP (including GLAC) **is disclosed in English and in Turkish (in Q3 2023)** at the SPV[2] and Lenders' websites **for 60 days** in line with their disclosure policies.
- This **GLAC** will be distributed to the offices of the settlement heads and directly to PAPs in each settlement. Through the GLAC, all PAPs and other relevant stakeholders shall be informed of the entitlements and processes.
- ESIA Disclosure and **public hearings** will be held near the offices of district municipalities and offices of **Mukhtars of 15 Project neighbourhoods** along the route to disclose the contents of the draft ESIA, the NTS, RAP, SEP, Grievance Mechanism, Project leaflet and information postcards, and other documents, as applicable to the PAPs, general public, regulatory bodies, NGOs, and other interested stakeholders. Hence, as part of the Public Hearings to be held during the ESIA Disclosure Period in line with the Project SEP, information on RAP will also be provided to the affected communities and other stakeholders by the SPV.
- The **Project CLOs** will engage with the affected households with vulnerable members to distribute the printed RAP related materials including GLAC and present the key information from the RAP as relevant.

The questions, feedback and suggestions received from the affected people and other stakeholders will be registered in a database dedicated to RAP-related stakeholder engagement and consultations.

[2] www.nakkasotoyolu.com

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G. PROJECT GRIEVANCE MECHANISM

45. How can stakeholders submit their land acquisition related complaints and feedback to KGM?

KGM, as the designated authority for expropriation, collects and manages land acquisition related grievances, objections and feedback (i.e. requests, suggestions, etc.) in line with their institutional procedures.

For land acquisition/expropriation related complaints, questions and feedback, PAPs may use the following channels to reach out to KGM:

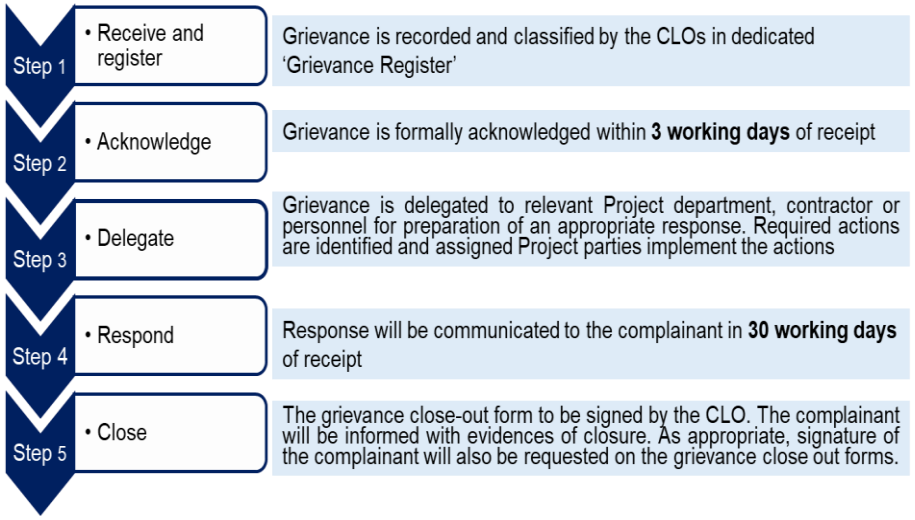
Channels	Details
Through KGM	• Through KGM's online grievance system: https://www.kgm.gov.tr/Sayfalar/KGM/SiteTr/SikayetveGeriBildirim/GercekKisiSikayetFormu.aspx https://www.kgm.gov.tr/Sayfalar/KGM/SiteTr/SikayetveGeriBildirim/TuzelKisiSikayetFormu.aspx • Through KGM directorates and offices in Istanbul: - KGM 1st Regional Directorate, Kagithane (Exp.Department – Valuation Chief) - KGM Kuzey Marmara Otoyolu Başmühendisliği, Sazlidere Mobilisation Site (Sahintepe Mah. Muratdere Cad. No: 134/2 Basaksehir, Istanbul (Expropriation Department)

46. How can stakeholders submit their land acquisition related complaints and feedback to SPV and How This Mechanism Works?

The SPV has established a Project-specific Grievance Mechanism as part of the ESIA process in parallel to preparation of the RAP.

Key principles of the mechanism, inter alia, are to manage the grievances in a timely, transparent and culturally appropriate manner at no cost, be free from manipulation, interference, coercion, intimidation and retribution, allow for **anonymous grievances** and protect privacy of affected individuals.

Key steps and timeframes of the Project Grievance Mechanism are presented below.



Key steps and timeframes of the Project Grievance Mechanism

For all Project-related complaints, questions and feedback, including issues related to construction activities led by EPC and subcontractors, RAP implementation activities led by SPV, as well as land acquisition activities led by KGM, PAPs may use the following channels to reach out to SPV:

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Channels	Details
Project website	• Project website (www.nakkasotoyolu.com)
E-mail	• info@nakkasotoyolu.com
Mail	• Sazlidere Cable Stayed Bridge Mobilisation Site Sahintepe neighbourhood, Basaksehir/ Istanbul
Phone (toll free line)	• (0) 800 655 10 00
Phone (CLO) – male	• +90 538 682 68 94
Phone (CLO) – female	• +90 531 674 5953– Toll free line, there will be separate lines for general and
Gender-based violence and harassment (GBVH) related grievances	• (0) 800 655 10 00 • +90 531 674 5953– Toll free line, there will be separate lines for general GBVH
Whatsapp numbers	• +90 531 674 5953
Grievance boxes and forms	• Grievance and feedback boxes and forms will be placed and maintained by the SPV in all affected settlements, at relevant work/mobilisation sites, and in mobile Project vehicles
Social media	• Platforms to be established as appropriate in due course

This information will remain available to public through announcements posted on the information boards in public places as well as Project sites.

Any grievance and feedback (verbal or written) lodged or conveyed through different channels will be registered in the Project Grievance Database (in the form of a Master Complaints Tracker incorporating all land acquisition related complaints collected by the SPV, EPC Contractor and KGM) and managed as per the Project SEP, **by observing the requirements stipulated by the Law on the Protection of Personal Data (Law No. 6698, 2016).**

Should the land acquisition related grievances and feedback of the PAPs be collected by the SPV through the grievance mechanism, these will be conveyed by the SPV to KGM in written.

Also, there are other mechanisms available to public such as Presidency's Communications Centre (CIMER – www.cimer.gov.tr) and Istanbul Metropolitan Municipality's portal and call centre. The Project Grievance Mechanism will not replace citizens' right to apply to such mechanisms including courts (as discussed in the following questions).

47. What are the Mechanisms for Unresolved Complaints in Such a Way that the Complainants Will Be Satisfied?

A separate mechanism has been established in the Project for unresolved complaints in such a way that the complainants will be satisfied. In such cases, SPV will attach maximum importance to the effective closure of the complaint by obtaining opinions from independent technical experts, academicians and, if necessary, relevant state authorities, depending on the subject of the case. SPV will carry out activities that will be proposed by independent third parties.

Please kindly note that the **Project Grievance Mechanism** will not prevent access to judicial or administrative remedies. Therefore, if the actions performed by the Project upon a complaint are not resolved to the satisfaction of the complainant, a **stakeholder has the right to resort to all kinds of legal remedies, including legal action, in accordance with the current national legislation. The OAS will respect the outcome of the legal process and fulfil its responsibilities**.

H. FREQUENTLY ASKED QUESTIONS

In addition to the information given in the previous sections, questions that may be asked by affected people and wider stakeholder may include following. **Please kindly use the contact information provided at the end of this GLAC or the channels indicated in the Project Grievance Mechanism (Section G) to convey any further questions or information requests to KGM and the SPV.**

Expropriation Process in line with Expropriation Law

1) What is the legal basis of expropriation process?

Expropriation process is conducted as per the provisions of Expropriation Law (No. 2942) within the scope of Article 46 of Constitution of the Republic of Turkiye.

2) Is it possible to file a suit against expropriation at the Administrative Justice?

It is possible to file a suit for the cancellation of expropriation process at the Administrative Justice **within 30 days** as of the date of notice by the court as per Article 10 and as of the date of publication of the newspaper in which the Court announced the notice for the people who cannot receive notice.

3) I could not/will not be able to attend the expropriation negotiation at the place and time indicated on the notice sent by the Administration. What should I do?

In case you do not attend the expropriation negotiation at the indicated place and time, court case shall be filed as per Expropriation Law. However, filing court case process shall be put on hold temporarily if you call the telephone number provided on the notice and inform them that you will attend the negotiation within a reasonable period of time. In case you do not attend negotiations once again, the suit shall be filed.

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4) Can I receive information about expropriation over telephone before or after negotiation date?

Information related to general expropriation process and status, legal rights under Law, documents required under expropriation process, etc. is shared over telephone by KGM noting that official information is based on the records kept by KGMA. For private personal data requests that requires verification of identity, you are kindly invited to apply to KGM personally with your identity document or with a petition; and with a power of attorney/guardian document in case you conduct the procedures by proxy or via guardian document.

For other queries or information requests from SPV/EPC, please kindly use the channels indicated in the Project Grievance Mechanism (Section G).

5) Do I need to submit my address to General Directorate of Highways for expropriation procedures?

No. Property information of the parcels to be expropriated are obtained through Land Registry and Cadastre Information System (TAKBIS) and address details of the land owners are obtained through Central Civil Registration System (MERNIS). It shall be sufficient to provide information to the Mukhtar offices in case of address changes.

6) Is it possible to file a court case to increase the price after receiving the proposed price in expropriation negotiations (Article 8)?

No, it is not possible to file a court case to increase the price after accepting the price.

7) Am I required to go to the Directorate of Land Registry again after signing the purchase agreement?

No, you are not required to go to the Directorate of Land Registry again since the purchase agreement includes the statement of acceptance of the property owner regarding registry or cancellation at the land registry.

8) When do I receive expropriation compensation in case of agreement?

According to Art. 8 of the Expropriation Law, following the settlement of agreement and execution of agreement documentation by KGM, expropriation compensation indicated on the agreement documentation **is made available within maximum 45 days** and paid to the owner/shareholder upon registration of the expropriated asset on behalf of administration with the waiver of the owner/shareholder.

9) I accepted the price proposed in expropriation negotiation as the property owner/shareholder. Can I request for a part of the expropriation price to be paid to a third person?

The price to be paid based on agreement shall only be paid to the owner or shareholder of the property. Other than this, if there is a levy, tax debt or insurance debt, this amount shall be deducted ex officio and the remaining part shall be paid to you.

10) Accelerated expropriation decision was published in the Official Gazette for the parcel I own, which is also included in the list given as the attachment of the Decision. What is next?

KGM prioritises negotiated settlement in this Project. If negotiations and consent as per Art. 8 fails, KGM shall apply to the relevant Court in order to obtain a "Land Seizure Decision" for the section of the property which is subject to expropriation. KGM shall enter into the property upon securing the Land Seizure Decision by submitting to the Court the bank receipt stating that the valued price was deposited into the account and the payment was made.

This price is not the final expropriation compensation of the property, it is only the land seizure compensation.

Following that, final expropriation compensation shall be determined as a result of the court case to be filed by KGM as per Article 10 of the Law (KGM aims to open Article 10 court cases within 1 month after Land Seizure Decision. The difference, if any, between this final expropriation compensation and the initial Land Seizure compensation shall be set off.

11) Who initiates the court process in case of disagreement?

In case of disagreement, it is under **KGM's** authority and responsibility to open court cases in line with the Expropriation Law.

12) Would I be charged for the expenses incurring during the court processes?

No. Cost of proceedings are covered by KGM in case of lawsuits opened as per Law. Should the court decides that the counsel fee ("*vekalet ücreti*") is to be borne by yourself, then you would be liable to cover such costs.

In case of such decision is taken by court, please kindly with Project CLOs through contact information provided at the end of this GLAC with related decisions, evidence of expenditure/relevant documentation, etc. The SPV will review and reimburse related expenses from RAP Fund as applicable.

13) Can I appeal against the decision taken by the Court?

The registration provision in the decision taken by the Court is final, however price aspect may be appealed.

14) What happens if I do not withdraw the expropriation compensation deposited to the bank under my name as a result of agreement or court proceedings?

The expropriation money shall wait at the bank for 10 years. After this period, it shall be transferred to Saving Deposit Insurance Fund as per Banking Regulation. You may not claim any rights from KGM after that point forward.

15) There is an annotation on my parcel as per Article 31/b of Expropriation Law. Can I remove it?

Since the annotations made after the Expropriation Law is amended by the Law Number 4650 have been put by the Court following the suit filed as per the Article 10 of the Law, Court Decision is required to remove these. These may be removed after the execution of the decision by

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submitting the decision taken as a result of the suit filed as per the Article 10 to the Directorate of Land Registry.

In case the annotation is put on the title deed before Law Number 4650, the reason for annotation shall be researched upon application of the related person to the relevant Regional Directorate of KGM. After the elimination of annotation cause, it is possible for the institution related to annotation to remove the annotation.

16) There is annotation on the land register of my land due to levy, mortgage, tax debt, assignment. Who would receive expropriation money?

Consent of the owner of annotation on the land register shall be required. If this consent is not given, the amount of expropriation price that corresponds to the debt amount shall be paid to the owner of the annotation and deducted from your receivables.

17) How is the expropriation compensation for properties with litigious registry paid?

In case the landowner section on the land registry of the property is registered as "**litigious**", a court case shall be filed as per Article 18 of the Law for the property's section subject to expropriation. Rights and dues on this section shall be converted to a price and expropriation price shall be deposited to a time deposit account with three-month terms. This price shall be paid to the beneficiary based on the order of the Court once the conflict is resolved.

18) Owner of the asset to be expropriated has deceased and I am the lawful inheritor. What should I do to receive the expropriation compensation?

Official notification (invitation to negotiation meetings) sent to the owners/shareholders by KGM in line with Article 8 of the Expropriation Law explicitly requires the owners/shareholders to complete inheritance and succession procedures through obtaining their inheritance certificates required under Law ("***veraset/mirasçılık belgesi***") and completing succession procedures at the title deed registry offices prior to attendance to negotiation meetings.

The SPV provides assistance for completion of inheritance and succession procedures and cover the travel and notary fees from RAP Fund. Please kindly use the channels indicated in the Project Grievance Mechanism (please see Section G) to reach out to the SPV if you require assistance to obtain your inheritance certificates from the closest notary and complete other procedures.

19) Which documents are required when requesting information from related authorities or parties regarding expropriation?

When requesting information, attaching the title deed or land registry copy of the property you wish to inquire about to your petition or giving detailed information about the property in your application, including province, district, neighbourhood/village, block, parcel of the inquired property on your application shall accelerate the process.

In case the inquired property is still registered under the name of the person you are an inheritor of, it is also required to attach the certificate of inheritance of the inheritor and for this certificate to explicitly indicate you as the inheritor.

20) The price I received as a result of the court filed as per Article 10 of the Expropriation Law was reversed by the Court of Appeals. The price was decreased. What should I do?

In the first hearing of Art. 10 court process, you have the right to accept the price offered by KGM, then this is declared as the final expropriation compensation. If you do not accept the price offered by KGM in the first hearing, Art. 10 process proceeds.

During information meetings held by SPV prior to negotiations, PAPs are informed about the expropriation and court procedures including legal rights and requirements under Turkish legislation including potential price decrease and refund cases. If the price is decreased by courts, as per the court decisions, as per the court decisions and requirements of Turkish legislation, you have to refund the cost of difference by applying to the relevant Regional Directorate following the receipt of notice of the finalization decision. Otherwise, procedures shall be conducted as per the provisions of the Law on the Procedure for the Collection of Public Receivables.

21) I am one of the shareholders of the asset to be expropriated and other shareholders do not reside in the affected settlement. Can agreement process proceed in their absence?

Expropriation can proceed in their absence should a properly issued power of attorney including the details of the parcel to be expropriated is provided.

22) The parcel I own will be partially expropriated (orphan lands). The unacquired part will remain unusable. What should I do to request expropriation of unacquired part?

According to Article 12 of the Expropriation Law, **you shall apply to KGM (within 30 days of notice of expropriation through agreement) in written** to request expropriation of the unacquired part. KGM will evaluate the application based on their internal criteria and take necessary actions based on the outcomes of this evaluation (e.g. expropriate the unacquired part if the evaluation concludes that the remaining part is not suitable for utilisation).

Please see Chapter C – Question 24 for the status of affected parcels within Zoning Plan Implementation Areas and replacement land/share implementation of related authorities.

Compensation for Crops, Structures and Trees on Affected Lands

23) I use treasury land; can I receive payment for crops?

If you are a formal user, you can receive payment for crops as per the Expropriation Law by submitting adequate pay documentation prior to land entry or documenting the situation in an official report including the signatures of mukhtar and community council members.

Informal users are entitled to receive crop payments from the **RAP Fund** of the **SPV.** Please kindly use the channels indicated in the Project Grievance Mechanism (Section G) to reach out to SPV for further investigation and evaluation by the SPV with support from qualified external Valuation Specialists, Agricultural Consultants, etc.

24) I use pastureland/forestland, can I receive payment for crops?

No payment shall be made by KGM to encroachers/occupants for building, product and fixtures on pastureland/forestland as per national legislation.

In particular to this Project, Informal users are entitled to receive crop payments from the **RAP Fund** of the **SPV**. Please kindly use the channels indicated in the Project Grievance Mechanism

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(Section G) to reach out to SPV for further investigation and evaluation by the SPV with support from qualified external Valuation Specialists, Agricultural Consultants, etc.

25) I have building ~~and trees~~ located on the expropriated land. Can I receive the debris of these?

Expropriation compensation is calculated for all the fixtures. Calculation shall be made accordingly if you state that you want to receive the debris during the expropriation negotiation. A note shall be made and processes shall be conducted accordingly.

26) I own trees on a land that I use but do not own. Am I entitled to receive compensation for the affected trees that I own?

Article 19 of the Expropriation Law states that for the expropriation of the land with a title deed belonging to others, or unclaimed and/or not acquired by the possessor, the **minimum material cost** of the buildings and **the value of the trees as determined in accordance with Article 11 shall be paid to the possessor.** Accordingly, you are entitled to receive compensation by KGM.

If your trees have been affected by the Project and you have not received compensation to date, please kindly use the channels indicated in the Project Grievance Mechanism (Section G) to reach out to KGM and the SPV for further investigation and evaluation.

27) Do I receive compensation for my standing crops?

According to Expropriation Law, evacuation of cultivated lands shall be made **at the end of the harvesting period**. In cases when it is not possible to delay evacuation until the harvesting period, the owner of the crops shall be compensated prior to land entry.

The SPV/EPC have identified formal (3) and informal (32) users of lands that have been entered for construction or the stripping of land have during May-June 2022 for the agricultural production period of 2021-2022. SPV/EPC has secured agreements with land users and completed crop payments to all formal and informal users (in total 35) as of **August 2022.**

Crop payments will be repeated by SPV/EPC in Summer 2023 to compensate crop losses for the agricultural production period of 2022-2023.

If your crops have been affected by the Project and you have not received compensation from the SPV to date, please kindly use the channels indicated in the Project Grievance Mechanism (Section G) to reach out to the SPV for further investigation and evaluation.

Please note that crop payments are made to the owner of the crops (who may be formal or informal user of private or public lands).

Status of Expropriation, Land Entry and Construction

28) When will expropriation start?

Expropriation has already started by KGM in 2021 for part of the parcels that have priority in Project in terms of construction planning.

For the parcels for which procedures under the Expropriation Law have not started, KGM has updated the valuation study in December 2022. KGM has started expropriation based on Updated Valuation Study in February 2023 through sending official invitations to owners/shareholders for negotiation meetings to be held as per Art. 8 of the Expropriation Law. Valuation is updated annually as per the Expropriation Law.

29) What is the status of construction? When will the parcels I own/use will be entered?

Construction has already started in 2021 for part of the parcels that have priority in Project in terms of planning.

All construction works that started in 2021 have been **suspended** by the SPV/EPC in September 2022.The construction is planned to be resumed in **December 2023** on parcels expropriation process (including expropriation payments) is completed by KGM in line with the Expropriation Law or mutual agreements are executed between the owners/shareholders and the SPV.

30) Will I be notified in advance of land entry and evacuation?

Yes. As per the Expropriation Law, evacuation of the immovable asset, registered by the land registry office under the name of the authority, is demanded from enforcement officer. The enforcement officer notifies the residents/users of the corresponding immovable asset about its evacuation within the following **15 days.** However, this Project will provide the information on land entry as early as possible to allow PAPs to plan their relocation.

If you are an **owner or user of the affected houses or business structures**, you will be notified by the SPV a**t least 3 months in advance of start of expropriation**[3] in consideration of the expropriation programme of KGM.

If you are an **agricultural user (formal or informal)** of the affected lands, you will be notified **3 months in advance of land entry (prior to start of expropriation)**.

31) Which measures have been taken to avoid land entry without completion of expropriation or execution of mutual agreements?

The SPV has in place a Work Permit System that has been updated to include provisions that guarantee confirmation of expropriation status prior to land entry by contractors. Through this system, completion status of expropriation shall be confirmed and signed by the SPV – Expropriation Chief prior to issuing work permit to ensure that all indemnities arising from expropriation and RAP entitlements are paid.

[3] *Considering that it may take at least 3 months for the title deed transactions to pass to KGM after start of expropriation and 15 days is further granted to affected people by Law to vacate the land from the date of finalization of the title deed registration – which in total allows affected people at least 6 months and 15 days from the date of early consultations and notification for land acquisition process to vacate the land.*

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Land entry protocols will be executed with the owners/users prior to land entry on each parcel (after completion of payments required under Turkish Expropriation Law and/or in line with the RAP as applicable) to avoid land entry without completion of expropriation.

32) I have an affected house and will relocate due to Project. When will I receive compensation and/or support from RAP Fund of the SPV?

- **One-off top-up compensation for the depreciation deducted from the valuation of structures** will be delivered by the SPV to the **owner** of the structures:
  - **Agreement as per Art. 8:** 45 days after the completion of expropriation payments and title deed transfer by KGM in line with the Expropriation Law, and
  - **Court Cases (Art. 27 followed by Art. 10):** 45 days after the final expropriation value is determined by the courts and the gap between the Land Seizure Value and Final Expropriation Value is paid and title deed is transferred to KGM.
- **One-off house Relocation Support Package and Moving Allowance by SPV** will be delivered to owner and tenants of the affected houses (user of the house) prior to relocation of households.

  The package will be delivered by the SPV at once (one-off cash compensation) within 15 days upon execution of the notarised Commitment Letter between the owner and the SPV.

33) I have an affected business and will relocate due to Project. When will I receive compensation from the RAP Fund of the SPV?

- **Expropriation compensation will be made by KGM. For payments which are not undertaken by KGM under Expropriation Law, top-up compensation for the depreciation deducted from the valuation of structures,** will be delivered (one-off) to the owner of the structures by the SPV:
  - **Agreement as per Art. 8:** 45 days after the completion of expropriation payments and title deed transfer by KGM in line with the Expropriation Law
  - **Court Cases (Art. 27 followed by Art. 10):** 45 days after the final expropriation value is determined by the courts and the gap between the Land Seizure Value and Final Expropriation Value is paid and title deed is transferred to KGM.
- **Pre-relocation Support Package to employers** will be delivered to the owner or tenant of the structure prior to relocation of the business through a milestone-based approach. For the delivery of cash compensation by SPV, following the Early Consultations and Notification to be done by the SPV at least 3 months prior to start of expropriation process (through Art.8 invitations sent by KGM), the SPV will require the owners and tenants to mutually sign a notarised Commitment Letter undertaking to relocate to new premises as per the timeframe to be agreed with the SPV (in alignment with the expropriation programme of KGM and up-to-date construction programme of SPV) on condition that the Pre-relocation Support Package is delivered by the SPV within the agreed timeframes. Any request or objection of the owner or tenants on the package will be evaluated and concluded by the Independent Expropriation and Valuation Specialist.

  Payment milestones will be decided by the external Business Consultancy Company on a case-by-case basis in line with the agreed relocation timeframes and needs of the affected businesses. At minimum, the one-off initial payment milestone to cover cost of fixed (non-movable) investments/improvements will be within 15 days upon execution of the notarised Commitment Letter between the Business Owner and the SPV.
- **Post-relocation Support Package (monthly net income support) to employers by SPV** will start following the finalisation of Art.8 or Art. 27 processes, evacuation of the building by KGM and relocation of the business to new premises. The SPV will provide monthly cash compensation support to affected business owners to compensate net income loss during the temporary business interruption period (up to 6 months). The External Business Consultant of SPV will decide on the duration of support.

34) I am an affected employee (formal or informal) of the businesses to be relocated. When will I receive compensation by SPV from RAP Fund in addition to the compensation provided by KGM (only to owners) in line with the Expropriation Law?

- **In case of temporary loss of income by formal and informal employees (potential unpaid leave conditions, delayed salary payment by employers during business interruption period, etc.):** The SPV support (one-off) may start any time after Early Consultations and Notifications are done by the SPV. Timing and duration of support will be decided by the External Business Consultant of SPV based on a review of each relocation case until successful business reestablishment at new location[4].
- **In case of permanent loss of income by formal and informal employees:** The SPV support will be provided (one-off) within 15 days following verification impact by Business Consultancy Company.

35) What will happen if the lands, structures or crops/trees that are not expropriated or that are located outside the boundaries of lands temporarily acquired/rented for construction are damaged due to construction activities?

The SPV and EPC will take all necessary measures to avoid such damages through demarcation of boundaries of works sites for which land use rights have been acquired through expropriation or rental agreements, and training of construction teams.

Any damage on such assets that cannot be avoided through measures to be taken will be compensated by the Project at full replacement cost by the Project.

You may contact with Project CLOs through contact information provided at the end of this GLAC to submit your construction-related grievances and feedback.

[4] *It is assumed that finalisation of expropriation and evacuation of building (relocation) will take place within 6 months and 15 days after Early Consultations and successful reestablishment of the business at the new premises can be achieved within 6 months after relocation ("Post Relocation and Business Reestablishment Period").*

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I. CONTACT INFORMATION FOR STAKEHOLDERS

Further information on the Project, RAP or GLAC can be requested through the following contact information:

Official website	• **www.nakkasotoyolu.com**
E-mail	• info@nakkasotoyolu.com
KGM Offices in Istanbul	• Karayolları 1st Regional Directorate, Kagithane (Expropriation Department – Valuation Chief) • Karayolları Kuzey Marmara Otoyolu Başmühendisliği, Sazlidere Mobilisation Site (Sahintepe Mah. Muratdere Cad. No: 134/2 Basaksehir/Istanbul (Expropriation Department – Chief Engineer, Chief of Immovables, Environmental Engineer and Lawyers)
SPV – Post Address	• Sazlidere Cable Stayed Bridge Mobilisation Site Sahintepe neighbourhood, Basaksehir/ Istanbul
SPV – Phone (toll free line)	• (0)800 655 10 00
Phone (CLO) – male	• +90 538 682 6894
Phone (CLO) – female	• +90 531 674 5953
Gender-based violence and harassment (GBVH) related grievances	• (0) 800 655 10 00 – Toll free line • +90 531 674 5953
Whatsapp numbers	• +90 531 674 5953
Grievance boxes and forms	• Grievance and feedback boxes and forms will be placed and maintained by the SPV in all affected settlements, at relevant work/mobilisation sites, and in mobile Project vehicles
Social media	• Platforms to be established as appropriate in due course