



NAKKAS-BASAKSEHIR MOTORWAY PROJECT

Resettlement Action Plan (RAP)

RNS PPP Altyapi Ticaret A.S.
(on behalf of Nakkas Otoyol Yatirim ve Isletme A.S.)
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Abbreviations

Abbreviation	Definition
AASHTO	American Society of State Motorway and Transportation Officials
ABPRS	Address Based Population Registration System
AIIB	Asian Infrastructure Investment Bank
Art.	Article
Bank	The European Bank for Reconstruction and Development
BOT	Built-Operate-Transfer
CAP	Corrective Action Plan
CIMER	The Presidency's Communication Centre of Türkiye
CLO	Community Liaison Officer
CLQ	Community Level Questionnaire
CNC	Computer Numerical Control
CR	Connection Road
DSI	State Hydraulic Works
EAK	Cable Stayed Bridge
EBRD	The European Bank for Reconstruction and Development
EHSS	Environmental, Health, Safety and Security
EP	Equator Principles
EPFI	Equator Principles Financial Institutions
ERM	ERM GmbH and the Environmental and Social Impact Assessment Consultant
E&S	Environmental and Social
ESF	Environmental and Social Framework
EPC	Engineering, Procurement and Construction
ESG	Environmental, Social and Governance
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESMS	Environmental and Social Management System
ESS	E&S Standards
GAP	Gender Action Plan
GBVH	Gender-Based Violence and Harassment
GD	General Directorate
GIP	Good International Practice
GIS	Geographical Information System
GEM	GEM Sustainability Services and Consultancy Inc.
GLAC	Guide to Land Acquisition and Compensation
HH	Household
HHQ	Household Level Questionnaire

Abbreviation	Definition
HR	Human Resources
HSE	Health, Safety and Environment
ICD	Islamic Corporation for Development of Private Sector
IESC	Independent E&S Consultant
IFC	International Finance Corporation
IGDAS	Istanbul Gas Distribution Industry and Trade A.S.
ISKUR	Turkish Employment Agency
KGM	Directorate General of Highways
KOSGEB	Small and Medium Enterprises Development Organisation
KPI	Key Performance Indicator
LRP	Livelihood Restoration Plan
MoEU	Ministry of Environment and Urbanization
MoEUCC	Ministry of Environment, Urbanization and Climate Change
MoTI	The Ministry of Transport and Infrastructure
NMM	Northern Marmara Motorway
NGO	Non-governmental Organisation
NTS	Non-Technical Summary
O&M	Operation & Maintenance
OECD	Organisation for Economic Co-operation and Development
OHTL	Overhead Transmission Lines
PAB	Project Affected Businesses
PAH	Project Affected Households
PAP	Project Affected Person
PAS	Project Affected Settlement
PIU	Project Implementation Unit
PPP	Public private partnership
PR	Performance Requirements
PS	Performance Standards
RAP	Resettlement Action Plan
SCD	Standard Chartered Bank
SEP	Stakeholder Engagement Plan
SERV	Swiss Export Risk Insurance
SGK	Social Security Institution of Türkiye
SPV	Special Purpose Vehicle
SSHB	Standard Specifications for Motorway Bridges
TCDD	Turkish State Railways
TEIAS	Turkish Electricity Transmission Company

Abbreviation	Definition
TEM	Trans European Motorway
TKGM	Directorate General of Land Registry and Cadastre
TOKI	Housing Development Administration of Türkiye
TurkStat	Turkish Statistical Institute

Executive Summary

This Resettlement Action Plan (RAP) has been prepared by GEM Sustainability Services and Consultancy Inc.¹ (GEM or RAP Consultant) for the Nakkas-Basaksehir Motorway Project (the Project) of Nakkaş Otoyol Yatirim ve İşletme A.Ş. (the Special Purpose Vehicle – **SPV** or the Project Company) in line with the European Bank for Reconstruction and Development (the EBRD or the Bank) Performance Requirements (PRs) 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) and the 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) (“referred to as applicable international standards”).

The European Bank for Reconstruction and Development (EBRD), the Asian Infrastructure Investment Bank (AIIB), Atradius, Swiss Export Risk Insurance (SERV), Standard Chartered Bank (SCD), DZ Bank, Bank of China, Credit Suisse, Deutsche Bank, Islamic Corporation for Development of Private Sector (ICD), and Vakifbank are considering financing the Project.

In parallel to this RAP study, an Environmental and Social Impact Assessment (ESIA) process is led for the Project by ERM. This RAP will be a component of the ESIA Package to be disclosed 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 Nakkas-Basaksehir Motorway is located in Istanbul province, crossing the boundaries of 4 districts and 15 neighbourhoods. The Project is planned as a dual carriage way with 2x4 lanes for the main Motorway and 2x3 lanes for the connection roads and has a total length of 30.64 km² including connection roads. As the last section (Section 8) yet to be constructed as part of the largely existing Northern Marmara Motorway (NMM), the Project is a public private partnership (PPP), with the granting authority being the Republic of Türkiye Ministry of Transportation and Infrastructure (MoTI) represented by the Directorate General of Highways (KGM). As such, KGM is the authority responsible for the land acquisition and expropriation of privately-owned parcels affected by the Project, based on the Public Benefit Decision declared by the MoTI in August 2016 and in line with the Expropriation Law of Türkiye (No. 2942, 1983).

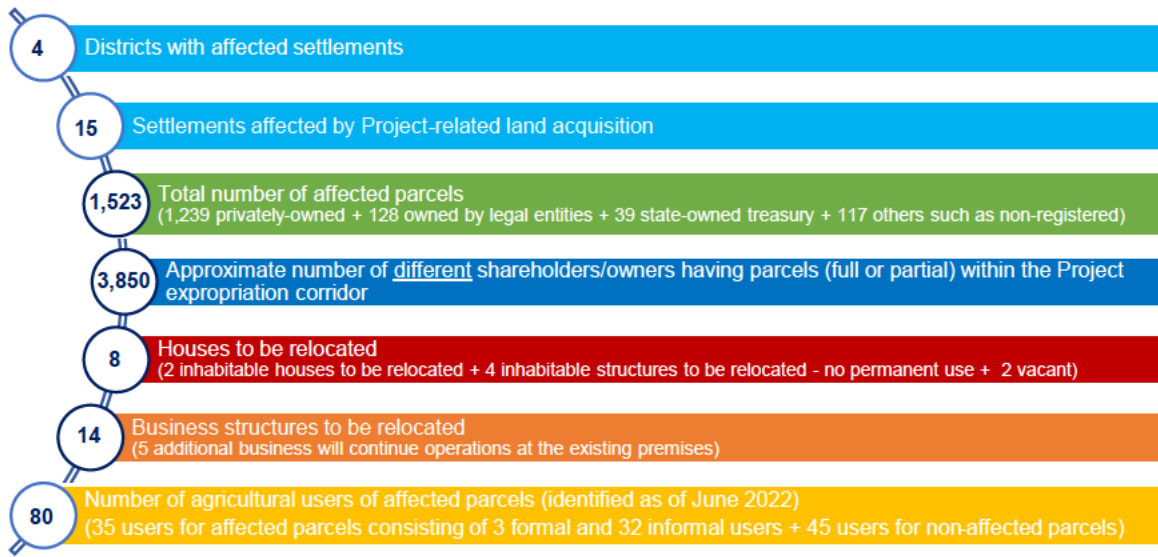
The SPV is responsible for the design, construction, finance, operation, and maintenance of the Project through Build-Operate-Transfer (BOT) model until the transfer of the Project to KGM. The BOT implementation contract for the Project was executed between KGM and the SPV on 13 April 2021. The implementation contract covers an original concession period of 20 years, including construction and operation periods, at the end of which the Motorway will be transferred to the Republic of Türkiye. The construction duration is currently planned as 28 months plus 12 days as per the current Project schedule.

The Project affected 1,523 parcels within the expropriation corridor³ which are privately-owned (1,239 parcels), state-owned (156 parcels such treasury, non-registered) and owned by legal entities (128 parcels such as municipalities, public corporations, etc.). The key figures related to displacement impacts of the Project as per the current expropriation data are summarised below. Measures taken by KGM and the SPV for avoidance and minimisation of Project-related displacement impacts, including the measures for two (2) of the affected houses avoided from expropriation through design measures, are detailed in this RAP. In 2022, KGM has decided to cancel a connection road of 6 km (Yesilbayir Connection Road) that was originally planned to connect the Nakkas-Basaksehir Motorway to the existing E80 Motorway (Trans European Motorway – TEM).

¹ Appointed by RNS PPP Altyapi Ticaret A.S., an affiliated company of Ronesans Holding A.S., on behalf of Project Company.

² 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.

³ The expropriation corridor represents the boundaries within which land acquisition/expropriation works are conducted by KGM for the Motorway route including the connection roads.



Construction Overview

Site mobilisation and land entry by the SPV/Engineering Procurement Construction (EPC) Contractor⁴ 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 are no ongoing construction works on site.

In November 2022, the SPV formally submitted a request to KGM for freezing the construction timeline in accordance with the BOT Contract due to factors outside of their control. In response, with the Minister's Approval, it has been decided that the SPV will report to KGM on a quarterly basis regarding the process of the Environmental and Social Action Plan (ESAP) and the Environmental and Social Monitoring and Management Plan (ESMMP) and that the period from the date of Minister's Approval until the approval of the indicated environmental documents shall be added to the construction period. SPV has been submitting the **quarterly reports to KGM as agreed with the authority.**

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 Overview

The Public Benefit Decision for the Project was declared by the MoTI on 19 August 2016. On the basis of this Decision, Presidential Decrees were issued for the Project in November 2020 and September 2021⁵ for accelerated expropriation in line with the Art. 27 of the Expropriation Law and expropriation decisions were taken by KGM in 2022. Following this, Project expropriation works in line with the Expropriation Law has started and conducted as below:

- **Past Expropriation Process** was undertaken by KGM in 2021-2022 based on the initial Valuation Study approved by KGM in November 2021.
- **Current Expropriation Process** has started by KGM in February 2023 based on **Updated** Valuation Study approved by KGM in December 2022.

Based on the Accelerated Expropriation Decisions, KGM has the right to initiate court cases in line with the construction schedule and depending on the current expropriation budget available for payment to right holders – prioritising the parcels that are required for construction relatively earlier than other parcels.

⁴ REC Uluslararası İnşaat Yatırımları San. Tic. A.Ş. another affiliated company of Ronesans Holding A.S.

⁵ Presidential Decree of 2021 was issued to cover the additional parcels required to be acquired in line with the latest Project design.

On the other hand, in this Project, **KGM has prioritised negotiated settlements through Art. 8 process** (purchasing method) under the Expropriation Law.

As part of the Past Expropriation Process, Art. 27 process has been applied by KGM to 11 parcels, for which all legal procedures have been completed in line with the Expropriation Law.

For Ongoing/Future Expropriation Process of the remaining parcels, KGM has started inviting all owners/shareholders (including heirs identified by KGM and SPV) to Art. 8 negotiations and conducting negotiation meetings in February 2023 (will progress lot by lot). Parcels that have been entered to date has been prioritised in the expropriation programme agreed between KGM and SPV. Expropriation of parcels that have been entered (stripped parcels) has been prioritised by KGM. Full expropriation process (including expropriation payments as per Art. 8 and deposition of land seizure fees as per Art. 27 as applicable) is targeted to be completed by KGM within **July 2024** (please see Section 5.5.4 for Valuation Update planned by KGM in December 2022).

In this process, **Art 27. will be a last resort** and will not be initiated by KGM until all owners/shareholders/heirs/users are identified; all of the affected PAPs are consulted; all right holders are invited for negotiations as per Art.8; and only if the negotiated settlements fail.

Current status of land acquisition/expropriation of **privately-owned parcels** according to their land entry status is presented in Table 0-1.

Table 0-1. Expropriation Status of Privately-owned Parcels (as of March 2023)

Impact Status of Lands	Category of Land Entry	Total Number of Parcels	Category A		Category B	Category C
			Parcels acquired through consent agreements (Art. 8 as per Exp. Law) Nov. 2021 Valuation (Past land acquisition completed in 2021-2022)	Parcels acquired through consent agreements (Art. 8 as per Exp. Law) Nov. 2022 Valuation (land acquisition starting from Feb. 2023)	Parcels acquired through court (Art. 27 as per Exp. Law – accelerated expropriation process)	No formal land acquisition completed yet
Affected Private Lands⁶	Private Parcels Entered to Date – No Active Work (Topsoil Stripped)	353	61	119	0	173 ⁶
	Private Parcels Entered to Date – Active Work	19	8	0	11	0
“Non-affected Private Lands”	Private Parcels not Entered to Date	867	107	78	0	682
Total – Private Parcels		1,239	176	197	11	855
			373			
Status of Title Deed Transfer			176	179	-	-
			355			

Current status of land acquisition for state-owned parcels in Table 0-2. State-owned parcels are acquired by KGM through allocation (“*fahsis*” in Turkish) and parcels-owned by legal entities are acquired by KGM through consent/protocol (“*muvafakat*” in Turkish) processes undertaken individually with each entity prior to land entry (see Section 2.9 for details).

⁶ Official Art. 8 notifications based on Updated Valuation have been sent by KGM and the expropriation process is ongoing as per the Law.

Table 0-2. Acquisition Status of State-owned Parcels within the Expropriation Corridor

State-owned (Public) Parcels	Total Number of Parcels	Impact Status			Allocation/Consent Status for Parcels Entered		
		Parcels Entered- No Active Work – Topsoil Stripped)	Parcels Entered (Active Work - Suspended)	Parcels Not Entered to Date	Allocation/ Consent Completed	Allocation/ Consent Application Done – Process in Progress	No Allocation/ Permit Needed ⁷
Treasury parcels	39	1	5	33(*)	0	6	0
Legal entity parcels	128	10	66	52	75	1	0
Non-registered	117	6	46	65	0	27	25
Total – Public	284	17	117	150	75	34	25

(*) 7 of these treasury parcels are registered as pasture land.

Environmental and Social Due Diligence Process and Past Land Acquisition Audit

In April 2022, Lenders have retained an independent E&S consultant (IESC) to undertake Environmental and Social Due Diligence (ESDD) of the Project and review the ESIA disclosure package, including this RAP, as per the applicable international standards prior to disclosure. In parallel to IESC's ESDD process, a separate **Past Land Acquisition Audit** (conducted by an **Independent Land Acquisition and Valuation Specialist**) has been conducted and finalised in October 2022.

Based on the outcomes of the audit, a Corrective Action Plan (CAP) has been issued by the IESC. In 2022, the SPV has started implementation of the CAP through completion of crop payments to informal and formal users of affected lands, identification of the heirs of the parcels for affected parcels, information of affected people about the status of expropriation process in collaboration with KGM, etc. To document the progress with CAP implementation, the SPV has submitted a CAP Progress Update Report to Lenders in **October 2022**. The SPV, with support from the third-party Internal RAP Monitoring Consultant retained in Q2 2023, will conduct monthly monitoring (including CAP Progress Updates) and report to the Lenders and IESC in line with the Project Environmental and Social Action Plan (ESAP) (please see below in this Executive Summary for the External Independent RAP Monitoring).

Valuation Update by KGM in December 2022

The Past Land Acquisition Audit Report and the CAP has identified that the valuation approved by KGM in November 2021 does not reflect current market prices for impacted assets particularly due to extraordinary increases that happened in the real estate market within the past year.

Therefore, for expropriation works to be conducted by KGM in the next phases of the Project, KGM has updated the **Valuation Study for the Project (through an appointed certified engineering firm) in December 2022** in line with their technical specifications and taking into consideration the Lenders' requirements as identified by the IESC within the CAP. This study was also reviewed by the Independent Land Acquisition and Valuation Specialist of IESC and it has been verified that the updated **land values** meet the **Full Replacement Cost⁸** (market prices plus transaction costs) requirements of Lenders and reflects the current market prices, landmark court decisions, precedent sales values, and for structures current building unit prices published by the Ministry of Environment, Urbanization and Climate Change, etc.

⁷ This is valid for parcels that are indicated as road within the expropriation plans of the Project in the current situation.

⁸ For the landowners who agreed with KGM through negotiated settlement (Art. 8) as part of Past Land Acquisition based on 2021 Valuation Study, legal land expropriation process is finalised, and no further process is required for lands as per RAP as they have received the land value they had agreed with KGM. The landowners, who disagreed with the land values offered by KGM based on 2021 Valuation Study and hence the expropriation process is not completed through Art. 8 consent agreements, will be subject to negotiations and expropriation based on Updated Valuation Study of December 2022.

On the other hand, depreciation has been deducted for **buildings and structures** (e.g. houses, business structures, non-residential/secondary structures, etc.) in line with the Expropriation Law. In case of **informal land users** owning structures on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, valuation has covered compensation to owners (having evidence of structure ownership) corresponding to the minimum material costs as per Art. 19 of the Expropriation Law.

The key progress achieved in the Project following the finalisation of the Updated Valuation Study of KGM in December 2022 is summarised below:

- **In February 2023, KGM has started sending Art. 8 notifications based on the Updated Valuation** in line with the expropriation programme agreed between KGM and SPV (see RAP – Section 2.9).
- **The SPV has conducted 12 public project meetings to inform PAPs about land acquisition and construction in 7 neighbourhoods in January-February 2023** in order to inform public (particularly owners and heirs) and stakeholders prior to start of expropriation process (through Art. 8 notifications sent by KGM) based on Updated Valuation (see RAP – Section 6.1.1.3). **SPV, in coordination with KGM, plans to conduct further land acquisition information activities in Q3 2023.**
- As a key outcome of the Updated Valuation of KGM and public information activities conducted by the SPV to date, owners/shareholders of **212 parcels** have applied to KGM to reach an agreement as per Art. 8 based on updated valuation. Payments for the shares for which agreement is reached is completed by KGM in line with the timeframes specified in the Expropriation Law as detailed in Section 2.9.

In future, the valuation rates for lands and assets will be updated on an **annual** basis (i.e. next update will be undertaken in December 2023) as required for the expropriation of remaining parcels. For valuation updates that may take place in future, prior to Art. 8 negotiations, an Independent Expropriation and Valuation Specialist (to be commissioned by SPV and approved by Lenders) will verify that the expropriation fee to be offered to owners/shareholders reflects the current market prices of that year and meets the full replacement cost requirements of the Lenders for lands.

RAP Implementation

KGM has initially reviewed the draft Resettlement Action Plan (RAP)⁹ in January 2023 and endorsed the RAP for implementation. KGM will review the final RAP agreed with Lenders prior to start of ESIA Package Disclosure.

The SPV has started implementing key principles of this RAP on parcels entered to date in collaboration and coordination with KGM. In this context, to avoid land entry without completion of expropriation or execution of mutual agreements, the SPV has incorporated the completion status of expropriation as a pre-requirement to their work permit system in June 2022 and prepared templates for land entry protocols that shall be executed 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).

As part of RAP implementation, the SPV will provide livelihood restoration, improvement and assistance measures to Project-affected people and businesses (separately for business owners and employees) to enable them restoring and where possible improving their livelihoods in the post land acquisition period and engage with the PAPs on an ongoing basis as described in this RAP.

To date, the SPV has identified all informal and formal agricultural users of the parcels that have been entered to date (for topsoil stripping or active construction), executed mutual agreements and completed **crop payments** (in August 2022) to 35 agricultural users (3 formal and 32 informal) that were using 372 of the affected (entered) private and public parcels. **SPV has completed the second round of crop payments in summer 2023.**

A Project-specific Grievance Mechanism has been established and activated by the SPV in accordance with the applicable international standards and this mechanism will remain available for all stakeholders including owners/shareholder and users of lands to be expropriated and owners and business owners of affected

⁹ RAP version dated 30 December 2022.

businesses throughout the construction and operation phases of the Project. This includes an Appeal Mechanisms as well as defined in Section 6.2.4.

A Guide to Land Acquisition and Compensation (GLAC), providing a concise, clear and non-technical summary of the RAP, has been prepared by the SPV and endorsed by the KGM upon review. The final GLAC will be distributed to PAPs to enhance information of PAPs about the process and support RAP implementation.

The RAP Implementation will continue for **3 years** (covering the construction period and initial months of commissioning and operation).

Cooperation Mechanisms between KGM and SPV within the context of RAP Implementation

As part of RAP implementation, the SPV collaborates with and assists KGM to increase consent agreements whilst avoiding court process to the extent possible and ensure that the processes undertaken for Project-related expropriation are aligned with the requirements of applicable international standards. The mechanisms used by the SPV to this end are summarised below and described in details in Section 3.2.2:

- 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 prior to Art. 8 negotiation to provide information regarding land acquisition process and their 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.
- Coordination with KGM to ensure that court 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 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 fees 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) and title deed registration as well as bank transaction processes of affected owners/ and heirs to verify that such processes progress smoothly.

The SPV will provide updates to KGM on RAP implementation as part of monthly progress reports or on a case-by-case basis (through correspondence or meetings) and engage with KGM as necessary for the implementation of RAP.

Organisational Capacity and Arrangements for RAP Implementation

KGM has established a **Project Implementation Unit (PIU)** for Land Acquisition under the Directorate General – Department of Operations formed by related personnel of KGM (at the Directorate General and Regional Directorate levels) and SPV's RAP Implementation Team led by a Social Manager and supported by Expropriation Team, Community Liaison Officer(s) and other related departments of the SPV. The EPC Contractor will continue supporting the SPV in RAP Implementation with their Social Expert and CLOs.

The PIU is coordinated by the Deputy General Manager appointed by the SPV. In addition to daily communication between KGM 1st Regional Directorate and SPV/EPC, monthly **PIU** coordination meetings will take place and the first PIU Meeting was held on 2 June 2023 with the participation by KGM Regional Directorate, SPV and EPC.

To support PIU in RAP implementation, the SPV has also contracted the following external consultants prior to ESIA Disclosure: i) Senior RAP Implementation Consultant; ii) Internal RAP Monitoring Consultant; iii) External Agricultural Consultancy Company and site-based agricultural expert; and iv) External Business Development Consultancy Company and site-based business development expert.

Independent External RAP Monitoring

The SPV has commissioned a specialised consultancy company approved by Lenders for External Independent RAP Monitoring (with duty of care to Lenders) to assess overall compliance and progress with RAP objectives and commitments and requirements of Lenders on land acquisition and involuntary resettlement based on document review and interviews with the people affected by physical and economic displacement impacts of the Project.

Independent external RAP Monitoring will continue in the post-implementation period. After the completion of agreed post-implementation RAP monitoring period, a RAP **Completion Audit** will be conducted by independent resettlement professional(s) to be approved by the Lenders and commissioned by the SPV approximately 2 years after the completion of implementation of all RAP actions including post implementation monitoring (once all mitigation measures have been satisfactorily completed to assess whether the objectives of the RAP have been met).

RAP Fund

As per the responsibilities of KGM and the SPV specified by the BOT Contract, the part of the Expropriation Cost for the Motorway construction corridor amounting to 3.9 billion TRY¹⁰ shall be provided by the SPV with the amount exceeding this limit to be paid by KGM. The Expropriation Budget Cash Flow and Expropriation Programme has been agreed between the KGM and SPV. An initial budget has been allocated to KGM and KGM has initiated disbursement of cash compensation to right holders in line with the Expropriation Programme. Budget allocation will continue as per the approved Programme.

As there is no provision in the BOT Contract in terms of covering land acquisition cost beyond legal requirements to comply with the lenders requirements (i.e. additional top-up compensation to achieve Full Replacement Cost¹¹ only for buildings and structures, small costs incurred due expropriation process, livelihood restoration, assistance to vulnerable people, compensation of informal users) , such costs under RAP Implementation will be covered by the SPV within the **RAP Fund allocated and managed by the SPV** in addition to the expropriation compensation that will be paid by KGM per Law (Section 3.2.2).

The eligible PAPs whose buildings and structures were affected by Past Land Acquisition will also be provided with additional compensation from RAP Fund (in addition to the cash compensation to be paid by KGM) to cover the deducted amount and ensure that their buildings and structures are compensated at Full Replacement Cost.

¹⁰ This value is valid for 2023 and updated for the most recent year based on the formulation specified in the BOT Contract and taking into consideration the current consumer prices index as published by the Turkish Statistical Institute (Turkstat). It will be paid by the SPV to KGM as agreed with the authority.

¹¹ According to Resettlement Guidance and Good Practice document of the EBRD (2017), replacement value is usually calculated as the market value of the asset plus transaction costs such as taxes, stamp duties, legal and notarisations fees, registration fees, travel costs and any other such costs such as may be incurred as a result of the transaction or transfer of property. The EBRD PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (*March 2023*) defines the full replacement cost valuation as a method of valuation that calculates compensation sufficient to replace assets plus the requisite transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value established by independent and competent real-estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined by alternative means, such as calculating the output value for land or productive assets or the undepreciated value of replacement material and labour for the construction of structures or other fixed assets, plus transaction costs. In all instances, where physical displacement results in loss of shelter, the replacement cost must at least be sufficient to enable the purchase or construction of housing that meets acceptable minimum community standards of quality and safety.

A RAP Fund Implementation Procedure has been prepared and will be implemented by the SPV to ensure timely and fair delivery of payment items detailed under the RAP Fund. Please see Entitlement Matrix describing both cash compensation to be made under the Turkish Expropriation Law by KGM and the RAP Fund payments to be made by SPV to comply with the international Lenders requirements in Section 5.6.

Disbursement in line with the RAP Fund Implementation Procedure has already started in relation to crop payments, payments for Small Costs, and administrative costs etc.

Disbursement from RAP Fund (such as depreciation costs and top up payments) for the parcels which were already expropriated by KGM will be made available starting from the public disclosure of the ESIA package prior to land entry. The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period.

The main impact categories, category of PAPs and summary of entitlements identified by the RAP are summarised below in Table 0-3. The RAP is a living document and will be updated as necessary to cover any other PAP category or affected people that may be identified as part of RAP implementation and the entitlements required to be provided to them to ensure compliance with applicable international standards.

Table 0-3. Summary of Entitlements Matrix (please see RAP – Section 5.6 for detailed description of each entitlement per PAP Category)

Type of Loss/ Impact	Category of PAP	Summary of the Compensation to be provided or Procedures to be Undertaken by KGM as per National Legislation (detailed in Chapter 5)	Entitlements as per EBRD PR5 and IFC PS5 – detailed in Chapter 5 associated costs to be covered by the SPV from RAP Fund (in addition to Compensation to be Provided by KGM as per National Legislation) Please read in conjunction with the detailed Entitlements Matrix presented in Section 5.6
Affected Lands			
Permanent loss of private parcels– agricultural parcels and constructible plots ¹² (urban lands)	Owners/ shareholders	Cash compensation for affected lands is provided by KGM as per the Expropriation Law. Land valuation is done based on market prices on annual basis.	1) Replacement Land Search Support (if land to land payment is preferred by PAPs) 2) Top-up Cash Compensation to Achieve Full Replacement Value for Land – Expropriation cost to be paid by KGM to owners/shareholders of lands meets full replacement cost (market prices plus transaction costs). <u>No additional payment will be made by SPV from RAP Fund for Art.8 consent (agreement) and court (disagreement) cases.</u> 3) Small costs in relation with Official Procedures for Land Acquisition 4) Livelihood Restoration, Improvement and Assistance 5) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support)
	Formal users (with tenancy agreement)	No compensation for land is provided to formal users as per the Expropriation Law. However, formal users/tenants are eligible for compensation for crops, trees and any assets and fixed improvements/investments (structures) on the rented land on the condition that they can prove ownership for these crops/assets and fixed improvements/ investments. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.	1) Replacement Land Search Support (if required) 2) Rental Allowance for Replacement Land 3) Livelihood Restoration, Improvement and Assistance 4) Early Consultations and Notification for Land Acquisition Process 5) Cash Compensation for Crops 6) Top-up Cash Compensation for Fixed Improvements/Investments and Assets of Formal User (to achieve Full Replacement Value for structures) 7) Monitoring, Grievance Management and Corrective Measures 8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures
	Informal Users (with no official documentation)	No compensation for land is provided to informal users. However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Art. 19 of the Expropriation Law on the condition that they can prove	1) Replacement Land Search Support: (if required) 2) Rental Allowance for Replacement Land 3) Livelihood Restoration, Improvement and Assistance 4) Early Consultations and Notification for Land Acquisition Process: 5) Cash Compensation for Crops of Informal Users 6) Cash Compensation for Trees and Assets Owned by Informal User (to achieve Full Replacement Cost only for buildings/structures) 7) Monitoring, Grievance Management and Corrective Measures 8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures

¹² Urban lands which are parcelled by the municipalities within the municipal boundaries are regarded as constructible plot (in Turkish “arsa”) as per the Real Estate Tax Law of Türkiye (Law No. 1319, Article 12). Designation of lands as constructible plot (urban land or arsa), which have not been parcelled inside or outside the municipal boundaries, is decided by Presidential Decree or other legal arrangements as applicable.

Type of Loss/ Impact	Category of PAP	Summary of the Compensation to be provided or Procedures to be Undertaken by KGM as per National Legislation (detailed in Chapter 5)	Entitlements as per EBRD PR5 and IFC PS5 – detailed in Chapter 5 associated costs to be covered by the SPV from RAP Fund (in addition to Compensation to be Provided by KGM as per National Legislation) Please read in conjunction with the detailed Entitlements Matrix presented in Section 5.6
		ownership for these trees and structures.	
Litigious properties (“ <i>ihtilafli bulunan mülkiyet</i> ”)	Litigant owners/ shareholders of litigious properties	When there is dispute passed to courts over ownership of a parcel (litigious parcel), the owners/shareholders eligible for compensation as per Expropriation Law are identified by courts as per Art. 18 of the Expropriation Law.	1) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) 2) All entitlements defined for the <u>owners/shareholders</u> (above) will be applicable to owners/shareholders whose eligibility for compensation as per Expropriation Law are validated by courts through Art. 18 process. Entitlements will be delivered by the SPV to validated owners/shareholders at the end of the Art. 10 process.
	Formal and informal users of litigious parcels	In case of Art. 27 process (accelerated expropriation), final expropriation cost becomes accessible to the owner/shareholders (whose eligibility is validated by courts through Art. 18) at the end of the Art. 10 process that follows the Art. 27 process.	All entitlements defined for the <u>formal and informal users</u> (above) under “Permanent loss of private parcels” are applicable to agricultural users of litigious parcels.
Orphan lands (incl. lands registered as agricultural and lands registered as constructible plot)	Owners/ shareholders	During the preparation of expropriation plans in 2021, unacquired parts of the parcels which are evaluated as economically unusable or undevelopable have been included by KGM in the expropriation. For unacquired parts that have not been previously included in the expropriation by KGM, the owner/shareholder of the affected parcel has the right to officially apply to KGM as per Expropriation Law (Art. 12) and request acquisition of the remaining part of the expropriated parcel that is considered economically unusable or undevelopable. KGM considers official applications of PAPs requesting expropriation of	1) 1/1,000 scale Implementation Zoning Plan execution by authorities 2) Monitoring (by SPV) of replacement/land share application of authorities as part of implementation of zoning plans (including revised zoning plans) 3) Information of PAPs about their legal rights and procedures for requesting acquisition of orphan lands, provision of assistance in their official applications (if this is preferred by the PAPs) 4) In case the acquisition request of the owner/shareholders is not concluded positive by KGM or as required based on the outcomes of zoning plan implementation monitoring, commissioning (by SPV) an <u>Independent Land Acquisition and Valuation Specialist</u> to review each case individually and determine the actions required to be taken by SPV 5) All other entitlements defined for the owners/shareholders “Permanent loss of private parcels” are applicable to the owner/shareholders of the orphan lands.

Type of Loss/ Impact	Category of PAP	Summary of the Compensation to be provided or Procedures to be Undertaken by KGM as per National Legislation (detailed in Chapter 5)	Entitlements as per EBRD PR5 and IFC PS5 – detailed in Chapter 5 associated costs to be covered by the SPV from RAP Fund (in addition to Compensation to be Provided by KGM as per National Legislation) Please read in conjunction with the detailed Entitlements Matrix presented in Section 5.6
		<p>agricultural orphan lands with remaining areas in line with KGM's unviable land acquisition criteria (please see Section 2.7.1.6 for the criteria).</p> <p>Every application may not conclude positive; for such cases court option is always available to the owner/shareholder.</p> <p>In cases, the 1/1,000 scale Implementation Zoning Plan has been executed and parcels have already been adjusted under Article 18 of the Zoning Law ("<i>uygulama gormus</i>" in Turkish), in case of large scale infrastructure projects such as motorways, the Law allows for revision of the existing zoning plans by the related municipalities and/or institutions (e.g. TOKI) and thus evaluation of such parcels within the scope of revised zoning plan execution providing owners/shareholders of the orphan parcels with replacement lands/shares.</p>	
	Formal Users (with tenancy agreement)	<p>No compensation for land is provided to formal users.</p> <p>However, formal tenants are eligible for compensation for crops, trees and any assets and fixed improvements/ investments (structures) on the rented land on the condition that they can prove ownership for these crops/assets and fixed improvements/ investments. Depreciation is deducted in line with the depreciation</p>	PAPs are eligible for all entitlements defined for the formal users (formal tenants) under "Permanent loss of private parcels" (please see above).

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		ratios published in the relevant Turkish legislation.	
	Informal Users (with no official documentation)	No compensation for land is provided to informal users. However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Art. 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures.	PAPs are eligible for all entitlements defined for the informal users (formal tenants) under “Permanent loss of private parcels” (please see above).
Permanent loss of state-owned parcels (e.g. treasury, registered pasture lands, non-registered parcels) which are used for agriculture	Owners	Treasury lands and non-registered are allocated to the Project based on application of KGM without any payment. Cash compensation is provided by KGM to legal entities in line with protocols made and parcels are transferred to KGM.	-
	Formal users (with official documentation=	No compensation for land is provided to formal users. However, formal users of state-owned lands (e.g. treasury parcels) are compensated for crops, trees and fixed assets/structures on the condition that they can prove ownership. Depreciation is deducted for fixed assets/structures .	1) Replacement Land Search Support 2) Rental Allowance for Replacement Land (1 year) 3) Livelihood Restoration, Improvement and Assistance 4) Early Consultations and Notification for Land Acquisition Process (3 months in advance of land entry) 5) Cash Compensation for Crops of Formal Users (in case of land entry before end of harvesting) 6) Top-up Cash Compensation for Fixed Improvements/Investments and Assets of Formal User (to cover depreciation and achieve Full Replacement Cost) 7) Monitoring, Grievance Management and Corrective Measures 8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures
	Informal users with no official documentation	No compensation for land is provided to informal users. However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Art. 19 of the Expropriation Law on the condition that they can prove	1) Replacement Land Search Support 2) Rental Allowance for Replacement Land (for 1 year) 3) Livelihood Restoration, Improvement and Assistance 4) Early Consultations and Notification for Land Acquisition Process (3 months in advance of land entry) 5) Cash Compensation for Crops of Informal Users (in case of land entry before end of harvesting) 6) Cash Compensation for Trees and Assets Owned by Informal User (to ensure market price and achieve Full Replacement Cost) 7) Monitoring, Grievance Management and Corrective Measures 8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures

Type of Loss/ Impact	Category of PAP	Summary of the Compensation to be provided or Procedures to be Undertaken by KGM as per National Legislation (detailed in Chapter 5)	Entitlements as per EBRD PR5 and IFC PS5 – detailed in Chapter 5 associated costs to be covered by the SPV from RAP Fund (in addition to Compensation to be Provided by KGM as per National Legislation) Please read in conjunction with the detailed Entitlements Matrix presented in Section 5.6
		ownership for these trees and structures.	
Permanent loss of pasture lands	Users of affected parcels for grazing	Land payments for pasture lands are paid to the treasury by KGM. No payment is required for loss of grazing lands to the communities unless these pastures are registered in the name of the village entity under Expropriation Law.	1) Replacement Land Search Support 2) Livelihood Restoration, Improvement and Assistance
Restriction of access to grazing lands located out of Project expropriation corridor (public or private) due to fragmentation	Users of grazing lands	No compensation for users as per Law experiencing restriction of access.	1) Livelihood Restoration, Improvement and Assistance 2) Monitoring, Grievance Management and Measures
Loss of forest parcels (this is a Private Forestation Area owned by the Ministry of Environment, Urbanization and Climate Change)	There are no users of this Private Forestation Area for economic activity currently	Forest permit is to be obtained in line with the Forest Law.	Currently there is no formal or informal users of forest lands whose livelihood will be affected due to Project. However, if the Project identify users falling under this category in future due to route change etc then they will be entitled to the following: 1) Livelihood Restoration, Improvement and Assistance until RAP closure audit proves livelihoods are restored 2) Monitoring, Grievance Management and Corrective Measures
Loss of crops	Owners of the crops (owner or formal/informal user of the land)	As per the Expropriation Law (Art. 20), evacuation of cultivated lands that are expropriated is done at the end of the harvesting period. <u>Otherwise</u> owners of the crops are required to be compensated prior to land entry. In this case, the compensation is required to be provided to shareholders based on their title deed shares, <u>not</u> the actual owner of the crops.	1) Crop payments (completed by the EPC for 3 formal and 32 informal users to cover agricultural production period of 2021-2022. Second round of compensation payments has been completed by the SPV to these users in summer 2023 for compensation of agricultural production period of 2022-2023.) 2) Livelihood Restoration, Improvement and Assistance

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Loss of trees (fruit or non-fruit trees)	Owners of the trees (owner or formal/informal user of the land)	Cash compensation is provided by KGM to the owner of the trees. As per Art. 19 of the Expropriation Law, compensation value of the trees on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, is paid to the possessor. In 2021 and 2022, KGM has conducted expropriation based on valuation approved in 2021. KGM has finalised updated valuation of lands and assets in December 2022. Expropriation will be done by KGM based on the updated valuation.	1) Early Consultations and Notification for Land Acquisition Process (3 months in advance of land entry) 2) Crop (fruit) payments 3) Transplantation of trees to a location indicated by the owner of the trees. Otherwise, tree debris will be left to the owner if requested. 4) Livelihood Restoration, Improvement and Assistance
Loss of non-residential structures and assets (fences, barns, sheds) or infrastructure on affected <u>private or public lands</u>	Owners of non-residential structures and infrastructure (owner or formal/informal user of the land)	Cash compensation is provided by KGM to the owner of the trees. As per Art. 19 of the Expropriation Law, for buildings/structures on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, minimum material cost of the is paid to the possessor. In case of multiple land ownership, compensation is paid to the owner of the structure should she/he has consent from other shareholders for ownership. <u>Otherwise</u> , cash compensation is paid as per their shares to all landowners.	1) Top-up Cash Compensation to reflect market value and cover depreciation (to achieve Full Replacement Cost) 2) Moving Assistance and/or Allowance 3) The owner will be given the right to salvage the recoverable materials prior to demolition of non-movable assets.
Constitution of servitude (easement leading to loss of value of the	Owners of the parcels to be acquired through constitution of servitude (easement rights)	Servitude (easement rights) is constituted for immovable assets that are not required to be expropriated in cases the ownership rights of the owners are not prevented.	1) Monitoring, Grievance Management and Corrective Measures 2) Livelihood Restoration, Improvement and Assistance

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immovable asset			
Affected Houses			
Loss of residential houses	Owner of affected house	<p>As per the Expropriation Law, cash compensation is provided by KGM. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.</p> <p>Valuation is done by KGM asset valuers based on building unit prices published by the Ministry of Environment, Urbanization and Climate Change. Building unit prices published on 13 September 2022 (2022/3) has been used in the updated valuation of KGM (finalised in December 2022).</p> <p>In case of multiple land ownership, compensation is paid to the owner of the structure should she/he has consent from other shareholders for ownership. <u>Otherwise</u>, cash compensation is paid as per their shares to all landowners.</p>	<ol style="list-style-type: none"> 1) Early Consultations and Notification for Land Acquisition Process (at least 3 months¹³ in advance of the start of expropriation-- if the expropriation is already concluded based on KGM Valuation of 2021, owner will be allowed 6 months to evacuate the property upon notification of land entry schedule). 2) Top-up Cash Compensation to achieve Full Replacement Cost for Residential Building (equivalent to depreciation reflected in KGM's Valuation Report) 3) House Relocation Support Package (to cover title deed transfer costs, real estate agent service fee, working capital fund and other relocation related expenses) 4) Moving and travelling allowance 5) Livelihood Restoration, Improvement and Assistance 6) The owner will be given the right to salvage the materials. 7) If the house is rented to others, compensation for loss of rental income for a maximum of 3 months will be provided to the owner (based on rental agreements, evidence of transactions, etc.) 8) Soft support to relocation or other household-specific measures/assistance
	Formal user (formal tenant)	No compensation is paid to the tenant as per Law. Owner and tenant may reach an internal agreement depending on the specifics of the tenancy contract.	<ol style="list-style-type: none"> 1) Early Consultations and Notification for Land Acquisition Process (at least 3 months¹³ in advance of the start of expropriation) 2) House Relocation Support Package (to cover title deed transfer costs, real estate agent service fee, working capital fund and other relocation related expenses) 3) Moving and travelling allowance 4) Livelihood Restoration, Improvement and Assistance 5) The owner will be given the right to salvage all recoverable materials prior to demolition in line with any applicable condition of the rental agreement between the tenant and owner. 6) Soft support to relocation or other household-specific measures/assistance

¹³ This takes into consideration 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry. This is to avoid forced eviction and allow sufficient time for resettlement planning and preparation. The SPV will collaborate with KGM for the planning and coordination of evacuation process.

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	Informal users	No compensation is paid to informal users as per Law.	Same with the entitlements specified for formal owners/users as applicable.
Affected Businesses			
Business owners			
Loss of rented business structure by the owner of the building – Expropriation complete	Not a business owner at the affected business structure but the owner of the affected building	As per the Expropriation Law, the owner of the structure is compensated by KGM based on valuation was done by KGM asset valuers.	1) Top-up Compensation to Cover Depreciation Cost of the Building (equivalent to depreciation reflected in KGM's Valuation Report) 2) The SPV will closely collaborate and cooperate with KGM for the planning and execution of evacuation of the building in full alignment with Lenders requirements to avoid forced eviction.
Businesses– which will be resettlement permanently	Formal business owner – “owner” of the affected business structure	As per the Expropriation Law, cash compensation is provided by KGM based on valuation done by KGM asset valuers based on building unit prices published by the Ministry of Environment, Urbanization and Climate Change. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation. Fixed investments/ improvements for the interior of the business structures and assembly-disassembly costs (related to transportation of movable machinery and equipment such as generators, fences, pumps, cooling systems, fire-fighting equipment, etc.) are included in the valuation as per the rates determined by the qualified mechanical engineer appointed.	1) Early Consultations and Notification for Land Acquisition Process (at least 3 months in advance of the start of expropriation) 2) Top-up Cash Compensation to Cover Depreciation Cost of the Building (equivalent to depreciation reflected in KGM's Valuation Report) 3) External Business Consultancy Support (for 36 months) 4) Pre-relocation Financial Support Package for Business owners: - Cash Compensation to cover cost of fixed (non-movable) investments/improvements at Full Replacement Cost - Moving allowance to cover disassembly, transportation and assembly costs - Business relocation support package to cover other relocation-related expenses 5) Post-relocation Financial Support Package for Business owners (monthly net income loss support up to 6 months)
	Informal business owner – “owner” of the affected business structure	No compensation is required for the land as per Law. However, the structures owned by the informal business owner are compensated as per the conditions specified in the Expropriation Law.	Same with the entitlements specified for formal business owners – documentation that would be the basis of financial support packages (e.g. net income for the last 3 years, employee gross salaries, etc.) will be decided by the external Business Consultancy Company.

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	Formal business owner – “tenant” of the affected business structure	Fixed investments/ improvements for the interior of the business structures and assembly-disassembly costs (related to transportation of movable machinery and equipment such as generators, fences, pumps, cooling systems, fire-fighting equipment, etc.) are included in the valuation updated in December 2022 as per the rates determined by the qualified mechanical engineer appointed. In case there is consent of both the owner and tenants over the ownership of fixed investments/improvements, KGM provides the compensation determined for the non-movable and movable assets of the tenants directly to the tenants.	1) Early Consultations and Notification for Land Acquisition Process (at least 3 months in advance of the start of expropriation) 2) External Business Consultancy Support (for 36 months) 3) Pre-relocation Financial Support Package for Business owners: - Cash Compensation to cover cost of fixed (non-movable) investments/improvements at Full Replacement Cost - Moving allowance to cover disassembly, transportation, and assembly costs - Business relocation support package to cover other relocation-related expenses 4) Post-relocation Financial Support Package for Business owners (monthly net income loss support up to 6 months)
	Informal business owner – “tenant” of the affected business structure	No compensation is required for the land X as per Law. The structures owned by the informal business owner are compensated as per the conditions specified in the Expropriation Law.	Same with the entitlements specified for formal tenant business owners – documentation that would be the basis of financial support packages (e.g. net income for the last 3 years, employee gross salaries, etc.) will be decided by the external Business Consultancy Company.
Business owners – <u>which would terminate operations (business shut-down)</u>	Formal and informal business owners	No compensation for loss of income in case the business shuts down after resettlement as per the Expropriation law	1) Financial Support Package for Business owners (one-off cash compensation-- valuation criteria and required support level to be decided by the external Business Consultancy Company based on review of each case) 2) Access to External Business Consultancy Support
Business owners – that will not be relocated but may experience partial loss of land/assets	“Owner” of the affected business structure	As per the Expropriation Law, cash compensation is provided by KGM based on valuation done by KGM asset valuers based on building unit prices published by the Ministry of Environment, Urbanization and Climate Change.	1) Top-up Cash Compensation to Cover Depreciation Cost of the Affected Buildings/Structures to ensure compensation at Full Replacement Cost (equivalent to depreciation reflected in KGM's Valuation Report) 2) External Business Consultancy Support (business-specific needs to be evaluated and decided by External Business Consultant) 3) Support by Construction Teams and Grievance Mechanism to rebuild affected structures within their existing premises, avoid access restrictions to their premises by relocating gates, reconstruction ramps, etc. as necessary.

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	"Tenant" of the affected business structure	Please see "Businesses– <u>which will be resettlement permanently</u> ; Formal business owner – "tenant" of the affected business structure".	<p>4) Monitoring, Grievance Management and Corrective Measures for any damage, impact, grievance, etc. identified throughout the RAP implementation process</p> <p>1) External Business Consultancy Support (business-specific needs to be evaluated and decided by External Business Consultant)</p> <p>2) Support by Construction Teams and Grievance Mechanism to rebuild affected structures within their existing premises, avoid access restrictions to their premises by relocating gates, reconstruction ramps, etc. as necessary.</p> <p>3) Monitoring, Grievance Management and Corrective Measures for any damage, impact, grievance, etc. identified throughout the RAP implementation process</p>
Employees			
Employees- <u>temporary</u> loss of income due to business interruption during relocation	Formal employees of affected businesses (incl. employees with vulnerabilities such as disabled and migrant)	No compensation is required for loss of income of formal employees of the affected businesses under Turkish Expropriation Law	1) Financial Support Package to <u>Formal</u> Employees
	Informal employees of affected businesses (including employees with vulnerabilities such as disabled and migrant)	No compensation is required for loss of income of informal employees of the affected businesses under Turkish Expropriation Law	1) Financial Support Package to <u>Informal</u> Employees (incl. migrants, vulnerable women, non-registered workers)
Employees – <u>permanent</u> loss of income due to business shut-down or termination of contract by business owners	Formal and informal employees	No compensation is required for loss of income of formal and informal employees of the affected businesses under Turkish Expropriation Law	<p>1) Financial Support Package to Employees</p> <p>2) Access to External Business Consultancy Support</p>

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Vulnerable People			
Affected households with vulnerable members – may be exposed to any type of loss/impact given for the above PAP Categories with a more significant level of impact due to vulnerability or disadvantaged conditions	All physically and economically displaced households with vulnerable members (including all vulnerability categories identified in Section 4.2.8.1) –	None	<p>No measures other than the compensation described above as per Law.1) In-kind support (one-off) – Households to be supported and type of support specific to each vulnerable household will be determined by the SPV, with support from external Agricultural Consultancy Company, in consultation with the PAPs during RAP implementation. This will take into consideration the vulnerability criteria met by the households (e.g. low income, disability, health related conditions, gender related vulnerabilities, etc.).</p> <p>2) Support and/or assistance tailored to the needs of households with vulnerable members (on a case-by-case basis). Training programmes to be developed and delivered by the external Business Consultancy and Agricultural Consultancy companies will take into consideration potential alternative sustainable livelihood sources that may be considered for the female and other vulnerable members of the affected households.</p> <p>3) PAPs whose livelihood is land based and who are disproportionately affected by the cumulative impacts will be supported through livelihood restoration programme</p> <p>4) Support to be provided to vulnerable households as part of RAP will be supplemented through the Community Development Plan to be developed and implemented by the SPV (please see Section 5.8).</p> <p>5) Project has a Gender Action Plan (GAP) in place, and this will be implemented by the SPV in parallel to RAP implementation. The Project will have female CLOs who will support maximisation of women participation to negotiations and consultation meetings.</p>
Vulnerable employees	Informal, migrant employees, physically disabled, chronically ill employee, elderly workers (over 65), women employees with vulnerabilities and employees with vulnerable household members	No additional compensation is required for vulnerable groups under the expropriation law.	<p>1) Financial Support Package to Employees (gross salary support as per the criteria defined in the RAP)</p> <p>2) Access to External Business Consultancy Support (e.g. formalisation of employment in case of informal employment, alternative job opportunities, skills training, etc.)</p> <p>3) Special support and/or assistance to vulnerable employees (to be determined by the external Business Consultancy Company on a case-by-case basis review of each vulnerable employee)</p>

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Temporary Losses/Impacts During Construction			
Temporary loss of private parcels during construction (including access restrictions)	Owners/ shareholders	KGM requires the SPV to complete land acquisition through rental agreements, mutual protocols, etc. with owners/ shareholders.	1) Cash Compensation at Full Replacement Cost of the land, crops, trees, and other structures through protocols and/or rental agreements between SPV/EPC and owners/right holders 2) Moving Assistance and/or Allowance for movable 3) Construction-related Measures 4) Monitoring, Grievance Management and Corrective Measures 5) Land will be reinstated and delivered to the owner of the land at the end of the temporary usage period.
	Formal users (formal tenants)	No compensation for land is provided to formal users for temporary land use by the Project as per the Expropriation Law. However, formal tenants are eligible for compensation for crops, trees and any assets and fixed improvements/ investments (structures) on the rented land on the condition that they can prove ownership for these crops/assets and fixed improvements/ investments. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.	PAPs are eligible for all entitlements defined for the formal users (formal tenants) under "Permanent loss of private parcels" (please see above). The user will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. Land will be reinstated and delivered to the formal user of the land at the end of the temporary usage period.
	Informal users	No compensation for land is provided to informal users for temporary land use by the project. However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Art. 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures.	PAPs are eligible for all entitlements defined for the informal users (formal tenants) under "Permanent loss of private parcels" (please see above). The user will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. <u>-Land will be reinstated and delivered to the informal user of the land at the end of the temporary usage period.</u>
Temporary loss of state-owned parcels during construction (including access restrictions)	Owners (Governmental institutions)	Treasury lands and non-registered are allocated to the Project based on application of KGM without any payment. Cash compensation is provided by KGM to legal entities in line with	- Land will be reinstated and delivered to the owner of the land at the end of the temporary usage period.

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		protocols made and parcels are transferred to KGM.	
	Formal users (formal tenants) and informal users	Temporary allocation – no expropriation.	PAPs are eligible for all entitlements defined for the <u>formal users</u> (formal tenants) and informal users under "Permanent loss of state-owned parcels" (please see above). The <u>formal</u> and informal users will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. Land will be reinstated and delivered to the user of the land at the end of the temporary usage period.
Non-land related livelihood impacts due to Construction (e.g. dust, excavation, traffic, blasting, etc.) that may lead to impact on lands and livelihoods	Owners and formal/informal users of lands and assets – as applicable		1) Construction-related Measures 2) Monitoring, Grievance Management and Corrective Measures 3) If livelihood loss is verified, all livelihood costs will be compensated by the EPC Contractor in line with this RAP requirements
Temporary interruption/ disturbance to services and infrastructure (e.g. electricity)	Beneficiaries of affected services, infrastructure – if any		1) The SPV will ensure collaboration with the related authorities/institutions and take necessary measures on-site to minimise the duration and impact of temporary interruption/disturbance to services on beneficiaries. 2) The Project CLOs will inform the beneficiaries of the services on the schedule and nature of the interruption and update the information on Project-grievance mechanism in advance of the start of interruption. 3) The SPV will ensure and monitor that the affected infrastructure and services are reinstated immediately after the completion of relevant construction, displacement, etc. works. 4) The SPV will ensure implementation of the Project Grievance Mechanism to collect, manage/resolve and monitor grievances related to construction phase impacts. 5) Any damages to services and infrastructure will be reinstated by the EPC Contractor
Impacts During Operation			
Operation phase E&S impacts (e.g. operation phase noise, vibration, air quality,	Residential structures/houses for which E&S impacts that cannot be mitigated to levels compliant with	-	1) Operation Phase E&S Measures in line with Project ESIA, ESMMP and subject-specific management plans and procedures 2) Monitoring, Grievance Management and Corrective Measures

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community health and safety) on	Project standards through operation phase ESMP		<p>The owners/users of the two houses, who will not be relocated but who are in close proximity to the Motorway, may be affected from visual and noise impacts during operations phase. The SPV will monitor the potential impacts to these households on regular basis.</p> <p>These PAPs will be granted the right to request acquisition of their houses/assets within three (3) years upon commissioning of the Motorway if they are negatively affected by operational impacts such as noise. Evaluation of the request for acquisition will be made under sole discretion of the SPV, in consultation with the houseowners/users in line with the Lenders requirements and based on the outcomes of the periodical E&S monitoring works that will be conducted internally by the SPV E&S team and externally by the IESC on behalf of the Lenders. These households will be eligible for all compensation and resettlement assistance defined for permanent allocation of houses above.</p>

1. Introduction

In June 2021, GEM Sustainability Services and Consultancy Inc. (GEM) has been appointed by RNS PPP Altyapi Ticaret A.S., an affiliated company of Ronisans Holding A.S. (the Client), to prepare a Resettlement Action Plan (RAP) for the Nakkas-Basaksehir Motorway Project (the Project) in line with the European Bank for Reconstruction and Development (the EBRD or the Bank) Performance Requirements (PRs) 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) and the 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).

The Project is a public private partnership (PPP), with the granting authority being the Republic of Türkiye Ministry of Transportation and Infrastructure (MoTI) represented by the Directorate General of Highways (KGM). The Project falls within the responsibility area of the 1st Regional Directorate of KGM¹⁴.

The Company (private partner) that will design, construct, finance, operate and maintain the Project through the Build-Operate-Transfer (BOT) model is Nakkas Otoyol Yatirim ve Isletme A.S. (the Project Company, Company or the Special Purpose Vehicle – SPV). The SPV is responsible for the design, construction, finance, operation, and maintenance of the Project through Build-Operate-Transfer (BOT) model until the transfer of the Project to KGM. The BOT implementation contract for the Project was executed between KGM and the SPV on 13 April 2021. The implementation contract covers an original concession period of 20 years, including construction and operation periods, at the end of which the Motorway will be transferred to the Republic of Türkiye. The construction duration is currently planned as 28 months plus 12 days as per the current Project schedule.

The SPV is considering international finance for the implementation of the Project. The European Bank for Reconstruction and Development (the “EBRD” or the “Bank”) and other potential lenders of the Project, has classified the Project as Category A. There is an ongoing Environmental and Social Impact Assessment (ESIA) process for the Project in parallel to the RAP study. The ESIA has been undertaken by ERM GmbH (ERM or the ESIA Consultant) in collaboration with ACE Consulting and Engineering Inc. as their local partner in line with the EBRD PRs and other applicable environmental and social (E&S) standards of potential lender groups since 22 December 2020. A Stakeholder Engagement Plan (SEP) has also been developed by ERM as part of the ESIA Package. In April 2022, an independent Lenders’ E&S consultant (IESC) has been retained to undertake Environmental and Social Due Diligence (ESDD) of the Project and review the ESIA Package, including this RAP, in line with Lender’s E&S requirements. The Project structure and key parties within the context of the BOT Contract and the potential Loan Agreement is summarised in Figure 1-1.

¹⁴ <https://www.kgm.gov.tr/Sayfalar/KGM/SiteTr/Bolgeler/1Bolge/Iletisim.aspx>

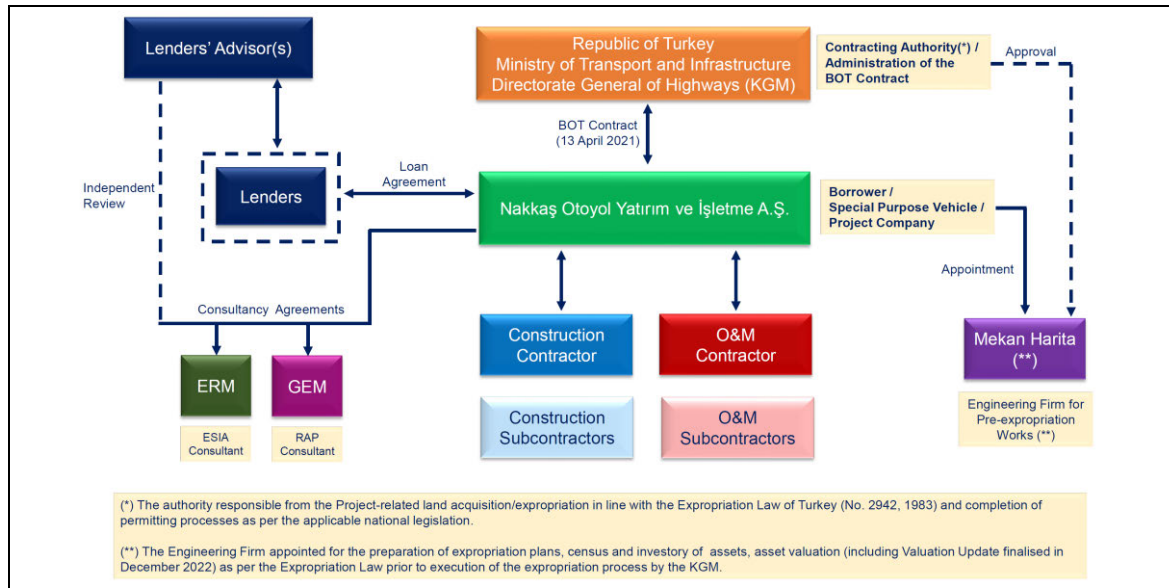


Figure 1-1. Project Structure within the Context of BOT Contract and Potential Loan Agreement

The key Project and RAP milestones are summarised in Figure 1-2. Detailed schedule of the Project is presented in Section 2.6 and the current status of land acquisition/expropriation is discussed in Section 2.9.

This RAP has been built upon an extensive review of the expropriation data compiled by the engineering firm appointed by the SPV with approval from KGM in line with the Expropriation Law and KGM Technical Specifications and the following surveys have been conducted by the RAP Consultant Team, as detailed in Chapter 4:

- Reconnaissance site visit in June 2021 and Scoping field study in July 2021 (with the participation of senior independent technical reviewer)
- 16 community level questionnaires with the heads of affected settlements (August 2021)
- 150 household level interviews with the affected households owning/using 313 parcels including physically displaced households (September 2021)
- 17 business level interviews with the owners of the affected businesses with 31 employee (women and men) interviews with the employees of the affected businesses (September 2021)
- Field investigation and business interviews by the Senior Expropriation and Valuation Expert for the valuation review study conducted as part of the RAP (November 2021)
- Field surveys and PAP interviews for the identification of agricultural users of affected lands (including users of orphan¹⁵ and fragmented lands) and collecting data for the development of specific livelihood restoration, improvement and assistance measures for agricultural users and businesses (including their employees to be affected by Project (June 2022).

¹⁵ The Resettlement Guidance and Good Practice document of the EBRD (2017) defines unacquired parts of a land parcel which are left unusable or undevelopable (either temporarily or permanently) as a result of the project or expropriation as “orphan lands”.

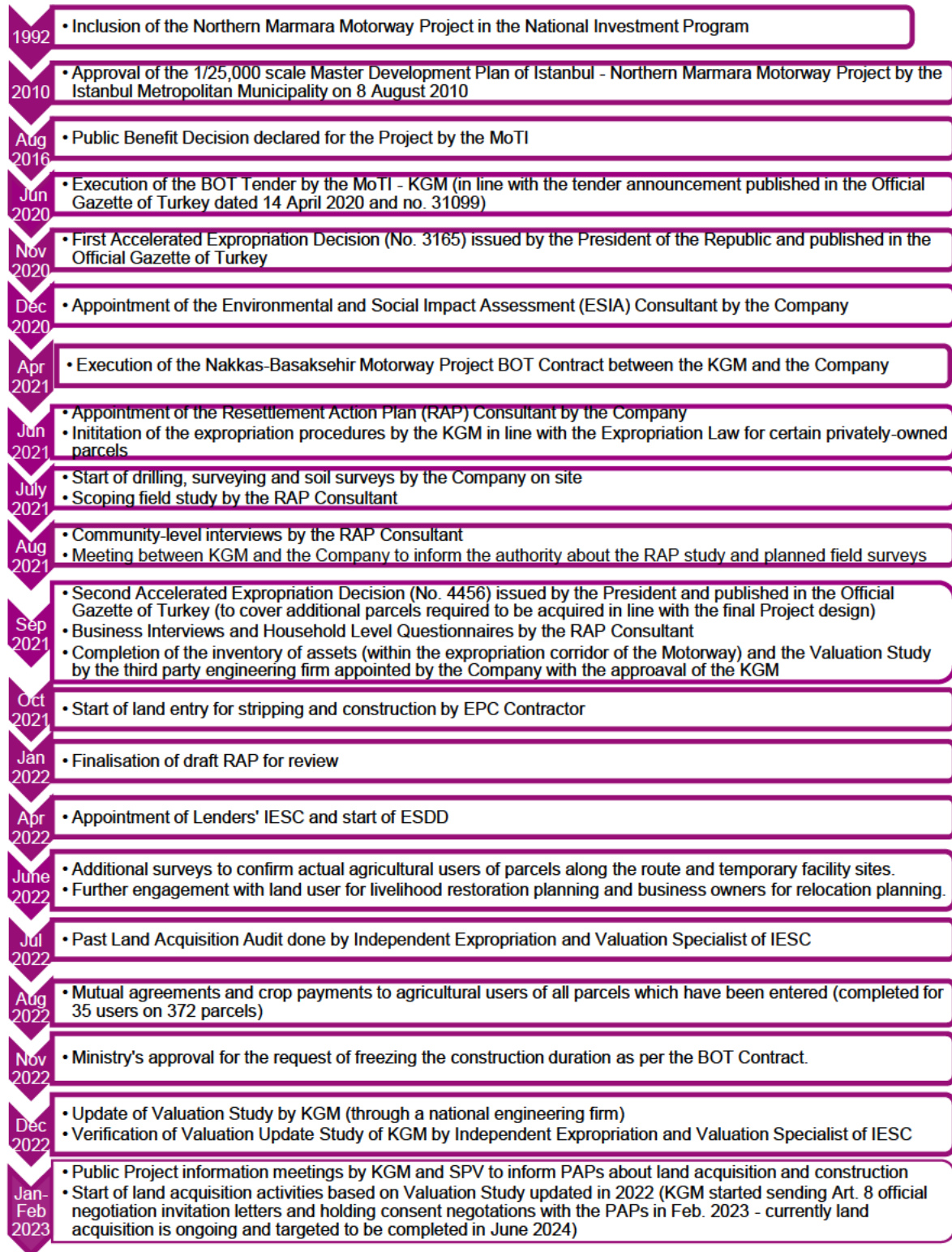


Figure 1-2. Key Project and RAP Milestones in the Previous Phases

2. Project Description and Impacts

The Nakkas-Basaksehir Motorway 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 Türkiye that is already in operation between the Akyazi Interchange (Sakarya province, Akyazi district) and the Kinali Interchange (Istanbul province, Silivri district).

The NMM consists of 8 sections as shown in Figure 2-1. The construction of the NMM started in 2013 in Section 3, which consists of the Yavuz Sultan Selim Bridge – the Third Bosphorus Bridge in Istanbul and connection roads. Except for the Section 8, the NMM has been commissioned between 2016 and 2021¹⁶.

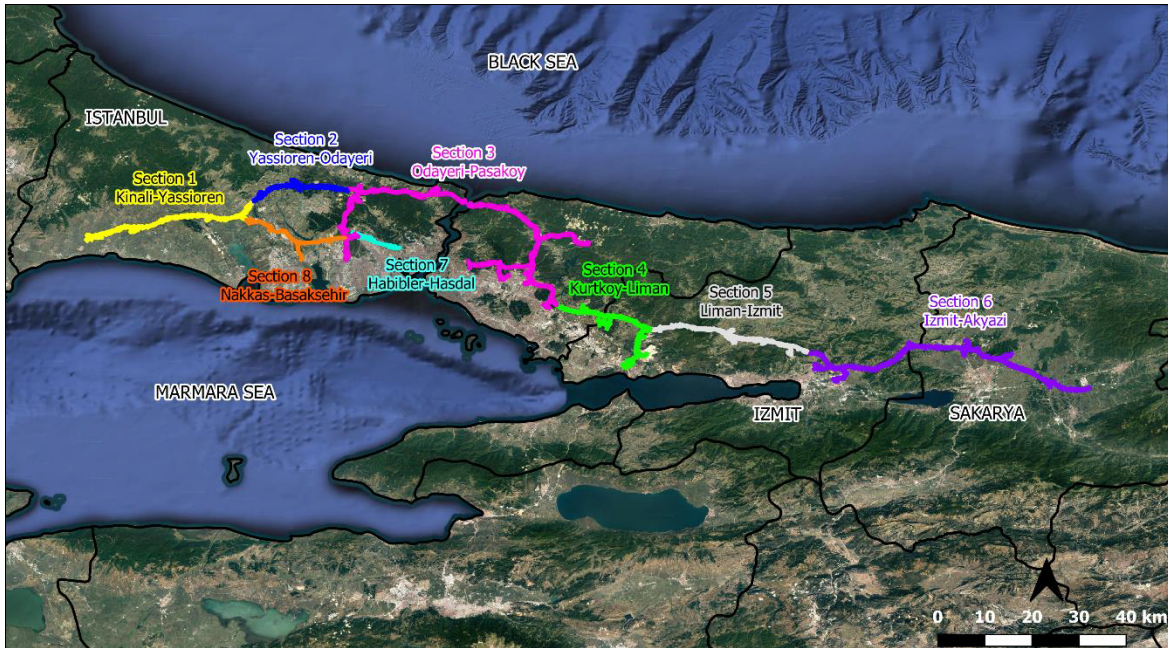


Figure 2-1. Sections of the Northern Marmara Motorway

Table 2-1 provides a summary of Project's key elements based on the ESIA Report (ERM, 2023). Following sections of this chapter provides further description on the following:

- Project route
- Expropriation corridor
- Settlements affected by Project land acquisition
- Project components (interchanges, engineering structures, service and rest areas – not included in the current design, operation and maintenance (O&M) facilities, temporary construction facilities and permanent Project facilities outside the expropriation corridor)
- Project impacts
- Current land acquisition/expropriation status
- Current construction status
- Project Schedule
- Avoidance and minimisation

¹⁶ <https://www.kgm.gov.tr/Sayfalar/KGM/SiteTr/Projeler/OtoyolProjeleri/KinaliOdayeri.aspx>

Table 2-1. Key Project Components

Component	Details
Length of the Motorway – Main Road	24.17 km
Length of Connection Roads	6.47 km
Cross Sections	2x4 lanes for main Motorway and 2x3 for connection road
Cable Stayed Bridge	1,619 m (Length) x 46 m (Width) and Tower Height of 196 m
Interchanges	10
Overpasses	18
Underpasses	18
Viaducts	5
Culverts	55
Toll Booth	The number of toll booths has not been specified at the current stage. Free flow systems and tollgate toll collection systems to be incorporated in the Project, similar to the other segments of the NMM.
Lighting	Will be provided at cable stayed bridge, intersections and toll booths.
Service Stations/Rest Areas	There are no service stations/rest areas are planned at the current stage (please see Section 2.4.3).
O&M Facilities	There are two O&M facilities planned at KM 36+300 and at 49+200 specific for Sazlidere Cable Stayed Bridge. These O&M facilities will also serve as disaster recovery centres.

Source: Adapted from Project ESIA (ERM, 2023).

2.1. Project Location and Route

The Project is located in Istanbul province. The route crosses boundaries of 4 districts and 15 neighbourhoods. The Project route is presented in Figure 2-2 and the length of the route section crossing each district along the main road and connection roads are listed in Table 2-2.

Table 2-2. Route Length per Project Section

District	Project Lot	Start KM	End KM	Length (km) ¹⁷
Main Road				
Catalca	Lot 1	35+300.00	37+210.13	1.91
Arnavutkoy		37+210.13	47+344.56	10.13
Basaksehir	Lot 2	47+344.56	59+465.74	12.12
Total – Main Roads				24.17
Connection Roads				
Catalca	Yesilbayir Connection Road	0+000.00	1+432.12	1.43
Basaksehir	Bahcesehir	0+000.00	0+082.14	0.08
Avcilar	Connection Road	0+082.14	5+044.89	4.96
Total – Connection Roads				6.47
Total				30.64

¹⁷ The length of the route (main road and connection roads) subject to the BOT tender was approximately 45 km (pre-tender route length). Following the execution of the BOT Contract on 13 April 2021, the design and engineering works conducted by the Company have resulted in the route and design modifications/optimisations leading to reduction of the overall route length.

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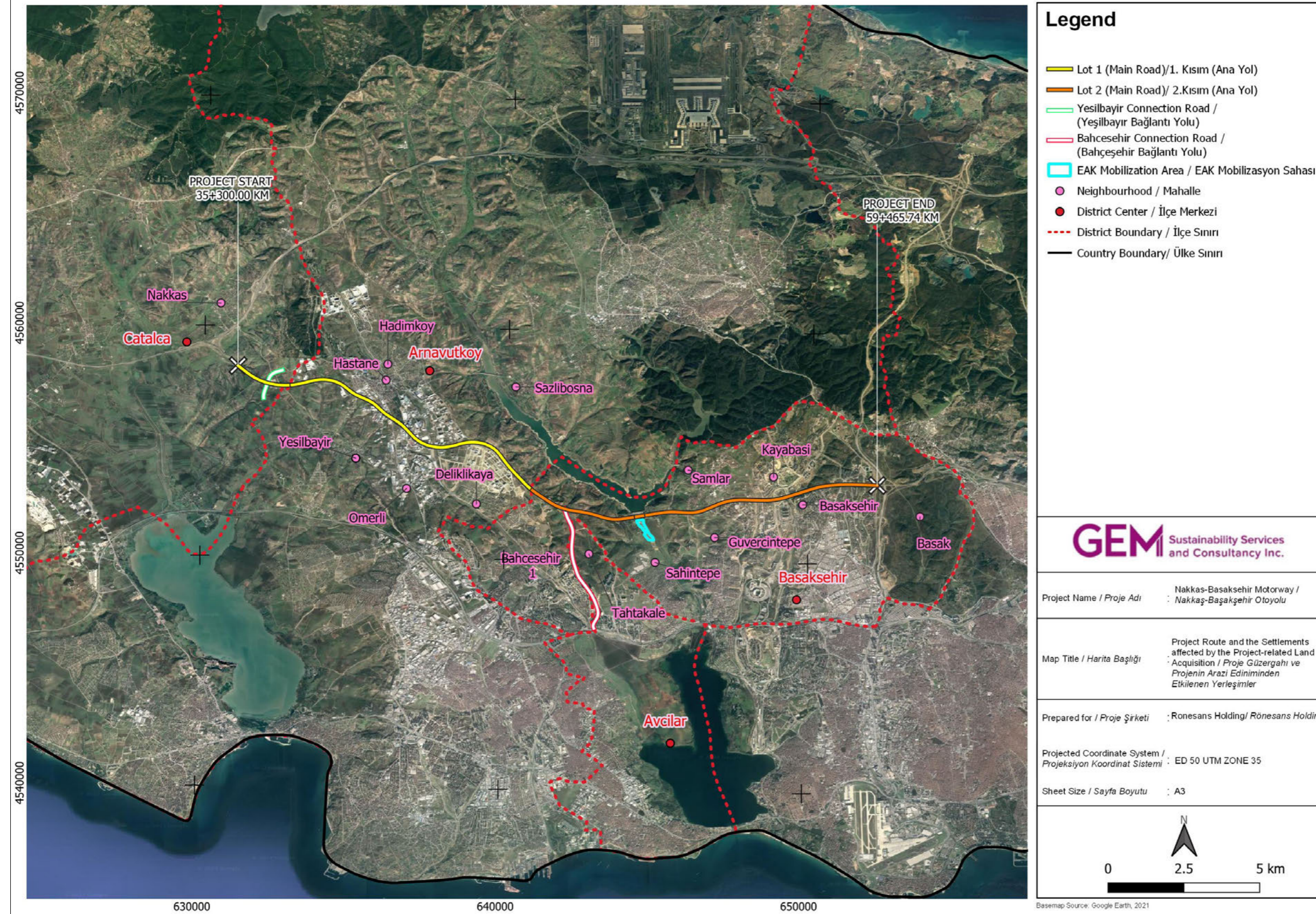


Figure 2-2. Project Route and the Settlements affected by the Project-related Land Acquisition

2.2. Expropriation Corridor

The expropriation corridor represents the boundaries within which land acquisition/expropriation works are conducted by KGM for the Motorway including the connection roads. Construction works for the main Motorway, including all excavation and embankment works, are conducted within the expropriation corridor. Similarly, all permanent Motorway components including the engineering structures, interchanges and if applicable toll booths (not planned in this Project as per the current design) are located within the expropriation corridor.

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, which in general require larger expropriation area than the motorway and engineering structures, or for the purpose of avoiding/minimising impacts on receptors where feasible (e.g. narrowing down the corridor to avoid expropriation of a house or structure). The average, maximum and minimum width of the expropriation corridor along the full Motorway alignment is presented below:

- Average width: 130 m
- Maximum width: 180 m
- Minimum width: 43 m

Following the completion of construction works, expropriation corridor along the full Motorway alignment will be fenced off in line with KGM Technical Specifications. Access to and use of the fenced corridor by communities and unauthorised parties will be prohibited throughout the Project operation phase for operational and health and safety purposes. There will be no health protection strip beyond the expropriation corridor to be fenced. Thus, there will be no access restrictions to lands adjacent to but outside of the expropriation corridor.

On the other hand, the Regulation on Facilities that will be Built or Opened Adjacent to Roads defines the following Setback Distances for residential buildings, commercial buildings and hazardous materials storage facilities:

- For residential buildings – 5 meters from the road boundary (defined as property boundary in case of expropriated parcels)
- For commercial buildings – 25 meters from the road boundary (defined as property boundary in case of expropriated parcels)
- For hazardous materials storage facilities – 50 meters from the road boundary (defined as property boundary in case of expropriated parcels)

Based on the information provided by the SPV, the expropriation corridor of the Nakkas-Basaksehir Motorway Project has been shared with the institutions responsible from development of zoning plans in the area. The SPV and the EPC Contractor have reviewed the zoning plans related to the Motorway route and confirmed that the setback distances applicable to the Nakkas-Basaksehir Motorway have been considered in the related zoning plans.

There are no service stations/rest areas planned as part of the existing road design. (Please see Section 2.4.3).

Temporary facilities of motorway projects can be located inside or outside of the expropriation corridor. In Nakkas-Basaksehir Motorway Project, the Project facilities located outside the expropriation corridor are described in Section 2.4.5. Permanent facilities such as excavated materials storage sites are also located outside the expropriation corridor. Land acquisition processes for such temporary facilities located outside the expropriation corridor are undertaken as follows:

- Privately-owned parcels: The SPV/EPC undertakes land acquisition through rental agreements, mutual protocols, etc. with the owners/shareholders. In line with the conditions agreed, land is rehabilitated and delivered to the owner of the land at the end of the temporary usage period.
- State-owned parcels: Treasury lands and non-registered are temporarily allocated to the Project based on application of KGM without any payment. In line with the conditions agreed, land is rehabilitated and delivered to the state at the end of the temporary usage period.

- Legal entity parcels: These parcels are temporarily allocated to the Project based on application of KGM (with or without payment depending on the agreement between KGM and entity). In line with the conditions agreed, land is rehabilitated and delivered to the legal entity at the end of the temporary usage period.

As required by the Regulation on Workplace Opening and Operating Permits, health protection strip of each facility is determined based on their scope of operations and/or capacity, area, etc (technical details of each facility further to be clarified once the land use permitting processes are finalised). By Regulation (Article 16), health protection strip cannot be determined outside the property boundaries thus for Project facilities for which health protection strip is mandatory by Regulation, access restrictions (residential development) will apply within the property boundaries – no access restriction will be applicable beyond the property boundaries.

2.3. Settlements Affected by Land Acquisition

The settlements affected by the Project-related land acquisition (referred to as “affected settlements” throughout the report) within the Expropriation Corridor are listed in Table 2-3. The settlement boundaries are shown on the map presented in Figure 2-3.

Table 2-3. Affected Settlements within the Expropriation Corridor

Road Part	District	Settlement (Neighbourhood)	Number of Settlements
Main Road	Arnavutkoy	Hastane (<i>Hadimkoy*</i>)	6
		Hadimkoy	
		Deliklikaya	
		Omerli	
		Sazlibosna	
		Yesilbayir	
	Basaksehir	Basak (<i>Ikitelli – 1*</i>)	7
		Basaksehir (<i>Ikitelli – 2*</i>)	
		Bahcesehir 1. Kısım (<i>Tatarcik and Hosdere*</i>)	
		Sahintepe	
Samlar (<i>Samlar and Hacimasli*</i>)			
Kayabasi			
Catalca	Nakkas	1	
Connection Roads			
Yesilbayir Connection Road	Catalca	Nakkas (**)	(**)
Bahcesehir Connection Road	Avcilar	Tahtakale (<i>Ispartakule</i>)	1
	Basaksehir	Bahcesehir 1. Kısım (<i>Tatarcik and Hosdere</i>) (**)	(**)
Total	4 districts		15 settlements

(*) The neighbourhood names are based on the related Governorate, District Governorate and Municipality databases. The names as indicated in the Expropriation Plans (based on the database of the Directorate General of the Land Registry and Cadastre of Türkiye) are given *in brackets*.

(**) These settlements are covered under Main Road.

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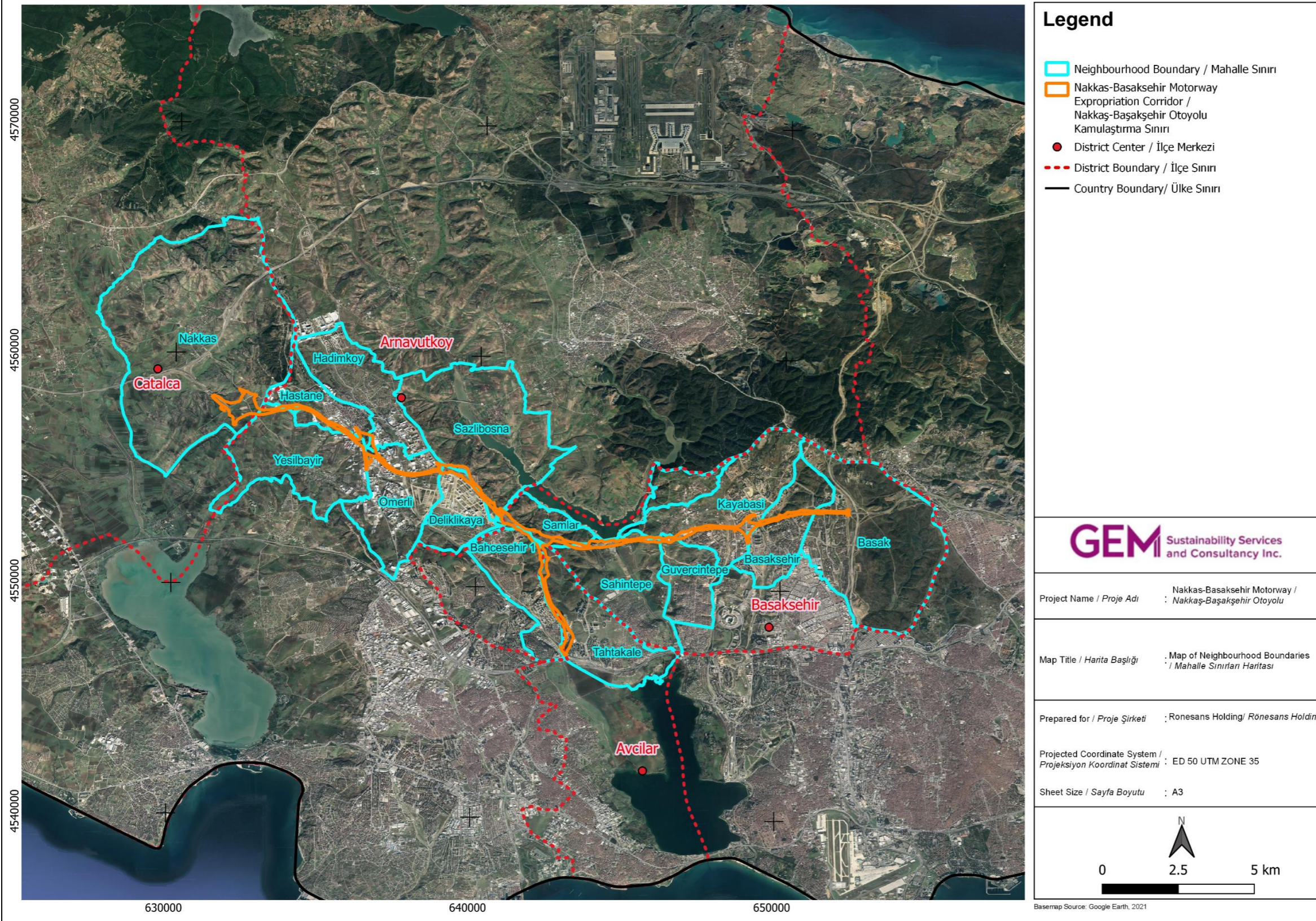


Figure 2-3. Map of Neighbourhood Boundaries¹⁸

¹⁸ Neighbourhood boundaries are based on the boundaries published and/or data provided to the SPV by related municipality and/or district governorate.

2.4. Project Components

The main road of the Nakkas-Basaksehir Motorway will be a dual carriage way with 2x4 lanes. Significant engineering structures and Project facilities along both the main road and connection roads are described in the following sections.

2.4.1. Interchanges

The list of planned interchanges is provided in Table 2-4. The interchange locations are shown on the map presented in Figure 2-4.

Interchange carriageways will be generally 2-lanes and design speeds will depend on the curve radius and vary from 40 to 80 km per hour. A typical interchange carriageway will have a width of 10.5 m (*Project ESIA. ERM, 2023*).

Table 2-4. List of Planned Interchanges

Road Part	District	Neighbourhood	Motorway KM	Interchange Name
Main Road	Amavutkoy	Hastane (Hadimkoy)	41+315	Hadimkoy
		Deliklikaya	44+930	Deliklikaya
	Basaksehir	Samlar	47+580	Bahcesehir-2
		Bahcesehir 1. Kisim (Hosdere and Tatarcik)	48+825	Bahcesehir
		Kayabasi	56+000	Şehir Hastanesi (Olimpiyat)
	Catalca	Basak (Ikitelli-1)	59+455	Basaksehir
Bahcesehir CR	Avcilar	Firuzkoy	4+205	Antikkent
			5+015	Ispartakule
	Basaksehir	Bahcesehir 1. Kisim (Hosdere and Tatarcik)	1+279	Tatarcik
Total				10 interchanges

2.4.2. Engineering Structures

Table 2-5 summarises the total number of engineering structures along the Motorway. Locations of engineering structures (Except for culverts) are shown in Figure 2-5.

Table 2-5. Summary of Engineering Structures

Engineering Structure	Total Number of Respective Structure in the Project
Bridge (Cable Stayed)	1
Viaduct	5
Overpass	18
Underpass	18
Culvert	56

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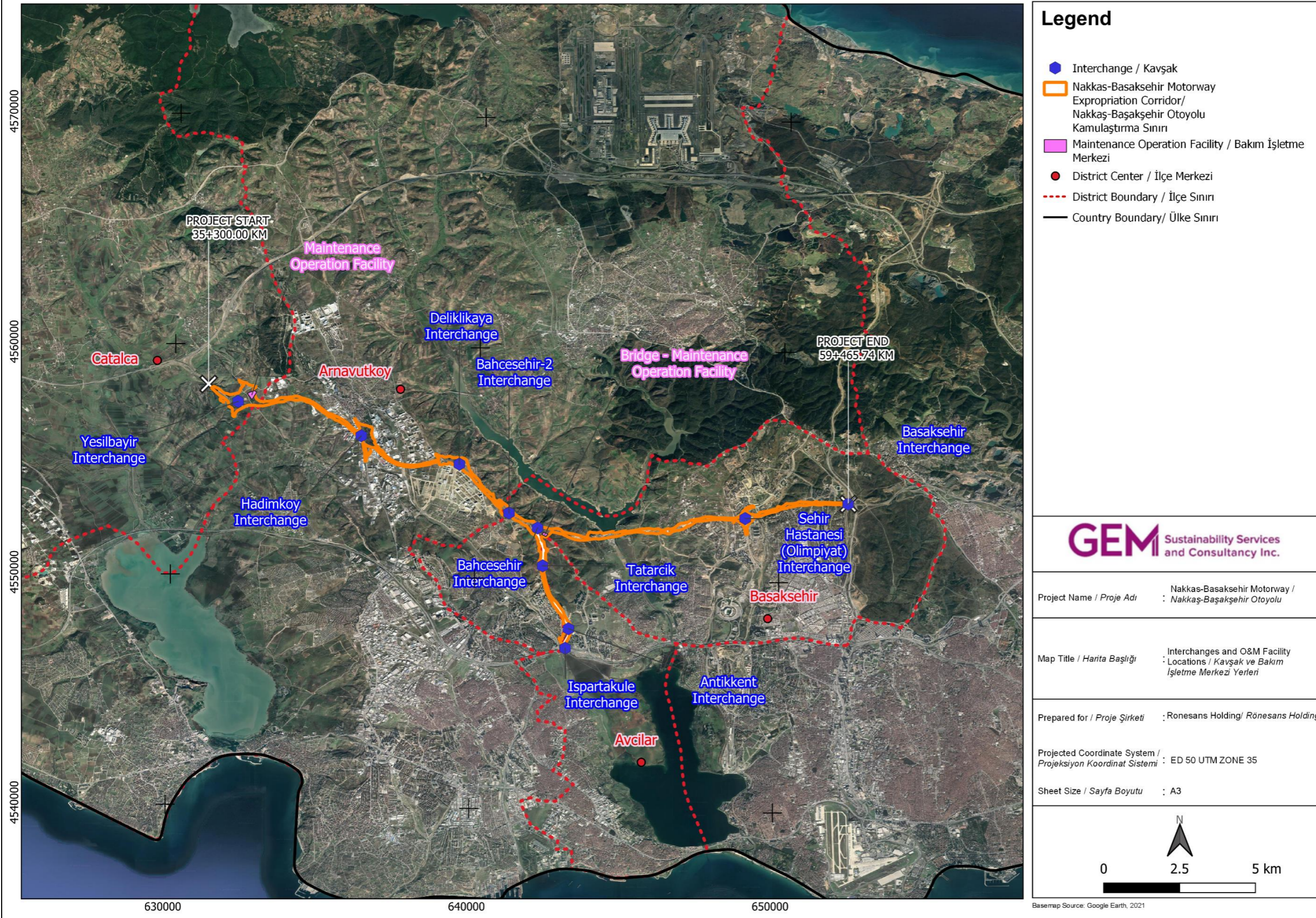


Figure 2-4. Locations of Interchange and O&M Facility Locations

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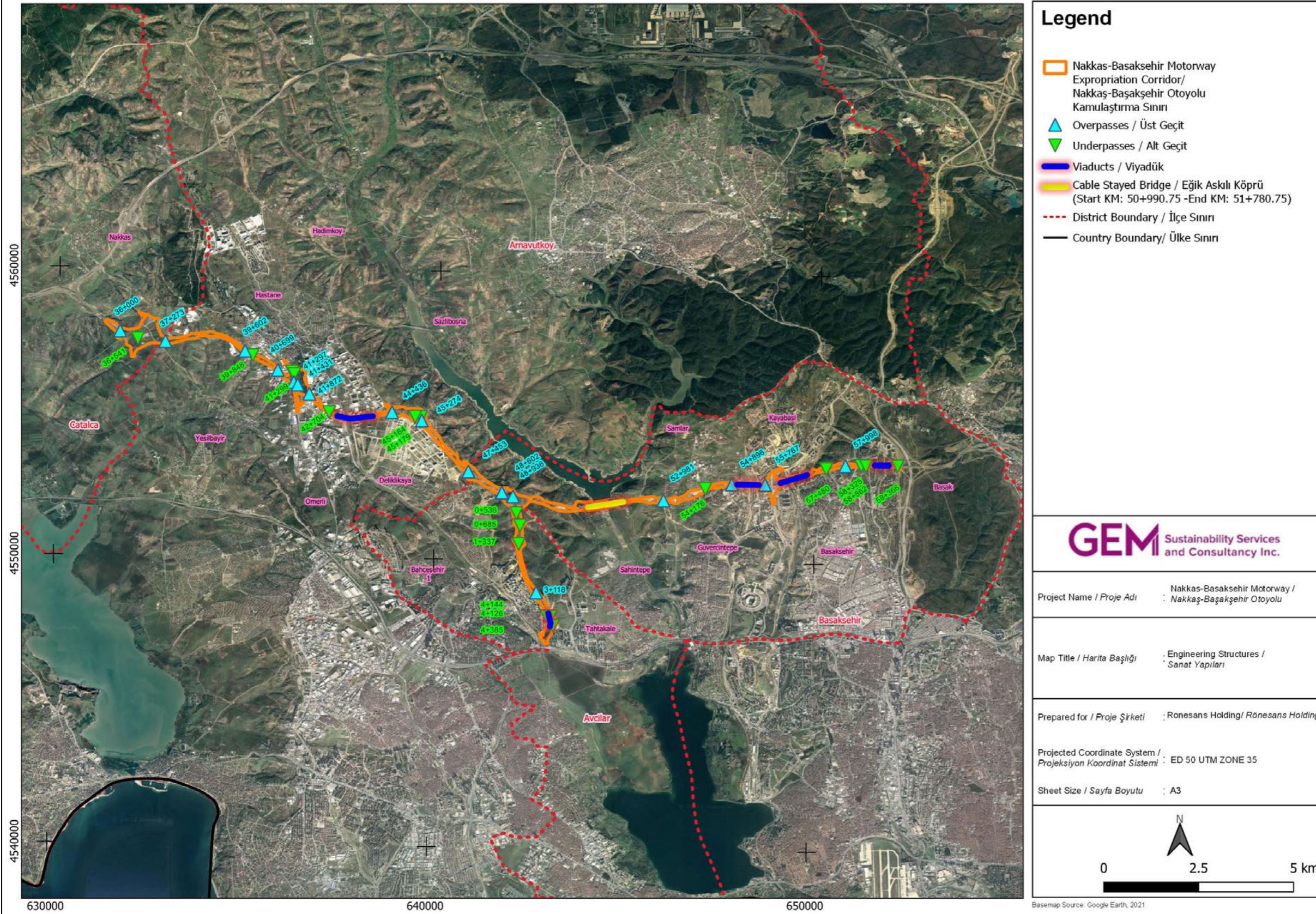


Figure 2-5. Locations of Engineering Structures

2.4.2.1. Cable Stayed Bridge

The Project includes a Cable Stayed Bridge (Sazlidere Bridge) near Sahintepe neighbourhood. Key technical information and the section view of the bridge with dimensions are presented in Figure 2-6. As per the latest design, the bridge will have 2 towers.

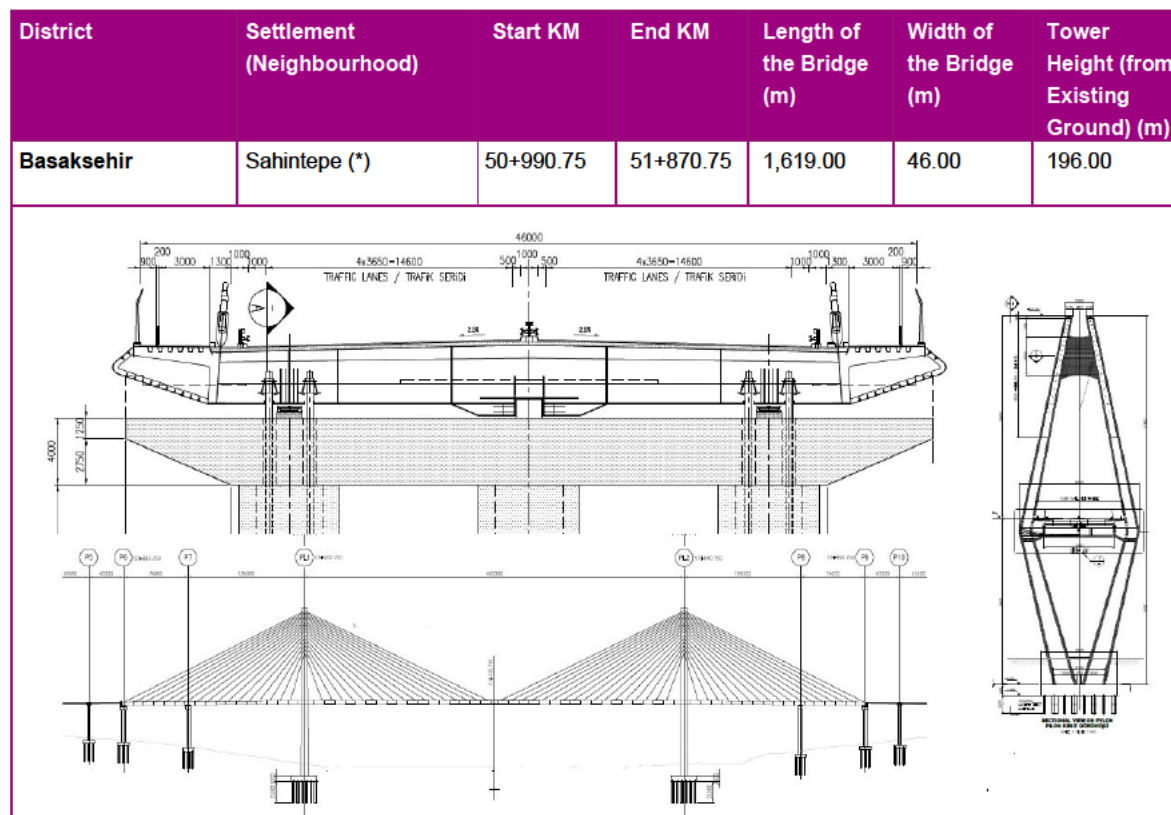


Figure 2-6. Key Technical Information and Section View of the Cable Stayed Bridge at KM 51+420

(*) Indicated as Kayabasi, Sahintepe, and Hacimasli in the database of the TKGM.

2.4.2.2. Viaducts

The list of planned viaducts is provided in Table 2-6. As indicated in the Project ESIA (ERM, 2023), the viaducts are designed according to the American Society of State Motorway and Transportation Officials (AASHTO), and Standard Specifications for Motorway Bridges (SSHB).

Table 2-6. List of Planned Viaducts

Road Part	District	Neighbourhood	KM Start	KM End	Total Width (m)	Total Length (m)
Main Road	Arnavutkoy	Omerli	42+800	43+800	43.50	1,937.00
	Basaksehir	Kayabasi	55+130	55+670	58.00	1,078.00
	Basaksehir	Kayabasi	56+310	56+920	56.20	1,135.00
	Basaksehir	Basak	58+810	59+280	52.30	940.00
Bahcesehir CR	Basaksehir	Bahcesehir 1	3+940	4+460	26.00	931.00
Total						6,021.00

2.4.2.3. Overpasses, Underpasses and Culverts

Underpasses, overpasses and culverts of different diameter size are planned to ensure the free passage of farm roads, wildlife and any kind of water course beneath the Motorway. The distance between underpasses, overpasses and culverts has been selected based on local land use and requirements. The SPV, subject to approval by KGM, may provide additional structures, within the expropriation corridor, if necessary (based on the stakeholder requests from local communities, authorities, etc.) to ensure that no severance will occur (*Project ESIA. ERM, 2023*).

Detailed list of the overpasses, underpasses and culverts showing the location and dimensions of the structures is presented in Appendix A.1.

2.4.3. Service Stations and Rest Areas

As indicated in the Project ESIA (*ERM, 2023*), there are no service stations/rest areas planned as part of the existing road design. If in future, there are any design changes or other factors which will require service stations/rest areas to be constructed, these will be thoroughly evaluated by the SPV as per the Design Change Management Procedures (Annex 1 of the ESIA) and appropriate mitigation measures will be employed. Aspects such as all vulnerability and gender topics will be considered during design and operations of the service stations/rest areas as well as other E&S issues as per PRs.

If such facilities are decided by KGM to be included in the Project, corresponding documentation will be prepared to supplement the ESIA and RAP in line with Turkish regulations and Lenders standards, and – depending on the type and location of impact – will be available for review by the affected public. In such cases, SPV will prioritise locating them within the existing expropriation corridor to avoid further land acquisition/expropriation requirements and potential displacement impacts (noting that toll booths will in any case be located within the expropriation corridor – on the Motorway) where possible. Where this is not possible, acquisition/expropriation of land required for these facilities will be done by KGM and potential displacement impacts and access restriction associated with land acquisition/expropriation will be managed by the SPV through RAP Addenda documents to be prepared in accordance with this RAP.

2.4.4. Operation and Maintenance Facilities

The list of operation and maintenance (O&M) facilities is provided in Table 2-7. The O&M facilities will be located within the Expropriation Corridor and their locations are shown on the map presented in Figure 2-4.

Table 2-7. List of O&M Facilities

Road Part	Facility Name	App. Motorway KM	District	Settlement	Lot/ Parcel No. (*)	Parcel Type	Total Area of the Parcels (ha)	App. Footprint Area of the Facility (ha) (**)
Main Road	O&M Facility	36+300	Catalca	Nakkas	131/180, 132/6, 132/7, 135/1, 135/2, 135/3, 135/6, 135/10, 135/11, 135/12, 135/13, 135/14, 35/15, 135/16, 136/25	Agriculture	10.4	6
	Bridge – O&M Facility	49+200	Basak sehir	Samlar	0/1743	Agriculture	1.6	2

(*) All parcels are within the Expropriation Corridor.

(**) Calculated by using GIS tools.

2.4.5. Temporary Construction Facilities Outside the Expropriation Corridor

Temporary construction facilities planned to be used in the scope of the Project include the following:

- Mobilisation Sites of the SPV and EPC (including the camp site facilities of the SPV and EPC such as dormitories, administrative offices, social facilities, etc.)
- Quarries and Material Borrow Sites
- Mechanical, Asphalt and Concrete Plants
- Beam Production Plants

Temporary and permanent Project facilities located outside of the Expropriation Corridor are presented in Appendix A.2 and shown on the map presented in Figure 2-7. For part of the facilities, land use permit process is ongoing as noted in this appendix. Final list of facilities to be used in the scope of the Project will be established once permitting processes are completed.

Further information on the mobilisation sites (accommodation, infrastructure, etc.) is presented in Project ESIA. Besides the mobilisation sites of the SPV and EPC, there may be additional potential mobilisation/camp sites of the subcontractors to be involved in the Project, which will be determined in due course.

2.4.6. Excavated Materials Storage Sites

In addition to the facilities listed above, there will be excavated material storage sites to be used for the storage of excess materials from excavation that are not suitable for reuse. It will be decided by the SPV as part of the ongoing permitting processes if the materials to be disposed of at these sites will remain temporarily or permanently at these locations.

2.4.7. Quarries and Material Borrow Sites

Materials required for concrete and asphalt production will be supplied from existing licensed quarries that are under operation in the region by third-party operators. In this context, the SPV has identified potential quarries as listed in Appendix A.2 and shown on the map presented in Figure 2-7. Use of these potential quarries are currently under consideration and to be further decided by the SPV.

As indicated in the Project ESIA (ERM, 2023), where new quarries need to be opened only for Project needs, the SPV will ensure that the engineering, procurement and construction (EPC) Contractor will obtain the necessary permits and licences and conduct any necessary ESIA's in line with Turkish requirements and Lenders standards prior to operation of the quarries.

2.4.8. Associated Facilities

The E&S Policy of EBRD (2019) defines associated facilities as "*facilities or activities that are not financed by EBRD as part of the project but which in the view of EBRD are significant in determining the success of the project or in producing agreed project outcomes. These are new facilities or activities:*

- without which the project would not be viable, and*
- would not be constructed, expanded, carried out or planned to be constructed or carried out if the project did not exist."*

The Project ESIA (ERM, 2023) establishes that currently there are no associated facilities in place since the final design has not been completed yet, and in case there are associated facilities identified upon completion of the final design (please see Section 2.6 for the schedule of design works), the SPV will ensure that the environmental and/or social risks and impacts arising from associated facilities are managed and mitigated in accordance with Turkish law, Good International Practice (GIP) and the objectives of the EBRD PRs.

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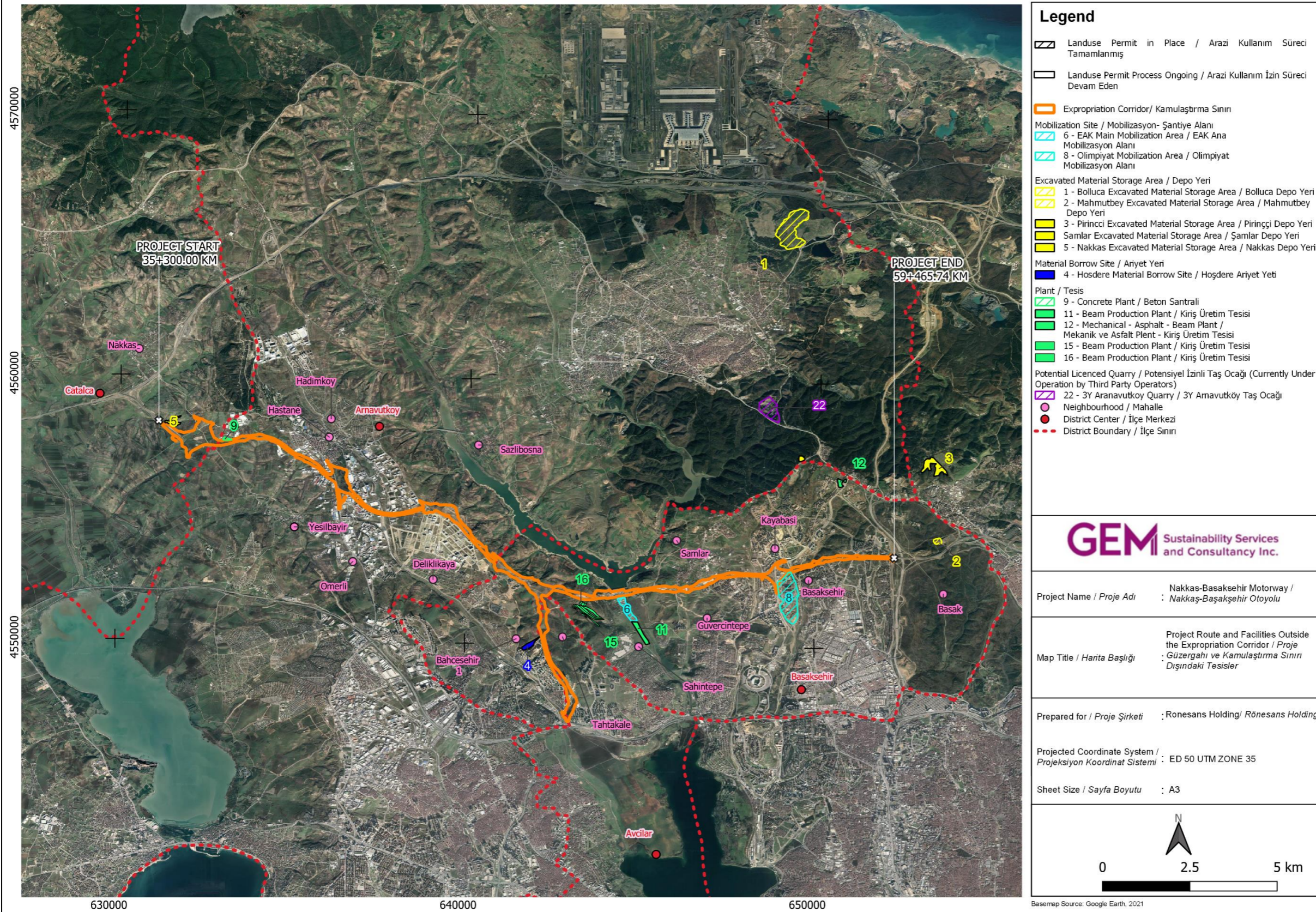


Figure 2-7. Project Route and the Facilities Outside the Expropriation Corridor (*)

(*) Facilities with IF no. 18, 19, 20, 23 and 24 could not be shown on the map due to their distance to the route

2.5. Current Construction Status

Following the start of expropriation works by KGM in line with Expropriation Law, site mobilisation has started in July 2021. Soil survey and drilling works were conducted and excavation works for Sazlidere Cable Stayed Bridge have started in Q3 2021. In line with the construction schedule agreed with KGM, EPC Contractor has started land entry and earthworks (excavation and embankment works) for the Motorway in October 2021. Figure 2-8 shows the parcels where land entry (for active construction or topsoil stripping to date).

Status of land acquisition/expropriation for parcels that have been entered for topsoil stripping and/or active construction and number of parcels for which mutual agreements have been completed with the users of lands entered is previously presented in Section 2.9. Ongoing construction works on active construction sites have been ceased by the SPV and the EPC Contractor. Therefore, there is no ongoing construction work at the site as of September 2022.

A summary of the number of private and state-owned parcels affected by previous construction works is provided below:

- Total number of parcels (both private and state-owned) affected by active construction and topsoil stripping in the past is **506**, with the following breakdown according to ownership status (please see Section 2.9 for the land acquisition/expropriation status of the parcels that have been entered):
 - 19 private parcels affected by construction of the Bridge
 - 353 private parcels affected by topsoil stripping
 - 134 state-owned with 17 of them being used for agriculture (treasury, legal entity and non-registered parcels) affected by topsoil stripping.
- Number of affected private parcels (entered) is **372** private parcels (**19** parcels for active construction or **353** parcels for topsoil stripping works). These **372** parcels are owned by a total of **2,032** shareholders (1,038 shareholders on 353 private parcels plus 1,194 shareholders on 19 private parcels)¹⁹ (please see Section 2.9.1 for privately-owned parcels).
- Number of affected state-owned parcels (entered) is **134** (treasury, legal entity, non-registered) with 17 of them being used for agriculture (please see Section 2.9.2 and Section 2.9.3 for details of state-owned parcels and parcels-owned by legal entities).
- Among these affected (entered) lands, there was agricultural activity on **372** of the affected private and public parcels (this figure is different from the number of affected private parcels (entered) that is also **372**). The number of actual users of these affected parcels was **35** (3 formal and 32 informal). Informal users are not legal owner or do not have formal tenancy agreement with the legal owner to use the land and thus they are not entitled for compensation for affected lands under Turkish Expropriation Law but they are eligible for loss of income other than land value according to Lenders' requirements. Please see Section 2.7.1.5 for formal and informal users identified as part of the RAP surveys and crop payments were made in 2022. The SPV has completed the second round of crop payments in summer 2023 as land acquisition has not been completed formally for these affected parcels yet.
- In addition to the 372 parcels affected (entered) to date, there is also 1 parcel out of the expropriation corridor (Parcel no. 1447/3) registered in Sahintepe) which has been acquired (rented) through mutual agreements executed with the shareholders (mutual agreements have been completed for all shareholders as of August 2022). This parcel will be temporarily used during construction and reinstated upon completion of construction related activities.

In future, to avoid land entry without completion of expropriation or execution of land entry protocols signed with the owners/users, the SPV has incorporated the completion status of expropriation to the Work Permit Form for Earthworks (please see Appendix J) and developed land entry and exit protocols (see Appendix I) in June 2022. Through these forms and protocols, the completion status of expropriation shall be confirmed and signed by the SPV – Expropriation Chief prior to issuing work permit for any construction work including topsoil clearance, excavation and/or fill work. Accordingly, land entry protocols shall be executed 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).

¹⁹ According to Expropriation Plans, the Company anticipates around 3,850 different owners/shareholders having parcels (with partial share) within the Project expropriation corridor.

Thus land entry shall take place only after expropriation process or mutual agreements are executed with the owners/shareholders and compensation payments (including crop payments for formal/informal users) are completed for parcels to be entered. Land exit protocols will be executed only for lands to be acquired temporarily.

Table 2-8 summarises the physical progress of earthworks along the Motorway route as of end March 2023 (noting that all construction works on-site have been suspended by the SPV and the EPC contractor in September 2022).

Table 2-8. Physical Progress of Earthworks along the Route (as of March 2023)

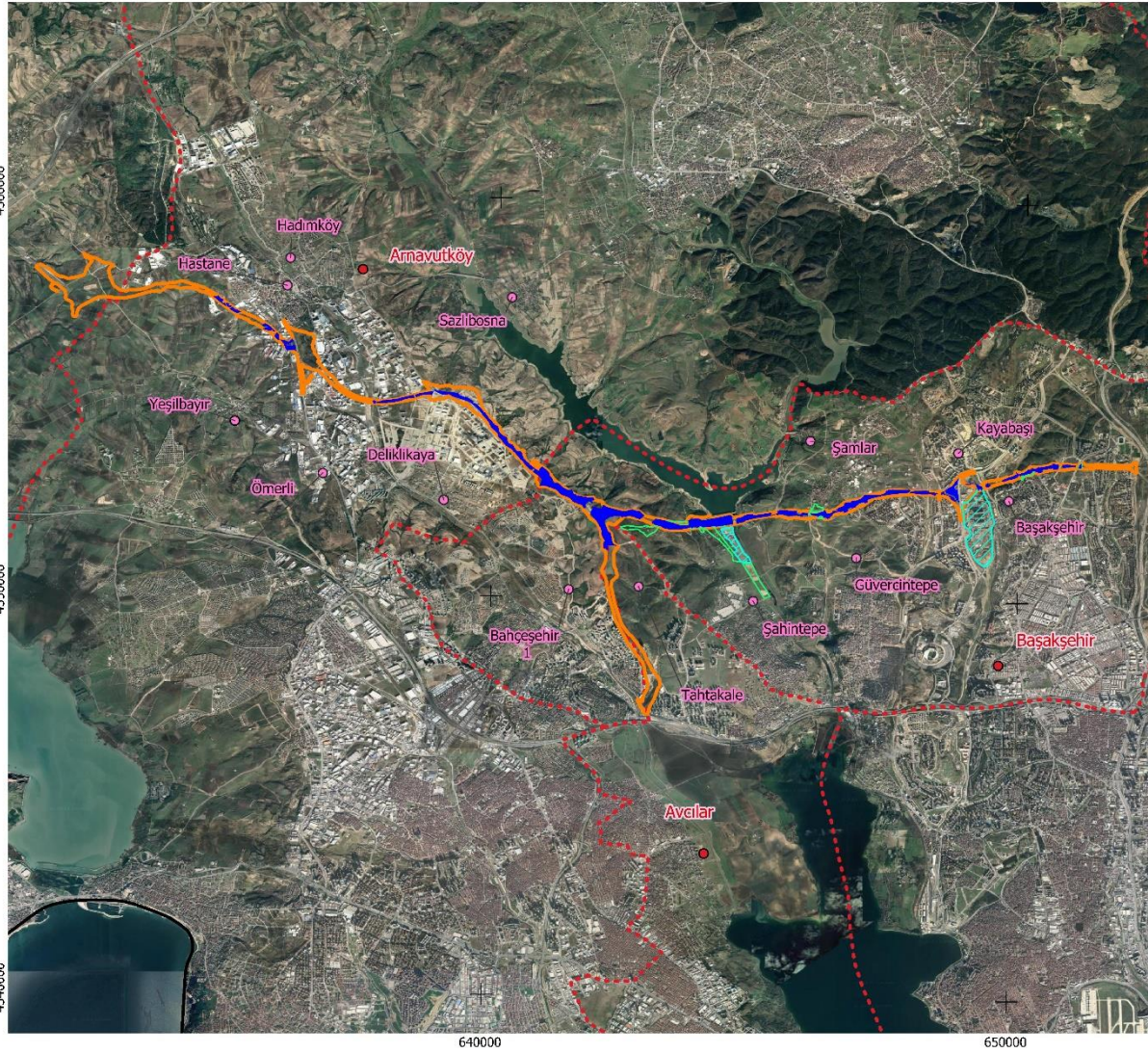
Motorway Component	KM Start	KM End	Physical Progress (%)
Main Route – Excavation			
Main Route (Lot 1)	35+300	48+000	0.00
Main Route (Lot 2)	48+000	59+455	10.55
Overall – Main Route Excavation	35+300	59+455	6.09
Main Route – Fill			
Main Route (Lot 1)	35+300	48+000	0.00
Main Route (Lot 2)	48+000	59+455	2.87
Overall – Main Route Fill	35+300	59+455	1.64
Engineering Structures – Excavation			
Main Route (Lot 1)	35+300	48+000	0.00
Main Route (Lot 2)	48+000	59+455	37.24
Cable Stayed Bridge	50+742	52+360	91.73
Overall – Engineering Structures Excavation	35+300	59+455	47.34
Engineering Structures – Backfill			
Main Route (Lot 1)	35+300	48+000	0.00
Main Route (Lot 2)	48+000	59+455	7.20
Cable Stayed Bridge & Approach viaducts	50+742	52+360	51.56
Overall – Engineering Structures Backfill	35+300	59+455	26.99
Mobilisation Sites			
Excavation			100,00
Fill			100,00
Overall – Mobilisation Sites			100.00

Source: SPV, March 2023. Construction Progress Report.

Based on the ongoing expropriation and construction planning works, the Motorway has been divided into following **KM chainages (lots)** depending on the priorities in terms of completion of expropriation and land entry for construction (please see Section 2.6 “Project Schedule” for detailed schedule for land entry in each lot):

- Parcels that have been entered to date (including topsoil stripping areas and OHTL displacement route)
- KM 56+888-58+821
- KM 55+129-56+888
- KM 52+360-55+129
- KM 50+742-52+360
- KM 48+000-50+742
- KM 45+800-48+000
- KM 44+300-45+800
- KM 42+843-44+300
- KM 40+800-42+843
- KM 37+400-40+800
- KM 35+300-37+400
- Bahcesehir Connection Road
- Yesilbayir Connection Road

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Legend

- ▭ Nakkaş - Başakşehir Motorway Expropriation Corridor / Nakkaş- Başakşehir Otoyolu Kamulaştırma Sınırı
- ▭ Parcels Entered (Topsoil Stripping and/or Construction / Girilen Parseller (Bikisel Toprak Siyirma ve/veya İnşaat))
- ▭ Mobilization Area / Mobilizasyon Alanı
- ▭ Construction Facilities (Active) / Aktif İnşaat Sahaları
- Neighbourhood / Mahalle
- District Center / İlçe Merkezi
- - - District Boundary / İlçe Sınırı
- Country Boundary/ Ülke Sınırı

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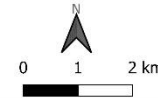
Project Name / Proje Adı : Nakkaş-Başakşehir Motorway /
Nakkaş-Başakşehir Otoyolu

Map Title / Harita Başlığı : Parcels that have been Entered /
Girilen Parseller

Prepared for / Proje Şirketi : Ronesans Holding/ Ronesans Holding

Projected Coordinate System /
Projeksiyon Koordinat Sistemi : ED 50 UTM ZONE 35

Sheet Size / Sayfa Boyutu : A3



Base Map Source: Google Earth, 2021

Figure 2-8. Parcels where Land Entry has Occurred (status as of March 2023)

2.6. Project Schedule

The BOT Contract for the Project was executed between KGM and the SPV on 13 April 2021. The implementation contract covers an original concession period of 20 years, including construction and operation periods, at the end of which the Motorway will be transferred to the Republic of Türkiye. The construction duration is currently planned as 28 months plus 12 days as per the current Project schedule.

Key Project schedule milestones for expropriation, E&S studies and Project finance, and construction works are summarised in Table 2-9. As seen, on 4 November 2022, the SPV formally submitted a request to KGM for freezing the construction timeline in accordance with the BOT Contract due to factors outside of their control. In response to this official application, with the Minister's Approval dated 24 November 2022, it has been decided that the SPV to report to KGM on a quarterly basis regarding the process of the Environmental and Social Action Plan (ESAP) and the Environmental and Social Monitoring and Management Plan (ESMMP). With this approval, the period from the date of Minister's Approval until the approval of the indicated environmental documents shall be added to the construction period. The expropriation and construction programmes have been updated and approved by KGM accordingly.

RAP implementation has started with key items (e.g. identification of users of affected lands, information of owners and users of affected houses and businesses, etc.). The SPV in collaboration with KGM will continue RAP implementation 36 months (throughout the construction period and initial months of the commissioning and operation phase). Monitoring will continue throughout the RAP implementation. Approximately 2 years after the completion of implementation of all RAP actions including post implementation monitoring, a RAP Completion Audit will be conducted by independent RAP consultant(s) to be approved by the Lenders and commissioned by the SPV to confirm satisfactory completion of RAP measures including restoration of livelihoods of affected people.

Table 2-9. Key Project Schedule Milestones

No	Key Milestones / Tasks	Date
0	BOT Contract and Design	
0.1	Execution of the BOT Contract and Site Delivery	April 2021
0.2	Preliminary Motorway Design Approval by KGM	September 2022
0.3	Final Motorway Design submitted by the SPV to KGM for Approval	September 2022
0.4	Minister's Approval for Freeze of Contractual Construction Period	November 2022
0.5	Final Motorway Design Approval by KGM	Q1 2024 (target)
1	Expropriation	
1.1	Past Land Acquisition (Parcels that have been entered)	2021-2022
1.1.1	Completion of Inventory of Assets and 2021 Valuation Study	September 2021
1.1.2	2021 Valuation Study approved by KGM	November 2021
1.1.3	Art. 8 – Official Invitation Letters to Owners/Shareholders sent by KGM per Expropriation Law	December 2021
	1.1.3.1. Parcels entered (Motorway) – Art. 8 letters sent <u>based on 2021 Valuation Study (250 parcels)</u>	December 2021 (completion)
	1.1.3.2. Parcels entered (Motorway) – Art. 8 letters to be sent <u>based on 2022 Updated Valuation Study (292+18= 310 parcels)</u>	February-March 2023 (completed)
	1.1.3.3. OHTL displacement parcels entered – Art. 8 letters to be sent <u>based on 2022 Updated Valuation Study (11 parcels)</u>	Until end July 2023 (target)
1.1.4	Identification of Deceased Owners and Heirs of the deceased for Parcels Entered to Date	October-December 2022 (completed)
1.1.5	Assistance to be provided by the SPV to heirs to obtain their inheritance certificates from the closest notary and complete succession process with support from SPV Small Costs Fund	Started in December 2022 (ongoing)
1.1.6.	Art. 8 – Consent Negotiations and Consultations with the Owners/ Shareholders and Heirs of the parcels by KGM at the Neighbourhood Level	Started in February 2023
	1.1.6.1. Parcels entered (Motorway) – Art. 8 letters to be sent <u>based on 2022 Updated Valuation Study (292+18= 310 parcels)</u>	Started in February 2023
	1.1.6.2. OHTL displacement parcels entered (11 parcels)	August 2023 (target)
1.1.7	Art. 27 – Court Process	
	1.1.7.1. Filing Art. 27 Lawsuits (11 parcels)	December 2021
	1.1.7.2. Land Seizure Decisions executed by court (9/11 parcels)	October 2022
	1.1.7.3. Land Seizure Decisions executed by courts (2/11 parcels)	December 2022

No	Key Milestones / Tasks	Date
	1.1.7.4. Land Seizure Values deposited (all) by KGM to the bank accounts indicated by courts	October 2022
	1.1.7.5. SPV informed the owners/shareholders and heirs of the parcels that the Land Seizure Values have been deposited by KGM and accessible to them	October 2022
1.1.8	Art. 10 – Filing Lawsuits following the Execution of Art. 27 Decisions	To be done by KGM within 1 month following the completion of Art. 27 – Court Processes (Land Seizure Decisions)
1.2.	Future Land Acquisition based on Updated Valuation of December 2022 (Parcels that have not been entered to date)	
1.2.1	Valuation Study Update by appointed Engineering Firm (Mekan Harita)	September-November 2022
1.2.2	Approval of Updated Valuation Study by KGM (for land and assets)	December 2022
1.2.3	Verification of Updated Valuation Study by Independent Land Acquisition and Valuation Specialist	December 2022
1.2.4	Identification of Deceased Owners and Heirs of the Deceased for Parcels	November-December 2022 (completed)
1.2.5	Project information meetings by KGM and SPV to inform and consult with the public and stakeholders prior to start of expropriation process based on Updated Valuation Study	January-February 2023 (first set) Q3 2023 (target for the second round of information activities)
1.2.6	Assistance to be provided by the SPV to heirs to obtain their inheritance certificates from the closest notary and complete succession process with support from SPV Small Costs Fund	January 2023 – February 2024 (ongoing)
1.2.7	Art. 8 – Official Negotiation Invitation Letters to Owners/Shareholders sent by KGM per Expropriation Law based on Updated Valuation Study and Follow-up of the Returned Notifications by the SPV	February 2023 – March 2024 (ongoing)
1.2.8	Art. 8 – Consent Negotiations with the Owners/ Shareholders and Heirs of the parcels by KGM at the Neighbourhood Level	February 2023 – ongoing
1.2.9	Art. 27 Court Files by KGM for Parcels where consent cannot be obtained from the Owners/Shareholders as per Art. 8	Starting from September 2023 (target)
1.2.10.	Completion of Art. 27 court process by KGM (incl. Art. 27 court decision and deposition of Land Seizure Fees)	October 2023 – July 2024 (target)
2	E&S Studies and Finance Agreement	
2.1	Start of ESIA Package studies	December 2020
2.2	Start of RAP studies	June 2021
2.3	ESIA Package Disclosure by SPV and Lenders (60 days) (including Disclosure Phase stakeholder engagement)	Q3 2023 (target)
2.4	Update the ESIA Package by SPV based on Stakeholder Feedback received during 60 days Disclosure Period	Q4 2023 (target)
2.5	Public Consultation and Disclosure Report prepared and submitted to the Lenders by the SPV	Q4 2023 (target)
3	Construction Works (28 months plus 12 days)	
3.1	Site Mobilisation Soil, Drilling and Survey Works	June 2021
3.2	Start of Construction at Cable Stayed Bridge	June-July 2021
3.3	Start of Land Entry along the Motorway Corridor for early construction works	July-October 2021
3.4	Suspension of all Construction Works that started in 2021-2022	September 2022
3.5	Construction kick off on parcels where land acquisition is completed	December 2023 (target) (see below for dates for each construction lot)
3.5.1	Land Entry and Construction Kick off on previously stripped (entered) parcels (subject to Past Land Acquisition) (including topsoil stripping areas and OHTL displacement route)	December 2023 (target)
3.5.2	Land Entry and Construction Kick-off on KM 56+888-58+821	May 2024 (target)
3.5.3	Land Entry and Construction Kick-off on KM 55+129-56+888	
3.5.4	Land Entry and Construction Kick-off on KM 52+360-55+129	

No	Key Milestones / Tasks	Date
3.5.5	Land Entry and Construction Kick-off on KM 50+742-52+360 (expropriation is already complete)	December 2023 (target)
3.5.6	Land Entry and Construction Kick-off on KM 48+000-50+742	May 2024 (target)
3.5.7	Land Entry and Construction Kick-off on KM 45+800-48+000	June 2024 (target)
3.5.8	Land Entry and Construction Kick-off on KM 44+300-45+800	
3.5.9	Land Entry and Construction Kick-off on KM 42+843-44+300	July 2024 (target)
3.5.10	Land Entry and Construction Kick-off on KM 40+800-42+843	April 2024 (target)
3.5.11	Land Entry and Construction Kick-off on KM 37+400-40+800	April 2024 (target)
3.5.12	Land Entry and Construction Kick-off on KM 35+300-37+400	
3.5.13	Land Entry and Construction Kick-off on Bahcesehir Connection Road	May 2024 (target)
3.5.14	Land Entry and Construction Kick-off on Yesilbayir Connection Road	August 2024 (target)
3.6.	Land Entry on Parcels with Businesses to be Relocated	
3.6.1.	Lot 2 (KM 47+344.56 – 59+465.74)	
	Early Consultations and Notification for Land Acquisition Process	November 2023 (target)
	Land Entry in Basaksehir district (52+360 – 55+129) - BUS-190/7 at KM 53+0000	April 2024 (target)
	Land Entry in Avcilar district (Bahcesehir CR – 2+000-5+062) - BUS-YOL-5 at Bahcesehir connection road – 4+700)	
3.6.2.	Lot 1 (KM 35+300 – 47+344.56)	
	Early Consultations and Notification for Land Acquisition Process	January 2024 (target)
	Land Entry in Arnavutkoy district (37+400-40+800-42+843) - BUS-0/1461 at 39+440 - BUS-163/15 at 42+700 (already expropriated) - BUS-0/1119 at 42+210	June 2024 (target)
	Land Entry in Catalca district (35+300-37+400) - BUS-132/53 at KM 37+000	
3.7	Land Entry on Parcels with Houses to be Relocated	
3.7.1.	Lot 2 (KM 47+344.56 – 59+465.74)	
	Early Consultations and Notification for Land Acquisition Process	November 2023 (target)
	Land Entry in Basaksehir district (52+360-55+129) (56+888-58+821) - HOU-YOL7 and HOU-179/8 (already expropriated) - HOU-0/35 and HOU-0/34 at KM 58+500	April 2024 (target)
3.7.2.	Lot 1 (KM 35+300 – 47+344.56)	
	Early Consultations and Notification for Land Acquisition Process	January 2024 (target)
	Land Entry in Arnavutkoy district (37+400-40+800) (44+300-45+800) - HOU-0/5577 at KM 45+150 (already expropriated) - HOU-0/5328 at KM 45+050 - HOU-5453 at KM 45+000	June 2024 (target)
	Land Entry in Catalca district (35+300-37+400) - HOU-132/57 at KM 36+751	June 2024 (target)
4.	Test&Commissioning of the Motorway	Q3 2025 – Q2 2026 (target)
5.	RAP Implementation and Monitoring	Until RAP Completion Audit to be conducted after the completion of agreed post-implementation RAP monitoring period) confirms that livelihoods of affected people are restored.

2.7. Resettlement Impacts of the Project

Table 2-10 provides a summary of the potential physical and economic displacement impacts of the Project due to Project-related land acquisition, indicating the Project Affected People (PAPs) categories to be affected by each impact type. Impacts are mainly categorised under affected lands, affected houses and affected businesses. Method of land take for permanent and temporary Project components is further identified in Table 2-11.

All Project components within the Project expropriation corridor, such as the Motorway, interchanges, engineering structures, O&M facilities will result in permanent land take. Access to the lands within the expropriation corridor by local communities or unauthorised third-parties will be fully restricted (except for the lands under viaducts and cable stayed bridge) during the operation phase as the expropriation corridor along the full Motorway alignment will be fenced off in line with KGM Technical Specifications to ensure safety of traffic, pedestrians and wild life.

On the other hand, temporary facilities that are located outside the Project expropriation corridor (as discussed in Section 2.4.5 and listed in Appendix A.2) such as mobilisation sites and plants (e.g. beam production, asphalt and mechanical) requires temporary land take and the sites will be rehabilitated following the completion of construction phase activities (if KGM does not decide using these sites in operation phase) prior to delivery of rehabilitated sites to owners of the land.

The status of construction activities is described in Section 2.5. The construction works result in temporary impacts on the owners and users of lands and assets, which will be identified and monitored by the SPV and EPC Contractor through site observations, periodical E&S monitoring studies and stakeholder engagement and managed through the Project-specific grievance mechanism (see Section 6.2). E&S avoidance and mitigation measures will be taken by the EPC Contractor as part of construction (e.g. dust suppression, mitigation of blasting impacts through optimised blasting design, minimisation of water use, etc.) in line with the Project ESIA and E&S management plans.

According to outcomes of ongoing stakeholder engagement, grievances registered through the Project-specific grievance mechanism, construction-related impacts of the site activities of the EPC Contractor and subcontractors on the owners and users of lands and assets and the request of the businesses to be relocated have included the following examples:

- Restriction of access to lands fragmented by the construction corridor or due to health and safety measures taken at the construction sites (e.g. construction of Sazlidere Cable-Stayed Bridge or viaducts constitutes restriction of access during the construction phase which will be removed upon completion of construction as there will be no fencing under the bridge and viaducts during the operation phase enabling access between fragmented lands)
- Damage on land, crops and other properties within the expropriation corridor as a result of land entry and construction
- Damage on houses and other properties (e.g. wire fences) outside the expropriation corridor due to trespassing by construction vehicles, excavated materials, etc.
- Damage on animals grazed by local people in the vicinity of the Project expropriation corridor. There had been no grievance on any damage on the business structures to date. On the other hand, need for information about the exact schedule of expropriation and construction (land entry) has been raised by the business owners in previous engagement activities. This is required to allow the affected businesses sufficient time (e.g. affected business structures shall be notified at least 3 months in advance of start of expropriation²⁰ in consideration of the expropriation programme of KGM and allow sufficient time for resettlement planning and preparation) and support for browsing/finding a replacement business structure/workplace, relocation and completing necessary improvements/preparations required for the needs of their specific operations (please see Section 6.1.1.2 for engagement conducted to date with the businesses that will relocate).
- The project will not cause any forced eviction as per the Lenders requirements.

²⁰ 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 – notification 3 months in advance of start of expropriation allows affected people to be notified at least 6 months and 15 days from the date of early consultations and notification for land acquisition process to vacate the land prior to land entry.

Health, safety and environmental risks and impacts of construction works (e.g. noise and air quality, health and safety risks on local people trespassing the construction corridor or due to Project traffic, impact on local roads, etc.) are addressed in the Project ESIA.

As described in Section 2.4.7, potential quarries that may be used by the SPV/EPC to supply materials from existing licensed third-party operators are already in operation. The facilities to be used during the operation phase to supply materials required for the maintenance of Motorway will be decided by the KGM in due course.

Table 2-10. Summary of Potential Impacts of Land Acquisition

Type of Loss/ Impact	Category of PAP (please see Section 5.6 for full Entitlements Matrix)
Affected Lands	
Permanent loss of private parcels – agricultural parcels and constructible plots ²¹ (urban lands)	Owners/shareholders
	Formal User (with tenancy agreement)
	Informal Users (with no official documentation)
Litigious properties (“ <i>ihitlaflı bulunan mülkiyet</i> ”)	Litigant owners/shareholders of litigious properties
	Formal and informal users of litigious parcels
Orphan lands (incl. lands registered as agricultural and lands registered as constructible plot)	Owners/ shareholders
	Formal Users (with tenancy agreement)
	Informal Users (with no official documentation)
Permanent loss of state-owned parcels (e.g. treasury, registered pasture lands, non-registered parcels) which are used for agriculture	Owners
	Formal users with official documentation
	Informal users with no official documentation
Permanent loss of pasture lands	Users of affected parcels for grazing
Restriction of access to grazing lands located out of Project expropriation corridor (public or private) due to fragmentation	Users of grazing lands
Loss of forest parcels (this is a Private Forestation Area owned by the Ministry of Environment, Urbanization and Climate Change)	There are no users of this Private Forestation Area for any economic activity (forestation area is at the development stage with majority being occupied by scrubs or bare land – please refer to see Section 2.7.1.2 for details)
Loss of crops	Owners of the crops (owner or formal/informal user of the land)
Loss of trees (fruit or non-fruit trees)	Owners of the trees (owner or formal/informal user of the land)
Loss of assets or infrastructure on affected private lands (non-residential secondary structures, fences, barns, sheds)	Owners of non-residential structures and infrastructure who are landowners or formal tenants/users (with official documentation)
	Owners of non-residential structures and infrastructure who are informal users of private lands (with no title deed <u>but can</u> prove their ownership of the structure)
	Owners of non-residential structures and infrastructure who are informal users of private lands (with <u>no</u> official documentation proving their ownership of the structure)
Loss of assets or infrastructure on affected public lands (non-residential/ secondary structures, fences, barns, sheds)	Owners of non-residential structures and infrastructure who are landowners or formal tenants/users (with official documentation)
	Owners of non-residential structures and infrastructure who are informal users of state lands (with no official documentation for land use but can <u>prove</u> their ownership of the structure)
	Owners of non-residential structures and infrastructure on forestry and pasture lands or owners with no official documentation proving their ownership of the structure
Constitution of servitude (easement leading to loss of value of the immovable asset)	Owners of the parcels to be acquired through constitution of servitude (easement rights)
Affected Houses	
Loss of residential houses /structures	Owner of affected house
	Formal user (formal tenant)
	Informal users
Affected Businesses	
Business Owners	
Loss of rented business structure by <u>the owner of the building</u>	<u>Not a business owner at the affected business structure</u> but the owner of the affected building
Business owners – which will be resettled permanently	Formal business owner – “owner” of the affected business structure
	Informal business owner – “owner” of the affected business structure
	Formal business owner – “tenant” of the affected business structure
	Informal business owner – “tenant” of the affected business structure

²¹ Urban lands which are parcelled by the municipalities within the municipal boundaries are regarded as constructible plot (in Turkish “*arsa*”) as per the Real Estate Tax Law of Türkiye (Law No. 1319, Article 12). Designation of lands as constructible plot (urban land or *arsa*), which have not been parcelled inside or outside the municipal boundaries, is decided by Presidential Decree or other legal arrangements as applicable.

Type of Loss/ Impact	Category of PAP (please see Section 5.6 for full Entitlements Matrix)
Business owners – which would terminate operations (<u>business shut-down</u>)	None of the business owners declared intentions towards termination of business operations (business shut-down) due to Project-related land acquisition and relocation.
Business owners – that will not be relocated but may experience partial loss of land/assets	Owner” of the affected business structure “Tenant” of the affected business structure
Employees	
<u>Temporary</u> income loss by the employees – due to	Formal employees of affected businesses (incl. employees with vulnerabilities such as disabled and migrant)
(i) Being sent by the business owner to unpaid leave during business interruption period	Informal employees of affected businesses including employees with vulnerabilities such as disabled and migrant)
(ii) Delayed salary payment during business interruption period	
<u>Permanent</u> income loss by the employees – due to	Formal and informal employees including vulnerable workers and women
(i) <u>Permanent business shut-down;</u>	
(ii) <u>Dismissal/ termination of employment contract by the business owners; or</u>	
(iii) <u>Resignation by the employees as the business relocates to a remote location</u>	
Vulnerable People	
Affected households with vulnerable members – may be exposed to any type of loss/impact given for the above PAP Categories with a more significant level of impact due to vulnerability or disadvantaged conditions	All physically and economically displaced households with vulnerable members (including all vulnerability categories identified in Section 4.2.8.1)
	Physically displaced households with vulnerable members (under any vulnerability category)
	<u>Economic:</u>
	<ul style="list-style-type: none"> Green card²² holder People receiving governmental aid Unemployed Employed without Social Security
	<u>Gender-based:</u>
	<ul style="list-style-type: none"> Female head of HH without an economically active adult man in the household Female head of HH with an economically active adult man in the household
	<u>Based on age:</u>
	<ul style="list-style-type: none"> Elderly people (over 65) in need of care Children household head (under 18)
	<u>Sickness, physical or mental disability:</u>
	<ul style="list-style-type: none"> Chronical disease Physical disability Mental disability
	<u>Households with children:</u>
	<ul style="list-style-type: none"> Children with special needs Unschool children at school Ethnic minority, belonging to other religions
	<u>Based on literacy:</u> Illiterate persons
	<u>Migrant</u>
	Households who do not own any agricultural land
	<u>Cumulative impacts:</u> Households whose income is land based and disproportionately affected due to cumulative impacts on their lands.
Vulnerable employees	<ul style="list-style-type: none"> Informal employees (Employees who are not registered by their Business owner at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey). Migrant employees (formal and informal) Physically disabled / handicapped employee Chronically ill employee Elderly workers (over 65) in need of care Women employees with vulnerabilities (e.g. single women with children, etc.) Employees with vulnerable household members (e.g. disabled) No children (15-18 ages) were reported to be employed at the affected businesses

²² Health card provided as per the national Regulation on the State Coverage of Healthcare Expenses for Citizens Who Cannot Afford to Pay and the Green Card System (type and content of the card is determined as per the Regulation).

Type of Loss/ Impact	Category of PAP (please see Section 5.6 for full Entitlements Matrix)
Temporary Losses/Impacts During Construction	
Temporary loss of private parcels during construction (including access restrictions)	Owners/shareholders
	Formal users (formal tenants)
	Informal users
Temporary loss of state-owned parcels during construction (including access restrictions)	Owners (Governmental institutions)
	Formal users (formal tenants)
	Informal users
Non-land related livelihood losses due to Construction (e.g. dust, excavation, traffic, blasting, etc.) that may lead to impact on lands, livestock, other properties, crops, quality and quantity of surface or groundwater resources, etc.)	Owners and formal/informal users of lands and assets – as applicable
Temporary interruption/ disturbance to services and infrastructure (e.g. electricity)	Beneficiaries of affected services, infrastructure – if any
Impacts During Operation	
Operation phase E&S impacts (e.g. operation phase noise, vibration, air quality, community health and safety) on	Residential structures/houses that cannot be mitigated to levels compliant with Project standards through operation phase ESMMP

The Project may necessitate further land acquisition (beyond the existing expropriation corridor) during the construction or limitedly during the post-commissioning period 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, improvement/extension of drainage systems, installation of noise barriers, etc. In case of any potential land acquisition, these will be carried out in accordance with the requirements of this RAP. RAP Section 2.12 addresses Potential Additional Expropriation Works.

Table 2-11. Method of Land Take for Permanent and Temporary Project Facilities

Location	ID	Main Facility Name	App. Motorway KM	Number of Parcels subject to Land Take	Parcel No.	Parcel Type	Ownership	Method for Land Take
Expropriation Corridor								
Motorway (incl. Interchanges and Engineering Structures listed in Section 2.4.2 – Cable Stayed Bridge, Viaducts, Overpasses, Underpasses and Culverts and displaced infrastructure which are located within the Expropriation Corridor)			Full alignment	1,523	Indicated in the expropriation plans of the Project	- Plot (801 parcels) - Agricultural (515 parcels) - Pasture (7 parcels) - Forest (1 parcel) - Others (199 parcels)	- Private (1,239 parcels) - Legal entity (128 parcels) - Treasury (39 parcels) - Non-registered (117 parcels)	Permanent – Expropriation by KGM (please see Section 2.9 for the current expropriation status)
Overhead Transmission Line Displacement Works (KM 55+000- KM 59+000)			55+000- 59+000	18 parcels (11 private + 7 state-owned)	Please see below	Please see below	In total: - Private (11 parcels) - Legal entity (3 parcels – Basaksehir Municipality) - Treasury (4 parcels) Please see below for breakdown.	Please see below
Expropriation of tower pylon locations (permanent land take only– no easement)			55+000- 59+000	3	0/3817 0/3865 1253/16	- Masonry residential buildings - Park - Road	- Private (1 parcel) - Legal entity (2 parcels – Basaksehir Municipality)	Permanent – Expropriation by KGM in coordination with TEIAS (Turkish Electricity Transmission Company)
Easement Rights for OHTL Alignment (easement only– no permanent land take)			55+000- 59+000	9	992/1 1002/3 1003/11 576/4 1410/1 1410/2 1414/7 575/15 2113/1	- Masonry residential buildings - Constructible (urban) plots	- Private (7 parcels) - Legal entity (1 parcel – Basaksehir Municipality) - Treasury (1 parcel)	Permanent – Easement rights by KGM in coordination with TEIAS
Both Expropriation and Easement Rights			55+000- 59+000	6	1002/2 1003/8 1253/4 1281/3 1282/23 0/2125	- Masonry residential buildings - Park - Agricultural land	- Private (3 parcels) - Treasury (3 parcels)	Permanent – Expropriation and Easement Rights by KGM in coordination with TEIAS
Mobilisation Sites								
Lot 2	6	EAK Mobilisation Site (incl. Sazlidere Camp Site, Asphalt Plants, Mechanical Plant, Batch Plant)	51+400	1	1446/5	Plot	- Housing Development Administration of Türkiye (TOKI) (190.88 ha) - Emlak Planlama Construction Corp. (EPP-semi-official institution) (0.05 ha) - Private Company – Construction (0.88 ha) - Private owner (0.0036 ha)	Permanent – Expropriation by KGM (Land Seizure Value has been deposited – Land Seizure Decision as per Article 27 is to be issued by the court process is ongoing) For the period until the completion of expropriation, parcel has been temporarily rented by the SPV through mutual agreements executed with the shareholders (completed for all shareholder as of August 2022).
	8	Olimpiyat Mobilisation Site (Campsite)	55+800	1	1477/1	Plot	- Treasury	Temporary – to be allocated to KGM by Treasury for use in the scope of the Project (allocation application has been done; process is ongoing) – Previously allocated to Ronisans by the Ministry of Health for use in the scope of Hospital Project
Excavated Material Storage Areas (Dump Sites)								
Lot 2	1	Bolluca Excavated Material Storage Area (far from route – considered as an alternative)	In the wider region	N/A	Not Registered	Forest	- General Directorate of Forestry	Permanent part to be used for storage – forestry permit obtained by KGM (valid until 31 December 2022 – shall be renewed in due course)
	2	Mahmutbey Excavated Material Storage Area	In the wider region	1	0/6354	Plot	- Ministry of National Defence (Treasury)	Permanent part to be used for storage – allocated to the Project by KGM – Previously allocated to KGM by the Treasury for use in the scope of Northern Marmara Motorway Project
	3	Pirincci Excavated Material Storage Area	In the wider region	1	0/580	Forest	- General Directorate of Forestry	Permanent part to be used for storage – forestry permit application done by KGM – to be allocated to the Project by KGM once permitting process is finalised
	4	Şamlar Excavated Material Storage Area	In the wider region	1	0/1442	Forest	- General Directorate of Forestry	Permanent part to be used for storage – forestry permit application done by KGM – to be allocated to the Project by KGM once permitting process is finalised
Lot 1	5	Nakkas Excavated Material Storage Area	35+300	1	127/830	Agricultural field	- Ministry of Treasury and Finance (Treasury)	Permanent part to be used for storage – allocation application done by KGM – to be allocated to the Project by KGM once permitting process is finalised

Location	ID	Main Facility Name	App. Motorway KM	Number of Parcels subject to Land Take	Parcel No.	Parcel Type	Ownership	Method for Land Take
Material Borrow Site								
Bahcesehir Connection Road	4	Hosdere Material (Lime) Borrow Site (to be backfilled upon completion of material extraction)	1+700	N/A	Not Registered	Unregistered	The parcel is indicated as unregistered in the Public Database of the TKGM	Permanent part to be used for storage – allocation application done by KGM – to be allocated to the Project by KGM once permitting process is finalised
Plants								
Lot 1	9	Yesilbayir Concrete Plant (Batch Plant)	37+500	2	202/2 202/4	Agricultural field	- TOKI	Temporary – consent has been obtained from TOKI
	11	Sahintepe Beam Production Plant, Excavated Material Storage Area	51+400	1	1447/3	Plot	- Housing Development Administration of Türkiye (TOKI) - Emlak Planlama Construction Corp. (EPP-semi-official institution) - Private Company – Construction - Private owner	Temporary – parcel has been rented by the SPV through mutual agreements executed with the shareholders (completed for all shareholder as of August 2022).
Lot 2	12	İkitelli-1 Mechanic, Asphalt and Beam Production Plant	58+000	1	0/2125	Agricultural field	- Ministry of National Defence (Treasury)	Temporary – Allocation application done by KGM – to be allocated to the Project by KGM once permitting process is finalised
	15	Sahintepe Beam Production Plant	50+200	10	1473/46 1473/47 1473/48 1473/49 1473/58 1473/60 1473/62 1473/63 1475/28 1475/29	Plot	- Municipality of Basaksehir	Temporary – allocation application done by KGM – to be allocated to the Project by KGM once permitting process is finalised
	16	Şahintepe Beam Production Plant	50+300	5	1476/5 1476/7 1476/11 1476/12 1473/1	Plot	- TOKI	Temporary – allocation application done by KGM – to be allocated to the Project by KGM once permitting process is finalised

2.7.1. Summary of Potential Physical and Economic Displacement Impacts of the Project

The land acquisition data presented in this section is based on the expropriation plans developed and issued by the engineering firm appointed by the SPV with the approval of KGM. Key figures associated with the Project-related land acquisition impacts are summarised in Figure 2-9.

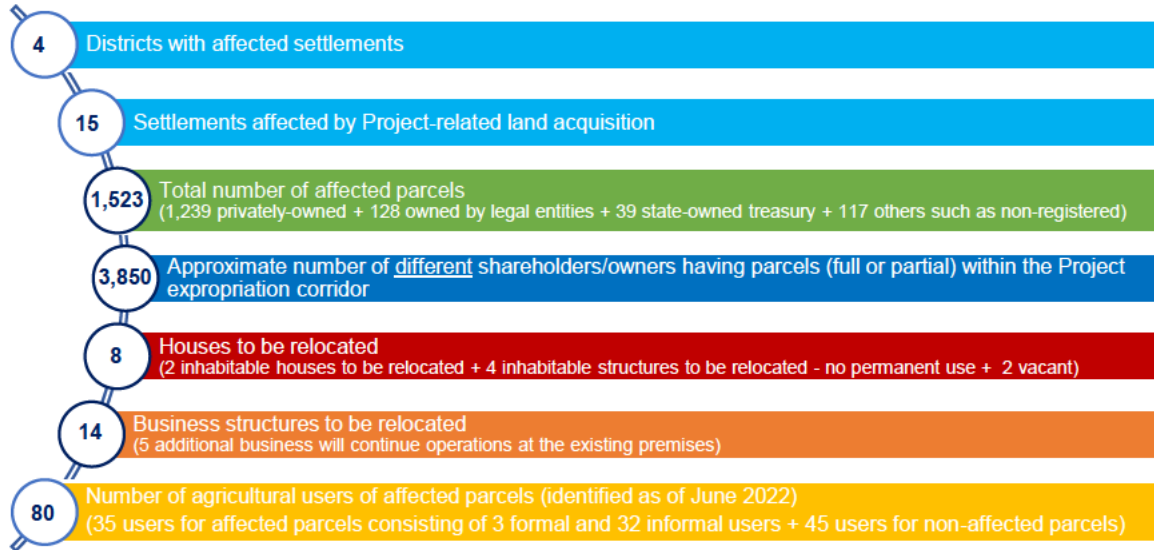


Figure 2-9. Summary of Key Data related to Land Acquisition and Project Displacement Impacts

2.7.1.1. Affected Parcels per Ownership Type (Private and State-owned)

The parcels overlapping with the Project expropriation corridor are categorised as privately-owned, owned by legal entities (“*tuzel kisilik*” in Turkish) and state-owned (in total 1,523 parcels) as presented in Figure 2-10.

The number and total area of the affected parcels per settlement per ownership type is summarised in Table 2-12. Analysis of the parcels according to their land registry types of the parcels, which include agricultural, pasture, forest, etc., is separately provided in Section 2.7.1.2).

Detailed settlement-based data on the number and total area of the affected parcels is presented in Appendix B.1 and Appendix B.2.



Figure 2-10. Types of Affected Parcels per Ownership (*²³)

The legal entities that have parcels within the Project Expropriation Corridor (according to Expropriation Plans) are listed in Figure 2-11. There is no parcel owned by village legal entities in the Project as the Motorway is located fully within the boundaries of Istanbul Metropolitan Municipality.

²³ Parcel no. 1447/3, which is registered in Sahintepe and located out of the corridor is included in the number of privately-owned parcels (1,239).

Municipalities	Others
<ul style="list-style-type: none"> • Istanbul Metropolitan Municipality • Arnavutkoy District Municipality • Avcilar District Municipality • Basaksehir District Municipality 	<ul style="list-style-type: none"> • Ministry of Environment, Urbanization and Climate Change(*) - Housing Development Administration of Turkey • Ministry of Agriculture and Forestry, General Directorate of State Hydraulic Works • Ministry of Transport and Infrastructure, General Directorate of Turkish State Railways (TCDD) • Istanbul Metropolitan Municipality – General Directorate of Istanbul Water and Sewerage Administration (ISKI) • Turkish Electricity Transmission Corporation (TEIAS) • Turkish Electricity Distribution Corporation (TEDAS) • Etibank Inc.

Figure 2-11. Legal Entities with Parcels within the Project Expropriation Corridor

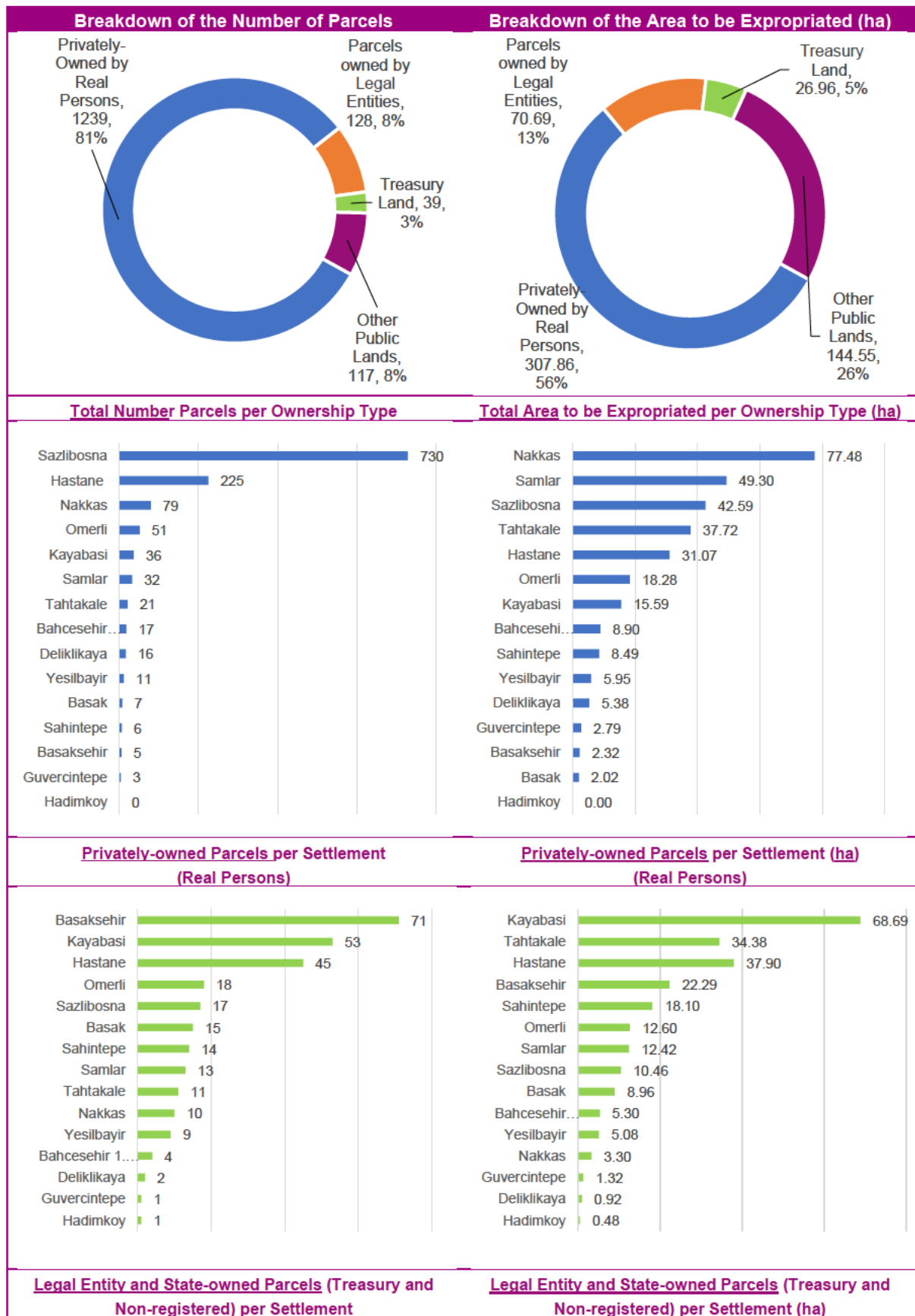
(*) The institution was named as the Ministry of Environment and Urbanization until 29 October 2021.

Source: Expropriation Plans, August 2021; updated in June 2022.

Sazlibosna neighbourhood (Arnavutkoy district) has the highest number of affected parcels, as many parcels in this settlement have been previously subdivided into smaller parcels for the intention of sale as constructible plots. Parcels to be expropriated in Nakkas and Samlar neighbourhoods have the largest area (total area of the parcels in the settlement). These differences reflect the different character of these neighbourhoods, with many smaller land plots in more urban areas towards Istanbul city, and larger plots predominantly used for farming in more rural areas towards the Western end of the Project.

There is a single forest parcel (0/5181 registered in Hadimkoy) overlapping fully with the Hadimkoy Interchange at KM 41+420, owned by the Ministry of Environment, Urbanization and Climate Change (MoEUCC), Housing Development Administration of Turkey (TOKI) and registered as “private forestation area”. Further information on this parcel is provided in Section 2.7.1.2.

Table 2-12. Summary of the Number and Area of Affected Parcels per Ownership Type



Source: Expropriation Plans, August 2021; updated in June 2022.

2.7.1.2. Affected Parcels per Land Registry Type

The parcels overlapping with the Project expropriation corridor are registered as constructible plot (urban land), agricultural, pasture, forest (a single parcel) and others²⁴ as presented in Figure 2-12.

Number of Parcels per Land Registry Type (1,523 parcel)	Area of Parcels per Land Registry Type (550.06 ha parcel)
<ul style="list-style-type: none"> • Constructible Plot (801 parcel) • Agricultural (515 parcel) • Pasture (7 parcel) • Forest (1 parcel) • Others (199 parcel) 	<ul style="list-style-type: none"> • Constructible Plot (151.97 ha) • Agricultural (223.88 ha) • Pasture (11.15 ha) • Forest (5.44 ha) • Others (157.63 ha)

Figure 2-12. Affected Parcels per Land Registry Type

Source: Expropriation Plans, August 2021; updated in June 2022.

As seen in Figure 2-12, there is a single forest parcel (0/5181 registered in Hadimkoy) overlapping fully with the Hadimkoy Interchange at KM 41+420. According to the official letter²⁵ of Ministry of Agriculture and Forestry, Directorate General of Forestry, Regional Directorate of Istanbul, this forest parcel is owned by the Ministry of Environment, Urbanization and Climate Change (MoEUCC), Housing Development Administration of Turkey (TOKI) and registered as "private forestation area". Through an official letter issued on 3 August 2021, TOKI has provided consent for the works to be conducted on all parcels owned by their administration within the Project expropriation corridor – applicable to the affected forest parcel as well. The forestry permitting process for affected forest parcel will be undertaken by KGM in line with the requirements of Forest Law. Upon submission of official request of the SPV to KGM on 7 November 2022, KGM has initiated the process of collecting official views of the related institutions required for the forestry permit application to Istanbul Regional Directorate of Forestry – entire permitting process is foreseen to be completed in 2023.

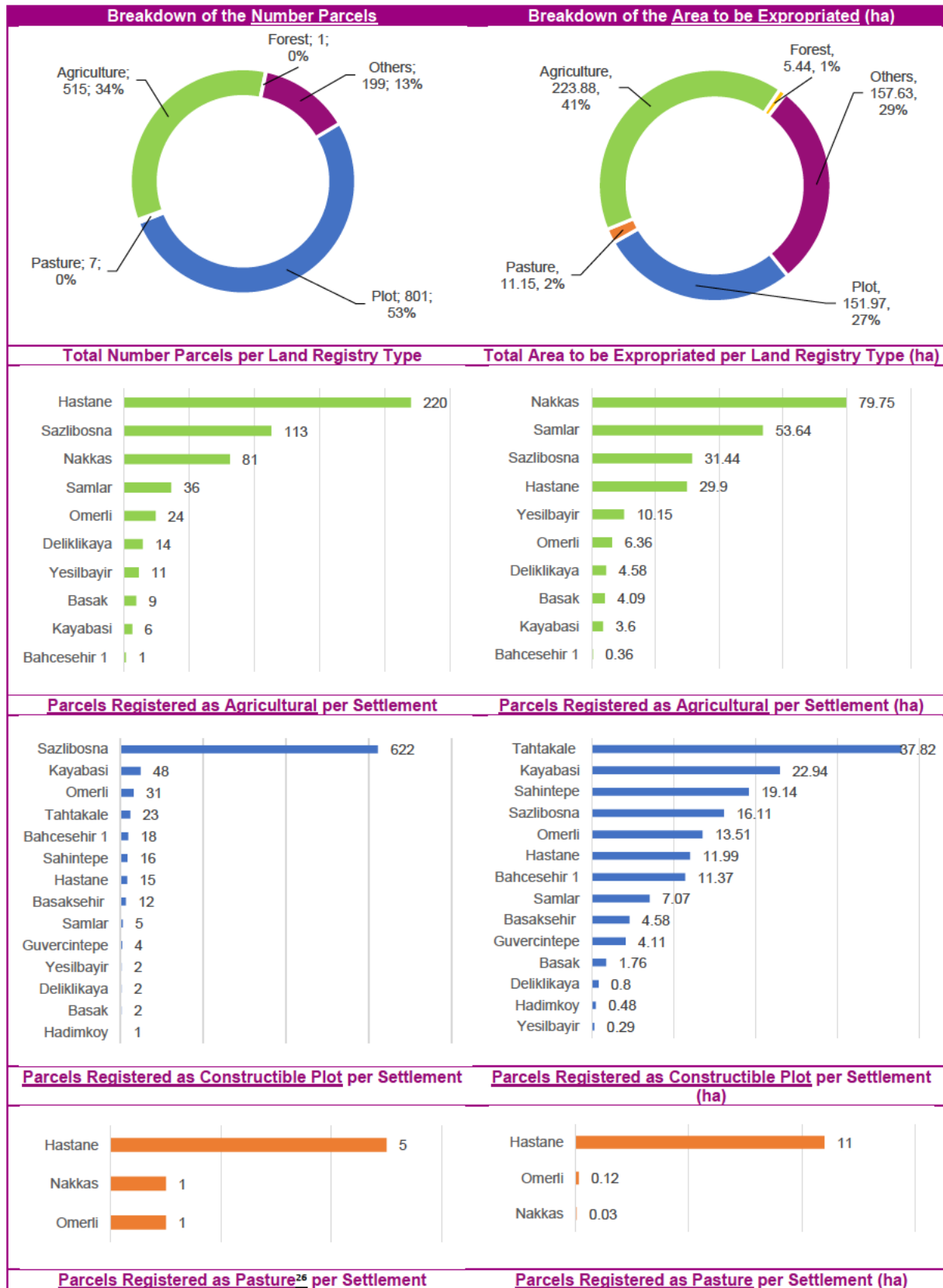
The private forestation area is surrounded by motorway arm hence access to forest area by local people is substantially restricted. Interviews with local people confirmed that it is not used for any economic or recreational purposes. Forest Directorate officials also informed in June 2022 that the forestation area is at the development stage with majority being occupied by scrubs or bare land.

The number and total area of the affected parcels per settlement per land registry type is summarised in Table 2-13. Detailed settlement-based data on the number and total area of the affected parcels is presented in Appendix B.3.

²⁴ The "others" category broadly covers raw soils, void lands, creeks, electricity pylons, railways, etc.

²⁵ Official Letter Date: 4 April 2022; Official Letter No: 4024476.

Table 2-13. Summary of the Number and Area of Affected Parcels per Land Registry Type



Source: Expropriation Plans, August 2021; updated in June 2022.

²⁶ The list of pasture parcels subject to the requirements of the Pasture Law has been updated by the Company in June 2022. Please see Appendix B.8 for further clarifications.

2.7.1.3. Affected Parcels per 1/1,000 Scale Zoning Plan Status

In settlements/areas where 1/1,000 scale Zoning Plans have been developed, land registry status of all affected parcels are constructible plot²⁷. Only in Samlar and Nakkas, land registry status of all affected parcels are agricultural. Table 2-14 summarises status of affected parcels according to 1/1,000 scale Implementation Zoning Plan per settlement.

The execution status of the Zoning Law of 1/1,000 scale Implementation Zoning Plan for parcels affected by the Project (after the deduction of development readjustment share – “*duzenleme ortaklik payi – DOP*” in Turkish – in line with the conditions set by the Law, and the land acquisition and RAP process to be followed for orphan lands for which development readjustment share implementation has taken place and orphan lands for which execution of this implementation is yet to take place are described in Section 2.9.5 and Section 5.6 (“Entitlements Matrix”).

Table 2-14. Status of Affected Parcels according to 1/1,000 scale Implementation Zoning Plan

All Affected Private Parcels Constructible Plot	All Affected Private Parcels Agriculture	Affected Private Parcels are Mixed – Constructible Plot and Agriculture
<ul style="list-style-type: none"> • Basak (<i>Ikitelli-1</i>) • Basaksehir (<i>Ikitelli-2</i>) • Kayabasi • Guvercintepe • Sahintepe • Bahcesehir 1 (<i>Tatarcik and Hosdere</i>) • Omerli • Tahtakale (<i>Ispartakule and Firuzkoy</i>) 	<ul style="list-style-type: none"> • Samlar • Nakkas 	<ul style="list-style-type: none"> • Sazlibosna • Deliklikaya • Hastane • Hadimkoy • Yesilbayir

2.7.1.4. Ownership Status of the Affected Privately-owned Parcels

According to the Expropriation Tracking Table of KGM (June 2022);

- Total number of shareholders of the 1,239 privately-owned parcels (real persons) is 5879²⁸ including the recurring names indicated for same and/or different parcels. Based on an internal analysis of the expropriation data of June 2022, the SPV anticipates around 3,850 different owners/shareholders having parcels (with partial share) within the Project expropriation corridor (please see below and Table 2-15 for heirs of deceased owners identified to date).
- Majority of the affected parcels in the Project expropriation corridor have single owners (approximately 85% of the privately owned parcels – real persons), whilst the rest have multi-shareholder ownership structure. Potentially because of the high value of land in Istanbul, the number of single owners is relatively high when compared to other regions of Türkiye.
- Total number of women owners/shareholders of the privately owned parcels (1,239) is approximately 30%. Among the women owners/shareholders approximately 13% (222 persons) have full ownership on the affected parcel.

²⁷ Urban lands which are parcelled by the municipalities within the municipal boundaries are regarded as constructible plot (in Turkish “arsa”) as per the Real Estate Tax Law of Türkiye (Law No. 1319, Article 12). Designation of lands as constructible plot (urban 70ando r arsa), which have not been parcelled inside or outside the municipal boundaries, is decided by Presidential Decree or other legal arrangements as applicable.

²⁸ The total number of shareholders are anticipated to increase in due course as inheritance and succession processes are completed in parallel to progress in expropriation process. As detailed in Section 5.6, the SPV assists KGM to ensure that all owners/shareholders and lawful inheritors are identified and where possible reached prior to filing of Art. 27 court cases by KGM. The SPV has started individually contacting and assisting the heirs of the parcels to obtain their inheritance certificates from the closest notary (where necessary by providing assistance for travel and covering the notary fees, transportation fees from the RAP Small Costs Fund). The SPV will collaborate with KGM to ensure that the inheritance certificates are included in the Art. 27 court files prior to court case opening by KGM.

- There are several privately-owned parcels with significant numbers of shareholders. A few examples are given below:
 - Parcel no 1446/2 in Sahintepe has a total of 832 shareholders (Land Registry: Constructible Plot)
 - Parcel no. 670/2 in Bahcesehir 1 has a total of 819 shareholders (Land Registry: Constructible Plot; indicated as Hosdere in the Expropriation Plans).
 - Parcel no 0/1743 in Samlar has a total of 267 shareholders (Land Registry: Agricultural)

Identification of Heirs of Deceased Landowners by SPV

In November 2022, the SPV conducted a study in coordination with KGM to identify the private parcels with deceased owners and heirs. In this study, all private parcels (along the full alignment including the parcels affected by early construction works), except for the parcels with number of shareholders exceeding 30, have been screened and the following information has been identified:

- Number of **parcels** with deceased owners is **60**.
- There are **67 deceased owners** identified on these 60 parcels.
- There are **267 heirs** identified for these deceased owners.

The SPV has obtained information on the name and address of the heirs and shared the data on heirs with KGM in December 2022 in order to enhance and accelerate the negotiation and potential court processes in case of disagreement. By March 2023, KGM has sent official invite to all identified heirs for Art. 8 consent negotiations to be conducted as per Expropriation Law based on Updated Valuation Study. Information on heirs will also be appended to any Art. 27 lawsuit that will be initiated only if negotiations with the owners/shareholders incl. heirs) in line with Art. 8 fails.

In December 2022, SPV has started contacting the heirs individually and informed them about the SPV support available to them (including the allowance available under Small Costs Fund) under RAP Fund for the completion of inheritance and succession processes (including allowance provided to cover small costs) as defined in Section 8.2. When the phone number of heirs are not accessible to KGM and SPV to facilitate individual communication and cannot be obtained due to legal restrictions regarding the protection of personal data, KGM and SPV requires and waits for the heirs to reach out to the Project through the contact information provided to them within the official Art. 8 letters (return receipt requested) sent by KGM to all heirs in February-March 2023.

As of March 2023, the status of identification of heirs (by SPV) and succession process (by heirs) is summarised in Table 2-15. The SPV, in collaboration with KGM, organised public project meetings in January-February 2023 and informed the public about the mechanisms required to be followed by them prior to negotiations and support made available to them by SPV for completion of legal inheritance and succession procedures in advance of the expropriation, Additional public information activities are planned by SPV, in collaboration with KGM, in Q3 2023 to inform the affected people including heirs further on the same context. The SPV is following-up the ongoing succession completion process with the settlement heads and heirs themselves and reflects the progress within their Internal RAP Monitoring Reports (please see Chapter 7 for monitoring and reporting process).

Table 2-15. Status of Heir Information and Succession Process (as of March 2023)

Status	Number of Parcel	Number of Heirs
Heirs have been informed by SPV, Succession (registration of the inheritance rights in the name of heirs indicated on the inheritance certificate obtained from the courts or authorised notaries upon decease of landowners; " <i>intikal</i> " in Turkish) has been completed by heirs	5	2
Heirs have been informed by SPV, succession application has been done by heirs, completion process is under monitoring by SPV	4	4
Heirs have been informed by SPV, succession application to be done by the heirs, application and succession completion process is monitored by SPV	15	14
Heirs have been informed by SPV, No succession application will be done as there is ongoing litigation for elimination of joint ownership and this will be resolved through courts	4	4
Number of parcels and heirs for which status update is given	28	24
Total number of parcels and heirs subject to succession process	60	267

2.7.1.5. Informal and Formal Agricultural Users of Lands

In June 2022, informal and formal agricultural users of affected parcels in affected settlements have been identified through field surveys and interviews conducted with the settlement heads, leader farmers and other farmers in the settlements along the full alignment. Cadastral maps and digital title deed data have been used to identify each affected parcel being used by the PAPs and boundaries of the areas used for agriculture by each PAP have been mapped. The list of informal users identified to date are presented in Table 2-16.

To date, a total of 80 different users (100% male) have been identified along the right of way– of which 35 (32 informal + 3 formal; thus majority being informal users as explained below) were using the private and/or state-owned parcels that have already been entered, as summarised below (please see Section 2.5 for "Current Construction Status").

In April 2022, Lenders' independent E&S consultant (IESC) has been retained to undertake Environmental and Social Due Diligence (ESDD) of the Project and review the ESIA disclosure package, including this RAP, as per the applicable international standards prior to disclosure. In parallel to IESC's ESDD process, a separate Past Land Acquisition Audit (conducted by an Independent Land Acquisition and Valuation Specialist contracted by IESC) has been commissioned in June 2022. Final Report on Past Land Acquisition, including a Corrective Action Plan (CAP), has been issued by the IESC in October 2022 (please see Section 2.10).

A summary of the number of affected private and state-owned parcels was previously provided in Section 2.5 ("Current Construction Status").

In summary, the number of affected (entered) parcels was 372 parcels and the number of actual users of these parcels was 35 (3 formal and 32 informal). Informal users are not legal owner or do not have formal tenancy agreement with the legal owner to use the land and thus they are not entitled for compensation for land under Turkish Expropriation Law but only for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Art. 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures. They are also eligible for loss of income due to impact on crops other than land value according to Lenders' requirements as described in this RAP.

List of users will be updated throughout RAP implementation if/when additional users are identified.

In the first half of June 2022, interviews have been conducted with 23 users of parcels that have already been entered (20 informal users and 3 formal users). Also, subsequent consultations with the Arnavutkoy District Directorate of Agriculture were conducted to support the data collected through PAP interviews.

Further interviews will be conducted with other users (identified in June 2022 and afterwards) (users of parcels that have been entered and to be entered in future are listed in Table 2-16). These interviews are planned to be completed in Q3 2023 and findings will be included in the updated versions of this RAP after ESIA disclosure.

Through the user interviews, the following data has been collected. Detailed findings of the interviews with users are presented in Section 4.2.5.2 and Section 4.2.5.3:

- Ownership of the lands cultivated by users (private or public)
- Formality of use (formal or informal user on affected lands)
- Total agricultural production areas of the users (inside and outside the Expropriation Corridor)
- Status of the user per National Farmers Registration System
- Primary income sources of the users
- Household size
- Vulnerabilities of the household members
- Annual household income (gross and net)
- Cumulative land acquisition impacts to the households whose income is land based (if any)
- Perception and suggestions of households in terms of needs and opportunities to support their agricultural activities

In general, land users use multiple parcels; in some cases in different affected settlements. Majority of the users (in total there are 32 informal users among the 35 agricultural users of affected lands; and among the 23 users interviewed 20 are informal) have been identified as informal users of “private” parcels (e.g. constructible plots purchased by non-local people for investment purposes), whilst there are parcels they use formally in addition to parcels they use informally. Thus, the users who have no tenancy agreement with the owner of the land are referred to as informal users broadly in this RAP.

Majority of the parcels informally being used by PAPs are private parcels (land registry type according to expropriation plans being agriculture or constructible plot). Owners/shareholders of such parcels live outside the project region and reportedly purchased those parcels for investment purposes, especially in the case of constructible plots (e.g. Sazlibosna) and the former users continue to use those parcels which remained vacant as the owners/shareholder are in many cases living outside of the affected settlement and are not aware of the agricultural use of the parcel and/or do not cultivate or conduct other activities on such parcels themselves. In cases when the owners/shareholders are aware of the agricultural use of the parcels, they either receive rent informally through real estate agents or they do not request any formal or informal rental fee from the informal users. This is mainly because the informal use of parcels by the agricultural users, especially on constructible plot parcels, help avoid construction of informal structures by other potential occupants on vacant parcels.

Table 2-16. List Informal and Formal Land Users

No.	User Name	Private Parcels										Public Parcels (*)
		Nakkas	Hadimkoy	Sazlibosna	Samlar	Bahcesehir 1	Tahtakale	Sahintepe	Omerli	Yesilbayir	Basaksehir (Ikitelli-2)	
Part A. Parcels Entered to Date – Crop Payments Completed												
1	User 01							X				
2	User 02				X							
3	User 03				X							
4	User 04				X							Yes
5	User 05				X							
6	User 06		X							X		
7	User 07		X	X	X							
8	User 08				X			X				Yes
9	User 09			X								
10	User 10			X	X							Yes
11	User 11		X									
12	User 12 (**)						X		X			
13	User 13			X							X	Yes
14	User 14				X							
15	User 15 (**)			X	X							
16	User 16		X									
17	User 17			X						X		
18	User 18			X								
19	User 19	X		X	X	X						Yes
20	User 20				X							Yes
21	User 21		X						X			Yes
22	User 22				X							
23	User 23		X	X								Yes
24	User 24			X								
25	User 25			X								
26	User 26				X	X		X				Yes
27	User 27			X								
28	User 28			X	X							
29	User 29			X								
30	User 30	X			X							
31	User 31				X		X					Yes
32	User 32 (**)	X	X							X		
33	User 33						X					
34	User 34		X	X								Yes
35	User 35	X	X									Yes
Part B. Parcels Not Entered to Date												
36	User 36				X							
37	User 37	X										
38	User 38	X										
39	User 39	X										
40	User 40	X										
41	User 41	X										
42	User 42	X	X							X		
43	User 43	X								X		
44	User 44	X										
45	User 45	X										

No.	User Name	Private Parcels										Public Parcels (*)	
		Nakkas	Hadimkoy	Sazlibosna	Samlar	Bahcesehir 1	Tahtakale	Sahintepe	Omerli	Yesilbayir	Basaksehir (Ikitelli-2)		
46	User 46	X											Yes
47	User 47	X											Yes
48	User 48	X											
49	User 49	X											
50	User 50			X									
51	User 51		X										
52	User 52	X											
53	User 53			X									
54	User 54	X											
55	User 55			X									
56	User 56	X											
57	User 57	X											Yes
58	User 58		X							X			Yes
59	User 59			X									
60	User 60 (***)												Yes
61	User 61	X											
62	User 62	X											Yes
63	User 63		X							X			Yes
64	User 64									X			Yes
65	User 65		X										
66	User 66	X								X			Yes
67	User 67	X											
68	User 68				X								
69	User 69	X											
70	User 70 (***)												Yes
71	User 71	X											
72	User 72	X	X										Yes
73	User 73	X								X			Yes
74	User 74	X											
75	User 75		X										
76	User 76	X											
77	User 77									X			
78	User 78			X									
79	User 79	X											Yes
80	User 80								X				

(*) The number of state-owned parcels used by the users marked with "yes" is very limited when compared to private-parcels used by them. Formality of their use of state-owned parcels require verification based on adequate pay "ecrimisil" documentation as the users have been hesitant to report informal use due to concerns around receiving fine from the government.

(**) In addition to parcels being informally used, the user has parcels cultivated through formal agreements.

(***) These users use only state-owned lands. They do not have any private land used for agriculture. During RAP implementation, the SPV will check at site and compensate the users of state-owned lands as described in Section 5.6 (Entitlements Matrix").

2.7.1.6. Orphan Lands

Some parcels are partially expropriated in line with the Expropriation Law of Türkiye. The Resettlement Guidance and Good Practice document of the EBRD (2017) defines unacquired parts of a land parcel which are left unusable or undevelopable (either temporarily or permanently) as a result of the project or expropriation as “orphan lands”.

As per the Expropriation Law and KGM’s practice, KGM accepts official applications of PAPs (done within 30 days of notice of expropriation through agreement) requesting expropriation of agricultural orphan lands with remaining areas generally of 0-100 m² (as indicated by KGM) if the evaluation concludes that the remaining land remains unviable after expropriation and constructible plots generally less than 200 m² (as indicated by KGM) then compensation is paid as per the Expropriation Law. For the constructible plot parts between 200 m² – 500 m², the usability of the parcel for construction and/or housing is evaluated by KGM on a case-by-case basis depending on the shape and area of the remaining land.

Also, as explained in Section 2.9.5, there are 1/1,000 zoning plan implementation areas corresponding to the settlements crossed by the Motorway. Parcels falling under the scope of this implementation will be consolidated and reallocated to owners/shareholders in line with the conditions (e.g. maximum reduction ratios that can be applied) specified in Article 18 of the Zoning Law (No: 3194, 1985). Thus, orphan agricultural or constructible (urban) plot²⁹ parts of the expropriated parcels falling within the 1/1,000 zoning plan implementation area, will be evaluated within the scope of zoning plan implementation thus the owners/shareholders of the orphan parcels will be provided with replacement lands/shares as described in Section 2.9.5.

With regard to orphan lands that are not falling within the 1/1,000 zoning plan implementation area, a study for the determination of agricultural income reduction on unacquired land parts and thresholds to be considered for deciding unusability and net income loss, has been conducted by the external Senior Expropriation and Valuation Expert (commissioned by the RAP Consultant during the RAP preparation) based on the consultations with the experts of KGM Department of Immovables, data collected through field surveys and PAP interviews held on 11-12 June 2022. Accordingly, the following thresholds and criteria have been specified for orphan land consideration in this RAP:

- (i) Unacquired agricultural parcel parts of 180 m² and less that would be left unusable or undevelopable
- (ii) Unacquired agricultural parcel parts between 181-500 m² that would experience reduced income.
- (iii) Unacquired constructible plot parts of 200 m² and less that would be left unusable or undevelopable (all constructible plots with unacquired parts will be evaluated as part of 1/1,000 scale zoning plan implementation as described above).
- (iv) Remaining constructible plot pieces that are between 201 m² and 500 m² – these may be unsuitable for construction in terms of shape (requires case by case evaluation) and would experience reduced income if used for agriculture (all constructible plots with unacquired parts will be evaluated as part of 1/1,000 scale zoning plan implementation as described above).
- (v) Remaining agricultural or constructible plot pieces with access restrictions - to be monitored and identified as part of RAP implementation based on stakeholder engagement and/or public grievances

Number of parcels considered as orphan in this RAP are summarised in Figure 2-13. The full list of orphan lands is presented in Appendix B.5. The legal provisions for the acquisition of orphan lands in line with the Expropriation Law upon application of the owner are described in Appendix E.1. The entitlements for different orphan land categories are presented in Section 5.6.

²⁹ Urban lands which are parcelled by the municipalities within the municipal boundaries are regarded as constructible plot (in Turkish “arsa”) as per the Real Estate Tax Law of Türkiye (Law No. 1319, Article 12). Designation of lands as constructible plot (urban land or arsa), which have not been parcelled inside or outside the municipal boundaries, is decided by Presidential Decree or other legal arrangements as applicable.

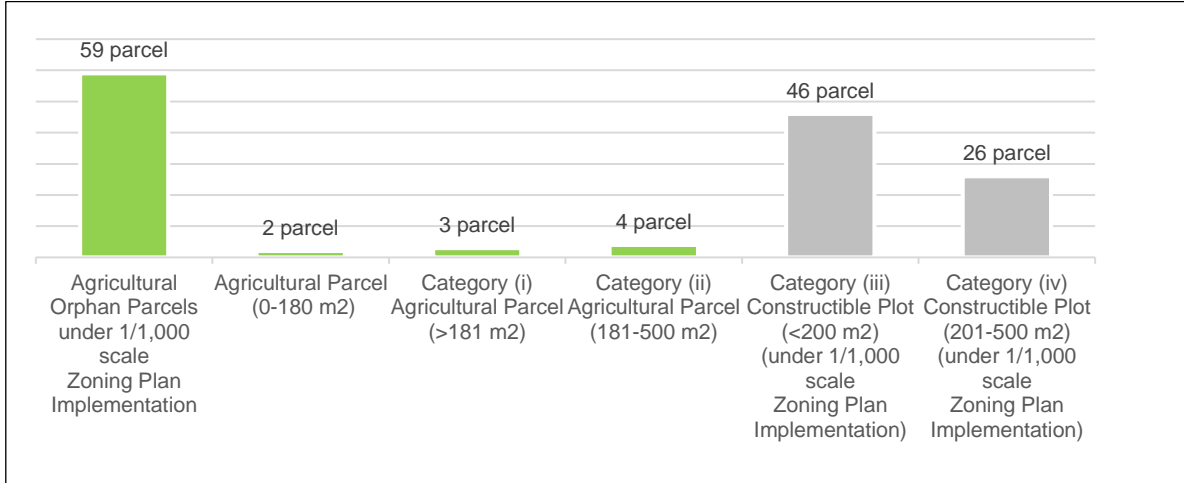


Figure 2-13. Number of Orphan Lands

Examples of the orphan lands for categories (i) and (iii) are presented in Figure 2-14.

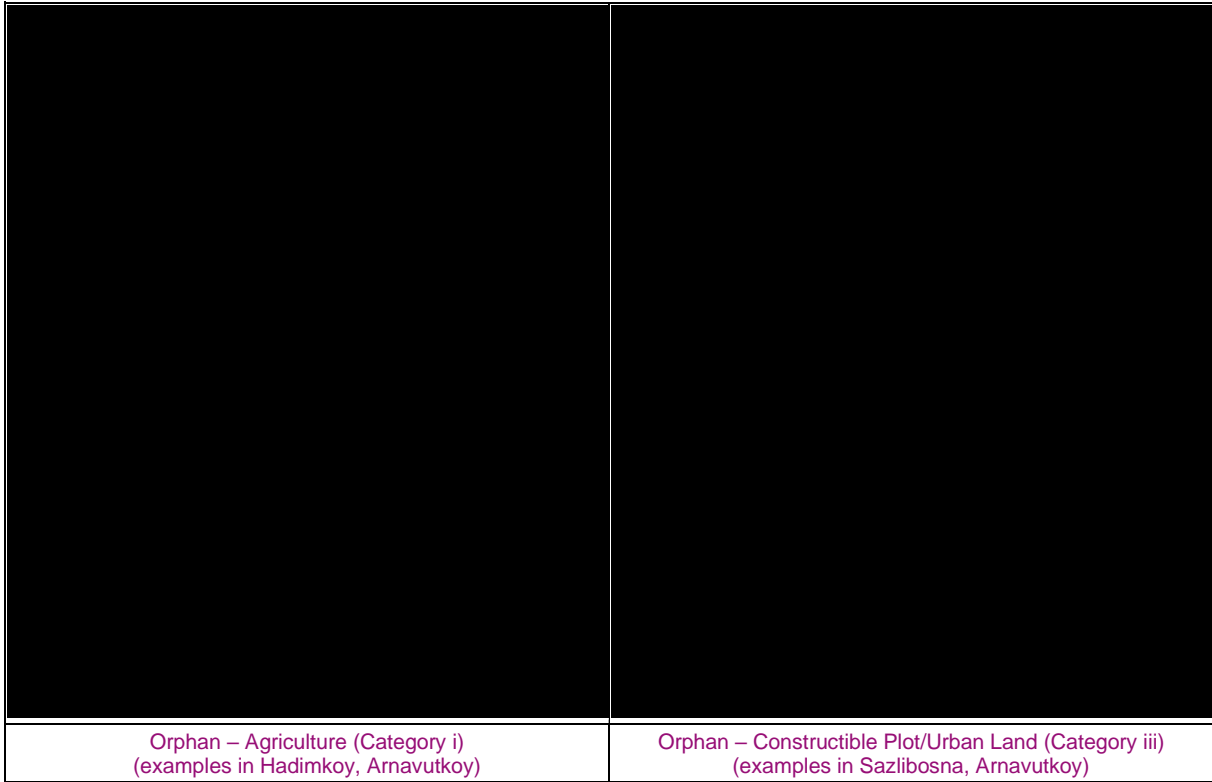


Figure 2-14. Examples of Orphan Lands

For Category (iv), remaining constructible plot pieces that may be unsuitable for construction in terms of shape have been reviewed and analysed through Geographical Information System (GIS) tools (see Figure 2-15 for example analyses). Among 26 constructible plot pieces (between 201 m² and 500 m²) reviewed as part of the study, there is only 1 privately-owned parcel identified to be potentially not suitable for construction.

<p>Orphan Land Potentially <u>Not Suitable</u> for Construction due to Shape (single parcel in Sazlibosna/Arnavutkoy – With remaining area of 309.82 m² in the shape of a triangle)</p>	<p>Orphan Lands Potentially <u>Suitable</u> for Construction In terms of Shape (5 examples in Sazlibosna/Arnavutkoy)</p>

Figure 2-15. Examples of Orphan Lands – Suitability for Construction

2.7.1.7. Fragmented Parcels

Part of the parcels become fragmented into two or more pieces (left at two different sides of the alignment, Motorway crossing in between fragmented parcels) as a result of expropriation. The number of constructible plot and agricultural parcels fragmented by the Project is as below:

- 3 constructible plots
- 12 agricultural parcels

Examples for the parcels to be fragmented by the Motorway are presented in Figure 2-16. Leftover pieces of the fragmented parcels may also be orphan as described in Section 2.7.1.6. The full list of the fragmented parcels along the Motorway alignment, together with their distance to the closest crossing structures (e.g. overpass, underpass, viaduct and status of agricultural use), is presented in Appendix B.4. As explained in the previous section (Section 2.7.1.6), there are 1/1,000 zoning plan implementation areas corresponding to the settlements crossed by the Motorway. Parcels falling under the scope of this implementation will be consolidated and reallocated to owners/shareholders in line with the conditions (e.g. maximum reduction ratios that can be applied) specified in Article 18 of the Zoning Law (No: 3194, 1985). All constructible orphan parcels and agricultural parcels falling included in 1/1,000 scale development zoning plan areas will be evaluated as part of 1/1,000 scale zoning plan implementation within the scope of the Project, thus the owners/shareholders of such orphan parcels will be provided with replacement lands/shares.

Engineering structures providing access between fragmented parcel pieces are essential to avoid/minimise access difficulties resulting in increased costs and time spent for agricultural production that may be encountered by the users of the fragmented agricultural parcels (for agricultural purposes). On 11-12 June 2022, the Senior Expropriation and Valuation Expert of the RAP Consultant conducted a field study and held interviews with the users of fragmented lands to collect data required for the assessment of potential impact of land fragmentation on their net income due to increased cost of transportation. As part of the assessment of fragmented lands, the route to be followed by the user to travel between fragmented land pieces have been taken into consideration together with the closest overpass and underpass that can be used. Total number of trips to agricultural lands depending on the type of crops cultivated at different stages of cultivation and harvesting seasons have been taken into consideration (considering all different stages including initial and subsequent ploughs, planting, soil compaction, fertilisation, interim plough, pesticide application, harvesting, bailing, and stemming). The assessment has identified that there will be reduction in net income per parcel due to increase in transportation costs but the economic impact (loss of income) on users of fragmented parcels has not been evaluated as significant as the locations of overpasses and underpasses have been adequately designed. The inner roads that may be constructed as part of 1/1,000 scale zoning plan implementation may further increase accessibility between fragmented land parts and minimise transportation costs.

List of underpasses, overpasses and culverts embedded in the Project design to ensure access of agricultural users to their lands is presented in Appendix A.1 (please refer to Section 2.4.2.3 on “Overpasses, Underpasses and Culverts” for further information on these engineering structures). During construction, the SPV will implement the SEP including the grievance mechanism and continue engaging with the PAPs, including users of fragmented parcels, on an ongoing basis. Any feedback and/or request received from PAPs related to land fragmentation, engineering structures, etc. will be investigated by the Project design and construction teams and assessed by an Independent Land Acquisition/Expropriation and Valuation Specialist (to avoid any conflict specially in cases where there is disagreement with the landowners on the decision of SPV/KGM) in terms of necessity, and technical and financial feasibility. Where necessary and feasible, the SPV, subject to approval by KGM, may include additional structures in the design throughout the construction phase.

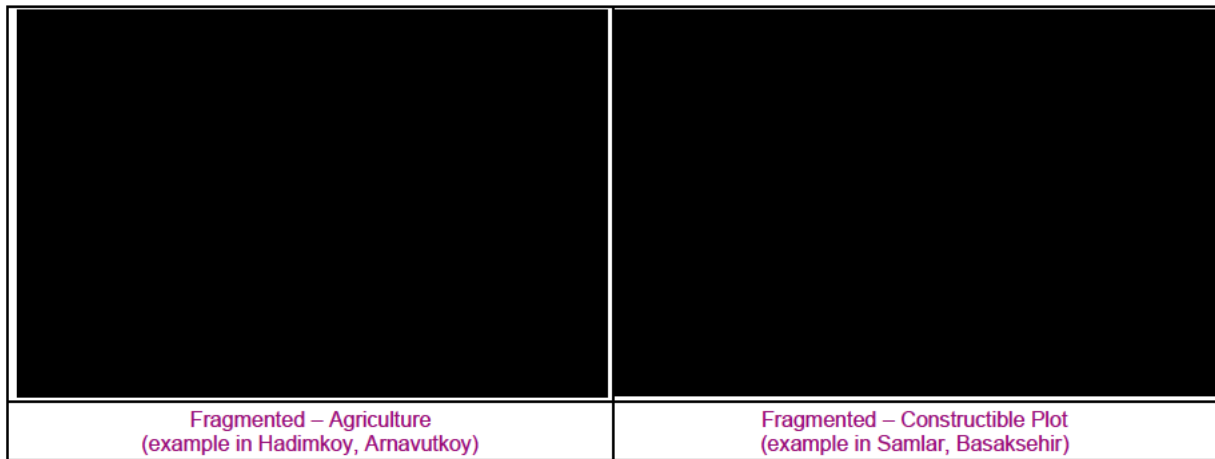


Figure 2-16. Examples for Parcels to be Fragmented by the Motorway

2.7.1.8. Affected Trees

There are fruit and non-fruit trees (such as pinus, poplar, willow, etc. planted on privately-owned and state-owned parcels) on part of the affected parcels. The valuation and compensation of the trees are conducted in line with the Expropriation Law of Türkiye. The number of parcels with affected trees and number of trees are summarised in Figure 2-17 and listed in Appendix B.6 and Appendix B.7.

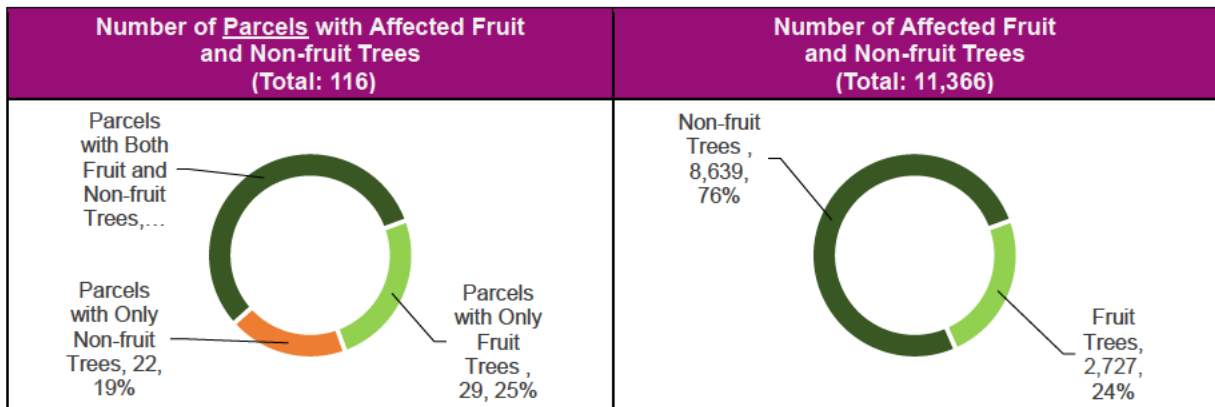


Figure 2-17. Affected Trees

Valuation and compensation of trees as per the Expropriation Law and the support to be provided to the owner of the trees through this RAP are described in details in Section 5.6.

As mentioned previously in Section 2.7.1.2, there is a single forest parcel (0/5181 registered in Hadimkoy) overlapping fully with the Hadimkoy Interchange at KM 41+420. Detailed information on this parcel owned by MoEUCC TOKI and the status of permitting is provided in Section 2.7.1.2.

2.7.1.9. Grazing Areas (although not registered as Pasture)

The households engaged in livestock activities among the affected communities mostly prefer intensive stock farming (based on breeding in barns, sheds with limited grazing on pasture lands or other grazing area). The parcels registered as pasture ("registered pasture parcels") in the settlements have lost their pasture characteristics and cultivation activities could be observed on majority of such parcels (see Appendix B.8 for 7 parcels registered as pasture within the expropriation corridor). Thus, grazing activities in affected lands are not based on "registered pasture parcels" but on agricultural or vacant public and private parcels.

The RAP surveys have identified that the animal breeders in Sahintepe and Kayabasi communities use the agricultural lands for grazing activities. Key information on the impact on grazing areas and livestock activities is summarised below. The Project Grievance Mechanism will remain available for local communities (e.g. households whose grazing activities are affected) throughout the construction and operation phases of the Project.

- Muratdere locality of Sahintepe is located in the north of settlement centre, 300 m west-southwest of Sazlidere Mobilisation and beam manufacturing facility site. There are 30 households in total in the locality with 15 households engaged in livestock activities. The PAPs in Muratdere locality of Sahintepe informed that the parcels corresponding to the beam manufacturing facility and excavated materials storage site (south of Sazlidere Mobilisation Site) in Sahintepe were among their grazing area (noting that the parcels are owned by TOKI – with land registry type of constructible plot/urban land not registered as pasture) (please see Figure 2-19).

This site was preferred by the residents of Sahintepe locality as it was in the form of meadows with high groundwater level providing drinking water for animals and ensuring rich grazing grounds. The local residents continue using the remaining alternative grazing areas (not registered as pasture – but agricultural lands and plots) within the neighbourhood however they note that these alternative areas do not have drinking water resource for the animals which causes concerns around reduced livestock productivity. Currently, drinking water is provided to animals at the barns via municipality network or if available via groundwater wells of the households.

Between late June and late October, the residents take their ovine animals to harvested agricultural lands at the southern cost of Sazlidere Dam – north of the Sazlidere Cable Stayed Bridge and Motorway. During early construction works (noting that all construction works on-site have been **suspended** by the SPV and the EPC contractor in **September 2022**), hard barriers controlled and managed by the security personnel of the EPC Contractor were installed and operated to ensure safe crossing of local people as needed. Also, open drainage channels have been fenced at all necessary locations to avoid unauthorised entry of local people or animals. These measures will remain in place throughout the construction phase.

- As the construction resumes, the SPV will continue engaging with the local communities for monitoring and verifying the effectiveness of measures that have already been taken to provide safe crossing paths to the northern side of Motorway and replacing affected water resource noting that the community could not propose/identify a convenient alternative as the existing water channels and creeks in the area are reported (by Sahintepe residents) to be contaminated by ongoing domestic wastewater discharges. In Kayabasi neighbourhood, there are 7 households engaged in ovine breeding (sheeps and goats) and 50 households engaged in bovine breeding. 4 of the households engaged in ovine breeding are residing at the northern side of the Motorway route whilst their grazing areas (vacant constructible plot parcels) are located at the southern side of the Motorway route. They use the grazing area throughout the entire year (they cross the area planned Motorway route everyday between 10:00-11:00 in the morning and 21:00-21:30 in the evening). There is an overpass designed to provide crossing during the operation phase. Household engaged in bovine breeding conduct intensive stock farming and do not depend on grazing areas for their livestock activities (please see Figure 2-19).

The SPV has been engaging with the ovine breeders and construction teams to evaluate feasibility of providing safe crossing paths to the southern side of Motorway during construction (there is a Whatsapp messaging group in place including the Project CLO and herders established for the management of blasting activities). The overpass design is also being consulted with the ovine breeders to ensure that it can safely and effectively used by ovine breeders to access their grazing areas in the southern part of the Motorway throughout the operation phase – as long as vacant private constructible plot parcels used by the community remain available to them. Any future suggestion or concern of herders will be taken into consideration by the SPV and reflected in the design to the extent this is feasible.

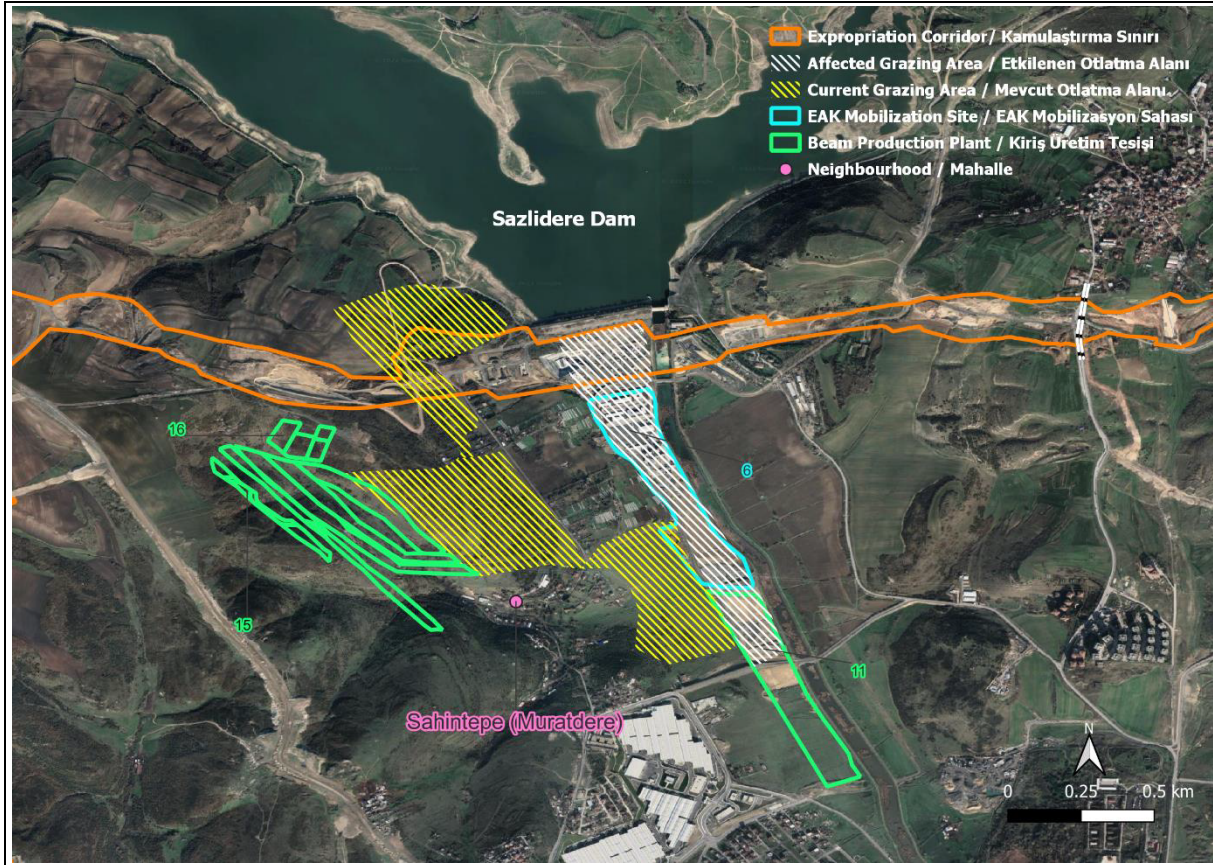


Figure 2-18. Affected and Remaining Grazing Areas used by Sahintepe – Muratdere Community

Note: Boundaries are indicative – mapped based on consultation with the PAPs.

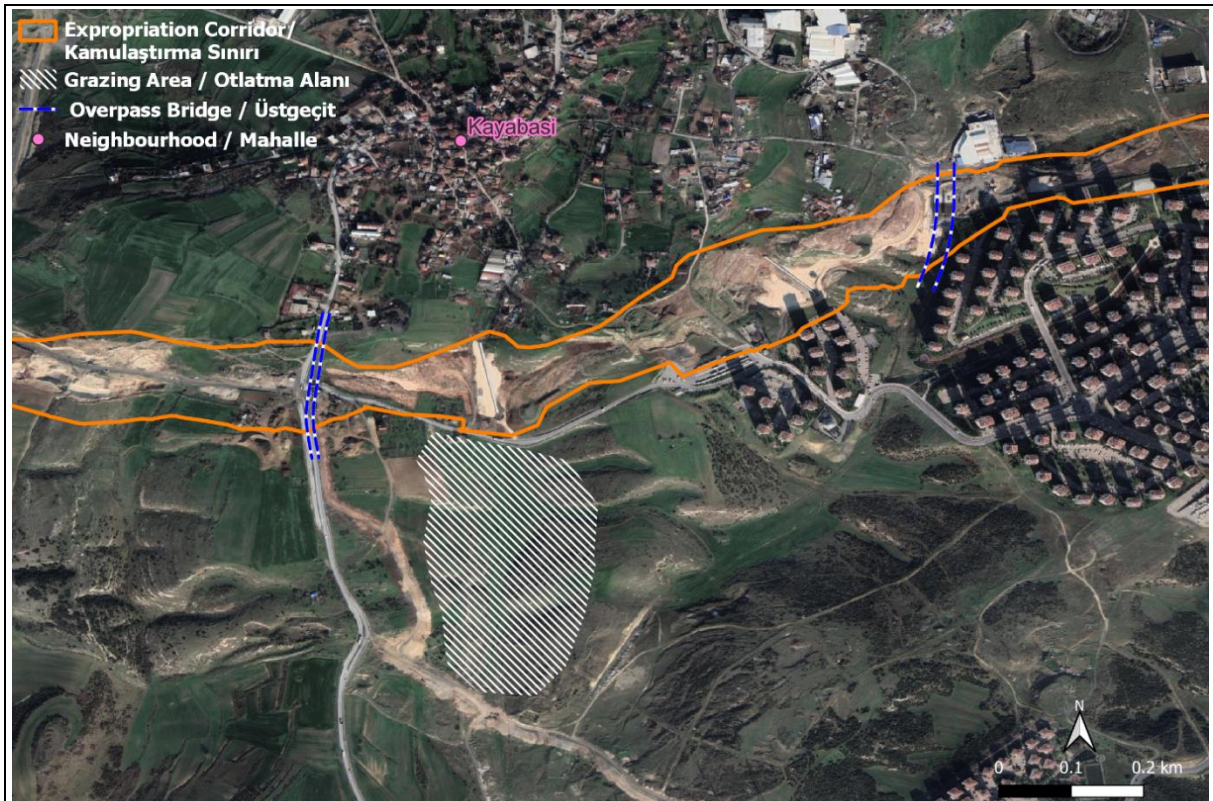


Figure 2-19. Fragmented Grazing Area used by Kayabasi Community

Note: Boundaries are indicative – mapped based on consultation with the PAPs.

2.7.2. Affected Houses

The houses within the Expropriation Corridor have been identified based on the Structure Identification Reports conducted as part of the Valuation Study done per Expropriation Law. Affected houses³⁰ (inhabitable or non-inhabitable) and inhabitable structures with different types of use are listed in Table 2-17. Further information, photographs and google earth images of the houses and structures are presented in Appendix C.1. Locations of the parcels with houses and inhabitable structures are shown on the map presented in Figure 2-21.

The RAP surveys targeted full census of the affected houses to identify the type of use (permanent, seasonal and/or not in use), ownership/tenancy status of the houses, current socio-economic conditions of the affected households, and the potential support/assistance mechanisms/measures. In February 2022, the Project CLO conducted further engagement with owners and users of all inhabitable houses and structures have been conducted to update them about the Project and status of expropriation.

Detailed findings of the RAP surveys done with the owners/users of the affected houses are presented in Section 4.2.



Figure 2-20. Inhabitable Houses with Residential Use – Affected by Physical Displacement

³⁰ The building types indicated in the Structure Identification Reports include (i) house (*ev*), vineyard house (*bag evi*), and container house (*konteyner ev*).

Table 2-17. Affected Houses and Inhabitable Structures

Type of Loss/ Impact	PAP Code	Owner/ Tenant	Expropriation Status	Type of Residential Use (according to RAP surveys)	Building Area of the Affected Structure (m2)	Age of the Structure (years)	House hold Size	Vulnerability of the Household Members
Permanent loss of inhabitable (residential) houses (2 houses will be physically resettled)	HOU-0/35	Owner	Land Seizure Decision per Art. 27 issued by the court on 17 Aug. 2022. Owner has received mandatory cash compensation from KGM as required by Exp. Law and relocated to a new house ³¹ .	Permanent	212.65	43	6	Elderly (83) household member (mother of the household head) homebound due to chronic disease
	HOU-0/34	Tenant (formal)	To be expropriated based on updated valuation of December 2022 – targeted in Q2 2024	Non-permanent (weekends)	140.18	30	5	None
B. Permanent loss of inhabitable structures used non-permanently for supporting agricultural activities, etc. (4 buildings)	HOU-0/5453	Owner	To be expropriated based on updated valuation of December 2022 – targeted in Q2 2024	Non-permanent (weekends)	39.79	9	4	None
	HOU-0/5577		Negotiated settlement reached as per Art. 8. Title deed transfer completed, compensation paid on 27 Dec. 2021.	Non-permanent (weekends)	41.44	6	6	None
	HOU-0/5328		To be expropriated based on updated valuation of December 2022 – targeted in Q2 2024.	Non-permanent (weekends) (Container house)	15.21	5		TBD during further consultations to be held as part of RAP implementation (in advance of expropriation and relocation)
	HOU-132/57		To be expropriated based on updated valuation of December 2022 – targeted in Q2 2024	Non-permanent (weekends) (Container house)	62.51	6	TBD	TBD
C. Permanent loss of non-inhabitable/ ruin structures (2 structures)	HOU-179/8	Owner	Negotiated settlement reached as per Art. 8. Title deed transfer completed, compensation paid on 27 Dec. 2021. Structure demolished.	No residential use	122.73	47	N/A	None
	HOU-YOL7	Owner of structures (*)	Compensation was provided to the owners of the structures on non-registered land (as per Art. 19 of the Exp. Law) on 16 Jul. 2021. Structure demolished.	No residential use – reportedly used during Eid Al-adha for sacrifice activities only.	42.40	40	N/A	None
Total	8 parcels							

(*) Structure is partially located on non-registered land and partially on land owned by legal entity. Thus, the owners/shareholders of the non-inhabitable structure are not the owner of the land but provided with the cash compensation by KGM as per Expropriation Law for assets other than land.

³¹ The Project CLO has informed the owner about the entitlements to be provided by the SPV through the RAP. The PAP will be informed once again at the start of the public disclosure of the ESIA package and receive the due compensation from SPV's RAP Fund during public disclosure period.

In November 2021, the EPC Design Team has confirmed that the following houses have been avoided through design optimisation (noting that these 2 houses will not be physically displaced as per the current design thus not included amongst the 8 houses to be relocated). Further information on avoidance is provided in Section 2.8:

- House on Parcel no. 190/5 (Basaksehir/Kayabasi) – avoided through wall design
- House on Parcel no. 1451/2 (Basaksehir/Sahintepe) – avoided through expropriation boundary revision (both the house and the garden has been avoided).

Regarding potential construction phase impacts on houses due to blasting and vibration related damages, the SPV will commission an independent third-party assessment for the identification and management of impacts on houses along the motorway route and complete the assessment for related structures prior to construction. The Project grievance mechanism will be implemented by the SPV throughout the construction phase to receive and manage/resolve such impacts in line with the Project SEP. Health and safety risks and impacts of construction works on local communities are addressed in the Project ESIA (please see ESIA Section 6.1.7 for “Noise and Vibration”, ESIA Section 6.1.2 for “Air Quality”, and ESIA Section 6.3.4 for “Community Health, Safety and Security” impact assessment). E&S avoidance and mitigation measures will be taken by the EPC Contractor as part of construction and operation (e.g. dust suppression, mitigation of blasting impacts through optimised blasting design, vibration monitoring, construction traffic management, etc.) in line with the Project ESIA, Environmental and Social Management and Monitoring Plan and subject-specific E&S management plans.

In addition to the houses located on the parcels overlapping with the expropriation corridor, the operation phase residual impacts (e.g. noise, community health and safety) may be significant so that physical displacement of these houses that have not been expropriated (e.g. two houses avoided from physical displacement through design measures (see Section 2.8) may be required in future. Construction and operation phase impacts on houses (e.g. loss of value, noise, vibration, etc.) and livelihoods of the households will be identified through periodical E&S monitoring and stakeholder consultations to be conducted in the operation phase of the Project and managed through the Project grievance mechanism. Any grievances in operation phase will be assessed by independent experts and if the result reveals a damage or a risk to the households then reinstatement or resettlement will be undertaken as necessary in line with the Project requirements. Further information on the compensation strategy for these avoided houses is presented in Chapter 5.

This document has been prepared by GEM for the sole use of the Client and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between GEM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by GEM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of GEM.

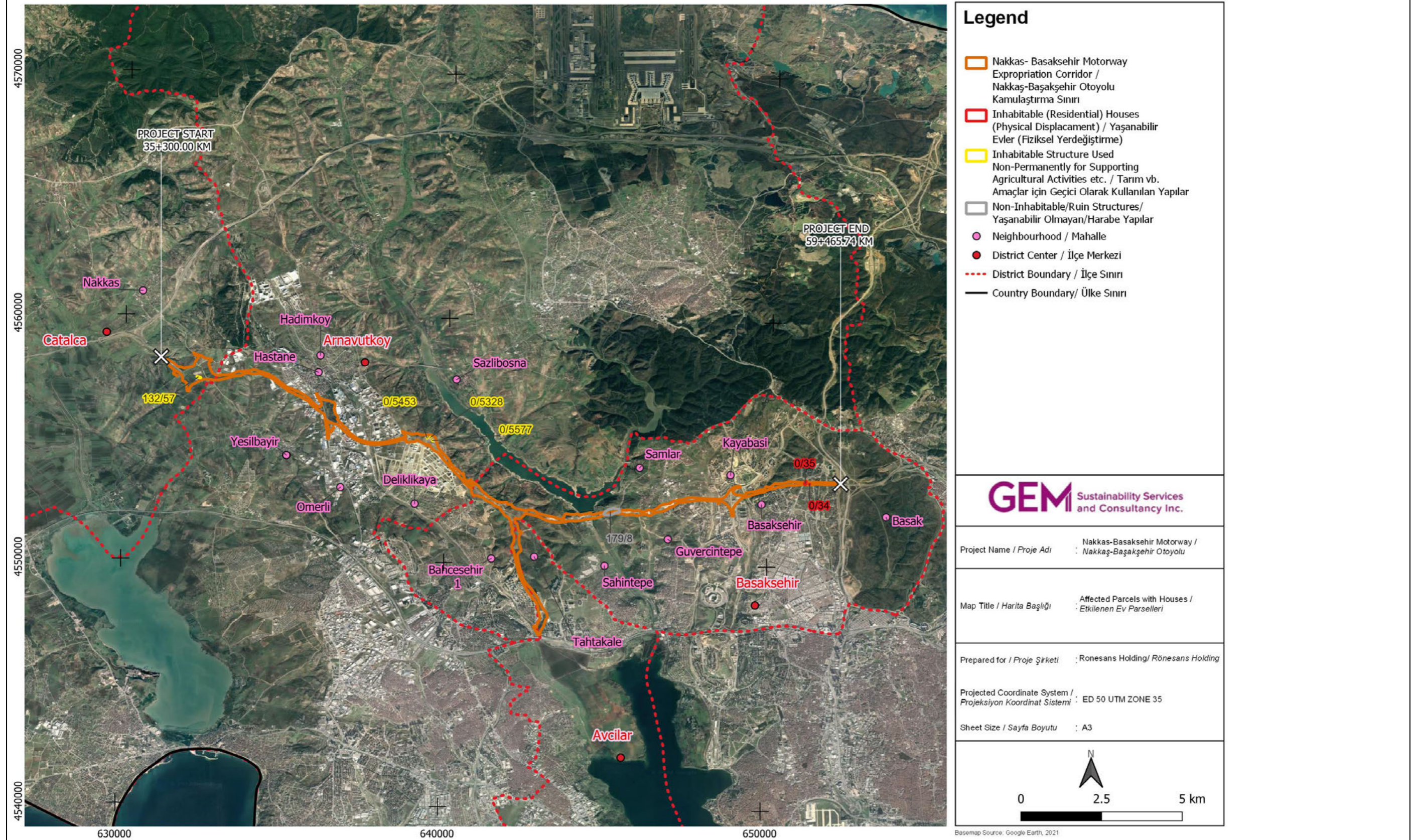


Figure 2-21. Affected Parcels with Houses

(*) Digital parcel boundaries for one of the affected houses is not available for mapping.

2.7.3. Affected Businesses

The businesses within the Expropriation Corridor have been identified based on the Structure Identification Reports conducted as part of the Valuation Study done per Expropriation Law. Affected businesses that will be relocated are listed in Table 2-18. The SPV – RAP Implementation Team will conduct a census again prior to resettlement to ensure that census is up-to-date on business owners/tenants and their workers prior to compensation and resettlement (please see Section 5.6 and Section 5.2 for further details on the planned census update).

As summarised in Figure 2-22, there are 14 businesses to be physically resettled (1 of them is partially relocated). The photographs of the businesses that will be relocated due to expropriation are presented in Figure 2-23.

In addition to the 14 businesses that will be resettled due to Project, there are additional 4 businesses whose structures will be affected by the Project although they will be able to continue their operations at their existing premises (please see Table 2-19). Also, there is one business (Sular Valley Social Complex) for which impact on structures has been avoided by design and one another business has ceased operations during Covid-19 pandemic.

SPV will assist relocation of these businesses and provide resettlement assistance support to businesses as per the defined measures presented in the Entitlement Matrix in Section 5.6. Operations of these businesses will be closely monitored as part of RAP implementation and the SPV will continue consultations with the businesses as part of SEP. The Project Grievance Mechanism will also remain available for all stakeholders including these businesses throughout the construction and operation phases of the Project.

The RAP surveys targeted full census of the businesses operating at the affected business structures, including the ones that will not relocate due to Project, to identify the ownership/tenancy statuses, potential losses, current socio-economic conditions and the potential support/assistance mechanisms/measures.

Detailed findings of the RAP surveys done with the owners and tenants of the 18 affected businesses are presented in Section 4.2. Further information, photographs and google earth images of the affected structures are presented in Appendix C.2. Locations of the affected parcels with business structures are shown on the map presented in Figure 2-24.

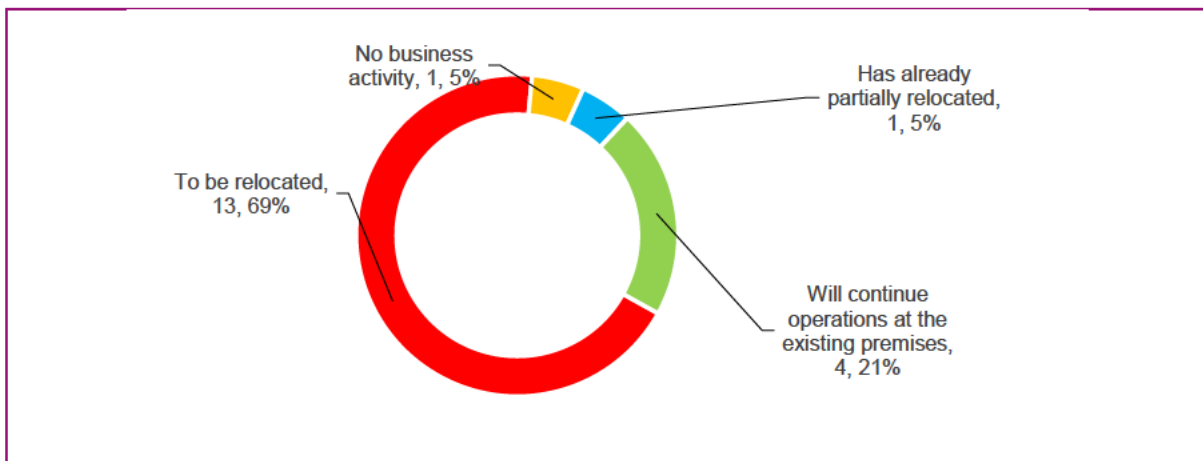


Figure 2-22. Relocation Status of Affected Businesses

Table 2-18. Affected Businesses that will be resettled due to the Project

PAP Code	Owner/ Tenant of Affected Business Structure	Description of the Business Activity	Relocation Need/ Status	Number of Employees (Direct) (please see Section 4.2.8.2 for vulnerabilities of the formal and informal employees)						
				Formal Employees			Informal Employees ³²			Total Number of Employees
				Women	Men	Total	Women	Men	Total	
BUS-0/1461	Owner	Waste collection (non-hazardous recyclables incl. metal, paper, plastic)	Already partially relocated		3	3		6	6	9
BUS-0/1119d		Manufacturing (hydraulic breakers and industrial goods)	To be relocated	1	24	25				25
BUS-YOL-5B		Building construction	To be relocated	7	13	20				20
BUS-163/15a	Tenant (Formal)	Manufacturing (tulle curtain)	To be relocated	11	18	29				29
BUS -163/15b		Manufacturing (creative box and packaging)	To be relocated	23	7	30				30
BUS-163/15c		Metal casting (pots, pans)	To be relocated		3	3		20	20	23
BUS-163/15d		Branch of Leasing Company	To be relocated		2	2				2
BUS-0/1119a		Manufacturing and warehouse (auxiliary chemicals for textile industry)	To be relocated	1	8	9				9
BUS-0/1119b		Import and marketing (home accessories and glassware)	To be relocated		12	12				12
BUS-0/1119c		Manufacturing (wet wipes caps, covers, cotton swabs, boxes, etc.)	To be relocated	30	15	45				45
BUS-132/53		Waste recycling (plastic)	To be relocated	2	3	5		10	10	15
BUS-190/7a		Local butcher and meat restaurant	To be relocated		2	2	2	3	5	7
BUS-190/7b (*)		Excavation works and landscaping	To be relocated		2	2				2
BUS-YOL-5a	Import, export, sales and marketing (floriculture and landscaping)	To be relocated	5	10	15				15	
Total				80	122	202	2	39	41	243

Source: RAP Surveys, 2021 and June 2022.

(*) RAP surveys of June 2022 identified that the owner of the business has passed away due to Covid-19. The heirs of the parcels have been reached but could not provide information on the future of business activities. As per the information received by the SPV from the settlement head and neighbouring business (BUS-190/7a), the business is no longer operational. The SPV, with support from the External Business Consultancy, will confirm the information based on registration data and consultations with the partners of the business where possible, and take into consideration any relevant information to be obtained in the RAP implementation as necessary. The employee figures are based on the data obtained in the surveys of 2021.

³² Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey.

Table 2-19. Businesses that will not be resettled but will require Monitoring at the Existing Premises

PAP Code	Owner/ Tenant of Affected Business Structure	Description of the Business Activity	Impact Description (Support to be provided to these businesses as required is described in Section 5.6 – Entitlements Matrix)
BUS-0/4797	Owner	Warehouse (storage of commercial products transported by trucks) (losing 1 of the 3 warehouses)	1 of the 3 warehouses will be lost due to the Project. The owner of the affected warehouse will be compensated for the structures to be affected in line with the Expropriation Law. Business owner confirmed that this loss will not impact current economic activities or existing employees.
BUS-398/2	Tenant (Formal)	Warehouse (entrepot) (losing part of the parking lot)	Part of parking lot and 2 fixed transformer buildings will be affected. There is potential for impact on licensing status and site access. Consultation between the business owner and the SPV is ongoing. As appropriate, support will be provided by the construction team/vehicles of the SPV to avoid potential access restrictions (i.e. 10 functional gates with no entrance/exit blockage shall be present at the facility as a license/operation condition).
BUS-0/1174	Owner	Manufacturing (paving stone, concrete, prefabricated building materials, cobblestone)	Movable auxiliary facilities (to be relocated to a suitable location within the existing premises – the business representatives confirmed during the RAP surveys that there is enough space within the existing premises to move the facilities and equipment)
BUS-SV	Owner	Restaurant and wedding hall ³³	Impact on decorative outdoor pool has been avoided by design. The owner does not anticipate any economic impact due to viaduct that will be constructed at Sular Valley. This will be monitored during the construction and operation to ensure no income loss.
BUS-1254/3	Tenant	Restaurant and café (non-operational)	Business ceased operations during the Covid-19 pandemic. There has been no business activity since then (valid as of Dec. 2022 – exact date of cessation of operations could not be identified but the business was already non-operational at the first site visit of the RAP team, which was held in June 2021).
B-0/4778	Owner	Textile manufacturing	3 moduler transformer units (each 6.5 m x 2.5 m) will be relocated by the private owner to a suitable location within the existing premises.

³³ There was previously a women activity centre that has ceased activities and has been converted to a prayer room.

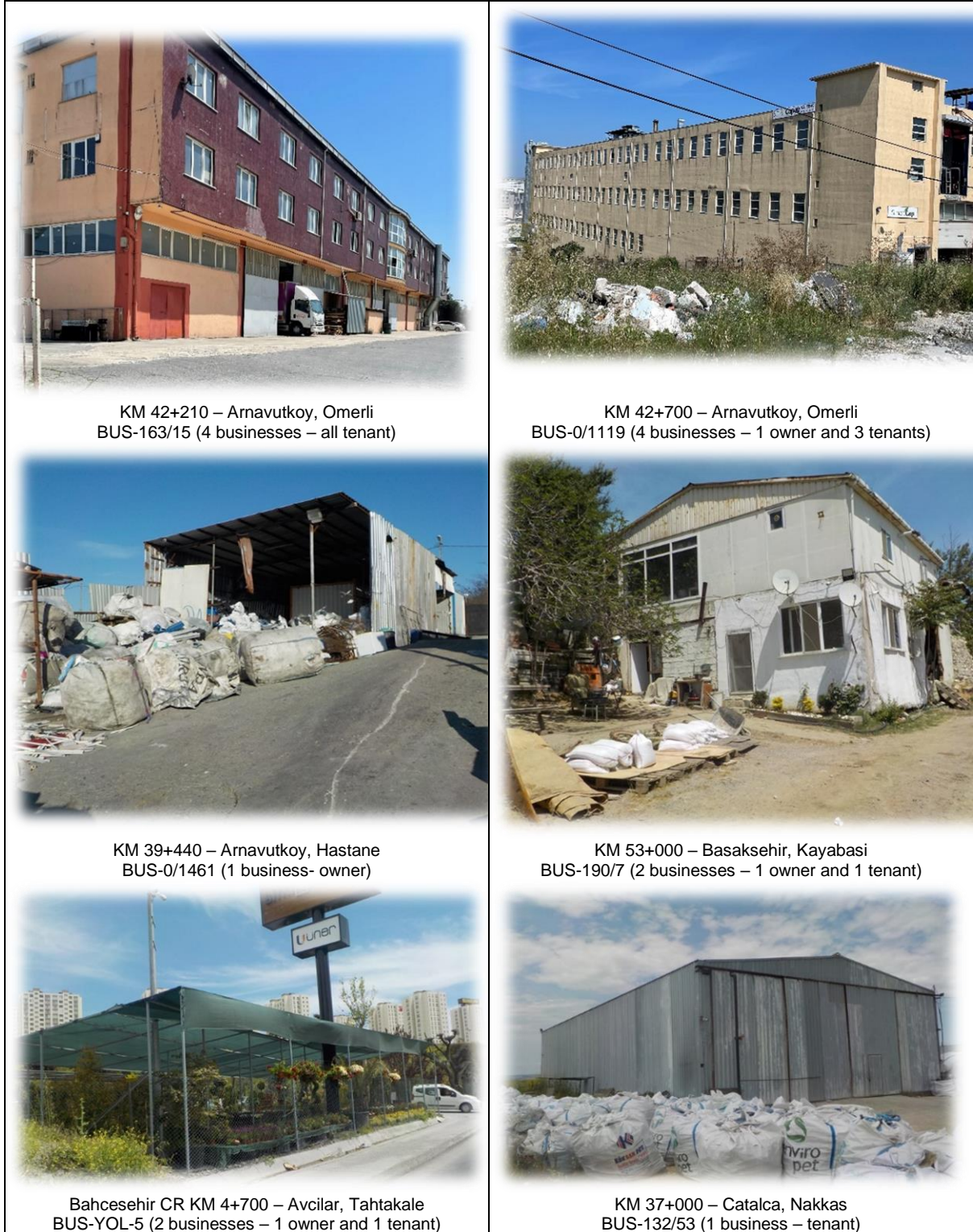
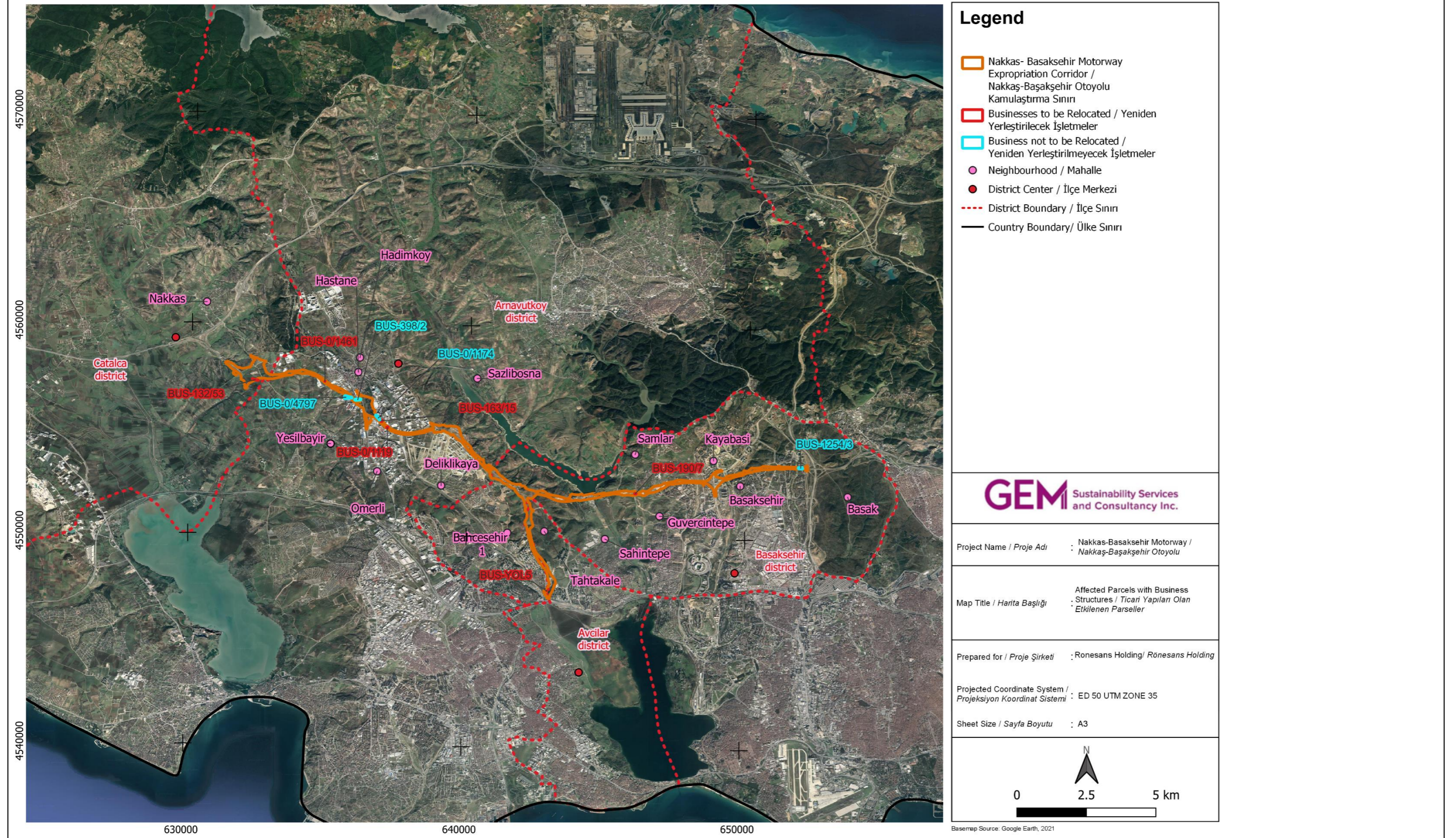


Figure 2-23. Businesses to be Relocated

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Legend

- Nakkas- Basaksehir Motorway Expropriation Corridor / Nakkaş-Başakşehir Otoyolu Kamulaştırma Sınırı
- Businesses to be Relocated / Yeniden Yerleştirilecek İşletmeler
- Business not to be Relocated / Yeniden Yerleştirilmeyecek İşletmeler
- Neighbourhood / Mahalle
- District Center / İlçe Merkezi
- District Boundary / İlçe Sınırı
- Country Boundary/ Ülke Sınırı

GEM Sustainability Services
and Consultancy Inc.

Project Name / Proje Adı	: Nakkas-Basaksehir Motorway / Nakkaş-Başakşehir Otoyolu
Map Title / Harita Başlığı	Affected Parcels with Business Structures / Ticari Yapıları Olan Etkilenen Parseller
Prepared for / Proje Şirketi	: Ronesans Holding/ Ronesans Holding
Projected Coordinate System / Projeksiyon Koordinat Sistemi	: ED 50 UTM ZONE 35
Sheet Size / Sayfa Boyutu	: A3

N

0
2.5
5 km

Basemap Source: Google Earth, 2021

Figure 2-24. Affected Parcels with Business Structures

2.7.4. Affected Non-residential Structures

The non-residential structures built on the parcels to be affected by Project-related land acquisition are listed in Appendix C.3 (together with photographs). These structures have been included in the inventory of assets and valuation studies of 2021 and 2022 and the owners of the structures are compensated by KGM in line with the Expropriation Law (after deduction of depreciation – please see Section 5.6 for top-up compensation to be provided by SPV to cover depreciation). The types of the affected non-residential structures include the following:

- 5 Barns (*Ahir*)
- 5 Construction Site Buildings and Facilities (*Şantiye Binasi ve Tesisleri*)
- 2 Depots (*Depo*)
- 1 GSM Equipment (*GSM ekipmanı*)
- 4 Parks (*Park*)
- 4 Poultry houses (*Kumes*)
- 1 Prefabricated Minibus Stations (*Prefabric Dolmus Duragi*)
- 3 Security sheds (*Güvenlik kulubesi*)
- 7 Sheds (*Kulube*)
- 7 Transformers (*Trafo*) (please see the photographs in Appendix C.3 – these are private transformers of the affected owners)
 - 2 medium-voltage modular transformer units (7 m x 3 m and 3 m x 4 m) of a private owner (concrete plant) were relocated in June 2022 by the SPV in line with the protocol executed with the local electricity distribution company. Relocation site (non-registered land) has been selected by the local electricity distribution company. Relocated modular units are currently in operation with no grievance/request received to date from their private owner.
 - 3 modular transformer units (each 6.5 m x 2.5 m) of a private owner (textile manufacturing) will be relocated by the private owner to a suitable location within the existing premises. The private owner will receive cash compensation from KGM in line with the Expropriation Law (based on Updated Valuation Study finalised in December 2022), top-up compensation for Full Replacement Cost of the structure will be provided by the SPV (only for structures/buildings). Relocation process and potential economic loss during the relocation will be monitored and as required compensation by the SPV in line with this RAP. If the owner requests support for relocating the structure, the SPV construction teams will provide assistance where feasible (please see Section 5.6” for applicable entitlements). Private owner of the modular transformer units will be notified at least 3 months in advance of start of expropriation to allow sufficient time for relocation and commissioning of the modular units at their new location before the existing units are affected by construction (to avoid power interruptions during the relocation process).
 - 2 fixed transformer buildings (12.5 m x 11 m and 5.5 m x 15 m) of a private owner (cosmetics industry) will be rebuilt at a suitable location within the existing premises. The private owner will receive cash compensation from KGM in line with the Expropriation Law (based on Updated Valuation Study finalised in December 2022), top-up compensation for Full Replacement Cost of the structure will be provided by the SPV (for structures/buildings). Relocation process and potential economic loss during the relocation will be monitored and as required compensation by the SPV in line with this RAP. If the owner requests support for rebuilding the structure, the SPV construction teams will provide assistance where feasible (please see Section 5.6 for applicable entitlements). Private owner of the fixed transformer units will be notified at least 3 months in advance of start of expropriation to allow sufficient time for rebuilding and commissioning of the units at their new location before the existing units are affected by construction (to avoid power interruptions during the relocation process).
- 4 Toilets (*Tuvalet*)
- 1 Water pump building (*Su pompası binasi*) and 1 Water tank (*Su tanki*)

2.7.5. Overhead Energy Transmission Line (OHTL) Displacement and Redesign Works

The Project requires relocation and re-design of the existing Overhead Energy Transmission Lines (OHTL) as presented in Figure 2-25 and summarised below:

a) KM 54+000 – KM 59+000 – OHTL Displacement Works

Construction Status

Displacement of 5 km OHTL (Habipler Energy Transmission Line displacement works), previously consisting of 3 transmission lines (2 x 154 kV + 1 x 380 kV) has been completed in August 2022. The works were conducted in line with the protocol executed between KGM and Turkish Electricity Transmission Corporation (TEIAS) on 18 January 2022. Following the completion of construction and commissioning by KGM (through EPC Contractor of the Project), the OHTL is transferred by KGM to TEIAS (including ownership rights).

As part of displacement, number of transmission lines has been reduced to 2 (1 x 154 kV + 1 x 380 km) and the OHTL towers have been heightened up to 65 to 86 meters (initial height of the towers was on average 30 meters).

There were 35 OHTL towers (pylons) along the previous OHTL route which have been dismantled and replaced with **31 new OHTL towers** built along the new OHTL route.

Land Requirements for OHTLs

Out of the **31 new OHTL towers** built along the 5km OHTL displacement route;

- 9 of the towers (pylons) require additional land take,
- 22 of the towers (pylons) are located in the expropriation corridor of the previous OHTL route or expropriation corridor of the Motorway, thus does not require additional land take.

Towers (pylons) that require additional land take are located on **18 parcels**. Land take requirements of these affected parcels (private or public) are presented in details in Table 2-20 and Table 2-21 and summarised below:

- Land take through expropriation only : 3 parcels (1 private + 2 legal entity)
- Land take through easement right only (for underwire align.) : 9 parcels (7 private + 1 legal entity + 1 treasury)
- Land take through both expropriation and easement rights : 6 parcels (3 private + 3 treasury)

Expropriation Status

The parcels corresponding to the OHTL tower locations and that require additional expropriation will be expropriated and easement rights (servitude or “irtifak” in Turkish) for the underwire alignment will be established by KGM in line with the Expropriation Law.

To this end, Updated Valuation Study conducted for the Motorway Expropriation Corridor in 2022 covered the additional parcels to be expropriated on the OHTL displacement route. Expropriation of the OHTL tower locations and constitution of easement rights along the OHTL displacement route are prioritised within the Expropriation Programme of KGM (along with the stripped parcels).

The expropriation plan for the 5 km OHTL displacement between Kayabasi, Ikitelli-1 (Basak) and Ikitelli-2 (Basaksehir) neighbourhoods of Basaksehir district has been prepared and submitted by KGM to Turkish Electricity Transmission Company (TEIAS) in March 2023 and TEIAS's approval is received for the submitted plan. The expropriation plan has been submitted to the related Cadastre Directorate.

Upon review and approval of the expropriation plan by the related Cadastre Directorate, expropriation processes are planned to be undertaken and completed by KGM within Q3 2023.

As required, the SPV will provide the applicable entitlements to affected people as described in the Entitlements Matrix of this RAP (please see Section 5.6) to ensure compliance of the OHTL expropriation works with Lenders' requirements for land acquisition and resettlement.

Table 2-20. List of Private and Public Parcels Affected by OHTL Displacement Works

No	Neighbourhood	Lot/Parcel No.	Title Deed Area (m ²)	Ownership	Land Requirement		Number of Owners/Shareholders	
					Area to be Expropriated (for pylons) (m ²)	Area for which Easement Right will be Established (m ²)		
1	Kayabasi	992_1	26,355.00	Private (Multi-storey housing complex)	0.00	-	11.45	Multiple
2		1002_3	32,576.30	Private (Multi-storey housing complex)	0.00	-	271.69	Multiple
3		1003_11	24,181.20	Private (Multi-storey housing complex)	0.00	-	107.69	Multiple
4		1002_2	41,768.30	Treasury	288.85	0.7	456.19	Single (full share)
5		1003_8	33,668.40	Treasury	427.00	1.3	1,433.01	Single (full share)
Total – Kayabasi		5 parcels	158,549.20		715.85	0.5	2,280.03	
6	Ikitelli-2 (Basaksehir)	576_4	2,944.61	Private (Multi-storey housing complex)	0.00	-	156.33	Multiple
7		1410_1	103,890.40	Private (OYAK)	0.00	-	143.02	Single (full share)
8		1410_2	45.40	Private (OYAK)	0.00	-	45.40	Single (full share)
9		1414_7	16,113.71	Private (OYAK)	0.00	-	1,256.53	Single (full share)
10		0_3817	1,167.04	Legal Entity (Basaksehir Municipality)	6.17	0.5	0.00	Single (full share)
11		0_3865	2,276.65	Legal Entity (Basaksehir Municipality)	6.37	0.3	0.00	Single (full share)
12		575_15	1,236.35	Legal Entity (Basaksehir Municipality)	0.00	-	26.48	Single (full share)
Total – Ikitelli-2		7 parcels	127,674.16		12.54	0.0	1,627.76	
13	Ikitelli-1 (Basak)	1253_4	9,303.66	Private (Multi-storey housing complex)	253.74	2.7	69.27	Multiple
14		1253_16	14,066.98	Private (Multi-storey housing complex)	16.15	0.1	0.00	Multiple
15		1281_3	22,905.12	Private (Multi-storey housing complex)	256.00	1.1	388.65	Multiple
16		1282_23	53,895.80	Private (Multi-storey housing complex)	211.11	0.4	9.26	Multiple
17		0_2125	2,726,852.55	Treasury	225.00	0.0	64.51	Single (full share)
18		2113_1	9,895.46	Treasury	0.00	-	276.90	Single (full share)
Total – Ikitelli -1		6 parcels	2,836,919.57		962.00	0.0	808.59	
Grand Total		18 parcels	3,123,142.93		1,690.39	0.1	4,716.38	

Table 2-21. List of Private Parcels Affected by OHTL Displacement Works

No	Neighbourhood	Lot/Parcel No.	Title Deed Area (m ²)	Ownership	Area to be Expropriated (for pylons) (m ²)	Ratio (%) of the Expropriated Area to Total Title Deed Area	Area for which Easement Right will be Established (m ²)	Number of Owners/Shareholders
1	Kayabasi	992_1	26,355.00	Private (Multi-storey housing complex)	0.00	-	11.45	Multiple
2		1002_3	32,576.30	Private (Multi-storey housing complex)	0.00	-	271.69	Multiple
3		1003_11	24,181.20	Private (Multi-storey housing complex)	0.00	-	107.69	Multiple
Total – Kayabasi		3 parcels	83,112.50		0.00		390.83	
6	Ikitelli-2 (Basaksehir)	576_4	2,944.61	Private (Multi-storey housing complex)	0.00	-	156.33	Multiple
7		1410_1	103,890.40	Private (OYAK)	0.00	-	143.02	Single (full share)
8		1410_2	45.40	Private (OYAK)	0.00	-	45.40	Single (full share)
9		1414_7	16,113.71	Private (OYAK)	0.00	-	1,256.53	Single (full share)
Total – Ikitelli-2		4 parcels	122,944.12		0.00		1,601.28	
13	Ikitelli-1 (Basak)	1253_4	9,303.66	Private (Multi-storey housing complex)	253.74	2.7	69.27	Multiple
14		1253_16	14,066.98	Private (Multi-storey housing complex)	16.15	0.1	0.00	Multiple
15		1281_3	22,905.12	Private (Multi-storey housing complex)	256.00	1.1	388.65	Multiple
16		1282_23	53,895.80	Private (Multi-storey housing complex)	211.11	0.4	9.26	Multiple
Total – Ikitelli -1		4 parcels	100,171.56		737.00	0.74	467.18	
Grand Total		11 parcels	306,278.18		737.00	0.24	2,459.29	

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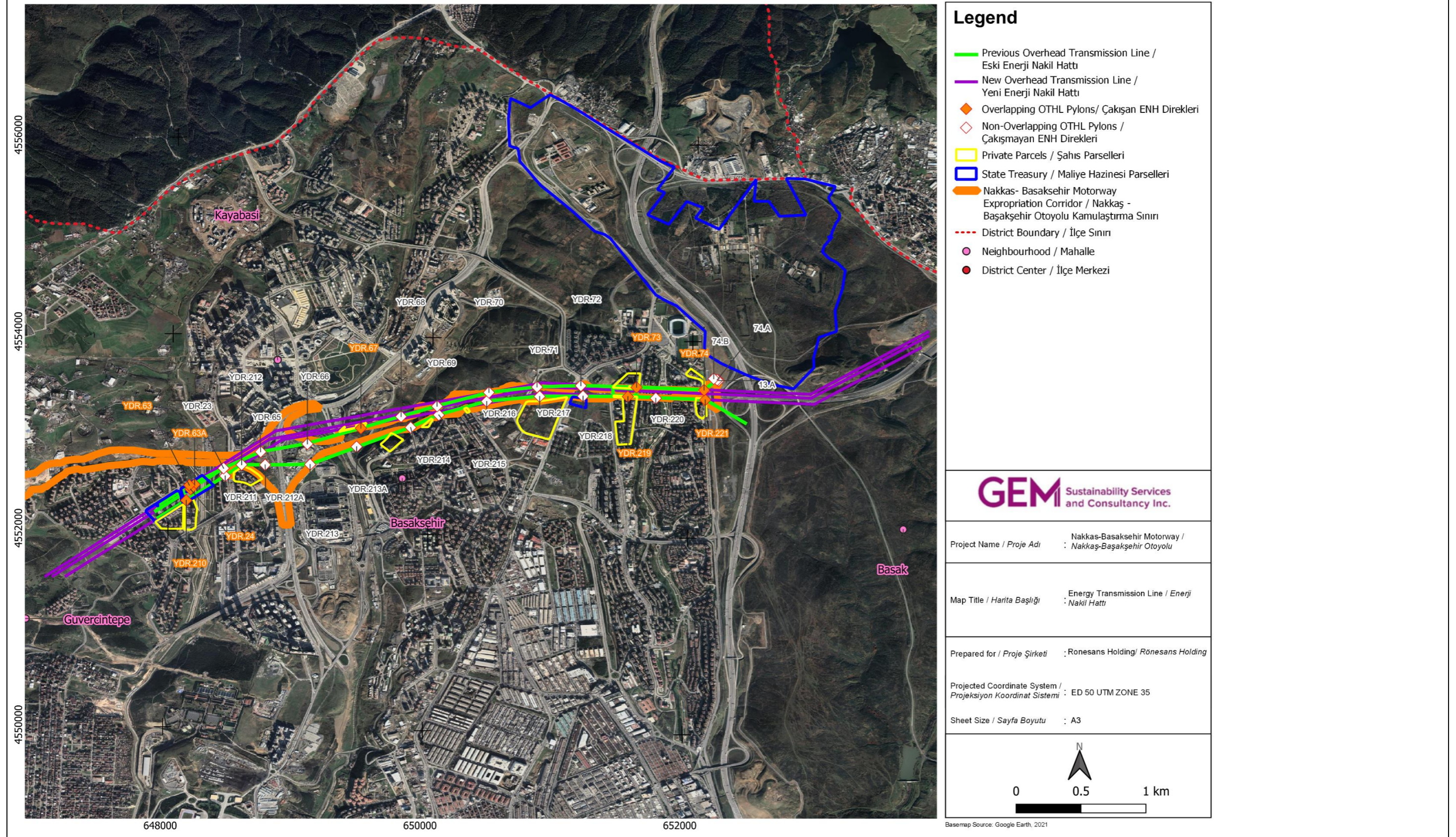


Figure 2-25. Displaced Overhead Transmission Lines

Impact of OHTL towers on Private and Public Parcels:

Among the 18 affected public and private parcels to be affected (by expropriation or easement rights of both), only **4 are private parcels**. The private parcels to be expropriated (4 parcels) are owned by multi-storey housing complexes. On these 4 parcels, there are 4 new OHTL towers (with 2 transmission lines) erected in the gardens of the multi-storey housing complexes (private ownership) located in Basak neighbourhood near Sular Valley. The gardens of these multi-storey housing complexes were already housing 3 of the previous OHTL towers (with 3 transmission lines). These previous 3 OHTL towers were dismantled and removed, foundations of them have been rehabilitated and handed over to the housing complexes as part of the OHTL displacement works, as presented in Figure 2-26. As reported by the SPV, the pylon locations for the new OHTL route within the gardens of the housing complexes has been decided in consultation with their management in a way to minimise the land use within their gardens.

As can be seen in Table 2-21, total area of the parcels to be expropriated (in total 737 m² for 4 private parcels) for OHTL towers (pylons) is negligible when compared to the total titled teed area of the parcels to be expropriated (in total 100,171.56 m² for 4 parcels).

The SPV has identified that there was **no agricultural use** on the public parcels affected by OHTL displacement works.

The underwire alignment for which easement rights are constituted is not restricted for use; tree planting is not allowed and construction is permitted with certain health and safety conditions set by TEIAS.



Figure 2-26. Rehabilitated OHTL Pylon Locations on Previous Route and the New OHTL Pylon Built on Private Parcels

Grievance Management during Construction

The grievances and feedback collected and managed by the SPV/EPC during the OHTL construction works in line with the Project Grievance Mechanism are listed below:

- *Damage to fence:* A resident (female) of the multi-storey housing complexes (Yenikoy) located close to the OHTL displacement route requested (10 May 2022) rebuilding of the wire fences damaged/removed during OHTL displacement works. Fences have been rebuilt by the EPC and grievance has been closed (19 May 2022).
- *Damage to fence and incomplete rehabilitation/landscaping:* A resident (male) of the multi-storey housing complexes located close to the OHTL displacement route requested (25 June 2022) rebuilding of the wire fences damaged/removed during OHTL displacement works and completion of rehabilitation/landscaping works at the new pylon location. Fences have been rebuilt and rehabilitation/landscaping at the new pylon location has been completed by the EPC and grievance has been closed (27 October 2022).
- *Noise impact during construction:* A resident (male) of the multi-storey housing complexes (Salacak) located close to the OHTL displacement route reported (1 March 2022) complaints regarding noise impact due to OHTL displacement works starting early hours of the day during weekends and requested such works to be rescheduled to start at later hours. The EPC Contractor addressed the grievance by rescheduling the work hours on Sundays (2 March 2022).
- *Noise impact during construction:* A resident (male) of the multi-storey housing complexes (Asiyan) located close to the OHTL displacement route reported (15 August 2022) complaints regarding noise impact due to OHTL displacement works starting early hours of the day during weekends and requested such works to be rescheduled to start at later hours. The EPC Contractor addressed the grievance by rescheduling the work hours during weekends (15 August 2022).

b) KM 49+500 – OHTL Redesign and Heightening Works (Planned)

Existing OHTL, consisting of 3 transmission lines (2 x 380 kV + 1 x 154 kV) 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.

The SPV is currently working on the detailed design of the planned works. In case expropriation of new parcels and/or additional easement rights are required for planned works, RAP Addendum will be prepared and implemented by the SPV in collaboration with KGM in accordance with the principles of this RAP.

c) Bahcesehir Connection Road – OHTL Redesign and Heightening Works (Planned)

Existing OHTL (single transmission line: 1 x 154) 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.

The SPV is currently working on the detailed design of the planned works. In case expropriation of new parcels and/or additional easement rights are required for planned works, RAP Addendum will be prepared and implemented by the SPV in collaboration with KGM in accordance with the principles of this RAP. Regarding the management of potential EHS impacts and stakeholder engagement activities conducted within the scope of the OHTL displacement works, the ESIA Report (*ERM, 2023*) indicates that;

- Relocation of the infrastructure is likely to incur impacts on the community both on in terms of disruption in services, construction related nuisance and land acquisition. Therefore, relocation of these facilities shall be conducted in collaboration with the stakeholders and concurrently with construction to avoid disruption in services.
- The EPC Contractor has already engaged with the affected communities between KM 54+000 – KM 59+000 between January 2022 and July 2022 (please see ESIA – Section 4.4.8.2).

2.7.6. Infrastructure and Above Ground Facilities of Other Institutions that may be Subject to Displacement

Since 2021, KGM has been coordinating the process of identification of existing and planned infrastructure and above ground facilities of other institutions (i.e. drinking water, wastewater and stormwater infrastructure, natural gas infrastructure, etc.) overlapping with the Project. To this end, official correspondence has been done by KGM with all relevant institutions (over 40 different institutions including the provincial, regional or district organisations and affiliated institutions of the related ministries, Istanbul Metropolitan Municipality and the district municipalities crossed by the Project, public enterprises and private companies), with any follow up correspondence or communication done by the SPV as required.

The Institutions consulted and collaborated through this process are listed below. To date, General Directorate of Istanbul Water and Sewerage Administration (ISKI), Istanbul Gas Distribution Industry and Trade A.S (IGDAS) and BOTAS Pipelines and Petrol Transport A.S., have provided data on their infrastructure (potable water, wastewater and stormwater infrastructure of ISKI, natural gas infrastructure of IGDAS and BOTAS (latter only at one location – KM 1+349.818 of the Yesilbayir Connection Road) along the RoW. The existing infrastructure crossed by the Motorway will need to be displaced (to be disconnected/removed and reinstalled/reconnected at the same location within the expropriation corridor of the Motorway – will remain under the road alignment) and where required protected by installing permanent protection measures (e.g. application of suitable protective materials such as soil, concrete, etc., increasing the diameter of the replacement pipes to enhance durability, etc.). Protection measures required for each infrastructure are decided by the EPC Contractor Design Team with the approval of KGM and related institutions. The EPC Contractor has mechanisms in place to minimise the duration of disconnection and reconnection of the infrastructure so that the interruption of services is minimised during site implementation. The information of the local communities to be affected by interruption of services will be managed by the SPV and the EPC Contractors through implementation of Project SEP in coordination with KGM and related institutions/service providers.

A summary of the infrastructure of other institutions to be displaced (within the Expropriation Corridor of the Motorway) is provided in Table 2-22. The Design Manager of the EPC Contractor keeps an up-to-date database of the data shared by the institutions in response to official correspondence, integrate the displacement works to the design and related drawings, and manages the process of collaboration with the related institutions and integration and consideration of these infrastructure in the design of the Project, so that such infrastructure and facilities of other institutions are not affected by or cause an impact on the Project.

Table 2-22. Summary of the Infrastructure of Other Institutions to be Displaced (within the Expropriation Corridor of the Motorway)

Infrastructure	Related Institution	Number of Locations where Displacement will be Conducted	
		Motorway Section 1 (35+300-47+344.56)	Motorway Section 2 (47+344.56-59+465.74)
Potable water	ISKI	17	19
Wastewater	ISKI	3	17
Stormwater	ISKI	4	14
Natural gas	IGDAS	12	16
Natural gas	BOTAS	1	0
Total		37	66

Source: SPV, November 2022.

The institutions consulted and collaborated throughout this process are listed in Appendix D. Based on the responses provided, the SPV has been collaborating with the institutions and considering the overlapping facilities and the requirements and suggestions of the owners/operators of such facilities in the design and construction planning. Some of the measures required and/or suggested by the institutions through their official responses include the following:

- avoid impact on facilities and infrastructures,
- avoid explosives in excavation works,
- redesign the relevant engineering structure dimensions,
- monitor downward percolation (for Sazlidere Dam),
- abide by the technical criteria of the respective institutions,
- have technical personnel from the relevant institutions on site for supervision,
- coordinate with the relevant institutions in the construction phase of the Project

2.7.7. Gender Impacts and Gender-based Violence and Harassment (GBVH) Risk

The ESIA Consultant has developed a Gender Action Plan (GAP) for the Project (*ERM, 2023*). As indicated in the document, drawing on good practices for gender mainstreaming in infrastructure projects and resources developed by ADB³⁴ and EBRD³⁵, the GAP contains specific gender elements to be considered during Project implementation and ensures effective gender mainstreaming and integration of a consistent gender-perspective in the Project in order to maximise gender equality and development co-benefits. Table 2-23 provides a summary of the land acquisition related gender impacts and risks as identified in the GAP and the gender aspects identified in this RAP. There are a number of corporate policies and principles of the SPV related to protecting women's rights as detailed in the GAP. Also, SPV have taken several initiatives to ensure equality at the workplace and promote gender equality at the corporate level as presented in the GAP. The GAP will be implemented by the SPV throughout the Project to avoid/manage GBVH risks and complaints.

³⁴ ADB, 2013. Preparing a Project Gender Action Plan

³⁵ EBRD, 2011. Gender 1 – Urban rehabilitation and transport projects

Table 2-23. Summary of the Land Acquisition Related Gender Impacts and Risks

Impact Summary (as identified in the RAP or GAP) (*)	Gender Implications (as identified in the GAP)(*)	Summary of Key Gender Aspects identified in RAP
Affected houses/buildings		
<p>As discussed in Section 2.7.2, the following houses and structures will be permanently affected by the expropriation:</p> <ul style="list-style-type: none"> - 2 houses (1 used as a permanent residence and 1 used a non-permanent weekend house) - 4 buildings/structures used non-permanently (as weekend houses) - 2 non-inhabitable/ruin structures that do not have any residential use 	<p>Within the house (to be relocated) that is used as a permanent residence by the affected households, the partner (female) of the male household head and the vulnerable elderly woman (mother of the household head) with disease (multiple vulnerability) may face disproportionate adverse impacts vulnerabilities if not mitigated.</p>	<p>The vulnerable member and the partner of the male household head reported that they are willing to relocate as they believe the conditions of their existing housing is very unfavourable (due to concerns around lack of security, concerns around health and safety due to existing overhead electricity transmission lines, high humidity, dust and lack of natural gas connection at the current individual house).</p> <p>Women members of all affected households will continue to be engaged during RAP implementation and monitoring. The Project will ensure women members of affected households benefit from resettlement assistance packages described under the Entitlement Matrix (Section 5.6).</p>
	<p>One of the surveyed households that was to be relocated according to the expropriation plans at the time of the household surveys of 2021 have a disabled (mentally) child. The parents of the child reported during the household surveys that physical displacement would have adverse impacts on them as they have been residing in this house with a garden for the convenience and benefit of their disabled children. They also raised their concerns around potential hardship they may encounter due to physical displacement such as they may go on rent if a plot is not provided to them for building a house or funds they have to allocated to cover relocation related costs. The mother of the child, as the main care at home, could have faced disproportionate adverse impacts if relocation was not avoided.</p>	<p>In consideration of the request of the household for avoidance of physical displacement, design measures have been taken by the SPV and physical displacement has been avoided. Potential E&S impacts of the Project (e.g. due to operation of Motorway and the Cable Stayed Bridge) during the construction and operation phases of the Project will be monitored in line with the Project ESIA. As part of the construction and operation phase monitoring, views of both parents will be collected and reflected to the evaluation and decision processes.</p> <p>Women members of all affected households will continue to be engaged during RAP implementation and monitoring. The Project will ensure women members of affected households benefit from resettlement assistance packages described under the Entitlement Matrix (Section 5.6).</p>
Affected Lands		
<p>Project-related land acquisition will result in permanent loss of agricultural lands, crops/trees and grazing areas, and cause temporary restriction of access to grazing lands due to land fragmentation. The RAP, including the livelihood restoration, improvement and assistance packages, sets out measures to avoid/minimise impacts of land loss and restriction of access on the land-based livelihoods of the affected households.</p> <p>The formal and informal agricultural users of the affected lands are presented in Section 2.7.1.5. A total of 80 different users (100% male) have been identified along the right of way for the full alignment – of which 35 were using (majority being informal users as explained below) the private and/or state-owned parcels that have already been entered.</p>	<p>Households with low income and high land dependency for subsistence and income generation are most vulnerable to the loss of land.</p> <p>In addition, vulnerable households (i.e. with disabled and elderly household members as well as female or child headed households) are particularly vulnerable to potential loss of livelihoods related to land access restrictions.</p> <p>There is no additional provision for women within the Expropriation Law, as the implementation of law is expected to be practiced equally for women and men rightsholders.</p> <p>Informal workers in the agriculture sector, where women and migrant</p>	<p>According to the expropriation data of June 2022, the SPV anticipates around 3,850 different owners/shareholders having parcels (with partial share) within the Project expropriation corridor. Total number of women owners/shareholders of the privately owned parcels (1,239) is approximately 30%. Among the women owners/shareholders approximately 13% (222 persons) have full ownership on the affected parcel and are eligible for compensation (please see Section 2.7.1.4).</p> <p>In June 2022, informal and formal agricultural users of affected parcels in affected settlements have been identified (please see Section 2.7.1.5. The users that have been identified as of June 2022 are all male (80 users). On the other hand, even though the users of the lands for agriculture have been identified to be all male, women and children occasionally accompany male household heads working on agricultural fields to provide meals, support them, etc.</p>

Impact Summary (as identified in the RAP or GAP) (*)	Gender Implications (as identified in the GAP)(*)	Summary of Key Gender Aspects identified in RAP
	workers are under predominant risk of not being compensated sufficiently and struggle to find other types of income, are particularly vulnerable in the case of reduction of available agricultural land.	The vulnerable members within the affected households, including female members, are presented in Section 4.2.8.1. Please see Section 5.7.3 for livelihood restoration and improvement measures and assistance to be provided to this household as part of RAP implementation.
The Project may also cause changes in land values post construction in peri-urban and rural areas due to building restrictions. The most significant issue in AoI that enhances the vulnerability of the population is the rising prices, decline in agricultural production and income obtained from the trade of agricultural products due to the rapid urbanization of some districts.	According to the Constitution of the Republic of Türkiye, men and women have equal rights and everyone has the right to own and inherit property. Women own and inherit land in Türkiye. Women who lose their livelihood and struggle to restore it to an equal level may face the risk of becoming vulnerable to exploitation and abuse.	Seasonal agricultural labourers employed temporarily (2-3 months in a year) by the households engaged in agriculture are all male (14 labourers). Sahintepe and Kayabasi are the communities that use grazing areas for livestock activities (ovine breeding is dependent on grazing areas) as explained in Section 2.7.1.9. However, the communities employ migrants as herders thus the women do not need to go on grazing crossing construction corridors by themselves. Migrant herders employed by the households are all male (10 herders).
Affected Businesses		
All affected businesses to be relocated are micro and small sized businesses. Almost all business owners anticipate facing a temporary business interruption period (reportedly between 7 days to 150 days, and on average 60 days) due to relocation. Half of the affected businesses reportedly employ migrant employees.	9 of the 14 businesses to be relocated have female employees. There are 80 formal female and 2 informal (migrant/foreigner) female employees at the businesses that will relocate. Migrant female employees are likely to face disproportionate negative impacts if not mitigated.	Number of formal and informal employees of the businesses to be relocated are presented in Section 2.7.3. There are a total of 243 employees (formal and informal ³⁸ — all reported as full time) as reported by the business owners in June 2022: <ul style="list-style-type: none"> - 82 out of 243 employees (formal and informal) are female. - 80 out of 202 formal employees are female - 2 (migrant/foreigner) out of 41 informal employees are female. <p>In 2 of the businesses to be relocated, which are engaged in manufacturing, majority of the workforce is female, as summarised below:</p> <ul style="list-style-type: none"> - 23 of the 30 employees are female (all formal) in the business engaged in manufacturing of creative box and packaging (coded as BUS-163/15b in this RAP) - 30 of 45 employees are female (all formal) employees in the business engaged in manufacturing of wet wipes caps, covers, etc. (coded as BUS-0/1119c in this RAP). <p>Informal female (migrant/foreigner) workers are reported to be employed only in one of the businesses that will relocate (local butcher and meat restaurant – coded as BUS-190/7a in this RAP). At this business, 2 of the 7 workers are informal female employees (there are no formal female employees at this business)</p> <p>As indicated in Section 4.2.7.2, in discussions held with female workers of different businesses, employees stated concerns around relocation as the commuting distance would be key in deciding continuation of employment. Relocation to a distant site may cause them to consider looking for new jobs in consideration of the time they have to commit to the work in their own houses, noting the challenges for looking for a new job as a woman.</p>

³⁸ Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey.

Impact Summary (as identified in the RAP or GAP) (*)	Gender Implications (as identified in the GAP)(*)	Summary of Key Gender Aspects identified in RAP
		<p>Vulnerabilities of the formal and informal female employees and their household members are summarised in Section 4.2.8.2. Migrant women employees particularly highlighted the challenges for finding formal jobs with social security and rental homes close to their workplaces because of their foreigner status bringing in additional rental conditions (e.g. additional deposit).</p>

(*) Source: GAP. ERM, 2023.

Besides the potential land acquisition and resettlement related gender impacts and risks, the wider potential Project-related gender impacts and risks have been identified and detailed measures to address gender impacts have been described in the Gender Action Plan (ERM, 2023) and assessed within the Project ESIA (ERM, 2023).

According to the document Addressing GBVH in the Construction Sector (Social Development Direct, 2020 – supported by EBRD, CDC, IFC) and Emerging Good Practice for the Private Sector on Addressing GBVH (jointly commissioned by IFC, EBRD and CDC Group, 2020), the risks of GBVH in the land acquisition processes may include the following:

- Individuals who make decisions about resettlement and compensation can abuse this power to sexually exploit vulnerable community members, such as those in female-headed households. This risk is exacerbated in places where women cannot legally hold land titles and are therefore more easily removed from their land.
- Workers may be required to consult with community members on plans for a project. In some cases, for example, when land acquisition and resettlement processes are required, this can involve workers having considerable power over the allocation of resources, such as compensation and livelihood restoration.
- Community engagement processes (for example during resettlement) can provide opportunities for workers to sexually exploit community members on the basis that it will improve their access to resources. This risk is heightened where community members are poor and/or already face discrimination.

Project has developed various measures to address potential gender impacts. In addition to the measures defined in the Gender Action Plan (GAP) and the RAP (please see 6.1.2 – Table 6-3) that includes tailored engagement methods and materials for women, Project SEP (ERM, 2023) also has the following specific provisions and commitments to address GBVH under the grievance mechanism (detailed in the SEP):

- Women owners/shareholders will receive compensation and resettlement assistance as per the Entitlement Matrix.
- Specific measures are designed to ensure engagement of women throughout project implementation under SEP.
- Prohibition of GBVH at workplaces will be the top priority of the senior management of the SPV through inclusion of gender sensitive and human rights focussed guidance in relevant Project policies and procedures.
- Project grievance mechanism will ensure that GBVH complaints linked to the Project are reported and addressed through a safe and confidential mechanism.
- GBVH focal points will be assigned (prior to construction) and trained at all sites for the implementation of the GAP, supervision of the gender related mitigation measures of the Project Environmental and Social Management and Monitoring Plan/Construction Environmental and Social Management Plan, management of GBVH complaints and reporting on the key indicators of the GAP. The Gender Focal Point will engage with the service providers, when required, such as women shelters and NGOs in the Project localities and act as the `separate female contact point` for complaints from.

- The employees and workers (both on direct payroll and engaged through EPC contractor) of the Project will be trained on all policies and procedures (including those covering GBVH) during their induction and on-boarding for the Project. This will be followed by signing of the declaration that the employees and workers understand the Code of Conduct and has undergone GBVH related trainings.
- The members of the Grievance Committee will be provided training based on GBVH Good Practice guidance³⁷ by competent gender experts on how to record, investigate, and respond to GBVH related complaints.
- External support in evaluating GBVH complaints will need to be sought by the Project in cases where members from Project Senior Management or community members are involved and there are trust issues linked to Project's evaluation and resolution of complaints.

These measures will be applicable to addressing GBVH as part of RAP implementation. The RAP Implementation Team members will be covered in the GBVH related trainings to be provided by gender experts to the Grievance Committee of the Project. The periodical RAP monitoring studies will cover monitoring of GBVH related grievances and their management, if any.

³⁷ Addressing Gender-Based Violence and Harassment Emerging Good Practice for the Private Sector Supported by CDC, EBRD and IFC

2.8. Avoidance and Minimisation

The Project was included in the National Investment Program in 1992 (as “Kinali-Sakarya Motorway”, which corresponds to the current Northern Marmara Motorway Project).

As the eighth section of the Northern Marmara Motorway Project (Section 8), the Nakkas-Basaksehir Motorway constitutes a key artery of the transportation network in Istanbul. Once commissioned, the Project is anticipated to contribute to the improvement of the transportation infrastructure of the city of Istanbul and the wider region particularly with the operational Northern Marmara Motorway (commissioned in sections between August 2016 and May 2021³⁸ including the Third Bosphorus Bridge) and Istanbul Airport (commissioned in October 2018³⁹), as well as the future Three Storey Grand Istanbul Tunnel Project⁴⁰ (which is at the pre-tender stage with survey works completed). This Section, along with Section 7 of the Northern Marmara Motorway, has been planned as an alternative route between Kinali-Hasdal with the objective of alleviating the extremely heavy traffic load in this area.

The motorway projects of KGM are planned and designed according to the design criteria and technical specifications of KGM. In accordance with these institutional specifications, minimisation of the land use and expropriation is among key criteria considered by KGM in the planning and initial design of the motorway projects with the objective of avoiding/minimising expropriation costs and social and economic impacts of the project related land acquisition processes. Other criteria considered by KGM include soil conditions and geohazards, biodiversity and cultural heritage elements, regional/local zoning and development status, construction and O&M costs, future expansion potential and opportunities, and transportation safety and comfort.

The BOT Contract, executed between KGM and the SPV on 13 April 2021, was based on the Project route and design approved by KGM at the BOT tender phase (“tender phase route” or “previous route”).

Following the execution of the BOT Contract, the design and engineering works conducted by the SPV have resulted in route and design modifications, as summarised in Table 2-24. And shown on the maps presented between Figure 2-28 and Figure 2-30.

In October 2021, the RAP Consultant has provided the boundaries of the houses and businesses overlapping with the Expropriation Corridor, along with the key findings of the RAP surveys, requesting the Design Team to review and evaluate the feasible measures that may be potentially taken to avoid and/or minimise displacement impacts. The assessments of the SPV Design Team in consideration of the Motorway design criteria and traffic safety requirements are reflected in Table 2-24. Approval for the preliminary motorway design of the EPC Contractor has been secured by KGM in September 2022. Final motorway design has been submitted to KGM in September 2022 and currently the review of KGM and parallel revisions of the EPC Contractor is ongoing (anticipated to be finalised within Q3 2023).

Owners of the two houses located in Kayabasi and Sahintepi have applied to KGM requesting avoidance of their houses from expropriation. In November 2021, the SPV Design Team has confirmed that the following houses have been avoided through design optimisation in collaboration with KGM.

As indicated in Section 5.1, potential operation phase impacts on these houses (as sensitive receptors) located outside the expropriation boundary (such as noise or community health and safety risks) will be monitored internally by the SPV and externally by the Lenders through their independent consultants. PAPs shall be granted the right to request acquisition within three (3) years upon commissioning of the Motorway should any significant environmental and/or social impacts be identified through E&S monitoring that cannot be mitigated. Evaluation of the request for acquisition will be made under sole discretion of the SPV, in consultation with the houseowners in line with Lenders requirements and based on the outcomes of the periodical E&S monitoring works that will be conducted internally by the SPV E&S team and externally by the IESC on behalf of the Lenders. In case land acquisition/expropriation and resettlement is decided to be required for these houses, RAP Addendum will be prepared and implemented by the SPV in accordance with the principles of this RAP in collaboration with KGM. The SPV will clarify the mechanism for acquisition of the houses during the operation phase with KGM noting that the budget required for such acquisition and relocation will be covered through the RAP Fund that will be allocated and managed by the SPV:

³⁸ <https://www.kgm.gov.tr/Sayfalar/KGM/SiteTr/Projeler/Projeler-Otoyol.aspx>

³⁹ <https://www.uab.gov.tr/uploads/pages/havacilik/havacilik.pdf>

⁴⁰ <https://ayqm.uab.gov.tr/uc-katli-buyuk-istanbul-tuneli>

- House on Parcel no. 190/5 (Basaksehir/Kayabasi) – avoided through wall design
- House on Parcel no. 1451/2 (Basaksehir/Sahintepe) – avoided through expropriation boundary revision

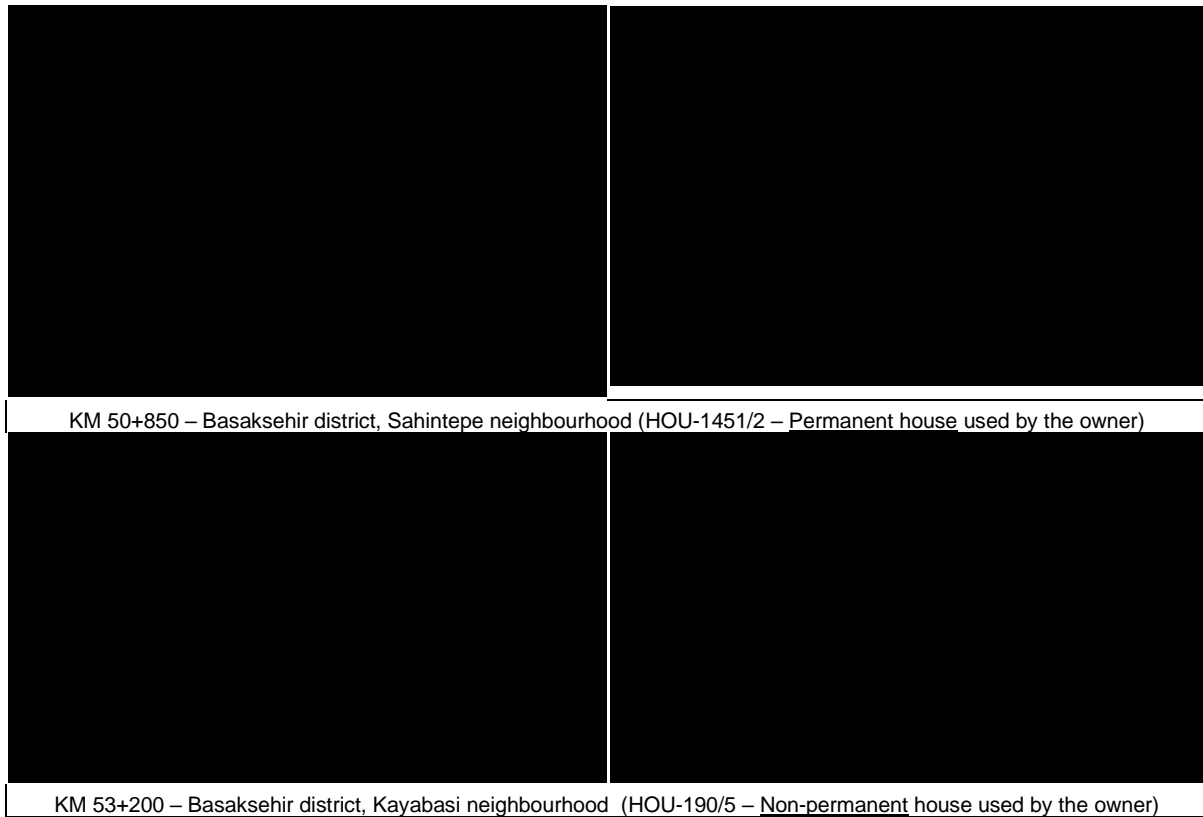


Figure 2-27. Inhabitable Houses that Have Been Avoided by Design Optimisation

In addition to avoidance of resettlement of two houses mentioned above, minimisation of land acquisition related impacts on the following businesses has also been evaluated by the SPV Design Team as summarised below:

- Two businesses at Parcel no. YOL-5 (Avcilar/Tahtakale⁴¹ indicated as Firuzkoy in the Expropriation Plans) – feasibility of partial avoidance through revision of interchange design has been evaluated by the SPV Design Team and concluded to be unfeasible due to technical and economic reasons (i.e. Design Team evaluates that the retaining wall required for avoidance at this interchange location is technically and economically unfeasible).
- Business at Parcel no. 398/2 (Arnavutkoy/Hastane⁴² indicated as Hadimkoy in the Expropriation Plans) – feasibility of land use (parking lot) minimisation and avoidance of access restrictions to the site through reducing number of ramps (to one from two) was discussed with KGM. Several site assessments (e.g. maneuvering trials at the entrance gates) and engagement with the business owner have been held by the SPV, EPC (Design Team) and KGM. KGM has concluded that further minimisation of land acquisition is technically not feasible due to area limitations at this location in consideration of implications of the proposed change on Motorway standards (i.e. avoidance of this building results in impact on other buildings in the area). The SPV will further engage with the business owner during design finalisation and construction phases, monitor any access restrictions that may be experienced by the business and take required corrective actions, if any, in agreement with the business owner and with approval from KGM to avoid, minimise or compensate potential economic impacts.

⁴¹ Settlement name is indicated as Firuzkoy in the expropriation plans based on the TKGM registry information.

⁴² Settlement name is indicated as Hadimkoy in the expropriation plans based on the TKGM registry information.

In 2022, KGM has decided to cancel Yesilbayir Connection Road, which was originally planned to connect the Nakkas-Basaksehir Motorway to the existing E80 Motorway (Trans European Motorway – TEM) through Nakkas Interchange planned at KM 36+540. This connection road was originally designed in consideration of a railway logistics centre planned by the Turkish State Railways Authority (TCDD). As this logistic centre is not in the current investment planning of TCDD (cancelled at the feasibility stage), KGM has decided that the Yesilbayir Connection Road will not be an essential component of the Nakkas-Basaksehir Motorway particularly taking into consideration the existing roads and planned roads providing access between the operational sections of the Northern Marmara Motorway and TEM, which results in traffic projections below the guaranteed traffic volumes according to the Traffic Demand Estimation and Capacity Report prepared for Nakkas-Basaksehir Motorway Project. Also, the projections based on the 1/1,000 scale development plans indicate restricted population growth in this region in the next decades mainly because of the agricultural character and the boundaries of the surrounding protected areas.

Further information on the displacement impacts avoided through this design change is provided in Table 2-24.

Table 2-24. Summary of the Ongoing Alternative Assessments and Route Modifications done by the SPV in the Post BOT Tender Phase

Location Description	KM	Description of the Route Modifications (Justifications and/or Results)
Basaksehir district	59+000	<ul style="list-style-type: none"> The impact on decorative pool at the Sular Vadisi Social Complex has been avoided by reducing the number of viaduct foundations and increasing the distance between piers (through utilisation of balanced cantilevel viaduct design – <i>dengeli konsol viyaduk</i>; Maximum Bridge Span Length: 110 m).
	55+000	<ul style="list-style-type: none"> Minor modifications have been made in response to the request of the Basaksehir Municipality and Istanbul Metropolitan Municipality in accordance with the city development plans. The crossing structures have been planned by the SPV in consultation with these municipalities.
	55+550	<ul style="list-style-type: none"> Upon official application by a private company to KGM (in July 2021), a local route modification was done by the SPV Design Team at the request of KGM to avoid impacting on the parcel on which a hospital is planned to be constructed with approval secured from the Ministry of Health of Türkiye.
	54+000-59+000	<ul style="list-style-type: none"> The OHTL displacement works were completed in August 2022. Along a 5 km stretch that has been displaced, there were 35 OHTL towers (pylons) along the previous OHTL route which have been reduced to 32 new OHTL towers minimising the expropriation (pylon locations) and easement right requirements. In the design, the SPV prioritised selection of the pylon locations within the previous expropriation corridor of TEIAS or the expropriation corridor of the Motorway so as to minimise the number and area of additional parcels to be expropriated where feasible. As such, total number of additional parcels to be affected is 18 (11 private + 7 treasury), whilst 9 of them are affected by only easement rights. Similarly, design works targeted minimisation of additional private parcels to be expropriated. Accordingly, among the 18 additional parcels (private and public) to be affected, only 4 of them are privately owned. At the viaduct locations, it was not feasible to site the pylons within the Motorway expropriation corridor due to areal limitations of the construction corridor. At the cut (excavation) and fill (embankment) locations of the Motorway, only excavation locations could be utilised due to technical reasons (as pylons cannot be built on embankments). At the Sular Valley, the towers have been heightened to the extent possible to allow future activities that may be conducted under the towers and wire alignment. The previous OHTL was consisting of 3 lines (2 x 154 kV + 1 x 380 kV). As part of displacement, number of transmission lines has been reduced to 2 (1 x 154 kV + 1 x 380 km) not to expand the Motorway expropriation corridor and minimise land acquisition. As reported by the SPV, the pylon locations for the new OHTL route within the gardens of the housing complexes has been decided in consultation with their management in a way to minimise the land use within their gardens. Further information on the OHTL displacement works and summary of affected parcels is presented in Section. 2.7.5.
	53+082 – 52+213	<ul style="list-style-type: none"> The expropriation corridor has been slightly enlarged to include 17 additional parcels (15 privately owned, 2 owned by legal entities) that are required to be expropriated to ensure displacement of existing water pipelines of ISKI.

Location Description	KM	Description of the Route Modifications (Justifications and/or Results)
Bahcesehir Connection Road (Figure 2-30)	48+825; 0+690	<ul style="list-style-type: none"> The location of the Tatarcik Interchange has been shifted northwards to the improve accessibility of the interchange.
	48+825; 3+000	<ul style="list-style-type: none"> The multi-storey residential building complex at around KM 3+000 has been avoided. There is potential for impact on the garden of the complex.
	48+825; 4+000- 5+000	<ul style="list-style-type: none"> The modifications in this part have been made to consider the traffic intensity and flows from different directions. The existing TEM Motorway infrastructure has been considered for the optimisation of operational traffic as well as to avoid traffic interruptions on the TEM during the construction phase. This change also avoided impacting the Ancient City of Spradon. The impact of a greenhouse could not be avoided at KM 4+500 due to the technical design of the interchange arms.
Deliklikaya Industrial Region	44+930	<ul style="list-style-type: none"> The location of the Deliklikaya Interchange has been shifted northwards to minimise the amount of excavation at this location and to connect the Motorway to an existing road for improved access to the Deliklikaya Industrial Region. This change resulted in the minimisation of the area required for the storage of excess excavated materials and the area required to establish a connection, and the area accessible to the Deliklikaya Industrial Region for future expansions.
Hastane neighbourhood (indicated as Hadimkoy in the Expropriation Plans)	KM 40+500- 43+000	<ul style="list-style-type: none"> The route passes through a business neighbourhood in the south of Hadimkoy (within the boundaries of Hastane neighbourhood) crowded with buildings mostly used for commercial purposes. In this part of the route, the Expropriation Corridor has been sited to avoid the buildings to the maximum extent possible in order to minimise expropriation costs and associated economic and social impacts on the businesses. Further measures such as retaining walls, an additional underpass have been embedded in the design to avoid buildings. <p>Despite the best efforts made for avoidance of buildings, the following businesses will be affected by expropriation through loss of operational buildings due to the technical criteria required to be fulfilled in Motorway design (the name of the neighbourhoods are as indicated in the Expropriation Plans):</p> <ul style="list-style-type: none"> o KM 40+600 (Hadimkoy – Parcel 0/4797) o KM 42+210 (Omerli – Parcel 163/15): Iltas Aliminyum o KM 42+700 (Omerli – Parcel no. 0/1119): Isitek Makine <ul style="list-style-type: none"> The design of the Hadimkoy interchange has been changed bending inwards to avoid impacting on the wall of the Public Bread Factory of the Istanbul Metropolitan Municipality. The southern artery of the Hadimkoy Interchange connection road has been eliminated from the design due to changes in the Project scope change.
Yesilbayir Interchange	KM 36+540	<ul style="list-style-type: none"> There is a Waste Recycling Facility/Warehouse overlapping with the Nakkas Interchange, which was not affected in the Project design. The SPV announced that due to technical reasons (e.g. connection to the existing operational Northern Marmara Motorway at Nakkas Interchange), impact on the building at the interchange cannot be avoided and the building will be expropriated. The design of the interchange has been changed to provide a less complex structure and better traffic circulation conditions with the need for deceleration of the vehicles avoided, resulting in the minimisation of the area (agricultural) to be expropriated at this location.
Yesilbayir Interchange	KM 35+540	<ul style="list-style-type: none"> An Integrated Dairy Facility Project (future project) has been identified on Parcel No. 135/3 registered in the Nakkas neighbourhood. This parcel was previously included in the Project expropriation corridor and has been avoided in response to the request of the developer of the Integrated Dairy Facility Project. To avoid this parcel, design of the Yesilbayir Interchange has been revised and expropriation corridor has been slightly enlarged to include 2 additional parcels (1 privately owned, 1 treasury), which were required as part of design change.

Location Description	KM	Description of the Route Modifications (Justifications and/or Results)
Yesilbayir Connection Road (Figure 2-28)	KM 0+000 – KM 7+542.14	<ul style="list-style-type: none"> • Yesilbayir Connection Road, which was originally planned to connect the Nakkas-Basaksehir Motorway to the existing E80 Motorway (Trans European Motorway – TEM) through Nakkas Interchange planned at KM 36+540 has been cancelled in the latest design. This design change has led avoidance and minimisation of displacement impacts as summarised below: <ul style="list-style-type: none"> ○ The length of the Motorway has reduced by approximately 6 km in parallel leading to cancellation of 3 interchanges previously planned on the Motorway (Bahsayis-1, Karaagac and TEM Karaagac). ○ 158 parcels have been avoided from acquisition/expropriation – of which 107 parcels are privately-owned. Karaagac and Bahsayis neighbourhoods, which were previously affected from Project-related land acquisition/expropriation, have been fully avoided through careful design changes based on consultant feedback. ○ Physical displacement of 2 inhabitable structures (registered as houses on the expropriation plans) has been avoided through design changes based on the consultation results with affected households. These inhabitable structures are used by the households non-permanently to support agricultural activities conducted on the parcels. ○ A total of 561 fruit and non-fruit trees located on 25 parcels have been avoided.
Minimisation of the land used by the facilities located outside of the Expropriation Corridor		<ul style="list-style-type: none"> • The parcels owned by the Military have been prioritised (by KGM as the owner of the Project) for the excavated material storage site alternatives, minimising the number and area of privately-owned parcels to be expropriated/acquired. • Excavated materials from the earthworks with suitable quality will be reused (app. 47% of the excavated materials) as fill material in road construction works. This will minimise the land to be required for the storage of excavated materials and amount of material to be extracted from external borrow sites.

Source: Meeting with the Head of Design of the SPV (Meeting date: 16 July 2021); Review of the Affected Businesses and Houses by the SPV Design Team (Review date: 22-25 October 2021); Review of Official Correspondence (July-October 2021) between KGM and the SPV; Update provided by the SPV in June 2022.

The SPV continuously engages with the Project stakeholders (e.g. municipalities, owners of the affected assets, etc.) and KGM in the pre-construction period and reflects the requests for local modifications as appropriate/feasible into the Project Design with the objective of avoiding/minimising the physical and/or economic displacement impacts of the Project (e.g. route modification done at KM 55+550 as summarised in Table 2-24 above).

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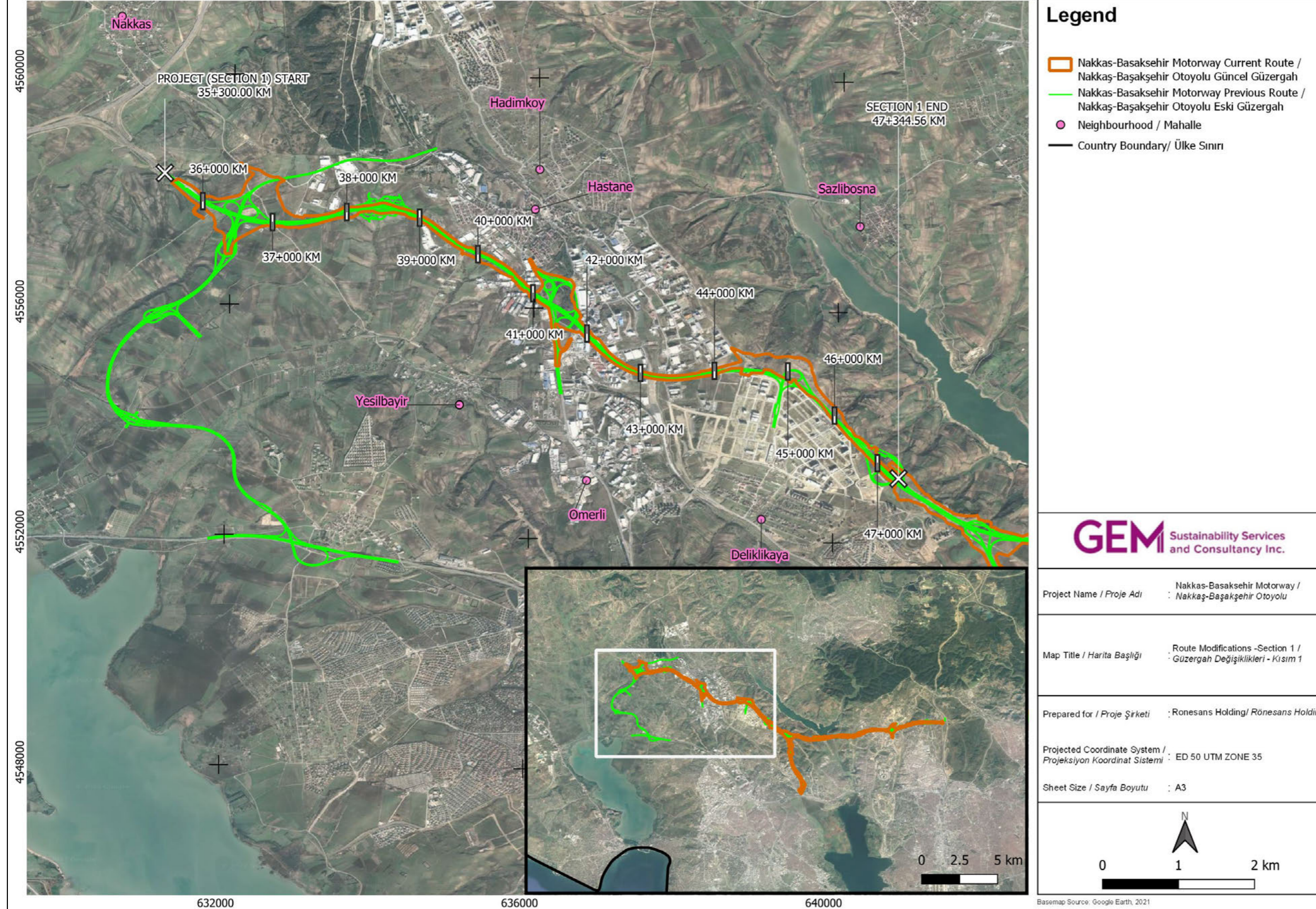


Figure 2-28. Route Modifications – Lot 1

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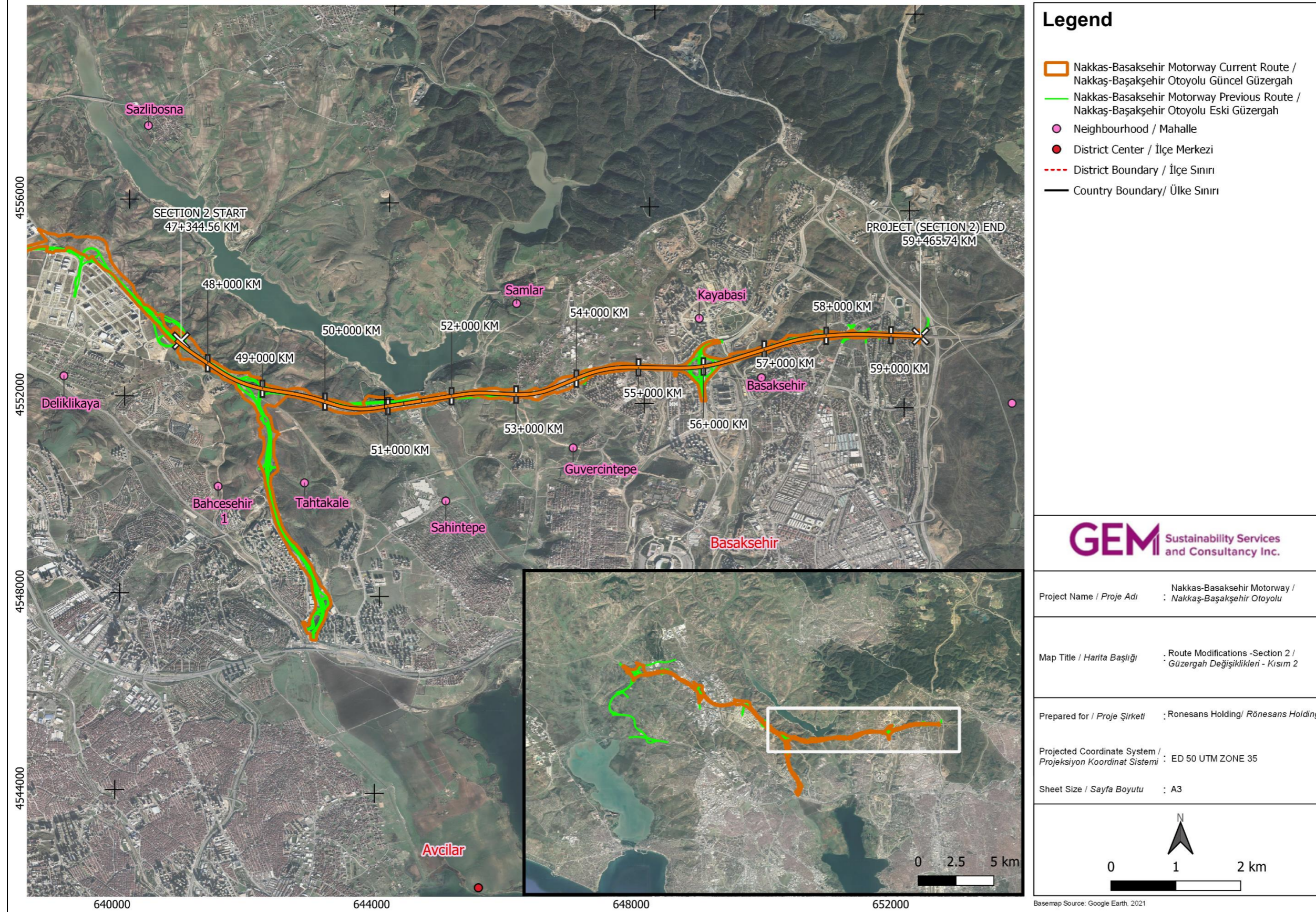


Figure 2-29. Route Modifications – Lot 2

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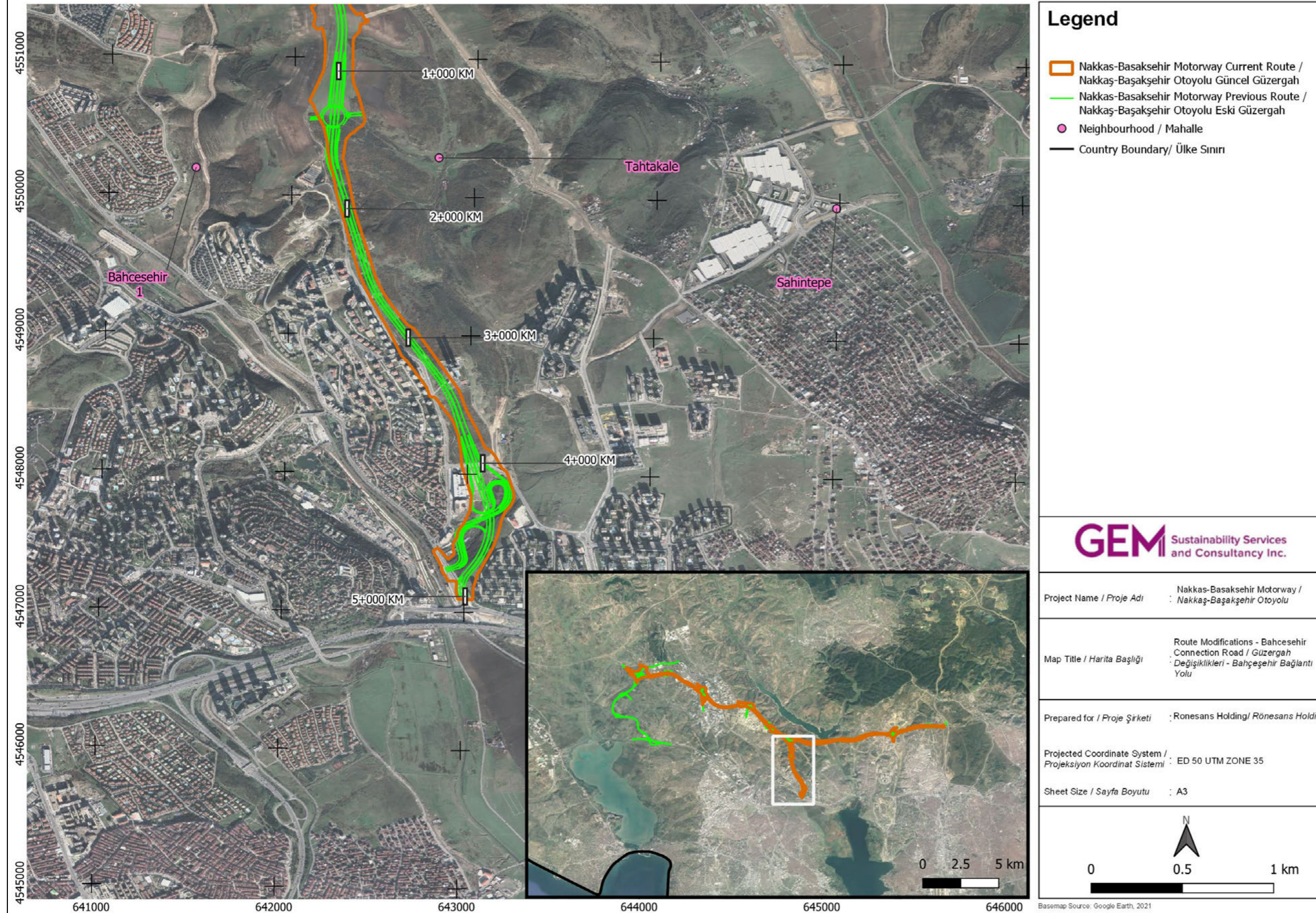


Figure 2-30. Route Modifications – Bahcesehir Connection Road

2.9. Current Land Acquisition Status

This section provides the status of land acquisition/expropriation for the Project. Number and type of parcels affected by construction activities to date are previously presented in Section 2.5.

Table 2-25 provides a summary of the general status of land acquisition/expropriation for privately-owned parcels, state-owned parcels and parcels-owned by legal entities. The status of construction activities and land entry to date is separately provided in Section 2.5.

Table 2-25. Summary of Acquisition/Expropriation Status of Private and Public Parcels per Land Entry Status (as of end March 2023)

Expropriation Status	Private Parcels		Public Parcels		Total (Private + Public)		
	1,239		284		1,523		
	Entered	Not Entered	Entered	Not Entered	Entered	Not Entered	Total
Art. 8	188	185	134	150	322	335	657
<i>Expropriated</i>	91	116	100	99	191	215	406
<i>Expropriation Started, Under Progress</i>	97	69	34	51	131	120	251
Art. 27	11	0	0	0	11	0	11
<i>Expropriated</i>	11	0	0	0	11	0	11
<i>Expropriation Started, Under Progress</i>	0	0	0	0	0	0	0
Total Expropriation Completed (Art. 8 Expropriated + Art. 27 Expropriated)	102	116	100	99	202	215	417
Expropriation Not Started Yet	173	682	0	0	173	682	855

2.9.1. Privately-owned Parcels

Status of land acquisition/expropriation of privately-owned parcels according to their land entry status is presented in Table 2-26. Information on the status of construction is presented in Section 2.5. Information on the formal and informal agricultural users of these parcels is presented in Section 2.7.1.5.

Findings of the Past Land Acquisition Audit and status of implementation of Corrective Action Plan (CAP) for parcels affected by Past Land Acquisition and entered during construction in 2021-2022 are separately discussed in Section 2.10.

Table 2-26. Expropriation Status of Privately-owned Parcels (as of 31 March 2023)

Impact Status of Lands	Category of Land Entry	Total Number of Parcels	[Category A] Parcels acquired through consent agreements (Art. 8 as per Exp. Law) 2021- 2022 2023 (Past Land Acquisition)		[Category B] Parcels acquired through court process – Accelerated expropriation process – Art. 27 as per Exp. Law	[Category C] No formal land acquisition process completed yet
"Affected Private Lands"	Parcels Entered to Date – No Active Work (Topsoil Stripped)	353	61	119	0	173 ⁴³
	Parcels Entered to Date – Active Work	19	8	0	11	0
"Non-affected Private Lands"	Parcels not Entered to Date	867	107	78	0	682
Total – Private Parcels		1,239	176	197	11	855
			373			
Status of Title Deed Transfers			176	179		
			355			

⁴³ Official Art. 8 notifications based on Updated Valuation have been sent by KGM and the expropriation process is ongoing as per the Law.

Breakdown of the number of privately-owned parcels (1,239 parcels) for which agreement/disagreement⁴⁴ has been established is summarised in Figure 2-31.

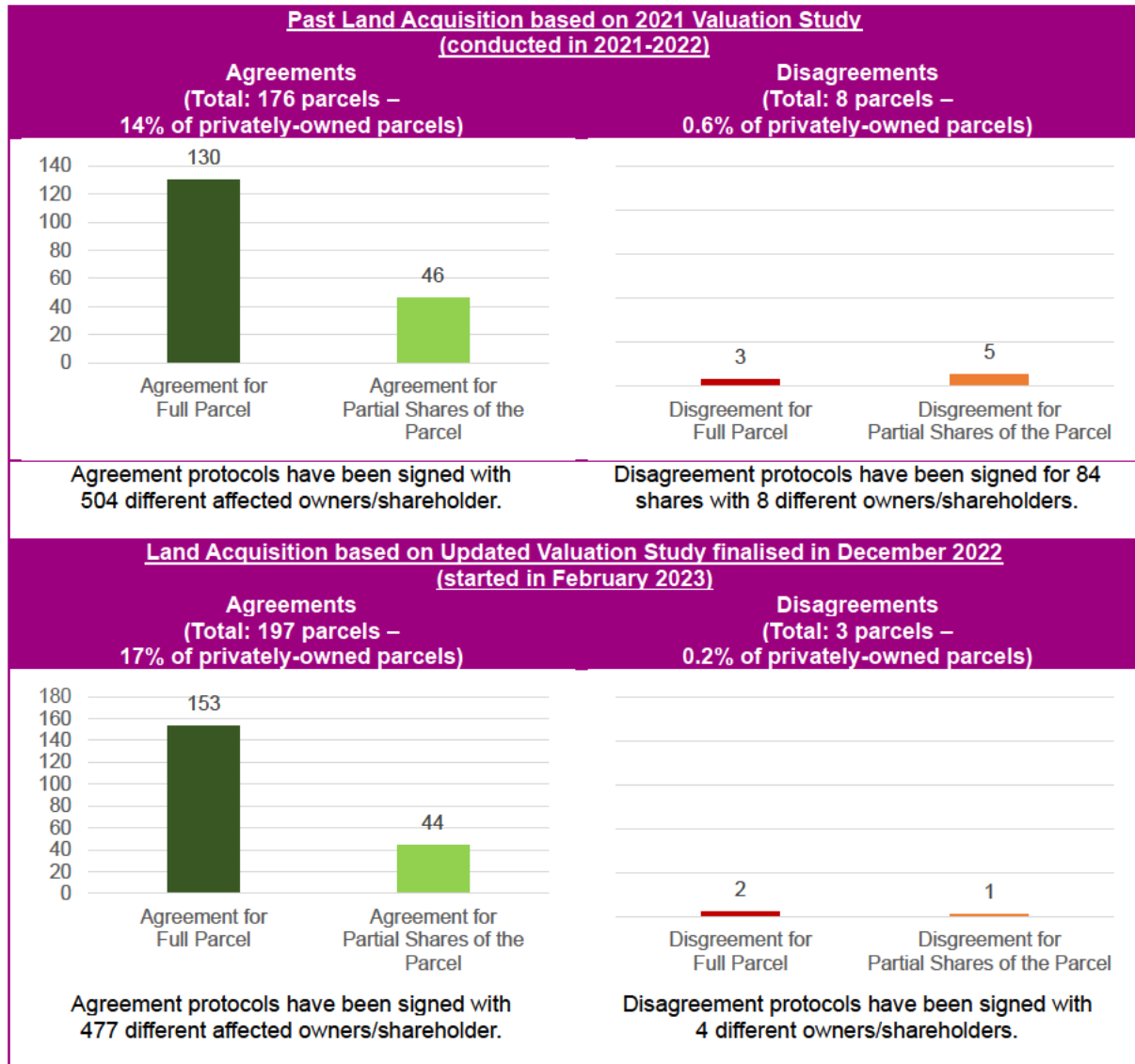


Figure 2-31. Status of Agreement and Disagreement for Privately-owned Parcels (as of March 2023)

⁴⁴ Includes owners/shareholders who signed the disagreement protocols. Owners/shareholders who did not attend the negotiations or did not agree to sign disagreement protocols are not included in this figure.

2.9.2. State-owned Parcels

State-owned treasury parcels are allocated to the Project through processes undertaken by KGM with the Ministry of Environment, Urbanization and Climate Change, Directorate General of National Estate. Acquisition status of state-owned parcels within the expropriation corridor according to land entry (impact) status is summarised in Table 2-27.

Table 2-27. Acquisition Status of State-owned Parcels within the Expropriation Corridor (as of March 2023)

State-owned (Public) Parcels	Total Number of Parcels	Impact Status			Permit Status for Parcels Entered		
		Parcels Entered- No Active Work – Topsoil Stripped)	Parcels Entered (Active Work– Suspended)	Parcels Not Entered to Date	Allocation/ Consent Completed	Allocation/ Consent Application Done – Process in Progress	No Allocation/ Permit Needed ⁴⁵
Treasury parcels	39	1	5	33(*)	0	6	0
Legal entity parcels	128	10	66	52	75	1(**)	0
Non-registered	117	6	46	65	0	27(***)	25
Total – Public	284	17	117	150	75	34	25

(*) 7 of these treasury parcels have the land registry type of pasture.

(**) Expropriation to be completed as part of Overhead Transmission Line Displacement Works.

(***) 3 of these non-registered parcels are registered as park as indicated in the expropriation plans and currently allocated to the Istanbul Metropolitan Municipality. A protocol has been executed between KGM and Istanbul Metropolitan Municipality in November 2021 regarding the allocation of the properties on these parcels to the Project.

Among the treasury parcels for which allocation application has been done and allocation process is ongoing, 7 of them have land registry type of pasture (please see Appendix B.8 for the list of pasture parcels within the Expropriation Corridor). For the completion of allocation to the Project, change of allocation status by the Provincial Directorate of Agriculture and Forestry is required in line with the Pasture Law. Official applications to District Directorates of Agriculture were done in November 2020 in Arnavutkoy and September 2021 in Catalca. To date, these pasture parcels have not been entered for topsoil stripping or construction by the Project. The pasture parcels shall only be entered by the SPV and/or EPC contractor for Project works after the completion of allocation process (i.e. once the allocation status of pasture parcels are changed in line with the Pasture Law, these parcels shall be registered as road on behalf of Treasury and the Treasury shall grant right of use to KGM).

Non-registered parcels (“*tescil harici*”) are under the ownership and control of state and do not require expropriation works under the Expropriation Law. Assets on these parcels, if any, are identified through the consent letter process (described in Section 2.9.3) and managed in accordance with the requirements of respective institutions.

2.9.3. Parcels Owned by Legal Entities

Parcels owned by legal entities (128 parcels) are to be expropriated in line with the Expropriation Law. For land entry prior to completion of expropriation procedures, KGM has officially informed the legal entities having assets within the Expropriation Corridor about the Accelerated Expropriation Decision (in March 2021) and requested the institutions to provide their consent/opinion for the use of the parcels under their ownership.

Status of consent by the legal entities is summarised in Table 2-28. Expropriation process for respective parcels will be completed in due course.

⁴⁵ This is valid for parcels that are indicated as road within the expropriation plans of the Project in the current situation.

Table 2-28. Status of Consent Given by Legal Entities Allowing Land Entry by the EPC Contractor

Legal Entity	Status of Consent (“Muvafakat in Turkish”) - Given by Legal Entities to Allow Land Entry by the EPC Contractor	Number of Parcels
Ministry of Environment, Urbanization and Climate Change (*) – Housing Development Administration of Türkiye (TOKI)	Consent letter was provided for all parcels to be affected in the expropriation corridor (on 29 July 2021).	25
Ministry of Agriculture and Forestry, General Directorate of State Hydraulic Works (DSI)	Consent letter was provided for all parcels to be affected in the expropriation corridor: - 23 June 2021 - 16 July 2021 - 10 December 2021	13
Ministry of Transport and Infrastructure, General Directorate of Türkiye State Railways (TCDD)	Parcels have not been affected yet. Consent letter to be obtained/protocol to be executed in due course in line with construction planning.	3
Istanbul Metropolitan Municipality	As per the preference of the municipality, consent is provided (in the form of protocols executed between KGM and the legal entity) for each parcel to be entered on a case-by-case basis.	3
Arnavutkoy District Municipality	Consent letter was provided for all parcels to be affected in the expropriation corridor (on 13 April 2021)	9
Avcilar District Municipality	Parcels have not been affected yet. Consent letter to be obtained/protocol to be executed in due course in line with construction planning.	2
Basaksehir District Municipality	KGM – 1 st Regional Directorate has sent an official letter (on 16 March 2021) requesting consent of the municipality for the works to be conducted on related parcels. A meeting was held with the municipality in June 2021 regarding the works to be conducted and consent required. As per the preference of the municipality verbally declared during the meeting, consent is decided to be provided for each parcel to be entered on a case-by-case basis (through an instant messaging platform). On 12 December 2022, KGM – 1 st Regional Directorate has resent an official letter requesting consent of the municipality for the works to be conducted on related parcels. Consent letter was provided for all parcels of Basaksehir Municipality that has been affected from the Project on 17 January 2023.	55
Istanbul Metropolitan Municipality – General Directorate of Istanbul Water and Sewerage Administration (ISKI)	A framework protocol allowing use of parcels owned by the authority was executed on 26 April 2017. Consent for each affected parcel to be entered is provided on a case-by-case basis in the form of addendum protocols.	4
Turkish Electricity Transmission Corporation (TEIAS)	A framework protocol allowing use of parcels owned by the authority was executed on 14 March 2022. Consent for each affected parcel to be entered is provided on a case-by-case basis in the form of addendum protocols.	8
Turkish Electricity Distribution Corporation (TEDAS)	A framework protocol allowing use of parcels owned by the authority is currently under preparation.	4
Etibank Inc.	Parcels have not been affected yet. Consent letter to be obtained/protocol to be executed in due course in line with construction planning.	2
Total number of parcels		128

Status of consent given by legal entities for land entry by EPC Contractor per settlement is presented in Table 2-29.

Table 2-29. Status of Consent Given by Legal Entities Allowing Land Entry by the EPC Contractor

District	Neighbourhood	Parcels Owned by Legal-Entities	Status of Allocation/Consent				
			Parcels Entered Completed	Ongoing	Parcels not Entered Completed	Ongoing	Not Started
Amavutkoy	Hastane (Hadimkoy)	15	1		10		4
	Hadimkoy	1			1		
	Omerli	3	1		1		1
	Sazlibosna	10	4		5		1
	Yesilbayir	3			2		1
Basaksehir	Basak (Ikitelli-1)	5	2			3	
	Basaksehir (Ikitelli-2)	52	45	-		6	1
	Bahcesehir 1. Kisim (Hosdere and Tatarcik)	2	2	-			
	Sahintepe	10	7		2		1
	Samlar (Samlar and Hacimasli)	6	2	1	2		2
	Kayabasi	15	11	1	3		
	Guvercintepe	1				1	
Catalca	Nakkas	3			1		2
Avcilar	Tahtakale (Ispartakule and Firuzkoy)	2					2
Sub-total			75	1	27	10	15
Total		128	76			52	

2.9.4. Court Cases as per Expropriation Law

This section presents the status of court cases to date in the Project. Detailed description of the legal procedures in line with the Expropriation Law of Türkiye and the collaboration and support mechanisms between the KGM and SPV to ensure compliance of land acquisition process with applicable international standards is provided in Section 3.2.2.

The Project has in place Accelerated Expropriation Decisions issued by the President of Türkiye on 3 November 2020 and 3 September 2021⁴⁶ in line with Art. 27 of the Expropriation Law. Based on these decisions, KGM has the right to initiate court cases in line with the construction schedule and depending on the current expropriation budget available for payment to right holders – prioritising the parcels that are required for construction relatively earlier than other parcels. On the other hand, in this Project, KGM has prioritised negotiated settlements (consent negotiations) through Art. 8 process (purchasing method) and has been sending official notifications for invitation to negotiations to owners/shareholders of parcels in line with their Expropriation Schedule (please see Section 2.6 for the summary of Project Schedule including key dates from the Expropriation Schedule).

As part of Past Land Acquisition, KGM initially filed court cases under Art. 27 (accelerated expropriation) for 45 privately-owned parcels. However, except for 11 parcels which have been entered and active construction works were conducted (as described in Section 2.9.1, KGM, in collaboration and consultation with the SPV, has in time decided to prioritise land acquisition based negotiated settlement and dropped the Art. 27 court cases for 34 parcels. Therefore, Art. 27 court cases have been proceeded for only 11 of the 45 parcels.

For the 11 parcels for which Art. 27 court cases have been proceeded, deposition of Land Seizure Values has been completed by KGM for 9 parcels as of 3 October 2022 and 2 parcels as of 28 December 2022 as per Expropriation Law. Deposited compensation values are immediately accessible to owners/shareholders of these parcels. It should be noted that the Project obtains the legal right to access to land after Art. 27 decision.

For these parcels for which Art. 27 process has been applied by the Project as part of Past Land Acquisition, Art. 10 lawsuits have been filed by KGM in 2023. **As of end March 2023, the Art. 10 processes are ongoing for all cases.**

⁴⁶ Presidential Decree of 2021 was issued to cover the additional parcels required to be acquired in line with the latest Project design.

2.9.5. Replacement Land/Share Application for Orphan Lands as per 1/1,000 Zoning Plan Implementation

In line with the Zoning Law (Law No: 3194, 1985), there are 1/1,000 zoning plan implementation areas corresponding to the settlements crossed by the Motorway. Parcels falling under the scope of this implementation will be consolidated and reallocated to owners/shareholders in line with the conditions specified in Article 18 of the Zoning Law (e.g. maximum reduction ratios that can be applied).

For the Project, the KM chainages corresponding to areas for which 1/1,000 implementation zoning plans have been prepared are listed in Table 2-30. The execution status of the 1/1,000 implementation zoning plans is identified in the last column of the table. Accordingly, orphan agricultural or constructible plot (urban land) parts of the expropriated parcels falling within the 1/1,000 zoning plan implementation area are divided into two categories, which are further explained in the following paragraphs:

- Parcels for which development readjustment share (“duzenleme ortaklik payi – DOP” in Turkish) has already been deducted in line with the conditions set by the Law (marked in the table as “executed” or “uygulama qormus” in Turkish)
- Parcels for which development readjustment share (“duzenleme ortaklik payi – DOP” in Turkish) has not yet been deducted and the parcels are awaiting execution (marked in the table as “not executed” or “uygulama qormemis” in Turkish)

Table 2-30. Motorway KM Chainages for which 1/1,000 Scale Implementation Zoning Plans are in Place

Motorway KM Chainage for which 1/1,000 Implementation Zoning Plans are In Place	Neighbourhood	Status of 1/1,000 Scale Implementation Zoning Plan Execution for Affected Parcels
37+250 – 44+500	Hadimkoy	Not executed for the majority (Except for approximately 10-15 of the affected parcels)
	Omerli	Executed for the majority (Except for 7 of the affected parcels)
	Yesilbayir	Execution not started yet for the majority (Except for 2 of the affected parcels)
44+500 – 45+250	Deliklikaya	Not executed
48+000 – 48+800	Tatarcik (*)	Executed
50+150 – 51+300	Sahintepe (*)	Executed
51+300 – 56+450	Kayabasi (*)	Executed
56+450 – 58+350	Basaksehir-1 (Ikitelli-2)	Executed
58+350 – 59+450	Basak (Ikitelli-1)	Not executed
Bahcesehir Connection Road	Tahtakale (Ispartakule and Firuzkoy)	Executed
(*) Zoning plans are under the responsibility of TOKI.		

The orphan agricultural and constructible plot parcels along the Motorway expropriation corridor have been identified based on the expropriation plans and listed in Appendix B.5 of this RAP. In this list, all orphan private and public parcels, with remaining areas up to 500 m² have been identified. As explained previously in Section 2.7.1.6, as per the Expropriation Law and KGM's practice, KGM generally considers official applications of PAPs requesting expropriation of **agricultural orphan lands** with remaining areas of **0-100 m²** if the evaluation concludes that the remaining land remains unviable after expropriation and **constructible plots** generally less than **200 m²** if the evaluation concludes that the remaining land remains unviable after expropriation. For the constructible plot parts between 200 m² – 500 m², the usability of the parcel for construction and/or housing is evaluated by KGM on a case-by-case basis depending on the shape and area of the remaining land.

The road map for the two categories of orphan lands according to their 1/1,000 scale Implementation Zoning Plan execution status are described below:

- Parcels for which development readjustment share (“duzenleme ortaklik payi – DOP” in Turkish) has already been deducted in line with the conditions set by the Law (marked in the table as “executed” or “uygulama qormus” in Turkish)

The private and public parcels that fall under this category (with remaining unacquired area up to 500 m²) are listed below in Table 2-31 (full list of orphan parcels is provided in Appendix B.5 "Orphan Lands"). As can be seen, **there are only 4 private parcels** under this category for which the **maximum** development readjustment share applied as per Article 18 of the Zoning Law is **33%**. Only 2 of these 4 parcels have remaining areas less than 200 m² that might be considered economically unusable or undevelopable. On 2 of the parcels, there are structures on the remaining part or adjacent parcels thus it is likely that the owners/shareholder will continue use of the parcel. These parcels will be managed under this RAP as summarised below (reflected accordingly in Section 5.6):

- During the preparation of expropriation plans in 2021, unacquired parts of the parcels which are evaluated as economically unusable or undevelopable have already been included by KGM in the expropriation (e.g Ikitelli-2 Parcel no. 575/4, Basaksehir 126/5).
- List of agricultural and constructible plot parcels with unacquired parts up to 500 m² are listed in Appendix B.5. For these unacquired parts that have not been previously included in the expropriation, the owner/shareholder of the affected parcel has the right to officially apply to KGM and request acquisition of the remaining part of the expropriated parcel that is considered economically unusable or undevelopable. As per the Expropriation Law, KGM considers official applications of PAPs requesting expropriation of agricultural orphan lands with remaining areas in line with KGM's unviable land acquisition criteria.
- Every application may not conclude positive; for such cases court process option is always available to the owner/shareholder. SPV will inform the PAPs about their legal rights as described in this RAP (through distribution of GLAC and during PAP meetings to be held prior to Article 8 consent negotiations) and provide assistance in their official applications to KGM or in other processes as required. Even though the 1/1,000 scale Implementation Zoning Plan has been executed and parcels have already been adjusted under Article 18 of the Zoning Law ("*uygulama gormus*" in Turkish), in case of large scale infrastructure projects such as motorways, the Law allows for revision of the existing zoning plans by the related municipalities and/or institutions (e.g. TOKI) and thus evaluation of such parcels within the scope of revised zoning plan execution providing owners/shareholders of the orphan parcels with replacement lands/shares. Management of these parcels under revised zoning plan implementation will be monitored under this RAP and each case or issue identified during monitoring will be evaluated and managed individually in consultation with the independent Land Acquisition and Valuation Specialist of the IESC and the Lenders (please see Chapter 7 for Monitoring and Reporting) and relevant indicators. Provisional budget has been allocated within the RAP Fund (please see Section 8.2 for RAP Fund) for the compensation orphan lands based on valuation rates updated in December 2022, if this is concluded to be required based on the outcomes of the evaluation of Independent Land Acquisition and Valuation Specialist.
- Parcels for which development readjustment share ("*duzenleme ortaklik payi – DOP*" in Turkish) has not yet been deducted and the parcels are awaiting execution (marked in the table as "not executed" or "*uygulama gormemis*" in Turkish)

Orphan agricultural or constructible plot parts of the expropriated parcels will be evaluated within the scope of zoning plan execution by related authorities (e.g. municipalities, TOKI) thus the owners/shareholders of the orphan parcels will be provided with replacement lands/shares in line with the conditions defined in line with the conditions (e.g. maximum reduction ratios that can be applied) specified in Article 18 of the Zoning Law (No: 3194, 1985). Accordingly, zoning plan implementation of the related authority will be awaited and monitored for these parcels.

In parallel, the owner/shareholder of the affected parcel has the right to officially apply to KGM and request acquisition of the remaining part of the expropriated parcel. As per the Expropriation Law, KGM considers official applications of PAPs requesting expropriation of agricultural orphan lands with remaining areas. Every application may not conclude positive; for such cases court process is always available by the landowner.

Table 2-31. Orphan Agricultural and Constructible Plot Parcels for which Development Readjustment Share Has Already Been Deducted as per 1/1,000 scale Implementation Zoning Plan

District	Settlement	Land Registry Type of the Parcel	Lot	Parcel	Total Title Deed Area (m ²)	Total Expropriation Area (m ²)	Total Remaining Area (m ²)	Ownership Type	1/1,000 scale Implementation Zoning Plan Execution Status	Deduction Ratio (DOP) Applied as per Article 18 of the Zoning Law	Remarks
Arnavutkoy	Hadimkoy	Agricultural	148	4	440	135.72	304.28	Private	Executed	29%	There are structures on the remaining area, thus it is likely that the owners/shareholder will continue use of the parcel.
		Agricultural	147	1	493	96.25	396.75	Private	Executed	29%	There are structures on the remaining area, thus it is likely that the owners/shareholder will continue use of the parcel.
		Constructible Plot	596	5	188.05	103.15	84.9	Private	Executed	29%	-
Avcilar	Firuzkoy	Constructible Plot	608	1	33,036.18	32,870.08	166.1	Private	Executed	33%	-
Basaksehir	Ikitelli-2	Constructible Plot	576	2	224.09	16.05	208.04	Legal Entity	Executed	30%	Basaksehir Municipality
	Kayabasi	Constructible Plot	178	20	1,349.00	952.71	396.29	Legal Entity	Executed	27%	ISKI parcel

2.10. Independent Past Land Acquisition Audit as part of Lenders' ESDD

In April 2022, Lenders' independent E&S consultant (IESC) has been retained to undertake Environmental and Social Due Diligence (ESDD) of the Project and review the ESIA disclosure package, including this RAP, as per the applicable international standards prior to disclosure. In parallel to IESC's ESDD process, a separate Past Land Acquisition Audit (conducted by an Independent Land Acquisition and Valuation Specialist) has been commissioned in June 2022. Final Report on Past Land Acquisition, including the Corrective Action Plan has been issued by the IESC in October 2022. Further studies conducted by the Independent Land Acquisition and Valuation Specialist of the IESC for past valuation methodology assessment and review and verification of the valuation update of KGM are described in Section 5.5.4 in details.

The Past land acquisition audit identified some material non-compliances against the Project requirements and proposed various recommended actions to fully comply with the Lenders' requirements. Based on the audit recommendations, the SPV has developed a Corrective Action Plan (CAP) and started implementation of the CAP in Q3 2022 in liason with the independent land auditor which included actions such as completion of the land acquisition in stripped areas, completion of land permits for state-owned lands affected by early construction works, completion of expropriation on parcels affected by active construction, completion of crop payments to informal and formal users of affected lands, and information provision to the affected people about the status of expropriation process in collaboration with KGM. Identification of heirs for affected parcels has been initiated to ensure that corrective actions listed in the CAP adequately covers all PAPs affected by past land acquisition as previously described in Section 2.7.1.4. Status of CAP Implementation as of end March 2023 is summarised in Table 2-32 (please note that RAP entitlements and livelihood restoration packages defined in Section 5.6 and Section 5.7 will be separately provided to eligible PAPs as applicable).

Table 2-32. Status of CAP Implementation as of end March 2023

Corrective Action	Status (as reported by SPV)	Status of Actions (e.g. Consent Agreements, Court Process, Information of PAPs, etc.)	Outstanding/ Ongoing Actions
1. Completion of Expropriation by KGM for Private Parcels (8 parcels) within Active Construction Site	Completed	<p>In summary, expropriation payments have been completed for all shares for which agreement has been reached.</p> <p>In details, consent agreements were signed and compensation has been paid to:</p> <p>1) All shareholders of 6 parcels (in total 6 owners – all having the full shares of the affected parcels). Title deed transfer has been completed for all.</p> <p>2) Shareholders of 2 parcels:</p> <ul style="list-style-type: none"> - Kayabasi Parcel no. 101/1: Consent agreement was signed based on updated valuation and compensation has been paid by KGM. Title deed transfer has been completed. - Kayabasi Parcel no. 184/1: There are 2 shareholders. Expropriation payment was made to 1 of the shareholders and title deed transfer has been completed. Mutual agreement (through their lawyer) has been executed (on 29 September 2022) with the other shareholder on condition that expropriation is completed based on the updated valuation of KGM. <p>In 2023, Art. 10 lawsuit was filed by KGM for the outstanding shares of the shareholder as per the request of shareholder's lawyer as their intention is to reach an agreement at the first hearing.</p>	<p>As of March 2023, the Art. 10 lawsuit process is ongoing.</p> <p>The court process is ongoing.</p>

Corrective Action	Status (as reported by SPV)	Status of Actions (e.g. Consent Agreements, Court Process, Information of PAPs, etc.)	Outstanding/ Ongoing Actions
2. Interest Payments by KGM in line with Expropriation Law	Completed (for applications received by KGM to date)	<p>SPV, in coordination with KGM, have informed the right holders for interest payments⁴⁷ regarding their legal rights under the Expropriation Law (i.e. legal right to request interest payments for the duration between due date for expropriation payment as per Expropriation Law, and the actual date when the expropriation payment is received by the owner/shareholder).</p> <p>As of March 2023, 13 shareholders on 7 parcels applied to KGM and requested interest payment for their parcels/shares acquired as part of Past Land Acquisition (this included request for a single parcel at the active construction site – 101/1). Interest payments to all applicant PAPs have been completed by KGM.</p> <p>For the past cases, SPV, through public meetings and individual communication, has reached out to the right holders who have the right to claim interest due to delayed payments. Please see Section 6.1 for information and consultation activities done by the Project to date.</p>	In case of future applications done by shareholders affected by Past Land Acquisition, KGM will continue managing these in accordance with the Expropriation Law. In the next phases of the Project, throughout the entire land acquisition period, KGM and SPV will continue collaborating for proactive and effective information of PAPs regarding the land acquisition process and their legal rights under Expropriation Law, as well as the support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM through additional information)
3. Completion of Expropriation Payments by KGM for Parcels (61 parcels) within Stripped Areas that were acquired (partially or share based) through Art. 8 Consent Agreements	Completed	<p>For 61 affected (stripped) parcels/shares acquired as part of Past Land Acquisition:</p> <p>3.a) Consent agreements were signed and compensation has been paid to owners of 44 parcels who have full shares. Title deed transfer has been completed for all.</p>	Corrective action defined in the CAP has been completed – no outstanding/ongoing action
	Completed	<p>3.b) Consent agreements were signed and compensation has been paid to shareholders of the remaining 17 parcels (with partial shares owned by 267 different shareholders) who reached agreement with KGM for their shares. <u>Out of 267 shareholders of these 17 parcels:</u> - Past Land Acquisition (2021-2022): 96 shareholders have signed an agreement with KGM as per Art. 8. Title deed transfers have been completed for all 96 shareholders.</p>	Corrective action defined in the CAP has been completed – no outstanding/ongoing action
	Ongoing	<p>3.c) After KGM updated valuation: 112 shareholders have reached an agreement with KGM as per Art. 8. Title deed transfers have been completed for 27 shareholders.</p>	Process is ongoing for the remaining 85 shareholders.
	Ongoing	<p>3.d) In February 2023, Article 8 notifications have been sent by KGM to 59 shareholders based on Updated Valuation.</p>	Expropriation of the shares owned by these shareholders will be

⁴⁷ For the duration between due date for expropriation payment as per Expropriation Law, and the actual date when the expropriation payment is received by the owner/shareholder.

Corrective Action	Status (as reported by SPV)	Status of Actions (e.g. Consent Agreements, Court Process, Information of PAPs, etc.)	Outstanding/ Ongoing Actions
		No agreement or disagreement has been established yet with the remaining 59 shareholders. No Art. 27 lawsuits have been filed by KGM to date.	completed in line with the Expropriation Programme of KGM
4. Completion of Art. 27 Payments (Land Seizure Value) by KGM for related Parcel within Active Construction Sites	Completed	Art. 27 process, which was proceeded for 11 parcels as part of Past Land Acquisition, has been completed. Land Seizure Values for all 11 parcels have been deposited in an escrow account by KGM as per Expropriation Law For these parcels, Art. 10 lawsuits have been filed by KGM in 2023.	As of March 2023, the Art. 10 processes are ongoing. Section 2.9.4 provides further information on the court cases under Art. 27 process.
5. Crop Payments	Completed for 2021-2022 To be done for 2023 in July	Completed by EPC in August 2022 to compensate the agricultural production period of 2021-2022. Covered a total of 35 agricultural users (3 formal + 32 informal) cultivating 372 parcels (consisting of private and public lands).	SPV has completed the second round of crop payments from RAP Fund in summer 2023 to compensate the agricultural production period of 2022-2023
6. Information of PAPs regarding Land Acquisition Process	In progress	In January-February 2023, the SPV and EPC with participation of KGM representatives conducted 12 public project information meetings in 7 neighbourhoods in order to inform public about land acquisition and construction. Please see Section 6.1.1.3 for further information. The SPV has prepared a Guide to Land Acquisition and Compensation (GLAC) in English and Turkish to provide the PAPs with a concise, clear and non-technical summary of the RAP.	Additional public project information activities are planned to be held by the SPV in coordination with KGM in Q3 2023. GLAC distribution in Turkish will start upon approval by Lenders.
7. Land Entry Protocols with PAPs	In progress	In June 2022, the SPV has developed land entry and exit protocols and incorporated the completion status of expropriation to the Work Permit Form for Earthworks (see Appendix I and Appendix J). In September 2022, all construction works ongoing on active work sites have been suspended by the SPV and the EPC Contractor. Currently, there are no ongoing land entries or construction works on site. Please see Section 2.5 and 2.9.1 for mutual agreements signed with informal and formal agricultural land users.	In future, land entry will take place only after official land permit is obtained, compensation is paid and land entry protocols is signed with the owners/users of lands.
8. Relocation Process for Affected Businesses	In progress	The SPV has hired a specialised business consultancy company that will provide resettlement support for the relocation of affected businesses in line with the entitlements and measures defined in RAP. Please see Section 2.7.3 and Section 4.2.7 for detailed information on the	Business-specific resettlement planning will be initiated by SPV with support from the RAP Implementation Consultant (contracted) and the external

Corrective Action	Status (as reported by SPV)	Status of Actions (e.g. Consent Agreements, Court Process, Information of PAPs, etc.)	Outstanding/ Ongoing Actions
		affected businesses and the status of their relocation planning.	Business Consultancy Company prior to resettlement of these businesses.
9. Update of the Valuation Study by KGM	Completed	KGM has updated the Valuation Study in December 2022. Detailed information on the valuation update process and review and verification of the update with the requirements of Lenders is provided in Section 5.5.4.	Land values will be updated annually as per law.
10. Information of PAPs regarding Project Grievance Mechanism	In progress	Project Grievance Mechanism is in place and active. The Project Grievance Log is being updated periodically. Information on grievance channels available to the stakeholders is provided/refreshed as part of the ongoing stakeholder engagement activities led by Project CLO. Please see Section 6.2 for information on Project Grievance Mechanism. The Project website has been activated (http://www.nakkasotoyolu.com/).	Grievance Mechanism will be implemented throughout the Project. GLAC to be distributed to PAPs upon approval by Lenders includes information on the Project Grievance Mechanism.
11. Incorporation of the findings of Past Land Acquisition Audit Report and CAP into RAP	Completed	This RAP has incorporated the findings of Past Land Acquisition Audit Report and CAP within related section.	None
12. Completion of acquisition/allocation processes for state-owned /public) parcels	Official applications to the related authorities have been completed by the Project. Internal processes of the related authorities are in progress for some parcels. Please see Section 2.9.2 – Table 2-27 for the detailed acquisition status for different state-owned parcel categories (treasury, legal entity and non-registered parcels).	For land entry prior to completion of expropriation procedures, KGM has officially informed the legal entities having assets within the Expropriation Corridor about the Accelerated Expropriation Decision (in March 2021) and requested the institutions to provide their consent/opinion for the use/entry of the parcels under their ownership. The non-compliance identified for the Basaksehir Municipality as part of the due diligence process has been corrected with the official consent obtained from the Municipality on 17 January 2023 for all parcels affected by the Project.	For the ongoing processes, Project has done official applications and been following-up the processes with the related authorities. The SPV/EPC will only enter lands upon completion of the permitting/allocation processes in line with the related national legislation.

2.11. Cumulative Land Acquisition and Resettlement Impacts

Other projects/developments assessed in the Project ESIA (ERM, 2023 – Chapter 7 “Cumulative Impact Assessment”) in consideration of their temporal and spatial overlapping status with the Nakkas-Basakşehir Motorway Project are listed in Table 2-33.

Projects and Developments that may Contribute to Cumulative Impacts

An assessment of the parcels that are cumulatively affected by both Nakkas-Basakşehir Motorway Project land acquisition, and (i) other project/developments, and (ii) other Project/associated facilities (i.e. temporary construction facilities such as mobilisation site, concrete plant, OHTL), has been conducted as part of this RAP by using geographical information system (GIS) tools and through analysis of the expropriation plans of the Project;

(i) Other Projects/Developments in the Region Contributing to Cumulative Impacts

The route of each project/development considered for cumulative impact assessment are presented in Figure 2-32. Based on an analysis of the available data, it has been concluded that there are 10 parcels in Nakkas neighbourhood in Catalca district (at the location of Yesilbayir Interchange around KM 36+540) that have been previously acquired (partially) by the Northern Marmara Motorway – Section 1 expropriation works and will be subject to additional expropriation by Nakkas-Basakşehir Motorway Project (Section 8 of the Northern Marmara Motorway). Other projects/developments are not anticipated to result in cumulative land acquisition and resettlement impacts with the Nakkas-Basakşehir Motorway Project.

Table 2-33. Other Projects/Developments and Potential for Cumulative Land Acquisition and Resettlement Impacts

Other Project/Development	Construction Status	Overlapping Status with the Nakkas-Basakşehir Motorway Project	Number of Parcels with Parts Acquired by Both Projects	Potential for Cumulative Impacts due to Acquisition of Parcels that were Acquired by Other Projects/ Developments
Northern Marmara Motorway – Section 1 (Avrupa Otoyolu Yatirim ve Isletme A.S.)	Completed	Crosses the Project RoW at the location of Yesilbayir Interchange at around KM 36+540	10 (private)	Yes
Halkali-Istanbul Airport Metro Line Project (AYGM)	Under construction	Crosses the Project RoW through an <u>underground tunnel</u> at KM 54+450	None (Expropriation Law does not require expropriation for tunnels)	No
Basakşehir – Kayasehir Metro Line Project (AYGM)	Completed	Crosses the Project RoW through an <u>underground tunnel</u> at KM 55+500	None (Expropriation Law does not require expropriation for tunnels)	No
Halkali-Ispartakule-Cerkezkooy High Speed Railway Line (AYGM/TCDD)	Not started	<u>Does not cross</u> the current Project RoW – used to overlap with the cancelled section of the Yesilbayir Connection Road	None	No
Canal Istanbul Project ⁴⁸ (AYGM)	Not started	Crosses the Project RoW at KM 51+300	None	No

⁴⁸ Project ESIA (ERM, 2023) reports that based on the information provided by Nakkas Otoyol A.Ş., Canal Istanbul and Nakkas-Basakşehir Motorway Projects are separate projects having no relation with each other.

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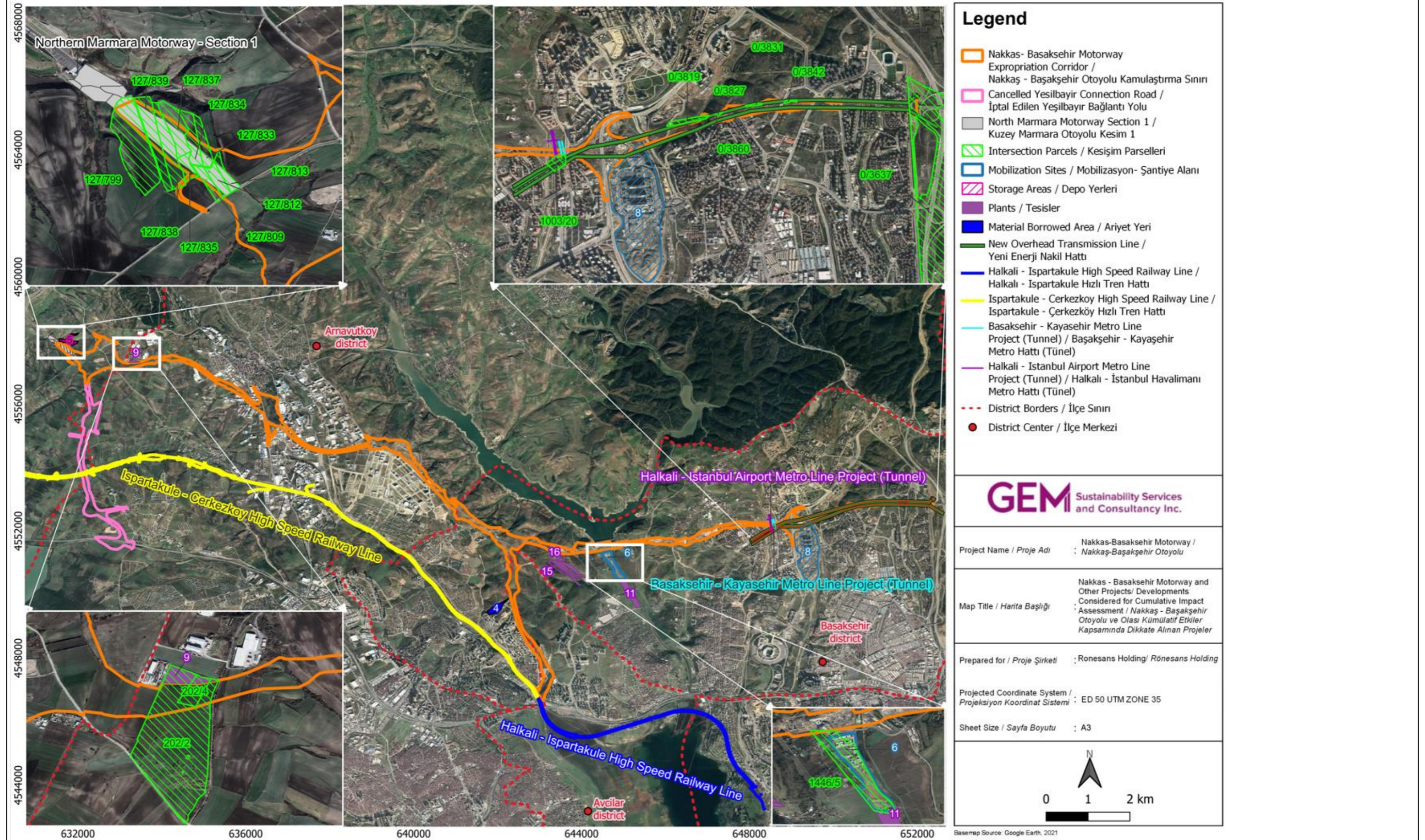


Figure 2-32. Nakkas-Basaksehir Motorway and Other Projects/Developments Considered for Cumulative Impact Assessment

The parcels subject to cumulative land acquisition and resettlement impacts in Nakkas neighbourhood of Catalca district are listed in Table 2-34. As a result of additional expropriation to be done by Nakkas-Basaksehir Motorway Project, parts remaining from previous expropriation works on 2 parcels will be expropriated so that they will not have any orphan lands. On the other hand, for the remaining 8 parcels, the area expropriated will increase and the owners/shareholders and users of these parcels will experience cumulative impacts that will be compensated by the RAP as described in the Entitlements Matrix (please Section 5.6).

Table 2-34. Parcels Cumulatively Affected by Expropriation (Other Projects) in Nakkas Neighbourhood

No	Lot/ Parcel No.	Total Title Deed Area (m ²)	Area subject to Expropriation (m ²)		Cumulative Area Subject to Expropriation by both Projects (m ² /%)		Remaining Title Deed Area (m ²)			Number of Owners/ Share holder	Number of Users
			Northern Marmara Motorway - Section 1	Nakkas- Basaksehir Motorway	m ²	%	Total	Right	Left		
1	127/ 799	73,289.68	14,053.85	1,810.39	15,864.24	21.6	57,425.44	57,425.44	-	29	-
2	127/ 839	30,248.81	12,677.74	3,642.15	16,319.89	53.9	13,928.92	10,128.57	3,800.35	29	-
3	127/ 838	28,558.79	12,784.11	4,459.66	17,243.77	60.4	11,315.02	9,628.64	1,686.38	25	1
4	127/ 837	23,942.26	10,660.94	3,483.52	14,144.46	59.0	9,797.80	-	9,797.80	1	-
5	127/ 835	8,294.86	4,451.39	2,753.36	7,204.75	86.9	1,090.11	1,090.11	-	9	1
6	127/ 834	16,752.48	6,648.93	2,987.85	9,636.78	57.5	7,115.70	-	7,115.70	7	1
7	127/ 833	12,729.99	3,370.04	3,049.97	6,420.01	50.4	6,309.98	-	6,309.98	7	-
8	127/ 809	9,009.39	4,725.03	1,408.93	6,133.96	68.1	2,875.43	2,875.43	-	7	1
9	127/ 812	10,203.23	9,626.09	577.14	10,203.23	100.0	0.00	0.00	0.00	3	
10	127/ 813	8,428.32	6,189.60	2,238.72	8,428.32	100.0	0.00	0.00	0.00	2	1

Besides these other projects/other developments, the **Regulation on Facilities that will be Built or Opened Adjacent to Roads** defines the following **Setback Distances** for residential buildings, commercial buildings and hazardous materials storage facilities:

- For residential buildings – 5 meters from the road boundary (defined as property boundary in case of expropriated parcels)
- For commercial buildings – 25 meters from the road boundary (defined as property boundary in case of expropriated parcels)
- For hazardous materials storage facilities – 50 meters from the road boundary (defined as property boundary in case of expropriated parcels)

Based on the information provided by the SPV, the expropriation corridor of the Nakkas-Basaksehir Motorway Project has been shared with the institutions responsible from development of zoning plans in the area. The SPV and the EPC Contractor have reviewed the zoning plans related to the Motorway route and confirmed that the setback distances applicable to the Nakkas-Basaksehir Motorway have been considered in the related zoning plans.

ii) Other Project/Associated Facilities Contributing to Cumulative Impacts

There are 10 parcels that are affected by both Nakkas-Basaksehir Motorway and other Project facilities, including the mobilisation site, concrete plant and displaced OHTL (please see Section 2.7.5), as listed in Table 2-35. Among these parcels, only parcel 1446/5 in Sahintepe (EAK Mobilisation Site), has 2 private shareholders. Other parcels affected cumulatively are owned by legal entities or treasury. The field-based cumulative impact assessment study to be conducted in parallel to RAP implementation will cover 2 private shareholders affected by cumulative impacts.

Section 1 of the existing Northern Marmara Motorway has been identified as the only other project that may cause potential cumulative land acquisition and resettlement impacts in Nakkas neighbourhood in Catalca district. Number of owners and users of the affected parcels as identified during the RAP surveys are presented in Table 2-34.

As part of RAP implementation, a field-based supplementary cumulative impact assessment study will be conducted by a team of qualified third-party experts including social and valuation specialists (to be commissioned by SPV). The framework of the study is summarised below:

- Impact types and actual significance of cumulative economic impacts on PAPs (e.g. whether their livelihoods are land based and by considering ownership of adjacent parcels by PAPs) will be determined, and household-specific additional compensation requirements, if any, will be specified.
- Any potential impact on the owners/shareholders due to setback distances reflected in the relevant zoning plans developed and implemented in the area where the Project is located, will be identified and assessed.
- Any potential impact on land value due to any regulatory restrictions particularly in zoned areas will be identified and assessed based on a review of applicable requirements of the national legislation.
- Any potential impact of the Project on the environmental, land use, etc. conditions affecting economic activities of users of remaining lands (such as reduced groundwater level at water wells at remaining parcels due to modified geological conditions, geometry of the remaining parcels, etc.)

Based on this study, specific actions to manage/mitigate potential cumulative impacts will be identified and implemented by the SPV during RAP implementation. The RAP Budget (Section 8.2) includes provisions for the compensation of cumulative impact.

Table 2-35. Parcels Cumulatively Affected by Expropriation (Other Facilities)

Neighbour hood	Parcel No.	Ownership	Facility / Type of Land Acquisition	Total Title Deed Area (m ²)	Area subject to Expropriation (m ²)		Cumulative Area Subject to Expropriation by both Projects (m ²)		Remaining Title Deed Area (m ²)	Number of Users
					Nakkas-Basaksehir Motorway	Associated Facilities	m ²	(%)		
Yesilbayir	202/4	Legal entity (TOKI)	Yesilbayir Concrete Plant (Batch Plant) (ID: 9) – Temporary acquisition	14,899.79	11,928.39	2,971.40	14,899.79	100.0	0.00	No previous industrial use – Agricultural use (informal) by Yesilbayir PAPs
	202/2	Legal entity (TOKI)		220,532.44	32,918.33	12,177.31	45,095.64	20.4	175,436.80	
Sahintepe	1446/5	Legal Entity (TOKI) + Legal Entity (EPP) + 2 private owners	EAK Mobilisation Site (ID: 6) – Permanent acquisition	200,408.26	2,425.49	130,638.59	130,638.59	65.2	67,344.18	PAPs in Sahintepe reported previous use by their community for agriculture and grazing
Basak (Ikitelli-1)	0/3637	Treasury	OHTL Pylon (74B, 74A, 13A) – Permanent acquisition	3,132,197.07	18,790.94	83.68	18,874.62	0.6	3,113,322.45	No previous agricultural or industrial use identified
Basaksehir 2 (Ikitelli-2)	0/3842	Legal entity (Basaksehir Municipality)	OHTL Pylon (YDR.71) – Permanent acquisition	3,245.54	2,474.44	16.82	16.82	0.5	754.28	No previous agricultural or industrial use identified
	0/3831	Legal entity (Basaksehir Municipality)	OHTL Pylon (YDR.70) – Permanent acquisition	4,429.36	3,116.36	51.30	3,167.66	71.5	1,261.70	No previous agricultural or industrial use identified
	0/3827	Legal entity (Basaksehir Municipality)	OHTL Pylon (YDR.69) – Permanent acquisition	1,262.38	1,160.28	19.10	1,179.38	93.4	83.00	No previous agricultural or industrial use identified
	0/3860	Legal entity (Basaksehir Municipality)	OHTL Pylon (YDR.69) – Permanent acquisition	148.49	99.69	17.10	116.79	78.7	31.70	No previous agricultural or industrial use identified
	0/3819	Legal entity (Basaksehir Municipality)	OHTL Pylon (YDR.68) – Permanent acquisition	23,946.53	3,570.43	95.01	3,665.44	15.3	20,281.09	No previous agricultural or industrial use identified
	1003/20	Treasury	OHTL Pylon (YDR.23) – Permanent acquisition OHTL Pylon – Permanent acquisition (YDR.211)	28,233.87	713.60	215.46	929.06	3.3	27,304.81	No previous agricultural or industrial use identified

2.12. Potential Additional Expropriation Works

This RAP has been prepared based on the current expropriation plans approved by KGM. Final Motorway Design Approval for the Expropriation Corridor is foreseen to be obtained from KGM within Q3 2023. No major change on the boundaries of the Expropriation Corridor is anticipated during the final motorway design approval process of KGM. Potential displacement impacts of any minor local change that may occur during the final design approval process of KGM or other additional expropriation work requirements that might come up following the finalisation of this RAP (before or after the start of construction or during operations) due to the reasons that are exemplified below, will be managed in line with this RAP. As such, in case potential future land acquisition/expropriation is required in the Project, RAP Addendum documents will be prepared and implemented by the SPV in accordance with the principles of this RAP in collaboration with KGM to address specific displacement impacts as detailed in RAP – Section 5.1 and Section 5.6 and other sections as relevant: Service and/or rest areas that may be decided by KGM to be included in the Project in future (noting that there are no service stations/rest areas planned as part of the existing road design as indicated in RAP – Section 2.4.3)

- Technical requirements that may emerge during construction for safety and stability of the Motorway (e.g. in case additional slope stability measures are needed at embankment or fill locations, additional drainage channels for management of surface runoff at the Motorway, etc.)
- PAP requests for additional underpasses, overpasses, culvert
- Displacement of existing infrastructure of other related institutions (e.g. OHTL, gas pipelines, etc.)
- Significant operation phase E&S impacts

In line with the Project ESAP, the SPV will provide a written notice of any unanticipated resettlement impacts that arise during construction, implementation or operation of the Project that were not considered in the RAP and promptly inform the Lenders of the occurrence of such risks and impacts with a detailed description of the event and proposed corrective action.

3. Institutional and Legal Framework

3.1. Institutional Framework

Administrative structure in Türkiye consists of central administration (“*merkezi idare*”) and local administrations (“*yerinden yönetim*”). The central administration units, with responsibilities relevant to the Project from the perspective of land acquisition and RAP implementation are presented in Figure 3-1.

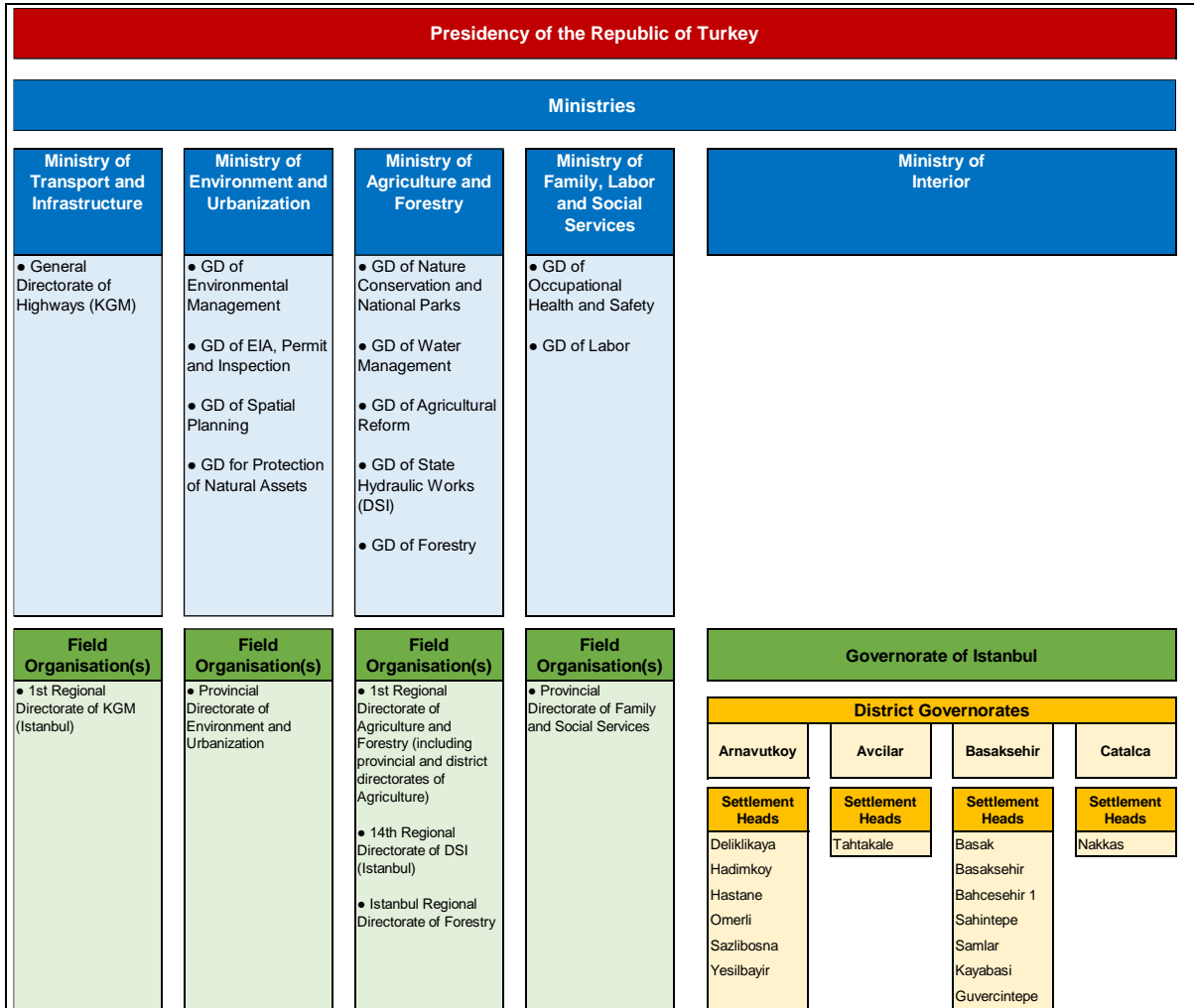


Figure 3-1. Institutional Framework relevant to the RAP – Central Administration⁴⁹

In line with the Constitution of the Republic of Türkiye, the central administration has the power of administrative tutelage over the local administrations in the framework of principles and procedures set forth by law with the objective of ensuring the functioning of local services in conformity with the principle of the integrity of the administration, securing uniform public service, safeguarding the public benefit and meeting local needs properly.

⁴⁹ Türkiye is divided into 81 provinces on the basis of geographical situation, economic conditions, and public service requirements; provinces are further divided into lower levels of administrative units namely, districts (“*ilce*”), neighbourhoods (“*mahalle*”) and villages (“*koy*”). There are also hamlets (“*bagli*”), which are smaller settlement connected to villages. By the Law on the Establishment of Fourteen Metropolitan Municipalities and Twenty-Seven Districts and Amendments at Certain Law and Decree Laws (Law No. 6360, 2012), the legal statuses of villages within the boundaries of metropolitan municipalities have been abolished and transformed to neighbourhoods. As a metropolitan municipality, all settlements under the districts are in the form of neighbourhoods and there are no villages or hamlets in Istanbul.

Each province/district is administered by the local units of the government. These are Governorates (“*Valilik*”) at the provincial level and District Governorates (“*Kaymakamlık*”) at the district level. Head of the provincial administration is governor (“*vali*”). Districts are governed by district governors (“*kaymakam*”).

With regard to local administrations, Istanbul has a Metropolitan Municipality⁵⁰. The boundaries of the Istanbul Metropolitan Municipality overlap with the administrative boundaries of the province. Under the Istanbul Metropolitan Municipality, the following district municipalities serve the neighbourhoods that are affected by land acquisition (see Figure 3-2):

- Arnavutkoy District Municipality
- Avcilar District Municipality
- Basaksehir District Municipality
- Catalca District Municipality

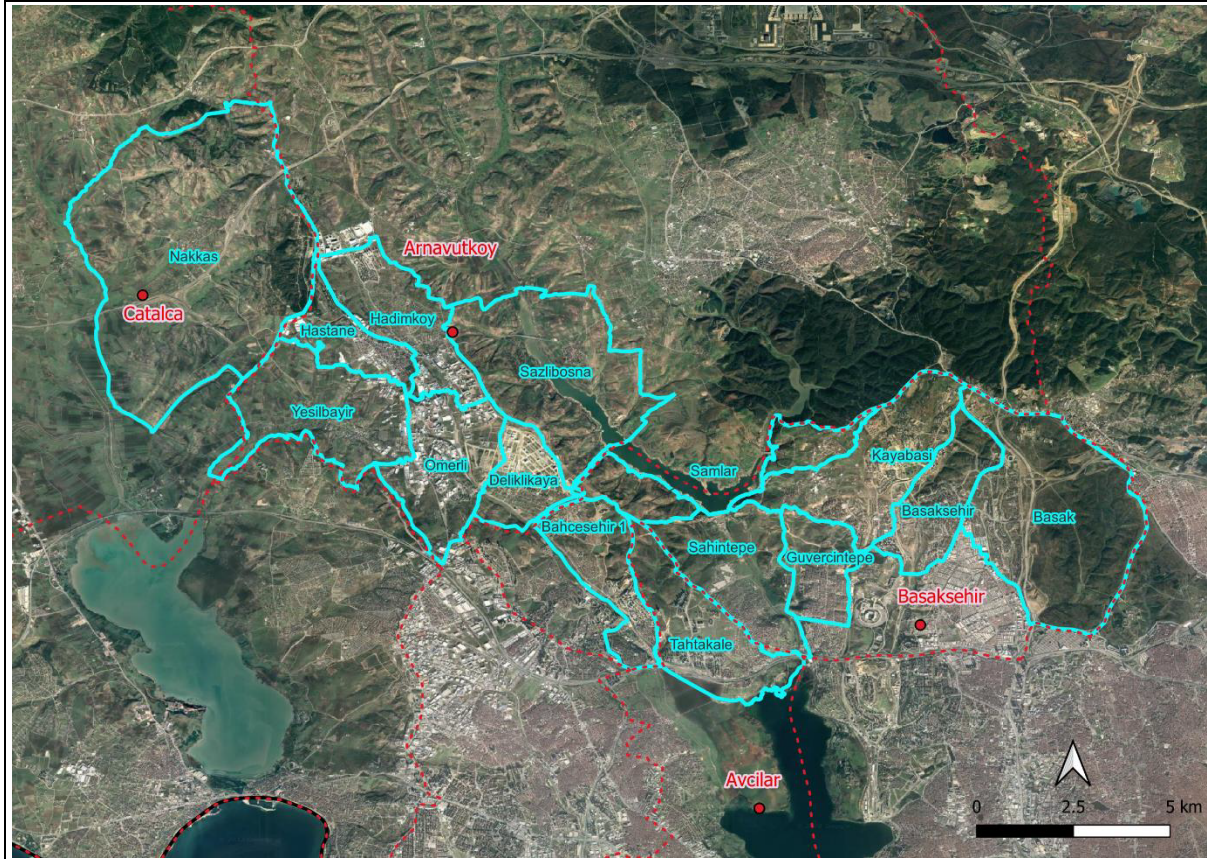


Figure 3-2. Map of District Municipalities and Neighbourhoods with Parcels affected by the Project

⁵⁰ In Türkiye, municipalities are organised as metropolitan municipalities with metropolitan district municipalities, provincial (non-metropolitan) municipalities with district municipalities, and town municipalities. The role of these municipalities is to provide public services to local communities. With recent Law No. 6360, metropolitan municipalities now number up to 30 and special provincial administrations in the provinces holding metropolitan municipality status were abolished. Furthermore, town municipalities within metropolitan municipalities were abolished and transformed to neighbourhoods. At the local level, elected municipality mayors ("*belediye baskan*") and elected heads of neighbourhoods/villages ("*mukhtar*") are the representatives of the administrative structure.

Granting Authority – KGM

KGM carries out expropriation procedures through the Directorate General of Highways– Department of Immovables and the Regional Directorates – Immovables Chief Engineering Department reporting directly to the Directorate General.

The duties of the Immovables Department and Chief Engineering Departments are summarised as follows;

- Developing expropriation plans based on the final design
- Developing zoning sheets as a basis for zoning modification
- Developing forest permit and easement plan
- Developing valuation maps and valuation
- Carrying out expropriation procedures and correspondence
- Immovable property and savings process management
- Carrying out activities and procedures related to borrow pits.

The data required for developing valuation maps and valuation, which is among the duties of the Chief Engineering Departments, is provided by private topographical mapping companies through service procurement tenders. KGM calls out for tenders for “Immovable Valuation Engineering Services” to procure the data required on expropriation routes since 2002. The engineering companies that are awarded the immovable valuation engineering services shall carry out their activities in accordance with KGM’s Technical Specifications for the Services to be Procured for the Valuation of Immovables issued in February 2019 (referred to as “Valuation Technical Specifications”).

Key responsibilities of the KGM in the execution of the processes under Expropriation Law is summarised below (please see Section 8.1.1 for detailed responsibilities and implementation arrangements for KGM):

- Establishing valuation and negotiation commission (subject to approval of Directorate General of Highways)
- Valuation of lands, assets, trees, crops as applicable
- Sending invitation letters to PAPs as per Art. 8 of the Law
- Consultations and Negotiations with PAPs as per Art. 8 of the Law
- Payment of expropriation costs to PAPs as approved by the Directorate General of Highways
- Title deed transfer of lands/assets expropriated through consent agreements
- Initiation of court process for parcels/assets where consent agreement could not be obtained
- Payment for PAPs based on court decisions and title deed transfer
- Evaluation of acquisition applications for orphan lands
- Timely allocation of lands after land permits are obtained to the SPV /EPC to initiate construction in line with the construction schedule
- Collecting and management of requests, grievances of PAPs regarding the expropriation process conducted in line with Expropriation Law.
- Coordinate and undertake any additional to be undertaken by KGM based on Project developments
- Establish a Project Implementation Unit under the Directorate General of KGM – Department of Operations (as detailed in Section 8.1.2)
- Collaborate with the SPV regarding stakeholder engagement, management of grievances, RAP monitoring and data exchange as required for RAP implementation in line with international standards

KGM has established a Project Implementation Unit (PIU) under the Directorate General – Department of Operations formed by related personnel of KGM (at the Directorate General and Regional Directorate levels), and SPV. The organisational arrangements and responsibilities regarding the implementation of RAP and the structure of the PIU is further described in Chapter 8.

3.2. National Legislation

3.2.1. Constitution of the Republic of Türkiye

The Constitution of the Republic of Türkiye is the fundamental legal document governing the expropriation of land, setting out the framework of the expropriation process under Article 46 as presented below:

Article 46⁵¹ - The State and public corporations shall be entitled, where the public benefit requires, to expropriate privately owned real estate wholly or in part and impose administrative servitude on it, in accordance with the principles and procedures prescribed by law, provided that the actual compensation is paid in advance.

The compensation for expropriation and the amount regarding its increase rendered by a final judgment shall be paid in cash and in advance. However, the procedure to be applied for compensation for expropriated land for the purposes of carrying out agriculture reform, major energy and irrigation projects, and housing and resettlement schemes, afforestation, and protecting the coasts, and tourism shall be regulated by law. In the cases where the law may allow payment in instalments, the payment period shall not exceed five years, whence payments shall be made in equal instalments.

Compensation for the land expropriated from the small farmer who cultivates his/her own land shall be paid in advance in all cases. An interest equivalent to the highest interest paid on public claims shall apply in the instalments envisaged in the second paragraph and expropriation costs not paid for any reason.

3.2.2. Expropriation Law of Türkiye (No. 2942, 1983)

The expropriation process in Türkiye is undertaken as per the requirements of the Expropriation Law (Law No. 2942, 1983). A summary of the expropriation process implemented by KGM as per the Expropriation Law of Türkiye is presented in Figure 3-3. Detailed description of the relevant articles of the Law are presented in Appendix E.1. As detailed in Chapter 8, the SPV will collaborate with and assist KGM to ensure compliance of land acquisition and resettlement process with applicable international standards.

The objective of the Law is to define the principles and procedures applicable to the following;

- expropriation of immovable assets, owned by private natural or legal persons and by the State and public corporations, where the public benefit requires;
- calculation of the expropriation value;
- registration of immovable assets or servitude (easement rights) in the name of the administration, to which the right and authority to expropriate has been assigned;
- retrieving immovable assets that have not been used;
- transfer of immovable assets between administrations; and
- resolution of conflicts stemming from the mutual rights and reciprocal obligations governed by the Law.

The Expropriation Law of Türkiye recognises the rights of persons who have formal legal rights to the land (owners/shareholders of the affected land and formal users of the state-owned lands such as users of treasury parcels with adequate pay – “*ecrimisil*”) or assets including customary rights (“*zilyet*” – possessor rights). Regarding the compensation of assets and trees of **informal users of affected lands** (except forest and pasture lands), Article 19 of the Expropriation Law stipulates that “*For the expropriation of the land with a title deed belonging to others, unclaimed lands and/or lands that have not been 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 (“zilyet”)*”. Regarding the compensation of **crops**, Article 20 of the Expropriation Law stipulates that “*Evacuation of cultivated lands that are expropriated is done at the end of the harvesting period. In cases when it is not possible*

⁵¹ <https://www.anayasa.gov.tr/en/legislation/turkish-constitution/>

to delay evacuation until the harvesting period, the authority responsible from expropriation (in this case KGM) can request evacuation of lands on condition that the standing crops are compensated based on the compensation values to be determined by the courts. Should the crop compensation is taken into account as part of valuation conducted per Article 11 and 12 of the Expropriation Law, it is not required to repeat the valuation and compensation of crops”.

Accelerated Expropriation (Art. 27)

As per the Art. 27 of the Expropriation Law, the immovable property subject to expropriation may be seized through accelerated expropriation under three circumstances; (i) in situations for which President takes decision regarding the need for national defense in the scope of the implementation of the Law on National Defense Obligations (Law No: 3634); (ii) in situations of emergency determined by the Presidential decision, or (iii) in extraordinary situations as envisaged by special laws. In such cases/situations, upon the request of the relevant administration, a court may decide on the seizure of the immovable property under the principles set forth in Article 10 on condition that the procedures other than valuation shall be completed afterwards. Appendix E.1 provides the full text of Art. 27.

The Project has in place Accelerated Expropriation Decisions issued by the President of Türkiye on 3 November 2020 and 3 September 2021⁵² in line with Art. 27 of the Expropriation Law.

As part of Past Land Acquisition process of the Project, KGM has prioritised consent agreements through Art. 8 process and considered filing Art. 27 court cases for the following cases (in line with the construction schedule and depending on the current expropriation budget available for payment to right holders – prioritising the parcels that are required for construction relatively earlier than other parcels), as summarised in Figure 3-3. Information on Art. 27 cases filed to date is provided in Section 2.9.4 in detail:

- i. in case negotiations between KGM and the owners/shareholders of the affected parcels fail
- ii. in case the owners/shareholders of the affected parcels do not attend the negotiation meetings even though official invitations to negotiation meetings have been sent by KGM or
- iii. in case the owners/shareholders of the affected parcels attend the negotiation meetings but do not agree to sign disagreement protocols.

For ongoing/future expropriation process, Art 27 will be a last resort if there is urgent need for construction purposes and will not be initiated by KGM until;

- All owners/shareholders/heirs/users are identified;
- All of the affected PAPs are consulted;
- All right holders are invited for negotiations; and
- Only if the negotiated settlements fail.

The justification for all Art 27 cases will be monitored internally and externally through RAP monitoring studies.

Upon execution of Land Seizure Decisions with the finalisation of Art. 27 court case, affected owners/shareholders and heirs of deceased owners are notified through returned letters sent by KGM indicating that the Land Seizure Decisions have been executed by courts and deposited compensation values are immediately accessible to them.

As presented in Figure 3-3, under Art. 27 process, after initiation of Art. 27 court case, the Land Seizure Value is initially determined by the Court and deposited to the bank account of the landowners/shareholders prior to land seizure (land entry). Landowners can access the compensation amount determined by Art. 27 process if shareholders for each parcel are known.

The price determined at Art. 27 court decision can be challenged through Art 10 process (determination of the “Final” Expropriation Value), which is initiated by KGM in line with the Expropriation Law following Art. 27 decision (through filing Art. 10 court cases). If the final court value is above the initial court price, they will be paid for the difference (set-off between the Land Seizure Value and Expropriation Value) at the end of Art. 10 process.

⁵² Presidential Decree of 2021 was issued to cover the additional parcels required to be acquired in line with the latest Project design.

SPV obtains the legal right to access to land after Art. 27 decision even if Art. 10 process has not been initiated by KGM. On the other hand, in line with the instructions of KGM Directorate General – Department of Immovables and the Regional Directorates, Art. 10 court cases are opened by the KGM 1st Regional Directorate. KGM has internally decided for this Project that Art. 10 court cases will be opened within 1 month following the finalisation of Art. 27 court cases to accelerate the acquisition of all land rights as early as possible to allow people's access to the full compensation value.

Coordination between KGM and SPV in case of Court Processes

Actions will be undertaken by KGM to ensure smooth land acquisition process will include but not limited to: ensuring fair compensation through updated valuation based on market prices; prioritisation of negotiation in line with Art. 8 prior to court process; , filing the Art. 10 lawsuits after finalisation of Art. 27 process by KGM within a reasonable timeframe (determined by KGM as 1 month) and making payments in time to ensure all affected people are compensated before land entry.

SPV's additional support will be in place as described below to ensure meaningful and timely engagement with all PAPs including heirs of deceased people and avoid any potential disadvantages on PAPs that would have been experienced in lengthy court process. The SPV also make additional compensation and provide livelihood support packages to each affected group under RAP Fund in order to avoid potential negative impacts on landowners due to court process and meet the requirements of international lenders (further summarised in Figure 3-4) and these are mitigations to avoid potential negative impacts on landowners due to court process.

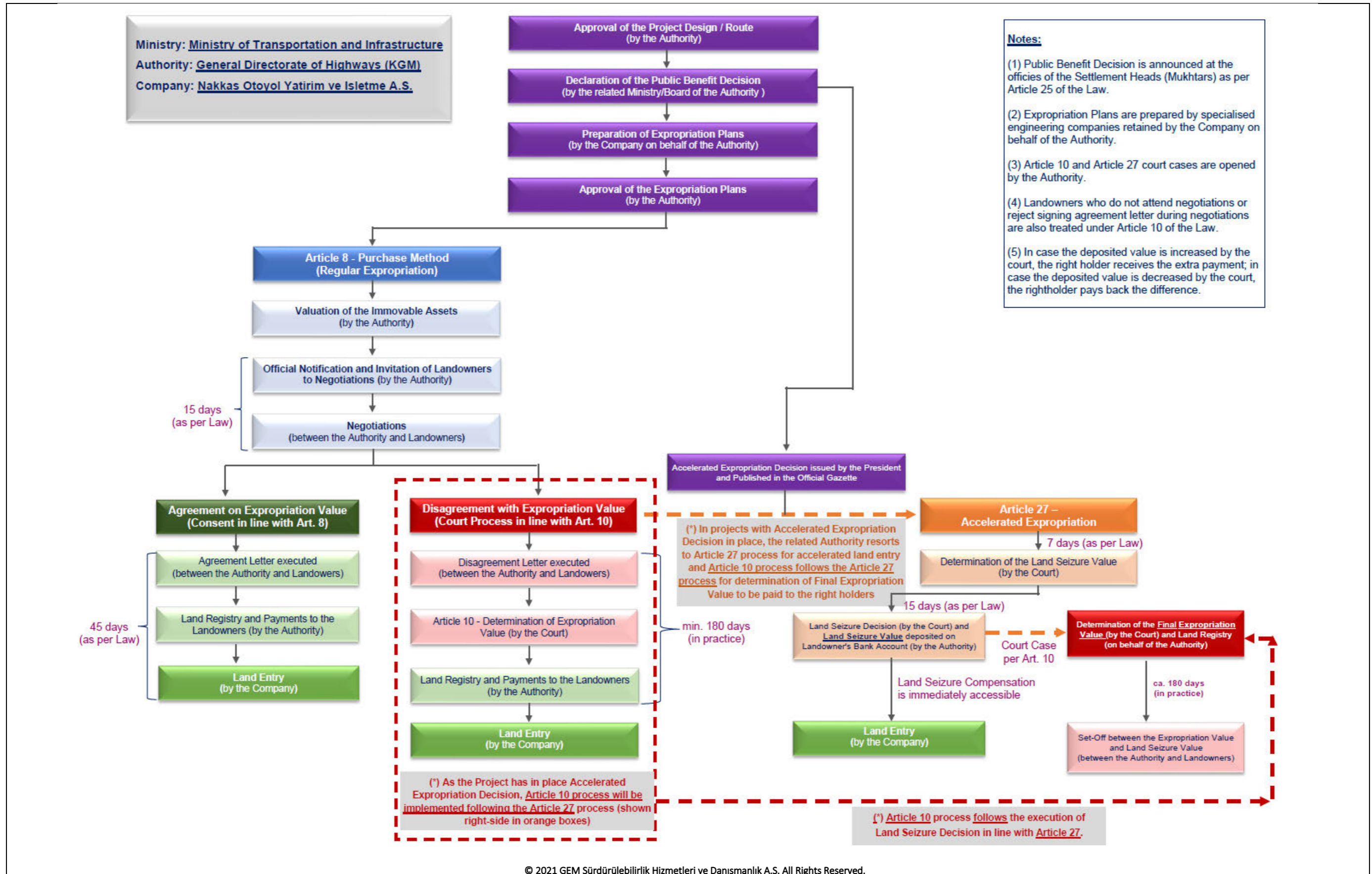
- As set out in the RAP, KGM has finalised Updated Valuation Study in December 2022 based on the valuation update study completed by the national engineering firm appointed by the SPV (in September 2022) with the approval of KGM. The valuation update study has taken into consideration the current market prices, landmark court decisions, precedent sales values, current building unit prices published by the Ministry of Environment, Urbanization and Climate Change, etc. The valuation study will be updated annually for remaining parts.
- For ongoing/future expropriation process (for parcels that have not been expropriated to date –) based on updated Valuation Study of December 2022, consent agreements through Art. 8 process in line with the Expropriation Law (purchase method) is prioritised. Owners and heirs of the parcels (heirs of the deceased owners) have been identified by the SPV and the SPV has been and will continue coordinating notifications sent by KGM to owners/shareholder and/or heirs of the parcels and follow-up returned notifications in line with the Expropriation Programme agreed between KGM and SPV. Prior to Art. 8 consent negotiations to be held by KGM in line with the Expropriation Law, the SPV in cooperation with an expropriation officer appointed by KGM, shall inform owners/shareholders and/or heirs of the parcels regarding land acquisition process and legal rights under Expropriation Law, actions required to be completed by heirs of the parcels for accessing their legal rights, support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM, etc.

In January-February 2023, SPV with participation of KGM representatives has conducted 12 public project meetings to inform PAPs about land acquisition and construction in 7 neighbourhoods along the route to inform public (particularly owners and heirs of affected parcels) and stakeholders prior to start of expropriation process. Information on the meetings and feedback received from the public has been incorporated to Project SEP in February-March 2023.

A Guide to Land Acquisition and Compensation (GLAC) has been prepared in English and Turkish to provide a concise, clear and non-technical summary of the RAP. GLAC has been reviewed by KGM and their feedback and input has also been incorporated to the document. The GLAC upon approval by Lenders will be delivered and presented to PAPs.

- Following the receipt of invitation letters by the owners/shareholders based on the Updated Valuation Study of KGM (finalised in December 2022), the SPV has started holding face to face meetings with the owners/shareholders and coordinating with KGM to ensure that Art. 27 processes are not initiated without negotiations are conducted with them. Accordingly, Art. 27 process will only be initiated by KGM for owners/shareholders who do not accept reaching an agreement with KGM under Art. 8 process.

- Prior to filing of Art. 27 court cases by KGM, the SPV shall assist KGM to ensure that all owners/shareholders and lawful heirs of the parcels are identified (heir identification process has been initiated by SPV in November 2022 prior to Article 27 court cases and largely completed in December 2022), where possible SPV reached and informed landowners on land acquisition process, their legal rights under the Expropriation Law, RAP including eligibility and entitlements). The SPV has also started individually contacting and assisting the heirs of deceased owners to obtain their inheritance certificates from the closest notary (where necessary by providing assistance for travel) and cover the notary fees, transportation fees from the RAP Small Costs Fund (this is part of RAP Fund). The SPV has informed KGM on an ongoing basis regarding the identified heirs of the parcels and cooperate with KGM to ensure that inheritance certificates of the heirs of the parcels are appended to the files to be submitted to related courts by KGM.
- As part of Art. 27 and Art. 10 court processes, the SPV will assist KGM to ensure that the owners/shareholders and heirs of the parcels are notified about the court decisions that are delivered through certified mails and informed about the upcoming stages of the expropriation process and the RAP implementation as part of the Project (e.g. delivery of entitlements, payments to be provided from RAP Fund, etc.).
- As part of Art. 27 and Art. 10 court processes, the process of deposition of land seizure and/or expropriation fees to bank accounts of owners and heirs of the parcels shall be followed up by the SPV and KGM shall be consulted for completion of the process within a reasonably short timeframe.
- As part of Art. 27 and Art. 10 court processes, all owners and heirs of the parcels who were identified before shall be informed by the SPV about the court decisions and shall be guided about the next part of the process (e.g. Full Replacement Cost to be provided from RAP Fund to reimburse depreciation applied only for buildings/structure valuation).
- As part of Art. 10 court processes, the SPV in collaboration with KGM will monitor the title deed registration and bank transaction processes of owners/shareholders and heirs of the parcels to verify that such processes progress smoothly.
- The updated Valuation Report is likely to help avoiding cases leading to decreased land seizure values. Nevertheless, the SPV will follow and keep track of the Art. 27 and Art. 10 decisions of the courts in collaboration with KGM (including the valuation amounts and set-off requirements decided at the end of each process) to identify such cases, if any, and develop and implement corrective actions on a case by case basis in consultation and agreement with the Lenders as required.



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Figure 3-3. Summary of Expropriation Process as implemented by KGM in line with the Expropriation Law of Türkiye (No. 2942, 1983)

COMPANY SUPPORT TO BE PROVIDED THROUGHOUT THE EXPROPRIATION INVOLVING ARTICLE 27 PROCESS FOR COMPLIANCE WITH LENDERS REQUIREMENTS

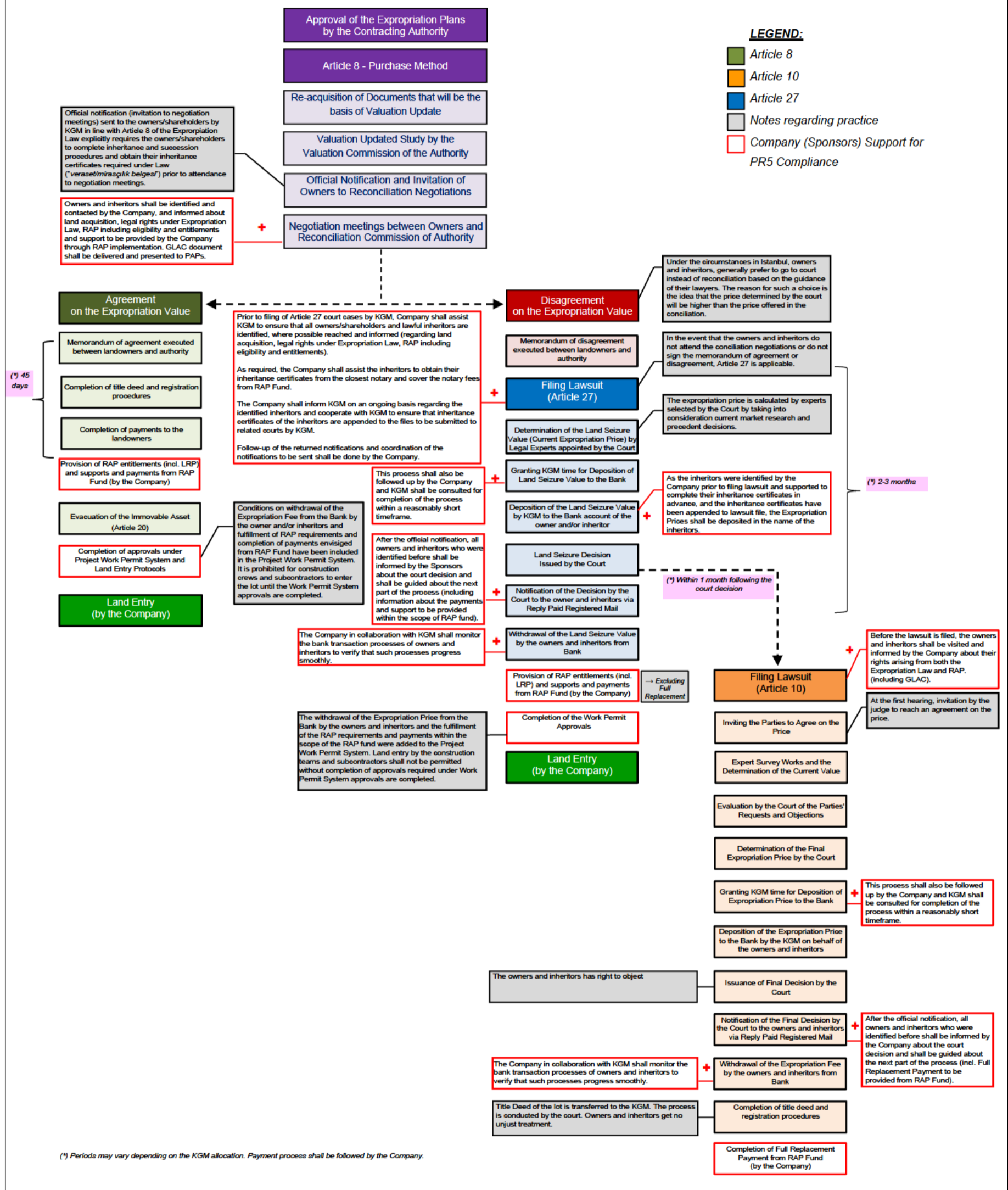


Figure 3-4. Summary of SPV Support to Expropriation Process of KGM for Compliance with International Standards on Land Acquisition and Resettlement

3.2.3. Resettlement Law of Türkiye (Law No. 5543, 2006)

Resettlement activities are regulated by Resettlement Law (Law No. 5543, 2006), providing for government-assisted resettlement in the rural and urban areas, and the Regulation for the Execution of Resettlement Law (Appendix E.2) mainly in dam projects that involve large-scale resettlement of settlements that may even include district centre – not applied in motorway projects of KGM that may involve physical displacement of relatively limited number of structures that are compensated in cash by KGM as per the Expropriation Law. The Resettlement Law is implemented by the Ministry of Environment, Urbanization and Climate Change⁵³ and the institutions authorised by the MoEUCC.

In this Project, relocation/resettlement of affected households and businesses (owners and users) will be conducted in line with the Expropriation Law explained above done by KGM in collaboration with the SPV through implementation of this RAP provisions of entitlements – where required with payments from KGM in line with the Expropriation Law and additional payments from RAP Fund to be done by the SPV – as detailed in Section 5.6 and Section 5.7.

3.2.4. Other Laws relevant to Land Use, Acquisition, and/or Registration

The following laws have provisions relevant to land use, acquisition, and/or registration that may be applicable to the Project. Summary of the key provisions of the respective laws is presented in Appendix E.3:

- Agricultural Reform Law on Land Arrangement in Irrigated Areas (No. 3083, 1984)
- Cadastral Law (No. 3402, 1987)
- Forest Law (No. 6831, 1956)
- Land Registry Law (No.2644, 1934)
- Law on Preventing Intrusion or Possession of Immovable Property (No 3091)
- Law on the Protection of Personal Data (Law No. 6698, 2016).
- Law on Soil Conservation and Land Use (No. 5403, 2005)
- Notification Law (No. 7201, 1959)
- Pasture Law (No. 4342, 1998)
- Real Estate Tax Law (No. 1319, 1970)

3.3. International Standards

The international standards applicable to the Project include the following:

- EBRD Performance Requirements (PRs) under the Environmental and Social (E&S) Policy (2019)
- 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)

The specific requirements of the respective international standards relevant to the development and implementation of the RAP are described in the following sections.

⁵³ Named and acted as the Ministry of Environment and Urbanization until 29 October 2021.

3.3.1. EBRD Environmental and Social Policy (2019)

The Project will be implemented in compliance with the EBRD's Environmental and Social (E&S) Policy (2019) and the respective Performance Requirements (PRs). Among the 10 PRs adopted by the EBRD, the following are particularly relevant to the development and implementation of the RAP:

- PR1: Assessment and Management of Environmental and Social Impacts and Issues
- PR5: Land Acquisition, Involuntary Resettlement and Economic Displacement
- PR10: Information Disclosure and Stakeholder Engagement

The specific requirements of PR5 on Land Acquisition, Involuntary Resettlement and Economic Displacement⁵⁴ applicable to the Project are presented in detail in Section 3.3.6).

The Resettlement Guidance and Good Practice document of the EBRD (2017) and the EBRD PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (*March 2023*), providing advice on interpreting and implementing the EBRD PR5, are also relevant to the Project and has been taken into consideration in the development of this RAP.

The EBRD Briefing Note on Stakeholder Engagement (PR10) in the context of Covid-19 has been taken into consideration as part of the RAP surveys, as necessary.

3.3.2. IFC Policy on E&S Sustainability

The Project will be implemented in compliance with the IFC's Policy on E&S Sustainability and the respective Performance Standards (PSs). Among the 8 PSs adopted by the IFC, the following are particularly relevant to the development and implementation of the RAP:

- Performance Standard 1: Assessment and Management of Environmental and Social Risks and Impacts
- Performance Standard 5: Land Acquisition and Involuntary Resettlement

Relevant good practice, guidance and advice notes published by the IFC and have been considered in the development of this RAP include the following:

- Addressing Gender-Based Violence and Harassment (GBVH) in the Construction Sector (prepared by Social Development Direct; supported by EBRD, CDC, IFC, 2020)
- Interim Advice for IFC Clients on Safe Stakeholder Engagement in the Context of COVID-19 (May 2020)
- Stakeholder Engagement Handbook: A Good Practice Handbook for Companies Doing Business in Emerging Markets (2007)
- IFC Good Practice Note on Addressing Grievances from Project-Affected Communities (2009)
- The Handbook for Preparing a Resettlement Action Plan of the IFC (2002)

3.3.3. Equator Principles 4 (2020)

The Project will be implemented in compliance with the fourth version (July 2020) of the Equator Principles (Eps)⁵⁵, whose implementation has been mandatory for all Equator Principles Financial Institutions (EPFIs) on any new Projects (including term sheets or mandates) signed on/after 1 October 2020.

Among the 10 principles comprised by the EP4, the relevant provisions of the principles including stakeholder engagement and grievance mechanism have been taken into consideration in the development of the RAP and will be applicable to the RAP implementation.

⁵⁴ The EBRD PR5 on Land Acquisition, Involuntary Resettlement and Economic Displacement addresses the impacts of project-related land acquisition, including restrictions on land use and access to assets and natural resources, which may cause physical displacement (relocation, loss of land or shelter), and/or economic displacement (loss of land, assets or restrictions on land use, assets and natural resources leading to loss of income sources or other means of livelihood).

⁵⁵ <https://equator-principles.com/wp-content/uploads/2020/05/The-Equator-Principles-July-2020-v2.pdf>.

Relevant guidance notes published by the EP and applicable to the development and implementation of the RAP include the following:

- EP Guidance Note on Implementation of Human Rights Assessments Under the EP (2020)
- EP Guidance Note on Implementation of EP during the COVID-19 Pandemic (2020)

3.3.4. Asian Infrastructure Investment Bank (AIIB) Environmental and Social Framework (2019⁵⁶)

The Project will be implemented in compliance with the Asian Infrastructure Investment Bank (AIIB) E&S Framework (ESF) approved in February 2016 and amended in February 2019. The AIIB's ESF is a system that supports the AIIB and its clients in achieving environmentally and socially sustainable development outcomes by integrating good international practice on environmental and social planning and management of risks and impacts into decision-making on, and preparation and implementation of, Projects supported by AIIB.

The E&S Policy of the AIIB comprises 3 associated mandatory E&S Standards (ESS) setting out requirements applicable to the AIIB clients. Among the 3 ESSs, the following have been taken into consideration in the development of the RAP and will be applicable to the RAP implementation:

- ESS1: E&S Assessment and Management
- ESS2: Involuntary Resettlement

3.3.5. OECD Common Approaches (2016)

The Project will be implemented in compliance with the Recommendation of the Council on Common Approaches for Officially Supported Export Credits and Environmental and Social Due Diligence ("the Common Approaches")⁵⁷, which was adopted on 28 June 2012 and revised by the OECD Council on 6 April 2016, which sets common approaches for undertaking E&S due diligence to identify, consider and address the potential E&S impacts and risks relating to applications for officially supported export credits as an integral part of Members' decision-making and risk management systems.

The Common Approaches require Identification of the potential positive and negative social Impacts including land acquisition and involuntary resettlement.

Projects involving land acquisition and involuntary resettlement of a significant number of affected people are included in the illustrative list of Category A Projects presented in Annex I of the Common Approaches.

⁵⁶ The 2021 ESF applies to all Projects that are included in AIIB's investment pipeline on or after October 1, 2021. It may be applied to Projects that are included in the investment pipeline prior to this date, at the discretion of Management. Based on the ongoing consultations with the Lenders, the Company informed that 2019 ESF of AIIB will be applicable to the Project.

⁵⁷ [http://www.oecd.org/officialdocuments/publicdisplaydocumentpdf/?doclanguage=en&cote=tad/ecg\(2016\)3](http://www.oecd.org/officialdocuments/publicdisplaydocumentpdf/?doclanguage=en&cote=tad/ecg(2016)3).

3.3.6. Gap Analysis between National Legislation and International Standards

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
Avoidance and Minimisation of Displacement and Assessment of Alternatives	The client will consider feasible alternative project designs to avoid or at least minimize physical and/or economic displacement, while balancing environmental, social, and economic costs and benefits	No specific provision in the Expropriation Law of Türkiye.	Even though the Expropriation Law does not include explicit provisions, the authority responsible for expropriation (i.e. KGM) consider the displacement impacts of projects during site/route selection to the extent feasible. KGM projects are planned and designed according to design criteria and technical specifications. In accordance with these specifications, minimisation of land use and expropriation is among key criteria.	<p>KGM has avoided and minimised land needs and expropriation to the extent feasible during the route selection process in order to mitigate socio-economic impacts of the Project and minimise expropriation cost.</p> <p>The PAPs have right to submit their requests and feedback related to the expropriation to KGM in writing. Upon receipt and evaluation, KGM conveys these to the SPV, requiring it to consider them in the detailed design where feasible.</p> <p>In 2022, KGM has decided to cancel a connection road of 6 km (Yesilbayir Connection Road) that was originally planned to connect the Nakkas-Basaksehir Motorway to the existing E80 Motorway (Trans European Motorway – TEM). This change, which has been decided based mainly on feasibility considerations, has further avoided expropriation/acquisition of 158 parcels (of which 107 is privately-owned and mainly used for agriculture (please see Section 2.8 for further details).</p> <p>As part of detailed design process, the SPV evaluates the feasibility of alternatives and local route modifications to avoid and/or minimise displacement impacts. In line with the alternatives assessed, route modifications done/under consideration by the SPV are described in RAP Section 2.8. Modifications proposed by the SPV in the design is subject to final approval by KGM.</p> <p>During the implementation phase, the SPV will further consider local modifications/micro-siting (e.g. building retaining walls to avoid/minimise impacts on structures) for the avoidance/minimisation of Project-related displacement impacts.</p>
Avoidance of Forced Eviction	The client shall not resort to forced eviction.	Expropriation Law – Art. 20 defines the procedure for the Evacuation of the Immovable Asset (see Appendix E.1).	There is no gap as per the Law. Forced eviction is not allowed in the Turkish laws. The evacuation of the expropriated parcels will take place in compliance with the Expropriation Law.	<p>The Project will avoid forced eviction. The principles to be followed for this are described in Section 5.1 – under "Avoidance of Forced Eviction".</p> <p>Land entry will take place only after expropriation process or mutual agreements are executed with the owners/shareholders and users of lands and compensation payments are completed for parcels to be entered, except in specific situations (absentee landowners, on-going legal issues, others) that shall then be clearly documented, with the compensation amount deposited in an escrow account for PAPs to access when all legal issues are cleared.</p> <p>To avoid land entry without completion of expropriation or execution of mutual agreements, the SPV has incorporated the completion status of expropriation into the Work Permit Form for Earthworks (please see Appendix J) and developed land entry and exit protocols (see Appendix I) in June 2022. Through these forms and protocols, the completion status of expropriation will be confirmed and signed by the SPV – Expropriation Chief prior to issuing work permit for any excavation and/or fill work.</p> <p>Evacuation of the expropriated buildings/assets will take place in compliance with the Expropriation Law and the requirements of the international lenders.</p>

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
				<p>The SPV will notify the owners and users of the affected houses and tenants of the business structures at least 3 months in advance of start of expropriation⁵⁸ in consideration of the expropriation programme of KGM to avoid forced eviction and allow sufficient time for resettlement planning and preparation.</p> <p>If there is unavoidable eviction required, then the SPV and KGM will comply with the requirements of national law and the provisions of PR 5 of the EBRD, and will ensure it is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice; meaningful opportunities to lodge grievances and appeals; avoidance of the use of unnecessary, disproportionate or excessive force; do not result in homelessness; and adequate compensation is provided before the eviction takes place).</p> <p>The SPV will notify the Lenders before any eviction takes place. This notification will include a statement that the above conditions have been and are being met.</p>
Negotiated Settlements	The client will seek to acquire land rights through negotiated settlements even if it has the legal means to gain access to the land without the consent of the seller.	Expropriation Law – Article 8 (“Purchase Method”) stipulates prioritisation of the negotiated purchase method (see Appendix E.1).	There is no gap as per the Law. Purchase method based on negotiation is prioritised by Law. In practice, KGM opts for negotiated settlement with the landowners/shareholders to avoid court procedures (in line with the Expropriation Law) that may decelerate the progress of the Project implementation.	In this Project, KGM has prioritised negotiated settlements through Art. 8 process under the Expropriation Law (purchasing method). Section 2.9.1 provides the status of land acquisition, including information on the negotiated settlement (consent) rates achieved by KGM to date as part of both Past Land Acquisition (2021-2022) and Land Acquisition based on Updated Valuation (started in February 2023).
Court Cases in case of failure of negotiation	In cases where affected persons reject compensation offers that meet the requirements of international standards, as a result, expropriation or other legal procedures are initiated, the client shall explore opportunities to cooperate with the responsible government authority to obtain outcomes consistent with this PR, including compensation at full replacement cost, resettlement assistance and livelihood improvement or restoration assistance.	Expropriation Law – Art. 27 (“Accelerated Expropriation”) stipulates that a court may decide on the seizure of the immovable property under the principles set forth in Art. 10 on condition that the <u>procedures other than valuation</u> shall be completed afterwards.	Lengthy court procedures with inadequate information of and engagement with PAPs, improper identification and inclusion of heirs in the process, issues or difficulties related to deposition and withdrawal of compensation by PAPs, etc. may pose disadvantages.	<p>Please see Section 2.9.4 for information on Art. 27 court processes that were undertaken as part of Past Land Acquisition and Section 2.10 for corrective actions taken to date.</p> <p>KGM will initiate court process only after Art. 8 negotiations fail.</p> <p>KGM and SPV will take various actions to ensure court processes do not create negative impact on affected people. These actions (i.e. timely information provision to PAPs at all stages of the process, identification of heirs, covering fees for inheritance and succession processes, etc.) which will help to mitigate potential adverse impacts on PAPs are described in Section 3.2.2 in detail.</p>

⁵⁸ 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 from the date of the finalization of the title deed registration – notifying 3 months in advance of start of expropriation allows people at least 6 months and 15 days from the date of early consultations and notification for land acquisition process to vacate the land prior to land entry.

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
Consideration of Vulnerable Groups	The client shall identify, assess and address impacts on vulnerable groups in accordance with PR 1 as set out in PR5.	No specific provision in the Expropriation Law.	The Expropriation Law does not require particular consideration of vulnerable groups within the communities affected by Project-related land acquisition, including identification of vulnerable groups/persons, vulnerability analysis, specific consultations, and planning of any assistance measure tailored to the different needs of vulnerable groups/persons.	<p>The SPV has prepared a RAP in line with the international standards, which identifies the vulnerability categories and vulnerable PAPs affected by Project-related land acquisition within the RAP sample (see Section 4.2.8).</p> <p>The Entitlements Matrix (see Section 5.6) and livelihood restoration, improvement and assistance measures (see Section 5.7) defines specific entitlements/measures for vulnerable PAPs.</p> <p>Specific consultations have been conducted by the RAP Consultant as part of the RAP preparation.</p> <p>Stakeholder Engagement Plan for RAP Disclosure and Implementation (see Section 6 – Table 6-3) considers particular consultation and information tools for vulnerable PAPs.</p>
Consideration of Gender Aspects	Measures will be in place to ensure meaningful participation of women and men in any consultations about resettlement.	<p>Expropriation Law – Article 8 stipulated “Purchase Method”.</p> <p>The female and male landowners/ shareholders participate in the negotiations and payments are made to the female and male landowners/ shareholders through this process.</p>	There is no specific provision in the Expropriation Law for the consideration of gender aspects in the expropriation process in terms of differential impacts of land acquisition, restrictions on land use and/or involuntary resettlement.	<p>The SPV has prepared a Gender Action Plan (GAP) and Resettlement Action Plan (RAP) in line with the international standards to identify and address all potential gender impacts.</p> <p>The RAP surveys included both female and male owners/shareholders in the random sample and the RAP survey team targeted to ensure participation of targeted PAPs within the RAP surveys (see Chapter 4).</p> <p>Besides the women PAPs included in the random sample, additional surveys with women owners/shareholders have planned and conducted by the RAP survey team to increase women representation in the socio-economic baseline. The RAP survey team included adequate number of female surveyors to ensure effective participation of women.</p> <p>Stakeholder Engagement Plan for RAP Disclosure and Implementation (see Chapter 6 – Table 6-3) considers particular consultation and information tools for women.</p>
Socio-economic Surveys	The client shall carry out socio-economic surveys to describe the baseline circumstances of affected people where the project may entail physical displacement or economic displacement.	Expropriation Law – Article 7 (“Procedures to be Completed Prior to Expropriation”) defines the procedures required to be followed for the identification of the immovable assets and owners/possessors (“zilyet”) of the assets to be expropriated based on research and review of official documentation/ registers that are to be conducted prior to expropriation.	<p>There is no specific provision in the Expropriation Law requiring socio-economic baseline surveys to be conducted. The research and documentation done in line with the Expropriation Law is limited with the legal owners/shareholders of the affected assets and the national Law does not require collection of data on informal users of lands, hence the Project in its socio-economic surveys have aimed to collect background data on not only owners of land but also informal users and additionally vulnerable groups that have been identified under the Project.</p> <p>On the other hand, KGM has in place Technical Specifications for the Services to be Procured for the Valuation of Immovables (KGM,</p>	<p>The SPV has prepared a RAP in line with the international standards based on a comprehensive socio-economic survey program. The qualitative and quantitative surveys methods used, and the detailed findings of the surveys are presented in Chapter 4.</p> <p>The RAP survey questionnaires have been designed specifically for the Project so as to include specific socio-economic indicators/parameters setting the baseline for the RAP and forming the basis of the RAP monitoring studies to be conducted during the RAP implementation and post implementation (during operations) phases (see Chapter 7).</p> <p>The RAP surveys included both female and male owners/shareholders in the random sample and the RAP survey team targeted to ensure participation of targeted PAPs within the RAP surveys (see Chapter 4).</p> <p>Informal and formal agricultural users of affected parcels in affected settlements have been identified based on field surveys and interviews</p>

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
			February 2019). This requires collection of data from the owners and/or users of the parcels. The data collected is integrated to the valuation of assets. However, this data is not used for further social and/or economic monitoring of the PAPs.	conducted with the settlement heads, leader farmers and other farmers in the settlements along the full alignment in June 2022 (see Section 2.7.1.5).
Census and Inventory of Assets	The client shall carry out a census of affected people and an inventory of affected assets, including land, structures, crops, communal amenities and natural resources to establish the basis for further valuation of such assets.	<p>Expropriation Law – Article 7 (“Procedures to be Completed Prior to Expropriation”) requires identification of the legal owners/shareholders of the affected parcels and inventory of assets (land, crops, trees, structures) to be expropriated.</p> <p>This data forms the basis of the valuation study conducted by KGM (through appointed engineering firms) in line with the Expropriation Law.</p> <p>Expropriation Law of Türkiye recognises “zilyet” (possessor) rights for parcels where cadastral surveys have “not” been completed – noting that as the Project is entirely located within Istanbul metropolitan municipality area where cadastral surveys have been completed for all affected parcel, “zilyet” rights have been resolved as part of the completed cadastral surveys hence they are not applicable to the Project in the current situation.</p>	<p>The assets inventory in line with the Expropriation Law is done for the full alignment covering all parcels affected by the Project within the expropriation corridor, structures built and/or used or agricultural practices done by formal and informal persons on affected parcels, including state-owned parcel (e.g. treasury parcels) (completed for the Project in September 2021). On the other hand, expropriation plans include only the names of people with formal legal rights.</p> <p>Article 19 of the Expropriation Law stipulates that “For the expropriation of the land with a title deed belonging to others, unclaimed lands and/or lands that have not been 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 (“zilyet”)”. Article 19 of the Expropriation Law stipulate valuation and compensation of owners of the informal building/structures and trees on state-owned lands (e.g. treasury parcels) based on the minimum prices. Noting that “zilyet” rights, which are recognised under Expropriation Law of Türkiye, are not applicable to the parcels affected by the Project as the cadastral surveys have been completed for all parcels affected by the project.</p>	<p>The census of the affected owners/shareholders and inventory of assets has been conducted in 2021 by the appointed engineering firms on behalf of KGM in line with the Expropriation Law and Technical Specifications of KGM. Inventory of assets has covered the full alignment (100%).</p> <p>Sample-based RAP (socio-economic) surveys have been conducted to identify the PAP categories (owners, tenants and formal/informal users) and collect appropriate socio-economic data for the development of RAP (see Chapter 4). Informal and formal agricultural users of affected parcels (including household members with vulnerabilities) in affected settlements, who were not included in the expropriation plans approved by KGM and have been identified based on field surveys and interviews conducted with the settlement heads, leader farmers and other farmers in the settlements along the full alignment in June 2022 (see Section 2.7.1.5).</p>
Cut-off Date	The client shall establish a cut-off date for eligibility either: (i) as foreseen in applicable legislation; or (ii) using the end date of the census or of the inventory (whichever is the latest). The client shall inform affected persons of the cut-off date.	Expropriation Law – Article 25 defines the “Limitation of Rights and Transfer of Ownership to the Administration”.	The practices and announcements done in line with Article 8, Article 25 and Article 27 of the Expropriation Law broadly covers the cut-off date requirements of the international standards. Even though the Law does not have explicit requirements regarding information of informal users on cut-off date, the formal users of the state-owned parcels (using the land with	<p>The Project has defined cut-off dates for affected people and businesses as presented in Section 5.3.</p> <p>The date of completion of the inventory assets (September 2021) is the cut-off date for eligibility.</p> <p>The Public Benefit Decision for the Project was executed by the Ministry of Transportation and Infrastructure⁵⁹ on 19 August 2016 (Decision no. 2016/192). The Accelerated Expropriation Decisions issued for the Project were published</p>

⁵⁹ The institution was organised as the Ministry of Transportation, Maritime and Communication until 9 July 2018.

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
		<p>Expropriation Law – Article 8 stipulates the “Purchase Method”.</p> <p>Official notification of the owners takes place following the completion of the census and inventory of assets. In case of the Article 27 process, the accelerated expropriation decision(s), including the list of affected parcels, is published in the Official Gazette.</p>	<p>adequate pay – <i>ecrimisil</i>) are required by the Valuation Commission to provide the adequate pay (<i>ecrimisil</i>) documentation and compensated for the standing crops. Through this process, informal/formal users are also identified (personally or through mukhtars), and they are verbally informed about the upcoming expropriation and construction processes such that the lands used informally must not be cultivated further, the standing crops must be removed and the land must be evacuated.</p> <p>The period between the cut-off date and compensation of the affected land is essentially limited in BOT projects thus no relevant gap is foreseen in the Project.</p>	<p>in the official gazette (see Table 5-1). The publicised decisions include the list of parcels with lot and parcel number) to be expropriated in each neighbourhood.</p>
Valuation of Affected Lands and Assets	<p>Valuation shall be at full replacement cost and shall be performed by qualified valuers. The valuation methodology for determining replacement cost shall be documented and included in relevant resettlement planning documents.</p>	<p>Expropriation Law – Article 8 (“Purchase Method”) defines the valuation procedure.</p> <p>The valuation methodology adopted by KGM is documented in the Technical Specifications for the Engineering Services to be Procured for the Valuation of Immovables (KGM, February 2019).</p> <p>The Approximate Unit Structure Costs published by the Ministry of Environment, Urbanization and Climate Change annually are used in the valuation of structures.</p>	<p>Buildings/structures are not compensated at full replacement cost – depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation. Transaction costs (taxes, stamp duties, legal and registration fees, relocation costs and so on) are normally not separately included in the valuation. KGM has finalised update the land and asset valuation in December 2022. Independent Expropriation and Valuation Specialist of IESC verified in December 2022 that the updated land values meet the full replacement cost (market prices plus transaction costs) requirements of Lenders. The Art. 8 invitations started to be sent to owners/shareholders of lands and assets in 2023 are based on KGM's Updated Valuation of December 2022. Valuation of agricultural land is based on capitalisation of annual net income calculated taking market prices into account.</p> <p>The period between the valuation and delivery of compensation is generally minimised in BOT projects.</p>	<p>KGM has updated the land and asset valuation in December 2022. Independent Expropriation and Valuation Specialist of IESC verified in December 2022 that the updated land values meet the full replacement cost (market prices plus transaction costs) requirements of Lenders. The valuation rates will be updated on an annual basis in future, for the expropriation of remaining parcels.</p> <p>The SPV will pay additional compensation to the PAPs to top up (from RAP Fund) the prices paid by KGM in accordance with Turkish expropriation law from RAP Fund to ensure compensation at full replacement cost.</p>
Eligibility Classification	<p>(19) (i) Affected persons may be classified as follows: persons who have formal legal rights to the land (including customary and traditional rights recognised under national laws) or assets; persons who do not have</p>	<p>The Expropriation Law recognizes the owners/shareholders (with formal legal rights) of the affected assets and formal users of the state-owned lands (e.g. users of treasury parcels with adequate pay – <i>ecrimisil</i>) as eligible for compensation.</p>	<p>Formal users of the state-owned lands are eligible to receive compensation for the standing crops but not for the land.</p> <p>“Zilyet” rights, which are recognised under Expropriation Law noting that they are not applicable to the parcels affected by the project as the cadastral surveys have been completed for all parcels affected by the Project.</p>	<p>The SPV has prepared a RAP in line with the international standards. The RAP – Entitlements Matrix (see Section 5.6) defines all owners/shareholder and informal and formal users of the affected assets under the relevant PAP categories.</p> <p>The eligible PAPs are defined in this RAP. Information on eligibility for RAP entitlements is presented in the GLAC to be distributed to PAPs. A RAP Fund Implementation Procedure, including detailed description of eligibility criteria, has been prepared and put in place by the SPV with the approval of Lenders</p>

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
	<p>formal legal rights to land or assets at the time of the census, but who have a claim to land or assets that is recognised or recognisable under national laws; or</p> <p>(ii) persons who have no recognisable legal right or claim to the land or assets they occupy or use.</p>	<p>As per Article 19 of the Expropriation Law, valuation and compensation of owners of the informal building/structures and trees on state-owned lands (e.g. treasury parcels) based on the minimum prices is ensured.</p> <p>Expropriation Law of Türkiye recognises "zilyet" (possessor) rights for parcels where cadastral surveys have "not" been completed – noting that as the Project is entirely located within Istanbul metropolitan municipality area where cadastral surveys have been completed for all affected parcel, "zilyet" rights have been resolved as part of the completed cadastral surveys hence they are not applicable to the Project in the current situation.</p>	<p>In practice, KGM takes recognisable claims to buildings/structures and trees on state-owned lands into consideration as part of valuation, based on adequate prices. Thus, formal users of state-owned lands (e.g. treasury parcels used through adequate pay – "ecrimisil") are compensated for trees and structures.</p> <p>KGM also compensates informal users of affected lands for trees and structures. For crops, in practice KGM delays land entry until the end of harvesting period. If the land is required to be entered by the EPC Contractor prior to end of harvesting season, KGM requires the EPC Contractor/companies entering the land to compensated the crops as required by Expropriation Law.</p>	<p>prior to start of ESIA Disclosure and start of disbursements for top-up payments to achieve replacement cost from RAP Fund to ensure timely and fair delivery of payment items detailed under the RAP Fund (please see Section 8.2 for disbursement approach).</p> <p>The SPV provides compensation payment for crops to all formal and informal users of affected parcels (for agricultural purposes) if the land entry takes place before the harvesting period.</p>
Compensation and Benefits for Affected Persons	<p>Where land acquisition or restrictions on land use, other assets and natural resources (whether permanent or temporary) cannot be avoided, the client will offer compensation to affected persons at full replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living and livelihoods, subject to the provisions in PR5.</p>	<p>Expropriation Law – Article 11 defines the principles for the determination of the expropriation value based on a set of defined criteria.</p> <p>Valuation of agricultural land is based on capitalisation of annual net income calculated by taking market prices into account.</p> <p>Mandatory cash compensation as per the Expropriation Law is provided by the responsible authority in accordance with the procedures specified in the Expropriation Law.</p> <p>Article 19 of the Expropriation Law states that for the expropriation of the land with a title deed belonging to others,</p>	<p>Art. 26 of the Expropriation Law recognises land for land approach however applicability of this option in Turkey is very limited and not feasible in this Project located in Istanbul.</p> <p>The Law does not require compensation at full replacement cost or provision of other assistance to restore or improve the standards of living and livelihoods of the PAPs. In the valuation of structures, depreciation ratios are applied depending on the age and conditions of the structure.</p> <p>Formal users of state-owned lands (e.g. treasury parcels) are compensated for crops, trees and structures; their loss for use of land is not considered.</p> <p>Informal users of lands are compensated for structures and trees at the conditions foreseen by the Law; loss for use of land is not considered.</p>	<p>The SPV has prepared a RAP in line with the international standards. The RAP – Entitlements Matrix (see Section 5.6) provides for compensation at full replacement cost and other assistance/support measures as necessary depending on the loss/type of impact affected each PAP category. Both the (i) PAPs who reach agreement with KGM on expropriation value in line with Expropriation Law – Art. 8 and (ii) PAPs who does not reach agreement with KGM and the assets owned/used are acquired through court process in line with Expropriation Law – Art. 27 will be eligible for compensation and other assistance/support measures/entitlements to be provided by the SPV (in addition to the cash compensation to be provided by KGM in line with Expropriation Law) through the RAP Fund.</p> <p>The RAP Budget required in addition to the Expropriation Cost for the Project to ensure compensation of the PAPs in compliance with international requirements will be allocated and managed by the SPV. A RAP Fund Implementation Procedure has been prepared and put in place by the SPV prior to start of ESIA Disclosure and start of disbursements for top-up payments to achieve replacement cost from RAP Fund to ensure timely and fair delivery of payment items detailed under the RAP Fund (please see Section 8.2 for disbursement approach) The RAP Fund Implementation Procedure will be implemented by the SPV.</p>

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
		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 ("zilyet").	There is no livelihood restoration, assistance and/or transitional support provisioned for formal/informal owners/users in Expropriation Law except for government led resettlement.	<p>The SPV provides compensation payment for crops to all formal and informal users of affected parcels (for agricultural purposes) if the land entry takes place before the harvesting period. Status of crop payments to land users is as below:</p> <p>To this end, the SPV has identified all informal and formal agricultural users of the parcels that have been entered to date (for topsoil stripping or active construction) for executing mutual agreements and completed crop payments to the people affected from early works (please see Section 2.7.1.5 for details of crop payments to informal and formal users of affected lands).</p>
	Compensation will be provided before displacement or imposition of access restrictions on land or assets. Where repeated efforts to contact absentee owners have failed, where project-affected persons have rejected fair compensation offers, or where competing claims to the ownership of lands or assets are subject to lengthy legal proceedings, the client may deposit compensation funds provided by the resettlement plan into an interest-bearing account and proceed with project activities in accordance with national law. Compensation shall be made immediately available to eligible persons upon resolution of entitlement issues.	Expropriation Law – Article 8 ("Purchase Method") stipulates that the administration prepares the amount stated in the report within forty-five days and asks the owner to transfer the ownership rights in the name of the administration on the date specified in the title deed. The expropriate fee is paid as soon as the transfer of rights is realized. Thus, land entry takes place after the deposition of the compensation into the account of the owners.	There is no gap as per the Law. The expropriation values are determined in line with the well-established procedures set by the Expropriation Law and consistent with KGM's Technical Specifications. Article 27 process is applied to accelerate land entry process. The right of the owners to appeal is secured by the Law. Land seizure takes place only following the invitation and the amount is deposited to the bank specified in the announcement. Land seizure value deposited to the bank account is immediately available to the right holders. The expropriation value of the asset is further determined by the court through the Article 10 process and the difference between the expropriation value and the land seizure value is set-off between the authority and the owners upon finalisation of the court process.	<p>As part of the construction works conducted by the EPC Contractor of the SPV to date, land entry has occurred on 372 parcels (353 for topsoil stripping and 19 for active construction). On 173 of the 372 parcels which were entered for topsoil stripping, no land right is obtained either through consensus agreements or through court process (see Section 2.9.1). SPV developed a Corrective Action Plan (CAP) to address the non-compliances occurred in the past and also to avoid similar non-compliances happening in future. Additional measures were developed to avoid similar access happening in future which includes:</p> <ul style="list-style-type: none"> - Land permit became part of work permit system. i.e. if there is no legal right to enter to land then no construction works will be initiated by the EPC and their sub-contractors: to avoid land entry without completion of expropriation or execution of mutual agreements, the SPV has incorporated the completion status of expropriation to the Work Permit Form for Earthworks (please see Appendix J) and developed land entry and exit protocols (see Appendix I) in June 2022. Through these forms and protocols, the completion status of expropriation shall be confirmed and signed by the SPV – Expropriation Chief prior to issuing work permit for any excavation and/or fill work. - Land entry protocols to be signed with land owners prior to land entry by the EPC Contractor; land exit protocols to be executed with land owners for lands to be acquired temporarily. - EPC Contract to be revised to include clear conditions to avoid such non-compliances. - KGM to complete land acquisition process for all parcels affected by early construction works including parcels affected by active construction and topsoil clearance. - The SPV to identify the users of parcels entered without any land permit to date and complete crop payments as of August 2022 for the year between 2021-2022. - SPV has completed the second round of crop payments from RAP Fund in summer 2023 to compensate the agricultural production period of 2022-2023 - SPV will closely monitor land entry by EPC Contractor to avoid any non-compliances.

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
				For remaining lands, expropriation process for the affected parcels will be completed by KGM and the compensation will be provided before displacement and land entry will take place in line with the Law and Lenders requirements.
Loss of Community Facilities, Utilities and Public Amenities	Where a project involves the loss of community facilities, utilities or public amenities, or access thereto, the client shall replace these.	No specific provision in the Expropriation Law.	In cooperation with other institutions that have existing infrastructure, above ground facilities or services overlapping with the Project, affected infrastructure, facilities and/or services of the public or private institutions are replaced/displaced by the SPV following the completion of construction works at respective sites. The loss of pastures or restriction of access to resources is not compensated or no assistance measure is provided to the PAPs.	The SPV has prepared a RAP in line with the international standards. It has been identified as part of the Valuation Review Study that the households engaged in livestock activities among the affected communities mostly prefer intensive stock farming and there is limited livestock activity based on the grazing lands consisting of agricultural or vacant parcels (not on registered pasture parcels of the settlements). Also, the parcels registered as pasture have lost their pasture characteristics and cultivation activities could be observed on majority of such parcels. KGM has initiated and been undertaking the process under Pasture Law to change the allocation status of pasture and the process is ongoing (to be initially allocated to MoEUCC Directorate General of National Estate then transferred to KGM for use in the scope of the Project). There is no parcel owned by village legal entities in the Project as the Motorway is located fully within the boundaries of Istanbul Metropolitan Municipality. The impact of Project on the grazing areas (privately-owned lands used for grazing – not registered as pasture) in Sahintepe and Kayabasi settlements are described in Section 2.7.1.9. The SPV has been engaging with the local communities and construction teams to evaluate feasibility of providing safe crossing paths to fragmented grazing areas and management of impacts due to loss of grazing areas that are located on privately-owned agricultural lands. The SPV has developed and will implement a SEP, including a Project-specific grievance mechanism, in line with international standards (as summarised in Section 6.2.1).
Stakeholder Engagement and Information Disclosure	Meaningful consultation of affected persons and communities, including host communities, shall be organised by the client throughout the process of resettlement planning and implementation.	The Expropriation Law stipulates information disclosure and official notification of affected owners/ shareholders in line with the regulatory procedures described in Section 6.1.1 and Appendix E.1 (Article 8).	The information disclosure and official notification process as per the Law is limited to the owners/shareholders. No specific consideration is in place for the users of affected lands, vulnerable groups or gender aspects in the design of information disclosure/consultation processes.	The SPV has developed and will implement a SEP in line with international standards. A specific Stakeholder Engagement Plan for RAP Disclosure and Implementation has been developed as part of the RAP (see Table 6-3). To ensure effective information of and engagement with the vulnerable PAPs about the Project, construction schedule, land entry processes, the RAP study and the Project grievance mechanism, face to face meetings will be held, GLAC including a non-technical summary of entitlements and processes will be distributed and other information materials addressing particular needs of the vulnerable PAPs will be used. Specific attention during information, consultation, negotiation and post-resettlement monitoring processes through development and implementation special information and consultation methods and tools designed to address the needs of each vulnerable PAP in line with the Project SEP. As such, households with vulnerable members including persons with vulnerabilities will be specially informed by the RAP Implementation Team about the Project,

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
				land acquisition, RAP, and the grievance mechanism. The SPV, through CLOs and other in-house personnel as appropriate, will share updated information on the status of Project activities, ongoing expropriation and court processes and inform the vulnerable PAPs when court processes are finalised as the SPV receives such information from KGM; guide and assist the vulnerable PAPs with orphan lands regarding applications required to be done to KGM to request acquisition of unacquired parts in case they are left unviable; and consult with them to assist the PAPs to complete legal and administrative processes (e.g. notary works for inheritance documentation if required) necessary to access expropriation payments to be made by KGM in line with the Expropriation Law in advance of the completion of expropriation process where possible, follow-up and/or access to compensation payments as per Expropriation Law and as part of RAP implementation. Households with vulnerable members will be provided with information and assistance in accessing governmental institutions, legal advice, etc. when needed (e.g. logistical support, communication assistance, assistance with preparation of official application documentation).
Grievance Mechanism	The client shall establish an effective grievance mechanism as early as possible in the land acquisition and resettlement process, and at the latest prior to the census taking place.	The Expropriation Law sets out the right of the owners/ shareholders to object expropriation value in line with the regulatory procedures as described in Section 6.2.1 and Appendix E.1 (Article 10). KGM collects land acquisition related grievance and feedback of the PAPs through official letters/petitions.	The Expropriation Law/national legislation does not stipulate establishment of a Project-specific grievance mechanism meeting the requirements of EBRD PRs and IFC PSs. The Presidency's Communication Centre (CIMER) provides a centralised complaint system (see Section 6.2.1) for public.	The SPV has developed and will implement a SEP, including a Project-specific grievance mechanism, in line with international standards (as summarised in Section 6.2.1). The Project-specific grievance mechanism has been activated as part of the ESIA process in parallel to preparation of the RAP. A CLO (male) with experience in a similar infrastructure Project in Türkiye has been recruited in November 2021. The recruitment process for the second CLO (female) is ongoing. The SPV will maintain the Project website (http://www.nakkasotayolu.com/) / functional throughout the Project. This website, together with other channels indicated in Table 6-4 (e.g. grievance boxes/forms and CLOs of the SPV, KGM's online grievance system, Presidency's Communications Centre – CIMER), Istanbul Metropolitan Municipality – Beyaz Masa Portal etc.) will be used as a part of raising and collecting complaints.
Planning and Implementation ⁶⁰	To address the risks and impacts identified in the E&S assessment, the client shall prepare a resettlement plan proportionate to the risks and impacts associated with the project as per PR5.	The Expropriation Law requires identification of the legal owners of the affected parcels and inventory of the affected assets (land, crops, trees, structures).	Expropriation Law/national legislation does not require preparation of a resettlement plan as required by EBRD PR5 and IFC PS5.	The SPV has prepared a RAP in line with the international standards in parallel to the ESIA process. The SPV will implement the RAP in collaboration with KGM as the designated authority responsible for executing expropriation in line with the Expropriation Law. Allocation and disbursement of the budget RAP Fund) required for implementation of RAP measures including livelihood restoration, assistance to vulnerable people, compensation of informal users as well as stakeholder engagement and monitoring will be the responsibility of the SPV. Through monthly construction progress reports, the SPV will keep KGM informed about the RAP implementation progress and compensation and assistance provided through the RAP Fund. Specific requirements of KGM, if any, will be taken into consideration by the SPV through a consultative process (please see Chapter 8 for implementation arrangements for KGM and the SPV).

⁶⁰ Including the requirements under the Organisational Capacity and Commitment; Private-sector projects with government-managed land acquisition and resettlement; Physical Displacement and Economic Displacement and Livelihood).

Topic/Issue	Key Requirements of the International Standards	National Requirements	Gaps	Actions to Bridge the Gaps
				<p>In addition to RAP, a RAP Fund Implementation Procedure has been prepared and put in place by the SPV with the approval of Lenders prior to start of ESIA Disclosure and start of disbursements for top-up payments to achieve replacement cost from RAP Fund to ensure timely and fair delivery of payment items detailed under the RAP Fund.</p> <p>The RAP has been integrated to the ESMS developed in line with the international standards as part of the ESIA process.</p>
Monitoring and Evaluation	<p>The client shall establish procedures to monitor and evaluate the implementation of the resettlement plan and shall take corrective action if necessary during implementation to achieve the objectives of PR5. Monitoring of the land acquisition, resettlement and livelihood improvement or restoration process shall be carried out in accordance with PR 1 and will involve the participation of key stakeholders, including affected communities.</p> <p>For all projects with significant displacement impacts, the client will retain competent resettlement professionals to monitor the implementation of resettlement plans, design corrective actions as necessary, provide advice on compliance with this PR, and produce periodic internal monitoring reports. These monitoring reports shall include the progress against the key performance indicators specified in the for the management plan and shall be submitted to the Bank as part of the periodic environmental and social monitoring reports required by PR 1.</p>	No specific provision in the Expropriation Law.	Expropriation Law/national legislation does not require preparation of a resettlement plan with monitoring and evaluation provisions in place as required by EBRD PR5 and IFC PS5.	<p>The SPV has prepared a RAP in line with the international standards. The RAP – Monitoring and Reporting (see Chapter 7) describes the monitoring and reporting framework for RAP implementation, as summarised below:</p> <p>Internal RAP Monitoring and Reporting has started to be carried out by the RAP Implementation Team, with support from internal RAP Implementation and RAP Monitoring Consultants retained by SPV, based on the Key Performance Indicators (KPIs) and monitoring frequencies described in Chapter 7 – Table 7-1. Accordingly, during RAP implementation, internal monitoring and reporting will be weekly and monthly (with weekly land progress reports and monthly internal RAP monitoring reports). During post-implementation, internal monitoring will be bi-annually.</p> <p>External RAP Monitoring (please see Chapter 7 for details):</p> <ul style="list-style-type: none"> - Quarterly for 3 years (during RAP implementation) - Bi-annually for 2 years (post implementation - during operations) - Annually minimum for 2 years (post implementation - during operations) until RAP completion audit confirms satisfactory completion of RAP measures <p>Periodical E&S Monitoring by IESC</p> <ul style="list-style-type: none"> - To ensure Lenders requirements are met during project implementation IESC will conduct regular (quarterly) E&S monitoring of Project activities. RAP implementation compliance and performance review will constitute an integral part of this monitoring activity. <p>RAP Completion Audit by independent resettlement professionals</p> <ul style="list-style-type: none"> - One-off approximately 2 years after the completion of RAP implementation (including post implementation monitoring in operations phase) by independent resettlement professionals.

4. Affected People and Assets

4.1. Methodology of Baseline Surveys

The components of baseline investigations are summarised in Table 4-1. A combination of qualitative and quantitative methods has been used, and the primary and secondary data have been evaluated together in the RAP.

Table 4-1. Baseline Survey Components

Phase	Definition	Date of Field Surveys
Scoping	- Desk-based review of the Expropriation Plans of the Project (including main Motorway and connection roads)	June – September 2021
	- Methodology for RAP survey	
	- Preparation of questionnaires	
	- Reconnaissance Site Visit	28 June 2021
	- Scoping Field Study	13 July 2021
Surveys	- Community level interviews with the heads of the Project Affected Settlements (PASs) ⁶¹ (in all PASs)	2– 4 August 2021
	- Business level interviews with the Project Affected Businesses (PABs) (covering owners, and direct and contracted employees of the PABs) (at all PABs)	1 – 4 September 2021
	- Household level interviews with the Project Affected People (PAPs) (through parcel-based sampling)	8 – 14 September 2021
	- Field investigation and business interviews by the Valuation Expert as part of the Valuation Review Study	12 November 2021
	- Field survey and formal/informal user interviews with informal and formal agricultural users of affected lands	11 – 12 June 2022
	- Business interviews on relocation planning	Throughout June 2022

4.1.1. Desk-based Studies

Secondary data sources of studies have included:

- 1) Expropriation Plans (issued by the third-party engineering firm in June 2021, updated in June 2022 to reflect recent design changes – e.g. cancellation of Yesilbayir CR)
- 2) Structure Identification Survey reports (in excel) identifying the affected buildings and structures along the full Project alignment (issued by the third-party engineering firm in August 2021)
- 3) Türkiye Statistical Institute (TurkStat) and the Address Based Population Registration System (ABPRS) indicators
- 4) Land acquisition related correspondence with the authorities (e.g. KGM, municipalities, authorities responsible from the operation of existing infrastructure) and affected owner/shareholders
- 5) Official information from Institutions and Organizations

A detailed review and analyses of the Expropriation Plans and Structure Identification Survey reports for the Expropriation Corridor was initially conducted in July August 2021, prior to start of RAP surveys. A final review was conducted in June 2022 based on the updated data reflecting the recent design changes (e.g. cancellation of Yesilbayir Connection Road additional expropriation requirements, etc.).

⁶¹ Settlements (neighbourhoods) with parcels located within the Project expropriation corridor.

Scoping Studies

The following site visits and meetings were conducted as part of the scoping studies:

- 1) A Reconnaissance Site Visit was held on 28 June 2021 with the participation of the RAP Consultant and the SPV field team (Survey/Measurement Department)
- 2) A Scoping Field Study was conducted on 13 July 2021 with the participation of the RAP Consultant (including the Technical Supervisor/Advisor) and the SPV field team (including the Expropriation Chief).
- 3) A technical meeting was held with the Chief of Design of Ronesans on 16 July 2021 to review the alternative assessment process conducted for the route to minimise Project-related land acquisition and avoid/minimise potential displacement impacts of the Project.

4.1.2. RAP Surveys

Building upon the review findings of the secondary-data (through desk-based studies), interviews/questionnaires have been administered with the target groups of the RAP study as summarised in Table 4-2 with the objective of collecting and incorporating the primary data to the RAP study⁶².

The RAP surveys have been conducted in three phases in 2021 with the objective of community level interviews providing initial understanding and help identify the physically displaced persons (if any depending on the actual use of the buildings indicated in the Expropriation Plans), other businesses that may be affected even though they are not fully located within the Expropriation Corridor, and landowners or users that may be subject to Project's economic displacement impacts. The data collection tools used in each phase of the study are listed below:

Phase 1:

- 1) Community Level Questionnaires (CLQs) with the mukhtars of the PASs

Phase 2:

- 1) Business Interviews with the business owners operating at the affected business structures
- 2) Focus Group Discussions with the employees of the affected businesses

Phase 3:

- 1) Household Questionnaires (HHQ) with the
 - a. Owners/shareholders and users of the privately-owned parcels
 - b. Owners/users of the affected houses (permanent and seasonal)
 - c. Users of the public lands

The RAP survey team, which conducted the questionnaires and the interviews with the target groups of the study, consisted of female and male surveyors, led by two senior sociologists. The focus group discussions with the employees of the affected businesses were led by the labour expert.

⁶² The primary target was to conduct face to face interviews. Depending on the Covid-19 related conditions/restrictions and availability/presence of the targeted interviewees in the surveyed settlements, a combination of face-to-face interviews and engagement by telephone have been utilised. The EBRD Briefing Note on Stakeholder Engagement (PR10) in the context of Covid-19 has been taken into consideration, as necessary.

Table 4-2. Data Collection Tools, Sampling Strategies and Number of Interviews/Questionnaires Conducted

Data Collection Tool	Target Group	Content of the Data Targeted to be Collected	Strategy	Sample Size (Target)	Achieved Number of Questionnaires/Interviews
Community Level Questionnaires (CLQs)	Mukhtars in the PASs (see Section 2.3 for the Affected Settlements)	<ul style="list-style-type: none"> - Population - Land characteristic - Livelihood patterns - Vulnerability 	Full census (100% of the PASs ⁶³)	16 CLQs	16 CLQs
Business Interviews	Business owners or operators (see Section 2.7.3)	<ul style="list-style-type: none"> - Affected business structures - Characteristics of the affected businesses - Loss of business issues - Economic losses - Relocation 	Full census (100% of the businesses operating at the affected business structures)	19 Business Interviews ⁶⁴	17 Business Interviews ⁶⁵
		<ul style="list-style-type: none"> - Updated data on business operations (number of formal and informal employees, net incomes, etc.) - Relocation planning 	Full census with the businesses that will relocate	14 Businesses to be relocated	13 Business Interviews (One of the business owners has ceased operations during Covid-19 pandemic – BUS-190/7b)
Focus Group Discussions	Employees of the affected businesses	<ul style="list-style-type: none"> - Loss of income - Relocation impacts 	Focus group discussions with the female and male employees including employees with vulnerabilities	14 businesses (based on the consent of the business owner)	In total 31 interviews with 11 businesses: <ul style="list-style-type: none"> - 19 interviews with women groups (60%) - 12 interviews with men groups (40%)
Household Questionnaire (HHQ)	Owners/shareholders and users (formal and informal) of the affected lands (see Section 2.7.1)	<ul style="list-style-type: none"> - Affected lands - Livelihood sources - Resettlement issues - Vulnerability 	Random sampling ⁶⁶	300 parcels (among 1,347 privately-owned parcels with 95% confidence level 5% margin of error – this number reduced to 1,239 with the recent design changes)	313 parcels – through 150 HHQ (88% men, 12% women – including households with vulnerable members – please see Appendix G) (see Table 4-15 for households owning or using multiple parcels) (see Section 4.1.3 for regarding targeted and achieved women participation)

⁶³ No Community-level interview has been planned in Hadimkoy neighbourhood as there is a single Project-affected parcel that is owned by legal entities in this settlement. The parcels indicated under Hadimkoy in the expropriation plans are covered in the surveys conducted in Hastane neighbourhood.

⁶⁴ There were three additional structures in the initial survey design, which were assumed to be businesses based on the desk-based review of the expropriation data. Thus; the initial number targeted for business interviews was 22. Interviews were conducted with the owners/users of those three additional structures, and it has been identified that one of the three structures is a quran course that has no commercial activity with impact on auxiliary facilities only (e.g. toilet and gazebo) and the other two structures are businesses that are not affected from the Project. These three structures and the interviews conducted with them as part of the RAP study are not included in the figures indicated in the table.

⁶⁵ The business owner/operator of one of the targeted business structures has requested to be reached via e-mail in September 2021. This business owner has been reached and interviewed in June 2022. The other business structure included in the target had no business activity as the operator has ceased activities earlier in the Covid-19 pandemic.

⁶⁶ A draw of three times of the targeted sample size has been generated based on the list of privately-affected parcels to include the complement lists. As such, each draw has consisted of 300 samples.

Data Collection Tool	Target Group	Content of the Data Targeted to be Collected	Strategy	Sample Size (Target)	Achieved Number of Questionnaires/Interviews
	Owners/shareholders and users of the affected houses (see Section 2.7.2)	<ul style="list-style-type: none"> - Affected houses - Livelihood sources - Resettlement issues - Vulnerability 	<p>Full census</p> <p>(100% of the affected houses)</p>	13 parcels	<p>10 parcels in September 2022</p> <p>3 parcels in February 2022</p> <p>(number of permanent and non-permanent houses to be relocated further reduced to 8 as of June 2022)</p>
	Informal and formal agricultural users of affected lands	<ul style="list-style-type: none"> - Loss of income (including economic impact due to land fragmentation) - Livelihood restoration planning 	Full census with the identified agricultural users of affected lands	<p>235 privately-owned parcels entered as of June 2022 – 20 users as of the date of the surveys</p> <p>(*) With the ongoing site surveys, it has been identified that the total number of parcels entered for topsoil stripping or active construction is 506 (372 private + 134 public) plus 1 parcel outside the exp. corridor and there are 35 PAPs (32 informal + 3 formal) using these affected parcels. Thus, 20 of the 35 users have been included in the sample of the surveys conducted in June 2022.</p>	<p>In total 23 users:</p> <ul style="list-style-type: none"> - 18 users (*) of the parcels entered as of June 2022 <p>(*) noting that 1 of the interviewed users was representing his brother who was within the targeted sample – so information on 19 users have been collected)</p> <ul style="list-style-type: none"> - 5 users of the parcels not entered as of June 2022 (these users were not originally included in the targeted sample – randomly reached during the field surveys of June 2022) <p>Including 13 households having vulnerable members (please see Section 4.2.8.1 for interviewed households with vulnerable members)</p>

Distribution of the number of HHQs administered per settlement is presented in Table 4-3.

Table 4-3. Distribution of the Number of 2021 HHQs Administered per Settlement

Category of the Settlement	Settlement	Number of Households Covered in the Settlement	Number of Parcels Covered in the Settlement
Urban	Kayabasi	5	16
	Sahintepe	3	2
	Bahcesehir 1. Kisim (<i>Tatarcik and Hosdere</i>)	3	5
	Basak (<i>Ikitelli-1</i>)	2	2
	Basaksehir (<i>Ikitelli-2</i>)	3	3
Urban Sub-total		16	28
Mixed	Sazlibosna	35	128
	Ömerli	4	11
Mixed Sub-total		39	139
Rural	Nakkas	18	27
	Samilar (<i>Samilar and Hacimasli</i>)	20	18
	Yeşilbayir (<i>including Karaagac and Bahsayis</i>)	26	63
	Hastane (<i>Hadimkoy</i>)	31	38
Rural Sub-total		95	146
Total		150	313

<p>Mixed, 39, 26%</p> <p>Rural, 95, 63%</p> <p>Urban, 16, 11%</p>	<p>Mixed, 139, 44%</p> <p>Rural, 146, 47%</p> <p>Urban, 28, 9%</p>
Distribution of <u>Number of Households</u> covered in the HHQs administered in each Settlement	Distribution of <u>Number of Parcels</u> covered in the HHQs administered in each Settlement

The number of affected parcels per households surveyed as part of the HHQs is presented in Figure 4-1. 96 of the surveyed households (64% of 150 households) have only one parcel within the random sample list. The rest (36%) of the surveyed households have 2 or more parcels within the random sample list.

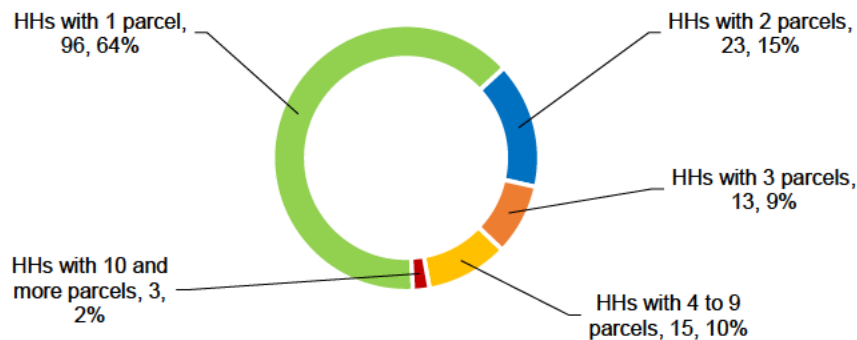


Figure 4-1. Number of Affected Parcels per Surveyed Household

4.1.3. Limitations

The neighbourhood names and boundaries are different in different data sources (Governorate, District Governorate and Municipality sources differ from the names indicated in the expropriation plans that are based on the database of the Directorate of Land Registry and Cadastre). During the initial visit held to the Hadimkoy neighbourhood, as one of the settlements indicated in the Expropriation Plans, Hadimkoy Mukhtar informed that the affected parcels are registered in Hastane neighbourhood instead of Hadimkoy neighbourhood. This has been taken into consideration in the design of the HHQs.

The HHQs conducted as part of the RAP survey is based on a random sampling method established in accordance with usual good practice in social surveys. The interview guides and questionnaires are specific to the Project so as to reflect the peculiarities of the Project area with settlements in different settings including urban, rural and mixed (urban and rural) characteristics.

The RAP surveys have identified the PAPs, including informal users and households with vulnerable members, within the sample. Informal and formal agricultural users of affected parcels (including household members with vulnerabilities) in affected settlements have further been identified based on field surveys and interviews conducted with the settlement heads, leader farmers and other farmers in the settlements along the full alignment in June 2022 (see Section 2.7.1.5). Extending the sample-based RAP surveys to all PAPs, the RAP Implementation Team shall establish and keep an updated socio-economic database of all persons affected by Project-related land acquisition, including households with formal and informal users and vulnerable persons, up-to-date as part of RAP implementation.

Even though the primary target of the RAP surveys has been to conduct face to face interviews, unavailability of the targeted interviewees in the surveyed settlements necessitated utilisation of telephone interviews for the majority of the surveys to be able to achieve the targeted interview numbers (see Figure 4-3). The relatively large size of the settlements made it difficult to obtain contact information for targeted interviewees. When the owners/shareholders included in the three draws generated as part of the RAP survey design (primary draw of 300 owners plus two complementary draws of 300 owners each) could not be reached, replacement interviewees have been selected from the remainder of the sample depending on the availability of the contact information through the settlement heads and other interviewees/persons within the community. Distribution of Project Affected Households (PAHs) (150 households) according to their place of residence is presented in Figure 4-2.

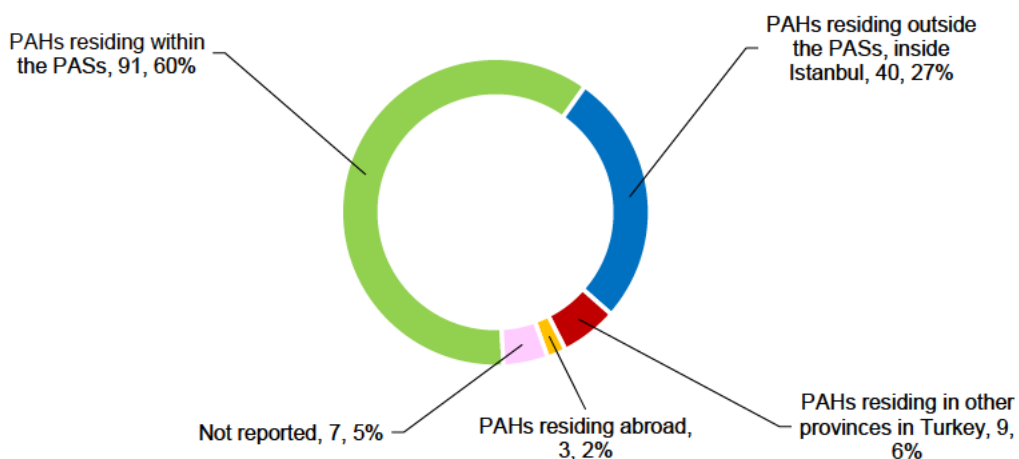


Figure 4-2. Distribution of PAHs according to Place of Residence

As part of the design of the surveys, the women owners/shareholders of the affected parcels have been reviewed based on the expropriation plan. The random sample has been further analysed to review the gender distribution of the owners/shareholders. Accordingly, approximately 23% of the first draw, 19% of the second draw and 26% of the third draw included female owners/shareholders. The women participation in the RAP field surveys has remained relatively low due to following reasons:

- 1) Legal title holders are dominated by male owners/shareholders. As indicated in Section 2.7.1.4, total different number of women owners/shareholders of the privately owned parcels (1,239) is approximately 30%.
- 2) Agricultural users of the parcels in the region are dominated by men. None of the users identified in the RAP surveys (see Section 2.7.1.5 for the list of informal and formal users of the affected lands) were female.
- 3) Part of the women are not residing in the city centres and their contact details were mainly not available to the people living in the Project area and/or have not been provided in consideration of the Law on the Protection of Personal Data.
- 4) Part of the women owners/shareholders did not accept participation in the HHQs declaring their disinterest in the affected parcels or due to Covid-19 related hesitations.

The participation of the women in the surveys has been increased through additional telephone surveys conducted on voluntary basis participation (as part of the implementation of the fourth draw) (see Figure 4-3)

In future RAP disclosure and implementation consultations, female participation will be aimed to be increased through individual and group meetings to be held with women.

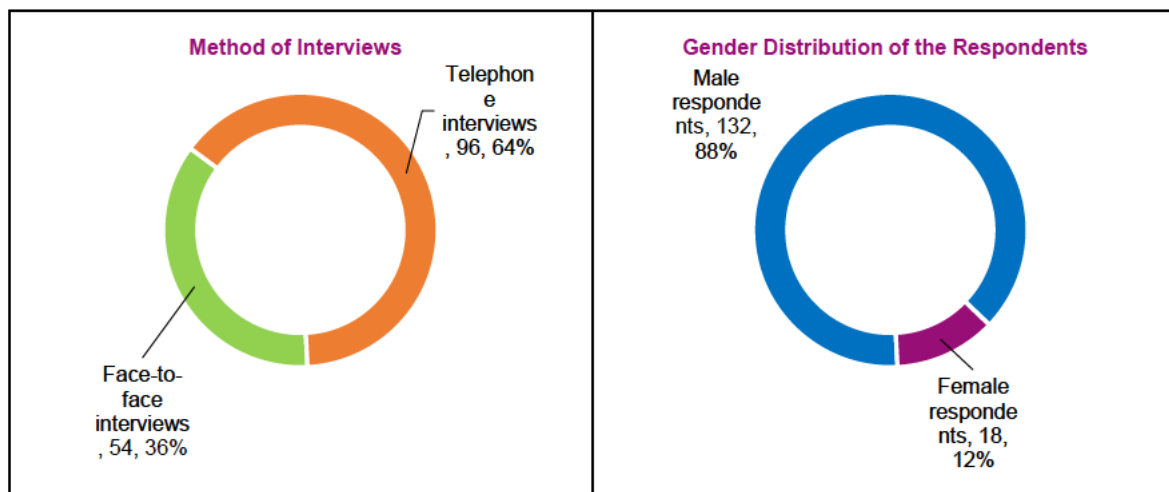


Figure 4-3. Method of Interviews and Gender Distribution of the Respondents of the HHQs

Identification of the actual contact details (telephone numbers) of the affected owners/shareholders has been difficult as the expropriation plans provided by the SPV include only the address information. The RAP survey team spent a significant time for researching the contact details of the targeted interviewees through the unknown telephone number services. There were a number of cases when the persons reached through the unknown number services were incorrect, which still needed a rapid telephone survey to clarify the situation.

Prior to implementation of questionnaires, the surveyors informed the mukhtars and households about the SPV, Project works and the scope and objective of the surveys. To overcome hesitations in participating the surveys, the RAP survey team resorted to the authorisation letter explaining the objective and scope of the surveys conducted for the Project, as needed. The social survey team informed the interviewees about the data protection/privacy considerations complied with in the surveys and reminded them that answering all questions is not compulsory.

RAP survey team experienced difficulties in reaching the contact details of the parcel owners in Sazlibosna as they are mostly not the users of the parcels, who are non-local people who purchased the parcels in the past

mainly for investment purposes. The first draw of the random sample targeted 156 parcels in Sazlibosna, whilst RAP surveys achieved to cover owners and/or users of 137 parcels.

Especially in Sazlibosna neighbourhood, the informal users were hesitant to share certain information (e.g. personal information, contact information, data on income, etc.) due to concerns related to their informal land use.

The Covid-19 related restrictions/concerns did not pose a significant limitation on the efficiency of the surveys. As the weather conditions were favourable, interviews could be mainly conducted outdoors. The telephone survey method was used for respondents who declared concerns about face-to-face interviews. There have also been rare cases in which respondents were hesitant to share information due to concerns around data privacy and/or phone fraud.

4.2. Socio-economic Baseline

4.2.1. Geographical Overview

Istanbul is the largest city in Türkiye in terms of population, being the economic, cultural and historic centre of the country. It is located in north-western Türkiye and straddles the strait of Bosphorus, which provides the only passage from the Black Sea to the Mediterranean via the Sea of Marmara.

The Nakkas-Basaksehir Motorway route is located in the north of Istanbul, at the intersection of Istanbul with the Thrace region, albeit entirely in Istanbul province. The settlements located in the eastern part of the Project route (settlements in Basaksehir district) started to experience increased urbanisation once Basaksehir became a district in 2008. New settlement areas have also attracted immigrants, particularly people from the Middle East and Africa.

Located close to the eastern end of the Project, the oldest non-agricultural economic activity area of the region is Ikitelli Organised Industrial Zone, which was established in 1985 with the aim of minimising environmental pollution in Istanbul centre. With the expropriation decision in 1985, construction of the organised industrial zone started. In 2001, the zone received the title of legal entity. Agriculture and the service sector are the main other economic activities⁶⁷. Farmers produce sunflower, wheat and barley. However, agricultural lands are divided into smaller parcels as a result of both inheritance process and the increase in value caused by urbanisation, and agricultural activity has been gradually decreasing.

Towards the western end, settlements like Nakkas, Yesilbayir, Samlar are still rural in character in spite of the proximity of the Istanbul megalopolis. There are farmers who make a significant part of their livelihood from agriculture, particularly close to the western end of the Motorway route. While sunflower, wheat and barley are grown in these neighbourhoods, livestock activities also have a significant role in Nakkas neighbourhood, where buffalo breeding and products such as meat, milk, yogurt and ice cream contribute to the economy of the neighbourhood.

4.2.2. Categorisation of Settlements (according to Urban and Rural Characteristics)

Due to its geopolitical location constituting a bridge between Europe and the Middle East, Istanbul has become a metropolis in terms of population and economy. The growing population resulting in increased urbanisation and non-agricultural economies exert constant pressure on rural land and agricultural activities. This development also triggers an increase in land values. However, there are still neighbourhoods with rural or mixed (rural and urban) characteristics in Istanbul province.

Project-affected settlements (PASs) include settlements with urban, rural or mixed (urban and rural) characteristics in terms of land use and livelihoods, and have been categorised based on the following criteria as further detailed in Table 4-4:

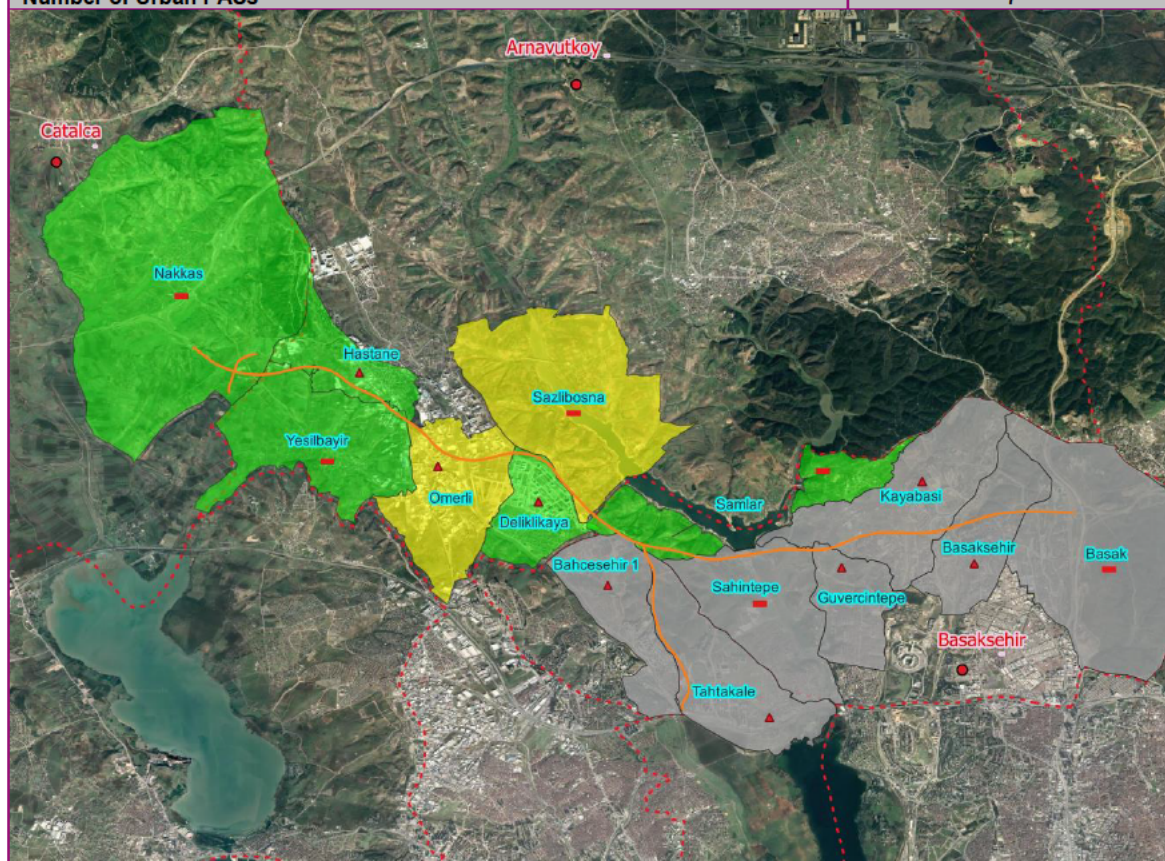
- **Rural:** No urban life and activity or rural life still dominating with presence of urbanised areas;
- **Mixed:** Urban and rural areas are balanced;
- **Urban:** No rural life and activity or urban life and activities surpassing with rural activity in periphery.

⁶⁷ <https://iosb.org.tr/hakkimizda/>

Information related to PASs has therefore been disaggregated against the general character of their settlement, which is shown in Table 4-4.

Table 4-4. Urban-Rural Categorisation of the PASs

District	Settlement (Neighbourhood)	Urban-Rural Category of the PASs (*)
Arnavutkoy	Hastane ⁶⁸	Rural
	Deliklikaya	Rural
	Omerli	Mixed
	Sazlibosna	Mixed
	Yesilbayir	Rural
Basaksehir	Basak (<i>Ikitelli-1</i>)	Urban
	Basaksehir (<i>Ikitelli-2</i>)	Urban
	Bahcesehir 1 (<i>Tatarcik and Hosdere</i>)	Urban
	Sahintepe	Urban
	Samlar (<i>Hacimasli</i>)	Rural
	Kayabasi	Urban
	Guvercintepe	Urban
Catalca	Nakkas	Rural
Avcilar	Tahtakale (<i>Ispartakule</i>)	Urban
Number of Rural PASs		5
Number of Mixed PASs		2
Number of Urban PASs		7



Source: Literature Review; Expropriation Plan, 2021; RAP Surveys, 2021.

(*) This categorisation has been done according to the affected part of the settlement, not taking into consideration of the general character of the PAS.

⁶⁸The parcels indicated under Hadimkoy in the expropriation plans are located within the boundaries of Hastane neighbourhood. As there is a single Project-affected parcel that is owned by legal entities in Hadimkoy, this settlement has not been separately included in the surveys and RAP analyses.

4.2.3. Administrative and Political Organisation of the Area

As described in Section 3.1 “Institutional Framework”, the Project area is located entirely within the boundaries of Istanbul province. There are 39 districts in Istanbul, of which 5 is affected by the Project.

In the Turkish administrative system, each province and district are administered by the local units of the government. These are Governorates (“*Valilik*”) at the provincial level and District Governorates (“*Kaymakamlik*”) at the district level. Head of the provincial administration is governor (“*Vali*”). Districts are governed by district governors (“*Kaymakam*”) ⁶⁹. The districts affected by the Project are listed below:

- Arnavutkoy
- Avcilar
- Basaksehir
- Catalca

Local administrations (municipalities) are public corporate bodies established to meet the common local needs of the inhabitants of provinces, municipal districts and neighbourhoods, whose principles of constitution and decision-making organs elected by the electorate are determined by law. Municipalities can be established for settlements with population over 5,000. Establishment of municipalities is mandatory for provinces and district centres. Provincial municipalities can be converted to metropolitan municipalities by law for provinces with population over 750,000. The formation, duties and powers of the local administrations are regulated by law in accordance with the principle of local administration. The elections for local administrations are held every five years.

The municipalities provide services in the areas of water, waste and wastewater, landscaping and plantation, transportation, security and emergency response (firefighting, ambulance, rescue), residential, social and cultural facilities, as well as development of economy and trade, through their own budgets obtained through municipalities’ own revenues, the shares received from the budget revenues of the central administration and the allocations transferred by the central administration to the local administrations.

The Project is located within the boundaries of the Istanbul Metropolitan Municipality, whose boundaries overlap with the administrative boundaries of the Province of Istanbul. The Istanbul Metropolitan Municipality is governed by the Mayor of Istanbul. Each of the districts listed above has a municipality with a District Municipality mayor serving under the Istanbul Metropolitan Municipality.

The number of PASs according to districts and the population changes of the districts within the last 5 years are presented in Figure 4-4.

⁶⁹ The Governor is the representative of the State and the President and the administrative executive power at the provincial level; the District Governor is the representative of the President and the administrative executive power at the district level.

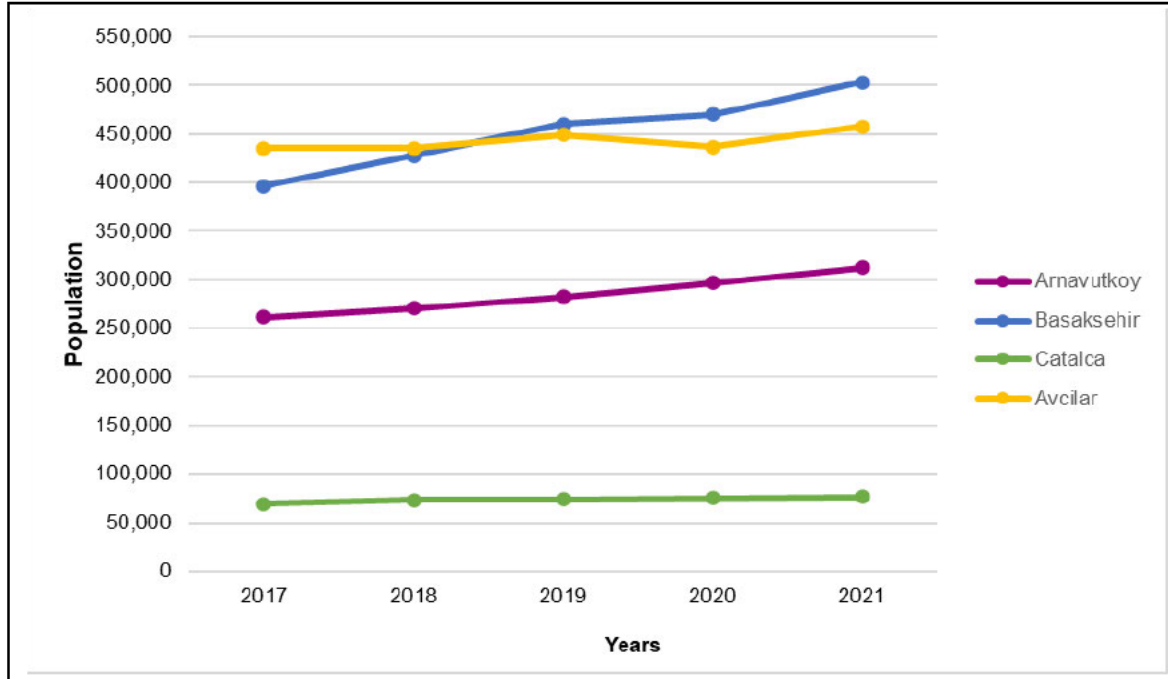


Figure 4-4. Affected Districts and their Population Changes of the Affected Districts within the Last 5 Years

4.2.4. Demographical Characteristics

4.2.4.1. Population of the PASs

The population of the PASs in the past 5 years is presented in Table 4-5 based on the data published by the TurkStat. In general, urban settlements have faced significant population increase, with the exception of Basak neighbourhood whose population has increased at a relatively lower rate and Sahintepe neighbourhood whose population has decreased. Nakkas, Yesilbayir and Samlar, which are the settlements showing the highest rural character along the full alignment, have experience negative population change in the past 5 years. Due to their proximity to industrial areas, Hastane and especially Deliklikaya have experience significant population increase. Data on the permanent and temporary population of the PASs based on the CLQs is presented in Appendix F.1.

Table 4-5. Population, Number of Households and Average Household Size of the PASs

Urban-Rural Category of the PAS	District	Settlement	Population (*)					Population Change (%) in 5 Years	
			2017	2018	2019	2020	2021		
Urban	Basaksehir	Bahcesehir 1	24,548	28,474	31,404	32,724	35,379	+44.13	
		Basak	70,258	69,741	71,915	71,221	73,442	+4.53	
		Sahintepe	34,138	33,521	33,316	33,302	33,008	-3.31	
		Kayabasi	74,815	87,217	97,268	99,201	108,556	+45.01	
		Basaksehir	58,445	63,412	67,396	67,049	71,609	+22.52	
		Guvercintepe	55,783	59,764	65,415	68,916	71,933	+28.95	
	Avcilar	Tahtakale	53,209	54,893	60,022	61,332	65,282	+22.69	
Mixed	Arnavutkoy	Omerli	6,818	6,782	7,042	7,154	7,510	+10.15	
		Sazlibosna	1,149	1,113	1,134	1,100	1,089	-5.22	
Rural	Catalca	Nakkas	818	858	845	806	799	-2.32	
		Arnavutkoy	Hastane	8,205	8,562	9,317	9,772	10,298	+25.51
			Yesilbayir	600	622	606	573	594	-1.00
			Deliklikaya	4,857	5,916	6,584	7,230	8,093	+66.63
		Basaksehir	Samlar	1,269	1,309	1,214	1,236	1,208	-4.81

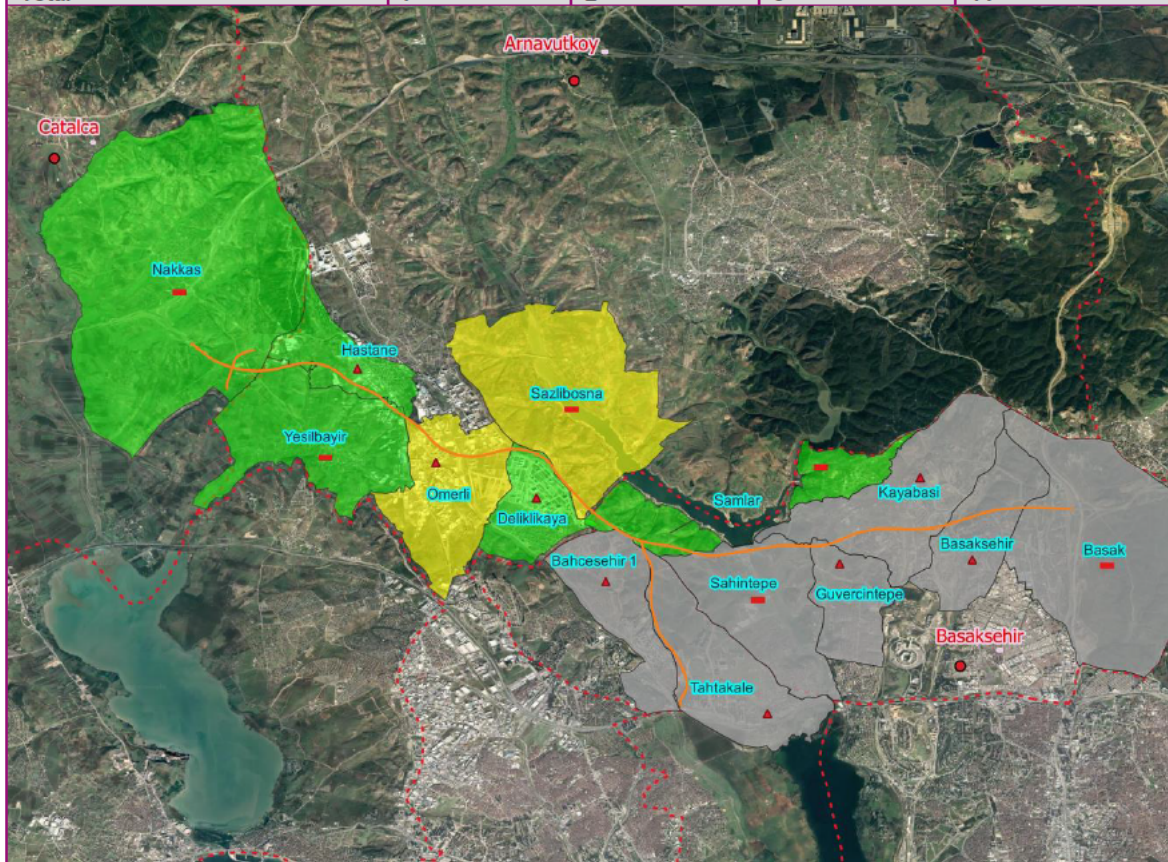
Source: (*) TurkStat, T., June 2022. Turkish Statistical Institute Addressed-based Population Registration System Findings. [online] Turkstat.gov.tr. Available at: <https://biruni.tuik.gov.tr/medas/?kn=95&locale=tr>

4.2.4.2. Demographic Trends in the PASs

The population in all PASs has increased in the past 20 years as reported by the settlement heads during the CLQs of 2021 mainly because of the increased industrialisation and social services in Istanbul that has triggered development of housing and infrastructure attracting further population influx including immigrants. Only the Guvercintepe neighbourhood includes population migrating for seasonal works (construction).

Table 4-6. Population Changes in PASs

Population change	Project Affected Areas			Total
	Urban	Mixed	Rural	
Increased	5	1	2	8
Not changed	2	1	3	6
Decreased	0	0	0	0
Total	7	2	5	14



Source: CLQ, 2021.

4.2.4.3. Gender of Household Heads

The gender distribution of affected household heads (150 households in total) is presented in Figure 4-5.

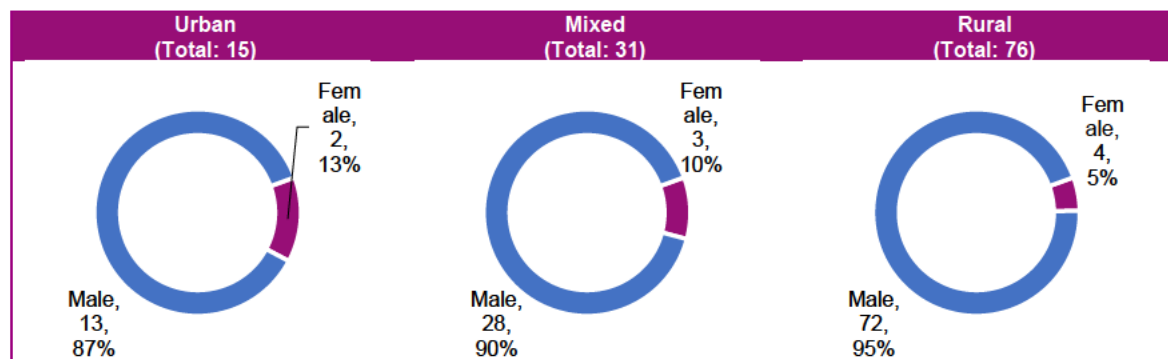


Figure 4-5. Distribution of the Gender of the Household Heads (Source: CLQs, 2021)

(*) There were 28 persons among respondents who were not the head of the households but the relatives/kins representing the households.

4.2.4.4. Gender of Agricultural Informal and Formal Users of Affected Lands

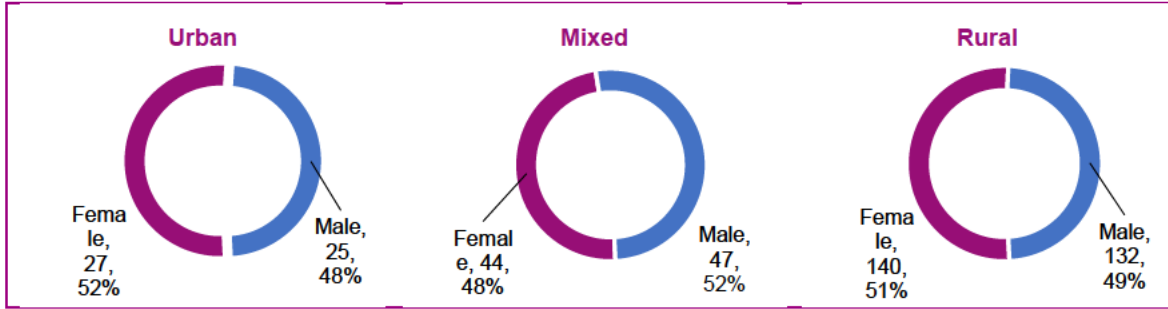
As explained in Section, 2.7.1.5, as of June 2022, a total of 80 different users have been identified for the full alignment – of which 35 were using the parcels that have already been entered (3 formal and 32 informal users). All identified users are male. Occasionally, women and children accompany male household heads working on agricultural fields to provide meals, support them, etc.

4.2.4.5. Number and Gender of Household Members in the PAHs

The 150 households covered through the HHQs include a total of 441 household members. The distribution of the number of household members per settlement and genders is presented in Table 4-7.

Table 4-7. Distribution of Number of Household Members per Settlement and Gender

Urban-Rural Category of the PAS	District	PAS	Frequency
Urban	Basaksehir	Basak	11
		Basaksehir	15
		Bahcesehir 1	7
		Sahintepe	8
		Kayabasi	11
		Guvercintepe	0
	Avcilar	Tahtakale	0
Sub-total Urban			52
Mixed	Amavutkoy	Omerli	14
		Sazlibosna	91
Sub-total Mixed			105
Rural	Catalca	Nakkas	45
		Yesilbayir (including Karaagac and Bahsayis)	86
	Amavutkoy	Hastane	95
		Deliklikaya	0
	Basaksehir	Samlar	58
Sub-total Rural			285
Grand Total			441



Source: RAP HHQ, 2021.

(¹) There are 26 persons for which the gender information has not been reported during the HHQs.

4.2.4.6. Average Size of the Households in the PASs

The average size of the households in the urban, mixed and rural PASs have been calculated based on the permanent population and household numbers as declared by the settlement heads during the CLQs and presented in Figure 4-6.

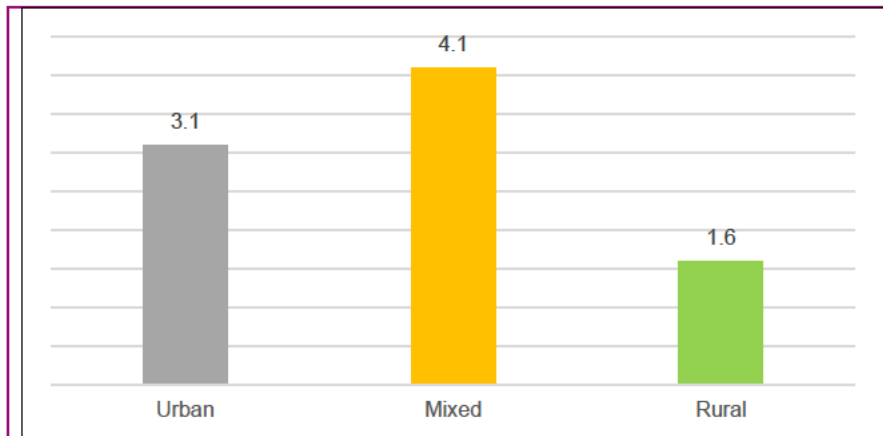


Figure 4-6. Average Size of the Households in the PASs (Source: CLQs, 2021)

4.2.4.7. Migrants

According to the CLQs, there is migrant population in 11 of the PASs as listed in Table 4-8. As can be seen, the urban PASs host significant migrant population coming from different countries.

Table 4-8. Migrants in the PASs according to their Country of Origin

Urban- Rural Category of the PAS	District	PAS	Country of Origin of the Migrants				Total Migrant Population	Population of the PASs (*)
			1 st	2 nd	3 rd	4 th		
Urban	Basaksehir	Basaksehir	Syria	Egypt	Palestine	Afghanistan	6,000	71,609
		Basak	Syria	Iraq			15,000	73,442
		Guvercintepe	Syria	Afghanistan	Uzbekistan		20,000	71,933
		Sahintepe	Syria	Uzbekistan	Afghanistan		10,000	33,008
		Bahcesehir 1	Syria				600	35,379
		Kayabasi	Syria	Russian Federation (Chechnya)	Uzbekistan		9,000	108,556
	Avcilar	Tahtakale	Syria	Yemen	Kuwait		No data	65,282
Mixed	Amavutkoy	Omerli	Syria				150	7,510
Rural	Catalca	Nakkas	Pakistan				15	799
	Basaksehir	Samlar	Pakistan				10	1,208
	Amavutkoy	Deliklikaya	Syria	Egypt	Afghanistan		2,000	8,093

Source: CLQs, 2021.

Source: (*) TurkStat, T., June 2022. Turkish Statistical Institute Addressed-based Population Registration System Findings. [online] Turkstat.gov.tr. Available at: <https://biruni.tuik.gov.tr/medas/?kn=95&locale=tr>

According to the CLQs, the migrants, are employed, formally or possibly informally, in the following sectors:

- Industry (textile, manufacturing, etc.);
- Waste management (paper collection, storage);
- Trade and craftsmanship;
- Agriculture and livestock (e.g. shepherding).

None of the owner or user households surveyed as part of RAP was migrant families. As part of the interviews held with the agricultural users of affected lands, it has been identified that migrants are employed informally as herders (throughout the year) by the households engaged in livestock activities:

- As part of the interviews, 10 migrant herders are identified in the following settlements:
 - Sazlibosna: 2 herders from Afghanistan
 - Samlar: 3 herdes from Afghanistan, 4 herders from Pakistan, and 1 herder from Turkmenian in Samlar

In addition, it has been identified that there are seasonal agricultural labourers employed temporarily (2-3 months in a year) by the households engaged in agriculture. In Sazlibosna and Tatarcik, a total of 14 seasonal agricultural labourers have been identified.

These migrant herders and agricultural labourers are not anticipated to be affected due to Project-related land acquisition as the users of lands, as identified in Section 4.2.5.2 and 4.2.5.3, have parcels they use outside the expropriation corridor thus will remain unaffected nonetheless will be monitored as part of RAP implementation. Information on the migrant workers of the affected businesses is presented in Section 4.2.8.2.

4.2.5. Land Tenure and Ownership

4.2.5.1. Land Ownership Status of the PAHs

As indicated in 2.7.1.4, total number of shareholders of the 1,368 privately-owned parcels (real persons and legal entities) is 6,291⁷⁰ including the recurring names indicated for same and/or different parcels. Based on an internal analysis of the expropriation data of June 2022, the SPV anticipates around 3,850 different owners/shareholders having parcels (with partial share) within the Project expropriation corridor.

Majority of the affected parcels in the Project expropriation corridor have single owners (approximately 85% of the privately owned parcels – real persons), whilst the rest have multi-shareholder ownership structure. Potentially because of the high value of land in Istanbul, the number of single owners is relatively high when compared to other regions of Türkiye.

Total different number of women owners/shareholders of the privately owned parcels (1,239) is approximately 30%. Among the women owners/shareholders approximately 13% (222 persons) have full ownership on the affected parcel.

According to the HHQs, the majority of households (79%) have their own land, as presented in Table 4-9. Out of 150 households covered in the HHQs, 45 households (30%) reported that they do not conduct agricultural activity on their land and 34 households (23%) provided no response.

Table 4-9. Land Ownership Status of the PAHs

Do you have your own land?	Households in the PASs			Total
	Urban	Mixed	Rural	
Yes (Own)	15	29	75	119
No (Do not own)	1	3	5	9
Total	16	32	80	128
No response				22
Grand total				150

Source: HHQ, 2021.

⁷⁰ The total number of shareholders are anticipated to increase in due course as inheritance and succession processes are completed as the expropriation process progresses. As detailed in 5.6, the Company will assist KGM to ensure that all owners/shareholders and lawful inheritors are identified and where possible reached prior to filing of Article 27 court cases by KGM. As required, the Company will assist the inheritors to obtain their inheritance certificates from the closest notary (where necessary by providing assistance for travel and covering the notary fees, transportation fees from RAP Fund). The Company will collaborate with KGM to ensure that the inheritance certificates are included in the Article 27 court files prior to court case opening by KGM.

4.2.5.2. Informal or Formal Use of Affected Private Lands for Agriculture

As presented in Section 2.7.1.5, informal and formal agricultural users of affected parcels in affected settlements have been identified based on field surveys and interviews conducted with the settlement heads, leader farmers and other farmers in the settlements. To date, a total 80 users have been identified along the full Project alignment, including 35 users cultivating parcels entered to date. With regard to parcels that have been entered to date (for topsoil stripping or active construction):

- There was agricultural use on **372** of the affected parcels (private and public).
- Number of agricultural users cultivating these parcels is **35** (32 informal and 3 formal).
- The SPV has executed mutual agreements and completed crop payments to all users as of August 2022 (to 35 agricultural users on 372 affected parcels) to cover the loss of crops between 2021-2022.

Second round of compensation payments has been completed by the SPV to these users in summer 2023 for compensation of agricultural production period of 2022-2023. Expropriation of parcels that have been entered to date is prioritised in the expropriation programme. The Art. 8 invitations based on updated valuation study of KGM (dated December 2022) have started to be sent to the owners/shareholders of these parcels in February 2023. In case claims are received from the owners/shareholders of these parcels, they will be managed in accordance with the applicable national law and principles of this RAP.

For the parcels that have been entered so far, interviews have been conducted with 18 of the users. Key data on the users is presented in Table 4-10 and summarised below.

- Non-irrigated farming is practiced on all parcels cultivated by the users. Wheat, barley, oat and sunflower (every 2 years) are the typical crops grown by almost all households. Rotation of crops (wheat-sunflower-barley) is practiced except for 2 households – mainly wheat, sunflower and barley/oat rotation schemes. Canola and ryegrass are crop types that have been recently experienced by few households.
- Only 2 of the owners cultivate the lands they own in addition to lands they cultivate without being the owner (informal use).
- All users affected by the Project have lands that they cultivate outside of the Project expropriation corridor.
- Except for 3 households, all households own bovine and/or ovine animals. There is one household conducting beekeeping (owns 40 beehives – paid employee at the municipality and beekeeping has not been reported among the top 3 main income sources).
- Half of the households have lands affected by other activities and developments conducted in the region such as electricity transmission line projects, Sazlidere Dam project, and housing projects of TOKI.
- The household-level vulnerabilities are presented in Section 4.2.8.1.
- The majority of the users want to acquire various agricultural equipment and machinery such as harvesters, seeders, feed mixers, baler machine or want to renew their existing equipment and machinery in order to improve their agricultural and animal husbandry activities.

Sazlibosna neighbourhood constitutes a unique example in terms of formality/informality of land use. During the RAP field surveys, it has been declared by the survey participants that the parcels in this settlement, which had been previously/customarily used by the local people for agricultural purposes without any legal property rights, have been registered and divided into relatively small pieces (in 1950s) and sold to people living in Istanbul or other provinces in Türkiye or outside of Türkiye. As the new owners have purchased these parcels for investment purposes, they have not used the parcels for agriculture and the previous customary users have continued their agricultural activities up until this date. Part of these users are reported to pay rent to the current owners through real estate agencies. With regard to customary rights, the Expropriation Law of Turkey recognises “*zilyet*” (possessor) rights for parcels where cadastral surveys have “not” been completed. As the Project is entirely located within Istanbul metropolitan municipality area where cadastral surveys have been completed for all affected parcels, “*zilyet*” rights have been resolved as part of the completed cadastral surveys hence they are not applicable to the Project in the current situation. Any other customary right holders, if applicable to the Project, will be identified during the RAP implementation.

Table 4-10. Summary of Existing Agricultural Activities and Impact Status of Users on Parcels that have been Entered

No	User	Household Size	Formality / Informality of Use	Parcels Used are Registered in which Settlement ?	Number of Years the Parcels have been Used by the User or Family ?	Registered in Farmer Registration System?	Income Sources of the User (presented in the order of importance among overall household income)	Primary Purpose of Agricultural Activity		Parcels used for Agricultural Purposes								Livestock Ownership			Percentage of the Affected Parcel within Total Agricultural Production Area? (%)	
										Parcels Affected by the Project – within the Expropriation Corridor (Already Affected or to be Affected in Future)				Parcels not Affected by the Project – Outside of the Expropriation Corridor								
										Owner of the Parcel		User of the Parcel		Owner of the Parcel		User of the Parcel						
										Number of Parcels	Total Area of Parcels (ha)	Number of Parcels	Total Area of Parcels (ha)	Number of Parcels	Total Area of Parcels (ha)	Number of Parcels	Total Area of Parcels (ha)	Bovine	Ovine	Beehives		
1	User 24	5	Informal	Sazlibosna	8	No	Agriculture Animal husbandry	X				4	4.07			27	25.00	65			14.0	
2	User 13	6	Informal	Sazlibosna	10-20	No	Agriculture Animal husbandry	X				33	1.77	7	5.00	18	45.00	25	100		3.4	
3	User 28	5	Informal	Sazlibosna	50	No	Agriculture Retirement pension	X				2	0.25			8	3.00	Not reported	Not reported		7.7	
4	User 18	4	Informal	Sazlibosna	50	No	Agriculture		X		1	0.84	2	0.46	4	5.00	12	25.00	0	0		4.2
5	User 05	4	Informal	Samlar	15	No	Government employee Agriculture	X				1	1.47	1	0.35	2	2.65	Not reported	Not reported	40	32.8	
6	User 30	3	Informal	Samlar	15	No	Agriculture Animal husbandry	X				2	0.17			18	15.00	35			1.1	
7	User 19	2	Informal	Sazlibosna Samlar Bahcesehir	10	No	Agriculture Animal husbandry	X				4	4.44	1	2.00	7	12.20	45 (total)			23.8	
8	User 07	5	Informal	Sazlibosna	40	Breeder Association	Agriculture Animal husbandry Rental income	X				1	0.12	4	7.00	21	38.00	Not reported	Not reported		0.3	
9	User 02	6	Informal	Samlar	20	No	Agriculture Animal husbandry Retirement pension	X				4	4.16	2	1.00	13	19.00	100			17.2	
10	User 31	2	Informal	Samlar Ispartakule	13	No	Agriculture Animal husbandry Retirement pension	X				3	5.22	4	8.00	16	22.00		250		14.8	
11	User 15	-	Formal Informal	Samlar	20	No	Agriculture Animal husbandry	X			1	0.25	2	1.87	14	20.00	36	50.00	Not reported	Not reported		2.9
12	User 04	5	Informal	Samlar	20	No	Agriculture Animal husbandry Other local businesses Retirement pension	X				1	1.10	1	1.00	9	24.00	Not reported	Not reported		4.2	
13	User 14	4	Informal	Samlar	15	No	Agriculture Rental income	X				1	0.04	1	0.80	6	9.20	45			0.4	
14	User 28	2	Informal	Sazlibosna	10	No	Agriculture Retirement pension	X				1	0.65			25	40.00	Not reported	Not reported		1.6	
15	User 34	5	Informal	Sazlibosna	4	No	Agriculture Harvester driver		X			158	6.42			80	100.00	0	0		6.0	
16	User 26	5	Informal	Samlar Tatarcik	15	No	Agriculture Rental income	X				10	7.69	3	2.50	50	89.50	210	930		7.7	
17	User 10	6	Informal	Sazlibosna Samlar	50	No	Agriculture Animal husbandry Retirement pension Rental income	X				14	10.00			90	130.00	Not reported	Not reported		7.1	
18	User 32	7	Formal (*) Informal	Nakkas Hadimkoy	-	Yes	Agriculture		X			9	10.00	7	5.00	25	70.00	0	0		11.8	

(*) Uses only 2 of the parcels formally.

Source: RAP Surveys, June 2022.

4.2.5.3. Informal/Formal Use of Affected Public Lands for Agriculture

Among 284 state-owned parcels (treasury, legal entity, non-registered) located along the RoW (134 has been entered for topsoil stripping and active construction and 114 has not been entered to date), 29 were used for agriculture by 25 users (that were already identified among the 80 users listed in Section 2.7.1.5. Except for 2 (who are indicated with asterisk – (*) – in Table 4-11), all users of state-owned parcels and parcels owned by legal entities also use privately-owned parcels. Thus, they have alternative lands to continue their agricultural production as listed in Table 2-16 given in Section 2.7.1.5 state-owned parcels used by PAPs for agriculture along the RoW (including lands entered and not entered to date) are listed in Table 4-11. The users reported that they do not have formal tenancy agreements to use the state-owned parcels thus did not declare themselves as formal users. For the state-owned parcels that have been entered to date (134 parcels), 17 users identified to use the affected parcels for agriculture have been provided with crop compensation for the agricultural production period of 2021-2022. It should be noted that, in the RAP surveys of 2021, 71% of the households with agricultural use of public lands in the settlements (including the lands outside the expropriation corridor) reported formal use of the respective lands through rent/adequate pay (*ecrimisil*) noting that the respondents may have had hesitations about reporting informal use.

Further interviews will be conducted with the users of parcels that have not been entered to date (e.g. Nakkas, Yesilbayir, Bahcesehir Connection Road) to collect information on the formality of public land use (with or without adequate pay “*ecrimisil*”).

Table 4-11. State-owned Parcels used by PAPs for Agriculture

District	Settlement	Parcel	Ownership status of the Parcels	Total Title Deed Area (ha)	Area to be Acquired (ha)	User	
Amavutkoy	Hadimkoy	0/5179	Housing Development Administration of Türkiye (TOKI)	0.67	0.67	User 34	
		0/5180		0.73	0.16		
		0/5181		5.44	5.44		
		0/5182	Istanbul Metropolitan Municipality	7.62	0.23		
	Omerli	111/26	Treasury Land	0.01	0.01	User 21	
	Sazlibosna	0/5956	Amavutkoy Municipality	1.26	1.08	User 10	
		0/1333	Housing Development Administration of Türkiye (TOKI)	4.03	1.61	User 23	
	Yesilbayir	202/2		Housing Development Administration of Türkiye (TOKI)	22.05	3.29	User 60 (*)
							User 58
							User 63
User 73							
User 64							
User 70 (*)							
	202/4		1.49	1.19	User 73		
					User 70 (*)		
Basaksehir	Samlar	0/1026	Basaksehir Municipality	0.61	0.61	User 19	
		0/1723	Treasury land	1.94	1.10	User 04	
		0/1841		0.53	0.53	User 31	
		0/1725	Turkish Electricity Distribution Corporation (TEDAS)	0.01	0.01	User 08	
	Sahintepe	1446/3		General Directorate of State Hydraulic Works (DSI)	2.08	2.00	User 20
							User 26
	Tatarcik		126/6	Basaksehir Municipality	0.58	0.58	
			126/16		4.06	2.18	
			YOL-2	Non-registered	0.82	0.82	

District	Settlement	Parcel	Ownership status of the Parcels	Total Title Deed Area (ha)	Area to be Acquired (ha)	User
	Ikitelli-2	0/3852	Basaksehir Municipality	0.03	0.03	User 13
		0/3853		0.19	0.17	
		0/3854		0.19	0.17	
		0/3855		0.90	0.90	
		0/3856		0.03	0.03	
		0/3857		0.06	0.06	
		0/3858		0.01	0.01	
		0/3860		0.01	0.01	
Catalca	Nakkas	132/56	Housing Development Administration of Türkiye (TOKI)	1.18	1.06	User 46
						User 62
		132/76	Treasury Land	0.94	0.03	User 47
						User 57
						User 72
		136/14		0.52	0.18	User 35
				User 79		
		135/7		0.41	0.41	User 66

(*) These users use only state-owned parcels – there is no privately-owned parcels used by them. The indicated parcels they are using are under consideration for temporary facilities (please see Appendix A.2). If these parcels are decided to be used as Project temporary facilities once permitting processes are completed, further interviews will be held by the SPV with the users of affected parcels during RAP implementation.

Source: RAP Surveys, June 2022.

4.2.6. Livelihoods

4.2.6.1. Main Livelihood Sources of the PASs

The main sources of livelihoods of the PASs have been determined based on the CLQs as summarised in Table 4-12. In the settlements listed under urban category, employment in private sector, construction sector, industry and trade businesses or at government organisations have been reported as the primary and secondary sources of livelihoods. In the settlements listed under the rural category, agriculture, animal husbandry and employment in trade and other local small business have been reported as the primary and secondary sources of livelihood with the exception of Hastane and Deliklikaya.

Table 4-12. Main Sources of Livelihood in the PASs

Urban-Rural Category of the PAS	District	Settlement	Livelihood Source of the PAS			
			1 st	2 nd	3 rd	4 th
Urban	Basaksehir	Bahcesehir 1. Kisim	Employment (Private sector)	Employment (Government)	Retirement pension	Construction and industrial labour
		Basak	Employment (Trade/other local small businesses)	Construction and industrial labour	Employment (Private sector)	-
		Sahintepe	Construction and industrial labour	Employment (Private sector)	Employment (Trade/other local small businesses)	-
		Kayabasi	Employment (Government)	Construction and industrial labour	Retirement pension	Animal husbandry
		Basaksehir	Employment (Private sector)	Construction and industrial labour	Employment (Government)	-
		Guvercintepe	Construction and industrial labour	Employment (Private sector)	-	-
	Avcilar	Tahtakale	Employment (Government)	Employment (Service industry)	Construction and industrial labour	-
Mixed	Arnavutkoy	Omerli	Construction and industrial labour	Retirement pension	Employment (Private sector)	-
		Sazlibosna	Employment (Trade/other local small businesses)	Employment (Trade/other local small businesses)	Retirement pension	-
Rural	Catalca	Nakkas	Agriculture	Animal husbandry	Retirement pension	-
	Arnavutkoy	Hastane	Construction and industrial labour	Retirement pension	Employment (Private sector)	-
		Yesilbayir	Agriculture	Animal husbandry	Retirement pension	-
		Deliklikaya	Construction and industrial labour	Employment (Logistics and transport)	Employment (Trade/other local small businesses)	Retirement pension
	Basaksehir	Samlar	Agriculture	Animal husbandry	Employment (Government)	-

Source: CLQs, 2021.

4.2.6.2. Livelihood Sources of the PAHs

The livelihood sources reported by the households as part of the HHQs are indicated Table 4-13. According to a total of 252 responses received from 150 households;

- In the urban PASs, employment (workplace and self) and pension have been the most frequently reported livelihood sources, whilst agriculture has also been reported as a livelihood source by the PAHs covered by the HHQs. Livestock activities is not a livelihood source in the PAS categorised as urban.
- In the rural and mixed PASs, agriculture and pension (workplace and self) and pension have been the most frequently reported livelihood sources, whilst employment (workplace and self), livestock activities and paid work have also been reported as livelihood sources by the PAHs covered by the HHQs.

Table 4-13. Livelihood Sources of PAHs

Urban- Rural Category of the PAS	District	Settlement	Livelihood Source								
			Agriculture	Pension	Employment	Livestock	Paid work	Rent	Social support provided by institutions	Social support provided by relatives	Student scholarship
Urban	Basaksehir	Bahcesehir	X	X	X		X	X			
		1. Kisim Sahintepe	X	X	X				X	X	
Mixed	Amavutkoy	Omerli	X	X	X	X		X			
		Sazlibosna	X	X	X	X	X	X			
Rural	Catalca	Nakkas	X	X	X	X	X	X			X
	Basaksehir	Samlar	X	X	X	X	X	X			
	Amavutkoy	Yesilbayir	X	X	X	X	X	X	X		

Source: HHQ, 2021.

4.2.6.3. Agricultural Activities

Key information on the agricultural activities of the PAHs is presented below.

Status and Type of Agricultural Activity

According to the HHQs, agriculture (dry or irrigated) is practiced on approximately 70% of the parcels used by the surveyed households (219 parcels out of 313 parcels).

All users interviewed as part of June 2022 surveys for the lands that have already been entered are practicing dry farming.

There are also greenhouses operated in Sahintepe neighbourhood outside the expropriation corridor of the Project and outside the fence area of the Sazlidere mobilisation site (within the parcel boundaries of the Sazlidere mobilisation site). These greenhouses are not affected by Project-related land acquisition but have experienced reduced water levels at their water wells (with no water utilisation permit in place) used to supply water for green housing activities. The measures taken by the SPV to mitigate the potential Project impact on the water wells of the greenhouses in Sahintepe and resolution of grievances received from related PAPs through the Project grievance mechanism are further described in Section 6.2.1.

Table 4-14. Status and Type of Agriculture Agricultural Activity on Parcels Used by Surveyed Households

Status/Type of Agricultural Activity	PASs			Total
	Urban	Mixed	Rural	
No agricultural activity	8	32	30	70
Dry farming	2	96	102	200
Irrigated farming	15	0	4	19
Total	25	128	136	289
No answer				24
Grand total				313

Source: RAP HHQ, 2021

Single/Multiple Household Use of Agricultural Parcels

The majority (87.5%) of parcels, on which agriculture has been reported, has single household users. In urban PASs, the parcels predominantly have single users. Use of parcels by multiple households for agricultural purposes is more common in the mixed and rural PASs. According to the HHQs, in total, there are 304 households using 219 parcels for agricultural purposes.

Table 4-15. Number of Households Using Affected Parcels for Agricultural Purposes

Number of Households Practicing Agriculture on a Single Parcel	N	PAS			Total	Number of Households Practicing Agriculture on the Affected Parcels
		Urban	Mixed	Rural		
One household	N	17	87	85	189	189
2-3 households	N	1	10	9	20	115
4-5 households	N	0	1	3	4	
5+ households	N	0	2	1	3	
Total	N	18	100	98	216	304
No answer					3	
Number of Parcels on which Agriculture is Practiced					219	

Source: RAP HHQ, 2021.

Crops

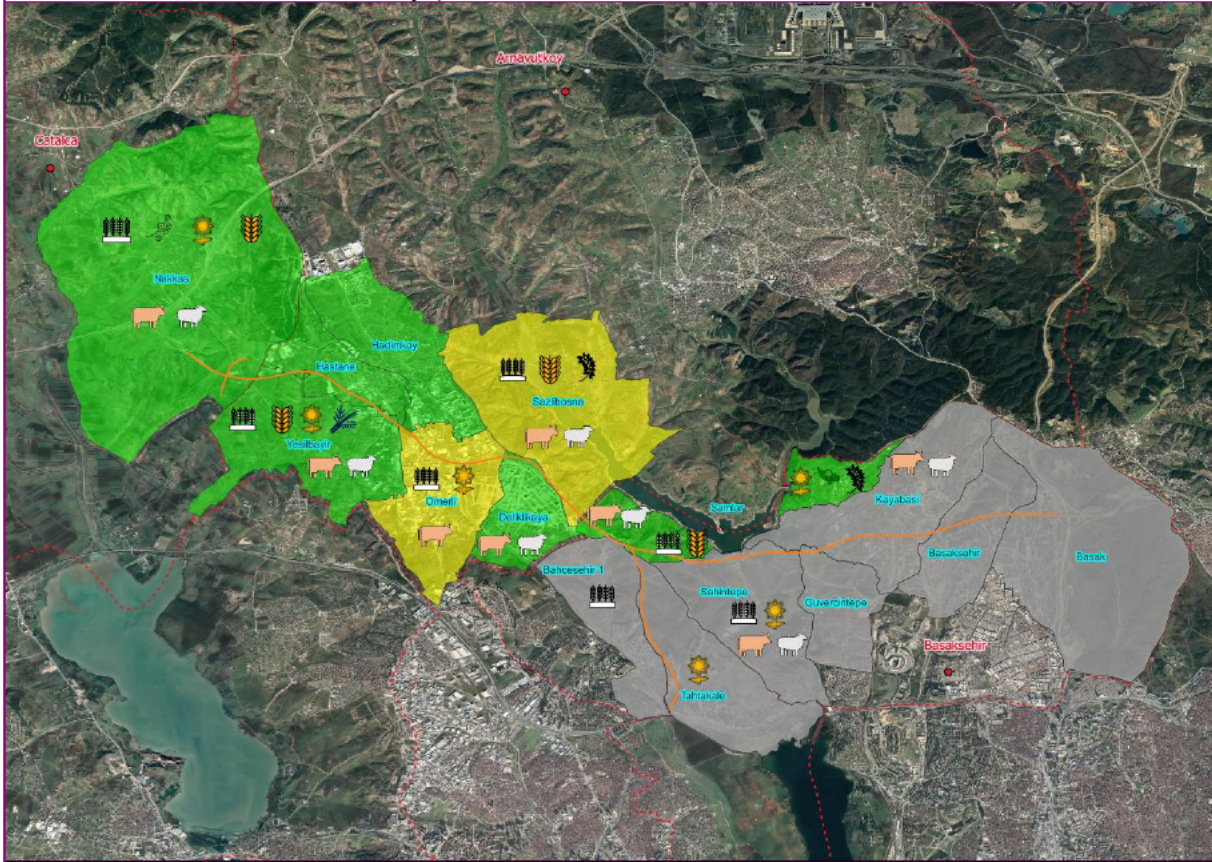
Crops produced in the PASs have been determined through the CLQs. Wheat and sunflower are the common products produced in the urban, mixed and rural PASs. In addition to these, barley is also commonly produced in mixed and rural PASs.

In line with CLQ-based information described above, the HHQs have identified that sunflower, wheat and barley, followed by fruits and vegetables, oat and sainfoin, are also the most common products/crops produced on the parcels used by the surveyed households.

Rotation of crops (wheat-sunflower-barley) is commonly practiced – mainly wheat, sunflower and barley/oat rotation schemes. Canola and ryegrass are crop types that have been recently experienced by few households.

Table 4-16. Crops Produced in the PASs

Urban-Rural Category of the PAS	District	Settlement	Products Produced						
			Wheat	Sunflower	Barley	Oat	Vegetable	Canola	
Urban	Basaksehir	Bahcesehir 1. Kisim	X						
		Sahintepe	X	X					
		Avclar		X					
Mixed	Amavutkoy	Omerli	X	X					
		Sazlibosna	X	X	X	X			
Rural	Catalca	Nakkas	X	X	X			X	
	Basaksehir	Samlar	X	X	X	X	X		
	Amavutkoy	Yesilbayir (including Karaagac and Bahsayis)	X	X	X				



4.2.6.4. Livestock (Animal Husbandry) Activities

Agriculture is mostly conducted as dry farming to grow forage required for livestock raised by the households. Livestock activities mainly include meat and dairy products production, whilst sacrificial ovine animals are also raised by the households as an economic activity.

Based on the interviewed conducted with the agricultural users of lands that have already been entered, except for 3 households, all households interviewed (see Table 4-10) own bovine and/or ovine animals. Number of animals owned by the households conducting agriculture on affected lands are presented in Table 4-10.

There is one household conducting beekeeping (owns 40 beehives – paid employee at the municipality and beekeeping has not been reported among the top 3 main income sources). One of the physically displaced households (HOU-0/35) also conduct beekeeping.

In the CLQs of 2021, the settlement heads reported the type of animal husbandry activities conducted in the PASs as presented in Table 4-17. Poultry has been reported as another type of activity reported only in Sazlibosna. Number of cattle, sheep and beehive owner households in the PASs, approximate number of animals/beehives and number of households engaged in the sale of animals are presented in Appendix F.6.

Table 4-17. Animal Husbandry in the PASs

Urban-Rural Category of the PAS	District	Settlement	Type of Activity		
			Cattle Breeding	Sheep Breeding	Beekeeping
Urban	Basaksehir	Sahintepe	X	X	X
		Kayabasi	X	X	X
Mixed	Amavutkoy	Omerli	X	-	-
		Sazlibosna	X	X	X
Rural	Catalca	Nakkas	X	X	X
	Amavutkoy	Deliklikaya	X	X	-
		Yesilbayir	X	X	X
		Hastane	-	-	-
	Basaksehir	Samlar	X	X	X

Source: CLQ, 2021.

(*) There is no information reported by the settlement heads of Basak, Bahcesehir 1, Guvercintepe, Basaksehir neighbourhoods in Basaksehir district (urban), Hastane neighbourhood in Amavutkoy district (rural) and Tahtakale neighbourhood in Avcilar district (urban).

The list of pasture parcels (owned by treasury or legal entities) affected by the Project is presented in Appendix B.8. In the HHQs, 16 households (among 150) reported that they are engaged in animal husbandry and pastures they use for grazing are affected by the Project due to one or a combination of the reasons including loss of pasture, reduced pasture area, loss of access to pastures or difficulty in access to pastures. It is important to note that according to the expropriation plans of the Project, only Nakkas, Omerli and Hastane (indicated as Hadimkoy in the expropriation plans) have affected pasture parcels (as per land registry).

The Valuation Review Study has identified that the households engaged in livestock activities among the affected communities mostly prefer intensive stock farming. The registered pasture parcels affected by Project-related land acquisition are not used for animal husbandry but livestock activities are conducted on grazing areas (which are not registered as pasture) consisting of agricultural or vacant parcels, as discussed below. Also, the parcels registered as pasture within the expropriation corridor have lost their pasture characteristics and cultivation activities could be observed on majority of such parcels.

On the other hand, it has been identified that the grazing areas (not-registered as pasture) in Sahintepe (partially lost and fragmented) and Kayabasi (fragmented) are affected by the Project. Further information on the affected grazing areas is presented in Section 2.7.1.9. As discussed in Section 2.7.1.9, in Sahintepe (Muratdere locality), between late June and late October, the residents take their ovine animals to harvested agricultural lands at the

southern cost of Sazlidere Dam – north of the Sazlidere Cable Stayed Bridge and Motorway⁷¹. Similarly, in Kayabasi neighbourhood, herders engaged in ovine breeding and residing at the northern side of the Motorway route, cross the construction corridor everyday (throughout the year) between 10:00-11:00 in the morning and 21:00-21:30 in the evening to reach their fragmented grazing areas (vacant constructible plot parcels) located at the southern side of the Motorway route. There is an overpass designed to provide crossing during the operation phase.

As the construction activities are ongoing, measures, including a robust communication strategy between the construction crews and the users of related lands fragmented by construction corridors, are required to ensure safe access of Sahintepe and Kayabasi herders and their animals to those grazing lands fragmented by construction corridors. In that sense, the SPV has been engaging with the local community and construction teams to evaluate feasibility of providing safe crossing paths to the fragmented lands during construction phase (for Kayabasi during operation as well). Potential impacts during the construction and operation will be managed through the community health, safety and security measures (e.g. communication strategy) defined in the Project ESIA and Community Health, Safety and Security Management Plan.

Table 4-18. Household Responses for Project Impact on Pastures

Urban- Rural Category of the PAS	District	PAS	Number of Households who are Engaged in Animal Husbandry and Reported Project Impact on Pastures	Type of Activity			Presence of Alternative Pastures in the PAS
				Bovine	Ovine	Poultry	
Urban	Basaksehir	Kayabasi	1	x			No
Mixed	Arnavutkoy	Sazlibosna	4	x	x	x	No
Rural	Catalca	Nakkas	2	x			Yes
	Basaksehir	Samlar	2	x			No
		Yesilbayir (including Karaagac)	6	x	x		Yes (*)
	Arnavutkoy	Hastane	1	x			No
Total			16				

(*) There are also households that reported there is no alternative pasture.

4.2.6.5. Forestry Activities

As part of the 150 HHQs, 1 household in Sahintepe neighbourhood of Basaksehir district (urban) reported that forests significant to their livelihood (collection of forest products) will be affected by the Project. Based on the ongoing engineering works, site assessment of the engineering structure location and dimensions and consultations with the local communities, the SPV has also confirmed that the Project is not anticipated to results in any impact on the forests or use of forests by the local communities.

As explained previously in Section 2.7.1.2, there is a single forest parcel (0/5181 registered in Hadimkoy) overlapping fully with the Hadimkoy Interchange at KM 41+420. According to the official letter⁷² of Ministry of Agriculture and Forestry, Directorate General of Forestry, Regional Directorate of Istanbul, this forest parcel is owned by the Ministry of Environment, Urbanization and Climate Change, Housing Development Administration of Türkiye (TOKI) and registered as “private forestation area”. Through an official letter issued on 3 August 2021, TOKI has provided consent for the works to be conducted on all parcels owned by their administration within the Project expropriation corridor – applicable to the affected forest parcel as well. The forestry permitting process for affected

⁷¹ Previously, an incident involving ovine animals (sheeps) that fell into a drainage channel excavated by the Project near Sazlidere Excavated Material Storage Area took place. The owner of the animals has been provided with compensation for his loss. Fencing measures have been implemented in the area to avoid repetition of similar impacts.

⁷² Official Letter Date: 4 April 2022; Official Letter No: 4024476.

forest parcel will be undertaken by KGM in line with the requirements of Forest Law. Process is planned to be started in Q3 2022 – entire permitting process foreseen to be completed in 2023).

The private forestation area is surrounded by motorway arm hence access to forest area by local people is very restricted. Interviews with local people confirmed that it is not used for any economic or recreational purposes. Forest Directorate officials also informed in June 2022 that the forestation area is at the development stage with majority being occupied by scrubs or bare land.

The engineering structures designed to ensure continuity of access between fragmented lands along the Motorway route are listed in Appendix A.1. The Cable Stayed Bridge will provide access between fragmented lands in Sahintepe.

4.2.6.6. Fishing Activities

As part of the 150 HHQs, 8 households in the following settlements reported that they conduct fishing activities in the vicinity of the Project in the reservoir of Sazlibosna Dam (including tributaries flowing into the reservoir), which is running parallel to the Motorway route between KM 45+000-KM 52+000 at a distance of approximately 1.2 km in the north:

- 1 household in Samlar neighbourhood of Basaksehir district (rural)
- 1 household in Sahintepe neighbourhood of Basaksehir district (urban)
- 6 households in Sazlibosna neighbourhood of Arnavutkoy district (mixed)

While fishing is not a main source of income in the PASs, households that reported fishing activities have been consulted in June 2022 and they confirmed that they do not anticipate the Project to cause any impact on their fishing activities.

4.2.6.7. Household Expenses of the PAHs

As a useful proxy indicator to income, which affected people are generally reluctant to disclose, household expenses of PAHs have been determined as summarised in Table 4-19, through a total of 301 responses received from 150 households. The graphs below the table present the percentage of the five expenditure items that were most frequently reported by the households in the urban, mixed and rural PASs. Kitchen expenses (food and beverage) and electricity, water, heating, internet costs are the leading expenditure items for PAHs in rural, mixed and urban PASs.

Table 4-19. Household Expenses

Items	Project Affected Areas			Total answers
	Urban	Mixed	Rural	
Kitchen expenses (food and beverage)	14	25	70	109
Electricity, water, heating, internet costs	13	25	67	105
Clothing/transportation/health etc. personal expenses	6	13	27	46
Education costs	3	4	13	20
Debt payment	1	4	7	12
Vacation or leisure spending	0	0	2	2
Sending money to a close household member/relative	0	0	1	1
Rent expense	0	2	1	3
Other	0	0	3	3
Total answer				301

Source: HHQ, 2021.

4.2.6.8. Registered Farmers⁷³ and Multiple Activities of the Farmers

According to HHQs of 2021;

- In 36 households (out of 150), there are 59 household members whose occupation has been reported as farmer. Majority of these farmers are in rural settlements, with Nakkas being the leading one. In urban settlements, with the exception of Bahcesehir 1, there is no household member with an occupation declared as farmer.
- Among these 36 households with farmer household members, 21 households have parcels affected by the Project. These 21 affected households are all registered farmers.
- Among the 21 affected households, 12 households declared loss of less than 20% of their total productive (agricultural) area (6 households with loss of more than 20% and 3 households with no answer – these households are in Nakkas and Yesilbayir– rural neighbourhoods and in Omerli and Sazlibosna – mixed neighbourhoods)

The numerical distribution of farmers as the status within the household (as head of household, or other household member), and whether they have other occupation(s) is presented in Table 4-20. As can be seen, majority of the farmer household members (83%) do not have any other occupation.

⁷³ People included in the Farmer Registration System of Türkiye are considered as the farmer PAPs of the study. Registered farmers can benefit from certain supports and grants given by the government to the agricultural sector.

Table 4-20. Farmers with Multiple Activities

Urban- Rural Category of the PAS	Settlement	Number of Farmers		Total
		Only Farmer	Farmer with Other Occupation	
Urban	Kayabasi			
	Sahintepe			
	Bahcesehir 1	1		1
	Basak			
	Basaksehir			
Urban Sub-total		1		1
Mixed	Sazlibosna	9	1	10
	Omerli	2		2
Mixed Sub-total		11	1	12
Rural	Nakkas	11	2	13
	Samlar (<i>Samlar and Hacimasli</i>)	6		6
	Yesilbayir (<i>including Karaagac and Bahsayis</i>)	16	6	22
	Hastane (<i>Hadimkoy</i>)	4	1	5
Rural Sub-total		37	9	46
Total		49	10	59

Source: HHQs, 2021.

(*) Two of them reported themselves as mukhtars and one of them reported himself as tradesperson.

4.2.6.9. Gender Aspects

According to the HHQs, nearly half of the affected women within the PAHs are reported as housewives (see Appendix F.3). It is possible that the household members reported as housewives are formally working in agriculture especially in the rural PASs. Out of 159 female member of the households surveyed in 150 households who are eligible to work, majority reports themselves as housewives (102 women corresponding to 64%), 23 are employed (14.5%) and 20 are retired (12.5%)⁷⁴. There is only 1 woman in Yesilbayir (not the head of the household) who reported her occupation as farmer, still some of the women who reported themselves as housewife may be working on farms.



Figure 4-7. Occupation Status of Women PAPs (HHQs, 2021)

⁷⁴ The type of occupations reported for the women within the households include Real Estate Agent, Farmer, Nurse, Businesswoman, Labourer, Certified Public Accountant, Architect, Accountant, Engineer, Teacher, Healthcare Professional, Cadastre Specialist, and Designer.

4.2.7. Affected Business Characteristics

The characteristics and existing operations of the affected businesses have been surveyed as part of the RAP studies. Interviews were conducted with the owners/operators of all affected businesses and focus groups discussions were held with the employees.

4.2.7.1. Interviews with the Business Owners (Employers)

Owners of the affected businesses and their employees were initially surveyed in 2021 as part of RAP preparation. The Project CLO has continued ongoing consultation with the affected businesses in the first half of 2022. In June 2022, the business owners have further been interviewed to obtain up to date information on employees (formal and informal), economic activities and relocation planning. Currently, all business owners (including tenants) are well informed of the Project and the status of expropriation process.

Table 4-21 lists the affected businesses and presents part of the descriptive information acquired through the interviews done with the affected businesses in 2021. In addition to the summary data presented within the table, information on the below aspects have been gathered through the interviews:

- Land and structure ownership
- Relocation plans (e.g. alternative locations, if any – with their advantages/disadvantages)
- Anticipation for workforce loss/reduction
- Relocation assistance requirements
- Anticipation for relocation costs for different items (e.g. assembly, disassembly, moving, improvements required at the replacement structure, cost of temporary business interruption, etc.)
- Level of information about the Project and expropriation

Below is a summary of the issues key to the planning of relocation process. Further key considerations related to relocation planning are presented in Section 4.2.7.3 based on business interviews conducted in June 2022:

- All the affected businesses to be relocated are micro (5 businesses according to number of employees – financial figures have not been shared by all businesses) and small (9 businesses according to number of employees – financial figures have not been shared by all businesses) sized businesses⁷⁵.
- All the businesses (including tenants) are informed of the Project and notified about the expropriation and RAP being developed by the SPV. A need for information about the exact schedule of expropriation and construction (land entry) to allow the affected businesses sufficient time (e.g. affected business structures shall be notified at least 3 months in advance of start of expropriation⁷⁶ in consideration of the expropriation programme of KGM to avoid forced eviction and allow sufficient time for resettlement planning and preparation) for browsing/finding a replacement business structure/workplace and completing necessary improvements/preparations required for the needs of their specific operations was identified (please see Section 2.6 “Project Schedule” for business-specific timelines for Early Consultation and Notification and land entry for affected businesses). During the RAP consultations done in November 2021, most of the tenant businesses reported that they have not made specific plans for relocation nor started browsing a replacement workplace as the official notification has not been done yet. The status of relocation planning of each business is presented in Section 4.2.7.3 in

⁷⁵ As per the Turkish Regulation on Small and Medium Sized Businesses, definition of enterprises is as below (the revenue and financial balance requirements are based on the Presidential Decree published in the Official Gazette dated 25 May 2023 and numbered 32201)

- Micro enterprises are defined as enterprises that employ fewer than 10 persons and whose annual sales revenue or financial balance sheet does not exceed 10 million Turkish liras.
- Small enterprises are defined as enterprises that employ fewer than 50 persons and whose annual sales revenue or financial balance sheet does not exceed 100 million Turkish liras.
- Medium-sized enterprises are defined as enterprises that employ fewer than 250 persons and whose annual sales revenue or financial balance sheet does not exceed 500 million Turkish liras.

⁷⁶ 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry.

details. There are businesses that have identified and started analysing alternatives none of them except for 1 business have decided on relocation sites.

- None of the businesses reported plans or possibilities about business shut down or downsizing. Some of the businesses have plans for expanding their operation capacity at the relocation sites (please see Section 4.2.7.3).
- A limited part of the affected businesses (4 out of 14) to be relocated have other non-affected facilities in Istanbul but the businesses confirmed that those non-affected facilities in Istanbul are not suitable as replacement structures for relocating their affected businesses (e.g. due to area limitations, disadvantageous location, etc.)
- Less than half of the affected business (6 out of 14) reported that their customers are local. Relocation of affected businesses that have mainly local customers to areas close to the existing sites is important for such businesses to minimise impacts. Alternative relocation site evaluation and relocation planning process for the affected businesses in consideration of the locality of their customers is presented in Section 4.2.7.3
- Almost all business owners anticipate facing a temporary business interruption period (reportedly between 7 days to 150 days; on average 60 days) due to relocation. This changes from business to business depending on the nature of their business activity. Some of the businesses have to plan phased relocation as they cannot fully stop production due to characteristics of the machines they use or due to their committed deliveries, whilst some others cannot relocate through a phased process as their business operations necessitate moving into the new workplace at a single time.
- Most of the affected businesses have made fixed investments/improvements at their existing premises such as water and electrical infrastructure, fire-fighting system, ventilation system, etc. depending on their needs. They will have to make similar investments at the replacement business structure. This will require 1-3 months of preparation time after finding the replacement business structure, as well as compensation for any equipment that cannot be moved.
- Some of the businesses reported need for guidance for finding replacement premises of adequate size and rental cost in the same region.
- Approximately 70% of the affected businesses need large vehicle access because of the nature of their operations, an issue to be considered in the identification of the replacement premises.
- Transportation/moving of goods, machinery, equipment, furniture, etc. will be needed for all affected businesses.
- The most significant cost items declared by the businesses related to relocation are listed below:
 - Disassembly/assembly and moving
 - Improvements/infrastructure works required to be done at the replacement workplace
 - Cost of business interruption
 - Depreciation of machinery value due to disassembly/assembly
- Depending on the location of the replacement business premises, some businesses may face loss of employees as some of them may not be willing to commute long distances and/or may need to provide transportation services to employees. One of the affected businesses reported the right of the workers to resign in case of relocation, which may cause additional personnel compensation costs for the affected businesses.
- The number of formal and if applicable informal employees (full-time)⁷⁷ of the affected businesses (as of June 2022) are presented in Table 4-21. Among 14 affected businesses, 4 of them reported informal employees (41 informal employees in total of which 2 are female). In 5 of the affected businesses, migrant workers are reported to be employed (a total of 34 foreign migrant workers of which 3 are female).

For some of the businesses that will not relocate but lose land and/or structures, support will be required to ensure that existing operations are not affected (e.g. reinstatement of access, building of retaining walls to minimise project footprint, etc.).

⁷⁷ Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey.

Table 4-21. Key Information on the Affected Businesses to be Relocated

Business Code	Ownership/ Tenancy Status at the Affected Business Structure	Description of the Business Activity	Number of Employees						Total No. of Vulnerable Employees (please see Section 4.2.8.2 for breakdown of vulnerabilities such as migrant, etc.)	Rental Agreement Valid Until	Suppliers Locality / Non-locality of Key Suppliers (Regional, National or International)	Information on the Business Operations			Status of Alternative Location Selection (please see Section 4.2.7.3 for Status of Relocation Planning by Businesses)	Anticipated Temporary Business Interruption Period due to Relocation (days) (as reported/ anticipated by the business owner)	
			Formal Employees			Informal ⁷⁸ Employees (please Section 4.2.8.2 for identification vulnerabilities such as migrant, etc.)						Total Number Employees	Locality or Non-locality of Important Customers (Regional, National or International)	Presence of Other (Non-affected) Facilities of the Business			Large Vehicle Entry/Exit Status
			Women	Men	Total	Women	Men	Total									
BUS-0/1461	Owner	Waste collection (non-hazardous recyclables including metal, paper, plastic)		3	3		6	6	9	8	-	Local	Local-Regional	Yes	No	Completed	7
BUS-163/15a	Tenant	Manufacturing (tulle curtain)	11	18	29				29	8	August 2022	Regional	International	Yes	3 vehicles/ week	Ongoing	90
BUS-163/15b	Tenant	Manufacturing (creative box and packaging)	23	7	30				30	0	August 2022	International	Local	No	6 vehicles/ week	Ongoing	90
BUS-163/15c	Tenant	Metal casting (pots, pans)		3	3		20	20	23	20	May 2022	Regional	International	Yes	Yes (frequency not reported)	Not started	90
BUS-163/15d	Tenant	Branch of Garanti BBVA Leasing		2	2				2	0	June 2022	National-Regional	National-Regional	Yes		Ongoing	30
BUS-0/1119a	Tenant	Manufacturing and warehouse (auxiliary chemicals for textile industry)	1	8	9				9	1	December 2024	International	National	No	1 vehicle/ week	Ongoing	60
BUS-0/1119b	Tenant	Import and marketing (home accessories and glassware)		12	12				12	0	January 2024	National-International	National-International	Yes	3 vehicles/ week	Ongoing	10
BUS-0/1119c	Tenant	Manufacturing (wet wipes caps, different types of caps and covers, cotton swabs, boxes, etc.)	30	15	45				45	24	September 2024	International	National-International	No	30 vehicles/ week	Ongoing	30
BUS-0/1119d	Owner	Manufacturing (hydraulic breakers and industrial goods)	1	24	25				25	0	N/A	National-International	National	No	1 vehicle/ week	Ongoing	90
BUS-132/53	Tenant	Waste recycling (plastic)	2	3	5		10	10	15	3	2031	International	Local	No	5 vehicles/ week	Ongoing	60
BUS-190/7a	Tenant	Local butcher and meat restaurant		2	2	2	3	5	7	2	May 2022	Local	Local	No	No	Ongoing	90
BUS-190/7b (*)	Owner	Excavation works and landscaping		2	2				2	0	July 2022	National	Local	No	1 vehicle/week (winter) 30 vehicles/week (summer)	Unknown- as the business owner passed away in 2022 due to Covid-19 – further engagement will be conducted with the business partner.	60
BUS-YOL-5a	Tenant	Import, export, sales and marketing (floriculture and landscaping)	5	10	15				15	0	February 2025	National	Türkiye-Abroad	No	No response	Not Started	
BUS-YOL-5b	Owner	Building construction	7	13	20				20	0	February 2025	National-International	Local	No	1 vehicle/week	Not started	150

Source: Business (Employer) Interviews, 2021, June 2022.

⁷⁸ Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey.

4.2.7.2. Focus Group Discussions with Business Employees

As part of the RAP surveys, Focus Group Discussions were conducted with the businesses listed in Table 4-22. The numbers of female and male employees covered in the discussions are summarised in the table.

Table 4-22. Focus Group Discussions with Employees of Affected Businesses

Business Code	Ownership/ Tenancy Status at the Affected Business Structure	Number of Employees Covered in Focus Group Discussions		
		Women	Men	Total
To be relocated				
BUS-0/1461	Owner	0	1	1
BUS-163/15a	Tenant	2	2	4
BUS-163/15b	Tenant	8	3	11
BUS-163/15c	Tenant	0	1	1
BUS-0/1119a	Tenant	0	1	1
BUS-0/1119b	Tenant	0	3	3
BUS-0/1119c	Tenant	2	0	2
BUS-132/53	Tenant	0	1	1
BUS-YOL-5b	Owner	3	0	3
Sub-total – To be relocated		15	12	27
No relocation				
BUS-0/4797	Owner	2	1	3
BUS-398/2	Tenant	0	1	1
Sub-total – No relocation		2	2	4
Grand Total		17	14	31

Source: Focus Group Discussions with the Employees, 2021.

(*) Excluding the BUS-163/15c, as the business did not report the number of employees during the RAP surveys.

Below is a summary of key issues raised by employees:

- In general, employees are aware of the Project and that the business structure will be physically affected. The SPV has been engaging closely with the affected businesses since end 2021 and will inform the business owner and employees about the final schedule of land entry once this is determined following the ESIA disclosure. According to the findings of engagement done with the business owners to date, none of the businesses have plans of shutting down their businesses. In general, the business owners are looking for relocation sites in the vicinity of the existing vicinity however there are business owner who are also looking for alternative sites in the surrounding provinces that are accessible from Istanbul (e.g. Kocaeli, Tekirdag). Should part of business owners decide moving to those sites, the employees may consider resigning due to distance or other factors even if the business owner considers providing transportation services to the new location. The entitlements shall be provided to the business owners and employees from the RAP Fund as described in Section 5.6 "Entitlements Matrix". The SPV will continue engaging with the businesses and employees (formal and informal) as the relocation sites are determined by the business owners and the employees are informed about the relocation sites so that employee's decisions or requirements regarding the selected relocation sites are also clarified.
- In general, employees of the affected business structure would like to continue with the same business owners should the business owners continue its operations in the new site or provide transportation services. However, longer commuting would cause employees to consider resigning or moving closer if moving costs are covered by the business owners. This may only be clarified once the official notifications are done to employees and information on the location of the new site is disclosed.
- Interviewed employees stated that they were not any labour union members.

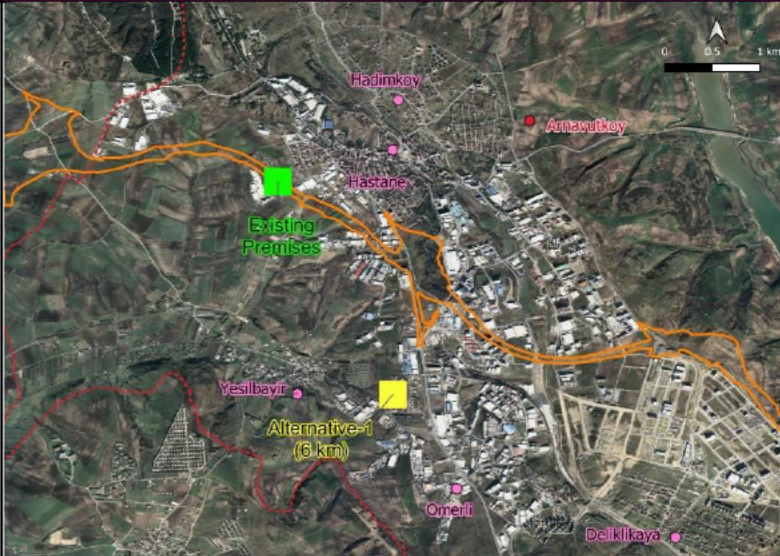
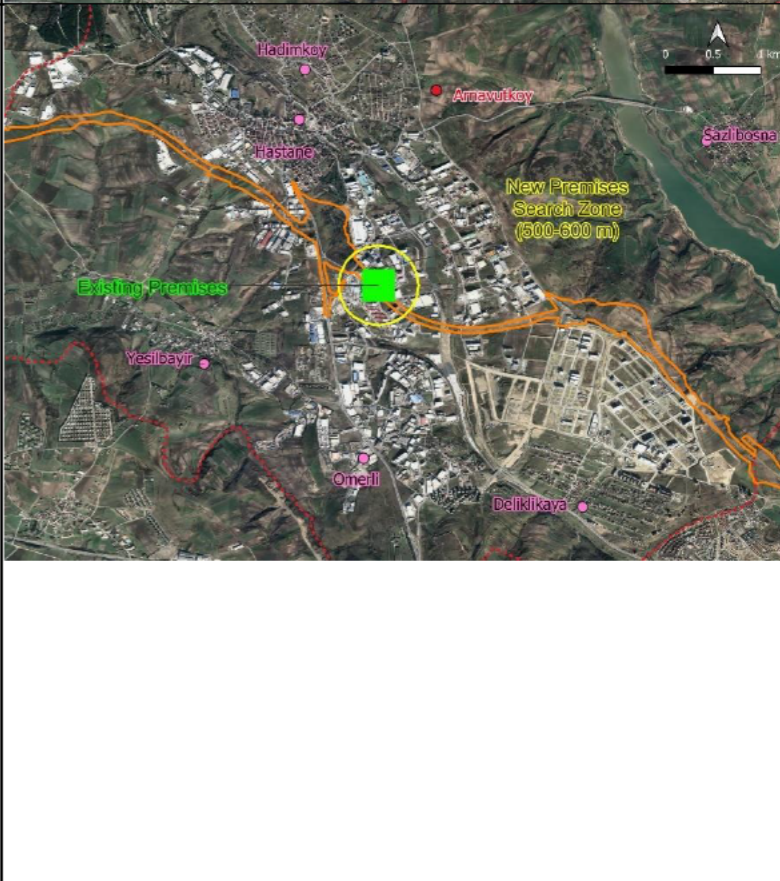
- In discussions held with female workers of different businesses, employees stated concerns around relocation as the commuting distance would be key in deciding continuation of employment. Relocation to a distant site may cause them to consider looking for new jobs in consideration of the time they have to commit to the work in their own houses, noting the challenges for looking for a new job as a woman. Migrant women employees particularly highlighted the challenges for finding formal jobs with social security and rental homes close to their workplaces because of their foreigner status bringing in additional rental conditions (e.g. additional deposit).

4.2.7.3. Relocation Planning by the Business Owners – Alternative Relocation Sites and Key Considerations

Business owners (owners of the affected structures and tenant business owners) were interviewed in June 2022 to obtain up to date information on their relocation planning. Alternative locations considered by the business owners are summarised in Table 4-23. The following have been noted as key considerations related to relocation planning:

- All business owners, including tenants are aware of the expropriation and upcoming relocation process.
- Except for one business, none of the business owners have decided relocation sites. Part of the business owners have been evaluating alternatives. On the other hand, in general, tenant business owners reported that they are waiting for a written notification to start making detailed planning for relocation process.
- Depending on the nature of their business activities, part of the businesses has to prepare the new workplace prior to moving as they have to renew/obtain permits and licenses key to their operations (e.g. workplace permits, fire safety reports, environmental permits and/or licenses, etc.) which will be subject to audit by related authorities prior to issuing permits. As reported part of the business owners, completing permitting process has taken up to 6 months during relocation to the existing premises in the past. Thus, it is important to provide related entitlements in advance of the relocation to allow sufficient time to business owners to have their new workplaces prepared.
- Business owners are informed of the framework of the entitlements planned to be delivered by the SPV. They are keen to understand the details of the entitlements as this will help their relocation planning. The SPV will continue engaging with the affected businesses to inform them further about the details of entitlements and support them with the real estate searching and new workplace preparation processes. According to current Project schedule, land entry and relocation of businesses is not planned before Q1 2024 (please see Section 2.6 “Project Schedule” for business-specific timelines for Early Consultation and Notification and land entry for affected businesses). The External Business Consultant of the SPV (please see Section 8.1.3 for this role) will consult with the businesses and develop concrete resettlement plans for each business 6 months prior to relocation.

Table 4-23. Summary of Relocation Site Alternatives Considered by the Business Owners

Description of the Business	Relocation Site Alternatives Considered by the Business Owner	Advantages of the Alternative Locations according to Business Owner	Disadvantages of the Alternative Locations according to Business Owner	Main Machinery/ Equipment to be Moved	Main Requirements/ Support Requests/Key Considerations for Relocation Planning (Investment, Improvement, Permitting, etc.)	Location of Alternative Relocation Sites – if already Identified by the Business
<p>BUS-0/1461</p> <p>Business activity: Waste collection (non-hazardous recyclables incl. metal, paper, plastic)</p> <p>Owner of the business structure</p>	<p>Relocation site selected:</p> <ul style="list-style-type: none"> Part of the machinery and materials have been relocated to another premises of the business owner however capacity at that location is not sufficient – thus business owner is browsing an alternative relocation site with sufficient capacity. <u>Distance of alternative relocation site to existing premises:</u> 6 km (in Yesilbayir) to the current premises – close to current location in Hadimkoy). <u>Area:</u> 500 m² <u>Owner:</u> Private <u>Method of acquisition:</u> Rental <u>Plan for business shut down:</u> No <u>Plan for capacity increase at the new premise:</u> No 	<ul style="list-style-type: none"> Proximity to current location No anticipation for loss of current workforce (location is more advantageous for the existing workforce) No anticipation for loss of current customers 	<ul style="list-style-type: none"> No major disadvantage 	<ul style="list-style-type: none"> Machinery Weighing bridge (60 tons) 	<ul style="list-style-type: none"> Steel roof to be built (250 m²) Existing environmental permit and license will expire (regardless of relocation) – to be renewed at the new location Support request: Consultancy for permit renewal process 	
<p>BUS-163/15a</p> <p>Business activity: Manufacturing (tulle curtain)</p> <p>Tenant of the affected structure</p>	<p>Alternative 1 – Existing premises of the company in the proximity (evaluated and decided to be <u>not feasible</u>):</p> <ul style="list-style-type: none"> Rezoning plan for this site has been suspended and not anticipated to be proceeded before 2023 hence this alternative has been decided to be not feasible. <p>Alternative 2 (evaluated and decided to be <u>not feasible</u>):</p> <ul style="list-style-type: none"> <u>Distance</u> of alternative relocation site to existing premises: 500 m – in Omerli (same neighbourhood) <u>Area:</u> 750 m² (current area is 4,000 m²) <u>Owner:</u> Private <u>Method of acquisition:</u> Rental Plan for <u>business shut down:</u> No Plan for <u>capacity increase at the new premise:</u> Yes <p>Alternative 3 (evaluated and decided to be <u>not feasible</u>):</p> <ul style="list-style-type: none"> <u>Distance</u> of alternative relocation site to existing premises: 600 m – in Omerli (same neighbourhood) <u>Area:</u> 1,500 m² (current area is 4,000 m²) <u>Owner:</u> Private <u>Method of acquisition:</u> Rental Plan for <u>business shut down:</u> No Plan for <u>capacity increase at the new premise:</u> Not reported 	<ul style="list-style-type: none"> Not applicable as there is no feasible alternative under consideration. 	<ul style="list-style-type: none"> Not applicable as there is no feasible alternative under consideration. 	<ul style="list-style-type: none"> Machinery and stock materials 	<ul style="list-style-type: none"> Workplace permit and fire safety report to be renewed at the relocation site. Support request: Support for disassembly, moving and assembly of machinery and equipment; support for real estate fee Should the relocation is planned and implemented progressively, business interruption can be avoided. 	

Description of the Business	Relocation Site Alternatives Considered by the Business Owner	Advantages of the Alternative Locations according to Business Owner	Disadvantages of the Alternative Locations according to Business Owner	Main Machinery/ Equipment to be Moved	Main Requirements/ Support Requests/Key Considerations for Relocation Planning (Investment, Improvement, Permitting, etc.)	Location of Alternative Relocation Sites – if already Identified by the Business
<p>BUS-163/15b</p> <p>Business activity: Manufacturing (creative box and packaging)</p> <p>Tenant of the affected structure</p>	<p>Alternative (evaluated and decided to be <u>not feasible</u>)</p> <ul style="list-style-type: none"> • Distance of alternative relocation site to existing premises: 300 m – in Omerli (same neighbourhood) • Area: 2,000 m² (current area is 600 m²) • Owner: Private • Method of acquisition: Rental • Plan for business shut down: No • Plan for capacity increase at the new premise: Yes – if the area of the relocation site is suitable 	<ul style="list-style-type: none"> • Not applicable as there is no feasible alternative under consideration. 	<ul style="list-style-type: none"> • Not applicable as there is no feasible alternative under consideration. 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Workplace permit, fire safety report, conformity certificate, accreditation certificate, capacity report, trade registry, etc. are to be renewed. • Planning should be done in a way avoiding business interruption as they have committed deliveries that cannot be delayed. 	
<p>BUS-163/15c</p> <p>Business activity: Metal casting (pots, pans)</p> <p>Tenant of the affected structure</p>	<p>The business owner reported that he has not started looking for alternative relocation sites yet.</p>	<ul style="list-style-type: none"> • Not applicable as the relocation site alternatives have not been determined by the business owned or disclosed to RAP Consultant. • The business owner noted that there is significant demand in the market so he would like to grow his business once he has sufficient resources. 	<ul style="list-style-type: none"> • Not applicable as the relocation site alternatives have not been determined by the business owned or disclosed to RAP Consultant. • The business owner noted that as the business had built a significant local customer network in the region through marketing investments done in the past 5 years, relocation sites distant to existing premises appear to be significantly disadvantageous. 	<ul style="list-style-type: none"> • Office furniture, equipment and other movable facilities as applicable • Existing plantations and equipment 	<ul style="list-style-type: none"> • Workplace permit to be renewed, procedures that would be followed as per national Environmental Impact Assessment (EIA) Regulation are to be completed, utilities (electricity, water, natural gas) disconnection/ reconnection is to be done. • Support request: The business owner considers including the painting facilities within their operations at the relocation site (currently conducted at external facilities). He would like to receive business consultancy on potential financing sources and access to such sources to realize this plan. 	<p>Not applicable as there is no feasible alternative under consideration.</p>
<p>BUS-163/15d</p> <p>Business activity: Leasing of machinery</p> <p>Tenant of the affected structure</p>	<p>Several alternatives are under consideration.</p> <p>Alternative 1 (under consideration):</p> <ul style="list-style-type: none"> • Distance of alternative relocation site to existing premises: 100 km – in Kocaeli • Area: 1,000 m² (current area is 4,000 m²) • Owner: Private • Method of acquisition: Rental • Plan for business shut down: No • Plan for capacity increase at the new premise: No 	<ul style="list-style-type: none"> • Logistical advantageous • Lower rental fee 	<ul style="list-style-type: none"> • Area is limited 	<ul style="list-style-type: none"> • Machinery that are stored for leasing 	<ul style="list-style-type: none"> • Relocation timing may be decided in consideration of the current machinery stock at the existing premises (these changes periodically based on demand as the machinery stored at the existing premises are sent out for rental upon request) • No business interruption is foreseen, only transportation of machinery to the new premises has to be planned • No impact on employees. Existing staff have separate responsibilities for other corporate operations. The relocation site will be used as a storage area that will be overseen by security system. • Limited investment requirements at the new premises as the site will be 	

Description of the Business	Relocation Site Alternatives Considered by the Business Owner	Advantages of the Alternative Locations according to Business Owner	Disadvantages of the Alternative Locations according to Business Owner	Main Machinery/ Equipment to be Moved	Main Requirements/ Support Requests/Key Considerations for Relocation Planning (Investment, Improvement, Permitting, etc.)	Location of Alternative Relocation Sites – if already Identified by the Business
					used for storage of machinery (only security and electricity systems are required to be in place)	
BUS-0/1119d Business activity: Manufacturing (hydraulic breakers and industrial goods) Owner of the business structure	Alternative 1 (under consideration): <ul style="list-style-type: none"> Distance of alternative relocation site to existing premises: 90 km – in Dilovasi (Kocaeli) IMES Organised Industrial Zone Area: 4,000 m² (current area is 3,500 m²) Owner: Private Method of acquisition: Rental Plan for business shut down: No Plan for capacity increase at the new premise: Yes (50% capacity extension planned in 2 years – high demand in the market) 	<ul style="list-style-type: none"> Area is larger – suitable for growth plans of the business Logistical advantage – high accessibility, close to customers and major industrial investments Advantageous in terms of business network of the business owner New industrial zone – mostly ready to move in 	<ul style="list-style-type: none"> Potential for loss of existing skilled and experienced workforce due to distance Increased costs to maintain existing workforce (e.g. need to increase salaries, transportation costs, may need to provide accommodation to staff, etc. In case of workforce loss, difficulties in replacing skilled and experienced personnel locally 	<ul style="list-style-type: none"> CNC machines (8) Other machinery (cutting, etc.) (30) 	<ul style="list-style-type: none"> Transformer Electricity infrastructure Sanitary and social facilities (e.g. offices, dining hall, restrooms, etc.) Workplace permit to be renewed Occupational health and safety procedures to be completed 	
	Alternative 2 (under consideration): <ul style="list-style-type: none"> Distance of alternative relocation site to existing premises: 300 m – in Omerli (same neighbourhood) Area: 2,000 m² (current area is 3,500 m²) Owner: Private Method of acquisition: Rental Plan for business shut down: No Plan for capacity increase at the new premise: No – area not sufficient 	<ul style="list-style-type: none"> Proximity to current location No anticipation for loss of current workforce (location is more advantageous for the existing workforce) 	<ul style="list-style-type: none"> Area is not suitable Requires full renovation Infrastructure is insufficient – requires major investment 	<ul style="list-style-type: none"> Full renovation and investment Workplace permit to be renewed Occupational health and safety procedures to be completed 		
BUS-0/1119a Business activity: Manufacturing and warehouse (auxiliary chemicals for textile industry) Tenant of the affected structure	Alternative 1 (under consideration): <ul style="list-style-type: none"> Distance of alternative relocation site to existing premises: 3 km – in Omerli (same neighbourhood – within Ataturk Industrial Zone) Area: 3,000 m² (current area is 3,000 m²) Owner: Private Method of acquisition: Rental Plan for business shut down: No Plan for capacity increase at the new premise: Yes 	Alternative 1: <ul style="list-style-type: none"> Logistical advantages Proximity to current location No anticipation for loss of current workforce (location is more advantageous for the existing workforce) 	Alternative 1: <ul style="list-style-type: none"> Currently under construction and there is no occupancy permit. This poses risk on permitting processes. 	<ul style="list-style-type: none"> Machinery, equipment, raw materials and products to be transported during relocation process. 	<ul style="list-style-type: none"> The workplace has to be on the ground floor to meet the requirements specific to chemical facilities (i.e. drainage channels, chemical waste collection channels, etc.). Sprinkler, ventilation, flue gas removal, fire-fighting and other infrastructure needs to be specially designed prior to construction/installation due to specific permitting requirements for chemical facilities. There are several reports, permits and approvals that have to be renewed at the new workplace – the business owner anticipates 6 months for the permitting process based on his previous relocation experience: <ul style="list-style-type: none"> Procedures under national EIA regulation Environmental permit for air emissions and discharge into sewerage 	
	Alternative 2 (under consideration): <ul style="list-style-type: none"> Distance of alternative relocation site to existing premises: 100 km – in Corlu/Tekirdag (within Veli Mese Organised Industrial Zone) Area: 4,000 m² (current area is 3,000 m²) Owner: Private Method of acquisition: Rental Plan for business shut down: No Plan for capacity increase at the new premise: Yes 	Alternative 2: <ul style="list-style-type: none"> Permitting process is easier as the site is within an industrial zone 	Alternative 2: <ul style="list-style-type: none"> Logistical disadvantage (e.g. availability of transportation vehicles) Potential for loss of existing skilled and experienced workforce due to distance Increased costs to maintain existing workforce (e.g. need to increase salaries, transportation costs, may need to provide accommodation to staff, etc. 			

Description of the Business	Relocation Site Alternatives Considered by the Business Owner	Advantages of the Alternative Locations according to Business Owner	Disadvantages of the Alternative Locations according to Business Owner	Main Machinery/ Equipment to be Moved	Main Requirements/ Support Requests/Key Considerations for Relocation Planning (Investment, Impovement, Permitting, etc.)	Location of Alternative Relocation Sites – if already Identified by the Business
			<ul style="list-style-type: none"> In case of workforce loss, difficulties in replacing skilled and experienced personnel locally 		<ul style="list-style-type: none"> Fire safety report Capacity report Support request: <ul style="list-style-type: none"> Trainings on financial management and marketing Guidance for ISO14001, ISO26000, ISO 27011, and ISO 50001 management system certification processes Support to acquire job-specific certifications for operators (e.g. boilerman certificate) 	
<p>BUS-0/1119b</p> <p>Business activity: Import and marketing (home accessories and glassware)</p> <p>Tenant of the affected structure</p>	<p>Alternative 1 (under consideration):</p> <ul style="list-style-type: none"> <u>Distance</u> of alternative relocation site to existing premises: 2 km – in Hadimkoy <u>Area</u>: 4,000 m² (current area is 3,500 m²) <u>Owner</u>: Private <u>Method of acquisition</u>: Rental Plan for <u>business shut down</u>: No Plan for <u>capacity increase at the new premise</u>: Yes 	<ul style="list-style-type: none"> No advantage reported 	<ul style="list-style-type: none"> No disadvantage reported 	<ul style="list-style-type: none"> Imported products (mostly fragile) 	<ul style="list-style-type: none"> No business interruption is foreseen, mainly transportation of imported products to the new premises has to be planned as part of relocation. As the products are fragile, transportation process needs to be sensitively planned and implemented. Limited investment requirements are required at the new premises as the site will be used for storage of imported products (only security and electricity systems, celerestorey and shelf system are required to be newly built) 	
<p>BUS-0/1119c</p> <p>Business activity: Manufacturing (wet wipes caps, covers, cotton swabs, boxes, etc.)</p> <p>Tenant of the affected structure</p>	<p>Alternative 1 (under consideration):</p> <ul style="list-style-type: none"> <u>Distance</u> of alternative relocation site to existing premises: 5 km – in Deliklikaya Organized Industrial Zone <u>Area</u>: 3,500 m² (current area is 3,500 m²) <u>Owner</u>: Private <u>Method of acquisition</u>: Rental Plan for <u>business shut down</u>: No Plan for <u>capacity increase at the new premise</u>: Yes (40% increase if the new workplace has 5,000 m² area) 	<ul style="list-style-type: none"> Reliable electricity resource is available – not need for an additional transformer – Business owner noted that electricity source is not sufficient at the current workplace and the business had to reduce production capacity in the recent months. 	<ul style="list-style-type: none"> Infrastructure is insufficient – requires major investment 	<ul style="list-style-type: none"> 20 sensitive machines (chiller, injection, etc.) 12 robotic system 2 compressors 2 stainless water depot 	<ul style="list-style-type: none"> Business requires reliable electricity resource. Otherwise, provision of an additional transformer may be required. Sprinkler, electricity, ventilation, water infrastructure, celerestorey system, painting, epoxy lining (ground) are required at the new workplace (installation anticipated to be completed in 1 month). The machines are sensitive and requires special transportation to avoid damage and depreciation. There are several reports, permits and approvals that have to be renewed at the new workplace such as workplace permit, product quality certificates, etc. 	
<p>BUS-YOL5</p>	<p>No alternative location has been reported by the business owner. Business owner reported that they will start evaluating alternatives once official notification is done.</p>	<ul style="list-style-type: none"> Not applicable as the relocation site alternatives have not been determined by the business owned or 	<ul style="list-style-type: none"> Not applicable as the relocation site alternatives have not been determined by the business owned or 	<ul style="list-style-type: none"> Office furniture, equipment and other movable 	<ul style="list-style-type: none"> Support request: Marketing support to rebuild customer network in case of relocation to a distant location, 	<p>Not applicable as there is no feasible alternative under consideration.</p>

Description of the Business	Relocation Site Alternatives Considered by the Business Owner	Advantages of the Alternative Locations according to Business Owner	Disadvantages of the Alternative Locations according to Business Owner	Main Machinery/ Equipment to be Moved	Main Requirements/ Support Requests/Key Considerations for Relocation Planning (Investment, Improvement, Permitting, etc.)	Location of Alternative Relocation Sites – if already Identified by the Business
Business activity: Building construction and floriculture and landscaping Owner of the affected structure; tenant of the land		disclosed to RAP Consultant. • The business owner noted that interest in and demand for landscaping has significantly increased with Covid-19 pandemic thus there might be potential for growing business at a suitable relocation site.	disclosed to RAP Consultant. • The business owner noted that as the business had built a significant local customer network in the region through marketing investments done in the past 5 years, relocation sites distant to existing premises appear to be significantly disadvantageous.	facilities as applicable • Existing plantations and equipment	rental support, support for employee salaries • Relocation is required to be planned in consideration of the chilling period of the plants (during winter months) for species that are put in soil.	
BUS-132/53 Business activity: Waste recycling (plastic) Tenant of the affected structure	Alternative 1 (under consideration): • <u>Distance</u> of alternative relocation site to existing premises: 10 km – in Karaagac (Zeki Sisman Industrial Zone) • <u>Area</u> : 1,000 m ² (smaller than current area) • <u>Owner</u> : Private • <u>Method of acquisition</u> : Rental • Plan for <u>business shut down</u> : No • Plan for <u>capacity increase at the new premise</u> : No	• No advantage reported	• Area is limited – might impact the existing capacity • The existing renter has to move out prior to relocation • 10% workforce loss is anticipated or increased costs to maintain existing workforce (e.g. transportation costs) • Occupancy permit is not in place	• 4 crushers • 4 washing tanks • Other machinery • 6 conveyors (in total 150 m) • Movable electricity infrastructure • 300 product • Raw material (waste)	• Support request: Rental support, transportation costs	
BUS-190/7a Business activity: Local butcher and meat restaurant Tenant of the affected structure	Alternative 1 (under consideration): • <u>Distance</u> of alternative relocation site to existing premises: 500 m – in Kayabasi (same neighbourhood) • <u>Area</u> : 180 m ² (larger than the current area) • <u>Owner</u> : Private • <u>Method of acquisition</u> : Rental • Plan for <u>business shut down</u> : No • Plan for <u>capacity increase at the new premise</u> : Yes Alternative 2 (under consideration): • <u>Distance</u> of alternative relocation site to existing premises: 1 km – in Kayabasi (same neighbourhood) • <u>Area</u> : 50 m ² (smaller than the current area) • <u>Owner</u> : Private • <u>Method of acquisition</u> : Rental • Plan for <u>business shut down</u> : No • Plan for <u>capacity increase at the new premise</u> : Yes (subject to permission by landlord)	Alternative 1: • Close to current premises • Area sufficient • Have sufficient distance to residence – no smoke or odour nuisance to local people • Sufficient customer demand anticipated Alternative 2: • Close to current premises • The workplace to be rented is also used as a restaurant • Kitchen and other infrastructure are in place • There is space that can be converted to parking lot and garden – subject to permission by landlord • Sufficient customer demand anticipated	Alternative 1: • Major improvement is required (kitchen to be rebuilt, inner walls to be demolished and renewed) • No parking lot available – needs to rent a plot additionally • Major business transfer money (“hava parası”) is requested by the current renter Alternative 2: • Major business transfer money (“hava parası”) is requested by the current renter (higher than Alternative 1)	• Furniture, kitchen equipment, food stock	• Work permit will be renewed. • Transportation of food stock needs to be properly planned and implemented to avoid spoiling	

Description of the Business	Relocation Site Alternatives Considered by the Business Owner	Advantages of the Alternative Locations according to Business Owner	Disadvantages of the Alternative Locations according to Business Owner	Main Machinery/ Equipment to be Moved	Main Requirements/ Support Requests/Key Considerations for Relocation Planning (Investment, Improvement, Permitting, etc.)	Location of Alternative Relocation Sites – if already Identified by the Business
BUS-190/7b Business activity: Excavation works and landscaping Tenant of the affected structure	The business owner passed away in 2022 due to Covid-19 – further engagement will be conducted with the business partner.	(-)	(-)	(-)	(-)	(-)

4.2.8. Vulnerability Analysis

4.2.8.1. Project-affected Households

The EBRD PR5 on the Land Acquisition, Involuntary Resettlement and Economic Displacement (2019) defines vulnerable groups as below⁷⁹, which is in alignment with IFC PS1 definition of disadvantaged and vulnerable status of individuals and groups:

“People who, by virtue of gender identity, ethnicity, age, disability, economic disadvantage or social status may be more adversely affected by project impacts than others and who may be limited in their ability to claim or take advantage of project benefits. Vulnerable individuals and/or groups may also include people living below the poverty line, the landless, the elderly, women and children headed households, refugees, internally displaced people, ethnic minorities, natural resource dependent communities or other displaced persons who may not be protected by national and/or international law.”

Specific requirements of EBRD PR5 for vulnerable people, which are aligned with the respective requirements of the IFC PS5, are presented below:

PR5, para. 13. “The client will take into account any individuals or groups that may be disadvantaged or vulnerable. In particular, the client will take necessary actions to ensure that vulnerable groups are not disadvantaged in the resettlement process, are fully informed and aware of their rights, and are able to benefit equally from the resettlement opportunities and benefits. These groups should be identified through the process of environmental and social assessment (as outlined in PR 1)”.

PR5, para 26. “The plan (RAP) will be designed to mitigate the negative impacts of displacement, identify potential benefits and establish the entitlements of all categories of affected persons (including host communities), with particular attention paid to the needs of the vulnerable.”

PR5, para 30. “If people living in the project area must move to another location, the client will provide relocation assistance suited to the needs of each group of displaced persons, with particular attention paid to the needs of the poor and the vulnerable.”

Vulnerability Criteria Relevant to the Project

As suggested by the EBRD PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (*March 2023*) and the Resettlement Guidance and Good Practice document of the EBRD (2017), vulnerable persons/households with vulnerable members within the communities affected by the Project -related land acquisition may be limited in their ability to take advantage of resettlement assistance and related development benefits. Thus, in line with the specific requirements of the EBRD PR5, the RAP surveys have targeted identification and assessment of the vulnerability of the persons/households affected by Project-related land acquisition with the objective of providing input to the resettlement planning and Project design.

The vulnerability criteria listed in Table 4-24 within the context of EBRD PR5 and IFC PS1 have been considered in the design of RAP surveys. Specific vulnerabilities of household members under each criterion have been determined during the implementation of HHQ. Based on the outcomes of the RAP surveys, relevance of each criterion to the Project has been reviewed and assessed, as summarised within the table.

⁷⁹ <https://www.ebrd.com/news/publications/policies/environmental-and-social-policy-esp.html>

Table 4-24. Relevance of the Vulnerability Criteria of EBRD PR5 and IFC PS1 to the Project for Economically and Physically Displaced Households

Criterion	Specific Vulnerabilities	Relevance to the Project For Active Users of the Lands (please see Table 4-26 for number of households in each category)		Notes based on Survey Sample (as declared by the surveyed households)
		Relevant	Not Relevant	
Affected by physical displacement	<ul style="list-style-type: none"> Household members with any of the following specific vulnerabilities 	X		3 households with vulnerable members
Race, colour, birth, ethnicity; Language; Religion; Political or Other Opinion; National or Social Origin; Culture	<ul style="list-style-type: none"> Migrants 	X		None of the affected landowners/users surveyed fall under this category however, migrants are employed informally as herders (throughout the year) by the households engaged in livestock activities or as seasonal agricultural labourers employed temporarily (2-3 months in a year) by the households engaged in agriculture (see Section 4.2.4.7).
Sex, gender	<ul style="list-style-type: none"> Female head of household with an economically active adult man in the household Female head of household (Widowed or divorced women) 		X	None within the households using affected lands.
Age	<ul style="list-style-type: none"> Elderly people in need of care 	X		7 female 6 male
Literacy	<ul style="list-style-type: none"> Illiterate persons 	X		1 female
Sickness	<ul style="list-style-type: none"> Chronic disease 	X		13 female 4male 1 children
Children	<ul style="list-style-type: none"> Children with special needs Children of school age who do not attend school 		X	None

Criterion	Specific Vulnerabilities	Relevance to the Project For Active Users of the Lands (please see Table 4-26 for number of households in each category)		Notes based on Survey Sample (as declared by the surveyed households)
		Relevant	Not Relevant	
Physical or mental disability	<ul style="list-style-type: none"> Physically disabled or with Mental Issues (including children) 	X		4 female 2 male
Economic	<ul style="list-style-type: none"> Economically displaced households who lose more than 20 percent of their Total Productive Area People with green card⁸⁰ or receiving governmental aid Households with member without any social security Unemployed household member (although looking for job) Employed without social security Households with total income lower than the applicable minimum wage⁸¹ in Türkiye 	X		2 female (unemployed) 1 female (without social security) 3 household (with total income lower than the applicable minimum wage)
Dependence on unique natural resources (e.g. water resources, grazing lands, etc.)		X		Sahintepe and Kayabasi communities use grazing lands for ovine breeding.
Seasonal agricultural workers (Note: formal and informal employees of affected businesses are separately discussed under Section 4.2.8.2.)		X		There are seasonal agricultural labourers employed temporarily (2-3 months in a year) by the households engaged in agriculture. In Sazlibosna and Tatarcik, a total of 14 seasonal agricultural labourers have been identified.

⁸⁰ Health card provided as per the national Regulation on the State Coverage of Healthcare Expenses for Citizens Who Cannot Afford to Pay and the Green Card System (type and content of the card is determined as per the Regulation).

⁸¹ Within the duration of RAP studies, net minimum wage applied in Türkiye was initially 4,253.40 TRY (gross 5,004.00 TRY) for the period 1 January 2022 – 30 June 2022. It has been updated as 5,500.35 TRY (gross 6,471.00 TRY) for the period 1 July 2022 – 31 December 2022. This has been further escalated to net 8,506 TRY (gross 10,008.00 TRY) for the period between 1 January 2023 – 30 June 2023 (declared by the government in December 2022) and to net 11,402.32 TRY (gross 13,414.50 TRY) for the period between 1 July 2023 – 31 December 2023.

Criterion	Specific Vulnerabilities	Relevance to the Project For Active Users of the Lands (please see Table 4-26 for number of households in each category)		Notes based on Survey Sample (as declared by the surveyed households)
		Relevant	Not Relevant	
Others	•Household with no Land Ownership – who use affected private or public parcels for agriculture	X		10 households
	•Owners/users of the affected parcels (by Project) which were subject to expropriation by other projects/developments and experiencing significant economic impacts due to cumulative land acquisition impacts	X		Maximum 119 ⁸² shareholders on 10 parcels (in Nakkas)
	•Owners/users of the parcels affected in the past under different projects (not necessarily affected by the Project) and experiencing significant economic impacts due to cumulative land acquisition impacts	X		11 households
	•Household members of land users employed without Social Security	X		1 female

⁸² Part of the shareholders may have ownership in multiple parcels subject to cumulative impacts.

Vulnerabilities of the economically and physically displaced households are presented in Table 4-26. None of the household heads interviewed reported household members with the following vulnerabilities, thus these categories are not shown in the table for simplicity though these groups were included in the interview questions:

- Women household heads (widow, divorced or with an economically active adult man in the household)
- People with green card or receiving governmental aid
- Children with special needs
- Migrants
- Seasonal agricultural workers (please see Section 4.2.8.2 for formal and informal employees of affected businesses are separately discussed under)
- People belonging to ethnic or minority groups

Vulnerabilities of the households that are the owners/shareholders of the Project-affected parcels but do not actively use the lands (e.g. for agriculture, as residential) are separately presented in Appendix G.

Children and elderly people may further be affected from the E&S impacts of the construction or operation phases of the Project, which are addressed in the Project ESIA and will be managed through the E&S management plans to be implemented throughout the Project (e.g. Community Health Safety and Security Plan).

Number of households with vulnerable members among the economically displaced and physically displaced households and households that do not actively use the land are summarised in Table 4-25.

Table 4-25. Summary of the Number of Households with Vulnerable Members

Displacement Category of Interviewed Households	Total Number of Households	No vulnerable members	Single vulnerable member	Multiple vulnerable members
Physically displaced households	6 ⁸³	3	3	0
Economically displaced households	23	6	10	7
Owners/shareholders of the expropriated land (who do not use the land for agriculture or residential purposes)	135	95	33	7

In addition, among the 150 households surveyed by the RAP team in September 2021 (including economically and physically displaced households in the sample), there were a total of 46 households which have vulnerable members. Further interviews were conducted with the physically and economically displaced households in 2022. Below is a summary of the key perceptions of the affected households as reported during the surveys:

- One of the physically displaced households include a vulnerable woman (mother of the household head) with disease (multiple vulnerability). The vulnerable member and the partner (female) of the male household head reported that they are willing to relocate as they believe the conditions of their existing housing is very unfavourable (due to concerns around lack of security, concerns around health and safety due to existing overhead electricity transmission lines, high humidity, dust and lack of natural gas connection at the current individual house).
- One of the surveyed households that was to be relocated according to the expropriation plans at the time of the household surveys of 2021 have a disabled (mentally) child. This household reported during the household surveys that physical displacement would have adverse impacts on them as they have been residing in this house with a garden for the convenience and benefit of their disabled children. They also raised their concerns around potential hardship they may encounter due to physical displacement such as they may go on rent if a plot is not provided to them for building a house or funds they have to allocated to cover relocation related costs. In consideration of the request of the household for avoidance of physical displacement, design measures have been taken by the SPV and physical displacement has been avoided. Potential E&S impacts of the Project (e.g. due to operation of

⁸³ In addition to 6 houses, there are 2 residential structures affected by expropriation but these were non-inhabitable ruin structures with no residential use.

Motorway and the Cable Stayed Bridge) during the construction and operation phases of the Project will be monitored in line with the Project ESIA.

- Approximately 45% of the households having vulnerable members (21 out of 46) reported concerns around reduced income (i.e. agricultural income, rental income) due to Project. Receiving expropriation payment lower than the actual value of the affected assets is another concern frequently reported as part of household surveys of 2021, whilst 10% of the households having vulnerable members (5 out of 46) reported that they do not anticipate adverse economic impacts due to Project.
- Requests and suggestions reported by the vulnerable households for mitigation of impacts of the Project on lands and livelihoods include minimisation of acquisition of agricultural lands through maximised use of state-owned lands for construction of Motorway, payment of expropriation value at actual market price, compensation for costs relevant to physical displacement, provision of replacement agricultural land (including treasury parcels) to affected farmers, acquisition of the orphan lands that may become unviable after expropriation, construction of adequate crossing structures (e.g. underpasses, bridges) to ensure continuity of access between fragmented lands, provision of agricultural support (including support for animal husbandry).

As part of the RAP surveys, it has been identified that the following projects/developments in the region has affected the vulnerable households affected by the Nakkas-Basaksehir Motorway Project noting that the parcels affected by those other projects/developments are not necessarily affected by the Project (please see Section 2.11 for discussion of parcels subject to cumulative impacts of the Nakkas-Basaksehir Motorway Project (including Project facilities/components such as mobilisation site, storage sites, OHTL, etc.) and other projects/developments in the region):

- Sazlidere Dam (including reservoir area and access roads)
- Northern Marmara Motorway (other sections)
- Projects of Turkish State Railways Authority (TCDD) (e.g. high speed railway project being implemented in the region)
- Infrastructure projects of Istanbul Metropolitan Municipality – General Directorate of Istanbul Water and Sewerage Administration

Based on the vulnerability surveys and analysis done as part of RAP, the following groups are considered potentially vulnerable. Delivery of specific entitlements to vulnerable groups (see Section 5.6):

- Economically displaced household who lose more than 20 percent of their Total Productive Area (based on their own declaration): **4 households** (17% of the users interviewed).
- Economically displaced household with low income (lower than applicable monthly minimum wage in Türkiye) (based on their own declaration): **3 households** (13% of the users interviewed).
- Potentially vulnerable economically displaced households are concentrated in Samlar and Sazlibosna neighbourhoods.
- Affected by physical displacement and have at least one vulnerable member of any category: **3 households** out of 6 inhabitable houses/structures (50%).
- Owners/shareholders experiencing cumulative land acquisition impacts due to Project: **10 parcels in Nakkas** with maximum 129 shareholders – vulnerability of the owner/shareholders and users will be identified during RAP implementation consultations.

It should be noted that the above findings are based on interviews (self-declarations) conducted with the physically displaced households and agricultural users of the lands affected to date (parcels entered). As such, 23 of the 80 users and all physically displaced households have been interviewed to determine household-level vulnerabilities. During the RAP implementation:

- The SPV will complete field surveys for parcels that have not been affected to date to identify vulnerabilities of economically displaced households (23 of the 80 users has been completed). This study will be in alignment with the vulnerability categories identified in Table 4-26 and extend the table to cover all users.

- The SPV will consult with PAPs to verify the vulnerabilities declared during RAP surveys based on documentation (e.g. income, total productive area).
- Based on the findings of the field surveys, the SPV will update the vulnerability criteria defined in this RAP as necessary and determine the final list of households to be provided with entitlements specific to vulnerable groups in consultation with the external Agricultural Consultancy Company.

Table 4-26. Vulnerable Members within the Economically and Physically Displaced Households

No.	User	Settlement (Place of Residence)	Vulnerability Considerations																
			Elderly people in need of care		Chronical Disease		Physically Disabled or Mental Issues (including Children)		Unemployed (Although looking for a job)		Illiterate		Employed without Social Security		Number of Different Household Members with Vulnerabilities	Owners/users of the parcels affected in the past under different projects (not necessarily affected by Project)	Household with no Land Ownership – who use affected private or public parcels for agriculture	Households who Lose more than 20 percent of their Total Productive Area (based on their own declaration) (Percentage of Lost Area within Total Productive Area Owned and/or Used by the Household)	Low Income Households (Lower than applicable monthly minimum wage in Türkiye) (based on their own declaration)
			Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male					
Economically displaced households																			
Lands Entered to Date																			
1	User 24	Sazlibosna													None	X	X	14.0	
2	User 13	Sazlibosna		Father (65)	Mother (heart disease)										2			3.4	
3	User 28	Sazlibosna	Mother (79)		Mother (diabetics)										1		X	7.7	X
4	User 18	Sazlibosna		Father (73)		Father (heart disease, diabetics and high blood pressure)									1			4.2	X
5	User 05	Samlar													None			32.8	
6	User 30	Samlar													None		X	1.1	
7	User 19	Samlar													1	Wife		23.8	
8	User 07	Samlar		Father (70)											1			0.3	
9	User 02	Samlar			Wife (asthma)			Wife (homebound)							1			17.2	
10	User 31	Hacimasli			Wife (diabetic)	Himself (diabetic, high blood pressure, heart disease)									2	X		14.8	
11	User 15	Samlar	Mother (65)	Father (72)				Son (12)	Sister						4	X		2.9	
12	User 04	Samlar		Himself (67)	Wife (diabetic and high blood pressure)	Himself (diabetic and high blood pressure)									2	X		4.2	
13	User 14	Samlar													None	X		0.4	X
14	User 28	Sazlibosna			Wife (diabetic and high blood pressure)										1		X	1.6	
15	User 34	Sazlibosna	Mother (73)		Mother + Wife (high blood pressure)										2	X	X	6.0	

No.	User	Settlement (Place of Residence)	Vulnerability Considerations																
			Elderly people in need of care		Chronical Disease		Physically Disabled or Mental Issues (including Children)		Unemployed (Although looking for a job)		Illiterate		Employed without Social Security		Number of Different Household Members with Vulnerabilities	Owners/users of the parcels affected in the past under different projects (not necessarily affected by Project)	Household with no Land Ownership – who use affected private or public parcels for agriculture	Households who Lose more than 20 percent of their Total Productive Area (based on their own declaration) (Percentage of Lost Area within Total Productive Area Owned and/or Used by the Household)	Low Income Households (Lower than applicable monthly minimum wage in Türkiye) (based on their own declaration)
			Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male					
16	User 26	Tatarcik												None	X		7.7		
17	User 10	Sazlibosna	Mother (76)	Father (80)	Mother (knee pain) + Wife (diabetic and cholesterol)		Mother (homebound)	Father (blind)						2	X	X	7.1		
18	User 32	Nakkas		Father (68)		Father (diabetic and high blood pressure)								1	X		11.8		
Land that have not been Entered to Date																			
19	User 03	Sahintepe												None		X	41.7		
20	User 20	Sahintepe			Wife (cerebellum prolapse) + Children (pollen allergy)	Himself (migraine)								2	X	X	10.9		
21	User 23	Sazlibosna					Wife							1	X		9.1		
22	User 08	Sahintepe	Mother (74)		Mother (high blood pressure)					Mother				1		X	35.7		
23	User 01	Sahintepe					Wife (polio)							1		X	7.8		
Sub-total Economically Displaced														25					
Physically displaced households																			
1	HOU-0/35	Basak	Mother		Mother									1					
2	HOU-0/34	Basak												0					
3	HOU-5453	Sazlibosna						Daughter						1					
4	HOU-5577	Sazlibosna	Mother		Mother (Homebound)									1					
5	HOU-179/8	Kayabasi												0					
Sub-total Physically Displaced														3					
Total Number of Different Persons with Vulnerabilities														28			4	3	

Source: RAP Surveys 2021, June 2022.

4.2.8.2. Project-affected Businesses

Employees with vulnerabilities have been surveyed as part of the Business Interviews conducted with affected business owners in 2021 and updated in June 2022. Number of employees with vulnerabilities is summarised in Table 4-27.

During the Early Consultations to be done by the SPV 3 months prior to Start of Expropriation (please see Section 5.1 and 5.6 for Early Consultations and Notifications), the SPV will update the data on formal and informal employees working at the businesses based on review of relevant employment documentation (e.g. insurance registers) and consultations with the informal employees, business owners and/or other employees and trusted parties as relevant.

Table 4-27. Number of Potentially Vulnerable Employees within Affected Businesses

Survey No	Business Code	Settlement	Vulnerable Employees														Number of Vulnerable Employee			
			Physically Disabled / Handicapped Employee		Chronically ill Employee		Migrant Declared to be Informally Employed ⁸⁴		Migrant – Declared to be Formally Employed		Non-migrant (national)– Declared to be Informally Employed		Children (15-18 ages)		Elderly people in need of care (over 65)		Women Employees with Vulnerabilities (e.g. single women with children, etc.)	Employees with Vulnerable Household Members	Female	Male
			Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male				
1	BUS-0/1461	Hadimkoy		1		1													8	
2	BUS-0/1119d	Omerli																		
3	BUS-YOL-5a	Tahtakale																		
4	BUS-163/15a	Omerli	1	1	1				3					1		1		3	5	
5	BUS-163/15b	Omerli																		
6	BUS-163/15c	Omerli						20											20	
7	BUS-163/15d	Omerli																		
8	BUS-0/1119a	Omerli																1	1	
																		(Mother - homebound)		
9	BUS-0/1119b	Omerli																		
10	BUS-0/1119c	Omerli		1	5	5	3							2		8		18	6	
11	BUS-132/53	Nakkas					2				8					1		1	10	
12	BUS-190/7a	Kayabasi								2	3			1		1		3	4	
13	BUS-190/7b	Kayabasi																		
14	BUS-YOL/5a	Tahtakale																		
Total (Gender-aggregated)																		26	53	
Total																			79	

Source: RAP Survey, June 2022.

⁸⁴ Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey.

4.2.9. General Feedback of affected people on the Project and their Compensation Preferences

The Public Benefit Decision for the Project was declared in August 2016. The 1/25,000 scale Master Development Plan of Istanbul showing the Northern Marmara Motorway Project was approved in 2010. The Accelerated Expropriation Decisions issued were published in the Official Gazette on 3 November 2020 and 4 September 2021⁸⁵. They include the list of parcels (with lot and parcel number) to be expropriated in each neighbourhood in line with Art. 27 of the Expropriation Law. Expropriation procedures were initiated by KGM in June 2021. Since June 2021, the acting CLO of the SPV (Expropriation Chief) has also been closely engaging with the settlement heads. Asset inventories and valuation studies were completed by an engineering firm appointed by the SPV and approved by KGM in September 2021. As per the Expropriation Law, official notifications and invitations to negotiations are sent by KGM to the owners or shareholders of affected parcels. Owners/shareholders are further informed about the process and the valuation during negotiations held by KGM Negotiation Commission per Art. 8 of the Expropriation Law.

As a result of this process, affected landowners, communities, businesses and broader stakeholder groups are in general aware and well informed about the Project. Further information on the information and consultation activities conducted within the scope of the Project is presented in Chapter 6.

Community and household level awareness and opinion about the Project were surveyed to confirm the information level and support the design of future stakeholder engagement relevant to RAP implementation. Majority of settlement heads who provided a response to the questions anticipate that the Project will facilitate transportation and traffic, whilst the most commonly reported negative impact is shrinking agricultural lands and impacts to farmers.

As part of the HHQs, the households have shared their suggestions with regard to the Project as summarised in Table 4-28.

Table 4-28. Summary of the Suggestions of the Surveyed Households

District	Neighbourhood	Suggestions
Catalca	Nakkas	<ul style="list-style-type: none"> • Crossing structures (e.g. culverts, overpasses, underpasses) to be included in the Project design • Support to be provided for livestock activities (mostly as intensive stock farming and also based on grazing areas that are not-registered pasture parcels but agricultural or vacant lands)
Arnavutkoy	Sazlibosna	<ul style="list-style-type: none"> • Information to be provided on the expropriation corridor and construction schedule to be able to plan the cultivation activities • Support to be provided for agriculture and livestock activities (e.g. feed, fertiliser, diesel support) • Crossing structures (e.g. culverts, overpasses, underpasses) to be included in the Project design for animal passages • Valuation to be done at adequate rates
	Yesilbayir	<ul style="list-style-type: none"> • Crossing structures (e.g. culverts, overpasses, underpasses) to be included in the Project design for animal passages • Alternative pastures to be created (noting that grazing area of Yesilbayir has been avoided through cancellation of Yesilbayir Connection Road)
	Hadimkoy	<ul style="list-style-type: none"> • Information to be provided on the expropriation
Basaksehir	Basaksehir	<ul style="list-style-type: none"> • Information on land entry to be provided in advance to allow sufficient time for relocation
	Samlar	<ul style="list-style-type: none"> • Information to be provided on the expropriation • Crossing structures (e.g. culverts, overpasses, underpasses) to be included in the Project design for animal passages

Source: HHQs, 2021.

⁸⁵ Presidential Decree of 2021 was issued to cover the additional parcels required to be acquired in line with the latest Project design.

5. Compensation Strategy

5.1. Key Compensation and Assistance Principles and Process

The land acquisition process for the Nakkas-Basaksehir Motorway Project is conducted by KGM in line with the principles and procedures defined in the Expropriation Law (No. 2942, 1983) and other related legislation. Key gaps between the national legislation and international standards in terms of valuation of affected assets, resettlement planning, compensation of displacement impacts, livelihood restoration and assistance, stakeholder engagement and management of land acquisition related grievances, and consideration of vulnerable groups and gender aspects are described in Section 3.3.6.

Status of expropriation undertaken for parcels entered and not entered to date (including court processes undertaken as part of Past Land Acquisition undertaken in 2011-2022) is presented in Section 2.9. Expropriation of the parcels that have not been entered to date and for which Art. 27 court processes have not been initiated will be conducted by KGM based on the updated Valuation Study (finalised in December 2022) and after the official negotiation invitation letters are sent to related owners/shareholders for negotiations between the owners/shareholders and KGM as per Art. 8 of the Expropriation Law. Following the receipt of invitation letters by the owners/shareholders, the SPV holds face to face meetings with the owners/shareholders in line with the Project schedule summarised in Section 2.6. KGM will initiate and undertake court process for the owners/shareholder on the following conditions:

- Land owners are consulted and informed about their rights under law
- The landowners are invited for negotiated settlements under Art. 8 of the law and they failed to agree on a consensus agreement
- In case of disagreement during negotiations, if there is enough time for land acquisition/construction then Art. 10 should be applied, if there is an urgent need for land entry then Art. 27 will apply with a condition that all shareholders/heirs of deceased owners are identified before court process and they were invited for negotiation first.
- After Art. 27. court decision, SPV will make sure all shareholders have access to compensation prior to land entry.
- No work permit will be approved without land rights are secured, crops etc are paid and land entry protocols are signed with landowners/users.

Official notification (invitation to negotiation meetings) sent to the owners/shareholders by KGM in line with Art. 8 of the Expropriation Law which explicitly requires the owners/shareholders to complete inheritance and succession procedures and obtain their inheritance certificates required under Law ("veraset/mirasçılık belgesi") prior to attendance to negotiation meetings.

The SPV will assist KGM to ensure that all owners/shareholders and lawful heirs of the parcels are identified (heir identification process has been initiated by SPV in November 2022 without waiting for the completion of Valuation Study Update by KGM and opening of Art. 27 court cases and largely completed in December 2022), where possible reached prior to filing of Art. 27 court cases by KGM. The SPV will coordinate notifications to be sent to owners/shareholder and/or heirs of the parcels and follow-up returned notifications.

As required, the SPV has started individually contacting and assisting the heirs of the parcels to obtain their inheritance certificates from the closest notary (where necessary by providing assistance for travel) and cover the notary fees, transportation fees from the RAP Small Costs Fund (this is part of RAP Fund). The SPV will collaborate with KGM to ensure that the inheritance certificates are included in the Art. 27 court files prior to court case opening by KGM

The aim is to ensure shareholders can access to the compensation after Art 27 court decision before land access right is used by the SPV. These shareholders will still have the right to challenge the initial court price through Art 10.

The key compensation and assistance principles to be adopted/to be adopted and implemented in the Project to ensure compliance of the Project-related land acquisition processes with international requirements are summarised below:

- **Avoidance and Minimisation of Displacement:** KGM has avoided and minimised land needs and expropriation to the extent feasible during the route selection process in order to mitigate socio-economic impacts of the Project and minimise expropriation costs. As part of detailed design process, the SPV evaluates the feasibility of alternatives and local route modifications to further avoid and/or minimise displacement impacts during site implementation (see Section 2.8 for “Avoidance and Minimisation”).
- **Avoidance of Forced Eviction⁸⁶:** The SPV, through KGM, will not resort to forced eviction. Evacuation of the expropriated lands and assets will be done in compliance with Art. 20⁸⁷ of the Expropriation Law following the completion of expropriation process, and in line with the provisions of applicable international standards ensuring that adequate advance notice is provided as described in this RAP, Project-grievance mechanism is effective and accessible to the PAPs and use of unnecessary, disproportionate or excessive force is avoided.

The Project will avoid forced eviction. As specified in PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (*EBRD, March 2023*). EBRD PR5, the exercise of expropriation is not a forced eviction provided it complies with the conditions stated in PR5 (paragraph 13⁸⁸).

To avoid forced eviction, KGM and SPV will work in close coordination and implement the following measures required by international standards for avoiding evictions prior to evacuation of the expropriated lands and assets in compliance with the Expropriation Law – Art. 20⁸⁹ (please see the footnote for details):

- **Adequate advance notice** will be provided to affected people prior to land evacuation and relocation following the completion of expropriation process in line with the Expropriation Law.

⁸⁶ The EBRD PR5 on Land Acquisition, Involuntary Resettlement and Economic Displacement addresses that the client shall not resort to forced eviction. The exercise of eminent domain, expropriation, compulsory acquisition or similar powers by a client is not considered to be forced eviction providing it complies with the requirements of national law and the provisions of this PR and is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoidance of the use of unnecessary, disproportionate or excessive force).

⁸⁷ As per the Art. 20 of the Expropriation Law, evacuation of the immovable asset, registered by the land registry office under the name of the authority to whom’s benefit expropriation is conducted, is demanded from enforcement officer. The enforcement officer notifies the residents of the corresponding immovable asset about its evacuation within the following 15 days. If the immovable asset is not evacuated within the notified time, judicial evacuation takes place. Objection of grievance do not halt the evacuation and the court shall not issue an interim injunction. In case of Art. 27 process, upon request of the related administration, compensation amount for the immovable property shall be appraised by the court within 7 days through the experts assigned as per Art. 10 and 15 of the Expropriation Law. Seizure shall only be made following the invitation to be done in accordance with Art. 10 and the amount is deposited to the bank specified in the announcement. The related Directorate of Land Registry is notified about the seizure decision to be made by the Court. The provision related to the prohibition of the transfer or alienation of the immovable asset is annotated to the land register. The asset is evacuated as per Article 20 following the issuance seizure decision.

⁸⁸ The EBRD PR5 on Land Acquisition, Involuntary Resettlement and Economic Displacement Paragraph 13: The client shall not resort to forced eviction. The exercise of eminent domain, expropriation, compulsory acquisition or similar powers by a client is not considered to be forced eviction providing it complies with the requirements of national law and the provisions of PR5 and is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoidance of the use of unnecessary, disproportionate or excessive force).

⁸⁹ As per the Art. 20 of the Expropriation Law, evacuation of the immovable asset, registered by the land registry office under the name of the authority to whom’s benefit expropriation is conducted, is demanded from enforcement officer. The enforcement officer notifies the residents of the corresponding immovable asset about its evacuation within the following 15 days. If the immovable asset is not evacuated within the notified time, judicial evacuation takes place. Objection of grievance do not halt the evacuation and the court shall not issue an interim injunction. In case of Art. 27 process, upon request of the related administration, compensation amount for the immovable property shall be appraised by the court within 7 days through the experts assigned as per Art. 10 and 15 of the Expropriation Law. Seizure shall only be made following the invitation to be done in accordance with Art. 10 and the amount is deposited to the bank specified in the announcement. The related Directorate of Land Registry is notified about the seizure decision to be made by the Court. The provision related to the prohibition of the transfer or alienation of the immovable asset is annotated to the land register. The asset is evacuated as per Article 20 following the issuance seizure decision.

“**Early Consultations and Notification for Land Acquisition Process**” presented under the subsequent bullet specifies the exact advance notice periods to be applied in the Project to avoid forced eviction.

- **Information of and consultation with affected people** will be enhanced by the Project through the collaboration mechanisms between the KGM and SPV as defined in details in Section 3.2.2 to help them better understand the land acquisition/expropriation process, their legal rights under Law and entitlements and assistance to be provided by the SPV from RAP Fund in addition to compensation to be provided by KGM.

RAP – Section 6.1.2 provides further details on the context of the future RAP consultation activities and Stakeholder Engagement Plan for RAP Disclosure and Implementation planned by the SPV in collaboration with KGM.

- Only after advance notifications (referred to as Early Consultations and Notification for Land Acquisition Process) have been carried out and repeated information and consultation efforts have been made by the SPV in collaboration with the KGM in line with the RAP, the Project will resort to legal procedures set out in the Expropriation Law and other applicable national legislation. In such cases, the SPV will comply with the commitments under Project’s Human Rights Policy, assess and mitigate any potential risks to human rights associated with public interventions by force and take necessary measures to ensure that fundamental human rights are respected. The SPV will keep the Lenders and IESC informed of the process.
- Meaningful opportunities to lodge grievances and appeals will be provided by the Project. Project-specific Grievance Mechanism (Section 6.2.1) and Appeal Mechanism (Section 6.2.4) will be in place and accessible to the affected people throughout the Project. This is to ensure that any claims by the community or businesses that refuse to leave the expropriated land or structures is considered and managed in a fair manner.
- Eviction will not result in homelessness.
- Use of unnecessary, disproportionate or excessive force will be avoided.

Where all avenues to reach amicable outcomes have been exhausted and a project ends up having to proceed with unavoidable evictions as a last resort on condition that the requirements under PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (EBRD, March 2023) are fulfilled, the Project will still avoid forced eviction. In such cases, the Project will conduct unavoidable evictions in line with the commitments under Project’s Human Rights Policy and by taking necessary measure ensuring that fundamental human rights are respected. The SPV will inform the Lenders and IESC ahead of any eviction action being taken through the methods acceptable to Lenders and document the implementation of the unavoidable eviction appropriately.

- **Early Consultations and Notification for Land Acquisition Process:**
 - The SPV will notify the owners and tenants of the **affected houses and businesses** at least 3 months⁹⁰ **in advance of the start of expropriation** in consideration of the expropriation programme of KGM to avoid forced eviction and allow sufficient time for resettlement planning and preparation to allow the businesses planning the relocation process.

If the expropriation is already concluded based on KGM Valuation of 2021, the SPV will notify the owners about the Project schedule and the owner will be allowed 6 months to evacuate the property upon notification.

⁹⁰ 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry.

- The SPV will notify the **users of affected lands** 3 months in advance of land entry. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol (land entry protocols) with the landowners/users are completed.
- Negotiated Settlement with Owners/Shareholders: The Project has in place Accelerated Expropriation Decisions issued by the President of Türkiye in line with the Expropriation Law. However, KGM has prioritised the negotiated settlements through Art. 8 (purchase method) in this Project. Through this method, owners/shareholders are officially informed by KGM about the process and invited to in-person negotiations on valuation completed as per the Expropriation Law. The current expropriation status is summarised in Section 2.9. The processes in case of agreement and disagreement are presented in Figure 3-3.
- Minimise involuntary resettlement through courts – minimise use of Art. 27 and negative impacts of immediate expropriation on affected people: Information on the status of Past Land Acquisition including previous Art. 27 court cases is presented in Section 2.9. To maximise the consent rates based on negotiations and minimise the disagreement and court cases in the Project, after consultations with the SPV in the context of Lenders' requirements, KGM agreed to reevaluate the prices annually in line with the market rates, invite owners for negotiation from February 2023 (started) and undertake expropriation based on updated valuation. As per the Expropriation Law, the landowners have 15 days to attend the negotiation meetings and right to reach an agreement upon receipt of notification letter.

In order to maximise information and participation of owners/shareholders including heirs of the parcels to negotiation meetings, owners and heirs of the parcels have been identified by the SPV and the SPV has been (since February 2023) and will continue coordinating notifications to be sent (by KGM) to owners/shareholder and/or heirs of the parcels and follow-up returned notifications in line with the Expropriation Programme agreed with KGM. To increase the consent rates through Art. 8 process to the extent possible, the SPV in cooperation with an expropriation officer appointed by KGM, will continue informing owners/shareholders and/or heirs of the parcels regarding land acquisition process and legal rights under Expropriation Law, actions required to be completed by heirs of the parcels for accessing their legal rights, support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM, etc.

In January-February 2023, SPV with participation of KGM representatives has conducted 12 public project meetings to inform PAPs about land acquisition and construction in 7 neighbourhoods along the route to inform public (particularly owners and heirs of affected parcels) and stakeholders prior to start of expropriation process. Information on the meetings and feedback received from the public has been incorporated to Project SEP in February-March 2023.

GLAC has been prepared in English and Turkish to provide a concise, clear and non-technical support of the RAP. The GLAC upon approval by Lenders shall be delivered and presented to PAPs.

Of note, official notification (invitation to negotiation meetings) sent to the owners/shareholders by KGM in line with Art. 8 of the Expropriation Law explicitly requires the owners/shareholders to complete inheritance and succession procedures and obtain their inheritance certificates required under Law ("*veraset/mirasçılık belgesi*") prior to attendance to negotiation meetings. The SPV will assist KGM to ensure that all owners/shareholders and lawful heirs of the parcels are identified (heir identification process has been initiated by SPV in November 2022 without waiting for the completion of Valuation Study Update by KGM and opening of Art. 27 court cases and largely completed in December 2022), and where possible reached prior to filing of Art. 27 court cases by KGM. The SPV will coordinate notifications to be sent to owners/shareholder and/or heirs of the parcels and follow-up returned notifications. As required, the SPV has started individually contacting and assisting the heirs of the parcels to obtain their inheritance certificates from the closest notary (where necessary by providing assistance for travel) and cover the notary fees, transportation fees from the RAP Small Costs Fund (this is part of RAP Fund). The SPV will collaborate with KGM to ensure that the inheritance certificates are included in the Art. 27 court files prior to court case opening by KGM.

- Compensation at Full Replacement Cost: Compensation to PAPs shall be provided at *full replacement cost*.

KGM has finalised update the land and asset valuation in December 2022. The Independent Expropriation and Valuation Specialist of IESC verified in December 2022 that the updated land values meet the full replacement cost (market prices plus transaction costs) requirements of Lenders. The Art. 8 invitations sent/to be sent to owners/shareholders of lands and assets in 2023 are/will be based on KGM's Updated Valuation of December 2022.

In future, the valuation rates for lands and assets will be updated on an annual basis (i.e. next update in December 2023) as required for the expropriation of remaining parcels. For such updates, prior to Art. 8 negotiations to be held in the following years, an Independent Expropriation and Valuation Specialist to be commissioned by the SPV and approved by the Lenders will verify that the expropriation fee to be offered to owners/shareholders reflects the current market prices of that year and meets the full replacement cost requirements of the Lenders.

As per Expropriation Law, depreciation is deducted for buildings and structures (e.g. houses, business structures, non-residential/Secondary structures, etc.) in line with the depreciation ratios published in the relevant Turkish legislation. In case of informal land users owning structures on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, KGM provides compensation to owners (having evidence of structure ownership) covering minimum material costs as per Art. 19 of the Expropriation Law. Thus, cash compensation to cover depreciation deducted or reflect market prices (in case informal users owning structures on affected lands) and achieve full replacement cost only for buildings and structures will be provided to owners/shareholders of the structure by the SPV through this RAP. To this end, a RAP Fund will be established and managed by the SPV to provide the difference between the mandatory cash compensation provided by KGM and the full replacement cost as defined and required by international standards.

As elaborated in Section 8.2 and 8.3, the SPV will implement the RAP in line with the RAP Fund Implementation Procedure that has been prepared and put in place with the approval of Lenders prior to start of ESIA Disclosure and start of disbursements⁹¹ for top-up payments to achieve the replacement cost from RAP Fund. This Procedure will be aligned with the up-to-date Expropriation Payment Programme of KGM and Construction Work Programme of the SPV and the EPC Contractor. Timeline for RAP Fund disbursement in line with the RAP Fund Implementation Procedure is described in Section 8.3. The senior management of the SPV has approved the RAP Fund presented in this document (please see Section 8.2). As the RAP implementation starts, the disbursements from the RAP Fund will be done with approval the Project Implementation Unit (PIU) Coordinator (please see Section 8.1.2 for the description of PIU).

Compensation of informal users/informal workers not recognised by local laws prior to displacement occurs: Informal users and informal workers are eligible for compensation and livelihood restoration support to be provided through the implementation of this RAP. Entitlements specific to this PAP categories are presented in Section 5.6 and livelihood restoration, improvement and/or assistance measures are defined in Section 5.7. Informal employees including migrant workers are also entitled to access financial support package to employees as defined in Section 5.7.

⁹¹ Disbursement in line with the RAP Fund Implementation Procedure has already started in relation to crop payments, payments from Small Costs Fund, administrative costs (recruitment of in-house project staff and consultancy companies for RAP implementation).

Disbursement from RAP Fund for the rest of the items covered by the RAP Fund (such as depreciation costs and top up payments including for lands which have structures) for the parcels which were already expropriated by KGM will be made available starting from the public disclosure of the ESIA package. The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period. Financial Close for the Project is achieved after execution of Finance Agreement when the funds become available.

- Livelihood Restoration and Assistance in addition to cash compensation: In line with entitlements defined in Section 5.6, the Project will provide resettlement and livelihood restoration and assistance measures to owners and users of the affected houses, affected businesses and affected lands in line with lenders' requirements.

The Project shall provide through the RAP Fund specific allowances (e.g. moving allowance, business relocation allowance, financial support package to business owners and employees for the temporary business interruption during relocation) to support PAPs in the resettlement process and in livelihood restoration or improvement.

This will include, but not be limited to the following key measures, which are detailed in the Entitlements Matrix:

- Business Consultancy Support, provided to all affected businesses to be relocated through experienced consultants commissioned by the SPV for support to businesses in relocating, re-establishing activity, and developing in the new premises.
 - Support to formal and informal workers of affected businesses: Formal and informal employees of the businesses to be relocated will be entitled to a Financial Support Package to prevent temporary income loss due to business interruption during relocation. The SPV will monitor the employment status of employees during the relocation process and will provide financial support package to employees amounting up to 3 months of gross salary per employee where required (please see Entitlement Matrix for details of the procedure to be applied).
 - Support to PAPs who will be physically relocated: The SPV will provide a relocation support package consisting of allowance to cover real estate agent service fee, transaction costs, subscription fees, etc. and moving allowance to the new location. If the owner/shareholder uses the affected land (for agriculture) on which the affected building is present, the owner/shareholder will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in RAP. Specific measures required for the comfort of the vulnerable members(s) of the household shall be taken during relocation.
 - Agricultural Consultancy Support to be provided to all persons using the lands for generating agricultural income – both formal and informal users regardless of their total productive agricultural area will be eligible for entitlements and livelihood restoration and improvement measures defined in this RAP , through specific livelihood restoration and improvement projects to be developed in consultation with PAPs and relevant stakeholders (e.g. District Directorates of Agriculture, Chamber of Agriculture, etc.). The support will include relevant trainings and demonstration implementations (please see Section 5.6 and Section 5.7.1 for detailed entitlements and measures)
- Land Permit as part of Work Permit System: Land entry shall take place only after expropriation process or mutual agreements are executed with the owners/shareholders and compensation payments are completed for parcels to be entered, except in specific situations (absentee landowners, on-going legal issues, others) that shall then be clearly documented, with expropriation monies deposited in an escrow account for PAPs to access when all legal issues are cleared.

To avoid land entry without completion of expropriation or execution of mutual agreements, the SPV has incorporated the completion status of expropriation to the Work Permit Form for Earthworks (please see Appendix J) and developed land entry and exit protocols (see Appendix I) in June 2022. Accordingly, land entry protocols shall be executed 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). Thus land entry shall take place only after expropriation process or mutual agreements are executed with the owners/shareholders and compensation payments are completed for parcels to be entered. Land exit protocols shall be executed only for lands to be acquired temporarily.

- Disclosure and Consultation: This RAP will be publicly disclosed in manners suitable to the local context and a non-technical summary of entitlements and processes shall be provided to all PAPs and other relevant stakeholders in the form of a “Guide to Land Acquisition and Compensation”. PAPs have been engaged about the expropriation process and such engagement will continue with a combination of community and face-to-face meetings.
- Grievance Mechanism: The Project shall establish a fair, transparent and quick grievance mechanism to process any compensation-related or other grievance from PAPs, as described in Section 6.2.
- Monitoring and Reporting: The Project shall establish a monitoring system to measure, and report on performance of resettlement and compensation measures, which will associate PAPs and measure their satisfaction, as described in Chapter 5. Land acquisition and resettlement related grievances will also be monitored.
- Vulnerable Groups: Specific attention shall be paid to vulnerable people, who shall be identified and supported in line with measures described in Entitlements Matrix (see Section 5.6).
- Future Land Acquisition/Expropriation during operations phase: The same principles shall apply to any acquisition/expropriation work required in the Project in future. In case potential future land acquisition/expropriation is required in the Project (e.g. acquisition of land for service and/or rest areas that may be decided by KGM to be included in the Project in future, future drainage works that may be required outside of the expropriation corridor, houses or offices which require physical displacement due to operation phase E&S impacts, etc.), RAP Addenda will be prepared and implemented by the SPV in accordance with the principles of this RAP in collaboration with KGM to address specific displacement impacts. Some examples that may require future land acquisition/expropriation are provided below:
 - The type and number of service stations, rest areas and/or toll booths have not been specified at the current stage of the Project. If such facilities are decided by KGM to be included in the Project, the SPV will prioritise locating them within the existing expropriation corridor to avoid further land acquisition/expropriation requirements and potential displacement impacts (noting that toll booths will in any case be located within the expropriation corridor – on the Motorway). Where this is not possible, acquisition/expropriation of land required for these facilities will be done by KGM and potential displacement impacts and access restriction associated with land acquisition/expropriation will be managed by the SPV through RAP Addenda documents to be prepared in accordance with the principles of this RAP.
- Potential operation phase impacts on sensitive receptors located outside the expropriation boundary (such as noise) will be monitored internally by the SPV and externally by the Lenders through their independent consultants. PAPs shall be granted the right to request acquisition within three (3) years upon commissioning of the Motorway should any significant environmental and/or social impacts be identified through E&S monitoring that cannot be mitigated. Evaluation of the request for acquisition will be made under sole discretion of the SPV, in consultation with the houseowners in line with the Lenders requirement and based on the outcomes of the periodical E&S monitoring works that will be conducted internally by the SPV E&S team and externally by the IESC on behalf of the Lenders. The SPV will clarify the mechanism for acquisition of the houses during the operation phase with KGM noting that the budget required for such acquisition and relocation will be covered through the allocated RAP Fund and managed by the SPV in line with the financial model. Operation phase impacts on houses (e.g. loss of value, noise, vibration, etc.) and livelihoods of the households will be identified through periodical E&S monitoring and stakeholder consultations to be conducted in the operation phase of the Project and managed through the Project grievance mechanism.

5.2. Census and Inventory of Assets

According to the Expropriation Law of Türkiye, the census of owners/shareholders of all affected parcels, structures and trees and inventory of assets (land, crops, trees, structures) are conducted by the authority responsible from expropriation as part of the expropriation process. In September 2021, the census of the affected owners/shareholders and the inventory of assets for the full alignment of Nakkas-Basaksehir Motorway have been completed by a qualified engineering firm appointed on behalf of KGM.

The national process does not require a census of Informal users or persons who have no recognisable legal right or claim to the land or assets they occupy or use. However, all fixed assets, regardless of their ownership regime, and including residential, non-residential and business structures and trees on the affected private and public parcels, are identified and documented in expropriation plans and structure identification reports compiled as part of the asset inventory process. These data form the basis of the valuation conducted in line with the Expropriation Law.

The formal and informal users of the affected private and public lands for agricultural purposes (including data on vulnerabilities of the users of their households members) are separately identified by the SPV (see Section 4.2.5.2 and 4.2.5.3 for information on formal and informal users). The users identified for the full alignment as of June 2022 are listed in Section 2.7.1.5. List of users will be updated throughout RAP implementation if/when additional users are identified.

Also, as part of this RAP study, sample-based RAP socio-economic surveys have been conducted by the RAP Consultant in August and September 2021. These surveys identified the socio-economic conditions of the owners, tenants and formal and/or informal users (as the case may be) of affected parcels, houses and business structures within the RAP sample (please see Section 4.1). Informal and formal agricultural users of affected parcels (including household members with vulnerabilities) in affected settlements have been identified based on field surveys and interviews conducted with the settlement heads, leader farmers and other farmers in the settlements along the full alignment in June 2022 (see Section 2.7.1.5).

Owners/shareholders of the affected assets are informed of the outcome of the asset inventory and valuation during the in-person negotiations, which are documented in the agreement and disagreement records signed by the Expropriation Commission and the related owner or shareholder⁹². To avoid any errors or omissions in the inventory of assets, KGM has a control mechanism in place. As such, Regional Directorates and representatives from the General Directorate conduct site visits (separately) to undertake spot checks and verification of assets identified by the national engineering firm appointed by the SPV for this scope with approval from KGM. KGM also has a mechanism in place allowing PAPs to submit grievances/objections regarding any errors or omissions in the inventory of assets during the in-person negotiation meetings or separately through application to KGM 1st Regional Directorate. In case of such grievance/objections, KGM revisits the affected assets, reviews the validity of grievances/objections, and correct the inventory of assets if needed in case of errors.

- Land registry information of the asset subject to expropriation (incl. expropriation area, unit land price, criteria that have been considered in the valuation such as debris value for trees and structures, if any, increase or decrease in the value of the parcel part remaining from expropriation);
- Crops, trees, structures, wells, walls, etc. with their numbers and value;
- Information on the owner or shareholder;
- Total expropriation value offered to be paid to the owner or shareholder.

⁹² In case of disagreement, the owner/shareholder has the right to refuse signing the disagreement record.

5.3. Cut-off Date

The EBRD in their Resettlement Guidance and Good Practice document (2017) defines the cut-off date as “the date after which anyone who moves into the project area is no longer entitled to compensation and/or assistance. In practice, the cut-off date is usually the date of completion of the census of people and inventory of assets in the project-affected area, unless there are local legal provisions for another arrangement”. As per the EBRD PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (March 2023), the cut-off date is meant to ensure a distinction between people owning, occupying or using the area prior to this date (and who will genuinely be affected by it) and those settling in the area for speculative reasons, which aims to protect the project from opportunistic claims for undue compensation.

Similarly, the IFC⁹³ defines cut-off (moratorium) as the date after which any new structures, trees, crops, and other immovable assets will no longer be counted or measured for compensation purposes. The date of publication of a declaration of public benefit (or similar eminent domain-related act) as required by local legislation will become the cut-off date, where such legal acts are applicable (which is the case in this project).

The following key requirements of the international standards with regard to cut-off date have been considered in the establishment of cut-off date for the Project:

EBRD PR5

Para 23. “The client shall establish a cut-off date for eligibility either: (i) as foreseen in applicable legislation; or (ii) using the end date of the census or of the inventory (whichever is the latest). The client shall inform affected persons of the cut-off date. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and non-written forms (as appropriate) and in relevant local languages. This will include posted warnings that persons settling in the project area after the cut-off date may be subject to removal. The client is not required to compensate or assist opportunistic settlers who encroach on the project area after the cut-off date.”

IFC PS5, para 12

Para 12. “In the absence of host government procedures, the client will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and disseminated throughout the project area.”

Para 23. “The client is not required to compensate or assist those who encroach on the project area after the cut-off date for eligibility, provided the cut-off date has been clearly established and made public.”

Table 5-1 summarises the existing public benefit and expropriation decisions executed for the Project. The accelerated expropriation decisions of the Project, with the list of parcels subject to expropriation, have been published in the Official Gazette of Türkiye (<https://www.resmigazete.gov.tr/>) in November 2020 and September 2021.

Table 5-1. Existing Public Benefit and Accelerated Expropriation Decisions

Decision Type	Executing Authority	Decision Date	Decision No.	Scope of the Decision (*)
Public Benefit Decision	MoTI	19 August 2016	2016/192	Northern Marmara Motorway including the connection roads ⁹⁴
Accelerated Expropriation Decision	Presidency	3 November 2020 3 September 2021	3165 ⁹⁵ 4456 ⁹⁶	Nakkas-Basaksehir Motorway (as part of the Northern Marmara Motorway) – List of the parcels covered are attached to the Decision.
Expropriation Decisions	KGM	9 November 2020	2020/96- 97-98-99- 100-101	Immovable assets registered in affected settlements in Catalca, Avcilar, Arnavutkoy, Buyukcekmece, and Basaksehir districts

(*) Neighbourhood names are as indicated in the public database of the Directorate General of the Land Registry and Cadastre of Türkiye (TKGM).

⁹³ https://www.ifc.org/wps/wcm/connect/dbd20f31-8eba-474b-bed9-b992cd3e0b5a/Draft_Resettlement+Handbook_Glossary.pdf?MOD=AJPERES&CVID=mBUKcNf

⁹⁴ Nakkas-Basaksehir Motorway is considered as a connection road of the Northern Marmara Motorway within the scope of the Public Benefit Decision (No. 2016/192).

⁹⁵ <https://www.resmigazete.gov.tr/eskiler/2020/11/20201104-13.pdf>

⁹⁶ <https://www.resmigazete.gov.tr/eskiler/2021/09/20210904-5.pdf>

Following the issuance of last accelerated expropriation decision for the Project, assets inventory, registering all land and assets present in the expropriation corridor of the Motorway, was completed by a national engineering firm in September 2021 (appointed by the SPV with approval from KGM) for the full expropriation corridor of the Motorway in line with the Expropriation Law (as described in Section 5.2). The date of completion of the inventory assets (30 September 2021) is the cut-off date for eligibility for owners/shareholders with formal legal rights within the context of this RAP.

Informal and formal agricultural users of affected parcels in affected settlements have been identified and notified in May – August 2022. As of August 2022, protocols have been executed with 35 users of 372 affected parcels (majority being informal) (see Section 2.7.1.5). The date of protocols is unique to each user (formal or informal) and parcels used by them in different settlements. Date of the protocols executed is the cut-off date for agricultural users (formal and informal) of affected parcels. As presented in Table 5-2, date of protocol execution varies according to the parcels cultivated by each user thus different cut-off dates are applicable to the users and the parcels associated with those users.

Table 5-2. Cut-off Dates for Agricultural Users (Formal and Informal)

Date of Protocol Execution	Settlement	Total Number of Parcels	Users
18 May 2022	Hadimkoy	2	User 06 User 32
	Samlar	5	User 07 User 14 User 30 User 05 User 30
	Tatarcik	4	User 26
	Yesilbayir	1	User 32
	19 May 2022	Samlar	14
	Ispartakule	2	User 31 User 12
27 May 2022	Sazlibosna	206	User 10 User 24 User 34 User 28 User 18 User 13
	Samlar	1	User 10
9 June 2022	Tatarcik	4	User 26
27 June 2022	Hadimkoy	3	User 12
	Omerli	17	User 12 User 21
	Sahintepe	2	User 08 User 01
	Samlar	3	User 08 User 03 User 20 User 22
	Sazlibosna	17	User 13 User 34 User 09 User 23
	Tatarcik	4	User 23 User 33
	25 August 2022	Hadimkoy	72
	Omerli	2	User 35
	Sazlibosna	8	User 17 User 27 User 25
	Yesilbayir	1	User 17
26 August 2022	Sazlibosna	3	User 29
	Ispartakule	1	User 12
Total	8 settlements	372 parcels	35 users

The mechanisms, through which the PAPs have been informed (through official correspondence or verbally) about the inventory of assets and the date after which assets installed on affected parcels will not be compensated, are summarised below:

- As per Art. 7 of the Expropriation Law, annotation regarding expropriation is added to title deeds of the assets to be expropriated and the owners/shareholders access this information through entry to electronic government platform of Türkiye (<https://www.turkiye.gov.tr/>).
- During the inventory of assets studies on site, mukhtars, owners/shareholders accompany the inventory studies. This process involves ongoing communication between national engineering firm appointed to conduct inventory of assets and affected communities. Accordingly, they are verbally informed that the assets installed on affected parcels after the date of the assets inventory study will not be compensated in line with the Expropriation Law.
- Following the completion of inventory of assets, expropriation plans listing all affected assets along the full alignment were prepared by the appointed engineering firm and approved by KGM. These expropriation plans (including list of affected assets) were sent by the SPV to mukhtars of the affected settlements for information of the public about the lands and assets to be expropriated, as summarised below:
 - 12 August 2021: Samlar, Omerli, Sazlibosna, Yesilbayir neighbourhoods in Arnavutkoy district
 - 5 October 2021: Firuzkoy (Tahtakale) ve Bahcesehir-1 (Tatarcik) neighbourhoods in Basaksehir district
 - 23 November 2021: Kayabasi neighbourhood in Basaksehir district
 - 30 November 2021: Hastane and Hadimkoy neighbourhoods in Arnavutkoy district
- PAPs attending the negotiation meetings held by KGM in line with the Expropriation Law are provided with the list of assets to be expropriated and their valuation. PAPs that reach an agreement with KGM on the expropriation cost sign the inventory of assets at this stage. If the PAPs have objections to the list of assets to be expropriated, KGM has a mechanism in place allowing PAPs to submit their grievances/objections (during the negotiations or afterwards) regarding any errors or omissions in the inventory of assets. In case of such grievances/objections, KGM revisits the affected assets, reviews the validity of grievances/objections and correct the inventory of assets if needed.
- In case of PAPs not attending the negotiation meetings or not reaching an agreement with KGM on the expropriation cost, court processes are initiated (timing for filing court cases is decided by KGM on a case-by-case basis in consideration of the construction schedule agreed with the SPV and availability of expropriation budget) in line with Expropriation Law. In case of court processes, inventory of assets is verified/redone by the courts, which may further be objected by the PAPs as part of the process.

It should be noted that photogrammetric images (orthophoto) of the full alignment were captured (via drone) in April 2021 – as the baseline prior to inventory of assets. Starting from August 2021, for Motorway sections where mobilisation has started, photogrammetric images (via drone) have started to be captured/updated on a monthly basis. Starting from April 2022, the SPV has started updating photogrammetric images of full alignment on a monthly basis. These baseline and update images are intended to help exclude and/or investigate potential claims by those who build structures or plant trees or crops after the cut-off date.

The cut-off date for eligibility to compensation and assistance to be provided to the affected businesses (owners, formal and informal employees) will be declared to them during face-to-face meetings to be held during or in parallel to the consent negotiations under Art. 8 of the Expropriation Law (during for owners of the affected business structure and in parallel for the tenant business owners and formal and informal employees of the affected business). All formal and informal employees who are employed at the affected businesses at the time of declaration of cut-off date will be eligible for compensation.

5.4. Eligibility

Affected persons in the categories listed in Table 5-3 are eligible for compensation and/or assistance to be provided through the implementation of this RAP. Number of PAPs/households identified based on RAP are further given in the Entitlements Matrix given in Section 5.6.

The RAP is a living document and will be updated as necessary to cover any other PAP category or affected people that may be identified as part of RAP implementation. Regarding the affected lands, all persons using the lands for generating agricultural income (including both formal and informal users – regardless of their total productive agricultural area) will be eligible for entitlements and livelihood restoration and improvement measures defined in this RAP (please see Section 5.6 and Section 5.7.1 for detailed entitlements and measures).

The eligible PAPs are defined in this RAP. Information on eligibility for RAP entitlements is presented in the GLAC to be distributed to PAPs. A RAP Fund Implementation Procedure, including detailed description of eligibility criteria, has been prepared and put in place by the SPV prior to start of **ESIA Disclosure** and start of disbursements⁹⁷ for top-up payments to achieve replacement cost from RAP Fund.

This document will be in alignment with the corporate procedures of SPV regarding management of administrative affairs, employment and procurement processes.

Table 5-3. Eligible PAP Categories

Type of Loss/Impact	Category of PAP
Affected Lands	
Permanent loss of private parcels – agricultural parcels and constructible plots ⁹⁸	Owners/shareholders
	Formal users (with tenancy agreement)
	Informal users (with no official documentation)
Litigious properties (“ <i>ihtilafli bulunan mülkiyet</i> ”)	Litigant owners/ shareholders of litigious properties
	Formal and informal users of litigious parcels
Orphan lands (incl. lands registered as agricultural and lands registered as constructible plot)	Owners/shareholders
	Formal users (with tenancy agreement)
	Informal users (with no official documentation)
Permanent loss of state-owned parcels (e.g. treasury, registered pasture lands, non-registered parcels) which are used for agriculture	Owners
	Formal users with official documentation
	Informal users with no official documentation
Permanent loss of pasture lands	Users of affected parcels for grazing
Restriction of access to grazing lands located out of Project expropriation corridor (public or private) due to fragmentation	Users of grazing lands
Loss of forest parcel	Users of forest for economic activity
Loss of crops	Owners of the crops (owner or formal/informal user of the land)
Loss of trees (fruit or non-fruit trees)	Owners of the trees (owner or formal/informal user of the land)
Loss of assets or infrastructure on affected private lands (non-residential secondary structures, fences, barns, sheds)	Owners of non-residential structures and infrastructure who are landowners or formal tenants/users (with official documentation)
	Owners of non-residential structures and infrastructure who are informal users of private lands (with no official documentation for land use but having documentation proving their ownership of the structure)

⁹⁷ Disbursement in line with the RAP Fund Implementation Procedure has already started in relation to crop payments, payments from Small Costs Fund, administrative costs (recruitment of in-house project staff and consultancy companies for RAP implementation).

Disbursement from RAP Fund for the rest of the items covered by the RAP Fund (such as depreciation costs and top up payments including for lands which have structures) for the parcels which were already expropriated by KGM will be made available starting from the public disclosure of the ESIA package. The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period. Financial Close for the Project is achieved after execution of Finance Agreement when the funds become available.

⁹⁸ Urban lands which are parcelled by the municipalities within the municipal boundaries are regarded as constructible plot (in Turkish “*arsa*”) as per the Real Estate Tax Law of Türkiye (Law No. 1319, Article 12). Designation of lands as constructible plot (urban land; in Turkish “*arsa*”), which have not been parcelled inside or outside the municipal boundaries, is decided by Presidential Decree or other legal arrangements as applicable.

Type of Loss/Impact	Category of PAP
	Owners of non-residential structures and infrastructure who are informal users of private lands (with <u>no</u> official documentation proving their ownership of the structure)
Loss of assets or infrastructure on affected public lands (non-residential/ secondary structures, fences, barns, sheds)	Owners of non-residential structures and infrastructure who are landowners or formal tenants/users (with official documentation)
	Owners of non-residential structures and infrastructure who are informal users of lands (with no official documentation for land use but having documentation proving their ownership of the structure)
	Owners of non-residential structures and infrastructure on forestry and pasture lands or owners with no official documentation proving their ownership of the structure
Constitution of servitude (easement leading to loss of value of the immovable asset)	Owners of the parcels to be acquired through constitution of servitude (easement rights)
Affected Houses	
Permanent loss of residential houses/structures	Owner of affected house
	Formal user (formal tenant)
	Informal users
Affected Businesses	
Business owners	
Loss of rented business structure by <u>the owner of the building – Expropriation complete</u>	<u>Not a business owner at the affected business structure</u> but the owner of the affected building
Business owners – which will be resettled permanently	Formal business owner – “owner” of the affected business structure
	Informal business owner – “owner” of the affected business structure
	Formal business owner – “tenant” of the affected business structure
Business owners – which would terminate operations (<u>business shut-down</u>)	Informal business owner – “tenant” of the affected business structure
	Formal business owner – “owner” of the affected business structure
	Informal business owner – “owner” of the affected business structure
Business owners – that will <u>not</u> be relocated but may experience partial loss of land/assets	Formal business owner – “tenant” of the affected business structure
	Formal business owner – “owner” of the affected business structure
Employees	
Temporary income loss by the employees – due to (i) Being sent by the business owner to unpaid leave during business interruption period (ii) Delayed salary payment during business interruption period	Formal employees (incl. employees with vulnerabilities)
	Informal employees ⁹⁹ including migrant workers, employees with vulnerabilities
<u>Permanent</u> income loss by the employees – due to (i) <u>Permanent business shut-down;</u> (ii) <u>Dismissal/ termination of employment contract by the business owners; or</u> (iii) <u>Resignation by the employees as the business relocates to a remote location</u>	Formal and informal employees including vulnerable workers and women
Vulnerable People	
Affected households with vulnerable members – may be exposed to any type of loss/impact given for the above PAP Categories with a more significant level of impact due to vulnerability or disadvantaged conditions	All physically and economically displaced households with vulnerable members (including all vulnerability categories identified in Section 4.2.8.1.
	Physically displaced households with vulnerable members (under any vulnerability category)
	<u>Economic:</u> <ul style="list-style-type: none"> • Green card holder¹⁰⁰ • People receiving governmental aid • Unemployed • Employed without Social Security
	<u>Gender-based:</u>

⁹⁹ Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey.

¹⁰⁰ Health card provided as per the national Regulation on the State Coverage of Healthcare Expenses for Citizens Who Cannot Afford to Pay and the Green Card System (type and content of the card is determined as per the Regulation).

Type of Loss/Impact	Category of PAP
	<ul style="list-style-type: none"> Female head of HH without an economically active adult man in the household Female head of HH with an economically active adult man in the household <p><u>Based on age</u></p> <ul style="list-style-type: none"> Elderly people (over 65) in need of care Children household head (under 18) <p><u>Sickness, physical or mental disability</u></p> <ul style="list-style-type: none"> Chronical disease Physical disability Mental disability <p><u>Households with children</u></p> <ul style="list-style-type: none"> Children with special needs Unschool children at school Ethnic minority, belonging to other religions <p>Based on literacy: Illiterate persons</p> <p><u>Migrant</u></p> <p>Households who do not own any agricultural land</p> <p><u>Cumulative impacts:</u> Households with affected parcels (by Project), which were subject to expropriation by other projects/developments</p>
Vulnerable employees	<ul style="list-style-type: none"> Informal employees (Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey). Migrant employees (formal and informal) Physically disabled / handicapped employee Chronically ill employee Elderly people (over 65) in need of care Women employees with vulnerabilities (e.g. single women with children, etc.) Employees with vulnerable household members (e.g. disabled) No children (15-18 ages) were reported to be employed at the affected businesses
Temporary Losses/Impacts During Construction	
Temporary loss of private parcels during construction (including access restrictions)	<p>Owners/shareholders</p> <p>Formal users (formal tenants)</p> <p>Informal users</p>
Temporary loss of state-owned parcels during construction (including access restrictions)	<p>Owners (Governmental institutions)</p> <p>Formal users (formal tenants)</p> <p>Informal users</p>
Construction phase impacts (e.g. dust, excavation, traffic, blasting, etc.) that may lead to impact on lands, livestock, other properties, crops, quality and quantity of surface or groundwater resources, etc.	Owners and formal/informal users of lands and assets – as applicable
Temporary interruption/disturbance to services and infrastructure	Beneficiaries of affected services, infrastructure – if any
Impacts During Operation	
Operation phase E&S impacts (e.g. operation phase noise, vibration, air quality, community health and safety) on residential structures/houses that cannot be mitigated to levels compliant with Project standards through operation phase ESMMP	<p>Owners, formal user (formal tenant) and informal users of the affected houses who have started using the affected residential structure/house before the start of Project-related land acquisition (including owners of houses that have been avoided from expropriation based on their request may wish to relocate should there be significant operation phase environmental and/or social impacts that could not be foreseen in the current situation).</p> <p>These PAPs will be granted the right to request acquisition within three (3) years upon commissioning of the Motorway. Evaluation of the request for acquisition will be made under sole discretion of the SPV, in consultation with the houseowners/users in line with the Lenders requirements and based on the outcomes of the periodical E&S monitoring works that will be conducted internally by the SPV E&S team and externally by the IESC on behalf of the Lenders. The SPV will clarify the mechanism for acquisition of the houses during the operation phase with KGM.</p>

In line with international standards, those who encroach into the project area after the cut-off date are not eligible for compensation or assistance provided through the implementation of this RAP.

Similarly, other PAPs, whose assets were outside the expropriation boundary of the Project and who claim to be exposed to significant E&S impacts during the operation phase may apply to the SPV within three years after commissioning of the Motorway. Their eligibility for compensation and/or assistance will be evaluated and decided under sole discretion of the SPV, in consultation with Lenders, based on outcomes of the periodical E&S monitoring conducted internally by the SPV E&S team and externally by the IESC on behalf of the Lenders. If found eligible based on such evaluation, the SPV shall provide compensation and/or assistance measures to eligible PAPs in line with this RAP.

The RAP Implementation Team will establish a transparent and well-communicated mechanism for the provision of entitlements to the eligible PAPs as in non-technical language in the Guide to Land Acquisition and Compensation (GLAC, 2023). PAPs will be well-informed about the documentation requested for evaluation of eligibility and the overall evaluation and implementation process including grievance mechanism. The eligibility of the PAPs will be evaluated on a case-by-case basis.

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

Affected Lands:

- For land owners, official documentation on the ownership for the affected assets (e.g. land registry records/title deeds, inheritance documents)
- For formal agricultural users, Farmers Registry System registration and tenancy agreements
- For informal owners of assets and non-title holder PAPs, information in asset inventory survey (completed by 30 September 2021) and evidence/confirmation on land use by settlement heads, leader farmers within the community and other credible witnesses and third-parties.
- Documentation on the total productive area owned and/or used within the expropriation corridor and outside the expropriation corridor

Affected Houses:

- Title deeds for owners of affected houses
- Rental agreements for the tenants of affected houses
- Documentation of relocation related costs (e.g. moving and transaction costs, fees paid to the authorities, service providers, etc., price quotes collected from service providers as requested by the SPV) noting that the SPV will follow-up the moving and transaction processes closely with the affected houses (e.g. hiring real estate agency and transportation firm for moving) and advise and coordinate expenditures and their proper documentation. The SPV will coordinate the owners to submit documentation for approval of the amount of moving and travelling costs to be reimbursed in advance of relocation.

Affected Businesses:

- Title deeds for owners of the affected business structures
- Rental agreements for the tenant business owners
- Evidence of expenditures made for fixed investments and improvements if available
- 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 as requested by the SPV) noting that the SPV will inform the PAPs in advance of the costs that are acceptable/eligible for reimbursement and will follow-up the moving and transaction processes closely with the affected businesses (e.g. hiring real estate agency and transportation firm for disassembly, moving, assembly of movable machinery, equipment, materials, etc.) and advise and coordinate expenditures and their proper documentation. Accordingly, the GLAC informs the business owners that evidence of expenditure/relevant documentation (e.g. hiring real estate agency, moving/logistics firms, expenditures, etc. related to relocation process are required to be properly kept. The SPV will follow-up the planning and execution of moving processes closely with the business owners (e.g. hiring real estate agency, moving/logistics firm for disassembly-assembly, etc.) and advise and coordinate expenditures and their proper documentation. If the SPV will reimburse costs after they incur, the SPV will approve the expenditure in advance and evidence of expenditures will be requested from PAPs prior to payment. The SPV will coordinate the process in alignment with the corporate procedures of SPV regarding management of administrative affairs, and procurement processes.

5.5. Valuation

The Constitution of the Republic of Türkiye (Constitution) protects private property, and regulations have been introduced for the protection of the property rights of individuals as well as the public benefit. According to the Expropriation Law, an amount shall be paid in line with the principles determined in the law to persons who can demonstrate that they are the owner and possessor of private lands expropriated for public benefit, and to the relevant public institution for public lands. Per law, no amount is paid to any users other than the aforementioned ones or to people who benefit from the land in any other way. Those who use public immovables without permission shall not benefit from the expropriation fee to be paid in respect of these immovables. However, in line with applicable international standards, a compensation fee for the loss of income they may incur due to using these lands shall be paid from the RAP Fund.

Based on the census and inventory of assets as detailed in Section 5.2 and Section 5.3, valuation of assets was initially conducted by the appointed engineering firm in accordance with Technical Specifications of KGM and final valuation report was approved by KGM in November 2021. KGM has finalised update of the Valuation Report as per Expropriation Law in December 2022 based on the valuation update study completed by the national engineering firm appointed by the SPV (in September 2022) with the approval of KGM. The valuation update study has taken into consideration the current market prices, landmark court decisions, precedent sales values, current building unit prices published by the Ministry of Environment, Urbanization and Climate Change, etc. as required by KGM's Technical Specifications for the Services to be Procured for the Valuation of Immovables issued in February 2019 (referred to as Valuation Technical Specifications") and in line with KGM's internal procedures on valuation, and fulfilment of this requirement for the respective year has been verified and reported the an independent Land Acquisition and Valuation Specialist in December 2022.

In future, valuation rates for lands and assets will be updated on an annual basis (i.e. next update in December 2023) as required for the expropriation of remaining parcels.

5.5.1. Key Valuation Provisions of the Expropriation Law

The key articles of the Expropriation Law, including those particularly relevant to valuation of assets and compensation, are presented in Appendix E.1. The valuation processes and methods are outlined in Articles 8, 11, and 12, as summarised below.

Article 8 of the Expropriation Law specifies the principles of the negotiated purchase method. This Article indicates which sources are to be used for data collection, and also provides guidance on the valuation process. The expropriating administration should establish an in-house valuation commission consisting of at least 3 people assigned to determine expropriation compensation, who should negotiate and agree, if possible, with the owner to purchase or exchange the affected asset. The purpose of this administrative process is to finalise the expropriation in a negotiated manner without initiating a legal procedure.

Article 11 of the Expropriation Law specifies different criteria for the valuation of lands, parcels and structures. However, no details exist in the Law regarding how these methods shall be applied. In other words, although the criteria to be taken into account during the valuation are outlined in the Law, what they mean and how they shall be applied is largely shaped by judicial decisions.

As stated in Article 46 of the Constitution and Article 12 of the Expropriation Law, the administration has the authority to expropriate an entire immovable or only a part of it. This process is referred to as partial expropriation in the Expropriation Law. In the event of partial expropriation, the effect and consequences of the change in value of the unacquired part on the value of the immovable are regulated by Article 12 of the Law. Partial expropriation may result in the decrease of the value of the unacquired part or the unacquired part may become unviable.

5.5.2. Valuation Methodology of KGM

KGM has in place a "Technical Specifications" (issued in February 2019) document for the services to be procured for the valuation of immovables. The legal basis for the specifications is in articles 35 and 46 of the Constitution, and the provisions of the Expropriation Law (No. 2942); and the subparagraph (i) of Article 211 of the Presidential Decree No. 4 on the Institutions and Organisations and the Organisation of Other Institutions and Organisations; as well as the Public Procurement Law (No. 4734). The specifications define the procedures and principles required to be followed by the engineering companies for delivering the following tasks:

- Valuation of the lands and constructible plots (with or without structures) to be expropriated fully or partially
- Valuation of the structures and fixtures
- Constitution of easement right (servitude)
- Exchange of properties
- Temporary occupancy fee
- Valuation of standing crops, trees and assets on the land
- Distinction of the immovables within the expropriation area as lands and constructible plots
- Determination of the local average purchase-sale prices of the parcels
- Determination of the capitalisation rate along the route,
- Calculation of the value decreases in the unacquired parts

Detailed procedures for valuation of lands, constructible plots and structures as per the Technical Specifications is provided in Appendix H.1.

5.5.3. Review of 2021 Valuation Study as part of RAP

In line with the Expropriation Law of Türkiye and Technical Specifications of KGM, valuation of the immovable assets to be expropriated was initially completed in November 2021 by an engineering firm appointed by the SPV with the approval of KGM. This valuation has been the basis of the expropriation conducted by KGM in 2021 and 2022 in line with the national legislation. The valuation study for the Project has been updated in December 2022 to reflect current market prices and requirements of the Lenders. Information on the Valuation Update Study and review of the methodology of this study by the Independent Land Acquisition and Valuation Specialist of the IESC is presented in Section 5.5.4.

Valuation carried out by KGM during November 2021 currently did not reflect current market prices for impacted assets and hence will need to be updated. The RAP commits to pay compensation at replacement cost to all affected assets. The extraordinary increases in real estate market has been reflected in KGM's updated valuation study that has been completed in December 2022.

After consultations with the SPV in the context of Lenders' requirements, KGM agreed to reevaluate the prices in line with the market rates and has started inviting owners for negotiation starting from February 2023 based on updated valuation study.

As part of the RAP, the valuation conducted in line with the Expropriation Law was reviewed by a reputable Turkish expert in such matters (Valuation Expert) through a Valuation Review Study, which was based on the following key documentation and activities:

- Final Valuation Report of 2021 and other valuation documentation prepared by the appointed engineering firm in line with KGM Technical Specifications
- Field investigations and business interviews conducted by the Valuation Expert on 12 November 2021.
- Face to face meetings and consultations held between the Valuation Expert and KGM on 19 and 22 November 2021.

The Valuation Review Study of the expert commissioned by the RAP Consultant in 2021 included review of KGM valuation methodology and its application against the requirements of the Expropriation Law, KGM Technical Specifications and relevant international standards (i.e. EBRD PR5, IFC PS5, AIIB ESS2), identification of gaps and required actions that may be necessary to bridge the identified gaps. Detailed findings of the review study are presented in Appendix H. The actions identified by the expert have been incorporated to the entitlements design (Section 5.6) and implementation arrangements (see Section 8) of the Project, as appropriate.

5.5.4. Valuation Update Study of December 2022 and Verification of the Update Methodology by the Independent Land Acquisition and Valuation Specialist of IESC (done as part of ESDD)

In parallel to IESC's ESDD process, a separate Past Land Acquisition Audit (conducted by an Independent Land Acquisition and Valuation Specialist) has been commissioned in June 2022, with the objective of determining the compliance of the land acquisition activities initiated in the past with the standards and requirements of the lending institutions, defining the corrective actions to rectify the deficiencies, if any, and set forth how the future practices regarding expropriation and land acquisition shall be (please see RAP – Section 2.10). The Past Land Acquisition Audit Report, including a Corrective Action Plan (CAP), issued by the IESC initially in July 2022 and finalized in October 2022 has identified that the valuation approved by KGM in November 2021 does not reflect current market prices for impacted assets particularly due to extraordinary increases that happened in the real estate market within the past year.

The expropriation process undertaken by KGM in 2021 and 2022 was based on the Valuation Report approved by KGM in November 2021. For expropriation works to be conducted by KGM in the next phases of the Project, KGM has decided to update the valuation study. To this end, the SPV, with the approval of KGM, has appointed the national engineering firm (that conducted the 2021 valuation study) on 16 September 2022. In parallel to the valuation update study of the national engineering firm retained by the Project, the Independent Land Acquisition and Valuation Specialist of the IESC has been commissioned to conduct a Past Valuation

Methodology Assessment to determine the accuracy of the method in the previous valuation studies carried out, the accuracy of the valuations made according to this method, and the differences that may have come up during application of national law when compared to international requirements applicable to the Project. The study has assessed parcel valuation based on selected samples from previous works carried out within the scope of the Project, identified the key compliance gaps and developed time-bound corrective actions. The non-compliances and corrective actions (the latter presented below in **bold**) as identified in the Past Valuation Methodology Assessment report of the IESC (WSP, November 2022) are listed below:

- While appraising the value by KGM, depreciation is deducted from the value of the affected structures. However, according to PR 5, no deduction can be made regarding depreciation. **Deducted depreciations must be covered by the SPV from the RAP fund.**
- During the valuation of the affected structures by KGM, the installation cost of the machinery/ equipment/ plumbing was appraised either below the norm or not appraised at all. **The valuation update study should consider the installation costs in buildings such as residences and workplaces and they should be in line with the market rates.**
- Compensation of zoned and un-zoned parcels is made with the market value. It does not cover the replacement cost. Deed and transaction costs incurred are not covered. **The loss of land and other similar fixed assets must be compensated at full replacement cost. The title deed and transaction costs of PAPs must also be covered.**

The national engineering firm appointed to update the Valuation Study in September-November 2022 has conducted the studies in accordance with the KGM's Technical Specifications for the Services to be Procured for the Valuation of Immovables issued in February 2019 (referred to as "KGM Technical Specifications for Valuation") and taking into consideration the actions identified by the Independent Expropriation and Valuation Specialist as a result of the Past Valuation Methodology Assessment to reflect the Lenders' requirements. Following the finalisation of the Valuation Update Study in December 2022, the Independent Land Acquisition and Valuation Specialist of the IESC has reviewed the updated valuation to verify that the valuation update study has been delivered in line with the scope designed to meet the KGM Technical Specifications for Valuation and pursuant to corrective actions identified by the IESC to reflect Lenders' requirements. This verification study of the IESC's Independent Expropriation and Valuation Specialist has confirmed in December 2022 the suitability of the valuation for the current market and include preparation of a comparative analysis of the 2021 and 2022 valuation studies as approved by KGM.

In future, the valuation rates for lands and assets will be updated on an annual basis (i.e. next update in December 2023) as required for the expropriation of remaining parcels.

5.6. Entitlements Matrix

Entitlements for the owners and/or users of the affected houses, businesses and lands have been determined based on the outcomes of the RAP surveys and Valuation Review Study, as presented in Table 5-4.

Table 5-4. Entitlements Matrix

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
Affected Lands				
Permanent loss of private parcels – agricultural parcels and constructible plots ¹⁰¹ (urban lands)	Owners/ shareholders	<p><u>Motorway Expropriation Corridor</u></p> <p>1,239 privately-owned parcels:</p> <ul style="list-style-type: none"> - 490 privately-owned agricultural parcels - 745 privately-owned constructible plots - 4 others (private parcels for which land registry type not identified in expropriation plans) <p><u>OHTL Displacement RoW:</u></p> <p>11 privately-owned parcels:</p> <ul style="list-style-type: none"> - 4 private parcels subject to both expropriation and easement - 7 private parcels subject to easement only (please see the last row of affected lands for the entitlements specific to easement) 	<p>Cash compensation for affected land is provided by KGM as per Expropriation Law.</p> <p>The Expropriation Law enables replacement land however this is not generally preferred by administration (KGM) due to high amount of parcel acquisition, limited amount of available land and difficulty in prioritising the requests.</p> <p>Land valuation is done based on market prices on annual basis.</p> <p>KGM has updated the land values in December 2022 and has started sending invitations to the PAPs for remaining parcels. Land owners have the right to accept the proposed values or reject. In case of consent agreement is reached (Art. 8) between KGM and the landowner, agreed compensation amount is paid by KGM within 45 days upon execution consent memorandum. Independent Expropriation and Valuation Specialist of IESC verified in December 2022 that the updated land values meets the full replacement cost (market prices plus transaction costs) requirements of Lenders.</p> <p>If owners/shareholders do not receive mandatory cash compensation (expropriation cost) within the duration specified in the Expropriation Law (within 45 days upon execution of consent memorandum as per Art. 8), the legal interest for the duration between due date for expropriation payment as per Expropriation Law, and the actual date when the expropriation payment is received by the owner/shareholder will be provided by KGM should the person applies to the court.</p> <p>In case of disagreement, then court process will be initiated to determine the land value through independent experts appointed by the court and final expropriation compensation is paid at the end of the Article 10 court process (see Section 2.9.4 for details of the court process)</p> <p>Landowner has the right to request the purchase and compensation of any portion of the land if the remaining section of the land parcel (orphan land) is not economically usable (unviable land) and in compliance with KGM's unviable land acquisition criteria. In case land does not fit in criteria, court case option is always</p>	<p>1) Replacement Land Search Support (if land to land payment is preferred by PAPs): The SPV will provide assistance for finding replacement land (to be identified by the PAP) of similar quality, size, and location, if available.</p> <p>2) Top-up Cash Compensation to Achieve Full Replacement Value for Land): In case replacement land is found by the PAP, Expropriation cost to be paid by KGM to owners/shareholders meets full replacement cost (market prices plus transaction costs). Hence, no additional payment will be made by SPV from RAP Fund (both in the case of Art. 8 consent and court cases).</p> <p>Independent Expropriation and Valuation Specialist of IESC verified for the respective year that annually updated land values meet the full replacement cost (market prices plus transaction costs) requirements of Lenders. In future, valuation rates will be updated by KGM on an annual basis (i.e. next update will be in December 2023) as required for the expropriation of remaining parcels. For such valuation, prior to Art. 8 negotiations to be held in the following years, an Independent Expropriation and Valuation Specialist (to be commissioned by the SPV and approved by Lenders – this is valid for all reference to this role within this Matrix) will verify that the expropriation fee to be offered to owners/shareholders reflects the current market prices of that year and meets the full replacement cost requirements of the Lenders.</p> <p>Please see "Loss of Non-residential Structures and Assets" category of this matrix (below) for compensation (at full replacement value) and assistance measures for movable assets on affected private and public lands.</p> <p>3) Small costs in relation with Official Procedures for Land Acquisition: There may be various expenses and travelling costs, not covered by the expropriation agency (due to not being stipulated by the Expropriation Law) but by landowners for the transfer of deed with regards to negotiated settlements. These expenses shall be covered by the SPV's RAP Fund (up to the budget allocated for Small Costs Fund in Section 8.2) on condition that expenses are documented.</p> <p>Costs to be covered based on documentation/evidence of expenditure and within the scope of negotiations and title deed transactions are listed below:</p> <ul style="list-style-type: none"> • Working capital fund ("doner sermaye") for title deed transactions for new land purchases to be paid for each parcel (not to each shareholder) • Inner city transportation costs • Inter city transportation costs • Inheritance fee ("veraset harci") • Costs related to inheritance and succession (transfer by inheritance) (no limit) • Power of attorney costs (no limit) <p>The GLAC informs the owners/shareholders that such costs are reimbursable based on evidence of expenditure/relevant documentation. The PAPs are requested to reach out the SPV through contact details specified in the GLAC to provide related documentation and their bank account details for the delivery of payments. The SPV will reimburse costs based on the evidence of expenditures within 15 calendar days upon receipt of related documentation from each PAP.</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the owner/shareholder (or an account indicated by the owner/shareholder should she/he does not have an active bank account). Bank receipts will be kept by the SPV to document the transaction.</p> <p>4) Livelihood Restoration, Improvement and Assistance: If the owner/shareholder uses the affected land for agricultural production (whether they buy a new land or not), the owner/shareholder will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p> <p>5) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support):</p> <p>The following soft support measures will be provided by the SPV to PAPs for enhanced information and consultation about expropriation and RAP processes. The GLAC to be distributed to each owner/shareholder and user describes these support measures and the measures will also be communicated to PAPs through face-to-face meetings to be held in 15 affected settlements prior to consent negotiations (Art. 8):</p> <ul style="list-style-type: none"> • The SPV will conduct consultation meetings to inform PAPs on land acquisition process and their rights as per this RAP and clearly explain the entitlements. GLACs will be distributed to each shareholder and user. • The SPV in coordination with KGM will ensure all PAPs are informed and engaged in negotiation meetings to increase consent agreements and reduce the use of Art. 27. • In case of consent agreements (Art. 8), the SPV will follow-up the payments with KGM and inform the owners/shareholders, if any, who have not received mandatory cash compensation within the duration specified in the Expropriation Law (within 45 days after execution of consent memorandum as per Art. 8) about their legal rights for demanding legal interest. • In case of court cases (Art. 27 followed by Art. 10 for determination of final expropriation cost), prior to filing of Art. 27 lawsuits by KGM, the SPV will assist KGM to ensure that all owners/shareholders and lawful inheritors are identified (inheritor identification initiated in November 2022 – will progress in line with the construction schedule as described in Section 2.6), where possible reached and informed (regarding land acquisition, legal rights under Expropriation Law, RAP including eligibility and entitlements). As required, the SPV will assist the inheritors to obtain their inheritance certificates from the closest notary (where necessary by providing assistance for travel) and cover the notary fees,

¹⁰¹ Urban lands which are parcelled by the municipalities within the municipal boundaries are regarded as constructible plot (in Turkish "arsa") as per the Real Estate Tax Law of Türkiye (Law No. 1319, Article 12). Designation of lands as constructible plot (urban land or arsa), which have not been parcelled inside or outside the municipal boundaries, is decided by Presidential Decree or other legal arrangements as applicable.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
			open for the landowner (see Entitlements for "Orphan Agricultural Lands" and "Orphan Constructible Plots" below in separate row).	<p>transportation fees, etc. from RAP Fund as described above under small costs. The SPV will inform KGM on an ongoing basis regarding the identified inheritors and cooperate with KGM to ensure that inheritance certificates of the inheritors are appended to the files to be submitted to related courts by KGM.</p> <ul style="list-style-type: none"> The SPV will further inform the owners/shareholders to the extent possible when the court cases are finalised and the expropriation payments as per Expropriation Law are deposited and accessible to them. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocols with the owners/shareholders for use of land are completed. Land entry protocols with the owners/shareholders or users along the right of way (RoW) will be completed prior to land entry.
	Formal User (with tenancy agreement)	<p>(i) Private parcels entered to date – 3 formal users identified for 372 parcels</p> <p>(ii) Parcels not entered to date – 45 users identified for 867 parcels but formality/informality of users to be clarified via interviews to be conducted (this figure is also presented under informal users)</p>	<p>No compensation for land is provided to <u>formal</u> users as per the Expropriation Law</p> <p>However, formal tenants are eligible for compensation for crops, trees and any assets and fixed improvements/investments (structures) on the rented land on the condition that they can prove ownership for these crops/assets and fixed improvements/investments. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.</p>	<p>1) Replacement Land Search Support (if required): The SPV will provide assistance for finding replacement land (to be identified by the PAP) of similar quality, size, and location, if available.</p> <p>2) Rental Allowance for Replacement Land: For replacement land to be found by the user, the SPV will provide the user with compensation/support equivalent to the rental fee of the lost agricultural area for 1 year. SPV will provide support for coordination with relevant authorities and institutes for accessing similar replacement land for rent (ideally continuation of rental agreement from previous landlord for an alternative agricultural land parcel) with better or improved quality and security of tenure. The maximum market rental prices per national Farmer Registration System of the related year will be applied in the determination of rental allowance.</p> <p>In addition, costs related to rental of replacement land, moving to new location and new tenancy registration will be covered by the SPV from the RAP Fund. The SPV will reimburse costs after they incur based on the evidence of expenditures that will be requested from PAPs prior to payment.</p> <p>The GLAC informs the users that such costs are reimbursable based on evidence of expenditure/relevant documentation. The PAPs are requested to reach out the SPV through contact details specified in the GLAC to provide related documentation and their bank account details for the delivery of payments. The SPV will reimburse costs based on the evidence of expenditures within 15 calendar days upon receipt of related documentation from each PAP.</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the PAPs (or an account indicated by the PAPs should she/he does not have an active bank account). Bank receipts will be kept by the SPV to document the transaction.</p> <p>3) Livelihood Restoration, Improvement and Assistance: The user will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p> <p>4) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the user 3 months in advance of land entry. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol (land entry protocols) with the landowners/users are completed.</p> <p>5) Cash Compensation for Crops of Formal Land Users: In case of cultivated lands, if land entry by the EPC Contractor is required to take place before the end of the harvesting period, crop and product (e.g. fruits) payments to the owners of the crops will be completed by the SPV prior to land entry and documented through land entry protocols (please see Section 2.7.1.5 for crop payments done by the EPC Contractor to date).</p> <p>6) Top-up Cash Compensation for Fixed Improvements/Investments and Assets of Formal Land User (to achieve Full Replacement Value): In case there are assets (major¹⁰² fixed improvement/investments) made/owned by the <u>formal</u> user on affected land during tenancy, top-up compensation (to reflect market value and cover depreciation) to achieve full replacement value¹⁰³ of the improvements/investments (on top of compensation to be provided by KGM based on evidence of ownership) will be determined by an Independent Expropriation and Valuation Specialist and provided by the SPV from the RAP Fund.</p> <p>7) Monitoring, Grievance Management and Corrective Measures: During the construction and operation phases, potential losses/issues due to land fragmentation (e.g. losses/issues related to water connection, ditches, use of agricultural machinery, ploughing equipment, etc.), operation phase impacts, etc. will be identified/monitored based on engagement with land users and through the Project grievance mechanism. As required, corrective measures/actions will be planned and implemented by the SPV on a case-by-case basis.</p> <p>8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures: As applicable, special case by case provisions depending on the specifics of the tenancy agreement will be reviewed and evaluated by an Independent Expropriation and Valuation Specialist or the District Directorates of Agriculture and if required compensation will be provided to the user to ensure that tenants are not disadvantaged in the event they are fined under their lease agreement of terminating their lease early. Any cost related to such review and assessment will be covered by the SPV based on evidence.</p> <p>The SPV will conduct consultation meetings to inform PAPs on land acquisition process and their rights and entitlements as per this RAP and clearly explain the entitlements. GLACs will be distributed to each user.</p>

¹⁰² Major fixed investments/infrastructure include structures such as barns, sheds, depots, pools, etc. as listed in Appendix C.3, as depreciation of such structures are considerable.

¹⁰³ According to Resettlement Guidance and Good Practice document of the EBRD (2017), replacement value is usually calculated as the market value of the asset plus transaction costs such as taxes, stamp duties, legal and notarisation fees, registration fees, travel costs and any other such costs such as may be incurred as a result of the transaction or transfer of property. Compensation at full replacement value is sufficient for the affected person to replace Project affected land, structures and other assets to the same or better standard in another location.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
	Informal Users with no official documentation	<p>(i) Private parcels entered to date – 32 informal users identified for 372 parcels</p> <p>(ii) Parcels not entered to date – 45 users identified for 867 parcels but formality/informality of users to be clarified via interviews to be conducted (this figure is also presented under informal users)</p>	<p>No compensation for land is provided to <u>informal</u> users.</p> <p>However, <u>informal</u> users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Article 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures.</p>	<p>1) Replacement Land Search Support (if required): The SPV will provide assistance for finding replacement land (to be identified by the PAP) of similar quality, size, and location, if available.</p> <p>2) Rental Allowance for Replacement Land: For replacement land to be found by the user for formal rental, the SPV will provide the user with compensation/ support equivalent to the rental fee of the lost agricultural area for 1 year. SPV will provide support for coordination with relevant authorities and institutes for accessing similar replacement land for rent (ideally continuation of rental agreement from previous landlord for an alternative agricultural land parcel) with better or improved quality and security of tenure. The maximum market rental prices per national Farmer Registration System of the related year will be applied in the determination of rental allowance.</p> <p>In addition, costs related to rental of replacement land, moving to new location and new tenancy registration will be covered by the SPV from the RAP Fund. The SPV will reimburse costs after they incur based on the evidence of expenditures that will be requested from PAPs prior to payment.</p> <p>The GLAC informs the users that such costs are reimbursable based on evidence of expenditure/relevant documentation. The PAPs are requested to reach out the SPV through contact details specified in the GLAC to provide related documentation and their bank account details for the delivery of payments. The SPV will reimburse costs based on the evidence of expenditures within 15 calendar days upon receipt of related documentation from each PAP.</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the PAPs (or an account indicated by the PAPs should she/he does not have an active bank account). Bank receipts will be kept by the SPV to document the transaction.</p> <p>3) Livelihood Restoration, Improvement and Assistance: The user will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p> <p>4) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the user 3 months in advance of land entry. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol (land entry protocols) with the landowners/users are completed.</p> <p>5) Cash Compensation for Crops of <u>Informal</u> Land Users: In case of cultivated lands, if land entry by the EPC Contractor is required to take place before the end of the harvesting period, crop and product (e.g. fruits) payments to the owners of the crops (who are <u>informal</u> users of land) will be completed by the SPV prior to land entry and documented through land entry protocols (please see Section 2.7.1.5 for crop payments done by the EPC Contractor to date).</p> <p>6) Cash Compensation for Trees and Assets Owned by <u>Informal</u> Land User (to achieve Full Replacement Value): In case there are assets (major¹⁰⁴ fixed improvement/investments) made/owned by the <u>informal</u> user on affected land, top-up cash compensation (to reflect market value as KGM pays for minimum material cost as per Art. 19 of the Expropriation Law) to achieve full replacement value¹⁰⁵ of the assets will be determined by an Independent Expropriation and Valuation Specialist and provided by the SPV from the RAP Fund.</p> <p>If the trees and assets owned by <u>informal</u> users are on forestry and pasture lands, then the market value for these trees and assets will be determined by an Independent Expropriation and Valuation Specialist and cash compensation will be provided to <u>informal</u> users by the SPV from the RAP Fund.</p> <p>7) Monitoring, Grievance Management and Corrective Measures: During the construction and operation phases, potential losses/issues due to land fragmentation (e.g. losses/issues related to water connection, ditches, use of agricultural machinery, ploughing equipment, etc.), operation phase impacts, etc. will be identified/monitored based on engagement with land users and through the Project grievance mechanism. As required, corrective measures/actions will be planned and implemented by the SPV on a case-by-case basis.</p> <p>8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures:</p> <p>The SPV will conduct consultation meetings to inform PAPs on land acquisition process and their rights and entitlements as per this RAP and clearly explain the entitlements. GLACs will be distributed to each user.</p>
Litigious properties (“ <i>ihtilafli bulunan mülkiyet</i> ”)	Litigant owners/ shareholders of litigious properties	<p>2 parcels in Sazlibosna</p> <ul style="list-style-type: none"> - 0/4168 (Sazlibosna) (Owner: Information not accessible to SPV) - 0/6128 (Sazlibosna) (Owner: Amavutkoy Municipality, Title Deed Registry: Special Pasture) 	<p>When there is dispute passed to courts over ownership of a parcel (litigious parcel), the owners/shareholders eligible for compensation as per Expropriation Law are identified by courts as per Article 18 of the Expropriation Law. In case of Article 27 process (accelerated expropriation), final expropriation cost becomes accessible to the owner/shareholders (whose eligibility is validated by courts through Article 18) at the end of the Article 10 process that follows the Article 27 process.</p>	<p>1) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support): The SPV will conduct consultation meetings with the litigious owners/shareholders to inform PAPs on land acquisition process and their rights and entitlements as per this RAP and clearly explain the entitlements. GLACs will be distributed to each litigious owner/shareholder.</p> <p>2) All entitlements defined for the owners/shareholders (above) under “Permanent loss of private parcels” will be applicable to owners/shareholders whose eligibility for compensation as per Expropriation Law are validated by courts through Art. 18 process. Entitlements will be delivered by the SPV to validated owners/shareholders at the end of the Art. 10 process.</p>
	Formal and informal users of litigious parcels			<p>All entitlements defined for the <u>formal and informal users</u> (above) under “Permanent loss of private parcels” are applicable to agricultural users of litigious parcels.</p>

¹⁰⁴ Major fixed investments/infrastructure include structures such as barns, sheds, depots, pools, etc. as listed in Appendix C.3, as depreciation of such structures are considerable.

¹⁰⁵ According to Resettlement Guidance and Good Practice document of the EBRD (2017), replacement value is usually calculated as the market value of the asset plus transaction costs such as taxes, stamp duties, legal and notarisation fees, registration fees, travel costs and any other such costs such as may be incurred as a result of the transaction or transfer of property. Compensation at full replacement value is sufficient for the affected person to replace Project affected land, structures and other assets to the same or better standard in another location.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
Orphan lands (incl. lands registered as agricultural and lands registered as constructible plot)	Owners/ shareholders	<p>A) Parcels within 1/1,000 scale Implementation Zoning Plan – readjustment share (DOP) already deducted:</p> <p>There are 4 private parcels for which development readjustment share has already been applied as per Article 18 of the Zoning Law (please see Table 2-30).</p> <p>Hadimkoy: 3 parcels (148/4, 147/1, 596/5) Firuzkoy: 1 parcel (608/1)</p> <p>B) Parcels within 1/1,000 scale Implementation Zoning Plan – no readjustment share (DOP) deducted previously:</p> <p>(i) Constructible plots (urban lands) with remaining area: 0-200 m2 – 44 parcels</p> <p>Sazlibosna: 41 parcels Yesilbayir: 1 parcel Kayabasi: 2 parcels</p> <p>(ii) Constructible plots (urban lands) with remaining area: 200-500 m2 – 24 parcels</p> <p>Sazlibosna: 24 parcels (iii) Agricultural parcels with remaining area: 0-180 m2 – 39 parcels</p> <p>Hadimkoy: 39 parcels (iv) Agricultural parcels with remaining area: 181-500 m2 – 16 parcels</p> <p>Hadimkoy: 16 parcels</p> <p>C) Parcels outside 1/1,000 scale Implementation Zoning Plan may be under preparation</p> <p>(i) Orphan land (agricultural) with remaining area of 0-100 m2 – (2 parcels)</p> <p><u>Sazlibosna:</u> - 0/5744 (Not cultivated) - 0/5743 (Cultivated)</p> <p>(ii) Orphan land (agricultural) with remaining area 101-180 m2 – (3 parcel)</p> <p><u>Sazlibosna:</u> - 0/5712 (Cultivated by informal user) - 0/5749 (Not cultivated) - 0/5748 (Not cultivated)</p>	<p>During the preparation of expropriation plans in 2021, unacquired parts of the parcels which are evaluated as economically unusable or undevelopable have been included by KGM in the expropriation (e.g. Ikitelli-2 Parcel no. 575/4, Basaksehir 126/5).</p> <p>For unacquired parts that have not been previously included in the expropriation by KGM, the owner/shareholder of the affected parcel has the right to officially apply to KGM as per Expropriation Law (Art. 12) and request acquisition of the remaining part of the expropriated parcel that is considered economically unusable or undevelopable.</p> <p>KGM considers official applications of PAPs requesting expropriation of agricultural orphan lands with remaining areas in line with KGM's unviable land acquisition criteria (please see Section 2.7.1.6 for the criteria)..</p> <p>Every application may not conclude positive; for such cases court option is always available to the owner/shareholder.</p> <p>In cases, the 1/1,000 scale Implementation Zoning Plan has been executed and parcels have already been adjusted under Article 18 of the Zoning Law ("uygulama gormus" in Turkish), in case of large scale infrastructure projects such as motorways, the Law allows for revision of the existing zoning plans by the related municipalities and/or institutions (e.g. TOKI) and thus evaluation of such parcels within the scope of revised zoning plan execution providing owners/shareholders of the orphan parcels with replacement lands/shares.</p>	<p>Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)</p> <p>A) Parcels within 1/1,000 scale Implementation Zoning Plan – readjustment share (DOP) already deducted ("uygulama gormus"):</p> <p>Zoning plan implementation of the related authority will be awaited and monitored by the SPV, in coordination with KGM, for these parcels.</p> <p>The SPV will commission an <u>Independent Land Acquisition and Valuation Specialist</u> to review each case individually and determine the actions required to be taken by SPV, if any (e.g. provision of compensation for the unacquired part in case the unacquired part is economically unusable or undevelopable).</p> <p>B) Parcels within 1/1,000 scale Implementation Zoning Plan – no readjustment share (DOP) deducted previously ("uygulama gormemis"):</p> <p>Zoning plan implementation of the related authority will be awaited and monitored by the SPV, in coordination with KGM, for these parcels.</p> <p>As part of zoning plan execution by related authorities (e.g. municipalities, TOKI), the owners/shareholders will be provided with replacement lands/shares in line with the conditions defined in line with the conditions (e.g. maximum reduction ratios that can be applied) specified in Article 18 of the Zoning Law (No: 3194, 1985).</p> <p>Agreement cases (consent as per Art. 8): The owner/shareholder of the affected parcel has the right to officially apply to KGM and request acquisition of the remaining part of the expropriated parcel. The SPV will inform the PAPs about their legal rights as described in this RAP (through distribution of GLAC and during PAP meetings to be held prior to Article 8 consent negotiations) and provide assistance in their official applications (if this is preferred by the PAPs) to KGM or in other processes as required.</p> <p>In case the acquisition request of the owner/shareholders is not concluded positive by KGM, the SPV will commission an <u>Independent Land Acquisition and Valuation Specialist</u> to review the case and determine the actions required to be taken by SPV, if any.</p> <p>Court (disagreement) cases: The owner/shareholder of the affected parcel has the right to apply to courts. The final decision for acquisition of the remaining part of the expropriated parcel will be executed by the courts. The SPV will inform the PAPs about their legal rights as described in this RAP (through distribution of GLAC and during PAP meetings to be held prior to Article 8 consent negotiations) and provide assistance in their official applications (if this is preferred by the PAPs) to KGM or in other processes as required.</p> <p>C) Parcels outside 1/1,000 scale Implementation Zoning Plan may be under preparation</p> <p>Agreement cases (consent as per Art. 8): The owner/shareholder of the affected parcel has the right to officially apply to KGM and request acquisition of the remaining part of the expropriated parcel. The SPV will inform the PAPs about their legal rights as described in this RAP (through distribution of GLAC and during PAP meetings to be held prior to Article 8 consent negotiations) and provide assistance in their official applications (if this is preferred by the PAPs) to KGM or in other processes as required.</p> <p>In case the acquisition request of the owner/shareholders is not concluded positive by KGM, the SPV will commission an <u>Independent Land Acquisition and Valuation Specialist</u> to review the case and determine the actions required to be taken by SPV, if any.</p> <p>Court (disagreement) cases: The owner/shareholder of the affected parcel has the right to apply to courts. The final decision for acquisition of the remaining part of the expropriated parcel will be executed by the courts. The SPV will inform the PAPs about their legal rights as described in this RAP (through distribution of GLAC and during PAP meetings to be held prior to Article 8 consent negotiations) and provide assistance in their official applications (if this is preferred by the PAPs) to KGM or in other processes as required.</p> <p>All other entitlements defined for the owners/shareholders "Permanent loss of private parcels" are applicable to the owner/shareholders of the orphan lands.</p>
	Formal Users (with tenancy agreement)	No formal user identified to date.	No compensation for land is provided to formal users	<p>However, formal tenants are eligible for compensation for crops, trees and any assets and fixed improvements/ investments (structures) on the rented land on the condition that they can prove ownership for these crops/assets and fixed improvements/ investments. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.</p>

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
	Informal Users (with no official documentation)	<p>a) <u>Users on parcels registered as agricultural</u></p> <p><u>Sazlibosna (1 parcel):</u> - 0/5712 (User 34)</p> <p><u>Sazlibosna (3 parcels):</u> - 0/1256 (User 10) - 0/1264 (User 10) - 0/1342 (User 09)</p> <p><u>Nakkas (4 parcel):</u> - 136/22 (User 67) - 132/71 (User 35) - 127/815 (to be identified) - 132/74 (User 67)</p> <p>b) <u>Users on parcels registered as constructible plot (urban land)</u></p> <p>Sazlibosna (23 parcels)</p> <ul style="list-style-type: none"> - 0/5204 (User 59) - 0/4046 (to be identified) - 0/5242 (User 34) - 0/5263 (User 34) - 0/4011 (to be identified) - 0/5298 (User 10) - 0/4019 (User 50) - 0/4068 (User 13) - 0/5339 (User 10) - 0/4045 (to be identified) - 0/4010 (to be identified) - 0/5262 (User 34) - 0/5253 (to be identified) - 0/4071 (User 13) - 0/4020 (User 50) - 0/4044 (User 13) - 0/5261 (User 34) - 0/5254 (User 34) - 0/5510 (User 10) - 0/4172 (User 34) - 0/5299 (User 10) - 0/5260 (User 34) - 0/5255 (User 34) 	<p>No compensation for land is provided to informal users.</p> <p>However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Article 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures.</p>	<p>PAPs are eligible for all entitlements defined for the informal users under "Permanent loss of private parcels" (please see above).</p>
Permanent loss of state-owned parcels (e.g. treasury, registered pasture lands, non-registered parcels) which are used for agriculture	Owners	Governmental institutions	Treasury lands and non-registered are allocated to the Project based on application of KGM without any payment.	-
	Formal users with official documentation	<p>25 users using 29 parcels (please see 4.2.5.3)</p> <p>Formality of their use of state-owned parcels require verification based on official documentation (adequate pay or "ecrimisil" in Turkish)</p>	<p>No compensation is provided for land.</p> <p>However, formal users of state-owned lands (e.g. treasury parcels) are compensated for crops, trees and fixed assets/structures on the condition that they can prove ownership. Depreciation is deducted for fixed assets/structures.</p>	<p>1) Replacement Land Search Support: The SPV will provide assistance for finding replacement land (to be identified by the PAP) of similar quality, size, and location, if available.</p> <p>2) Rental Allowance for Replacement Land: For replacement land to be found by the user, the SPV will provide the user with compensation/support equivalent to the rental fee of the lost agricultural area for 1 year. SPV will provide support for coordination with relevant authorities and institutes for accessing similar replacement land for rent (ideally continuation of rental agreement from previous landlord for an alternative agricultural land parcel) with better or improved quality and security of tenure.</p> <p>The maximum market rental prices per national Farmer Registration System of the related year will be applied in the determination of rental allowance.</p> <p>In addition, costs related to rental of replacement land, small costs related to moving to new location and new tenancy registration will be covered by the SPV from the RAP Fund. The SPV will reimburse costs after they incur based on the evidence of expenditures that will be requested from PAPs prior to payment. The GLAC informs the owners/shareholders that such costs are reimbursable based on evidence of expenditure/relevant documentation. All payments from RAP Fund will be done by the SPV to the bank account of the owner/shareholder (or an account indicated by the owner/shareholder should he/she does not have an active bank account). Bank receipts will be kept by the SPV to document the transaction.</p>

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>3) Livelihood Restoration, Improvement and Assistance: The user will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p> <p>4) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the user 3 months in advance of land entry. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol (land entry protocols) with the users are completed.</p> <p>5) Cash Compensation for Crops: In case of cultivated lands, if land entry by the EPC Contractor is required to take place before the end of the harvesting period, crop and product (e.g. fruits) payments to the owners of the crops will be completed by the SPV prior to land entry and documented through land entry protocols (please see Section 2.7.1.5 for crop payments done by the EPC Contractor to date).</p> <p>6) Top-up Cash Compensation for Fixed Improvements/Investments and Assets of Formal User (to achieve Full Replacement Value): In case there are assets (major¹⁰⁶ fixed improvement/investments) made/owned by the formal user on affected state-owned land, top-up compensation (to reflect market value and cover depreciation) to achieve full replacement value¹⁰⁷ of the improvements/investments (on top of compensation to be provided by KGM based on evidence of ownership) will be determined by an Independent Expropriation and Valuation Specialist and provided by the SPV from the RAP Fund.</p> <p>7) Monitoring, Grievance Management and Corrective Measures: During the construction and operation phases, potential losses/issues due to land fragmentation (e.g. losses/issues related to water connection, ditches, use of agricultural machinery, ploughing equipment, etc.), operation phase impacts, etc. will be identified/monitored based on engagement with land users and through the Project grievance mechanism. As required, corrective measures/actions will be planned and implemented by the SPV on a case-by-case basis.</p> <p>8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures: The SPV will conduct consultation meetings to inform PAPs on land acquisition process and their rights and entitlements as per this RAP and clearly explain the entitlements. GLACs will be distributed to each user.</p>
	Informal users with no official documentation	25 users using 29 parcels (please see 4.2.5.3)	<p>No compensation for land.</p> <p>However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Article 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures.</p>	<p>1) Replacement Land Search Support: The SPV will provide assistance for finding replacement land (to be identified by the PAP) of similar quality, size, and location, if available.</p> <p>2) Rental Allowance for Replacement Land: For replacement land to be found by the user for formal rental, the SPV will provide the user with compensation/ support equivalent to the rental fee of the lost agricultural area for 1 year. SPV will provide support for coordination with relevant authorities and institutes for accessing similar replacement land for rent (ideally continuation of rental agreement from previous landlord for an alternative agricultural land parcel) with better or improved quality and security of tenure. The maximum market rental prices per national Farmer Registration System of the related year will be applied in the determination of rental allowance.</p> <p>In addition, costs related to rental of replacement land, small costs moving to new location and new tenancy registration will be covered by the SPV from the RAP Fund. The SPV will reimburse costs after they incur based on the evidence of expenditures that will be requested from PAPs prior to payment.</p> <p>The GLAC informs the users that such costs are reimbursable based on evidence of expenditure/relevant documentation. The PAPs are requested to reach out the SPV through contact details specified in the GLAC to provide related documentation and their bank account details for the delivery of payments. The SPV will reimburse costs based on the evidence of expenditures within 15 calendar days upon receipt of related documentation from each PAP.</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the PAPs (or an account indicated by the PAPs should she/he does not have an active bank account). Bank receipts will be kept by the SPV to document the transaction.</p> <p>3) Livelihood Restoration, Improvement and Assistance: The user will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p> <p>4) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the user 3 months in advance of land entry. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol (land entry protocols) with the landowners/users are completed.</p> <p>5) Cash Compensation for Crops of Informal Users: In case of cultivated lands, if land entry by the EPC Contractor is required to take place before the end of the harvesting period, crop and product (e.g. fruits) payments to the owners of the crops (who are informal users of land) will be completed by the SPV prior to land entry and documented through land entry protocols (please see Section 2.7.1.5 for crop payments done by the EPC Contractor to date).</p> <p>6) Cash Compensation for Trees and Assets Owned by Informal User (to achieve Full Replacement Value): In case there are assets (major¹⁰⁸ fixed improvement/investments) made/owned by the informal user on affected land, top-up cash compensation (to reflect market value as KGM pays for minimum material cost as per Art. 19 of the Expropriation Law) to achieve full replacement value¹⁰⁹ of the assets will be determined by an Independent Expropriation and Valuation Specialist and provided by the SPV from the RAP Fund.</p>

¹⁰⁶ Major fixed investments/infrastructure include structures such as barns, sheds, depots, pools, etc. as listed in Appendix C.3, as depreciation of such structures are considerable.

¹⁰⁷ According to Resettlement Guidance and Good Practice document of the EBRD (2017), replacement value is usually calculated as the market value of the asset plus transaction costs such as taxes, stamp duties, legal and notarisations fees, registration fees, travel costs and any other such costs such as may be incurred as a result of the transaction or transfer of property. Compensation at full replacement value is sufficient for the affected person to replace Project affected land, structures and other assets to the same or better standard in another location.

¹⁰⁸ Major fixed investments/infrastructure include structures such as barns, sheds, depots, pools, etc. as listed in Appendix C.3, as depreciation of such structures are considerable.

¹⁰⁹ According to Resettlement Guidance and Good Practice document of the EBRD (2017), replacement value is usually calculated as the market value of the asset plus transaction costs such as taxes, stamp duties, legal and notarisations fees, registration fees, travel costs and any other such costs such as may be incurred as a result of the transaction or transfer of property. Compensation at full replacement value is sufficient for the affected person to replace Project affected land, structures and other assets to the same or better standard in another location.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>If the trees and assets owned by <u>informal</u> users are on forestry and pasture lands, then the market value for these trees and assets will be determined by an Independent Expropriation and Valuation Specialist and cash compensation at full replacement value will be provided to <u>informal</u> users by the SPV from the RAP Fund.</p> <p>7) Monitoring, Grievance Management and Corrective Measures: During the construction and operation phases, potential losses/issues due to land fragmentation (e.g. losses/issues related to water connection, ditches, use of agricultural machinery, ploughing equipment, etc.), operation phase impacts, etc. will be identified/monitored based on engagement with land users and through the Project grievance mechanism. As required, corrective measures/actions will be planned and implemented by the SPV on a case-by-case basis.</p> <p>8) Soft Support (Information, Notification, Guidance, Logistical or Administrative Support) and Other Measures:</p> <p>The SPV will conduct consultation meetings to inform PAPs on land acquisition process and their rights and entitlements as per this RAP and clearly explain the entitlements. GLACs will be distributed to each user.</p>
Permanent loss of pasture lands	Users of affected parcels for grazing	<p>Communities are mainly conducting intensive livestock activities.</p> <p>Grazing activities are not based on "registered pasture parcels" affected by the Project <u>but</u> on agricultural or vacant public and private parcels.</p> <p>(see Appendix B.8 for 7 parcels registered as pasture within the expropriation corridor).</p>	Land payments for pasture lands are paid to the treasury by KGM. No payment is required for loss of grazing lands to the communities unless these pastures are registered in the name of the village entity under the Turkish Expropriation Law.	<p>1) Replacement Land Search Support: No impact foreseen according to current Project design. In case of such impact, the SPV will provide assistance for finding alternative grazing land of similar quality, size and location in collaboration with the related authorities.</p> <p>2) Livelihood Restoration, Improvement and Assistance: Livelihood support will be provided to the livestock breeders until RAP closure audit proves livelihoods are restored.</p>
Restriction of access to grazing lands located out of Project expropriation corridor (public or private) due to fragmentation	Users of grazing lands	<p>15 Households in Sahintepe (Muratdere locality) using private parcels for grazing</p> <p>4 households in Kayabasi using private lands for grazing</p>	-	<p>1) Livelihood Restoration, Improvement and Assistance: Livelihood support will be provided to the livestock breeders until RAP closure audit proves livelihoods are restored.</p> <p>2) Monitoring, Grievance Management and Measures:</p> <p>For temporary access restrictions during construction, the SPV, based on engagement with the local communities, will ensure that safe crossing paths are provided to grazing areas fragmented by the Motorway from the residential areas (in alignment with the community health and safety measures defined in the Project ESIA).</p> <p>For permanent access restriction during the operation phase, the SPV will monitor the effectiveness and safety of the access paths throughout the operation phase in line with the monitoring provisions defined in this RAP (please see Chapter 7).</p> <p>Through monitoring, engagement with land users and Project grievance mechanism, potential impacts/issues will be identified and corrective measures/actions (e.g. provision of adequate additional crossing structures where possible as needed) will be planned and implemented by the SPV as required on a case-by-case basis.</p>
Loss of forest parcels (this is a Private Forestation Area owned by the Ministry of Environment, Urbanization and Climate Change)	There are no users of this private forestation area for economic activity	<p>No state-owned forest parcel affected from the Project along the route</p> <p>Private forestation – 1 parcel (0/5181 registered in Hadimkoy) owned by TOKI – no user (*)</p> <p>(*) The private forestation area is surrounded by motorway arm hence access to forest area by local people is very restricted. Interviews with local people confirmed that it is not used for any economic or recreational purposes. Forest Directorate official informed that the forestation area is at the development stage with majority being occupied by scrubs or bare land.</p>	Forest permit is to be obtained in line with the Forest Law.	<p>Currently there is no formal or informal users of forest lands whose livelihood will be affected due to Project. However, if the Project identify users falling under this category in future due to route change etc then they will be entitled to the following:</p> <p>1) Livelihood Restoration, Improvement and Assistance: Livelihood support will be provided to the users of forest lands until RAP closure audit proves livelihoods are restored.</p> <p>2) Monitoring, Grievance Management and Corrective Measures:</p> <p>For temporary access restrictions during construction, the SPV, based on engagement with the local communities, will ensure that safe crossing paths are provided to forest lands (in alignment with the community health and safety measures defined in the Project ESIA).</p> <p>For permanent access restriction during the operation phase, the SPV will monitor the effectiveness and safety of the access paths throughout the operation phase in line with the monitoring provisions defined in this RAP (please see Chapter 7).</p> <p>Through monitoring, engagement with land users and Project grievance mechanism, potential impacts/issues will be identified and corrective measures/actions (e.g. provision of adequate additional crossing structures where possible as needed) will be planned and implemented by the SPV as required on a case-by-case basis.</p>
Loss of crops	Owners of the crops (owner or formal/informal user of the land)	Parcels already entered: 372 parcels – 35 users (3 formal + 32 informal) in lands entered by construction teams (see Table 2-16)	As per the Expropriation Law (Art. 20), evacuation of cultivated lands that are expropriated is done at the end of the harvesting period. Otherwise, the owners of the crops are required to be compensated prior to land entry. In this case, the compensation is required to be	<p>1) Early Consultations and Notification for Land Acquisition Process (3 months in advance of land entry)</p> <p>2) Crop payments: In cases when the land entry cannot be delayed until the harvesting period, the SPV will provide cash compensation to the owners of crops (owner, formal, or informal user of land – whoever is the owner of the crops).</p> <p>Status of crop payments completed by SPV in 2022 from RAP Fund is presented in Section 2.7.1.5</p>

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
		Parcels <u>not</u> entered to date: 45 users identified on an average of 160 parcels (private + public) on non-entered lands.	provided to shareholders based on their title deed shares, <u>not</u> the actual owner of the crops.	<p>For lands affected by construction/topsoil clearance activities, the SPV paid for the crops for the year between 2022-2023 until formal land expropriation will take place. This is because lands are impacted by early construction works without expropriation and PAPs are not going to cultivate these affected lands despite the fact that expropriation has not yet started in topsoil clearance areas. Compensation amounts will be calculated based on the crop rotation status of fields (based on crop types), in consultation with the agricultural users of related parcels and based on the applicable crop/price/expenditure data of the related District Directorate of Agriculture. The second round of crop payment has been completed in summer 2023, the beginning of harvest season.</p> <p>For the remaining parcels not affected by the Project yet, the SPV will not enter any land without expropriation and standing crops are paid in line with the RAP principles. If there are crops owned by <u>informal</u> users on forestry and pasture lands, compensation for these will be determined by an Independent Expropriation and Valuation Specialist and cash compensation will be provided to <u>informal</u> users by the SPV from the RAP Fund.</p> <p>3) Livelihood Restoration, Improvement and Assistance: The users (crop producers) will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p>
Loss of trees (fruit or non-fruit trees)	Owners of the trees (owner or formal/informal user of the land)	11,366 trees on 116 parcels: - Fruit tree: 2,727 - Non-fruit tree: 8,639 (see Appendix B.6)	<p>As per the Expropriation Law, cash compensation is provided by KGM to the owner of the trees. Valuation of agricultural trees is conducted in line with KGM's Technical Specifications for the Services to be Procured for the Valuation of Immovables and updated annually and is based on income approach taking into consideration the development periods of the plants as such the value of the trees (including debris value) bearing and not bearing fruits are calculated considering the value of each tree according to their ages or age groups over the income. For trees that are in preparation and maintenance period (prior to productive period), labour, machinery and material costs related to cultivation, plantation, irrigation, fertilisation, pesticide application, etc. plus rental fee of the land are compensated based on capitalisation method.</p> <p>As per Art. 19 of the Expropriation Law, compensation value of the trees on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, is paid to the possessor.</p>	<p>1) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the user 3 months in advance of land entry. Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol (land entry protocols) with the landowners/users are completed.</p> <p>2) Crop (fruit) payments: Crop owner is allowed to harvest produce prior to land entry. In cases when the land entry cannot be delayed until the end of harvesting period, the SPV will provide cash compensation to the owners of trees/fruits (owner, formal, or informal user of land – whoever is the owner of the trees/fruits).</p> <p>3) Other measures: In addition to cash compensation provided by KGM in line with the Expropriation Law, if requested by the owner of the tree, trees are relocated and transplanted by a landscaping consulting company retained by the SPV to a suitable location indicated by the owner of trees. Otherwise, tree debris will be left to the owner if requested.</p> <p>4) Livelihood Restoration, Improvement and Assistance: The users (fruit producers) will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p>
Loss of assets or infrastructure on affected <u>private lands</u> (non-residential/ secondary structures, fences, barns, sheds)	Owners of non-residential structures and infrastructure who are landowners or formal tenants/users (with official documentation)	7 parcels (see Appendix C.3)	<p>As per the Expropriation Law, cash compensation is provided by KGM. Valuation of the non-residential structures or infrastructure is conducted in line with KGM's Technical Specifications for the Services to be Procured for the Valuation of Immovables issued in February 2019. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation. KGM has finalised update of the asset valuation in December 2022</p> <p>In case of multiple land ownership, compensation is paid to the owner of the structure should she/he has consent from other shareholders for ownership. Otherwise, cash compensation is paid as per their shares to all landowners.</p>	<p>1) Top-up Cash Compensation to achieve Full Replacement Value of the Structure/Assets: Top-up cash compensation will be paid by the SPV from RAP Fund to the owner of the structure to cover the <u>depreciation</u> deducted from the mandatory cash compensation provided by KGM.</p> <p>Depreciation amounts to be covered will be as indicated in the Valuation Updated Study finalised by KGM</p> <ul style="list-style-type: none"> - Agreement cases (consent as per Art. 8): To be paid within 45 calendar days¹¹⁰ following the title deeds are transferred to KGM and agreed expropriation cost (mandatory cash compensation) is paid to the owners/shareholders by KGM. <p>OR</p> <p>starting from the public disclosure of the ESIA package if the expropriation is already concluded based on KGM Valuation of 2021 (Past Land Acquisition). The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period.</p> <ul style="list-style-type: none"> - Court cases as per Law: To be paid within 45 calendar days following the determination of final expropriation cost by the courts at the end of the Article 10 process (as described in Section 3.2.2). <p>Payments will be made by the SPV to the bank account of each shareholder. Bank receipts will be kept by the SPV to document the transaction.</p> <p>2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners of the assets, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP.</p> <p>3) Other measures: The owner of the assets will be given the right to salvage the recoverable materials prior to demolition of non-movable assets.</p>

¹¹⁰ This is same with the duration (following the date of agreement) specified in Expropriation Law for the payment of expropriation fee agreed as per Art. 8 between KGM and owner/shareholder.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
	Owners of non-residential structures and infrastructure who are informal users of private lands (with notitle deed but can prove their ownership of the structure)		As per Art. 19 of the Expropriation Law, for buildings/structures on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, minimum material cost of the is paid to the possessor.	<p>1) Top-up Cash Compensation to achieve Full Replacement Value: In case there are assets (major¹¹¹ fixed improvement/investments) made/owned by the <u>informal</u> user on affected land, KGM pays for minimum material cost as per Art. 19 of the Expropriation Law, thus top-up cash compensation to reflect market value and achieve full replacement cost ¹¹² of the assets will be determined by an Independent Expropriation and Valuation Specialist and provided by the SPV from the RAP Fund (only for structures /buildings).</p> <p>2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners of the assets, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP.</p> <p>3) Other measures: The owner will be given the right to salvage the recoverable materials prior to demolition of non-movable assets.</p>
	Owners of non-residential structures and infrastructure who are informal users of private lands (with no official documentation proving their ownership of the structure)	None identified in the expropriation plans of 2021 (valuation updated in 2022)	No compensation as per Expropriation Law.	<p>1) Cash Compensation at Full Replacement Value: If the assets owner (<u>informal</u> land users) cannot prove her/his ownership claim, the case will be reviewed and market value for these assets will be determined by the <u>Independent Expropriation and Valuation Specialist</u> and cash compensation will be provided to the owners of the assets by the SPV from the RAP Fund.</p> <p>2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners of the assets, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP.</p> <p>3) Other measures: The owner will be given the right to salvage the recoverable materials prior to demolition of non-movable assets</p>
Loss of assets or infrastructure on affected <u>public lands</u> (non-residential/ secondary structures, fences, barns, sheds)	Owners of non-residential structures and infrastructure who are formal tenants/users (with official documentation)	20 parcels (see Appendix C.3)	As per the Expropriation Law, cash compensation is provided by KGM as per Expropriation Law. Valuation of the non-residential structures or infrastructure is conducted in line with KGM's Technical Specifications for the Services to be Procured for the Valuation of Immovables issued in February 2019. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation. KGM has updated the asset valuation in December 2022	<p>1) Top-up Cash Compensation to achieve Full Replacement Value of the Structure/Assets: Top-up cash compensation will be paid by the SPV from RAP Fund to the owner (private person) of the structure to cover the <u>depreciation</u> deducted from the mandatory cash compensation provided by KGM.</p> <p>Depreciation amounts to be covered will be as indicated in the Valuation Updated Study finalised by KGM.</p> <p>2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners of the assets, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP.</p> <p>3) Other measures: The owner of the assets will be given the right to salvage the recoverable materials prior to demolition of non-movable assets.</p>
	Owners of non-residential structures and infrastructure who are informal users of state lands (with no official documentation for land use but can prove their ownership of the structure)		As per Art. 19 of the Expropriation Law, for buildings/structures on lands with title deeds belonging to others, lands which do not have owners, and/or lands not acquired by their possessors, minimum material cost of the is paid to the possessor.	<p>1) Top-up Cash Compensation to achieve Full Replacement Value: In case there are assets (major¹¹³ fixed improvement/investments) made/owned by the <u>informal</u> user on affected land, KGM pays for <u>minimum material cost</u> as per Art. 19 of the Expropriation Law, thus top-up cash compensation to <u>reflect market value</u> and achieve full replacement cost of the assets will be determined by an Independent Expropriation and Valuation Specialist and provided to the owner (private person) by the SPV from the RAP Fund (only for structures/buildings).</p> <p>2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners of the assets, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP.</p> <p>3) Other measures: The owner will be given the right to salvage the recoverable materials prior to demolition of non-movable assets.</p>
	Owners of non-residential structures and infrastructure on forestry and pasture lands or owners with no official documentation proving their ownership of the structure	None identified in the expropriation plans of 2021 (valuation updated in 2022)	No compensation as per Expropriation Law.	<p>1) Cash Compensation at Full Replacement Value: If the assets owned by <u>informal</u> users are on forestry and pasture lands or if the owner of the assets cannot prove her/his ownership claim, the case will be reviewed and market value for these assets will be determined by an Independent Expropriation and Valuation Specialist and cash compensation will be provided to the owners of the assets by the SPV from the RAP Fund.</p> <p>2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners of the assets, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP.</p> <p>3) Other measures: The owner will be given the right to salvage the recoverable materials prior to demolition of non-movable assets</p>
Constitution of servitude (easement leading to loss of value of the immovable asset)	Owners of the parcels to be acquired through constitution of servitude (easement rights)	As per the current design, easement rights are foreseen only for the OHTL displacement works. For the 5 km OHTL displacement works, the parcels corresponding to the OHTL tower (pylon) locations will be expropriated and easement rights (servitude or "irtifak" in Turkish) for the underwire alignment will be	In line with Article 4 of Expropriation Law, instead of expropriating the ownership of the immovables, easement right can be established by expropriation on a certain section, height, depth or source of the immovable if it is sufficient for the purpose. Cash compensation (for the compensation	<p>1) Monitoring, Grievance Management and Corrective Measures: Where applicable to the Project, constitution of servitude for any Project-related displacement works (e.g. infrastructure) by relevant institutions will be monitored by the SPV during the construction and operation phases, in collaboration with KGM, including the process to be undertaken as per Expropriation Law. The owners/users (if any) will be consulted by the SPV to identify any grievances and/or risks (e.g. loss of value, etc.). As required, any grievances related to compensation for loss in value of land as per Expropriation Law and in construction and operation phases will be assessed by independent experts (e.g. independent valuation specialists) and corrective measures/actions (e.g. compensation of damages) will be planned and implemented by the SPV in consultation with the independent expert as required on a case-by-case basis.</p>

¹¹¹ Major fixed investments/infrastructure include structures such as barns, sheds, depots, pools, etc. as listed in Appendix C.3, as depreciation of such structures are considerable.

¹¹² According to Resettlement Guidance and Good Practice document of the EBRD (2017), replacement value is usually calculated as the market value of the asset plus transaction costs such as taxes, stamp duties, legal and notarisaton fees, registration fees, travel costs and any other such costs such as may be incurred as a result of the transaction or transfer of property. Compensation at full replacement value is sufficient for the affected person to replace Project affected land, structures and other assets to the same or better standard in another location.

¹¹³ Major fixed investments/infrastructure include structures such as barns, sheds, depots, pools, etc. as listed in Appendix C.3, as depreciation of such structures are considerable.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
		<p>established by KGM in line with the Expropriation Law.</p> <p>In total, 18 parcels are subject to expropriation and/or easement rights. On 3 parcels, there is only expropriation. Parcels subject to easement rights are as below:</p> <ul style="list-style-type: none"> - Easement right only: 9 parcels (7 private + 1 legal entity + 1 treasury) - Both expropriation and easement rights: 6 parcels (3 private + 3 treasury) <p>Currently, there are no other easement rights foreseen to be constituted for other Project units or associated facilities.</p>	<p>stemming from any potential restrictions on use of land) for easement rights determined by KGM asset valuers is provided to owners/shareholders for underwire alignment. As per the Law, use of the property right of the lands remains with the owner upon constitution of necessary safety measures.</p> <p>Permanent acquisition of public and private parcels overlapping with the pylon locations for the OHTL is covered above.</p>	<p>2) Livelihood Restoration, Improvement and Assistance: The users of affected lands will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p>
Affected Houses				
Loss of residential houses	Owner of affected house	<p><u>Permanent use:</u> 1 household (inhabitable house):</p> <ul style="list-style-type: none"> - HOU-0/35 (Land Seizure Value deposited, Land Seizure Decision is in since August 2022) <p><u>Non-permanent use (weekend or seasonal):</u> 4 households (inhabitable structures used to support agricultural activities)</p> <ul style="list-style-type: none"> - HOU-0/5453 - HOU-0/5577 (Expropriation incl. title deed transfer and payment is complete as of December 2021) - HOU-0/5328 - HOU-132/57 <p>(Please see Section 2.7.2 for main housing characteristics, household size and vulnerability of household members)</p> <p>Non-inhabitable ruin structures (no residency prior to expropriation)</p> <ul style="list-style-type: none"> - HOU-YOL7 (Non-registered land – expropriation incl. payment is complete as of July 2021) - HOU 179/8 (Expropriation incl. title deed transfer and payment is complete as of November 2021) 	<p>As per the Expropriation Law, cash compensation is provided by KGM. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.</p> <p>Valuation is done by KGM asset valuers based on building unit prices published by the Ministry of Environment, Urbanization and Climate Change. Building unit prices published on 13 September 2022 (2022/3) has been used in the updated valuation of KGM (concluded in December 2022).</p> <p>In case of multiple land ownership, compensation is paid to the owner of the structure should she/he has consent from other shareholders for ownership. Otherwise, cash compensation is paid as per their shares to all landowners.</p>	<p>1) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the owner of the affected houses at least 3 months¹¹⁴ in advance of the start of expropriation.</p> <p>Land entry will take place only after expropriation (including expropriation payments) is finalised or mutual agreements/protocol with the owners are completed.</p> <p>OR</p> <p>If the expropriation is already concluded based on KGM Valuation of 2021, the SPV will notify the owner about the Project schedule and the owner will be allowed 6 months to evacuate the property upon notification.</p> <p>2) Top-up Cash Compensation to achieve Full Replacement Value for Residential Building: Top-up cash compensation will be paid by the SPV from RAP Fund to the owner of the structure (based on proof) to cover the depreciation deducted from the mandatory cash compensation provided by KGM.</p> <p>Depreciation amounts to be covered will be as indicated in the Valuation Updated Study finalised by KGM.</p> <ul style="list-style-type: none"> - Agreement cases (consent as per Art. 8): To be paid within 45 calendar days¹¹⁵ following the title deeds are transferred to KGM and agreed expropriation cost (mandatory cash compensation) is paid to the owners/shareholders by KGM. <p>The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period.</p> <ul style="list-style-type: none"> - Court cases as per Law: To be paid within 45 calendar days following the determination of final expropriation cost by the courts at the end of the Article 10 process (as described in Section 3.2.2). <p>Payments will be made by the SPV to the bank account of each shareholder. Bank receipts will be kept by the SPV to document the transaction.</p> <p>3) House Relocation Support Package: The SPV will provide a cash compensation package to the owners of inhabitable houses/structures <u>prior to relocation</u> to cover the following costs related to relocation:</p> <ul style="list-style-type: none"> - <u>Title deed transfer costs:</u> 2% of the building value (as identified in the Valuation Study – without depreciation) - <u>Real estate agent service fee:</u> 2% of the building value (as identified in the Valuation Study – without depreciation) - <u>Working capital fund ("doner sermaye")</u> for title deed transactions for new purchases (no limit – specific to each district), - <u>Allowance for other relocation related expenses:</u> 500 EUR per household for utility subscription fees, etc. <p>During the early consultations and notification for land acquisition process, the SPV will inform the owner in written about the content, amount and delivery timeframe of the House Relocation Support Package.</p> <p>For the delivery of cash compensation, following the early consultations and notification for land acquisition process, the SPV will require the owner to mutually sign a <u>notarised Commitment Letter</u> undertaking to relocate to new house 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) <u>on condition that the House Relocation Support Package</u> is delivered by the SPV within the committed timeframes. Any request or objection of the owner on the package will be evaluated and concluded by the Independent Expropriation and Valuation Specialist.</p>

¹¹⁴ This takes into consideration 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry. This is to avoid forced eviction and allow sufficient time for resettlement planning and preparation. The SPV will collaborate with KGM for the planning and coordination of evacuation process.

¹¹⁵ This is same with the duration (following the date of agreement) specified in Expropriation Law for the payment of expropriation fee agreed as per Art. 8 between KGM and owner/shareholder.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>The package will be delivered at once (one-off cash compensation) within 15 days upon execution of the notarised Commitment Letter between the owner and the SPV.</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the owner. Bank receipts will be kept by the SPV to document the transaction.</p> <p>In addition to the relocation support package, if requested by the PAP, the Company will provide assistance for finding replacement residential house of equal or higher value (with equivalent of better characteristics and advantageous location).</p> <p>4) Moving and travelling allowance: The SPV will reimburse the moving and travelling costs of the owners of inhabitable houses/structures at the time they incur based on evidence/ documentation.</p> <p>The GLAC informs the owners that evidence of expenditure/relevant documentation of agreements with moving/logistics firms and related expenditures, are required to be properly kept. The SPV will follow-up the planning and execution of moving processes closely with the owners and advise and coordinate expenditures and their proper documentation. The SPV will coordinate the owners to submit documentation for approval of the amount of moving and travelling costs to be reimbursed in advance of relocation.</p> <p>For RAP budgeting purposes, the following been taken into consideration:</p> <p>a. <u>For houses used permanently:</u> 1,000 EUR per household plus 100 EUR per household member is assumed for RAP Fund budgeting purposes b. <u>For structures used non-permanently:</u> 500 EUR per household plus 100 EUR per household member is assumed for RAP Fund budgeting purposes</p> <p>5) Livelihood Restoration, Improvement and Assistance: Please see "Affected Lands" section of the Entitlement Matrix for owners/shareholders who uses the affected land on which the affected house is present for agriculture.</p> <p>6) The owner will be given the right to salvage the materials.</p> <p>7) If the house is rented to others, compensation for loss of rental income for a maximum of 3 months will be provided to the owner (based on rental agreements, evidence of transactions, etc.)</p> <p>8) Soft support to relocation or other household-specific measures/assistance: Any specific need of the households during relocation to be determined and addressed during RAP implementation. Support and assistance will be provided by the SPV site teams if requested by the PAPs:</p> <ul style="list-style-type: none"> - Real estate search support in addition to House Relocation Support Package if requested by the PAPs - Support to children registration at new schools if needed - Support to reregistration at utility companies - Assistance for preparation of documentation, processes and transactions at related institutions (e.g. title deed offices, disconnecting previous utilities, reconnection to utility services such as water, gas, electricity, internet, at the replacement house, registration of new address, etc.) - Specific measures required for the comfort of the vulnerable members(s) of the household will be taken during relocation on a case by case basis.
	Formal user (formal tenant)	<p>Non-permanent use:</p> <p>1 household (inhabitable house): - HOU-0/34</p> <p>(Please see Section 2.7.2 for main housing characteristics, household size and vulnerability of household members)</p>	<p>No compensation is paid to the tenant as per Law. Owner and tenant may reach an internal agreement depending on the specifics of the tenancy contract.</p>	<p>1) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the tenant of the affected houses at least 3 months¹¹⁶ in advance of the start of expropriation.</p> <p>Land entry will take place only after expropriation (including expropriation payments) is finalised or mutual agreements/protocol with the owners are completed.</p> <p>2) House Relocation Support Package: The SPV will provide a cash compensation package <u>prior to relocation</u> to cover the following costs related to relocation:</p> <ul style="list-style-type: none"> - <u>Rental allowance:</u> 3 times of the current rental fee (based on rental agreement, transactions, etc.) - <u>Real estate agent service fee:</u> Equivalent to current rental fee - <u>Allowance for other relocation related expenses:</u> 500 EUR per household for utility subscription fees, tenancy registration, etc. <p>During the early consultations and notification for the land acquisition process, the SPV will inform the tenant in written about the content, amount and delivery timeframe of the House Relocation Support Package.</p> <p>For the delivery of cash compensation, following the early consultations and notification for land acquisition process, the SPV will require the tenant to mutually sign a <u>notarised Commitment Letter</u> undertaking to relocate to new house 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) <u>on condition that the House Relocation Support Package</u> is delivered by the SPV within the committed timeframes. Any request or objection of the owner on the package will be evaluated and concluded by the Independent Expropriation and Valuation Specialist.</p>

¹¹⁶ This takes into consideration 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry. This is to avoid forced eviction and allow sufficient time for resettlement planning and preparation. The SPV will collaborate with KGM for the planning and coordination of evacuation process.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>The package will be delivered at once (one-off cash compensation) within 15 days upon execution of the notarised Commitment Letter between the tenant and the SPV.</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the tenant. Bank receipts will be kept by the SPV to document the transaction.</p> <p>In addition to the relocation support package, if requested by the PAP, the Company will provide assistance for finding replacement residential house of equal or higher value (with equivalent of better characteristics and advantageous location).</p> <p>3) Moving and travelling allowance: The SPV will reimburse the moving and travelling costs at the time they incur based on evidence/ documentation.</p> <p>The GLAC informs the tenants that evidence of expenditure/relevant documentation of agreements with moving/logistics firms and related expenditures, are required to be properly kept. The SPV will follow-up the planning and execution of moving processes closely with the tenants and advise and coordinate expenditures and their proper documentation. The SPV will coordinate the tenants to submit documentation for approval of the amount of moving and travelling costs to be reimbursed in advance of relocation.</p> <p>For RAP budgeting purposes, the following been taken into consideration:</p> <p>a. For houses used permanently: 1,000 EUR per household plus 100 EUR per household member is assumed for RAP Fund budgeting purposes</p> <p>b. For structures used non-permanently: 500 EUR per household plus 100 EUR per household member is assumed for RAP Fund budgeting purposes</p> <p>4) Livelihood Restoration, Improvement and Assistance: Please see "Affected Lands" section of the Entitlement Matrix for owners/shareholders who uses the affected land on which the affected house is present for agriculture.</p> <p>5) The owner will be given the right to salvage all recoverable materials prior to demolition in line with any applicable condition of the rental agreement between the tenant and owner.</p> <p>6) Soft support to relocation or other household-specific measures/assistance: Any specific need of the households during relocation to be determined and addressed during RAP implementation. Support and assistance will be provided by the SPV site teams if requested by the PAPs:</p> <ul style="list-style-type: none"> - Real estate search support in addition to House Relocation Support Package if requested by the PAPs - Support to children registration at new schools if needed - Support to reregistration at utility companies - Assistance for preparation of documentation, processes and transactions at related institutions (e.g. title deed offices, disconnecting previous utilities, reconnection to utility services such as water, gas, electricity, internet, at the replacement house, registration of new address, etc.) - Specific measures required for the comfort of the vulnerable members(s) of the household will be taken during relocation on a case by case basis.
	Informal users	None	No compensation is paid to informal users as per Law.	Same with the entitlements specified for formal owners/users as applicable.
Affected Businesses				
Business owners				
Loss of rented business structure by the <u>owner of the building – Expropriation complete</u>	<u>Not a business owner at the affected business structure</u> but the owner of the affected building	Parcel 163/15 in Omerli: Expropriation incl. title deed transfer and payment is <u>complete</u> as of November 2021. Tenants at the expropriated building have not been relocated to date (please see below "Formal business owner – "tenant" of the affected business structure)	As per the Expropriation Law, the owner of the structure is compensated by KGM based on valuation was done by KGM asset valuers.	<p>1) Top-up Compensation to Cover Depreciation Cost of the Building (to achieve Full Replacement Value for Business Structure – to be provided on top of mandatory cash compensation provided by KGM): Top-up compensation will be equivalent to the Depreciation Cost deducted from the expropriation cost of the building as identified in the Valuation Study of 2021.</p> <p>The SPV will pay the top-up compensation from the RAP Fund to the bank account of the owner starting from the public disclosure of the ESIA package. The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period.</p> <p>2) The SPV will closely collaborate and cooperate with KGM for the planning and execution of evacuation of the building in full alignment with Lenders requirements to avoid forced eviction.</p>
Business owners – which will be resettled permanently	Formal business owner – "owner" of the affected business structure	3 business owners – who are owners of the affected business structure: - BUS-0/1461 (Waste collection) - BUS-0/1119d (Manufacturing of hydraulic breakers) - BUS-5b (Building construction)	As per the Expropriation Law, cash compensation is provided by KGM based on valuation done by KGM asset valuers based on building unit prices published by the Ministry of Environment, Urbanization and Climate Change.	<p>1) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the business owner at least <u>3 months¹¹⁷</u> in advance <u>of the start of expropriation</u>.</p> <p>Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol with the landowners and users are completed.</p> <p>The SPV will closely collaborate and cooperate with KGM for the planning and execution of evacuation of the building in full alignment with Lenders requirements to avoid forced eviction.</p>

¹¹⁷ This takes into consideration 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry. This is to avoid forced eviction and allow sufficient time for resettlement planning and preparation. The SPV will collaborate with KGM for the planning and coordination of evacuation process.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
			<p>Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.</p> <p>As part of the Updated Valuation Study of KGM, a competent mechanical engineer has been appointed by the valuation contractor (national engineering company) and accordingly determined the market value of the fixed/non-movable investments/ improvements for the interior of the business structures and assembly-disassembly costs (related to transportation of movable machinery and equipment such as generators, fences, pumps, cooling systems, fire-fighting equipment, etc.) at BUS-0/1119. As such, assets of the building owner as well as assets of the tenants operating at the affected business structure have been identified under the valuation report of the affected parcel.</p> <p>During the Art.8 negotiations, KGM will require the owner of the affected business structure (building) to confirm the assets owned by themselves and assets owned by the tenants. SPV will ensure that tenants also be present in parallel to Art. 8 negotiations and verify the status of asset ownership on the related parcel. In case there is consent of both the owner and tenants, KGM provides the compensation determined for the non-movable and movable assets of the tenants directly to the tenants.</p> <p>If there is no consent between the owner and tenants at this stage over the ownership of assets included in the valuation, KGM provides the compensation for those assets to the owner of the buildings and the resolution of the conflict between private parties is further proceeded under relevant national legislation if preferred by the parties.</p> <p>In case there is no agreement settled between KGM and owner of the building as per Art. 8, KGM ensures that tenants become party to Art. 27 court cases and the compensation is provided by the KGM in line with the court decisions.</p>	<p>During the early consultations and notification for land acquisition process, the SPV will inform the business owner in written about the content, amount and delivery timeframe of the Pre-relocation Financial Support Package.</p> <p>2) Top-up Cash Compensation to Cover Depreciation Cost of the Building (to achieve Full Replacement Value for Business Structure – to be provided on top of mandatory cash compensation provided by KGM): Top-up compensation will be equivalent to the Depreciation Cost deducted from the expropriation cost of the building as identified in the Updated Valuation Study.</p> <p>a) Agreement cases (consent as per Art. 8): To be paid within 45 calendar days¹¹⁸ following the title deeds are transferred to KGM and agreed expropriation cost (mandatory cash compensation) is paid to the owners/shareholders by KGM.</p> <p>b) Court cases as per Law: To be paid within 45 calendar days after the final expropriation cost is decided by courts through Article 27 and subsequent Article 10 processes (as described in Section 3.2.2).</p> <p>Payments will be made by the SPV to the bank account of each shareholder. Bank receipts will be kept by the SPV to document the transaction.</p> <p>3) External Business Consultancy Support: The Company will retain an external Business Consultancy Company specialised in business development and management for micro, small and medium sized enterprises. The consultancy services by the external Business Consultancy Company will be provided for 36 months – throughout the RAP implementation period, as detailed in Section 5.7.</p> <p>4) Pre-relocation Financial Support Package for Business owners:</p> <p>The SPV will provide a Pre-relocation Financial Support Package to Business owners consisting of the following items (<u>please see below the items for the payment conditions and timeframes</u>):</p> <p>4.1) Cash Compensation to cover cost of fixed (non-movable) investments/improvements at Full Replacement Cost done by the business owner at the <u>existing</u> business structure will be paid by the SPV to business owner. This will cover fixed investments/improvements done for the interiors and exteriors of the building.</p> <p>An Independent Expert(s) specialised in machinery, construction, valuation, etc. (as relevant) to be retained by the SPV, in consultation and agreement with the business owner, will determine the cost of fixed (non-movable) investments/improvements based on market prices. <u>This will be completed prior to early consultations and notification for land acquisition process.</u></p> <p>The cost of fixed investments/improvements already included in the Updated Valuation Study finalised by KGM will be deducted from the payment to be done by the SPV from RAP Fund.</p> <p>4.2) Moving allowance to cover disassembly, transportation and assembly costs for relocation of movable assets (e.g. machinery, equipment, stock of materials/products, etc.) to the new workplace.</p> <p>Moving costs are specific to each business (e.g. sensitive industrial machinery and equipment, stock of materials, furniture, products, etc.). An Independent Expert(s) specialised in machinery, construction, valuation, logistics, etc. (as relevant) to be retained by the SPV or professional moving/logistics firms (based on price quotations/proposals to be approved by the SPV) will determine the moving cost specific to each business to be relocated. <u>This will be completed prior to early consultations and notification for land acquisition process.</u></p> <p>Prior to Art. 8 consent negotiations, the SPV will engage with the owner of building and their tenants to identify/document the ownership status of the fixed assets/improvements made on the affected building, and where possible provide related documentation to KGM prior to sending out Art. 8 invitations to owners.</p> <p>The disassembly-assembly (“<i>montaj-demontaj</i>”) costs already included (if any) in the Updated Valuation Study finalised by KGM will be deducted from the payment to be done by the SPV from RAP Fund.</p> <p>4.3) Business relocation support package to cover other relocation-related expenses such as real estate agent service fee, title deed transfer costs, potential transaction costs, subscription fees, permit renewal costs including preparation of relevant documentation, cost of approvals to be secured from related authorities, etc.</p> <p>Other relocation-related expenses are <u>specific to each business</u> (e.g. environmental permits, H&S related permits and approvals, etc.). For RAP budgeting purposes, up to 5% of the full replacement value of the business structure/building (as identified in the Updated Valuation Study – without depreciation).</p> <p>The external Business Consultancy Company being retained by the SPV will review each business to determine the amount of the package to be provided to each business owner in consultation and agreement with them.</p> <p><u>For the delivery of cash compensation</u>, following the <u>early consultations and notification for land acquisition process</u>, the SPV will require the business owner to mutually sign a <u>notarised Commitment Letter</u> undertaking to relocate to new workplace 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 Financial Support Package is delivered by the SPV within the agreed timeframes.</p> <p>For <u>both Agreement (consent as per Art. 8) and Court cases as per Law</u>, the package will be delivered either at once (one-off cash compensation) or based on milestones. This will be decided by the external Business Consultancy Company on a case-by-case basis in line with</p>

¹¹⁸ This is same with the duration (following the date of agreement) specified in Expropriation Law for the payment of expropriation fee agreed as per Art. 8 between KGM and owner/shareholder.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>the agreed relocation timeframes and needs of the affected businesses. At minimum, the 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. This is to allow the business owners to conduct necessary preparation works at the new premises (e.g. electricity, ventilation, fire-fighting, illumination infrastructure, etc.).</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the business owners. Bank receipts will be kept by the SPV to document the transaction.</p> <p>The GLAC informs the business owners that evidence of expenditure/relevant documentation (e.g. hiring real estate agency, moving/logistics firms, expenditures, etc. related to relocation process are required to be properly kept. The SPV will follow-up the planning and execution of moving processes closely with the business owners (e.g. hiring real estate agency, moving/logistics firm for disassembly-assembly, etc.) and advise and coordinate expenditures and their proper documentation. If the moving costs are to be reimbursed after they incur, the Company will approve the expenditure in advance and evidence of expenditures will be requested from business owners prior to payment.</p> <p>The SPV will coordinate the process in alignment with the corporate procedures of SPV regarding management of administrative affairs and procurement processes. For example, the SPV may prefer to directly pay the invoice of the moving/logistics firm or provide the moving allowance to business owner (method to be decided by the SPV during implementation based on corporate administrative and procurement policies).</p> <p>5) Post-relocation Financial Support Package for Business owners: Monthly net income loss support to cover economic losses during temporary business interruption period up to 6 months until successful reestablishment of the affected business: The SPV will provide monthly cash compensation support to affected business owners to compensate net income loss during the temporary business interruption period (6 months).</p> <p>The external Business Consultancy Company to be retained by the SPV, in consultation and agreement with the business owner, will review each business to determine the amount of net income loss support for each business owner, with support from financial and accounting teams of the SPV based on official financial and accounting records (e.g. official tax declarations, accounting balance sheets of the last 3 years, etc.).</p> <p>For RAP budgeting purposes, net incomes (for the last 3 years) declared by the business owners as part of the RAP surveys have been taken into consideration. The business owners have been informed that their declarations will be subject to verification by the SPV teams prior to delivery of support.</p> <p>The Business Consultancy Company will monitor the relocation process and confirm successful re-establishment of business at the new premises to cease monthly support. If the support duration is required to be extended due to significant impacts, this will be evaluated by the external Business Consultancy Company and RAP monitoring experts and actions will be planned accordingly in line with Lenders' requirements (please see Section 5.7).</p> <p>If the employees resign due to business relocation in line with the Labour Law, compensation for severance payments will be provided to the business owners for being paid to employee to fulfil their liabilities under the Labour Law (In this case, no financial support will be provided to the employees as foreseen under "Business employees- <u>temporary</u> loss of income due to business interruption during relocation").</p>
	Informal business owner – "owner" of the affected business structure	None	No compensation is required for the land as per the law. However, the structures owned by the informal business owner are compensated as per the conditions specified in the Expropriation Law.	Same with the entitlements specified for formal business owners – documentation that would be the basis of financial support packages (e.g. net income for the last 3 years, employee gross salaries, etc.) will be decided by the external Business Consultancy Company.
	Formal business owner – "tenant" of the affected business structure	<p>11 business owners that are tenants at the affected business structure:</p> <ul style="list-style-type: none"> - Parcel 163/15 in Omerli: (Expropriation incl. title deed transfer and payment is complete as of November 2021) <ul style="list-style-type: none"> o BUS-163/15a Manufacturing (tulle curtain) o BUS-163/15b Manufacturing (Creative box) o BUS-163/15c Metal casting (pots, pans) o BUS-163/15d (Branch of Commercial Bank Leasing) - Parcel 0/1119 in Omerli <ul style="list-style-type: none"> o BUS-0/1119a Manufacturing and warehouse (auxiliary chemicals) o BUS-0/1119b Import and marketing (home accessories) o BUS-0/1119c Manufacturing (wet wipes caps, etc.) 	As part of the Updated Valuation Study of KGM (of December 2022), a competent mechanical engineer has been appointed by the valuation contractor (national engineering company) and accordingly determined the market value of the fixed/non-movable investments/improvements for the interior of the business structures and assembly-disassembly costs (related to transportation of movable machinery and equipment such as generators, fences, pumps, cooling systems, fire-fighting equipment, etc.). As such, assets of the building owner as well as assets of the tenants operating at the affected business structure have been identified under the valuation report of the affected parcel.	<p>1) Early Consultations and Notification for Land Acquisition Process: The SPV will notify the tenant business owner at least 3 months¹¹⁹ in advance of the start of expropriation.</p> <p>Land entry will take place only after expropriation is finalised (including expropriation payments) or mutual agreements/protocol with the landowners and users are completed.</p> <p>The SPV will closely collaborate and cooperate with KGM for the planning and execution of evacuation of the building in full alignment with Lenders requirements to avoid forced eviction.</p> <p>During the early consultations and notification for land acquisition process, the SPV will inform the business owner in written about the content, amount and delivery timeframe of the Pre-relocation Financial Support Package.</p> <p>2) External Business Consultancy Support: The Company will retain an external Business Consultancy Company specialised in business development and management for micro, small and medium sized enterprises. The consultancy services by the external Business Consultancy Company will be provided for 36 months – throughout the RAP implementation period, as detailed in Section 5.7.</p> <p>3) Pre-relocation Financial Support Package for Business owners:</p> <p>The SPV will provide a Pre-relocation Financial Support Package to Business owners (tenant) consisting of the following items (<u>please see below the items for the payment conditions and timeframes</u>):</p>

¹¹⁹ This takes into consideration 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry. This is to avoid forced eviction and allow sufficient time for resettlement planning and preparation. The SPV will collaborate with KGM for the planning and coordination of evacuation process.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
		<ul style="list-style-type: none"> - BUS-132/53 Waste recycling - Parcel 190/7: <ul style="list-style-type: none"> o BUS-190/7a (Local butcher and meat restaurant) o BUS-190/7b (Excavation works and landscaping – owner deceased) - BUS-YOL-5 (Import, export, sales and marketing (floriculture, landscaping)) 	<p>During the Art.8 negotiations, KGM will require the owner of the affected business structure (building) to confirm the assets owned by themselves and assets owned by the tenants. SPV will ensure that tenants also be present in parallel to Art. 8 negotiations and verify the status of asset ownership on the related parcel. In case there is consent of both the owner and tenants, KGM provides the compensation determined for the non-movable and movable assets of the tenants directly to the tenants.</p> <p>If there is no consent between the owner and tenants at this stage over the ownership of assets included in the valuation, KGM provides the compensation for those assets to the owner of the buildings and the resolution of the conflict between private parties is further proceeded under relevant national legislation if preferred by the parties.</p> <p>In case there is no agreement settled between KGM and owner of the building as per Art. 8, KGM ensures that tenants become party to Art. 27 court cases and the compensation is provided by the KGM in line with the court decisions.</p>	<p>3.1) Cash Compensation to cover cost of fixed (non-movable) investments/improvements at Full Replacement Cost done by the tenant business owner at the <u>existing</u> business structure will be paid by the SPV to business owner. This will cover fixed investments/improvements done for the interiors and exteriors of the building.</p> <p>An Independent Expert(s) specialised in machinery, construction, valuation, etc. (as relevant) to be retained by the SPV, in consultation and agreement with the business owner, will determine the cost of fixed (non-movable) investments/improvements based on market prices. <u>This will be completed prior to early consultations and notification for land acquisition process.</u></p> <p>3.2) Moving allowance to cover disassembly, transportation and assembly costs for relocation of movable assets (e.g. machinery, equipment, stock of materials/products, etc.) to the new workplace. Moving costs are specific to each business (e.g. sensitive industrial machinery and equipment, stock of materials, furniture, products, etc.). An Independent Expert(s) specialised in machinery, construction, valuation, logistics, etc. (as relevant) to be retained by the SPV or professional moving/logistics firms (based on price quotations/proposals to be approved by the SPV) will determine the moving cost specific to each business to be relocated. <u>This will be completed prior to early consultations and notification for land acquisition process.</u></p> <p>Prior to Art. 8 consent negotiations, the SPV will engage with the owner of building and their tenants to identify/document the ownership status of the fixed assets/improvements made on the affected building, and where possible provide related documentation to KGM prior to sending out Art. 8 invitations to owners.</p> <ul style="list-style-type: none"> - <u>Agreement cases (consent as per Art. 8):</u> The disassembly-assembly (“<i>montaj-demontaj</i>”) costs already included (if any) in the Updated Valuation Study finalised by KGM and paid by KGM directly to the <u>tenants</u> (if this is the case) will be deducted from the payment to be done by the SPV from RAP Fund. <p>If these costs are not paid to the tenants by KGM (i.e. tenants may be required to manage recovery of such costs from the owners based on their tenancy agreements), then they will be covered by the SPV from the RAP Fund.</p> <ul style="list-style-type: none"> - <u>Disagreement cases:</u> KGM ensures that tenants become party to Art. 27 court cases and the compensation is provided by the KGM in line with the court decisions. The SPV will monitor the outcomes of the court cases and the Independent Expropriation and Valuation Expert will decide on if additional compensation from RAP Fund is required to be provided to the tenants. <p>3.3) Business Relocation Support Package to cover other relocation-related expenses such as real estate agent service fee, title deed transfer costs, potential transaction costs, subscription fees, permit renewal costs including preparation of relevant documentation, cost of approvals to be secured from related authorities, etc.</p> <ul style="list-style-type: none"> - <u>Rental allowance:</u> 3 times of the current rental fee (based on rental agreement, transactions, etc.) - <u>Real estate agent service fee:</u> Equivalent to current rental fee - <u>Allowance for other relocation related expenses:</u> specific to each business (e.g. environmental permits, H&S related permits and approvals, etc.). For RAP budgeting purposes, assumed up to 3% of the full replacement value of <u>tenant business owner’s workplace (e.g. related storey)</u> within the affected building (as identified in the Updated Valuation Study without depreciation). <p>The <u>external Business Consultancy Company being retained by the SPV will review each business</u> to determine the amount of the Business Relocation Support Package to be provided to each tenant business owner in consultation and agreement with them.</p> <p><u>For the delivery of cash compensation,</u> following the <u>early consultations and notification for land acquisition process</u>, the SPV will require the tenant business owner to mutually sign a <u>notarised Commitment Letter</u> undertaking to relocate to new workplace 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 Financial Support Package is delivered by the SPV within the agreed timeframes.</p> <p>For <u>both Agreement (consent as per Art. 8) and Court cases as per Law</u>, the package will be delivered either at once (one-off cash compensation) or based on milestones. This will be <u>decided by the external Business Consultancy Company</u> on a case-by-case basis in line with the agreed relocation timeframes and needs of the affected businesses. At minimum, the 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. This is to allow the tenant business owners to conduct necessary preparation works at the new premises (e.g. electricity, ventilation, fire-fighting, illumination infrastructure, etc.).</p> <p>All payments from RAP Fund will be done by the SPV to the bank account of the business owners. Bank receipts will be kept by the SPV to document the transaction.</p> <p>The GLAC informs the tenant business owners that evidence of expenditure/relevant documentation (e.g. hiring real estate agency, moving/logistics firms, expenditures, etc. related to relocation process are required to be properly kept. The SPV will follow-up the planning and execution of moving processes closely with the business owners (e.g. hiring real estate agency, moving/logistics firm for disassembly-assembly, etc.) and advise and coordinate expenditures and their proper documentation. If the moving costs are to be reimbursed after they incur, the Company will approve the expenditure in advance and evidence of expenditures will be requested from business owners prior to payment.</p> <p>The SPV will coordinate the process in alignment with the corporate procedures of SPV regarding management of administrative affairs and procurement processes. For example, the SPV may prefer to directly pay the invoice of the moving/logistics firm or provide the moving allowance to business owner (method to be decided by the SPV during implementation based on corporate administrative and procurement policies).</p>

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>4) Post-relocation Financial Support Package for Business owners: Net income loss support to cover economic losses during temporary business interruption period up to 6 months until successful reestablishment of the affected business: The SPV will provide <u>monthly cash compensation support</u> to affected business owners to compensate net income loss during the temporary business interruption period (6 months).</p> <p>The external Business Consultancy Company being retained by the SPV will review each business to determine the amount of net income loss support for each business owner, in consultation and agreement with the tenant business owner, with support from financial and accounting teams of the SPV based on official financial and accounting records (e.g. official tax declarations, accounting balance sheets of the last 3 years, etc.).</p> <p>For RAP budgeting purposes, net incomes (for the last 3 years) declared by the business owners as part of the RAP surveys have been taken into consideration. The business owners have been informed that their declarations will be subject to verification by the SPV teams prior to delivery of support.</p> <p>The Business Consultancy Company will monitor the relocation process and confirm successful re-establishment of business at the new premises to cease monthly support. If the support duration is required to be extended due to significant impacts, this will be evaluated by the external Business Consultancy Company and RAP monitoring experts and actions will be planned accordingly in line with Lenders' requirements (please see Section 5.7)</p> <p>If the employees resign due to business relocation in line with the Labour Law, compensation for severance payments will be provided to the business owners for being paid to employee to fulfil their liabilities under the Labour Law (In this case, no financial support will be provided to the employees as foreseen under "Business employees- <u>temporary</u> loss of income due to business interruption during relocation").</p>
	Informal business owner – "tenant" of the affected business structure	None	No compensation is required for the land as per the Law. The structures owned by the informal business owner are compensated as per the conditions specified in the Expropriation Law.	Same with the entitlements specified for formal tenant business owners – documentation that would be the basis of financial support packages (e.g. net income for the last 3 years, employee gross salaries, etc.) will be decided by the external Business Consultancy Company.
Business owners – which would terminate operations (business shut-down)		None of the affected businesses declared intentions towards termination of business operations due to Project-related land acquisition and relocation.	No compensation for loss of income in case the business shuts down after resettlement as per the Expropriation Law	<p>1) Financial Support Package for Business owners: None of the affected businesses declared intentions towards termination of business operations due to Project-related land acquisition and relocation. The entitlements described in this RAP targets continuation of business operations at least at the same or if possible improved conditions. The SPV will monitor the operations of the affected business throughout the RAP implementation period.</p> <p>In case termination of business due to relocation is indispensable and directly related to relocation (this will be confirmed by the external Business Consultancy Company), the SPV will provide one-off cash compensation support to affected business owners. The external Business Consultancy Company will determine valuation criteria and required support on a case-by-case basis based on official financial and accounting records (e.g. tax declaration and accounting balance sheets of last year, etc.).</p> <p>2) Access to External Business Consultancy Support</p>
Business owners that will not be relocated but may experience partial loss of land/assets	"Owner" of the affected business structure	4 business owners - BUS-0/4797 (Warehouse) - BUS-SV (Sular Vadisi Complex) - BUS-0/1174 (Paving stone, concrete, prefabricated building materials, cobblestone manufacturing) Restaurant at Sular Valley – no existing business activity)	As per the Expropriation Law, cash compensation is provided by KGM based on valuation done by KGM asset valuers based on building unit prices published by the Ministry of Environment, Urbanization and Climate Change.	<p>1) Top-up Cash Compensation to Cover Depreciation Cost of the Affected Buildings/Structures to ensure compensation at Full Replacement Cost (equivalent to depreciation reflected in KGM's Valuation Report) (only for structure owners)</p> <p>2) Access to External Business Consultancy Support (business-specific needs will be evaluated and decided by the external Business Consultant): The SPV will retain an external Business Consultancy Company specialised in business development and management for micro, small and medium sized enterprises. The consultancy services by the external Business Consultant will be provided for 36 months – throughout the RAP implementation period, as detailed in Section 5.7)</p> <p>3) Support by Construction Teams and Grievance Mechanism: As appropriate, support will be provided by the construction team/vehicles of the SPV/EPC to avoid potential access restrictions to the site at the entry/exit gates, ramps, etc.</p>
	"Tenant" of the affected business structure	1 business owner BUS-398/2 (Bonded warehouse)	The structures owned by the tenants are compensated as per the conditions specified in the Expropriation Law.	<p>The SPV/EPC will provide assistance for the transfer of affected movable structures and auxiliary facilities to another location within the existing premises or surroundings. Moving process for such assets will be coordinated in consultation with the business owner to minimise business interruption periods.</p> <p>4) Monitoring, Grievance Management and Corrective Actions: The SPV will collect, manage and monitor requests and grievances in line with the Project Grievance Mechanism (please see Section 6.2 and identify any impact on the business (e.g. access restrictions caused by construction or during operation) and develop and implement corrective actions as required in consultation with the business owner (Please see Section 2.7.3.</p> <p>5) Measures for Fixed Transformer Units (BUS-398/2): For the fixed transformer buildings, the owner will receive cash compensation from KGM in line with the Expropriation Law (based on Updated Valuation Study), top-up compensation for Full Replacement Cost of the structure will be provided by the SPV. Relocation process and potential economic loss during the relocation will be monitored and as required compensation by the SPV in line with this RAP. If the owner requests support for rebuilding the structure, the SPV construction teams will provide assistance where feasible. Private owner of the fixed transformer units will be notified at least 3 months in advance of start of expropriation to allow sufficient time for rebuilding and commissioning of the units at their new location before the existing units are affected by construction (to avoid power interruptions during the relocation process).</p>

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				6) Measures for Modular Transformer Units: The private owner will receive cash compensation from KGM in line with the Expropriation Law (based on Updated Valuation Study), top-up compensation for Full Replacement Cost of the structure will be provided by the SPV (only for structures/buildings). Relocation process and potential economic loss during the relocation will be monitored and as required compensation by the SPV in line with this RAP. If the owner requests support for relocating the structure, the SPV construction teams will provide assistance where feasible. Private owner of the modular transformer units will be notified at least 3 months in advance of start of expropriation to allow sufficient time for relocation and commissioning of the modular units at their new location before the existing units are affected by construction (to avoid power interruptions during the relocation process).
Employees				
Temporary income loss by the employees – due to (i) being sent by the business owners unpaid leave during business interruption period (ii) delayed salary payment during business interruption period	Formal employees of affected businesses (incl. employees with vulnerabilities such as disabled and migrant)	<u>202 Formal Employees:</u> - 80 female employees - 122 male employees	No compensation is required for loss of income of formal and informal employees of the affected businesses under Turkish Expropriation Law	Financial Support Package to Employees: The SPV will provide financial support (gross salary) package to employees amounting up to 3 months of gross salary per employee through the following process: 1) Census of Current Formal and Informal Employees: The SPV will identify all formal and informal employees working at the business <u>by the date of Early Consultations (3 months prior to Start of Expropriation)</u> . Their employment conditions (e.g. full-time employment, gross and net salaries, etc.) will be determined by the external Business Consultancy Company: - <u>Formal employees:</u> Based on official documentation, insurance registers, accounting records, etc. - <u>Informal employees:</u> Based on consultations with the affected informal employee, business owners and/or other employees and/or other relevant trustee parties (to be done at different times to verify declarations) 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 ”). The business owners will be required to report any employee (formal or informal) hired after the date of Early Consultations and Notification until the end of Post Relocation and Business Reestablishment Period. As required, eligibility of such employees for RAP entitlements will be reviewed and evaluated by the external Business Consultancy Company. 2) Monitoring of Employment Status of Employees and Determination of Gross Salary Support Requirement: The SPV with support from External Business Consultancy Company will monitor and report the employment status of formal and informal employees for approximately 12 months after Early Consultations step. During this 12-months period after Early Consultations: a) If the RAP monitoring identifies that there are employees affected by temporary business interruption related to relocation (cause of the impact to be assessed and identified by the External Business Consultancy Company), the gross salary of each affected employee up to 3 months will be compensated by the SPV from RAP Fund to prevent loss of income by the employee during this period. The timeframe for support (up to 3 months) has been determined based on the average business interruption anticipation ¹²⁰ declared by the business owners during RAP surveys of 2021 and June 2022 (please see Table 4-21 “Key Information on the Affected Businesses to be Relocated”). If the duration of the gross salary support is required to be extended due to significant impacts (significance of the impact to be monitored and verified by the external Business Consultant), this will be evaluated in consultation with Lenders and actions will be planned and implemented by the SPV accordingly. b) If the RAP monitoring 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. 3) Payment Mechanism: As per the payment mechanism framed by the legal and financial teams of the SPV: a) For formal employees, employment status/conditions and amount of payment will be redetermined/verified by the SPV and external Business Consultancy Company according to last 6 payrolls of the employee (also Social Security Institution – SGK register for last 6 months will be requested from the business owner). During/in case of business interruption, the SPV will make gross salary payments to employees <u>through their business owners (as the employee will remain registered under business owner’s workplace during the business interruption period)</u> on a monthly basis based on a protocol to be executed between the SPV/EPC, Employee and Business owner. The protocol will include clauses guaranteeing the following mechanism: - Business owner will execute salary payment transaction order at the bank for the relevant month. - Business owner will not interrupt insurance registration and payments of the employee. - Business owner will submit the evidence of transaction order and insurance payment documents to SPV. - SPV will make the gross salary payments to the Business owner on same day the evidence of employee salary payment transactions are submitted by the Business owner to the SPV. - All transactions between SPV, business owners and employees will be appropriately documented by the SPV. - SPV will monitor the process through consultation with the business owners and employees.
	Informal employees of affected businesses (including employees with vulnerabilities such as disabled and migrant)	<u>41 Informal Employees</u> (including migrant workers) - 2 female employees (both non-migrant) - 39 male employees (36 migrant + 3 migrant)		

¹²⁰ Almost all business owners anticipate facing a temporary business interruption period (reportedly between 7 days to 150 days; on average 60 days) due to relocation. This changes from business to business depending on the nature of their business activity. Some of the businesses have to plan phased relocation as they cannot fully stop production due to characteristics of the machines they use or due to their committed deliveries, whilst some others cannot relocate through a phased process as their business operations necessitate moving into the new workplace at a single time.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>b) For informal employees, employment status/conditions and amount of payment will be redetermined/verified by the SPV and external Business Consultancy Company based on consultations with the affected informal employee, business owners and/or other employees and/or other relevant trustee parties (to be done at different times to verify declarations) and based on review of any relevant documentation/evidence.</p> <p>The SPV will make gross salary payments <u>directly to affected informal employees</u> on a monthly basis. The transaction mechanism will be decided by the SPV in agreement with the employee through a mechanism guaranteeing that the salary compensation is received by the affected informal employee. All transactions to be done by the SPV for the benefit of informal employees will be appropriately documented by the SPV.</p> <p>As part of the Business Management Consultancy Support to be provided through the livelihood restoration and improvement programme, consultancy on formalisation of informal workforce where applicable to the business (e.g. through benefiting from existing state programmes supporting formalisation of employment) will be provided by the external Business Consultancy Company being retained by the SPV (please see Section 5.7.2).</p>
<p>Permanent income loss by the employees</p> <p>– due to</p> <p>i) permanent business shut-down;</p> <p>ii) dismissal/ termination of employment contract by business owners; or</p> <p>(iii) resignation by employees as the business relocates to a remote location</p>	Formal and informal employees including vulnerable workers and women	None of the affected businesses declared intentions towards termination of business operations due to Project-related land acquisition and relocation.	No compensation is required for loss of income of formal and informal employees of the affected businesses under Turkish Expropriation Law	<p>None of the affected businesses declared intentions towards termination of business operations due to Project-related land acquisition and relocation. The entitlements described in this RAP targets continuation of business operations at least at the same or if possible improved conditions. The SPV will monitor the operations of the affected business throughout the RAP implementation period.</p> <p>If the RAP monitoring identifies that there are employees who are dismissed/lose their jobs within 6 months after relocation (“Post-relocation and Business Reestablishment Period”) due to reasons (e.g. business shut down) that are not under their control and directly related/inevitable because of business relocation (such reasons are subject to review and verification by the external Business Consultancy Company) or resign themselves due to business relocation (including vulnerable employees or women who resign due to fundamentally increased distance to the new business location) in line with the Labour Law, they will be entitled to the following:</p> <p>a) For formal employees, compensation for severance payments unpaid annual leaves and other gained benefits will be the liability of their official business owners in line with the Labour Law.</p> <p>In addition, the external Business Consultancy Company will review the case to verify that the dismissal of the employee or resignation is directly related/inevitable due to relocation of the business as a result of the Project and in such cases, SPV will provide 3 months of gross salary support to the affected employee within 15 days following verification by Business Consultancy Company.</p> <p>The SPV support to employees will be provided as one-off cash compensation directly to the bank account of the affected employees. All transactions to be done by the SPV will be appropriately documented.</p> <p>b) For informal employees, the external Business Consultancy Company will review the case to verify that the dismissal of employee or, etc. by the employee is directly related/inevitable due to relocation of the business as a result of the Project and in such cases, the SPV will provide 3 months of gross salary support and the employee will further be entitled to the following:</p> <ul style="list-style-type: none"> - Affected employee will be given priority for employment in the Project construction should they meet Project’s employment criteria (e.g. education, skills, H&S considerations, etc.). - Affected employees will be provided opportunity to consult with the external Business Consultant of the SPV regarding alternative job opportunities that may be suitable for their skill set in the region and other opportunities that may help them find replacement jobs, formalisation of employment as per Turkish legislation, etc. - As necessary, other employee-specific measures will be developed by the external Business Consultant (e.g. specific skill trainings to increase opportunity for employment in similar or other sectors) and implemented on a case-by-case basis depending on the conditions of affected employee(s). <p>The SPV support will be provided as one-off cash compensation through a mechanism guaranteeing that the salary compensation is received by the affected informal employee. All transactions to be done by the SPV for the benefit of informal employees will be appropriately documented.</p> <p>The Business Consultancy Company retained by the SPV will provide the affected employees with alternative job search and skill development support for employees who may lose jobs due to relocation of businesses (including migrant workers).</p>
Vulnerable People				
Affected households with vulnerable members – may be exposed to any type of loss/impact given for the above PAP Categories with a more significant level of impact due to vulnerability or disadvantaged conditions	All physically and economically displaced households with vulnerable members (including all vulnerability categories identified in Section 4.2.8.1)		None	<p>1) In-kind support will be provided by the SPV to the vulnerable households (RAP – Section 4.2.8.1 identifies the vulnerabilities within the affected households and households who declared significant¹²¹ loss of total productive area or low income). <u>For RAP budgeting purposes,</u> in-kind support equivalent up to 6 times of applicable net minimum wage (assumed around 2,500 EUR for 2023) per household has been assumed. Households to be provided with support will be further determined (depending on their vulnerability levels) in consultation with the external Agricultural Consultancy Company through field surveys to be conducted during RAP implementation.</p> <p>2) Support and/or assistance tailored to the needs of households with vulnerable members (on a case-by-case basis). Physically and economically displaced households with vulnerable members will be entitled and given priority to accessing all livelihood restoration, improvement and assistance measures specified in this RAP.</p> <p>Specific attention during information, consultation, negotiation and post-resettlement monitoring processes through development and implementation special information and consultation methods and tools designed to address the needs of each vulnerable PAP in line with the Project SEP. As such, households with vulnerable members including persons with vulnerabilities will be individually informed by the RAP Implementation Team about the Project, land acquisition, RAP, and the grievance mechanism.</p>

¹²¹ IFC Guidance Note 5 identifies that land-based compensation should be offered to affected people in cases where their livelihoods are land-based and the proposed land take is significant enough to render a land holding economically unviable and in OP 4.12, Involuntary Resettlement, World Bank, the general principle would apply if the land taken constitutes more than 20 percent of the total productive area.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				<p>The Company, through CLOs and other in-house personnel as appropriate, will share updated information on the status of Project activities, ongoing expropriation and court processes and inform the vulnerable PAPs when court processes are finalised as the Company receives such information from KGM.</p> <p>The Company, through CLOs and other in-house personnel as appropriate, will guide and assist the vulnerable PAPs with orphan lands regarding applications required to be done to KGM to request acquisition of unacquired parts in case they are left unviable. This may include assistance with preparation of documentation, logistical or communication support to reach to KGM, etc.</p> <p>The Company, through CLOs and other in-house personnel as appropriate, will assist the PAPs to complete legal and administrative processes (e.g. notary works for inheritance documentation if required, bank account opening) necessary to access expropriation payments to be made by KGM in line with the Expropriation Law in advance of the completion of expropriation process where possible, follow-up and/or access to compensation payments as per Expropriation Law and as part of RAP implementation. Households with vulnerable members will be provided with assistance in accessing governmental institutions, legal advice, etc. when needed (e.g. logistical support, communication assistance, assistance with preparation of official application documentation).</p> <p>The Company, through CLOs and other in-house personnel as appropriate, will assist the PAPs in preparing, reviewing and processing official documents relevant to expropriation and RAP implementation.</p> <p>3)Support to be provided to vulnerable households as part of RAP will be supplemented through the Community Development Plan to be developed and implemented by the SPV (please see Section 5.8).</p>
	Physically displaced households with vulnerable members (under any vulnerability category)			<p>The Company, through CLOs and other in-house personnel as appropriate, will provide support to reregistration processes for residency, education (for students), health care (at the family health centres), utilities (at the utility companies). This will include logistical support, support for preparation of required documentation, etc.</p> <p>The physically displaced household of the permanent residence used by the owner (HOU-0/35) will be provided additional allowance for moving part of the furniture to another province (app. 1,000 km distance by road transportation) where the family has a local house (based on the request of household).</p> <p>Existing beehives of the households will be relocated to a place to be requested by PAP.</p> <p>At least one member of the physically displaced households having vulnerabilities, who is looking for a job and meets Project's employment criteria (e.g. education, skills, H&S considerations, etc.) will be given priority in Project employment during construction phase.</p> <p>The households will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p>
	<p><u>Economic:</u></p> <p>Green card¹²² holder</p> <p>People receiving governmental aid</p> <p>Unemployed</p> <p>Employed without Social Security</p>			<p>At least one member of the physically or economically displaced households having vulnerabilities, who is looking for a job and meets Project's employment criteria (e.g. education, skills, H&S considerations, etc.) will be given priority in Project employment during construction phase.</p> <p>The households will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.</p>
	<p><u>Gender-based:</u></p> <p>Female head of HH without an economically active adult man in the household</p> <p>Female head of HH with an economically active adult man in the household</p> <p><u>Based on age:</u></p> <p>Elderly people (over 65) in need of care</p> <p>Children household head (under 18)</p> <p><u>Sickness, physical or mental disability:</u></p> <p>Chronical disease</p> <p>Physical disability</p> <p>Mental disability</p> <p><u>Households with children:</u></p>			<p>1)The SPV will ensure through individual communication and other tailored mechanisms (e.g. women only meetings) that women and vulnerable groups have equal access to the RAP related consultations and Project Grievance Mechanism. To this end, the Project will have at least 1 female CLO and through female CLOs, the SPV will make efforts to maximise participation of women to negotiations and consultation meetings. Women and vulnerable owners/shareholders who live in affected settlements will be informed individually by the Project CLOs about the timing of the negotiations meetings as per Law, expropriation decisions (e.g. court decisions in case of Article 27 or 10), deposition of compensations, etc.</p> <p>2) Women members of households to be resettled will be engaged in resettlement process and should be part of the decision making process.</p> <p>3)Entitlements to be provided through this RAP by the SPV will be issued to cover both female and male spouses within the households. Where requested/required, support will be provided by the SPV site teams to assist them in opening bank accounts.</p> <p>4)Women and children visiting and supporting their farmer husbands as they work on the agricultural fields will be monitored and female CLOs will ensure ongoing engagement with them to identify any safety or gender issues that may be experienced by them during construction and/or operation. Corrective actions will be planned and implemented on a case by case basis should such issues are identified during monitoring.</p> <p>5)Unemployed female members of the physically and/or economically displaced households will be provided priority in Project employment (during construction and operation phases depending on their qualifications and skills) should they are looking for employment. Project CLOs will inform them about job opportunities that are relevant to their qualifications.</p> <p>6)Training programmes to be developed and delivered by the external Business Consultancy and Agricultural Consultancy companies will take into consideration potential alternative sustainable livelihood sources that may be considered for the female and other vulnerable members of the affected households (e.g. unemployed high school and university graduates within the affected households, female members who are willing to have an insured job).</p>

¹²² Health card provided as per the national Regulation on the State Coverage of Healthcare Expenses for Citizens Who Cannot Afford to Pay and the Green Card System (type and content of the card is determined as per the Regulation).

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
	Children with special needs Unschool children at school <u>Ethnic minority, belonging to other religions</u>			7) Additional workload on women that may stem from physical and/or economic displacement or situations that may disproportionately impact the comfort of vulnerable members will be identified on case by case basis through fields surveys to be conducted with the attendance of female CLOs during RAP implementation. Measures/assistance tailored to the needs of households with vulnerable members and women will be provided by the SPV in consultation with them (e.g. support that may be provided to reduce the workload before, during and after relocation process through access to services that may be outsourced, special health support needed by households members with health-related vulnerabilities, etc.). 8) In case the vulnerable PAP owns non-residential structures affected by the Project (e.g. barns, sheds, etc.), the SPV will offer providing in-kind support and assistance for reconstruction of the affected structure at an available location to be indicated by the vulnerable PAP (noting that the vulnerable PAPs owning such structures with evidence will receive mandatory cash compensation from KGM as per Expropriation Law). 9) Support to be provided to vulnerable households and women as part of RAP will be completed through the Community Development Plan to be developed and implemented by the SPV (please see Section 5.8). 10) Project has a Gender Action Plan (GAP) in place and this will be implemented by the SPV in parallel to RAP implementation. Please refer to Table 5-17 for specific actions for Gender Risks based on Project GAP.
	<u>Based on literacy:</u> Illiterate persons <u>Migrant</u>			The Company, through CLOs and other in-house personnel as appropriate, will assist illiterate, elderly and other persons in need in reviewing and processing official documents relevant to expropriation. Migrant herders employed by the households affected from Project-related land acquisitions will be specially informed by the Company, through CLOs and other in-house personnel as appropriate, about the Project land acquisition, RAP, and the grievance mechanism. The households will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. At least one member of the physically or economically displaced households having vulnerabilities, who is looking for a job and meets Project's employment criteria (e.g. education, skills, H&S considerations, etc.) will be given priority in Project employment during construction phase.
	Households who do not own any agricultural land			
	<u>Cumulative impacts:</u> Households whose income is land based and disproportionately affected due to cumulative impacts on their lands.	10 private parcels in Nakkas (Total area expropriated by Project is 26,411.69 m ²)		PAPs whose livelihood is land based and who are disproportionately affected by the cumulative impacts will be supported through livelihood restoration programme. The RAP Budget includes provisions for the compensation of cumulative impacts. The RAP Budget includes provisions for the compensation of cumulative impacts. The users of the parcels subject to potential cumulative impacts will be further entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7.
Vulnerable employees	Informal employees (Employees who are not registered at the workplace under the Social Insurance and Universal Health Insurance Law (No. 5510) of Turkey). Migrant employees (formal and informal) Physically disabled / handicapped employee Chronically ill employee Elderly workers (over 65) in need of care Women employees with vulnerabilities (e.g. single women with children, etc.) Employees with vulnerable household members (e.g. disabled) <u>No children (15-18 ages)</u> were reported to be employed at the affected businesses	No additional compensation is required for vulnerable groups under the Expropriation Law.		Special support and/or assistance to vulnerable employees (on a case-by-case basis): Special measures/assistance to be provided to vulnerable employees and employees who have vulnerable members in their households will be identified by the SPV and assistance/measures will be developed and delivered with support from the external Business Consultancy Company on a case-by-case basis. Vulnerable workers will be supported through the RAP regardless of the formality of their employment conditions. The Company (through their legal department or external Business Consultant) will advise migrant workers who do not have valid work or residence permits on procedures required to be followed for formalisation of their residence and employment in Türkiye. <u>Vulnerable employees including informal, migrant, women, etc. will be eligible to access all entitlements described (above) for Affected Businesses – Employees:</u> - <u>"Temporary Income Loss by Employees"</u> due to being sent by the business owner to unpaid leave during business interruption period or delayed salary payment during business interruption period - <u>"Permanent Income Loss by the Employees"</u> due to permanent business shut-down by business owners, dismissal/ termination of employment contract by business owners or resignation by employees as the business relocates to a remote location.
Temporary Losses/Impacts During Construction				
Temporary loss of private parcels during construction (including access restrictions)	Owners/ shareholders	Please see Appendix A.2 for the ownership status of the facilities There are 2 private owners for the following: - EAK Mobilisation Site (ID: 6) and - Sahintepe Beam Production Plant (ID 11)	KGM requires the SPV/EPC to complete land acquisition through rental agreements, mutual protocols, etc. with owners/ shareholders.	1) Cash Compensation at Full Replacement Value: Protocols and/or rental agreements will be executed by the SPV/EPC with the owners/right holders of the lands to be used temporarily during the construction phase. Cash compensation for the use of land and any economic activity (cost of crops, trees, non-residential structures, infrastructure etc. at market prices) will be provided by the SPV to owners/right holders accordingly. 2) Moving Assistance and/or Allowance: In case the non-residential structures are movable and if requested by the owners, the SPV will provide assistance for moving them to replacement land or another location to be decided by the PAP. 3) Construction-related Measures: The Company will ensure that the construction and works sites temporarily used during construction are rehabilitated upon completion of construction activities at each site in line with the Project ESIA. During construction, the Company, based on engagement with the local communities, will ensure that safe crossing paths are provided to agricultural lands and grazing areas fragmented by the Motorway from the residential areas (in alignment with the community health and safety measures defined in the Project ESIA). Land will be reinstated and delivered to the owner of the land at the end of the temporary usage period by the EPC Contractor.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
				4) Monitoring, Grievance Management and Corrective Measures: The Company will implement the Project Grievance Mechanism to collect, manage/resolve and monitor grievances related to temporary land loss and access restriction during construction phase impacts.
	Formal users (formal tenants)	No formal user determined to date (as of June 2022) To be updated as necessary based on ongoing consultations with Mukhtars and communities as the final list of temporary facilities (incl. contractor and subcontractor) to be used will be decided by the Company in agreement with KGM	No compensation for land is provided to formal users for temporary land use by the Project. However, formal tenants are eligible for compensation for crops, trees and any assets and fixed improvements/ investments (structures) on the rented land on the condition that they can prove ownership for these crops/assets and fixed improvements/ investments. Depreciation is deducted in line with the depreciation ratios published in the relevant Turkish legislation.	PAPs are eligible for all entitlements defined for the formal users (formal tenants) under "Permanent loss of private parcels" (please see above). The user will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. During construction, the Company, based on engagement with the local communities, will ensure that safe crossing paths are provided to agricultural lands and grazing areas fragmented by the Motorway from the residential areas (in alignment with the community health and safety measures defined in the Project ESIA). <u>Land will be reinstated and delivered to the formal user of the land at the end of the temporary usage period by the EPC Contractor.</u>
	Informal users	Sahintepe: - EAK Mobilisation Site (Parcel no. 1446/5): Previous agricultural and grazing use by Sahintepe PAPs - Hosdere Material (Lime) Borrow Site: 1 informal user - Yesilbayir Concrete Plant (Batch Plant): 5 informal users Further PAPs to be determined for other temporary facilities (incl. contractor and subcontractor) that are under consideration (to be decided by the Company in agreement with KGM). Current use by communities (if any) are noted in Appendix A.2.	No compensation for land is provided to informal users for temporary land use by the Project. However, informal users are eligible for compensation for trees and structures (e.g. fixed improvements/investments) on the land they use informally as per Article 19 of the Expropriation Law on the condition that they can prove ownership for these trees and structures.	PAPs are eligible for all entitlements defined for the informal users (formal tenants) under "Permanent loss of private parcels" (please see above). The user will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. During construction, the Company, based on engagement with the local communities, will ensure that safe crossing paths are provided to agricultural lands and grazing areas fragmented by the Motorway from the residential areas (in alignment with the community health and safety measures defined in the Project ESIA). <u>Land will be reinstated and delivered to the informal user of the land at the end of the temporary usage period by the EPC Contractor.</u>
Temporary loss of state-owned parcels during construction (including access restrictions)	Owners (Governmental institutions)	Please see Appendix A.2 for the ownership status of the facilities Majority of the parcels are owned by state or legal entities except the 2 private owners for the following: - EAK Mobilisation Site (ID: 6) and - Sahintepe Beam Production Plant (ID 11)	Treasury lands and non-registered are allocated to the Project based on application of KGM without any payment. Cash compensation is provided by KGM to legal entities in line with protocols made and parcels are transferred to KGM.	-
	Formal users (formal tenants)		Temporary allocation – no expropriation.	PAPs are eligible for all entitlements defined for the formal users (formal tenants) under "Permanent loss of state-owned parcels" (please see above). The formal users will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. During construction, the Company, based on engagement with the local communities, will ensure that safe crossing paths are provided to agricultural lands and grazing areas fragmented by the Motorway from the residential areas (in alignment with the community health and safety measures defined in the Project ESIA). <u>Land will be reinstated and delivered to the user of the land at the end of the temporary usage period by the EPC Contractor.</u>
	Informal users		Temporary allocation – no expropriation.	PAPs are eligible for all entitlements defined for the informal users (formal tenants) under "Permanent loss of state-owned parcels" (please see above). The informal users will be entitled to access livelihood restoration, improvement and/or assistance measures as defined in Section 5.7. During construction, the Company, based on engagement with the local communities, will ensure that safe crossing paths are provided to agricultural lands and grazing areas fragmented by the Motorway from the residential areas (in alignment with the community health and safety measures defined in the Project ESIA). <u>Land will be reinstated and delivered to the user of the land at the end of the temporary usage period by the EPC Contractor.</u>
Non-land related impacts due to construction (e.g. dust, excavation, traffic, blasting, etc.) that	Owners and formal/informal users of lands and assets – as applicable	To be determined on a case-by-case basis Grievance registers are kept by the Project CLO as part of grievance logs	-	1) Construction-related Measures - The SPV will ensure that construction-related environmental measures are implemented to avoid, minimise and/pr rectify impact on water resources, air emissions, vibration, etc. in line with the Project ESIA. - The SPV will commission an independent third-party assessment for the identification and management of impacts on houses and complete the assessment for related structures prior to construction. - The SPV will ensure that the construction and works sites temporarily used during construction are rehabilitated upon completion of construction activities at each site in line with the Project ESIA.

Type of Loss/ Impact	Category of PAP	Number of Affected Parcels/ Households	Compensation as per National Legislation	Entitlements as per EBRD PR5 and IFC PS5 – Associated costs to be covered by the SPV from RAP Fund (in addition to Compensation as per National Legislation)
may lead to impact on lands, livestock, other properties, crops, quality and quantity of surface or groundwater resources, etc.)				<p>2) Monitoring, Grievance Management and Corrective Measures:</p> <ul style="list-style-type: none"> - The SPV will ensure that claims on damage to properties are investigated and assessed through reputable independent experts and cash compensation is provided to affected persons for any valid damage claims (liabilities for contractor and subcontractor will be specified in agreements). As required based on the results of this investigation and assessment of the independent experts, damaged buildings/structures will be renovated/or re-built; households will be relocated to a proper place at their choice and tenancy fees will be paid by the company during that temporary resettlement period. A health and safety check will be done on the situation of the renovated buildings prior to approval for residents to go back to their homes. - The Company will conduct monitoring of E&S impacts as defined in the Project ESIA and implement the Project Grievance Mechanism to collect, manage/resolve and monitor grievances related to construction phase impacts. <p>3) If livelihood loss is verified, all livelihood costs will be compensated by the EPC Contractor in line with this RAP requirements.</p>
Temporary interruption/disturbance to services and infrastructure (e.g. electricity)	Beneficiaries of affected services, infrastructure – if any	To be determined on a case-by-case basis	-	<p>1) Construction-related Measures</p> <ul style="list-style-type: none"> - The SPV will ensure collaboration with the related authorities/institutions and take necessary measures on-site to minimise the duration and impact of temporary interruption/disturbance to services on beneficiaries. <p>2) Monitoring, Grievance Management and Corrective Measures</p> <ul style="list-style-type: none"> - The Project CLOs will inform the beneficiaries of the services on the schedule and nature of the interruption and update the information on Project-grievance mechanism in advance of the start of interruption. - The SPV will ensure and monitor that the affected infrastructure and services are reinstated immediately after the completion of relevant construction, displacement, etc. works. - The SPV will ensure implementation of the Project Grievance Mechanism to collect, manage/resolve and monitor grievances related to construction phase impacts. <p>Any damages to services and infrastructure will be reinstated by the EPC Contractor</p>
Impacts During Operation				
Operation phase E&S impacts (e.g. operation phase noise, vibration, air quality, community health and safety) on	Residential structures/houses that cannot be mitigated to levels compliant with Project standards through operation phase ESMMP	To be determined during operation phase E&S monitoring, if any	-	<p>1) Operation Phase E&S Measures in line with Project ESIA, ESMMP and subject-specific management plans and procedures</p> <p>2) Monitoring, Grievance Management and Corrective Measures</p> <p>The owners/users of the two houses, who will not be relocated but who are in close proximity to the Motorway, may be affected from visual and noise impacts during operations phase. The SPV will monitor the potential impacts to these households on regular basis</p> <p>These PAPs will be granted the right to request acquisition of their houses/assets within three (3) years upon commissioning of the Motorway if they are negatively affected by the operational impacts such as noise. Evaluation of the request for acquisition will be made under sole discretion of the SPV, in consultation and agreement with the homeowners/users in line with the Lenders requirements and based on the outcomes of the periodical E&S monitoring works (internal and external) that will be conducted internally by the SPV E&S team and externally by the IESC on behalf of the Lenders. These households will be eligible for all compensation and resettlement assistance defined for permanent allocation of houses above.</p>

5.7. Livelihood Restoration, Improvement and Assistance

In line with EBRD PR5 and IFC PS5, livelihood¹²³ restoration is required for the owners and users of affected lands as well as business owners and employees of the businesses affected by the Project. Therefore, this RAP outlines livelihood restoration and improvement measures to be developed and offered to affected people and businesses. For affected businesses, livelihood restoration and improvement measures will aim at avoiding potential business shut down or reduction of the operational capacity and resulting impacts to business and employees.

Restoration of the livelihoods of affected businesses has been one of the key drivers of RAP entitlements (Section 5.6) and budget (see Section 8.2). The following entitlements have been included in the RAP to enable relocated businesses to sustain their economic activities at the new premises through a well-designed relocation process providing the necessary financial and organisational support:

- Early consultations and notification for land acquisition process: The SPV will notify the owners and tenants of the affected businesses at least 3 months¹²⁴ in advance of the start of expropriation in consideration of the expropriation programme of KGM to avoid forced eviction and allow sufficient time for resettlement planning and preparation to allow the businesses planning the relocation process
- Business Consultancy Support to be provided to the businesses that will relocate (with specific measures for business owners and employees including vulnerable persons, such as female, migrant and informal workers
- Support for finding new premises
- Pre-relocation Financial Support Package for Business owners:
 - Cash compensation to cover cost of fixed (non-movable investments/improvements) at Full Replacement Cost
 - Moving allowance to cover disassembly, transportation and assembly costs
 - Business relocation support package to cover other relocation-related expenses such as real estate agent service fee, title deed transfer costs, potential transaction costs, subscription fees, permit renewal costs including preparation of relevant documentation, cost of approvals to be secured from related authorities, etc.
- Post-relocation Financial Support Package to Business owners for temporary business interruption (net income loss support)
- Financial Support Package for Employees for temporary business interruption (salary support)

¹²³ According to the Resettlement Guidance and Good Practice document of the EBRD (2017), a livelihood comprises the capabilities, assets and activities required for a means of living such as; wages from employment, cash income earned through an enterprise or through sale of produce, goods, handicrafts or services, rental income from land or premises, income from a harvest or animal husbandry, share of a harvest (such as various sharecropping arrangements) or livestock production, self-produced goods or produce used for exchange or barter, self-consumed goods or produce, food, materials, fuel and goods for personal or household use or trade derived from natural or common resources, pensions, various types of government allowances (child allowances, special assistance for the very poor), remittances from family or relatives.

¹²⁴ 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 – notifying 3 months in advance of start of expropriation 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 prior to land entry.

Restoration of the livelihoods of land users: For the compensation of losses and restoration of the livelihoods of affected land owners/users, the following entitlements included in the RAP (please see Section 5.6) have been taken into consideration:

- Replacement Land Search Support
- Top-up Cash Compensation to achieve Full Replacement Value for Land
- Agricultural Consultancy Support will be provided to land owners/users including specific livelihood restoration and improvement projects which will be developed and implemented in consultation with PAPs and related stakeholders
- Crop payments to formal and informal users
- Small costs in relation with Official Procedures for Land Acquisition (e.g. working capital fund for title deed transaction for new land purchases, inner city and inter city transportation costs, costs related to inheritance and succession, power of attorney costs)
- Moving assistance and/or allowance for relocating movable assets to alternative lands
- Soft support for enhanced information and notification of PAPs on land acquisition process and their rights as per this RAP through face-to-face meetings, information documents (e.g. GLAC) to be distributed, identification of heirs of the affected lands and assets, support to obtain inheritance certificates from the closest notary, etc.

For the identification of needs of the communities and affected households and planning the specific livelihood restoration and/improvement measures targeting affected households based on their needs, a field survey was conducted by the RAP Consultant and the Senior Expropriation and Valuation Expert on 11-14 June 2022 and interviews were conducted with the users of affected agricultural and constructible parcels (for agricultural purposes). These interviews covered heads of 18 households (all male)¹²⁵.

Summary of the interviews with users on livelihood restoration and/improvement, which are key to the design of livelihood restoration measures, is provided below.

- Agriculture is mostly conducted as dry farming to grow forage required for livestock raised by the households (more than 80% of the households). Livestock activities mainly include meat and dairy products production, whilst sacrificial ovine animals are also raised by the households as an economic activity. Except for 3 households, all households own bovine and/or ovine animals. These 3 households (with no livestock activity – 2 in Sazlibosna and 1 in Nakkas) conduct agriculture to earn income from selling agricultural products. Based on the consultations with the users of affected lands and regional knowledge of the experts, livelihood restoration, improvement and assistance measures that can support livestock activities of the households, with further measures designed for households that conduct agricultural production only, are considered as the focus of livelihood restoration, improvement and assistance within the scope of this RAP.
- Rotation of crops (wheat-sunflower-barley) is practiced except for 2 households – 80% as wheat and sunflower rotation schemes. Wheat, barley, oat and sunflower (every 2 years) are the typical crops grown by almost all households. Alternative crops with higher net income such as legumes (e.g. chickpeas, lentil, beans, etc.) are not suitable for the affected households in this region as these crops are not utilised to support livestock activities.
- As all households practice dry farming crops suitable for irrigated farming are not suitable. Melon and watermelon gardening has been experimented previously however the produces were not adequate in size thus did not have sufficient demand in the market. Corn has been experimented as an alternative crop with higher income by part of the households in the past but is not preferred due to stealing incidents that has been happening in the region.

¹²⁵ In addition to 23 users interviewed as part of the RAP surveys of June 2022, 3 land users approached by the RAP Consultant did not accept responding to interview questions even though the users were clearly informed about the objective and scope of the RAP surveys and study. One of these households clarified that his concerns around any issue that may come up due to informal use of land is the reason for not responding to interview questions.

- External labour force is not mostly available for agriculture in the region but used for herding in some of the affected settlements (see Section 4.2.8.1). Thus, households do not prefer switching to alternative crop types that would require labour intensive agricultural businesses and rather continue with the existing dry farming practices.
- Only one of the households reported water well ownership (licensed) however he does not prefer irrigated farming due to high cost of water extraction. It should be noted that water resources available for irrigation is scarce in the region. The planned use of Sazlidere Dam is supplying drinking water to Istanbul region, and it is not permitted to supply irrigation water from Sazlidere Dam reservoir. There are strict rules being applied by the State Hydraulic Works (DSI) restricting permitting processes for groundwater wells.
- There is one household conducting beekeeping (owns 40 beehives – paid employee at the municipality and beekeeping has not been reported among the top 3 main income sources). The household is keen to expand the capacity of existing beekeeping activities.
- There is one household providing slaughtering/butcher services (formality is not clear – it is understood that he has license for certain type of activities such slaughtering for sacrificing). The household is keen to increase capacity of existing slaughtering equipment (3 hoist systems) noting that formality of this economic activity requires verification.
- Replacement agricultural land alternatives are not widely available in the region as the settlements are rapidly becoming urbanised with ongoing zoning plan developments. One of the 3 households (in Sazlibosna), which conduct agriculture to earn income from selling agricultural products (no livestock activity), has found a replacement agricultural land alternative in the region (area of agricultural land affected by Project is 64 da and the replacement agricultural land has an area of 400 da). The replacement land is owned by others and the PAP considers formally renting this land to grow his existing agricultural business.
- One of the households (in Sahintepe) which conduct agriculture to grow forage crops required for livestock activities has lost approximately 100 decare of agricultural land due to Project. This household by cleaning stones from his existing non-affected agricultural lands (north of Sazlidere Cable Stayed Bridge construction site) has made approximately 80 decare of land available for agriculture.
- The common agricultural support request of the households is provision of agricultural equipment and support for small-scale investment, as listed below:
 - Seed selecting machine (selector) – currently such machinery is rented by the affected communities from suppliers based in Thrace region (for community use)
 - Ration animal feed machine (for community use)
 - Baling machine, sowing machine (for household use)
 - Mobile generators (for community use)
 - Solar panel systems (for household use) to provide electricity to machinery and equipment used to support livestock activities at the household level (e.g. refrigerators for milk storage, milking machine, forage mixers, etc.) – to be installed on top of house or barn roofs whichever feasible (noting that roofs may require adjustment or improvement) and solar panel systems would require periodical maintenance
- Households have different views towards agricultural consultancy support. Part of the households (9 households) are of the view that such support would be beneficial, and they would benefit from soil surveys and recommendations to be made based on such surveys whilst part of them do not think they require consultancy as they have sufficient knowledge and experience in agriculture (3 households). These households noted that soil analyses have been conducted in the past recommending reduced use of fertilisers; however, reduced fertiliser applications did not result in enhanced economic outcomes thus they have continued applying fertilisers based on their conventional knowledge and experience. Currently, fertilisers are applied at relatively high rates.

To provide input to the livelihood restoration, improvement and assistance planning, further consultations were held with the Arnavutkoy District Directorate and data from Catalca District Directorate were reviewed. Summary of the key considerations are provided below:

- In one of the neighbourhoods (in Arnavutkoy district) affected from the existing sections of Northern Marmara Motorway, soilless agriculture practices (e.g. for vegetable production) in small-scale greenhouses have started to be practiced by households recently. These practices result in relatively higher agricultural incomes on limited lands (i.e. 1 decare). Water requirement for this kind of activity is limited and where available, households earning high income tend to provide water from municipal network. There is adequate demand and market in the region.
- Due to increasing cost of bailing wires, households have preference to use corded bailing machines.
- Agricultural credit cooperatives are not available in the affected settlements at present. Due to challenges for setting up and maintaining such cooperatives, establishment of cooperatives are not preferred by households in the region.

In parallel to interviews with the users of affected parcels for agriculture, further engagement with the owners of the affected businesses were conducted to update the data collected in the RAP surveys of 2021 and obtain information on the current status of relocation planning and support needs during the relocation and business re-establishment process.

Based on the information and feedback collected from affected households and businesses on livelihood restoration and improvement through RAP Surveys of June 2022, measures have been specified in this RAP as presented in the following sub-sections.

As the RAP Implementation progresses, consultations of the SPV with the affected people and businesses (business owners and formal/informal employees) will continue on 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.

5.7.1. Affected Lands

Detailed entitlements for the owners, formal and informal users of affected lands is previously presented in Section 5.6. The livelihood restoration, improvement and assistance measures to be provided to agricultural users of affected parcels are summarised in Figure 5-1 and detailed in Table 5-5 and

Table 5-9.

All persons using the affected lands for generating agricultural income (including both formal and informal users – regardless of their total productive agricultural area) will be eligible for entitlements and livelihood restoration and improvement measures defined in this RAP (please see Section 5.6 for the Entitlements Matrix).

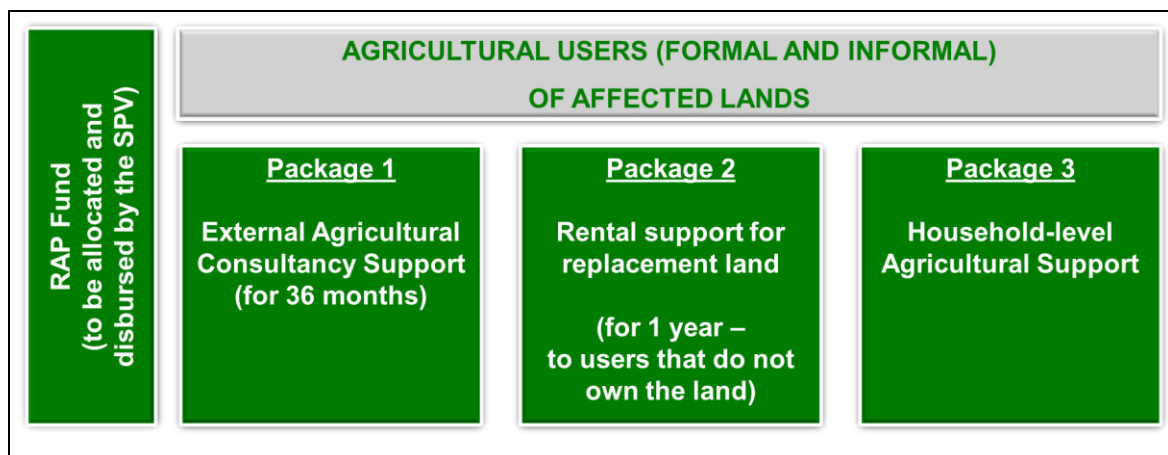


Figure 5-1. Summary of Livelihood Restoration, Improvement and Assistance Packages for Affected Lands

Table 5-5. Package 1: External Agricultural Consultancy Support

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	External Agricultural Consultancy Support to interested affected households for 36 months (covering construction phase and initial months of commissioning and operation phase)
Level of Support	Household-level (may be combined with community-level programs as appropriate)
Number of Households	<p>100 households</p> <ul style="list-style-type: none"> - 80 households engaged in forage crops production to support livestock activities - 20 households engaged in agricultural production only (no livestock activity is conducted by these households) <p>If additional households whose economic activities affected by the Project are identified during RAP implementation, they will also be entitled to livelihood restoration, improvement and/or assistance measures.</p>
Description of the Package	<p>The SPV has hired an external Agricultural Consultancy Company in Q2 2023 comprising a team of experts specialised in developing and implementing livelihood restoration measures.</p> <p>The consultancy services by the external Agricultural Consultancy Company will be provided for 36 months – throughout the RAP implementation period.</p> <p>The main consultancy and guidance services to be provided by the Agricultural Consultancy Company will include the following:</p> <p>1) Baseline Review, Field Surveys and Finalisation of Needs and Opportunities Analysis</p> <p>1a) Review the consultations done with the affected communities and households as part of RAP preparation to finalise/refine the assessment of needs and opportunities for communities and households (detailed interviews are foreseen to be conducted with all agricultural users – currently 80 users)</p> <p>1b) Evaluation of alternative crop types and agricultural production activities with higher yield potential</p> <p>Agricultural Consultancy Company, in consultation with the PAPs, District Directorates of Agriculture, etc. will evaluate alternative crop types with higher yield potential and decide on the crop types to be supported as part of the livelihood restoration and improvement program. Based on the interviews with PAPs, the following crops are currently considered as alternatives that may be suitable for the region and PAPs (in consideration of irrigation water limitations, PAPs' current practices and preferences, unavailability of external labour force in the region), and to be further evaluated by the Agricultural Consultancy Company:</p> <ul style="list-style-type: none"> - Ryegrass – alternative forage crop - Sainfoin ("<i>korunga</i>") – effective forage known to enhance productivity of livestock <u>activities with the ability of nitrogen fixation in soil</u> - <u>Triticale – market demand to be evaluated</u> - <u>Vetch ("<i>macar fiğ</i>") – impact of high level of precipitation and difficulties in cultivation to be evaluated</u> - <u>Oil seed rape (canola) – high yield</u> - <u>Lavender – product with adequate market demand especially in metropolitan areas as Istanbul</u> <p>Applicability and feasibility of greenhouses, soilless agriculture (e.g. for vegetable production) in greenhouses, green herbs¹²⁶ cultivation in shallow tunnels (1-1.2 m high) and fruit production will be evaluated in consultation with the PAPs and related authorities. Noting that water requirements for soilless agriculture is anticipated to be minimum, water requirements, availability and supply alternatives will be considered as part of the evaluation.</p> <p>2) Development and Delivery of Training Program on Agricultural Production and Animal Husbandry</p> <p><u>2a) Trainings on production of alternative forage crops including demonstrations</u></p> <ul style="list-style-type: none"> - Cultivation of blended forage crops - Trainings on rotation of crops and benefits and preparation of demonstration areas - Trainings on fertiliser applications and reduction of cost of fertilisers including trial applications (e.g. improvement of soil conditions through use of leonardite, utilisation

¹²⁶ Green herbs such as mint, parsley, dill, romaine lettuce, iceberg lettuce, rocket, etc. are crops demanded and consumed by households all year round. These crops have high demand in metropolitan areas such as Istanbul. As the crops can be sold directly to final consumers in Istanbul, this is considered as an economically advantageous (when compared to a similar activity conducted in rural areas) livelihood restoration and improvement project for the PAPs.

Information	Livelihood Restoration, Improvement and/or Assistance Measure
	<p>of legumes for enhancing nitrogen fixation capability of soils, etc.)</p> <ul style="list-style-type: none"> - Availability of and access to higher quality seeds/species for existing crops to improve productivity of existing agricultural practices - Efficient use of existing cool storage depots owned by local communities - Improving access to markets and sales strategies <p><u>2b) Trainings on improving nutrition value of forage crops and enhancing benefits to animals:</u></p> <ul style="list-style-type: none"> - Silage demonstrations - Utilisation of whole forage crops and gramineae - Preparation of cost effective and nutritious forage crop ratios <p><u>2c) Trainings on livestock breeding</u></p> <ul style="list-style-type: none"> - Animal diseases and treatment methods - Impact of shelter conditions on productivity and improvement of animal shelter conditions - Husbandry and feeding practices for lamb and calf - Husbandry and feeding practices for cows and sheep - Cost analysis for animal husbandry businesses - Animal shelters and use of equipment <p><u>2d) Beekeeping trainings</u> (to households conducting beekeeping as additional income source currently and households interested in starting-up beekeeping business as an additional income source)</p> <p>3)Provide Consultancy Support for Site Implementation of Measures</p> <p>The external Agricultural Consultancy Company will plan and provide guidance for the distribution of agricultural input and materials and other support to households. Agricultural Support Package that will cover distribution of materials to households (including budget) is detailed in Table 5-7.</p> <p>The SPV will ensure distribution of agricultural inputs and materials under the guidance and oversight of external Agricultural Consultancy Company. The cost of input and materials will be covered by the SPV from RAP Fund.</p>
Timetable	<p>External Agricultural Consultancy Company has been appointed by the SPV in June 2023.</p> <p>The consultancy services by the external Agricultural Consultancy Company will be provided for 36 months – throughout the RAP implementation period.</p>

Table 5-6. Package 2: Rental Support for Replacement Land for 1 year

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Level of Support	Household-based
Number of Households	<p>100 households – formal (renter) and informal users who use the affected lands which they do not own:</p> <ul style="list-style-type: none"> - 80 households engaged in forage crops production to support livestock activities - 20 households engaged in agricultural production only (no livestock activity is conducted by these households)
Description of the Package	<p>If additional households whose economic activities affected by the Project are identified during RAP implementation, they will also be entitled to livelihood restoration, improvement and/or assistance measures.</p> <p>To support PAPs (who do not own the land they use for agriculture) in finding replacement agricultural land for rental, the SPV will provide the user with compensation/ support <u>equivalent to the rental fee of the lost agricultural area for 1 year</u>. SPV will provide support for coordination with relevant authorities and institutes for accessing similar replacement land for rent (ideally continuation of rental agreement from previous landlord for an alternative agricultural land parcel) with better or improved quality and security of tenure. The maximum market rental prices per national Farmer Registration System of the related year will be applied in the determination of rental allowance.</p>
Timetable	Following the completion of Needs and Opportunities Analysis by the External Agricultural Consultancy Company appointed by the SPV)

Table 5-7. Package 3: Household-level Agricultural Support

Information Measure	Livelihood Restoration, Improvement and/or Assistance Measure Household-level Support for Agricultural Support
Level of Support	Household-level
Number of Households	<p>1) Seed distribution (e.g. ryegrass, triticale, vetch, etc.)</p> <ul style="list-style-type: none"> - Number of households: 100 (including 20 households engaged in livestock activity in Kayabasi and Sahitepe) - Total area to be covered: 2,000 da per one application - Number of seed application: 2 <p>2) Fertiliser distribution (e.g. leonardite, humic acid, soil conditioners, etc.)</p> <ul style="list-style-type: none"> - Number of households: 100 - Total area to be covered: 2,000 da per one application - Number of seed application: 1 <p>3) Beekeeping materials distribution (beehives and materials – for existing households engaged in beekeeping or households interested in starting up beekeeping business)</p> <ul style="list-style-type: none"> - Number of households: 10 - Number of beehives to be distributed: up to 10 per households (which is considered to be the minimum number recommended to start the activity). <p>a.2 households (currently engaged in beekeeping)</p> <ul style="list-style-type: none"> i. 1 household in Basak (to be physically displaced) ii. 1 household in Samlar <p>b.8 potential additional households (noting that request has been received from households during RAP surveys to date. On the other hand potential requests of households during implementation will be considered)</p> <p>4) Other agricultural supports such as supports for greenhouse production, fruit trees/production, etc. depending on the applicability and feasibility (to be evaluated by external Agricultural Consultant in consultation with the PAPs).</p> <p>If additional households whose economic activities affected by the Project are identified during RAP implementation, they will also be entitled to livelihood restoration, improvement and/or assistance measures.</p>
Description of the Package	The SPV will ensure distribution of agricultural inputs and materials under the guidance and oversight of external Agricultural Consultant as summarised above. The cost of input and materials will be covered by the SPV from RAP Fund. The consultancy required to support this package is defined in Table 5-5.
Timetable	Year 1 after execution of Finance Agreement – Planning and distribution of agricultural seeds and inputs to households. Year 2 and 3 – Monitoring and evaluation of effectiveness and success of livelihood restoration, improvement and assistance measures, planning and implementing corrective actions as required.

In addition to the livelihood restoration and improvement packages described above, the support and measures described in Table 5-8,

Table 5-9, and Table 5-10 will be provided as inherent components of RAP implementation.

Table 5-8. Cash Compensation for Crops

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Cash compensation for crops
Level of Support	Household-level
Number of Households	35 users on 372 parcels that have already been entered
Description of the Package	The SPV will provide cash compensation for crops in case of land entry earlier than the harvesting period.
Timetable	<p>For parcels entered already, the SPV, through EPC, has completed crop payments to all users as of August 2022 (to 35 agricultural users on 372 affected parcels) to compensate the agricultural production period of 2021-2022.</p> <p>Second round of compensation payments has been completed by the SPV to these users in summer 2023 for compensation of agricultural production period of 2022-2023.</p> <p>For the next periods of the Project, it is the SPV's objective not to enter any land with standing crops through planning the construction schedule accordingly.</p>

Table 5-9. Measures to Avoid/Minimise Access Restrictions for Livestock Activities – Community-level

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Measures to avoid/minimise access restrictions for livestock activities – Provision of safe access paths for crossing the construction corridor to access grazing areas fragmented by the corridor
Level of Support	Community-level
Beneficiary Communities	15 Households in Sahintepe (Muratdere locality) 4 households in Kayabasi
Description of the Package	<p>The SPV, based on engagement with the local communities, shall ensure that safe crossing paths are provided to fragmented lands used for grazing during construction.</p> <p>The SPV will monitor the effectiveness and safety of the access paths throughout the construction phase. Through monitoring, engagement with land users and Project grievance mechanism, potential impacts/issues will be identified and corrective measures/actions will be planned and implemented by the SPV as required on a case-by-case basis.</p>
Timetable	<p>Measures have been planned and put in place by the SPV in parallel to RAP preparation; further measures would be planned and implemented as necessary during RAP implementation</p> <p>Monitoring to start immediately after the implementation of measures</p>

Table 5-10. Priority in Project Employment

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Priority in Project employment during construction phase for farmers with significant impact on their agricultural business integrity (e.g. farmers who lose more than 20 percent of the total productive area through land acquisition)
Level of Support	Household-level
Number of Households	<p>Please see Section 4.2.8.1 for detailed description of vulnerabilities within the Project Affected Households</p> <ul style="list-style-type: none"> - 3 physically displaced households with vulnerable members - Households whose livelihoods are significantly affected by the Project (e.g. farmers who lose more than 20 percent of their total productive land to Project land acquisition) – determined during RAP based on self declaration; to be determined/verified on a case-by-case basis with field surveys as part of RAP implementation - Households with low income (i.e. lower than applicable minimum wage in Türkiye) – determined during RAP based on self declaration; to be determined/verified on a case-by-case basis with field surveys as part of RAP implementation
Description of the Package	At least one member of the households with vulnerable members or households that experience significant impact on their agricultural business integrity due to loss of agricultural land through Project-related expropriation will be given priority in Project employment during construction phase should they meet Project's employment criteria (e.g. education, skills, H&S considerations, etc.).
Timetable	Throughout construction

5.7.2. Affected Businesses – Business owners and Employees

Table 5-11. External Business Consultancy Support

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	External Business Consultancy Support to business owners for 36 months (covering construction phase and initial months of commissioning and operation phase)
Level of Support	Business-level
Number of Businesses	14 businesses to be relocated
Description of the Package	<p>The SPV has retained an External Business Consultancy Company (Business Consultant) in Q2 2023 consisting of a team of experts specialised in business development and management for micro, small and medium sized enterprises.</p> <p>The consultancy services by the external Business Consultancy Company will be provided for 36 months – throughout the RAP implementation period.</p> <p>The consultancy services are framed as follows (based on preliminary consultation with a candidate Business Consultancy Company during RAP preparation):</p> <p><u>1)Provide Consultancy Support to Business Relocation Planning</u></p> <p>The Business Consultancy Company will review each business to identify business-specific needs and key considerations for relocation planning and provide advice on relocation process based on such needs (e.g. advice on advantages and disadvantages of relocation sites in terms of sustainability of business, organisation of shifts to ensure minimisation of business interruption period, measures to be taken to minimise loss of time and income during relocation).</p> <p><u>2)Conduct Needs and Opportunities Analysis for Each Affected Business</u></p> <p>The Business Consultancy Company will review each business to identify business-specific needs and opportunities – with input from external technical experts as required. Such needs and opportunities may include but not be limited to the following and be business-specific:</p> <ol style="list-style-type: none"> Financial opportunities (e.g. access to available grants, loans, etc. depending on the type of the business and sector) Job-specific training needs that may help businesses increasing their efficiency, productivity and profitability Certification and accreditation opportunities that may help businesses to grow their turnover, increase profitability and efficiency, etc. Available softwares designed to increase efficiency of existing processes E-commerce opportunities for businesses that have the potential but do not have knowledge or experience Export opportunities for businesses that have the potential but do not have knowledge or experience Marketing strategies and tools that may help the businesses grow their turnover, access to international markets, etc. Technical investment opportunities that may help businesses to reduce their operational costs (e.g. energy investments such as utilisation of solar power systems where technically and financially feasible) <p><u>3)Provide Business Management Consultancy Support</u></p> <ol style="list-style-type: none"> Capacity Building Consultancy to improve efficiency of existing processes, productivity and increase profitability with the objective of growing turnover of the business after relocation and re-establishment of the business at the new premises Provide consultancy on potential partnerships in relevant business sectors (to access specific financial opportunities through partnership, expand bidding and business opportunities)

Information	Livelihood Restoration, Improvement and/or Assistance Measure
	<ul style="list-style-type: none"> c) Provide consultancy on general management approaches (e.g. financial management, human resources management) d) Inform the affected businesses about certifications, accreditations, management systems (e.g. environmental, occupational health and safety, quality, etc.) available to businesses of similar characteristics and provide guidance and technical support to affected businesses in their application process to suitable opportunities (e.g. preparation of application documentation) (please see below for envisaged contribution to the costs of such certifications, accreditations, systems, etc.). e) Provide consultancy on formalisation of informal workforce where applicable to the business (e.g. through benefiting from existing state programmes supporting formalisation of employment) <p><u>4)Provide Consultancy and Guidance on Access to Financial Instruments</u></p> <ul style="list-style-type: none"> a) Inform affected businesses about financial opportunities, incentives, grant programmes, loans, etc. available to businesses of similar characteristics b) Provide guidance and technical support for accessing to such opportunities (e.g. preparation of application documentation if this does not require involvement of specialised consultants or providing advice on consultants that are specialised in proceeding the application process) <p><u>5)Develop a Programme for General and Business-specific Trainings (based on Needs and Opportunities Analysis – with input from technical experts as required)</u></p> <ul style="list-style-type: none"> a) Job-specific trainings that will vary for each business and tasks delivered by employees to enhance the employees in their existing professions and increase efficiency of business operations (to be developed based on needs and opportunities analysis, e.g. boilerman or operator trainings for relevant businesses). b) Awareness raising trainings on human rights, gender equality, sustainability and health and safety culture c) Trainings that may support social cohesion of migrants at the workplaces <p><u>Implementation Support within the Allocated Fund</u></p> <p>Please see Table 5-13.</p> <p><u>Provide Consultancy Support during Implementation</u></p> <p>The Business Consultancy Company will provide implementation consultancy services for the above items throughout the RAP implementation period. The consultancy and monitoring services will be included in the management fee of the Business Consultancy Company (please see Section 8.2).</p>
Timetable	<p>External Business Consultancy Company has been hired by the SPV in Q2 2023.</p> <p>Business Consultant to provide ongoing services throughout the RAP Implementation period (36 months).</p>

Table 5-12. Financial Support Package for Business Owners

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Financial support package for business owners – for relocation and temporary business interruption period
Level of Support	Business-level
Number of Businesses	14 businesses to be relocated
Description of the Package	<p>Financial support package consisting of the following components will be provided to the owners of affected businesses (owner or tenant of the affected business structure) to support them finding suitable relocation premises and successfully re-establish and continue their business:</p> <p>1) Pre-relocation support:</p> <p>Cash Compensation to cover cost of fixed (non-movable) investments/improvements at Full Replacement Cost done by the business owner at the <u>existing</u> business structure will be paid by the SPV to business owner. This will cover fixed investments/improvements done for the interiors and exteriors of the building. Please see Section 5.6 for details of the support mechanism.</p> <p>Moving allowance to cover disassembly, transportation and assembly costs for relocation of movable assets (e.g. machinery, equipment, stock of materials/products, etc.) to the new workplace. Moving costs are specific to each business (e.g. sensitive industrial machinery and equipment, stock of materials, furniture, products, etc.). Please see Section 5.6 for details of the support mechanism.</p> <p>Business relocation support package to cover other relocation-related expenses such as real estate agent service fee, title deed transfer costs, potential transaction costs, subscription fees, permit renewal costs including preparation of relevant documentation, cost of approvals to be secured from related authorities, etc. Please see Section 5.6 for details of the support mechanism.</p> <p>Rental allowance for the tenant business owners (3 months). Please see Section 5.6 for details. Affected businesses declared their rental rates for the last year as part of RAP surveys and they have been informed that declarations will be subject to verification by the SPV teams prior to delivery of support. Current rental amounts of affected tenant businesses will be verified by the financial and accounting teams of the SPV based on the rental agreements (where available, noting that all affected tenant businesses confirmed that they have formal rental agreements in place except a local meat restaurant for which formality of agreement needs verification). Please see Section 5.6 for details of the support mechanism.</p> <p>2) Post-relocation support:</p> <p>Net income loss support to cover economic losses during temporary business interruption period up to 6 months until successful reestablishment of the affected business: The SPV will provide monthly cash compensation support to affected business owners to compensate net income loss during the temporary business interruption period. Please see Section 5.6 for details of the support mechanism.</p>
Timetable	Specific to support type as defined in Section 5.6.

Table 5-13. Business Management Implementation Support Package

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Business Management Implementation Support Package
Level of Support	Business-level
Number of Businesses	14 business owners at businesses to be relocated
Description of the Package	<p>The Business Consultant will develop business-specific measures for successful relocation and re-establishment of businesses at the new premises as described in Table 5-11.</p> <p>The SPV will allocate an additional fund ("Business Management Implementation Support Package") to <u>contribute</u> to the implementation costs of the business-specific measures within the limits of the allocated budget (as indicated in the last row). Some of the examples for the business-specific measures for which contribution to costs will be provided from this package, may include but are not limited to the following:</p> <ul style="list-style-type: none"> • Engaging technical experts for business-specific assessments • Delivery of general and job-specific training programmes by technical experts • Contribution to cost of certifications, accreditations • Initial set-up of specific softwares as identified by the Business Consultant. <p>Within the limits of the defined budget (as indicated in the last row), the Business Consultant will develop a fair and proportionate mechanism to allocate shares from this budget to relevant businesses based on their number of employees, annual turnover rates and business-specific needs (e.g. employees of certain businesses may not need job-specific trainings or not each business may need certifications, accreditations, etc.) through a tailor-made approach. Majority of the budget is anticipated to be utilised for engaging technical experts for business-specific assessments and delivery of general and job-specific training programmes by technical experts.</p> <p>In line with the job-specific skills training programme developed by the Business Consultant based on needs assessment and with input from technical experts, the Company will retain competent trainers for the delivery of one-off job-specific trainings to employees to enhance their existing profession (will vary for each business depending on the tasks delivered by employees specific to business operations).</p> <p>Specific eligibility criteria will be prepared by the Business Consultant and disclosed transparently to potentially eligible employees. These trainings will relate both to the existing and potential job opportunities in the Project and/or in the region. Objectives, scope, target groups, durations, etc. of the trainings will be decided by the Business Consultant in consideration of the features of each affected business to be relocated and the specifics of their operations.</p>
Timetable	Throughout RAP implementation

Table 5-14. Financial Support Package to Employees

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Financial support package to employees for relocation and temporary business interruption period
Level of Support	Employee-level
Number of Employees (as of June 2022)	253 employees of businesses to be relocated (including 66 employees with vulnerabilities): <ul style="list-style-type: none"> • 202 formal employees (including 80 female and 122 male) • 41 informal employees (including 2 female and 39 male)
Description of the Package	<p>The SPV will provide up to 3 months of gross salary per employee (who were permanently employed for the past 6 months prior to relocation or at least started working at the affected business before disclosure of RAP).</p> <p>As per the payment mechanism framed by the legal and financial teams of the SPV:</p> <p><u>For formal employees:</u> Salary payments to employees of affected businesses shall be performed via a protocol to be executed between the SPV, Employee and Business Owner. Amount of the payment shall be identified according to the last payroll of the employee (also Social Security Institution – SGK register for last month will be requested from the business owner). The formal employees who were permanently employed as of (i) date of consent (agreements) executed with the owners in case of Art. 8 agreement cases or (ii) date of Art. 27 court decisions in case of court cases. All payments shall be done directly to the employees’ bank account.</p> <p><u>For informal employees:</u> Employment status and amount of payment will be confirmed based on consultations with the affected informal employee, business owners and/or other employees and/or other relevant trustee parties and review of any relevant documentation/evidence (to be done at different times to verify declarations). The informal employees working at the affected business at the time of the early consultations and notification for land acquisition process shall be eligible for salary compensation. The transaction mechanism shall be decided by the SPV in agreement with the employee through a mechanism guaranteeing that the salary compensation is received by the affected informal employee. All transactions to be done by the SPV for the benefit of informal employees will be appropriately documented.</p> <p>If there are employees who lose their jobs/are dismissed due to reasons that are not under their control and directly related/inevitable due to relocation, this will be identified through RAP monitoring (please see Chapter 7) and following measures will apply to affected employees:</p> <ul style="list-style-type: none"> • Employees will be given priority for employment in the Project construction should they meet Project’s employment criteria (e.g. education, skills, H&S considerations, etc.). • Employees will be provided opportunity to consult to the Business Consultant of the SPV regarding alternative job opportunities that may be suitable for their skill set in the region and other opportunities that may help them find replacement jobs, etc. • As necessary, other special measures will be developed and implemented on a case-by-case basis depending on the conditions of affected employee(s).
Timetable	Financial support package will be made available by the SPV to the employees during the relocation and business re-establishment period (temporary business interruption period)

5.7.3. Vulnerable Groups – Affected Households

The socio-economic baseline data on the vulnerable persons within the affected settlements and vulnerable households and employees have been discussed in Section 4.2 based on the community (full census) and household (based on random sampling) level questionnaires. Informal and formal agricultural users of affected parcels, including household members with vulnerabilities, in affected settlements have been identified based on field surveys and interviews conducted with the settlement heads, leader farmers and other farmers in the settlements along the full alignment in June 2022. The RAP Implementation Team shall keep the socio-economic database of all persons affected by Project-related land acquisition, including households with formal and informal users and vulnerable persons, up-to-date as part of RAP implementation.

During the RAP preparation phase, in consideration of the request of a household with a disabled child and member with no social security (PF-1451/2), design measures have been taken by the SPV to avoid physical displacement. In line with the RAP, this household will be granted the right to request acquisition within three years upon commissioning of the Motorway should there be significant environmental and/or social impacts identified through E&S monitoring works that cannot be mitigated through technically and financially feasible measures to levels compliant with Project standards set by the ESIA Report of the Project.

Vulnerable groups will be entitled to the livelihood restoration and improvement measures described in Section 5.7.3. In addition to other applicable entitlements and measures defined previously, for households with vulnerable members, case-specific in-kind assistance and measures, which will be designed through direct engagement with the affected households in consideration of their special needs, will be provided.

- Specific attention during information, consultation, negotiation and post-resettlement monitoring processes through development and implementation special information and consultation methods and tools designed to address the needs of each vulnerable PAP in line with the Project SEP (i.e. vulnerable persons and groups will be specially informed by the RAP Implementation Team about the land acquisition, RAP, and the grievance mechanism)
- Priority in accessing consultancy services and Livelihood Restoration Projects offered by the RAP
- Assistance to follow-up and/or access to compensation payments as part of RAP implementation
- Assistance in accessing governmental institutions, legal advice, etc. when needed and relevant (e.g. logistical support, communication assistance, assistance with preparation of official application documentation)
- Assisting illiterate, elderly and other persons in need in reviewing and processing official documents relevant to expropriation
- Priority for job opportunities to one of the household members eligible and able to work and meeting the Project's employment requirements
- Assistance in accessing and applying to governmental institutions providing existing support programs to persons with vulnerabilities.

Support to households with vulnerable members/vulnerable people will start in parallel to RAP preparation and provided continuous on an ongoing basis throughout the RAP Implementation period (**36 months**).

Table 5-15. Support and Assistance to Households with Vulnerable Members/Vulnerable Persons

Category	Support Framework	Description of Support	Beneficiaries
All physically and economically displaced households with vulnerable members (including All vulnerability categories identified in Section 4.2.8.1)	<p>Priority in access to and benefiting from livelihood restoration, improvement and assistance measures to be ensured through use of special information and consultation methods</p> <p>Assistance in accessing support programs provided by governmental institutions or other non-governmental organisations</p>	<p>In kind support will be provided by the SPV to the vulnerable households (RAP – Section 4.2.8.1 identifies the vulnerabilities within the affected households and households who declared significant¹²⁷ loss of total productive area or low income). Households to be provided in-kind support will be further determined (depending on their vulnerability levels) in consultation with the external Agricultural Consultancy Company through field surveys to be conducted during RAP implementation. For RAP budgeting purposes, in-kind support equivalent to maximum 6 times of net minimum wage in Türkiye has been considered per household.</p> <p>Physically and economically displaced households with vulnerable members will be entitled and given priority to accessing all livelihood restoration, improvement and assistance measures specified in this RAP. Specific attention during information, consultation, negotiation and post-resettlement monitoring processes through development and implementation special information and consultation methods and tools designed to address the needs of each vulnerable PAP in line with the Project SEP (i.e. vulnerable persons and groups will be specially informed by the RAP Implementation Team about the land acquisition, RAP, and the grievance mechanism).</p> <p>The SPV, through CLOs and other in-house personnel as appropriate, will share updated information on the status of ongoing expropriation and court processes and inform the vulnerable PAPs when court processes are finalised as the SPV receives such information from KGM.</p> <p>The SPV, through CLOs and other in-house personnel as appropriate, will guide and assist the vulnerable PAPs with orphan lands regarding applications required to be done to KGM to request acquisition of unacquired parts in case there are left unusable. This may include assistance with preparation of documentation, logistical or communication support to reach to KGM, etc.</p> <p>The SPV, through CLOs and other in-house personnel as appropriate, will assist the PAPs to complete legal and administrative processes (e.g. notary works for inheritance documentation) necessary to access expropriation payments to be made by KGM in line with the Expropriation Law in advance of the completion of expropriation process where possible, follow-up and/or access to compensation payments as per Expropriation Law and as part of RAP implementation and offer assistance in accessing governmental institutions, legal advice, etc. when needed and relevant (e.g. logistical support, communication assistance, assistance with preparation of official application documentation).</p>	<ul style="list-style-type: none"> • 3 households affected by physical displacement and have at least one vulnerable member of any category • 4 economically displaced household who lose more than 20 percent of their Total Productive Area (based on their own declaration – to be verified during site surveys) • 3 economically displaced households with low income (lower than applicable monthly minimum wage in Türkiye) (based on their own declaration – to be verified through site surveys during RAP implementation): • Owners/shareholders experiencing cumulative land acquisition impacts due to Project: 10 parcels with maximum 129 shareholders – number of vulnerable households to be determined by the SPV during RAP implementation consultations <p>Any additional vulnerable person/affected households with vulnerable members to be included if identified during RAP implementation.</p>

¹²⁷ IFC Guidance Note 5 identifies that land-based compensation should be offered to affected people in cases where their livelihoods are land-based and the proposed land take is significant enough to render a land holding economically unviable and in OP 4.12, Involuntary Resettlement, World Bank, the general principle would apply if the land taken constitutes more than 20 percent of the total productive area.

Category	Support Framework	Description of Support	Beneficiaries
		<p>The SPV, through CLOs and other in-house personnel as appropriate, will provide assistance in accessing to related information and applying to governmental institutions providing existing support programs to persons with vulnerabilities.</p> <p>The SPV, through CLOs and other in-house personnel as appropriate, will assist the PAPs in preparing, reviewing and processing official documents relevant to expropriation and RAP implementation.</p>	
Physically displaced households with vulnerable members including disabled member, chronic diseases, children, home-bound elderly, and other vulnerability categories as required	Soft support to relocation	<p>The SPV, through CLOs and other in-house personnel as appropriate, will provide support to reregistration processes for residency, education (for students), health care (at the family health centres), utilities (at the utility companies). This will include logistical support, support for preparation of required documentation, etc.</p> <p>The household will be provided additional allowance for moving part of the furnitures to another province (app. 1,000 km distance by road transportation) where the family has a local house (based on the request of household).</p> <p>Existing beehives of the households will be relocated to a place to be requested by PAP.</p>	<p>As of June 2022, the following has been identified:</p> <ul style="list-style-type: none"> 1 household (vulnerable member is an elderly woman with disease) <p>Any additional vulnerable person/affected households with vulnerable members to be included if identified during RAP implementation</p>
Gender related vulnerabilities	Support for livelihood activities of women	<p>Entitlements to be provided through this RAP by the SPV will be issued to cover both female and male spouses within the households. Where requested/required, support will be provided by the SPV site teams to assist them in opening bank accounts.</p> <p>Unemployed female members of the physically and/or economically displaced households will be provided priority in Project employment (during construction and operation phases depending on their qualifications and skills) should they are looking for employment. Project CLOs will inform them about job opportunities that are relevant to their qualifications.</p> <p>Training programmes to be developed and delivered by the external Business Consultancy and Agricultural Consultancy companies will take into consideration potential alternative sustainable livelihood sources that may be considered for the female and other vulnerable members of the affected households (e.g. unemployed high school and university graduates within the affected households, female members who are willing to have an insured job).</p> <p>Support to be provided to vulnerable households and women as part of RAP will be completed through the Community Development Plan to be developed and implemented by the SPV (please see Section 5.8).</p>	Women agricultural users and livestock breeders (if any), female members of the physically or economically displaced affected households having vulnerabilities

5.7.4. Vulnerable Employees of the Affected Businesses

RAP surveys have identified employees with vulnerabilities at the affected businesses (see Section 4.2.8.2). Special measures/assistance to be provided to the vulnerable employees and employees who may lose job due to reasons that are not under their control and directly related to relocation will be identified and managed on a case-by-case basis based on further engagement to be conducted with vulnerable employees as part of RAP Implementation. Vulnerable workers will be supported through the RAP regardless of the formality of their employment conditions.

Table 5-16. Special Assistance for Vulnerable Employees of the Affected Businesses

Information	Livelihood Restoration, Improvement and/or Assistance Measure
Measure	Special assistance to be identified on a case-by-case basis
Level of Support	Employee-level
Number of Employees with Vulnerabilities and Vulnerable Members within their Households (as of June 2022)	<p>66 employees with vulnerabilities (see Table 4-27):</p> <ul style="list-style-type: none"> • 24 female • 42 male employees <p>If additional employees with vulnerabilities are identified during RAP implementation, they will also be entitled to livelihood restoration, improvement and/or assistance measures.</p>
Description of the Package	<p>Special measures/assistance to be provided to vulnerable employees and employees who have vulnerable members in their households will be identified and provided with assistance on a case-by-case basis.</p> <p>Vulnerable workers will be supported through the RAP regardless of the formality of their employment conditions.</p> <ul style="list-style-type: none"> - Informal employees with vulnerabilities (e.g. disabled, uninsured national or migrant workers, etc.) who are employed at the business at the time of the <u>early consultations and notification for land acquisition process</u> and dismissed due to relocation (to be identified via monitoring by SPV) will be provided with 3 months of gross salary. In case there are other informal and vulnerable employees employed at the workplace at the time of relocation, the external Business Consultancy Company will evaluate them on a case-by-case basis and develop measures to be implemented by the SPV to mitigate disproportionate impacts on them. - Informal employees will be provided opportunity to consult to the Business Consultancy Company being retained by the SPV regarding alternative job opportunities that may be suitable for their skill set in the region and other opportunities that may help them find replacement jobs, etc. and opportunities for employment formalisation process, if applicable to their case according to national legislation. <p>As necessary, other special measures will be developed and implemented on a case-by-case basis depending on the conditions of affected employee(s).</p> <p>The SPV (through their legal department or counsels) will advise migrant workers who do not have valid work or residence permits on procedures required to be followed for formalisation of their residence and employment in Türkiye.</p>
Timetable	Provision of assistance starts during ESIA disclosure and continues throughout RAP implementation noting that the External Business Consultancy Company has started working in the Project immediately after they are contracted. --

5.7.5. Gender Action Plan – Land Acquisition Related Actions

Specific actions developed as part of Project GAP for addressing land acquisition related GBVH risks are presented in Table 5-17. The GAP will be implemented by the SPV throughout the Project to avoid/manage GBVH risks and complaints as part of land acquisition, resettlement and livelihood restoration processes.

Table 5-17. Specific Actions for Gender Risks based on Project GAP

Topic	Action	Indicator
Resettlement and livelihood restoration	<ul style="list-style-type: none"> • Women members of households to be resettled will be engaged in resettlement process and should be part of the decision-making process. • Specific attention will be paid to women and vulnerable people during dissemination of information, consultation, negotiation and post-resettlement monitoring processes through development and implementation of special information and consultation methods and tools designed to address the needs of each vulnerable PAP. • Ensure that women without titles to the land they occupy are considered eligible for compensation. • Consider women's role in the informal labour market, including the agricultural sector, when assessing appropriate compensation for economic displacement. • Ensure that women have equal access to livelihood restoration in terms of skills training and employment opportunities enabling them to improve their economic status on equal terms. • Provide vulnerable groups, including women with multiple vulnerabilities with targeted in-kind assistance, and measures, which will be designed through direct engagement with the affected households in consideration of their special needs, including: <ul style="list-style-type: none"> - Assistance to access consultancy services and livelihood restoration initiatives. - Assistance to accessing compensation payments. - Assistance in accessing governmental institutions related to the resettlement process - Assist illiterate, elderly, and other persons in need in reviewing and processing official documents relevant to expropriation. - Priority for job opportunities to one of the household members eligible and able to work and meeting the Project's employment requirements. 	100% of the applicable women receiving livelihood restoration and/or compensation.
Close monitoring of female headed household's livelihood restoration	<ul style="list-style-type: none"> • Specific attention will be paid to monitoring of female headed household's livelihood restoration to ensure that livelihoods are fully restored. • In case of livelihoods not restored to former levels, additional measures will be identified and implemented. 	100% of applicable female headed households with livelihoods fully restored.
Establish gender-sensitive grievance mechanism	<ul style="list-style-type: none"> • Develop and disclose a zero tolerance policy on GBVH • Appoint GBVH focal points- Provide a separate female contact point for complaints from women and train on how to address GBVH complaints. • Establish and maintain gender-disaggregated grievance register. A separate database should be maintained by the Project to monitor such grievances. • Implement grievance mechanism channels developed specifically to manage concerns regarding the RAP and LRP processes. Consider specific needs of female headed households and women dependent on land-based livelihoods that does not hold the title to the land they occupy. • Carry out community feedback surveys in order to solicit feedback from the women PAPs annually. 	<p>Number of grievances received</p> <p>Average time for resolving grievance less than 2 weeks after the grievance is received.</p> <p>80% of women satisfied with grievance resolution</p>

Source: GAP. ERM, 2023.

5.8. Community Development Plan (CDP)

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 sustainable impacts to communities. 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 will have a separate budget to be specified in the plan and allocated and managed by the SPV.

Projects that will be developed under the CDP contribute to the implementation of RAP depending on their nature and objectives. In that sense, projects that may be considered to support agriculture and livestock activities of the communities may consider the PAP feedback received as part of RAP surveys. As such, affected people within the communities reported that community and household-level support for agricultural machine and equipment requirements of the communities engaged in animal husbandry at the affected settlements (see Section 4.2.5.2) may further enhance the benefits aimed to be achieved by RAP implementation.

In that sense, in settlements where agricultural lands used to grow forage required for livestock activities (i.e. Sahintepe, Samlar, Tatarcik, Sazlibosna, Omerli, Hastane/Hadimkoy, Yesilbayir, and Nakkas), PAPs noted during the RAP surveys that the following machine and equipment would be effective in increasing the efficiency and net income earned from livestock activities¹²⁸. The RAP identifies this for being considered and evaluated as part of CDP development:

- Seed selecting machine (selector or “*tohum eleme makinesi*”) – currently such machinery is rented by the affected communities from suppliers based in Thrace region
- Ration animal feed machine (“*yem rasyon makinesi*”) with solar power system (requires closed area)
- Mobile generators (for power outage periods) where solar power systems are not feasible to support electrical equipment used in common.

Similarly, households interviewed during the RAP surveys indicated that at the household level milking machine, milk cooling tanks, blading machine, feed crushing machine, household-level forage mixer, household-type bailing machine (“*balya makinesi*” – preferentially corded type), sowing machine (“*mibzer*”) and solar panel systems¹²⁹ to provide electricity to machinery and equipment are examples to machinery and equipment that are considered to support and improve their current livelihood activities and may be considered as part of CDP development:

The following needs identified as part of RAP preparation may also be evaluated as part of the projects that will be developed under the CDP where feasible:

- Provision of water resource for irrigation in the affected settlements
- Provision of proper domestic wastewater management measures in Sahintepe (Muratdere locality) where untreated wastewater discharges from several houses reportedly contaminates a surface water resource running through the settlement, which may then be utilised as an alternative drinking water resource for animals should the resource meets related water quality criteria after measures

¹²⁸ In case of such support under CDP, the party to which the machinery/equipment will be delivered should be decided in agreement with the affected households and the mukhtars – with support from the municipalities where required (as the village legal entities have been transferred to municipalities in the current administrative system in Istanbul Metropolitan Municipality and the support of municipalities may be required for allocation of required land to fix the machines to be provided for communal use). These parties may include the offices of mukhtars, mukhtars associates or appropriate parties to be decided in consultation with the communities. If there is need for closed area construction for siting the machinery/equipment, the SPV should provide support for the construction of required area. Agreements should be executed with the parties to which the machinery/equipment will be delivered to prevent sale of machinery/equipment for a certain period (e.g. 5 years after delivery).

¹²⁹ Feasibility and sustainability of such systems must be evaluated by technical experts including cost of improvement or adjustments required on top of houses/structures or barn roofs, operational and maintenance requirements, etc.

- Soiless agriculture investments that require less land than conventional agricultural practices as the infrastructure projects and urban development continuously restrict the land available to agriculture (according to Arnavutkoy District Directorate of Agriculture, this is successfully being practiced in some of the settlements affected by the operational sections of Northern Marmara Motorway)

As an inherent approach of the Project, where feasible throughout the construction period, local communities will be supported with the existing construction workforce, materials, machinery and equipment for improvement of local infrastructure (e.g. village roads, small-scale construction works for building/improving communal buildings, public areas, etc.) and agricultural lands (e.g. levelling). To date, following supports have been provided to the local communities by the SPV:

- Site construction teams have assisted the operators of the greenhouses located adjacent to the Sazlidere Mobilisation Site with reactivating their water wells noting that the water supply issues have not been permanently resolved and the SPV, in engagement with the affected people, is working on permanent resolution of these impacts that have stemmed from ongoing construction works.
- The access road between Sahintepe and Sazlidere Mobilisation Site has been paved.
- Requests for support in levelling of private lands, supply of paving stones that are left over or not used by construction, provisions of tree residues, etc. Construction teams have been evaluating and addressing feasible requests.

6. Stakeholder Engagement

6.1. Disclosure of Information and Consultation

6.1.1. Consultation To-Date

6.1.1.1. Expropriation Process

The expropriation process conducted by KGM in accordance with the Expropriation Law of Türkiye involves disclosure of information and consultation with the PAPs as summarised below:

- The Accelerated Expropriation Decisions issued for the Project were published in the Official Gazette of Türkiye on 3 November 2020¹³⁰ and 4 September 2021¹³¹. As the Decisions include the list of parcels (with lot and parcel number) to be expropriated in each neighbourhood in line with Article 27 of the Expropriation Law, expropriation information is publicly available to all stakeholders including the PAPs.
- The inventory of affected assets and respective valuation reports have been initially completed by 30 September 2021. As part of Past Land Acquisition conducted in 2021-2022, official notifications and negotiation invitations (Art. 8) are sent by KGM to the owners/shareholders of the affected assets. During the in-person negotiation meetings held by the Negotiation Commission of KGM, the owners/shareholders are informed about the process and valuation. Agreement or disagreement letters are kept by KGM to document the outcomes of the negotiations. Official notifications and negotiation invitations have been completed for the main route of the Motorway for the parcels affected in the following districts¹³²:
 - Catalca district (Nakkas neighbourhood only) – completed in October 2021
 - Arnavutkoy district (including Yesilbayir neighbourhood on Connection Road and excluding part of the parcels in Sazlibosna and Deliklikaya) – started on 15 November 2021 and completed on 15 December 2021
 - Basaksehir district – started on 12 November 2021 and completed on 8 December 2021

Official notifications are sent to the owners/shareholders of the affected assets. Thus, tenants are not officially informed by KGM as part of this process but the SPV has notified and informed the tenants and continue ongoing engagement with them.

- The current status of expropriation based on Updated Valuation Study of December 2022 and official notifications sent to PAPs accordingly are summarised in Section 2.9.
- KGM has officially informed the legal entities having assets within the Expropriation Corridor about the Accelerated Expropriation Decision (in March 2021) and requested the institutions to provide their consent/opinion for the use of the parcels under their ownership.

¹³⁰ <https://www.resmigazete.gov.tr/eskiler/2020/11/20201104-13.pdf>

¹³¹ <https://www.resmigazete.gov.tr/eskiler/2021/09/20210904-5.pdf>

¹³² Official notifications for invitation to negotiations will be completed for the connection roads in due course in line with the allowances to be secured for the payments to be done as per the Expropriation Law.

6.1.1.2. Previous Consultations during RAP Preparation Phase

The following meetings and surveys have been conducted by the RAP Consultant to inform the RAP preparation process through direct engagement with the PAPs (see Section 4.1.2 for RAP Surveys):

- Community-level interviews were held by the social survey team of the RAP Consultant (consisting of one female and one male surveyor) between 2-4 August 2021.
- Business interviews were held by the social survey team of the RAP Consultant between 1-4 September 2021.
- Household level questionnaires (for affected parcels, houses and structures) were administered by the social survey team of the RAP Consultant between 8-14 September 2021.
- A Valuation Field Study was conducted by the Valuation Expert on 12 November 2021 (field investigation of the affected parcels, houses and business structures, and consultations with business owners were carried out).
- Field survey and formal/informal user interviews with informal and formal agricultural users of affected lands on 11-12 June 2022.

The SPV, through their Senior Management, has close collaboration with KGM regarding the land acquisition, design, construction, etc. processes. The Expropriation Chief of the SPV has also been cooperating with KGM 1st Regional Directorate to align the Project planning with the expropriation process, acquire the expropriation data required for RAP preparation and consult with the affected stakeholders (i.e. settlement heads, PAPs, municipalities, etc.) to inform them about the Project and the land acquisition process.

Engagement of the SPV with KGM

The SPV has daily engagement with the 1st Regional Directorate of KGM, particularly for the coordination of ongoing design and construction works and the progress of land acquisition. Key engagement activities held between KGM and the SPV and/or RAP Consultant to inform the authority about the RAP study and obtain their input to the RAP documentation are summarised in Table 6-1.

Table 6-1. Key Engagement with KGM as part of RAP Preparation

Date of Engagement	Attending Parties	Purpose of Engagement
24 August 2021	KGM – Directorate General (Ankara) SPV – Senior Management	<ul style="list-style-type: none"> • Inform the authority about the RAP study and planned field surveys and engagement with the affected communities and businesses
5 November 2021	KGM – Directorate General (Ankara) – Department of Immovables SPV – Senior Management, Concession Group ESG Manager and Legal Experts RAP Consultant – Project Manager and Valuation Expert	<ul style="list-style-type: none"> • Requirements of the international standards in terms of resettlement planning and implementation and their applicability to the Project • Project background and status of expropriation • Valuation and compensation methods, stakeholder information and engagement practices of KGM in line with the Expropriation Law • Institutional procedures of KGM for the management of land acquisition related requests and grievances of the PAPs • Key PAP feedback based on the RAP surveys (completed in August-September 2021) • Data request for providing input to the valuation review study to be integrated to the RAP
19 November 2021	KGM – Directorate General (Ankara) –	<ul style="list-style-type: none"> • Key PAP feedback based on the Valuation Field Study (November 2021)

Date of Engagement	Attending Parties	Purpose of Engagement
	Department of Immovables RAP Consultant – Valuation Expert	<ul style="list-style-type: none"> Follow-up consultation on the valuation methods and site implementations of KGM Additional data request for valuation review study
23 May 2022	KGM – 1 st Regional Directorate – Chief Engineering Office at Sazlidere Mobilisation Camp Site SPV (Concessions Group) – HSE&Social Director	<ul style="list-style-type: none"> KGM – Regional Directorate was represented by Chief Engineer and Expropriation Chief KGM representatives were informed about RAP implementation including top up payments to be done by SPV KGM noted that their responsibility is execution of expropriation in line with Expropriation Law SPV requested ongoing cooperation with KGM in terms of stakeholder engagement and data sharing Meeting memo has been prepared by SPV and shared with KGM
15 June 2022	KGM – 1 st Regional Directorate –	<p>The SPV has delivered a presentation covering the following subjects:</p> <ul style="list-style-type: none"> Objectives of RAP International standards applicable to the Project EBRD PRs RAP implementation responsibilities – noting that KGM's responsibility is limited to the execution of expropriation in accordance with the Expropriation Law of Türkiye and that the allocation and disbursement of the budget required for RAP implementation (RAP Fund) will be the responsibility of the SPV. RAP surveys conducted to date Entitlements Matrix Livelihood restoration and improvement approach to be followed by the SPV as part of RAP implementation Public disclosure of RAP RAP monitoring process
2 August 2022	KGM – Directorate General (Ankara) – Department of Immovables SPV – Concession Group HSE Manager and EPC Deputy General Manager Lenders' IESC – Independent Land Acquisition and Valuation Specialist	<ul style="list-style-type: none"> Collaboration between KGM, SPV and EPC for actions to be taken for compliance of expropriation process of KGM and RAP implementation process of SPV with the requirements of Lenders including Valuation Update finalised by KGM in December 2022 and subsequent Art. 8 process as per Expropriation Law (based on purchase method), expropriation parcels that have already been entered and on which there are ongoing works, etc.
6 December 2022	KGM – Directorate General (Ankara) – Department of Operations (Department Head) SPV – Concession Group Deputy General Manager and HSE Manager	<ul style="list-style-type: none"> Lenders' requirements regarding RAP preparation, disclosure and implementation (incl. approval of RAP by KGM) Valuation data required to be provided by KGM for RAP Consultant to complete RAP budget update and Independent Land Acquisition and Valuation Specialist to conduct Valuation Update Verification Study as required by the Lender Status of RAP studies, next steps for presentation of RAP to KGM (by SPV/RAP Consultant) and approval of RAP by KGM Consultation regarding the PIU structure and responsibilities to be presented in the RAP

Date of Engagement	Attending Parties	Purpose of Engagement
	RAP Consultant Lenders' IESC – Independent Land Acquisition and Valuation Specialist	
20 December 2022	KGM – Directorate General (Ankara) – Department of Operations, Construction and Bridges Division SPV – Concession Group Deputy General Manager and HSE Manager RAP Consultant Lenders' IESC – Independent Land Acquisition and Valuation Specialist	<ul style="list-style-type: none"> • Presentation of RAP (i.e. gaps between national legislation and applicable international standards, entitlements matrix, responsibilities of KGM and SPV as described in the RAP for construction and operation phases, RAP monitoring framework, Project grievance mechanism) • Lenders' requirements regarding RAP preparation, disclosure and implementation (incl. approval of RAP by KGM) • Description of vulnerable groups, baseline surveys (on vulnerable groups) conducted as part of RAP preparation and studies to be conducted as part of RAP implementation • SPV organisation for RAP implementation • Requirements under Project SEP • RAP disclosure process
16 January 2023	KGM – Directorate General (Ankara) SPV	<ul style="list-style-type: none"> • Official letter by KGM related to endorsement of RAP (version available by that date)
2 February 2023	KGM – Directorate General (Ankara) SPV	<ul style="list-style-type: none"> • Consultation between KGM and SPV on Expropriation Budget Cash Flow and Expropriation Programme
March-May 2023	KGM, SPV, EPC and SPV external consultants	<ul style="list-style-type: none"> • Ongoing consultation and meetings on RAP, Expropriation Programme and progress, Construction Schedule, coordination of public/PAP information activities by KGM and SPV, RAP implementation, internal RAP monitoring and SPV staffing progress, etc.
2 June 2023	1 st PIU Coordination Meeting between (KGM Regional Directorate, SPV represented by Deputy General Manager – PIU Coordinator and Exp. Chief, EPC and SPV's RAP Implementation Consultant)	<ul style="list-style-type: none"> • Please see Section 8.1.2.
7 June 2023	KGM – Directorate General (Ankara) – Department of Immovables SPV – Senior Management (represented by the PIU Coordinator)	<ul style="list-style-type: none"> • Updated Expropriation and Construction Programmes and Cash Flow • Prioritisation of completion of expropriation on stripped parcels in line with Lenders requirements • Internal RAP Monitoring • Information on PAP engagement activities planned in the upcoming weeks • Second round of crop payments to be done by SPV • Planning for initiation of next valuation update in Q3 2023 • General status of financing process and preparations for ESIA disclosure

Engagement of the SPV with the Affected Communities and PAPs

Key community engagement activities conducted by the SPV in parallel to the RAP preparation regarding subjects relevant to Project progress including expropriation, land acquisition and resettlement planning are summarised in Table 6-2. The SPV maintains an up-to-date stakeholder engagement log to register the details of consultation and information activities in line with the Project SEP.

Table 6-2. Key Engagement with the Local Communities in parallel to RAP Preparation

Date of Engagement	Party that Conducted Engagement	Summary of the Engagement
August 2021	SPV – Expropriation Chief	Expropriation lists and plans were shared with the following settlements for information purposes: <ul style="list-style-type: none"> • Yesilbayir and Omerli (12 August 2021) • Sazlibosna (28 August 2021)
October 2021	SPV – Expropriation Chief	Meetings were held with the head of the following settlements to inform them about the status of expropriation for information purposes: <ul style="list-style-type: none"> • Arnavutkoy district: Sazlibosna (29 October 2021) and Yesilbayir (20 November 2021) • Basaksehir district: Samlar and Kayabasi
October 2021	SPV – Expropriation Chief	Information on the status of expropriation was provided to the heads of the following settlements via telephone: <ul style="list-style-type: none"> • Arnavutkoy district: Omerli • Basaksehir district: Bahcesehir 1 (5 October 2021)
November 2021	SPV – Expropriation Chief	Meeting was held with the Sazlibosna PAPs (at the settlement coffee house) with the participation of settlement head. The PAPs have been informed about the status of expropriation. They have been requested not to cultivate the parcels they own and/or use and informed that the compensation for crops (for the non-cultivated period) will be provided by the SPV. Face to face meetings were held with the head of Yesilbayir neighbourhood on 20 November 2021 and Omerli neighbourhood 22 November 2021. Expropriation lists and plans were sent to the head of Hastane neighbourhood on 30 November 2021.
9 November 2021	Basak Neighbourhood (4 different multi storey housing complexes) Basaksehir Municipality SPV – Senior Management, Construction Manager, and Expropriation Chief	The management and attending residents of the 4 different multi storey housing complexes located in the proximity of the viaduct at around KM 59+000 (Project end) have been informed about the Project and the viaduct. Brochures including technical details of the viaduct, 3D visuals representing post construction situation, measures to be taken to minimise environmental and social (including community health and safety) impacts during construction and operation, reinstation of the energy transmission line with safety distances to be kept and the landscaping works to be conducted upon completion of construction were distributed to the managements of the complexes. As the viaduct will not pose access restrictions between the northern and southern residential areas and the park area will be restored to pre-construction status, no significant concern around land acquisition was raised.
December 2021	SPV – CLO and Construction Team representatives as required	Mukhtars of Kayabasi, Sahintepe, Samlar, Omerli, Hastane, Sazlibosna, Deliklikaya, Nakkas, Bahsayis, Yesilbayir, Tatarcik, Tahtakale, Karaagac and Guvercintepe neighbourhoods were informed about Project route, timeline including expropriation process, grievance mechanism, local employment and procurement opportunities and RAP studies.

Date of Engagement	Party that Conducted Engagement	Summary of the Engagement
		<p>Representatives of housing complexes (Hisar, Yenikoy and Salacak) in Basak neighbourhood were informed about Project route, timeline including expropriation process, grievance mechanism and RAP studies.</p> <p>Household avoided from physical displacement in Sahintepe neighbourhood was informed about ongoing works.</p>
January 2022	SPV – CLO and Construction Team representatives as required	Representatives of housing complexes and Sular Valley Complex Management in Basak neighbourhood were informed about the electricity transmission line displacement works.
February 2022	SPV – CLO and Construction Team representatives as required	<p>Mukhtars of Kayabasi, Basaksehir, Basak, and Hadimkoy were visited to provide up-to-date information on the Project incl. ongoing works and collect any feedback.</p> <p>Representatives of housing complexes in Kayabasi were visited to provide up-to-date information on the Project incl. ongoing works and collect any feedback.</p>
March 2022	SPV – CLO and Construction Team representatives as required	<p>District Governor of Basaksehir was informed about Project route, timeline including expropriation process, grievance mechanism, local employment and procurement opportunities and RAP studies.</p> <p>Mukhtars of Kayabasi, Samlar, Sahintepe, Guvercintepe, Nakkas were visited to provide up-to-date information on the Project incl. ongoing works and collect any feedback.</p> <p>Representatives of housing complexes in Basak, Kayabasi, Sazlibosna, Bahsayis neighbourhoods were visited to provide up-to-date information on the Project incl. ongoing works and collect any feedback.</p> <p>Household avoided from physical displacement in Sahintepe neighbourhood was informed about ongoing works.</p>
April 2022	SPV – CLO and Construction Team representatives as required	<p>Mukhtars of Samlar, Basak, Kayabasi, Guvercintepe, Nakkas, Yesilbayir were visited to provide up-to-date information on the Project incl. ongoing works and collect any feedback.</p> <p>Representatives of housing complexes in Basak, Bahcesehir 1 and Kayabasi neighbourhoods were visited to provide up-to-date information on the Project incl. ongoing works and collect any feedback.</p>
May-August 2022	SPV CLO	Formal and informal users of land entered to date have been identified and mutual agreements/protocols have been executed.
August 2023 – to date	SPV – CLO and Construction Team representatives as required	Ongoing engagement on various Project aspects including land acquisition and RAP (up-to-date consultation records are kept by the SPV within the stakeholder engagement log)

Source: SPV, 2023.

6.1.1.3. Public Project Information Meetings by KGM and SPV (January-February 2023)

In January-February 2023, SPV and EPC with participation of KGM¹³³ representatives has conducted 12 project meetings to inform PAPs about land acquisition and construction in 7 neighbourhoods along the route to inform public (particularly owners and heirs of affected parcels) and stakeholders prior to start of expropriation process through Art. 8 notifications sent by KGM based on Updated Valuation Study.

Information on the meetings (e.g. meeting dates and venues, participants from KGM, SPV and EPC) and feedback received from the public has been incorporated to Project SEP (ERM, 2023) in February-March 2023. As per the participation records of the SPV/EPC, 347 participants shared their personal information (i.e. name, telephone, address etc.) whilst approximately 60 participants preferred not providing their personal information during the public project meetings to inform PAPs about land acquisition and construction.

As indicated in the Project SEP (ERM, 2023), the objectives of the meeting were to:

- Inform the community and other stakeholders about the Project and its current status;
- Provide updates and clarifications on previous land acquisition practices and remove/correct any misunderstanding or mis-interpretation;
- Inform the owners/shareholders and heirs about the fact that previously announced expropriation rates have been updated by KGM in December 2022 and expropriation process for the Project will be reinitiated and undertaken by KGM in February 2023 based on Updated Valuation Study reflecting the current market prices;
- Explain the expropriation procedures to be undertaken by KGM and rights of the owners/shareholders and heirs as per Expropriation Law;
- Increase the negotiation and consent rates as per Art. 8;
- Provide information on the supports being/to be provided by SPV through RAP implementation in addition to expropriation compensations provided by KGM as per Law (e.g. top-up payments and/or small-costs);
- Explain the status of users and how they will be addressed;
- Provide brief information on the relocation procedures for businesses, houses/structures and/or other assets affected by expropriation;
- Provide information on the Project grievance mechanism, communication channels as well as application procedures.

Following the information presentation session, KGM, SPV and EPC representatives addressed the questions, concerns and feedback raised by the participants collaboratively depending on the relevance of the subject to their responsibility and expertise areas. As indicated in the Project SEP (ERM, 2023), the information provided by Project representatives in response to the questions and feedback of the participants were focused on the following:

- Criteria for determining the price; questions regarding the details of KGM's current expropriation offer;
- Notification letters sent to landowners, and scheduled notifications;
- Price and parcel details before negotiation meetings;
- Partial expropriation;
- Orphan lands (i.e. how they will be used or processed under land acquisition);

¹³³ KGM was represented by the Northern Marmara Motorway Chief Engineer of KGM 1st Regional Directorate and Expropriation Specialist & CLO of KGM – PIU Team

- Procedures after Art. 8 negotiations including registrations, compensation payment schedule for consent agreements and court processes for disagreement cases;
- Procedures to be followed in case of heirs;
- Coordination subjects between KGM, municipalities and TOKI;
- Additional payments for lands, residential houses, assets, businesses (i.e. top-up payments, small cost payments, reimbursement conditions); and
- Grievances related to past land acquisition activities carried out in 2021-2022 (i.e. stripped parcels, delay in KGM payments).

As explained previously, following the public project meetings to inform PAPs about land acquisition and construction in February 2023, KGM has started sending Art. 8 notifications based on the Updated Valuation in line with the expropriation programme agreed between KGM and SPV. Status of land acquisition and the consent rates achieved as a key outcome of the Updated Valuation and public information activities conducted by the KGM and SPV is presented in Section 2.9 as of March 2023.

6.1.2. Future RAP Consultation

In line with international E&S standards, the Project has been classified as "Category A". An ESIA Package, consisting of the following documentation, has been prepared for the Project:

- Scoping Report for ESIA (*ERM, 2021*)
- ESIA Report (*ERM, 2023*)
- Stakeholder Engagement Plan (SEP) (*ERM, 2023*)
- Non-Technical Summary (NTS) (*ERM, 2023*)
- Environmental and Social Management Plan (ESMP) (*ERM, 2023*)
- Resettlement Action Plan (RAP) (*GEM, 2023*)
- Guide to Land Acquisition (GLAC) (*GEM, 2023*)
- Other E&S management plans:
 - Air Quality and Emission Control Plan
 - Biodiversity Action Plan
 - Blasting Management Plan
 - Camp Management Plan
 - Community Health Safety and Security Plan
 - Covid 19 Emergency Response Plan
 - Cultural Heritage Management Plan
 - Emergency Preparedness Plan
 - Health and Safety Plan
 - Labour Management Plan
 - Landscape Management Plan
 - Medical Waste Management Plan
 - Noise and Vibration Management Plan
 - Pollution Prevention Plan
 - Quarry Management Plan
 - Security Management Plan

- Soil Management Plan
- Surface Water and Groundwater Management Plan
- Traffic Management Procedure
- Waste Management Plan
- Wastewater Management Plan
- Supply Chain Management Plan

Details of the consultations done as part of ESIA preparation are described in the Project ESIA and SEP.

The ESIA Package will be disclosed in Turkish and English at the SPV¹³⁴ and Lenders' websites for 60 days (Disclosure Period) 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.

During the Disclosure Period, the following disclosure activities will be conducted by the SPV as described in the Project SEP to collect inquiries, concerns and other feedback on the project which will inform the ESIA Package as well as Project implementation.

- Public hearings will be held in affected settlements
- Hard copies of the ESIA Package will be distributed in district municipalities and the offices of the settlement heads (mukhtars) prior to start of Disclosure Period. The feedback received will then be reviewed and incorporated into the relevant documents (i.e. RAP, ESIA and SEP) and an additional Public Consultation and Disclosure Report will be prepared based on feedback received.

During the Disclosure Period, the following RAP related information disclosure and consultation activities will be conducted by the SPV:

1) Information Disclosure:

Upon finalisation and approval of RAP by the Lenders;

- The RAP will be disclosed in English and in Turkish at the SPV¹³⁵ and Lenders' websites for 60 days in line with their disclosure policies.

A concise, clear and simple non-technical summary of the RAP (in the form of a Guide to Land Acquisition and Compensation – GLAC) has been prepared as part of RAP and will be distributed by the SPV 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. According to Project SEP (ERM, 2023), ESIA Disclosure and Public hearings will be held near the offices of district municipalities and offices of Muhtars of 16 Project villages, which will cover the 15 settlements affected by Project-related land acquisition as described in Section 2.3 "Settlements Affected by Land Acquisition", 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 SEP (see Section 6.1.2), information on RAP will also be provided to the affected communities and other stakeholders. The SPV has further prepared a Public Disclosure Action Plan describing the locations and methods (e.g. community meetings, women meetings, etc.) for disclosure events. According to the Public Disclosure Action Plan, open-day exhibitions and reading rooms are planned to be provided at the following locations:

¹³⁴ www.nakkasotoyolu.com

¹³⁵ www.nakkasotoyolu.com

- Open-day exhibitions (one day at each between 10 am to 8 pm):
 - Basaksehir district, Kayasehir Necdet Yildirim Information House
 - Basaksehir district, Bahcesehir Culture and Arts Centre
 - Arnavutkoy district, Hadimkoy Culture and Arts Centre
- Reading rooms (open to visit 10 am to 8 pm everyday except Sundays – for displaying and reviewing full ESIA document sets and filling and submitting grievance forms):
 - Basaksehir district, Sular Valley Fatih Terim Stadium Stat Park Mall
 - Basaksehir district, Kayasehir Fair and Exhibition Area (market place)
 - Casaksehir district, Community Centre’s Garden (*Millet Kiraathanesi*)
 - Basaksehir district, Bahcesehir Pond Park’s entrance
 - Arnavutkoy district, Hadimkoy Culture and Arts Centre
- The 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 PAPs and other stakeholders will be registered in a database dedicated to RAP-related stakeholder engagement and consultations and incorporated to the Public Consultation and Disclosure Report to be submitted to the Lenders by the SPV as well as RAP updates, as relevant/appropriate.

2) Consultation meetings to discuss RAP and entitlements with PAPs during ESIA disclosure process

In parallel to community-based meetings to be held in line with the SEP during the Disclosure Period, specific face to face meetings (individually or in groups as appropriate to the type of PAP and size of the group) will be organised with each PAP group identified in the Entitlement Matrix presented in Section 5.6, specifically covering the below groups and PAPs, to inform them regarding land acquisition process and legal rights under Expropriation Law (including actions required to be completed by heirs of the parcels for accessing their legal rights), and support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM, etc., and receive their feedback for consideration in the land acquisition and RAP implementation process. GLAC will be delivered and presented to PAPs during these consultation meetings:

- Individual or group meetings (as appropriate) with the owners and shareholders (including inheritors) of affected lands and assets in 15 settlements affected by Project-related land acquisition (as indicated in Section 2.7.1.4, currently the SPV anticipates around 3,850 different owners/shareholders, which would increase with the identification of heirs of the parcels).
- Individual or group meetings (as appropriate) with agricultural users of private and state-owned lands (80 formal and informal users – crop producers in Basaksehir, Bahcesehir-1, Nakkas, Hastane (Hadimkoy), Omerli, Sahintepe, Samlar, Yesilbayir and Tahtakale as listed in Section 2.7.1.5 for agricultural users).
- Individual or group meetings (as appropriate) with users of fragmented grazing lands in Kayabasi and Sahintepe (ca. 20 users in Kayabasi and Sahintepe as identified in Section 2.7.1.9).
- Individual meetings with physically displaced households (8 houses in Basak, Kayabasi, Nakkas, Sahintepe, Sazlibosna, Yesilbayir neighbourhoods).
- Meetings with physically displaced businesses – business owners (individual) and employees (individual or group as appropriate) of the physically displaced businesses (14 business owners – including owners and tenants of the affected businesses – and 243 employees – please see Table 2-18 for the breakdown of female and male formal and informal employees including 66 female and male employees with vulnerabilities including migrant workers and others).
- Individual meetings with each vulnerable PAP within the above PAP groups.

3) Additional consultations prior to negotiations with PAPs

Following the completion of the Valuation Update Study and update of expropriation plan by KGM, invitation letters will be sent to the owners/shareholders and heirs of the parcels by KGM to invite them to consent negotiations as per Art. 8 of the Expropriation Law. In order to maximise information and participation of owners/shareholders including heirs of the parcels to negotiation meetings and increase the consent rates, the SPV in cooperation with an expropriation officer appointed by KGM, will hold additional consultations as required to inform owners/shareholders and/or heirs of the parcels regarding land acquisition process and legal rights under Expropriation Law, actions required to be completed by heirs of the parcels for accessing their legal rights, support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM, etc. GLAC shall be delivered and presented to PAPs.

As indicated previously (above and in Section 2.7.1.4, currently the SPV anticipates around **3,850** different owners/shareholders), which would increase with the identification of heirs of the parcels). Individual meetings will be prioritised with the PAPs residing in the affected settlements and in Istanbul to the extent possible, who PAPs who reside in outside Istanbul or Turkey will be aimed to be reached via phone calls.

4) Negotiation Meetings and Follow-up

Following the completion of the Valuation Update Study and update of expropriation plan by KGM, invitation letters will be sent by KGM to the owners/shareholders and heirs of the parcels of affected parcels and assets to invite them to consent negotiations to be held as per Article 8 of the Expropriation Law. The invitation letters sent by KGM identifies the meeting day and time and request the PAPs to inform the regional directorate of KGM (through the phone numbers indicated on the letter) regarding the plans for participation to this meeting.

Cooperation Mechanisms between KGM and SPV (i.e. information of PAPs, identification of heirs, covering fees for inheritance and succession processes, etc.) during land acquisition and in case of court processes to mitigate potential adverse impacts on PAPs are described in Section 3.2.2 in details.

5) Consultation During Resettlement and Post-resettlement

The stakeholder engagement and information disclosure process to be led by the SPV in collaboration with KGM during the implementation phase is summarised in Figure 6-1. The process will be led by the RAP Implementation Team (see Section 8.1 for Organisational Arrangements for the details of the RAP Implementation Team).

The responsibilities of KGM in terms of engagement with affected people and disclosure of information as part of expropriation process are specified under the Expropriation Law of Türkiye as summarised in Section 3.2.2. In addition to these, to support RAP implementation in line with applicable international standards, in response to the collaboration request of the SPV, KGM has agreed to send representatives (i.e. expropriation officer) to the engagement activities to be carried out by the SPV (e.g. meetings to be held to inform owners/shareholders and/or heirs of the parcels regarding land acquisition process and legal rights under Expropriation Law, actions required to be completed by heirs of the parcels for accessing their legal rights, support/entitlements to be provided by SPV from RAP Fund in addition to expropriation cost to be provided by KGM, etc.).

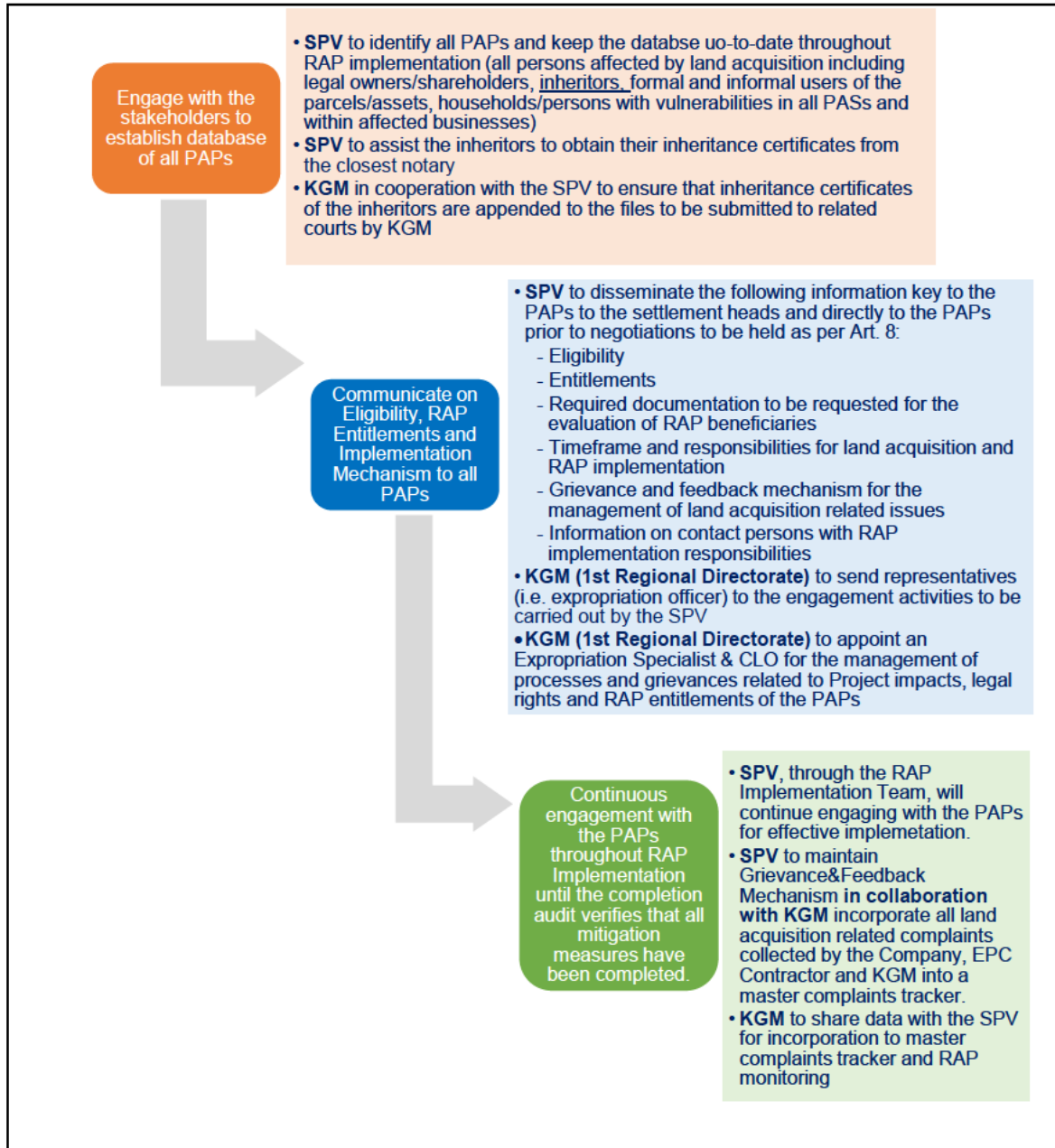


Figure 6-1. Summary of the Engagement and Information Disclosure by the KGM and the SPV during RAP Implementation

6.1.3. Stakeholder Engagement Plan for RAP Disclosure and Implementation

Specific stakeholder engagement activities to be conducted by the SPV during RAP disclosure and implementation phases are outlined in Table 6-3.

This plan will be updated as necessary during the RAP implementation phase.

The SPV will adopt and disclose “Zero Tolerance Policy against Retaliation and GBVH” to external stakeholder during disclosure process and onward prior to every meeting with communities and other stakeholders.

Table 6-3. Stakeholder Engagement Plan for RAP Disclosure and Implementation

Stakeholder	Purpose of Engagement	Documents/Materials to be Used for Engagement	Engagement Method	Location	Responsible Party (please refer to Chapter 8 for Organisational Arrangements)	Timetable for Implementation	
						Prior to Land Acquisition (incl. Disclosure Period)	During Land Acquisition and Post Resettlement Phases (incl. RAP Implementation Period)
MoTI – General Directorate of Highways (KGM)	<ul style="list-style-type: none"> To exchange information and build understanding and consensus on the RAP implementation To establish implementation responsibilities and coordination mechanism related to RAP implementation 	<ul style="list-style-type: none"> RAP (in Turkish) GLAC (in Turkish) including a non-technical summary of entitlements and processes Presentation of the key RAP findings (in the format to be requested by the authority) 	<ul style="list-style-type: none"> Through digital and/or hard copies (in the format requested by the authority) Face to face meetings (*) 	<ul style="list-style-type: none"> KGM (Ankara) SPV headquarter offices Project website 	<ul style="list-style-type: none"> Senior Project Management SPV Deputy General Manager / PIU Coordinator HSSE Director 	Multiple times prior to Disclosure as necessary. Please refer to Table 6-1 for key engagement activities held between SPV and KGM to date	Monthly
1st Regional Directorate of KGM				<ul style="list-style-type: none"> 1st Regional Directorate of KGM (Istanbul) Project site offices 	<ul style="list-style-type: none"> Senior Project Management SPV Deputy General Manager / PIU Coordinator SPV Social Manager SPV Expropriation Chief 		Weekly (minimum)
Settlement Heads (Mukhtars)	<ul style="list-style-type: none"> To inform PAPs through the settlement heads about the Project, construction schedule, land entry processes, the RAP study and the Project grievance mechanism To ensure timely evacuation of 	<ul style="list-style-type: none"> RAP (in Turkish) GLAC (in Turkish) including a non-technical summary of entitlements and processes Expropriation lists Information on engineering 	<ul style="list-style-type: none"> Through digital and/or hard copies distributed to the offices of the settlement heads and other public places as appropriate Face to face meetings (*) in 15 settlements affected by land acquisition (listed in Section 2.3) 	<ul style="list-style-type: none"> Project website Project site offices Offices of the settlement heads or other mutually agreed locations in 15 settlements affected by land 	<ul style="list-style-type: none"> Social Manager Deputy Social Manager SPV Expropriation Chief Project CLOs 	At least one meeting prior to disclosure and one meeting prior to land notifications	Monthly

Stakeholder	Purpose of Engagement	Documents/Materials to be Used for Engagement	Engagement Method	Location	Responsible Party (please refer to Chapter 8 for Organisational Arrangements)	Timetable for Implementation	
						Prior to Land Acquisition (incl. Disclosure Period)	During Land Acquisition and Post Resettlement Phases (incl. RAP Implementation Period)
	expropriated parcels and implementation of the Project as per the planned schedule	structures designed to ensure access between parcels to be fragmented due to Motorway		acquisition (listed in Section 2.3)			
<p>Owners/ shareholders (incl. heirs of the parcels) of the lands and assets subject to expropriation by KGM</p> <p>(Note: this group may include the physically and economically displaced PAPs as well as women and vulnerable persons which are covered in separate rows below)</p>	<ul style="list-style-type: none"> To support KGM throughout the land acquisition process and ensure adequate identification and information of PAPs (incl. heirs of the parcels), increase participation in the negotiation meetings to be held between KGM and PAPs, and increase the consent (agreement in line with Article 8) and reduce the number of court processes (in line with Article 27 followed by Article 10) 	<ul style="list-style-type: none"> Official invitation letters sent by KGM to owners/ shareholders GLAC (in Turkish) including a non-technical summary of entitlements and processes 	<ul style="list-style-type: none"> Face to face meetings with owners/ shareholders (incl. heirs of the parcels) residing in the affected settlements and in Istanbul or phone calls with owners/ shareholders (incl. heirs of the parcels) who reside outside Istanbul or Turkey (currently the SPV anticipates around 3,850 different owners/shareholders), which would increase with the identification heirs of the parcels Through digital and/or hard copies of materials distributed directly to PAPs 	<ul style="list-style-type: none"> Offices of the settlement heads and public places (e.g. coffee/tea houses, other mutually agreed locations) in 15 settlements (see Section 2.3) 	<ul style="list-style-type: none"> SPV Social Manager SPV Deputy Social Manager SPV Expropriation Chief Project CLOs 	<p>All heirs will be identified and invited for negotiations, and they will be supported through small cost funds during expropriation process</p>	<p>Regular meetings with PAPs at each stage of the RAP implementation process.</p> <p>In case of disagreement, one-off prior to filing of Article 27 court cases and another meeting whenever the court decisions are executed and land seizure values and final expropriation fees are deposited to the Bank accounts of the PAPs.</p>

Stakeholder	Purpose of Engagement	Documents/Materials to be Used for Engagement	Engagement Method	Location	Responsible Party (please refer to Chapter 8 for Organisational Arrangements)	Timetable for Implementation	
						Prior to Land Acquisition (incl. Disclosure Period)	During Land Acquisition and Post Resettlement Phases (incl. RAP Implementation Period)
Households (PAPs) affected by physical displacement	<ul style="list-style-type: none"> To inform PAPs about Project, construction schedule, land entry processes, the RAP study and the Project grievance mechanism 	<ul style="list-style-type: none"> GLAC (in Turkish) including a non-technical summary of entitlements and processes 	<ul style="list-style-type: none"> Face to face meetings (*) with 8 households to be physically displaced Through digital and/or hard copies distributed directly to PAPs 	<ul style="list-style-type: none"> Residences of the affected PAPs or other mutually agreed locations in Basak, Kayabasi, Nakkas, Sahintepe, Sazlibosna, Yesilbayir neighbourhoods 	<ul style="list-style-type: none"> SPV Social Manager SPV Deputy Social Manager SPV Expropriation Chief Project CLOs 	At least one-off with each PAP during Disclosure Period or prior to start of land acquisition based on Updated Valuation (whichever is earlier)	Weekly at the Resettlement stage and then monitoring visits on monthly basis until they are settled.
Households (PAPs) affected by economic displacement	<ul style="list-style-type: none"> To inform PAPs about the Project, construction schedule, land entry processes, the RAP study and the Project grievance mechanism 	<ul style="list-style-type: none"> GLAC (in Turkish and English) including a non-technical summary of entitlements and processes 	<ul style="list-style-type: none"> Public hearings in 15 settlements (to be held as part of ESIA disclosure) Face to face meetings (*) with 80 agricultural users/crop producers – incl. formal and informal users (individually or in groups as appropriate). Face to face meetings with users of fragmented grazing lands in Kayabasi and Sahintepe (ca. 20 users in Kayabasi and Sahintepe as identified in Section 2.7.1.9). (individually or in groups as appropriate). 	<ul style="list-style-type: none"> Offices of the settlement heads and public places (e.g. coffee/tea houses, other mutually agreed locations) in 15 settlements (see Section 2.3) Project website Project site offices 	<ul style="list-style-type: none"> SPV Social Manager SPV Deputy Social Manager SPV Expropriation Chief Project CLOs SPV Agricultural Development Expert 	At least One-off with each PAP during Disclosure Period or prior to start of land acquisition based on Updated Valuation (whichever is earlier)	Weekly at the Resettlement stage and then monitoring visits on monthly basis until they are settled.

Stakeholder	Purpose of Engagement	Documents/Materials to be Used for Engagement	Engagement Method	Location	Responsible Party (please refer to Chapter 8 for Organisational Arrangements)	Timetable for Implementation	
						Prior to Land Acquisition (incl. Disclosure Period)	During Land Acquisition and Post Resettlement Phases (incl. RAP Implementation Period)
			<ul style="list-style-type: none"> • Through digital and/or hard copies distributed directly to PAPs 				
Vulnerable PAPs (incl. households with vulnerable members) and Women PAPs	<ul style="list-style-type: none"> • To ensure information of and engagement with the vulnerable PAPs and women about the Project, construction schedule, land entry processes, the RAP study and the Project grievance mechanism 	<ul style="list-style-type: none"> • GLAC (in Turkish and English) including a non-technical summary of entitlements and processes • Other specially designed materials addressing particular needs of the PAPs 	<ul style="list-style-type: none"> • Face to face meetings (*) <ul style="list-style-type: none"> • Individual meetings with 3 physically displaced households with vulnerabilities and women members (among 8 physically displaced households) • Individual or group meetings (as appropriate) with 17 vulnerable agricultural users (inc. vulnerable household members) among 23 economically displaced households plus any additional vulnerable users that would be identified during RAP implementation 	<ul style="list-style-type: none"> • Residences of the affected PAPs or other mutually agreed locations in 15 settlements (see Section 2.3) 	<ul style="list-style-type: none"> • SPV Social Manager • SPV Deputy Social Manager • SPV Expropriation Chief • Project CLOs 	At least One-off with each PAP during Disclosure Period or prior to start of land acquisition based on Updated Valuation (whichever is earlier)	Monthly
Affected Businesses	<ul style="list-style-type: none"> • To inform affected businesses (business owners and direct/contracted employees) about the Project, construction schedule, land entry processes, the RAP 	<ul style="list-style-type: none"> • GLAC (in Turkish and English) including a non-technical summary of entitlements and processes 	<ul style="list-style-type: none"> • Through digital and/or hard copies distributed directly to PAPs • Face to face meetings (*) <ul style="list-style-type: none"> • 14 business owners (incl. owners and tenants of the affected businesses) 	<ul style="list-style-type: none"> • Affected business locations or other mutually agreed locations 	<ul style="list-style-type: none"> • SPV Social Manager • SPV Deputy Social Manager • SPV Expropriation Chief 	At least One-off with each PAP during Disclosure Period or prior to start of land acquisition based on Updated	Resettlement stage and then monitoring visits on monthly basis until they are settled.

Stakeholder	Purpose of Engagement	Documents/Materials to be Used for Engagement	Engagement Method	Location	Responsible Party (please refer to Chapter 8 for Organisational Arrangements)	Timetable for Implementation	
						Prior to Land Acquisition (incl. Disclosure Period)	During Land Acquisition and Post Resettlement Phases (incl. RAP Implementation Period)
	study and the Project grievance mechanism		<ul style="list-style-type: none"> • 243 employees (please see Table 2-18 for the breakdown of female and male formal and informal employees including 66 female and male employees with vulnerabilities including migrant workers and others) 		<ul style="list-style-type: none"> • Project CLOs • SPV Business Development Expert 	Valuation (whichever is earlier)	
Lenders	<ul style="list-style-type: none"> • To inform/update the Lenders about RAP 	<ul style="list-style-type: none"> • Annual reporting to Lenders • Periodical E&S Monitoring Reports during construction and operation 	<ul style="list-style-type: none"> • Reports • Face to face meetings • E-mail correspondence • Telephone calls 	<ul style="list-style-type: none"> • Project website (www.nakkasotoyolu.com/) • Project site offices • Other locations, as appropriate • Virtual 	<ul style="list-style-type: none"> • Senior Management Team • SPV HSSE Director • SPV Social Manager 	Weekly meetings and on demand	<p>Lenders advisers monitoring visits as per the ESAP.</p> <p>External Independent RAP Monitoring Consultant and Internal RAP Monitoring Consultant's monitoring visits as per RAP (please see Section 7.1 and Section 7.2 for details)</p>

(*) Remote/telephone engagement will replace face to face meetings as required (e.g. pandemic)

6.2. Grievance Mechanism

The Stakeholder Engagement Plan (SEP) for the Project has been developed by the ESIA Consultant¹³⁶ in line with international requirements. This covers both the external and internal stakeholders' grievances¹³⁷.

The SEP describes the Project-specific grievance mechanism for external stakeholders, which has been activated by the SPV with support from the ESIA Consultant during the scoping phase of the ESIA (May 2021). The grievance mechanism will be maintained by the SPV throughout the construction and operation phases of the Project.

KGM, as the designated authority in the sense of expropriation, collects and manages land acquisition related grievances, objections and feedback (i.e. requests, suggestions, etc.). In case the land acquisition related grievances and feedback is collected or received by the SPV through the implementation of the Project SEP, the SPV will convey these to KGM in written. The SPV will assist the KGM to maintain their own land acquisition related complaints tracker. The SPV will incorporate all land acquisition related complaints collected by the SPV, EPC Contractor (including subcontractors) and KGM as well as other related authorities into a master complaints tracker.

The grievances and feedback that requires action by the SPV (to be decided by KGM and the SPV) will be handled by the SPV in line with the Project-specific grievance mechanism as described in Section 6.2.1. This mechanism is accessible to all external stakeholders and PAP categories identified in this RAP, including the communities, land owners and formal and informal land users whose lands, assets and/or livelihoods may be affected by Project. To ensure proper management of grievances and maintaining an effective GRM database with gender segregated data, there will be 2 CLOs employed under the SPV and 2 CLOs employed under the EPC Contractor (all full-time and site-based) as detailed in Section 8.1. In the management of potential gender related issues and risks of the Project, Social Manager of the SPV will act as the Gender Lead and one of the CLOs of the EPC Contractor will act as the Gender Focal Point (please see Figure 8-4).

The SPV will collaborate with the EPC Contractor for the collection, registry and management/resolution of construction related grievances (e.g. damages to crops and assets, spillage to neighbouring parcels etc.) as described in Section 6.2.3.

6.2.1. Project-specific Grievance Mechanism

As per the Project SEP (*ERM, 2023*), key principles of the grievance mechanism for external stakeholders are as follows:

- To address concerns promptly and effectively, in a transparent manner that is culturally appropriate, free from manipulation, interference, coercion, intimidation and retribution, and readily accessible to all affected parties, at no cost;
- To ensure handling of grievances in a culturally appropriate manner and be discreet, objective, sensitive, and responsive to the stakeholders' needs and concerns
- The mechanism will not prevent access to judicial or administrative remedies

As indicated in the Project SEP (*ERM, 2023*), the key components of the grievance mechanism that aid in upholding the principles of Grievance Management are:

- Respond in a timely manner
- Proportionate to project risks and potential adverse impacts
- Transparent manner that is culturally appropriate, discreet, responsive to stakeholder needs and concerns
- Free from manipulation, interference, coercion, intimidation and retribution
- Readily accessible at no cost
- Not prevent access to judicial or administrative remedies
- Inform stakeholders about the grievance mechanism

¹³⁶ ERM GmbH.

¹³⁷ According to SEP, external stakeholders comprise fence line community, Project-affected households due to land acquisition, and other relevant parties that may be affected due to Project operations and internal stakeholders comprise the employees and workers engaged by the Project, its contractors and subcontractors, for activities linked to the Project.

- Report on implementation of grievance mechanism
- Protect privacy of affected individuals and allow for anonymous grievances
- Provision of mediation for resolution of grievances where significant community concerns
- Monitoring and analysis of trends

The institutional set up and the communication of the grievance mechanism to external stakeholders are described in the Project SEP (*ERM, 2023*), as follows;

- The SPV CLOs, supported by the EPC CLOs, will be responsible from the daily management of the grievance mechanism.
- A Project-level Grievance Committee will be established by the SPV to act as a redress group and oversee the implementation of the mechanism as specified in the Project SEP. Primary responsibility of the Grievance Committee is to periodically review the grievances raised by the internal and external stakeholders. The Grievance Committee will review the responses being shared with external stakeholders in an attempt to resolve non-judicial disputes arising out of various matters related to the Project. The Grievance Committee will be led by the SPV and driven internally by the Project team with representation from the following (*ERM, 2023. SEP*):
 - SPV Deputy General Manager – PIU Coordinator
 - SPV Social Manager and CLOs
 - SPV Expropriation Chief
 - SPV Agricultural Development Expert (for land related grievances)
 - SPV Business Development Expert (for business-related grievances)
 - EPC Construction/Project Manager
 - EPC Social Expert and CLOs

Further information on the Grievance Committee is provided in the Project SEP. The Project-level Appeal Committee considered for the Project by the SPV is separately discussed below in Section 6.2.4.

The grievance and feedback collection channels to be used in the Project are summarised in Table 6-4. Public will be informed about these channels through the announcements posted on the information boards to be placed in public places. Any grievance and feedback (verbal or written) lodged or conveyed through different channels will be registered in the Project Grievance Database 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).

Table 6-4. Channels for Collecting Complaints and Feedback

Grievance and Feedback Collection Channels	Explanation
Project website	• Project website (www.nakkasotoyolu.com/)
E-mail	• info@nakkasotoyolu.com
Mail	• Sazlidere Cable Stayed Bridge Mobilisation Site Sahintepe neighbourhood (Parcel no:1446/5), Basaksehir district, Istanbul province
Phone (toll free line)	• +90 800 655 10 00
Phone (CLO) – male	• +90 538 682 68 94
Phone (CLO) – female	• +90 531 674 59 53
Grievance boxes and forms	<ul style="list-style-type: none"> • Grievance and feedback boxes and forms will be placed and maintained by the SPV in all affected settlements and at relevant work sites. The boxes and forms will be placed at one or more of the following locations, as appropriate: <ul style="list-style-type: none"> ○ Offices of neighbourhood heads ○ Neighbourhood coffeehouses ○ Locations where local women gather together and/or women would feel comfortable to visit ○ Mobilisation sites of the SPV • Grievance and feedback forms will also be available at the mobile Project vehicles (e.g. vehicles used by CLOs, HSE chiefs, other community-facing managers and directors working at Project sites etc.)

Grievance and Feedback Collection Channels	Explanation
CLOs	<ul style="list-style-type: none"> CLOs will be the main responsible in collecting, registering grievances and feedback (verbal or written) received during public and individual meetings and through phone calls, e-mails, correspondence, etc. and manage them as per Project SEP by responding to the grievance/feedback holders within defined timeframes. Where required, CLOs will guide stakeholders on how to fill in grievance and feedback forms.
Whatsapp numbers	<ul style="list-style-type: none"> +90 531 674 5953
Social media platforms	<ul style="list-style-type: none"> To be established as appropriate in due course
Other community-facing Project representatives, directors, managers, etc. of the EPC Contractor and subcontractors	<ul style="list-style-type: none"> CLOs will establish systems and engage with relevant subcontractors on a daily basis to ensure that grievances and feedback collected by subcontractor personnel (verbal and written) are conveyed to themselves/SPV, registered and managed as per Project SEP. CLOs will train other community-facing Project representatives, directors, managers of the SPV and subcontractors on implementation of Project SEP.
Personal visits by stakeholders to Project mobilisation sites and other work/facility sites of the EPC Contractor and subcontractors	<ul style="list-style-type: none"> The CLOs will guide the visitors of the Project mobilisation and work sites to fill in grievance and feedback forms, where possible. In case of receipt of verbal feedback and/or grievances during stakeholder visits, the CLOs will ensure that such feedback and grievances are registered and managed as per Project SEP.
Through KGM	<ul style="list-style-type: none"> Stakeholders may convey their grievances and feedback about the Project directly to KGM. KGM will designate the SPV for grievances and feedback that require SPV's or EPC Contractor's/subcontractors' action. Such grievances and feedback will also be registered in the Project Database and managed as per Project SEP, as relevant. Through KGM's online grievance system: <ul style="list-style-type: none"> https://www.kqm.gov.tr/Sayfalar/KGM/SiteTr/SikayetveGeriBildirim/GercekKisiSikayetFormu.aspx https://www.kqm.gov.tr/Sayfalar/KGM/SiteTr/SikayetveGeriBildirim/TuzelKisiSikayetFormu.aspx Through KGM directorates and offices in Istanbul: <ul style="list-style-type: none"> 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)
Through Istanbul Metropolitan Municipality (Beyaz Masa Portal)	<ul style="list-style-type: none"> https://cozummerkezi.ibb.istanbul/login/citizen Call Centre: 153 Phone number: +90 212 153 00 00
Through Presidency's Communications Centre (CIMER)	<ul style="list-style-type: none"> The Presidency's Communication Centre (CIMER) has been providing a centralised complaint system for Turkish citizens, legal persons and foreigners. CIMER will be available to Project stakeholders as an alternative and well-known channel for conveying their Project-related grievances and feedback directly to state authorities. <ul style="list-style-type: none"> www.cimer.gov.tr Call Centre: 150 Phone number: +90 312 525 55 55 Fax number: +90 0312 473 64 94 Mail addressed to Republic of Türkiye, Directorate of Communications Individual applications at the community relations desks at governorates, ministries, and district governorates

The key steps of the grievance mechanism for external stakeholders are summarised in Table 6-5 in line with the Project SEP (ERM, 2023).

Table 6-5. Key Steps of the Grievance Mechanism for External Stakeholders

Key Steps	Description of the Activities/Tasks (*)
Step 1 – Receive and register	<ul style="list-style-type: none"> Grievances and feedback are collected through the channels listed in Table 6-4. The grievance is recorded and classified by the designated CLO in the 'Grievance Register' (written and electronic) dedicated to grievances of external stakeholders. <p>(*) Grievance mechanism will recognise the right of stakeholders and complainants to request deletion of their personal data from any records or grievances etc. Personal data and records (under both external and internal grievance mechanisms) will be protected and kept safe and used only for the purpose of grievance resolution or analysis. No personal data will be disclosed or reported publicly.</p>
Step 2 – Acknowledge	<ul style="list-style-type: none"> Grievance is formally acknowledged through a personal meeting, phone call, or letter as appropriate, within three (3) working days of receipt of grievance by Project. If the grievance is not well understood or if additional information is required, clarification shall be sought from the complainant during this step.
Step 3 – Delegate	<ul style="list-style-type: none"> CLO delegates the grievance in writing to the relevant Project department, EPC Contractor or personnel for preparation of an appropriate response. CLO will estimate the subject matter of this grievance and identify the risk category. If required, the grievance may be sent for consideration of the senior management. A response is developed by the CLO or the specific team related to the grievance with input from the Senior Management and others, as necessary. The Grievance Committee may be involved depending on the complexity of the grievance or if the evaluation needs opinion on specific matters. Required actions are implemented to deal with the issue, and completion of these is recorded on the grievance register. The response is signed-off by the CLO. The sign-off may be a signature on the grievance register or any written or email correspondence with the complainant which shall be filed with the grievance to indicate agreement.
Step 4 – Respond	<ul style="list-style-type: none"> The response is communicated to the affected party within seven (7) working days in case of easy to resolve grievances. For other grievances where issues are complex and additional stakeholders like Senior Management or Grievance Committee is involved (as suggested in Step 3), the response will be communicated to the aggrieved in thirty (30) working days from the receipt of the grievance. The CLO ensures that a suitable approach to communicating the response to the affected party is agreed and implemented after approval from senior management/ Grievance Committee, as applicable. The response of the complainant on the resolution communicated is recorded to help assess whether the grievance is closed or whether further action is needed. The CLO shall use appropriate communication channels, most likely telephone or face to face meeting, to confirm whether the complainant has understood and is satisfied with the response. The complainants' response shall be recorded in the grievance register and ideally, both parties shall sign off the grievance to confirm closure.
Step 5 – Close	<ul style="list-style-type: none"> The grievance is closed with sign-off from the CLO, who determines whether the grievance can be closed or whether further attention and action is required. If further attention is required, the CLO shall re-assess the grievance and then take appropriate action. Once the CLO has assessed whether the grievance can be closed, he/she will sign off to approve closure of the grievance on the grievance register and/or by written communication. The grievance close-out form to be signed by the CLO including attachments, will be made available to affected parties/complainants, as proof that their grievances have been properly handled and been resolved. As appropriate, signature of the complainants will also be requested on the grievance close out forms. If actions taken on a grievance are not resolved to the satisfaction of the complainant, the SPV, in consultation with the Lenders, will consider and as necessary initiate a second-tier grievance management mechanism, as explained in Section 6.2.4 ("Appeal Mechanism"). The grievances received from the external government agencies, or other institutional stakeholders (e.g. Istanbul Metropolitan Municipality or other similar bodies) will also be dealt with using this mechanism. In cases where the issues are too complex to solve at the Project level or Grievance Committee level, a decision to involve the legal team of the SPV or third parties, will be made by the Senior Management.

(*) Source: Project SEP. ERM, 2023.

6.2.2. Collaboration with KGM for Land Acquisition Related Grievances

Potential grievances and feedback of the communities related to land acquisition could include the following:

- Disagreement of PAPs with the Expropriation Value offered by KGM Negotiation Commission in line with the Article 8 of the Expropriation Law is managed through the court process as defined in Article 10.
- In case of Article 27 process, the Land Seizure Value determined by the Court is reviewed and Expropriation Value is inherently determined by the Court through the execution of Article 10 process (request or application of PAPs is not required – the Article 10 process for determination of the final Expropriation Value is initiated by KGM and undertaken by courts as part of the Article 27 process). The set-off between the Land Seizure Value and Expropriation Value is applied by KGM in accordance with the court decision.
- The grievances and feedback of the PAPs (e.g. design related requests including additional crossings, crossing locations and/or characteristics, request for expropriation of orphan lands¹³⁸) collected by KGM through petitions or verbally are evaluated and managed by KGM. Requests that require SPV's action (e.g. consideration in design or construction) are conveyed by KGM (in written) to the SPV. KGM further monitors and confirms the implementation of requests by the SPV.

Should the land acquisition related grievances and feedback of the PAPs are collected by the SPV through the grievance mechanism, these will be conveyed by the SPV to KGM in written and managed as summarised in Table 6-6. To the extent permitted by KGM, the SPV will assist the KGM to maintain their own land acquisition related complaints tracker. The SPV will incorporate all land acquisition related complaints collected by the SPV, EPC Contractor (including subcontractors) and KGM as well as other related authorities into a master complaints tracker.

Table 6-6. Management Process for Land Acquisition related Grievances and Feedback

No.	Action	Timeframe
1.	SPV to register the land acquisition related grievances and feedback in Project database and convey it to KGM in written	Within 3 days of receipt
2.	SPV to request and/or organise follow-up meetings with KGM as needed for the management of land acquisition related grievance and feedback	If needed depending on the nature, urgency, etc. of the grievance. Meeting will be requested by the SPV from KGM within 7 days of receipt (agreement of KGM is prerequisite for a meeting to take place)
3.	Where relevant and/or appropriate and approved by KGM, the SPV to collaborate with KGM for the management of land acquisition related grievances and feedback in line with the Project SEP through design, construction, organisational, etc. measures	To be decided on a case by case basis in collaboration with KGM
4.	SPV to incorporate the land acquisition related grievances and feedback to the periodical Project progress reports to be submitted to KGM	Monthly throughout the construction phase (if applicable, frequency to be set by KGM for the operation phase)

¹³⁸ As per Article 12 (Partial Expropriation) of the Expropriation Law of Türkiye, shall the remaining part of a partially expropriated immovable is not suitable for utilisation, this part shall also be expropriated upon the written application made by the legal owner within thirty days of the notification of the expropriation decision in cases where no lawsuits were filed in the administrative court against the expropriation procedure.

6.2.3. Collaboration with EPC Contractor for Construction Related Grievances

EPC Contractor will be obliged contractually to communicate to the SPV all grievances and feedback they receive in relation to construction (e.g. damages to properties and crops, dust, noise and vibration, traffic and access restrictions, other community health and safety risks, etc.). While the management and resolution of the grievance will remain a responsibility of the EPC Contractor, SPV will control on a monthly basis that grievances handled by the EPC Contractor are managed in conformance with the overall Project grievance mechanism.

With regard to land acquisition processes and livelihoods of the PAPs, the construction-related grievances and requests received by the SPV through the Project-specific Grievance Mechanism or identified by the site teams are resolved/managed by implementation of relevant measures (e.g. execution of mutual agreements, compensation of damages, ongoing monitoring). Examples to such grievances received and managed since March 2021 are summarised below:

- Damage on land, crops and other properties within the expropriation corridor as a result of land entry and construction before completion of expropriation process or mutual agreement – Mutual agreements and compensation payments are being completed.
- Damage on land, houses and other properties (e.g. wire fences) outside the expropriation corridor due to trespassing by construction vehicles – Damages on land and other properties are compensated or rectified. In agreement with the PAPs, impact on houses are being monitored and will be compensated upon completion of construction works.
- Loss of four ovine animals (sheeps) that fell into a drainage channel excavated by the Project near Sazlidere Excavated Material Storage Area – The owner of the animal has been provided with compensation for his/her loss. Fencing measures have been implemented in the area to avoid repetition of similar impacts.
- Potential impact on a water well (with no water utilisation permit in place – used to provide water to adjacent greenhouses), which overlaps with the parcel boundaries of the Sazlidere mobilisation site but located outside the fence area of the mobilisation site. Measures have been taken to avoid potential impact of construction works at Sazlidere Mobilisation Site on a nearby water well (with no water utilisation permit in place) used to provide water to adjacent greenhouses. The potential impact of the Project has been avoided through the measures taken (the water intake locations have been preserved and as required additional groundwater coming out of the construction works and captured by the construction works is pumped to the water well area of greenhouses. The SPV has been monitoring and verifying the success of the measures in engagement with the affected people (there is no grievance received from the greenhouses as part of ongoing engagement). The SPV will continue pumping water as required throughout the construction phase. The Project is not anticipated to cause any impact on the water resources of the greenhouses during the operation phase as there will be no interference with the groundwater resources in the long term).
- Restricted access to lands and houses due to ongoing construction works or impacts related to construction (e.g. damage on local roads) – Such claims are investigated by the EPC Contractor and the impacts identified to be caused by Project-related construction works are addressed through the Project-grievance mechanism.

6.2.4. Appeal Mechanism

If actions taken on a grievance are not resolved to the satisfaction of the complainant, the SPV, in consultation with the Lenders, will consider and as necessary initiate a **second-tier grievance management and appeal mechanism**. The objective of this mechanism will be to review responses being shared with external stakeholders in an attempt to resolve non-judicial disputes arising out of various matters related to the Project.

Information on the Project-level Appeal Committee that will be effective in case of grievances not resolved to the satisfaction of the complainant is provided in details in Project SEP (*ERM, 2023*). For the management of land acquisition and resettlement related grievances, in addition to the members of the Grievance Committee acting as the redress group as described in Section 6.2, the following parties may be resorted to have one or more of them included in the Project-level Appeal Committee to act as independent mediators as appropriate depending on the type and subject of the grievance. The Appeal Committee will support the Project-level Grievance Committee to facilitate the grievance resolution to the satisfaction of related parties and support the Grievance Committee in management:

- KGM 1st Regional Directorate – Chief Engineer
- KGM 1st Regional Directorate – Expropriation Chief
- SPV Deputy General Manager
- SPV Social Manager – RAP Fund Execution Representative
- SPV Agricultural Development Expert and as necessary experts of External Agricultural Consultancy Company (commissioned by the SPV)
- SPV Business Development Expert and as necessary experts of External Business Development Consultancy Company (commissioned by the SPV)
- EPC Senior Social Expert
- Independent Expropriation and Valuation Expert to be commissioned by the SPV and approved by the Lenders (please see Section 8.1.3 for the role and responsibilities)

Third-party experts/representatives from other third-party institutions depending on the nature of the conflict and subject of the grievances. There may be nominated members from the local administrations (e.g. heads of the affected settlements, soil experts/agricultural experts from the District Directorates of Agriculture), independent technical experts (e.g. agricultural experts, business experts from KOSGEB and ISKUR) or other senior representatives from the EPC Contractor/ Sub-contractor added to the Committee in specific cases, where any other concerned person with decision making authority in relevance to the grievance or aggrieved party needs to be involved. The grievances received from the external government agencies, or other institutional stakeholders e.g. Istanbul Municipality or other similar bodies will also be dealt with using this mechanism.

Depending on the subject/type of the grievance, the Project-level Appeal Committee may be resorted as independent mediators as appropriate in order to facilitate grievance resolution to the satisfaction of both parties. The objective of this mechanism will be to review responses being shared with external stakeholders to resolve non-judicial disputes arising out of various matters related to the Project.

The SPV will take the actions to be advised by the Project-level Appeal Committee. Having this mechanism in place, stakeholders may still further pursue external remedies, including legal action, in accordance with the existing legislation of Türkiye as the Project Grievance Mechanism will not prevent access to judicial or administrative remedies.

Cases that require further legal investigation or other parties' involvement, a decision to involve the legal team of the SPV will be made by the Senior Management.

7. Monitoring and Reporting

Monitoring as part of RAP implementation will have the following specific objectives:

- Monitor the progress of RAP implementation
- Identify the achievements consistent with the objectives of the RAP or problems hindering such achievements
- Identify areas where improvements are necessary and/or develop corrective measures for areas/cases that are not compliant with the objectives of the RAP.

The Monitoring and Reporting Framework for the RAP implementation, including the key performance indicators (KPIs) for internal and external (independent) monitoring activities are presented in Table 7-1. Internal RAP monitoring and reporting has started to be conducted by RAP Implementation Team supported by the senior external RAP Implementation Consultant and the senior external RAP Monitoring Consultant contracted by the SPV.

Based on the outcomes of internal and external RAP monitoring activities, the RAP will be reviewed and updated as necessary, in the form of addenda or change management reports.

In case of potential future expropriation works required in the Project (e.g. drainage works, houses or offices which require physical displacement due to operation phase E&S impacts), RAP addenda will be prepared once the expropriation plans (to be approved by KGM) for such works are available and the relevant PAPs are officially notified by KGM.

Table 7-1. Monitoring Framework for Internal and External Monitoring Activities

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
Internal Monitoring	SPV – RAP Implementation Team and third-party Internal RAP Monitoring Consultant with support from external RAP Implementation Consultant as necessary	<p>For monitoring the performance of RAP implementation during the construction phase, the SPV – RAP Implementation Team will carry out internal RAP monitoring activities.</p> <p>As necessary, external consultants and/or academicians will be commissioned by the SPV for internal RAP monitoring.</p> <p>The findings of the internal Monitoring studies will be incorporated to concise Internal RAP Monitoring Reports.</p> <p>The Senior Management Team of the SPV will receive copies of the internal RAP Monitoring Reports.</p>	Expropriation Payments in line with the Expropriation Law and Payments from the RAP Fund		<p>Weekly and Monthly during RAP implementation</p> <p>Bi-annual during first 2 years of post-implementation RAP monitoring period and annually for minimum 2 years afterwards (during operations between the completion of RAP implementation and RAP Completion Audit)</p>	<p>Weekly – Land progress reports</p> <p>Monthly – Internal RAP Monitoring Reports</p> <p>Bi-Annually – Post Implementation RAP Monitoring Report during operations</p>
			<ul style="list-style-type: none"> Number of PAPs (including affected businesses) that have received mandatory compensation payments from KGM (with breakdown of Article 8 and Article 10/27 processes), disaggregated by settlement and gender Distribution of spending from RAP Fund (incl. breakdown of costs according to entitlement types), disaggregated by settlement and gender 	<ul style="list-style-type: none"> Number of owners and parcels agreed and disagreed with the expropriation value offered by KGM, disaggregated by settlement and gender etc. 		
			Expropriation Status and Displacement		<p>Weekly and Monthly during RAP implementation</p> <p>Bi-annually during first 2 years of post-implementation RAP monitoring period and annually for minimum 2 years afterwards (during operations between the completion of RAP implementation and RAP Completion Audit)</p>	<p>Weekly and Monthly – Internal RAP Monitoring Reports</p> <p>Annually – Post Implementation RAP Monitoring Report during operations</p>
			<ul style="list-style-type: none"> Number of expropriated assets and their owners/heirs, formal and informal users, disaggregated by settlement and gender Number of parcels for which new or additional expropriation decision has been taken in the monitoring period (if any), disaggregated by settlement and gender Number of PAPs supported by the RAP Implementation Team in their application to KGM with request for expropriation of orphan lands Final expropriation values determined by the court through Article 27 and 10 processes Number of owners/heirs assisted by RAP Implementation Team for resolution of 	<ul style="list-style-type: none"> Number of parcels entered Number of ongoing and completed court cases (with breakdown of Regular – Article 10 and Accelerated Expropriation – Article 27) Number and status of PAPs whose orphan lands have been left unacquired despite applications made to KGM or as a result of court processes Number of owners/shareholders who accessed the expropriation payments or had hardship due to inheritance and succession issues 		

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
			<ul style="list-style-type: none"> inheritance and/or succession issues Number of orphan lands and owners/shareholders of orphan lands evaluated in line with Zoning Law within the scope of 1/1,000 scale zoning plans hence provided with replacement land/shares as part of zoning plan implementation (please see Section 2.9.5 for two categories of orphan lands to be monitored; a) parcels for which adjustment/deduction has been applied under 1/1,000 scale Implementation Zoning Plan execution and b) parcels for which 1/1,000 scale Implementation Zoning Plan execution is awaited) Constitution of servitude (Easement rights) for any future Project-related displacement works 	<ul style="list-style-type: none"> Economic losses or hardship encountered by affected people due to unacquired parts of affected parcels (orphan and/or fragmented) 		
			<p>Affected Businesses</p> <ul style="list-style-type: none"> Number of relocated businesses Number of businesses still to be relocated Relocation and business interruption periods for each business to be relocated Assistance provided by construction teams to businesses that continue operations at the existing premises (e.g. support to be provided by the construction team/vehicles of the SPV to avoid potential access restrictions to the businesses that will not relocate but may face access restrictions at the existing entry/exit gates, ramps, support to be provided to relocate affected movable assets such as mobile transformer units, etc. to locations confirmed by the business owners as available within their existing premises, 	<p><u>Compared with pre-relocation conditions – based on official documentation – all disaggregated by gender and vulnerability (e.g migrant, informal employees)</u></p> <ul style="list-style-type: none"> Net income of the businesses Business employees working at the business after relocation Number of jobs/employees suspended and duration of suspension Number of business employees that have resigned due to relocation Number of business employees whose contracts have been terminated after relocation 	<ul style="list-style-type: none"> Weekly and Monthly during RAP implementation Bi-annually during first 2 years of post-implementation RAP monitoring period and annually for minimum 2 years afterwards until RAP Completion Audit confirms satisfactory completion of RAP measures including livelihoods restoration 	<ul style="list-style-type: none"> Weekly and Monthly – Internal RAP Monitoring Reports Bi-Annually – Post Implementation RAP Monitoring Report during operations

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
			etc.). <ul style="list-style-type: none"> Special assistance provided to vulnerable employees or employees with vulnerable household members 	<ul style="list-style-type: none"> Number of business employees who have been re-employed (including vulnerable and disadvantaged persons) Are there still any business interruptions faced by the relocated businesses? Are the employee salaries paid fully before and after relocation? Are the severance payments of the employees who resigned due to relocation have been paid? Are transportation services provided to the employees of relocated businesses? Have the businesses fully reinstated the infrastructure (e.g. water, electricity, ventilation, fire-fighting, etc.) required for the operations at the replacement premises? Have the businesses successfully reestablished connection to customers in new location and restored transportation links? Has there been any economic loss for business operators who did not have to relocate even though they have structures affected or avoided within their existing premises (please see Table 2-19 for "Businesses that will not Relocate but will require Monitoring") 		

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
			Physical Displacement			
			<ul style="list-style-type: none"> Number of physically displaced households, disaggregated by settlement, gender and vulnerability Number of households still to be displaced, disaggregated by settlement, gender and vulnerability Special assistance provided to physically displaced households with vulnerable members 	<ul style="list-style-type: none"> Have the physically displaced households moved to a resettlement house (owner or rented)? Have the standards of living at the resettlement house improved or deteriorated? 	<p>Weekly and Monthly during RAP implementation</p> <p>Bi-annually during first 2 years of post-implementation RAP monitoring period and annually for minimum 2 years afterwards until RAP Completion Audit confirms satisfactory completion of RAP measures including livelihoods restoration</p>	<p>Weekly and Monthly – Internal RAP Monitoring Reports</p> <p>Annually – Post Implementation RAP Monitoring Report during operations</p>
			Economic Displacement and Livelihood Restoration and Improvement			
			<ul style="list-style-type: none"> Number of households that received compensation and/or assistance from the RAP Fund (with breakdown of compensation/assistance type), disaggregated by settlement and gender Number of vulnerable households assisted through RAP Fund, disaggregated by settlement and gender Underpasses, overpasses or other engineering structures requested by the stakeholder and included in the Project (if any as required) 	<ul style="list-style-type: none"> How was the received cash compensation used/invested? Are household incomes restored or facing any type of hardship in restoring livelihoods? Are machinery/equipment provided for community use effectively used by households affected by Project? Are livestock breeding activities of PAPs affected due to land acquisition or potential access restrictions (e.g. in Kayabasi and Sahintepe)? Are safe crossing paths ensuring access between grazing lands fragmented from residential 	<p>Weekly /Monthly during RAP implementation</p> <p>Bi-annually during first 2 years of post-implementation RAP monitoring period and annually for minimum 2 years afterwards until RAP Completion Audit confirms satisfactory completion of RAP measures including livelihoods restoration</p>	<p>Weekly /Monthly – Internal RAP Monitoring Reports</p> <p>Annually – Post Implementation RAP Monitoring Report during operations</p>

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
				<p>areas by Motorway in place and effectively used by breeders (e.g. Kayabasi and Sahintepe)?</p> <p>Are there economic losses or issues experienced by land users due to land fragmentation (e.g. losses/issues related to water connection, ditches, use of agricultural machinery, ploughing equipment, etc.) ?</p> <ul style="list-style-type: none"> • Are there economic losses or issues experienced by land users due to land fragmentation (e.g. losses/issues related to water connection, ditches, use of agricultural machinery, ploughing equipment, etc.)? • Are there construction and operation phase impacts such as loss of value, noise, vibration, etc. causing economic impacts on houses or business structures? • Are water resources used by communities at grazing areas and affected by the Project replaced with alternative water resources? • Employment of migrant herders and agricultural labourers by affected households/communities 		

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
Organisational Capacity, Stakeholder Engagement and Management of Grievances						
			<ul style="list-style-type: none"> Number of SPV and EPC Contractor staff and external consultants and/or professionals dedicated to RAP implementation Number of stakeholder engagement activities and PAPs (households, business owners and employees) engaged with (number of attendees disaggregated by settlement and gender) 	<ul style="list-style-type: none"> Number of grievances newly received, open and closed by the SPV and KGM (incl. trend analysis for settlements, subjects, responsible Project parties and departments, response and resolution times, etc.) GBVH grievances with relevance to land acquisition process 	<p>Monthly during RAP implementation</p> <p>Bi-annually during first 2 years of post-implementation RAP monitoring period and annually for minimum 2 years afterwards until RAP Completion Audit confirms satisfactory completion of RAP measures including livelihoods restoration</p>	<p>Monthly – Internal RAP Monitoring Reports</p> <p>Annually – Post Implementation RAP Monitoring Report during operations</p>
External Independent RAP Monitoring	External independent RAP consultant commissioned by the SPV and approved by Lenders (with duty of care to Lenders)	The external independent RAP consultant will carry out external RAP monitoring activities on a quarterly basis	To be defined in alignment with the RAP targets and as per Lender requirements	To be defined in alignment with the RAP targets and as per Lender requirements	<p>Quarterly during RAP implementation – timing of monitoring to be completed prior to IESC’s monitoring timeline</p> <p>Bi-annual during operations until RAP completion audit</p>	<p>Quarterly during RAP implementation – timing of reporting to be completed prior to IESC’s monitoring timeline</p> <p>Bi-annual during operations until RAP completion audit confirms successful delivery of RAP measures and livelihood restoration of the affected people.</p>

Type of Monitoring	Responsible	Objective and Description	Key Performance Indicators (KPIs) (*)		Monitoring Frequency	Reporting Frequency
			Activity Indicators	Impact Indicators		
Quarterly IESC E&S Monitoring (see Section 7.3)	IESC E&S team	Periodic reviews of Project's E&S performance against lender requirements.	See Section 7.3.	See Section 7.3.	Quarterly during construction and bi-annual during operation phase of the project	Quarterly during construction and bi-annual during operation phase of the project
RAP Completion Audit (see Section 7.4)	Independent resettlement professional(s) to be commissioned by the SPV and approved by the Lenders (with duty of care to Lenders)	An external RAP Completion Audit will be conducted by independent professional(s) to be approved by the Lenders and commissioned by the SPV to assess whether the objectives of the RAP have been met. The RAP Completion Audit will be undertaken once all mitigation measures have been (after the completion of agreed RAP monitoring period) completed.	To be selected in alignment with the socio-economic baseline and Internal Monitoring KPIs	To be selected in alignment with the socio-economic baseline and Internal Monitoring KPIs	One-off (Two years after the completion of implementation of all RAP actions including post implementation monitoring.)	One-off – Completion Audit Report

(*) Where applicable to the KPI, data collected will be gender disaggregated.

7.1. Internal RAP Monitoring

Monitoring and reporting activities as part of RAP implementation will have the following specific objectives:

- Monitor the progress of RAP implementation,
- Identify the achievements consistent with the objectives of the RAP or problems hindering such achievements,
- Identify areas where improvements are necessary and/or develop corrective measures for areas/cases that are not compliant with the objectives of the RAP.

Internal RAP Monitoring will be conducted by the SPV RAP Implementation Team, with support from the third-party RAP Monitoring Consultant hired by the SPV. Internal RAP Monitoring will:

- Summarise the main features of the Project (length, number of lanes, category of the road, number of interchanges, number of underpasses/overpasses/viaducts, key responsibility distribution during construction and operation), scope of land acquisition and resettlement and describe the changes that have been made to the project within the reporting month.
- Provide the overall progress of RAP implementation and include key RAP activities; since the last report and the overall cumulative value of the KPIs and RAP activity.
- Provide data from KGM on expropriated land parcels and structures and classify expropriation information into ownership, type, purpose (such as agricultural, residential, commercial) in clusters)
- Provide RAP compensation payment status with payment details, key observations and difficulties encountered in the last reporting period, relocation of physically displaced households and businesses status.
- Provide data of specific livelihood restoration and assistance activities, implementation status of identified livelihood restoration measures, the status of livelihood / income restoration activities for economically displaced persons, plan and programme for further livelihood restoration activities are sufficient and addressed properly and give a summary of the sufficiency, preparedness, competency adequacy of the human resources involved in livelihood restoration and assistance since the last report.
- Provide the status of Corrective Action Plan activities.
- Provide easement and servitude management (if any) process within the Project.
- Provide information related to the public consultations conducted within the concerned project section (type of consultation activities, locations of meetings, number of people participated (gender disaggregated), photos, press or media interest et.) by giving summary of main concerns or observations of participants along with messages/action plans given in response.
- Provide data of gender integration in RAP implementation process (e.g. team composition, participation and consultation, access to compensation, women involvement in validation of needs, inclusion in resettlement activities, gender vulnerabilities).
- Provide implementation status of land entry/exit procedures.
- Provide information related to the functionality of Project grievance mechanism and summarize received complaints and categorize grievances of vulnerable and disadvantaged groups and individuals separately, for better monitoring.
- Provide information related to staffing, coordination and reporting patterns, capacity building and training activities, Functionality of RAP Fund Implementation Procedure, timely allocation of funds for RAP implementation, funds disbursement according to the resettlement plan and timeframe of achieving resettlement implementation activities against the agreed implementation plan.
- Describe key findings during the reporting period, provide a list of recommendations, based on the lessons learned and summarise key actions and/or responses by person and/or management function responsible in the SPV.

7.2. External Independent RAP Monitoring

The objective of the External RAP Monitoring is to review RAP implementation at regular (quarterly) intervals during RAP implementation in the Project. This is to identify the achievements consistent with the objectives of the RAP or problems hindering such achievements and to identify areas where improvements are necessary and/or develop corrective measures for areas/cases that are not compliant with the objectives of the RAP.

These services will be performed by the external independent RAP Monitoring Consultant Company hired by SPV and approved by Lenders (with duty of care to Lenders). The External RAP Monitoring Consultant will assess the effectiveness of the plan in minimizing negative social impacts and maximizing benefits for affected communities, by providing periodic reporting to the Lenders. Post-implementation monitoring will also be undertaken by the External RAP Monitoring Consultant; for which period will be defined by Lenders during post RAP implementation and based on the RAP close out audit results.

The scope of External Independent RAP Monitoring will include the following:

- Assess overall compliance with RAP objectives and commitments, and government and lender policies and standards on land acquisition and involuntary resettlement.
- Verify progress on the recommendations that the external RAP monitoring made during previous visits.
- Interview a representative cross-section of affected households and enterprises to:
 - a. Gauge the extent to which the standards of living and livelihood of displaced households for men and women have been improved or restored,
 - b. Measure whether men and women in households have been sufficiently informed and consulted with, and
 - c. Gather their opinions on entitlement delivery, resettlement housing, livelihood-restoration measures, and grievance management.
- Assess the ongoing level of Project support or social license to operate in the affected groups.
- Review whether entitlements were delivered and implemented on time (as set out in the RAP implementation schedule).
- Assess whether compensation is at full replacement cost.
- Review any livelihood-restoration programs and the extent to which they are assisting in improving or restoring livelihoods for affected households with consideration of gender equality.
- Verify implementation of measures to improve or restore the quality of life and livelihoods of displaced households and assess their effectiveness.
- Assess the extent to which the quality of life and livelihoods of men and women in affected communities are being improved or restored.
- Review grievance records for evidence of any significant noncompliance or recurrent poor performance in resettlement implementation or grievance management.
- Engage with a sample of complainants to review generic grievances (if applicable) and to obtain their views on the fairness of the grievance management process and resolution.
- Appraise systems to identify, track, and assist vulnerable people, and assess compliance with the RAP.
- Assess whether there are adequate resources to implement the RAP and any training or capacity building requirements.
- Assess the data management system and its outputs and outcomes.
- Compare progress against the initial schedule.

7.3. Quarterly IESC E&S Monitoring

Under its scope, IESC will conduct regular monitoring of Project E&S activities to ensure compliance with Lender standards and requirements. These regular monitoring visits will take place quarterly during construction while E&S related project performance will be monitored on a bi-annual basis during operations. The E&S monitoring will be carried out by competent specialists within IESC team who will also include a resettlement specialist to oversee and assess progress and performance for RAP implementation and review internal and external monitoring reports prepared by SPV and external consultants. Among all other social impacts of the Project, the IESC in its review of land take issues, will cover the below:

- IESC will assess the implementation of the Project's environmental, health, safety and social commitments including the Project ESAP which include land acquisition related commitments.
- Monitoring will include desk-based reviews of internal RAP monitoring data /reports provided by the SPV, as well as reports produced by the External RAP Monitoring Consultant, supplemented by visits to the Project sites to verify data provided.
- Following each monitoring period, land acquisition related progress and performance will be discussed in the monitoring report prepared by the IESC detailing the findings of the latest monitoring period and appropriate corrective actions to address material non-compliance items."

7.4. RAP Completion Audit

The RAP completion audit assesses whether the resettlement program is complete, objectives have been met, commitments delivered, and whether any corrective actions are needed to achieve targeted outcomes. The completion audit will be undertaken two years after implementation of all RAP actions including post-implementation monitoring to be done in operations phase is completed to ensure sufficient time has passed for livelihood restoration to have been sustainably achieved. As per the EBRD PR5 Guidance Note on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (*March 2023*), the RAP Completion Audit will take place only after the Lenders have approved land acquisition and resettlement execution.

The completion audit will be conducted by a resettlement specialist or group of specialists that have not been previously involved with the Project that is being audited. It will use data generated by ongoing internal monitoring and the findings of the external independent RAP monitoring.

Key objectives of the completion audit are:

- Assess the effectiveness of all measures to avoid and minimise displacement impacts by comparing final Project impacts on land and people against those anticipated in the RAP.
- Verify that all entitlements and commitments described in the RAP have been delivered and verify that delivery of compensation and livelihood restoration measures was transparent, equitable, and prompt.
- Determine whether RAP measures have been effective in restoring or enhancing affected persons' living standards and livelihoods, including both men and women and vulnerable people.
- Check that businesses have been re-established in a sustainable manner.
- Check that resettlement-related grievances and court cases have been satisfactorily resolved (or that adequate provision has been made for their resolution in the near future)
- Check that gender barriers have been effectively challenged to ensure improved livelihood opportunities for women.
- Identify any corrective actions to achieve completion of RAP commitments and prepare a corrective plan if warranted.

The completion audit will focus on livelihood restoration, since this is usually the most difficult aspect of resettlement, and it will build on previous internal and external monitoring. Using household surveys, it will compare post-Project livelihoods to livelihood status in the pre-Project situation as measured in the baseline surveys.

In addition to quantitative household surveys, the completion audit will also include qualitative and participatory approaches (such as focus groups) to learn about displaced household's level of satisfaction with their standards of living, livelihoods, level of integration with host communities and other concerns. Particular attention will be paid to assessing the impact of RAP interventions on the circumstances of vulnerable households.

Any relevant macroeconomic factors will be considered in the comparison of livelihoods, such as: inflation and currency fluctuations, changes in real estate values, general growth of the economy or recession, market price for key agricultural products, pandemics, and so forth.

The completion audit report will present conclusions on livelihood improvement or restoration and identify any corrective measures necessary to achieve livelihood restoration (as a minimum) for displaced households.

The completion audit will also focus on whether physically displaced people have been successfully resettled, have security of tenure and have similar or improved living standards.

Based on the RAP completion audit, corrective action plan will be developed and implemented for any gaps, non-compliances (if any) with a time bound plan. Both internal and external monitoring will continue until successful completion of these actions.

8. Implementation Arrangements

8.1. Organisational Arrangements

Figure 8-1 summarised the key responsibilities of KGM and the SPV under Expropriation Law, BOT Contract and/or Lenders' Requirements. Detailed responsibilities of each party are further detailed in the subsequent sections of this Chapter.

	Republic of Turkey Ministry of Transport and Infrastructure Directorate General of Highways (KGM) <u>Granting Authority – Public Partner</u>	Nakkaş Otoyo Yatırım ve İşletme A.Ş. <u>Project Company – Private Partner</u>
Expropriation Law	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Part of the Expropriation Cost exceeding 3.9 billion TRY 	<ul style="list-style-type: none"> • 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 amounting to 3.9 billion TRY
Lenders' Requirements	<ul style="list-style-type: none"> • Ensure coordination between the land acquisition and RAP implementation processes through the Project Implementation Unit (PIU) established under KGM • Cooperation and collaboration with SPV for RAP implementation including grievance management, monitoring, etc. • Collaborate with the SPV to help support with consultation process through appointment of related personnel and provision of data required for additional consultation activities 	<ul style="list-style-type: none"> • Development and implementation of RAP compliant with Lenders' requirements in collaboration with KGM • Coordinating the PIU functioning • Executing land entry protocols with landowners/users and providing advanced land entry notifications and crop payments to potential land formal and informal users in line with RAP prior to land entry • Establishing and management of RAP Fund required for RAP implementation • Provision of KGM with continued updates on RAP implementation • Provision of support to KGM to ensure compliance of land acquisition process with applicable international standards. This includes support in identification of all PAPs including heirs of deceased landowners and informal land users, completion of inheritance and succession procedures of PAPs, communicating relevant information on heirs, inheritance /succession, tenant businesses, etc. to KGM for inclusion in Art. 8. negotiations and/or court processes, and facilitating additional consultations with PAPs prior to Art.8 negotiations and Art. 27 lawsuits as well as during court finalisation, title deed registration and bank transaction processes

Figure 8-1. Key Responsibilities of KGM and the SPV under Expropriation Law, BOT Contract and/or Lenders' Requirements

8.1.1. Granting Authority – KGM

The granting authority of the Project – the Republic of Türkiye Ministry of Transportation and Infrastructure (MoTI) represented by the Directorate General of Highways (KGM¹³⁹) is responsible for the execution of Project-related land acquisition/expropriation in line with the Expropriation Law of Türkiye.

For the Project, the land acquisition process executed by KGM as per the Expropriation Law includes the following¹⁴⁰:

- Expropriation of the privately-owned parcels;
- Allocation of state-owned parcels (e.g. parcels owned by the related municipalities, State Hydraulic Works – DSI, Housing Development Administration of Türkiye – TOKI) including treasury parcels, pasture parcels, etc. to the Project (for permanent use by the Project or temporary use by the SPV during construction period).
- Coordinating the process of identification of affected infrastructure and above ground facilities of other institutions overlapping with the Project and executing official correspondence with all relevant institutions – requiring the SPV to conduct any follow up correspondence or communication as required.

As per the BOT Contract, the land acquisition related responsibilities of KGM, along with the contractual responsibilities of the SPV, are summarised in Table 8-1. Responsibility of KGM is limited to execution of expropriation in line with the Expropriation Law of Türkiye. As such, implementation of RAP measures including livelihood restoration, assistance to vulnerable people, compensation of informal users as well as stakeholder engagement and monitoring – including allocation and disbursement of the budget required for RAP implementation (RAP Fund) will be the responsibility of the SPV – in agreement with KGM and as detailed in Section 8.1.2.

Table 8-1. Land Acquisition related Responsibilities of KGM and the SPV as per the BOT Contract

BOT Contract	SPV	KGM
Article 13	The part of the Expropriation Cost for the Motorway construction corridor amounting to 3.9 billion TRY shall be provided by the SPV.	The Expropriation Cost exceeding this limit (3.9 billion TRY) shall be paid by KGM.
	The costs related with the allocation and permitting of the state-owned parcels to the Project (for use by the SPV on behalf of KGM) shall be borne by the SPV.	
	Preparation of expropriation plans, engineering works for the valuation of immovable assets, engineering works related to expropriation, engineering works related to amendment and preparation of zoning plans shall be conducted by the national engineering firm to be appointed by the SPV with the approval of KGM. The SPV shall pay all relevant costs of the works to be conducted by the engineering firm ¹⁴¹ .	The national engineering firm to be appointed by the SPV shall be approved by KGM.
	Provision of the technical and administrative personnel with adequate experience in expropriation and technical equipment as requested by the Administration to ensure completion of the expropriation works in an efficiency and timely manner.	
Article 15	For the Motorway Service Premises planned to be constructed if necessity arises; 50% of the Expropriation Cost for the Motorway Service Premises and all relevant expenditures shall be borne by the SPV (in addition to the Expropriation Cost indicated in Article 13 of the BOT Contractor).	50% of the Expropriation Cost for the Motorway Service Premises that are planned to be built if required shall be paid by KGM. The land registry shall be on behalf of KGM.
Article 24	The acquisition of the land use rights and permitting for the sites suggested for materials that are produced as a result of construction works and have to be disposed of shall be the responsibility of the SPV should such sites are located outside the Project Expropriation Corridor. Relevant costs such as additional Expropriation Cost shall be borne by the SPV.	

Source: BOT Contract

¹³⁹ The Project falls within the responsibility area of the 1st Regional Directorate of KGM.

¹⁴⁰ Constitution of the servitude (easement rights) for immovable assets (that are not required to be expropriated in cases the ownership rights of the owners are not prevented) is not applicable to the Project.

¹⁴¹ An engineering firm has been appointed by the Company for the Project with approval of KGM.

Key responsibilities of KGM for expropriation of privately-owned parcel as per the Expropriation Law include, inter alia, the following:

- Approval of the expropriation plans (prepared by an authorised national engineering firm appointed by the SPV with approved from KGM) that establish the inventory of assets along the full alignment and the respective legal owners/shareholders
- Valuation of the immovable assets (in line with the Valuation Methodology summarised in Appendix H)
- Official notification and invitation of the landowners/shareholders to the negotiations
- Undertaking the negotiations with the landowners/shareholders (through the Negotiation Commission established by KGM per Article 8 of the Expropriation Law)
- Documentation of agreement and disagreement with the PAPs and commencing the court process in case of disagreement (in case Article 10 process is to be applied)
- Filing court case for land seizure in case Article 27 (Accelerated Expropriation) process is to be resorted
- Completion of the land registry processes and payment of the expropriation value¹⁴² to the landowners/shareholders (noting that land registry shall be on behalf of KGM).
- Requesting evacuation of the expropriated parcels from related authorities.

Supplementary to the processes undertaken in line with the Expropriation Law, the following processes undertaken by KGM support RAP implementation:

- Reviewing official correspondence and monthly construction progress reports to be submitted by the SPV – that would include data on RAP and progress with RAP implementation, and responding to the SPV as appropriate
- Attending periodical and non-periodical meetings with the SPV – in which the SPV would provide information on RAP and progress with RAP implementation
- Sharing data on expropriation status, court cases (followed by KGM through their legal department), etc. with the SPV to feed into land entry and construction planning
- Reviewing and approving design changes proposed by the SPV (e.g. overpass and underpasses to be included in the design to mitigate land fragmentation impacts)
- Ensuring expropriation process coordination with state-owned parcels' owners (TOKI, DSI, etc.) and SPV, if needed
- Collecting, evaluating, and addressing official application of owners (done in line with the timeframes per Expropriation Law) requesting acquisition of orphan lands (in regular practice, applications for agricultural orphan lands less than 100 m² and constructible plot parts less than 200 m² are taken into consideration by KGM)

¹⁴² In case of Article 27 (Accelerated Expropriation) process, initially the Land Seizure Value is deposited by the KGM on owner's bank account (within the time specified by Law) to enter the expropriated parcel. Subsequently, the expropriation value is determined by the court through Article 10 process. According to the Expropriation Law, in case the deposited Land Seizure Value is increased by the court, the right holder receives the extra payment; in case the deposited value is decreased by the court, the right holder pays back the difference. As set out in the RAP, KGM has updated the Valuation Report in December 2022 based on the valuation update study completed by the national engineering firm appointed by the SPV (in September 2022) with the approval of KGM. The Independent Expropriation and Valuation Specialist of IESC verified in December 2022 that the updated land values meet the full replacement cost (market prices plus transaction costs) requirements of Lenders and reflects the current market prices, landmark court decisions, precedent sales values, current building unit prices published by the Ministry of Environment, Urbanization and Climate Change, etc. as required by KGM's Technical Specifications for the Services to be Procured for the Valuation of Immovables issued in February 2019 (referred to as "Valuation Technical Specifications") and in line with KGM's internal procedures on valuation. Therefore, the updated Valuation Report is anticipated to avoid/minimise such cases leading to decreased land seizure values. Nevertheless, the SPV shall follow and keep track of the Article 27 and Article 10 decisions of the courts in collaboration with KGM (including the valuation amounts and set-off requirements decided at the end of each process) to identify such cases, if any, and develop and implement corrective actions on a case by case basis in consultation and agreement with the Lenders and the Independent Expropriation and Valuation Specialist to be commissioned by SPV, as required.

- Management of land acquisition related grievances in line with the provisions of Expropriation Law and internal procedures of KGM (as described in Section 6.2.2). This includes collection and management of grievances and feedback of the PAPs (e.g. design related requests including additional crossings, crossing locations and/or characteristics, request for expropriation of orphan lands, request for assistance in undertaking administrative works related to resolution of inheritance and succession issues regarding the title deeds) through petitions or verbally for evaluation
- Written notification of SPV about requests that require SPV's action (e.g. consideration in design or construction) and further monitoring and confirmation of the implementation of actions by the SPV.

8.1.2. Project Implementation Unit (PIU) for Land Acquisition

KGM and SPV has established a Project Implementation Unit for Land Acquisition (PIU) under the Directorate General – Department of Operations formed by related personnel of KGM (at the Directorate General and Regional Directorate levels) and SPV.

The PIU will work in coordination with the Department of Immovables, Department of Survey, Design and Environment and Legal Department of KGM and ensure implementation of the Project in accordance with the Lenders' requirements on RAP.

The organisation of the PIU is presented in Figure 8-2. Key responsibilities of related KGM functions and SPV under the PIU organisation (as reviewed by KGM) are summarised in Table 8-2. The PIU is coordinated by the Deputy General Manager appointed by the SPV. In addition to daily communication between KGM 1st Regional Directorate and SPV/EPC, monthly PIU coordination meetings will take place and the first PIU Meeting was held on 2 June 2023 with the participation by KGM Regional Directorate, SPV and EPC. The subjects that have been discussed in this meeting are listed below:

- Up-to-date information on financial close time information on financial close timeline, public disclosure schedule and E&S documentation.
- Current expropriation progress and planning for 2023.
- Discussions regarding the current progress and PR5 compliance specific to the expropriation program.
- Expropriation monitoring, performance indicators (KPI indicators) and methodology.
- SPV organization and consultant setup, including Internal and External RAP monitoring.
- Discussions regarding the second round of the Land Acquisition Information meetings with owners and heirs.
- Actions to increasing the number of heir contact information.
- Actions to be taken for owners who did not show up in the negotiation meetings and other actions to be taken before proceeding with Art.27 as the last resort.
- Planning for the Action plan to complete the expropriation of remaining stripped parcels until the financial closure, determination of the parcels that will not come to a settlement, consultation for Article-27 and court processes.
- Succession of heirs, heir certificate etc. completion of procedures.
- Planning for update of valuation in December 2023 for the remaining parcels to be expropriated in 2024.
- Discussion of the principles of initiation of Art.-10 cases.
- Business Development and Agricultural Development processes.
- Internal and External RAP Monitoring processes.

Regular PIU meetings will be held to discuss ongoing progress and issues/challenges and potential solutions during RAP implementation.

Table 8-2. Key Responsibilities under PIU

Functions under PIU	Key Responsibilities
KGM – Department of Operations	<ul style="list-style-type: none"> Establish a Project Implementation Unit for land acquisition (PIU) Support the RAP preparation process Review and internally approve the RAP prior to Lenders' review Monitor implementation of Lenders' requirements on land acquisition through periodical progress reports Provide support to audits related to implementation of related measures and actions Provide support to periodical RAP monitoring studies performed under RAP implementation Inform the KGM – Department of Immovables Department regarding the additional expropriation requirements of the Project
KGM – Department of Immovables	<ul style="list-style-type: none"> Procure budget required for Project expropriation works, approve EPC Contractor and ensure coordination with Regional Directorate Undertake land acquisition processes in accordance with the Expropriation Law Participate into the meetings to be held to inform affected people Monitor land acquisition process Monitor and ensure closure of land acquisition related complaints Deliver the expropriation payments and payments related to constitution of easement to right holders <ul style="list-style-type: none"> Determine the expropriation cost per Art. 8 of the Expropriation Law so as to meet the replacement cost requirements and hold consent with the PAPs In case of disagreement, ensure land entry as per Art. 27 of the Expropriation Law File and conclude Art. 10 lawsuits subsequent to Art. 27 process as per Expropriation Law Support the RAP monitoring and evaluation processes
1st Regional Directorate (Istanbul)	<ul style="list-style-type: none"> Implement the land acquisition process in line with the Expropriation Law as defined in the RAP Review and provide feedback on the brochures and other information documents prepared to inform the public and related stakeholders Appoint an Expropriation Specialist & CLO for the management of processes and grievances related to Project impacts, legal rights and RAP entitlements of the PAPs Oversee and advise the implementation of the RAP by the SPV and assess the needs for additional measures to be taken by SPV and/or EPC Ensure management/resolution of the damages and grievances stemming from EPC Contractor activities Ensure implementation of the grievance mechanism Support RAP monitoring and evaluation processes Prepare documentation on land restrictions and inform stakeholders
SPV – PIU Coordinator (currently filled by SPV – Deputy General Manager of Concessions Group – SPV may appoint in-house officer or an external qualified consultant as required during RAP implementation)	<ul style="list-style-type: none"> Coordinate PIU teams of KGM and SPV for implementation of RAP in line with the E&S requirements of the Lenders Communicate with and inform/update Lenders on RAP implementation Organise monthly PIU coordination meetings with participation from KGM and SPV, as well as EPC and other third parties including consultants, etc. as required Decide on the location, agenda and participants of the monthly coordination meetings, in consultation with KGM and SPV PIU teams Ensure that minutes of the monthly PIU coordination meetings are kept and distributed to all parties including Lenders and IESC Coordinate and monitor completion of the actions (if any) decided in monthly meetings by responsible parties within agreed timeframes Approve disbursements to be done from the RAP Fund in consultation with the SPV – HSSE Director, Social Manager and HSE Manager).
SPV – RAP Implementation Team	<ul style="list-style-type: none"> Please see Section 8.1.3.

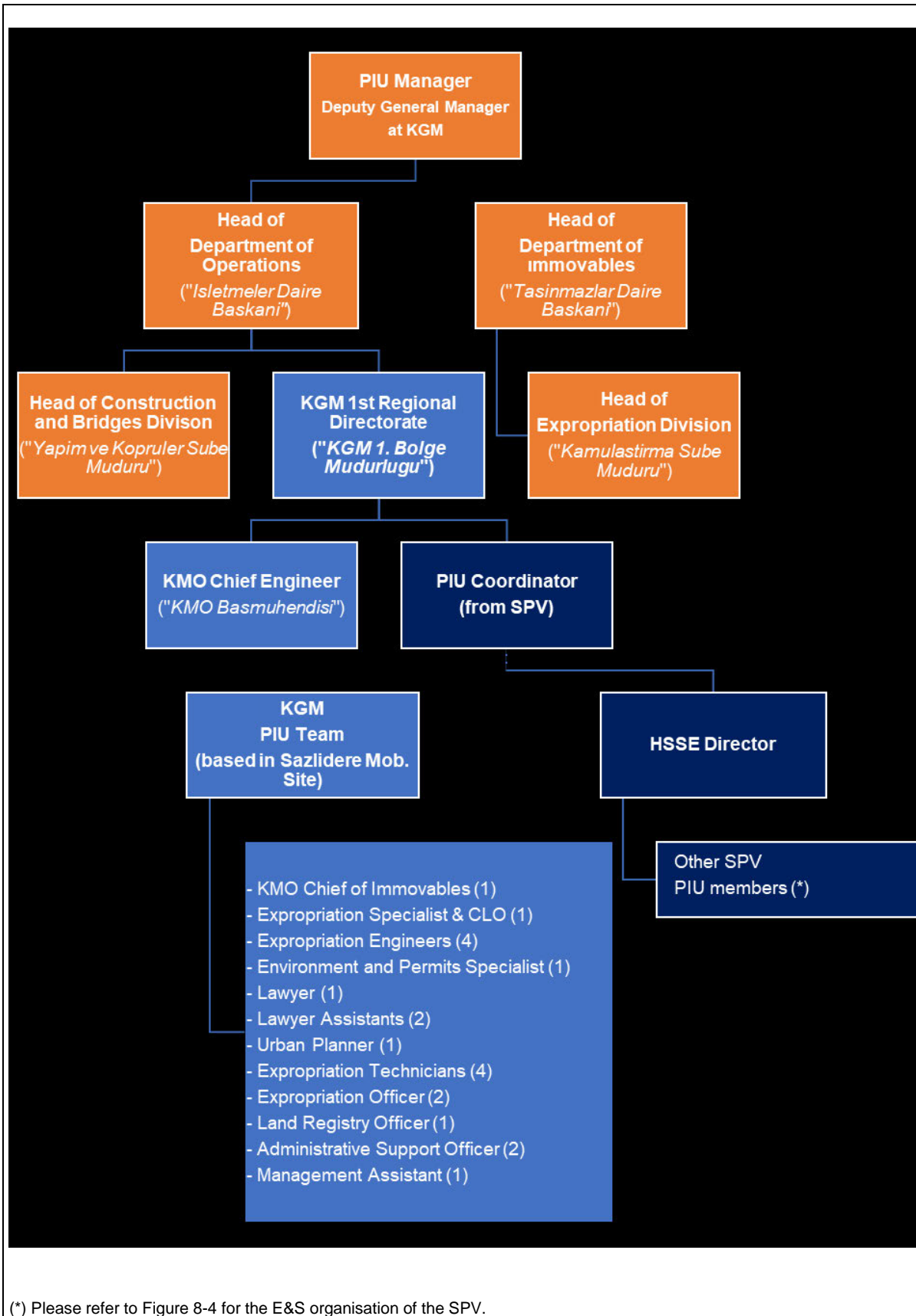


Figure 8-2. Organisation of Project Implementation Unit (PIU) for Land Acquisition

8.1.3. SPV – RAP Implementation Team

Land acquisition in line with the Expropriation Law is the responsibility of KGM. The SPV has contractual responsibilities for the provision of part of the Expropriation Cost as summarised in Table 8-1 and acquisition of the land use rights and permitting for the sites suggested for materials that are produced as a result of construction works and have to be disposed of shall be the responsibility of the SPV should such sites are located outside the Project Expropriation Corridor. Relevant costs such as additional Expropriation Cost shall be borne by the SPV.

The land acquisition related role of SPV under the PIU has been described in Section 8.1.2. The SPV is responsible for implementing this RAP in collaboration with KGM. As such, in agreement with KGM, the implementation of RAP measures including livelihood restoration, assistance to vulnerable people, compensation of informal users as well as stakeholder engagement and monitoring will be the responsibility of the SPV (including allocation and disbursement of the budget required for RAP implementation – as detailed Section 8.2).

Key responsibilities of the SPV will include the following:

- All costs that will be needed to compensate for additional measures not covered under national law and the human resources required to deliver successful implementation of RAP shall be covered via the RAP Fund (see Section 8.2) to be allocated by the SPV.
- The SPV has been establishing a RAP Implementation Team for day-to-day implementation of RAP measures in collaboration with KGM. The team is led by a Social Manager and supported by other roles incl. Deputy Social Manager, Expropriation Chief and CLOs, as described in Section 8.1.3. SPV targets at least half of its staff to be female. The core RAP Implementation Team will be supported by in-house and external support personnel, specialists or consultants, as depicted in Figure 8-3.
- The SPV will provide updates to KGM on RAP implementation as part of monthly progress reports or on a case-by-case basis (through correspondence or meetings) and engage with KGM as necessary for the implementation of RAP. Land acquisition and RAP related data within the monthly progress reports will, at minimum, cover the data to be collected by the SPV through internal monitoring as described in Table 7-1)
- The KGM and SPV shall ensure all land permits are in place prior to land entry by the EPC Contractor and incorporate land entry and exit protocols to the work permit and work completion system. Accordingly, land entry protocols shall be executed 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). Land exit protocols shall be executed only for lands to be acquired temporarily.
- As set out in the RAP, KGM has finalised update of the Valuation Study in December 2022 based on the valuation update study completed by the national engineering firm appointed by the SPV (in September 2022) with the approval of KGM. The values will be updated annually to reflect the current market prices.
- In cases when the land seizure value decided and paid as per Art. 27 is higher than the final expropriation value decided and paid as per Art. 10 process, KGM will notify the owner and request a refund and administers the process as per the Law.
- On the other hand, the SPV will follow and keep track of the Art. 27 and Art. 10 decisions of the courts in collaboration with KGM (including the valuation amounts and set-off requirements decided at the end of each process) to identify such cases, if any, and develop and implement corrective actions on a case by case basis in consultation and agreement with the Lenders and the Independent Expropriation and Valuation Specialist , as required.
- For the parcels that have been entered to date, a Past Land Acquisition Audit (conducted by an Independent Land Acquisition/Valuation Specialist) has been commissioned in June 2022. Final Report on Past Land Acquisition, including a Corrective Action Plan (please see Appendix K), has been issued by the IESC in October 2022.

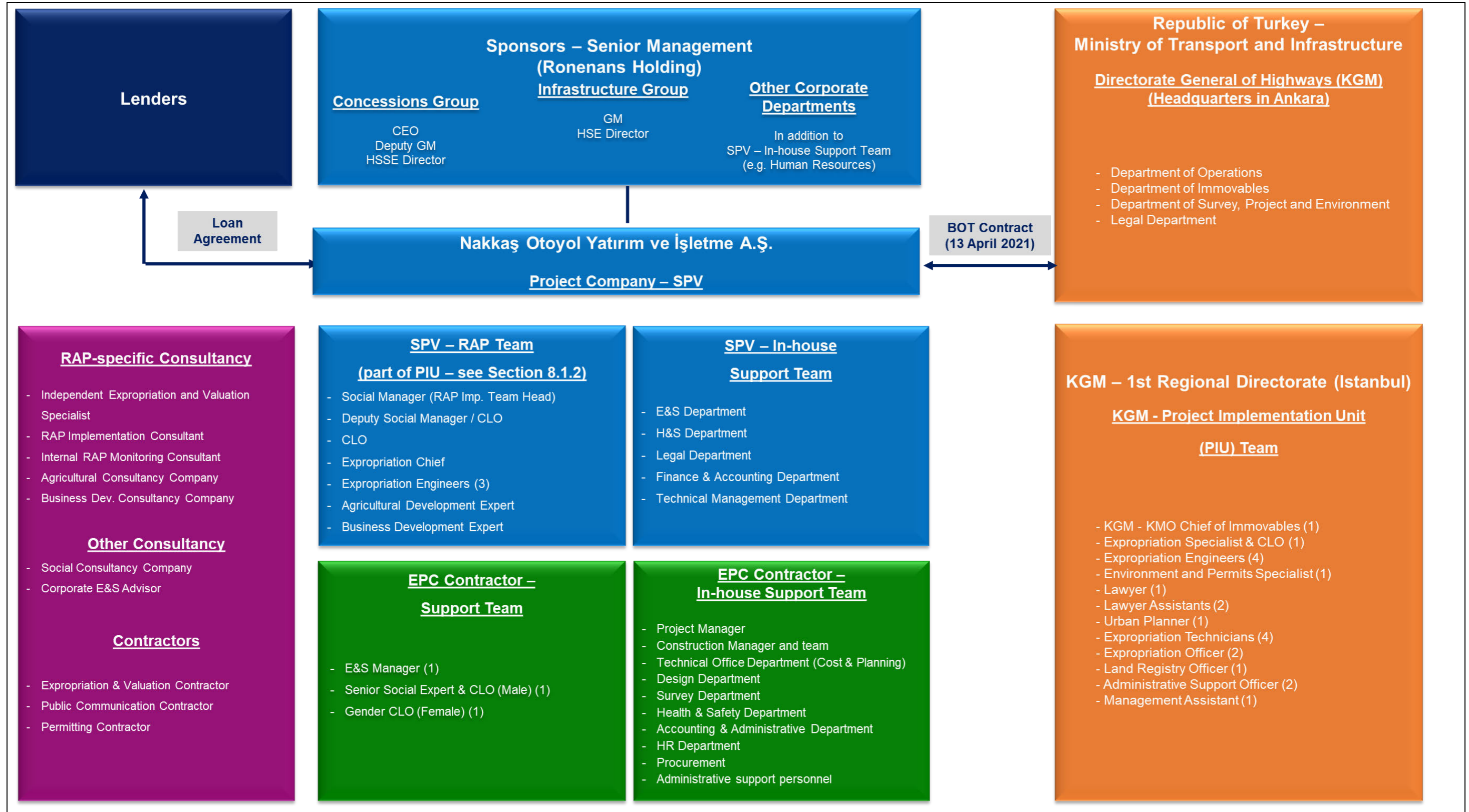


Figure 8-3. Management Structure for RAP Implementation

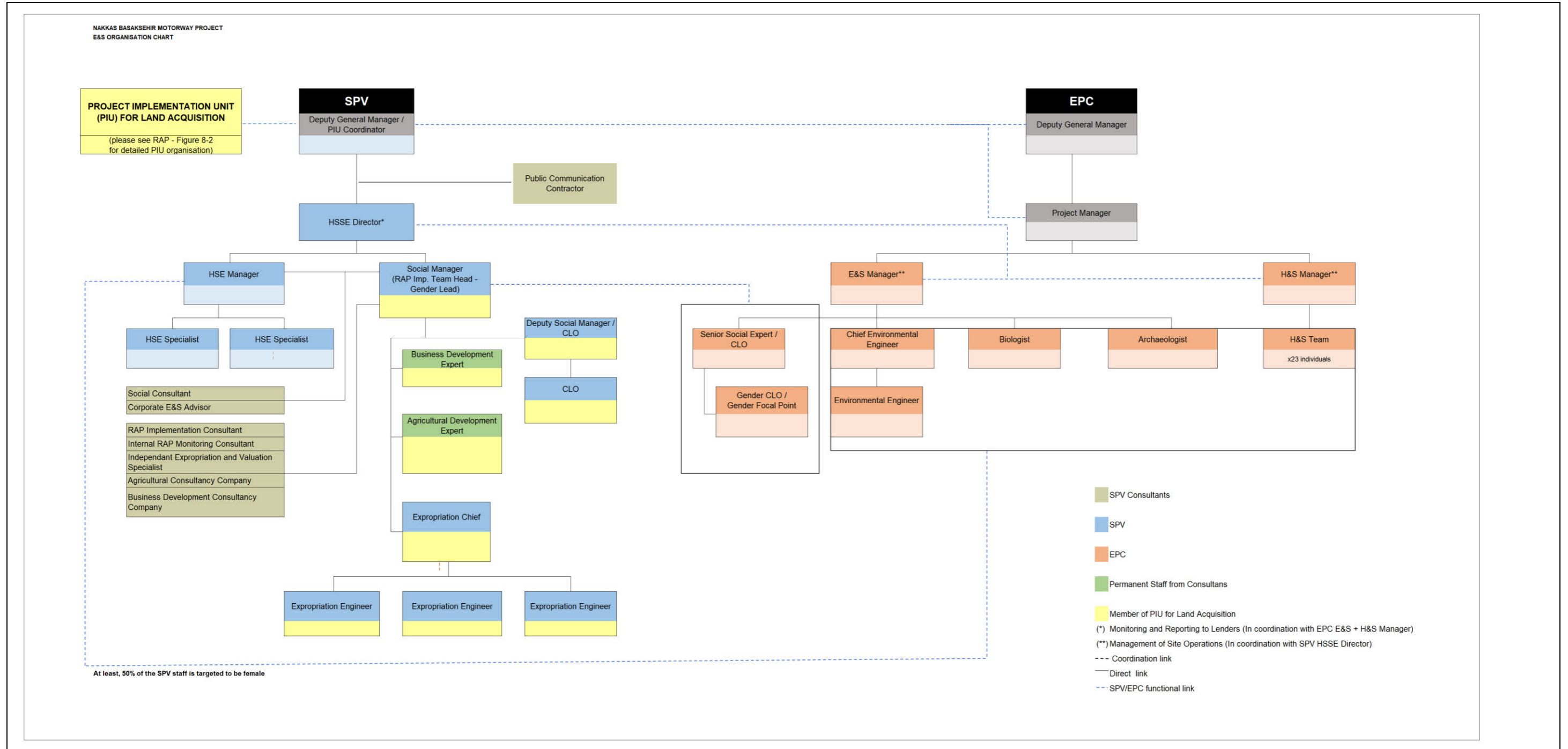


Figure 8-4. E&S Organisation of the SPV and EPC Contractor

The Project SEP will be implemented by community liaison officers (CLOs) throughout the Project. A Project CLO (male), with experience in a similar infrastructure Project in Türkiye, has been hired in December 2021. Between June 2021 and December 2021, the Expropriation Chief of the SPV has conducted engagement with the PAPs and KGM, led the day-to-day management of grievances related to land acquisition process undertaken in line with the Expropriation Law and supported RAP Consultant by providing the expropriation data, engagement records, etc.

For the management of environment, health and safety related grievances in line with the SEP, the SPV has appointed an HSE Supervisor (female) in July 2021.

The RAP related responsibilities of the Senior Management of SPV (Ronesans Concessions and Infrastructure Groups and Project Partners) and the Core RAP Implementation Team under the Project Management are outlined in Table 8-3.

Table 8-3. Roles and Responsibilities of Senior Management, Core RAP Implementation Team and EPC Contractor in Support Role

Role	Responsibilities
Corporate Management	
Senior Management of Sponsors (SPV)	<ul style="list-style-type: none"> Engage with KGM as necessary for the implementation of RAP. Review and internally approve RAP (including entitlements, implementation costs – RAP Budget, time frame, etc.), whenever necessary including updates. Allocate the budget necessary for RAP implementation (as envisaged in RAP – Section 8.2) Review and convey the land acquisition related grievances and feedback of PAPs to KGM in written (i.e. through periodical – monthly progress reports or on a case by case basis) if collected by the SPV through the Project grievance mechanism. Where relevant and/or appropriate and approved by KGM, collaborate with KGM for the management of land acquisition related grievances and feedback in line with the Project SEP. Conduct periodic reviews of RAP implementation based on the reports submitted by the Project Management. Act as the decision maker for specific RAP implementation subjects in case needed/requested by SPV and EPC RAP teams
SPV – Key RAP Team Roles	
Deputy General Manager / PIU Coordinator (please see Section 8.1.2 for PIU Coordinator role)	<ul style="list-style-type: none"> Ensure measures for the avoidance and/or minimisation of displacement impacts are considered in the Project design and implemented on site, where feasible; communicate them to the Senior Management for further discussion with and approval by KGM. Act as PIU Coordinator, engage with KGM PIU Team as required and coordinate KGM and SPV Project Implementation Unit (PIU) teams (please see Section 8.1.2 for description of PIU structure) In coordination with the Social Manager – RAP Implementation Team Head, ensure the EPC Contractor and subcontractors are fully aligned with the RAP through contractual requirements as relevant. Ensure that Land Entry and Exit¹⁴³ Protocol shall be part of the work permit and work completion system enforced to EPC Contractor through conditions reflected in the EPC contract and the contracts of all subcontractors (including lower tier subcontractors) involved in the Project
Social Manager/Gender Lead – RAP Implementation Team Head (female)	<ul style="list-style-type: none"> Ensure coordination between KGM and SPV PIU teams Lead the SPV PIU team and day-to-day implementation of RAP (in coordination with the Project Management, Expropriation Chief, related in-house experts and CLOs). Coordinate internal and external RAP monitoring and reporting Acts as the Gender Lead. Ensure development and implementation of specific livelihood restoration and improvement projects in coordination with in-house experts and the external consultants (business development/management consultancy and agricultural consultancy companies) based on direct engagement with the PAPs Act as the custodian of the Project-specific SEP (including the grievance mechanism) and be responsible for documentation and updates (*). Support and coordinate specific stakeholder engagement activities for RAP (*). Especially ensure outreach to vulnerable members of the affected communities through EPC CLOs (*). Receive feedback on resettlement issues from the CLOs (*) in coordination with the Expropriation Chief.

¹⁴³ Land exit protocols shall be executed only for lands to be acquired temporarily.

Role	Responsibilities
	<ul style="list-style-type: none"> • Ensure grievances and feedback received from the stakeholders relevant to land acquisition are registered in a dedicated database (separate from other Project grievances not relevant to land acquisition). • Decide on the measures and actions for the grievances to be managed internally by the SPV with support and input from the Expropriation Chief, CLOs and respective Project departments. • Liaise with the external consultants to ensure Project's schedule and timelines can be maintained and adjusted. • Periodically evaluate the capacity of the site teams (e.g. CLOs, etc.) for the implementation of RAP actions and inform the Project Manager and Corporate Senior Management about the needs for capacity enhancement, as necessary. • Report to the Corporate Senior Management • Manage other social/human rights impacts as specified in the ESIA in line with the relevant management plans of the SPV
Deputy Social Manager /CLO (female)	<ul style="list-style-type: none"> • Support SPV Social Manager – RAP Implementation Team Head. • Be responsible from stakeholder engagement and grievance management for SPV, act as SPV CLO and ensure coordination with the EPC Social Team. • Report to the SPV –Social Manager – RAP Implementation Team Head
CLO	<ul style="list-style-type: none"> • Establish and maintain the database of all PAPs (households with particular attention to the ones with vulnerabilities and formal and informal users of the affected parcels) with support from the Expropriation Chief. • Engage with the PAPs for the implementation of RAP measures and actions. • Be responsible from daily implementation of related RAP actions (e.g. grievances, stakeholder information and consultations, etc.) on site under the coordination of the Social Manager – RAP Implementation Team Head and in cooperation with the Expropriation Chief, including engagement with the stakeholders and management of land acquisition related grievances. • Lead day-to-day implementation of the SEP and grievance mechanism, including proactively maintaining regular contact with affected communities through regular community visits, calls or other online engagement to monitor opinions and provide updates on Project activities, and ensuring communication with vulnerable groups in line with the Project SEP (*). • Facilitate the smooth liaison between stakeholders by maintaining regular contact and networking to ensure that project affected people are well informed of their rights and responsibilities set out in national legislation, and respective Stakeholder Engagement Plan and Resettlement Action Plan in particular and other relevant execution plans • Set up and organize meetings with any other agencies or person if so requested, including organizing meeting spaces • Set up and organize particular meetings and focused studies together with women to encourage womens' active support to the Project during construction and operation, as well collect views and expectations of women through these meetings • Maintain detailed and accurate record of meetings including agendas, meeting minutes, follow-up/action points in association with other experts (including details of meetings held or cancelled) • Prepare or get them prepared, deliver documents; reports, brochures, informative letters, notifications, to all the interested parties and similarly receive documents from both external and internal parties • Ensure that follow up of document approvals by concerned authorities is done timely and consistently and keep the Project Manager updated as required • Ensure that communities at construction sites are kept abreast of the project developments and communication channels remain open with the communities • Respond to community concerns by ensuring that they are brought to the attention of the Project and facilitate the process of resolving the issue • Acting as focal point for the Project stakeholders in terms of grievances, complaints and requests • Responsible for ensuring all GM records are captured, issued to relevant departments for resolution and proper close-out as per Project SEP • Assist in the identification of potential implementation problems and bottlenecks, • Providing engagement support for individuals with disabilities in accordance with Project definitions, in particular to the RAP • Keep up with the weekly and daily developments of the Project • Mediate issues between the community members and the project staff • Forward questions about the project from community leaders and residents to appropriate government authorities and the Project Manager • Create social media strategy • Develop and maintain value add marketing tools, including marketing literature, newsletters, Facebook page, and other external communications

Role	Responsibilities
	<ul style="list-style-type: none"> • Ensure web designs are in place using tools to publish the documents, information and other presented material during any communal gathering and keep it up-to-date • Facilitate well prepare and organize trainings consistent with the Project requirements and policies. • Report to SPV Deputy Social Manager on a daily and weekly basis on community issues and the project's performance in relation to those issues • Coordinate and supervise EPC CLOs
<p>Agricultural Development Expert</p>	<ul style="list-style-type: none"> • Lead day to day implementation of agricultural support programmes in line with RAP • Coordinate and work in collaboration with the experts of the external Agricultural Consultancy Company • Report to the SPV – Social Manager – RAP Implementation Team Head
<p>Business Development Expert</p>	<ul style="list-style-type: none"> • Lead business support programmes in line with RAP • Coordinate and work in collaboration with the experts of the external Business Management and Development Consultancy Company • Report to the SPV – Social Manager – RAP Implementation Team Head
<p>Expropriation Chief</p>	<ul style="list-style-type: none"> • Act as the interface between the SPV and the Expropriation Department of KGM 1st Regional Directorate of KGM to follow-up and coordinate the progress of expropriation, court cases, land entry processes, etc. • Coordinate other expropriation officers employed and work in coordination with the Project CLOs • Provide support to the RAP Implementation Team Head for the review and management of land acquisition related grievances and identification of the responsible parties (internal and external) for their management. • Follow and keep track of the Article 27 and Article 10 decisions of the courts in collaboration with KGM (including the valuation amounts and set-off requirements decided at the end of each process) and identify and report (to Project Management) the cases – if any – in which land seizure value is reduced by the courts at the end of Article 10 process • Compile monthly reports on progress on land acquisition for submission to Social Manager – rap Implementation Team Head and Corporate Senior Management (for integration to periodical – monthly – Project progress reports to be submitted to KGM by the SPV). Report to the SPV Social Manager – RAP Implementation Team Head.
<p>EPC Contractor Team (role to support the SPV in RAP implementation within the scope and limits defined by the SPV – RAP Implementation Team)</p>	
<p>EPC Contractor – Management</p>	<ul style="list-style-type: none"> • Ensure implementation of RAP related actions (by all contractor and subcontractor personnel) delegated by the SPV through the EPC Contract and subcontractor agreements. This will cover any reserved matters and future commitments. • Implement the commitments in the ESIA, SEP, ESMP and the specific environmental, health, safety and social management plans as reflected in the EPC Contract in order to avoid and/or mitigate construction-related impacts of the Project on PAPs and their livelihoods through allocation of adequate financial and human resources. • Explore further avoidance and/or minimisation measures during site implementation and propose them to the Project Manager, where feasible • Ensure the management of the construction process in accordance with the work permit and work completion system fulfilling the requirements on Land Entry and Exit Protocols strictly • Prepare and execute land entry and land exit protocols • Prepare, sign and execute rental (tenancy) agreements for lands that will be used temporarily during construction and present these agreements for lands to be temporarily used to the SPV • Reinstate and deliver to the owner of the land at the end of the temporary usage period • Potentially make payments to standing crops on parcels where land access has been granted this has been covered by SPV under the RAP Fund already and is specified in the EPC Contract • Pay and compensate for any damage or spillages to neighbouring lands (i.e. lands not expropriated) or for any damage to standing crops on lands not used for the Project) during construction • Compensate any livelihood costs in case livelihood losses caused by EPC Contractor activities are verified. • Reinstate any damages to services and infrastructure caused by EPC Contractor activities in case they are verified. • Record and communicate any land related grievances to SPV if raised with EPC team • Ensure grievances and feedback of external stakeholders, including the grievances and feedback relevant to land acquisition – if received by the subcontractor personnel (in writing or verbally) – are recorded and reported to the SPV and responded in agreement with the SPV in line with the Project SEP (Please see Figure 8-3). • Ensure that the EPC Contractor has an E&S structure in alignment with the E&S structure of the SPV (please see Figure 8-3)

Role	Responsibilities
EPC Contractor – Senior Social Expert/CLO	<ul style="list-style-type: none"> • Deliver tasks delegated by the SPV Social Manager – RAP Implementation team, Deputy Social Manager and CLO. • Prepare and execute land entry and land exit protocols • Prepare, sign and execute rental agreements for lands that will be used temporarily during construction • Potentially make payments to standing crops on parcels where land access has been granted this has been covered by SPV under the RAP Fund already and is specified in the EPC Contract • Pay and compensate for any damage or spillages to neighbouring lands during construction • Record and communicate any land related grievances to SPV if raised with EPC team
EPC Contractor – Community Liaison Officers (CLO)	<ul style="list-style-type: none"> • Deliver the tasks delegated by the SPV RAP Implementation Team and/or EPC Senior Social Expert SPV • Support the stakeholder engagement and grievance management processes of the Project within the limits defined by the SPV RAP Implementation Team • If received by the EPC Contractor and subcontractors, enter the grievances and feedback relevant to land acquisition in a dedicated database managed by SPV team (separate from other Project grievances not relevant to land acquisition) • Female CLO acts as Gender Focal Point

(*) Source: Adapted from Project SEP (ERM, 2023).

The support to be provided by the in-house and external support personnel, specialists or consultants is summarised in Table 8-4.

Table 8-4. In-house and External Support to the RAP Implementation Team

Role	Specific Requirements	Framework of the Support
In-house Support		
Relevant Departments and Personnel (Design, Finance, Legal, Accounting, Permitting, Human Resources (HR), Administrative, etc.)	<ul style="list-style-type: none"> Available to provide on-going support to the Core Team as needed throughout RAP implementation 	<ul style="list-style-type: none"> Integrate the measures for the avoidance and/or minimisation of displacement impacts into Project design Review of the official documentation of the affected businesses that will provide basis for the compensation and/or assistance during temporary business interruption period. Such documentation may include but not limited to the official financial records of the businesses on net income, salary payments, permit and licenses, etc. Conduct necessary surveys, site and desk-based assessments for buildings and structures (e.g. verification of unit prices used in the valuation of residential buildings, structural analysis for building parts that may be maintained after partial demolition, design and construction of access structures required by the PAPs, etc.) Guide and/or support the PAPs in carrying out administrative works such as application (online or in person) to authorities for permits, licenses, utility disconnection/connection, registration, etc., filling in official documentation, legal papers, etc., logistical support for in-person visits to authorities, banks, notary, etc., communicating with third parties, as required during resettlement process Support establishment of RAP Implementation Team through preparation of job descriptions, conducting interviews with the candidates, recruitment, etc.
External Support		
Business Development Consultancy Company	<ul style="list-style-type: none"> Minimum 10 years relevant experience Have background in business administration, economics or similar Available to provide at least 36 months on-going support to the RAP Implementation Team 	<ul style="list-style-type: none"> Based on the evaluation and determination of business-specific needs, provide consultancy, training and/or support in the areas listed, but not limited to the following for re-establishment and development of business at the replacement premises: <ul style="list-style-type: none"> Access to financial opportunities, incentives, grant programmes, supports, etc. available to micro, small and medium sized enterprises (e.g. assistance/guidance in preparation of projects/applications supported by Small and Medium Enterprises Development Organisation – KOSGEB). Operational efficiency, marketing strategies, digital transformation, e-commerce, access to international markets, as relevant to the business operations Certifications, accreditations, management systems, etc. relevant to the business operations Development and delivery of job-specific training programmes for employees Review each affected business to determine the amount of the Business Relocation Support Package to be provided to each business owner in consultation and agreement with them (considering and evaluating compensation needs for any investment that might have been done after inventory of assets) Decide on how the packages will be delivered to the affected business owners, whether at once (one-off cash compensation) or based on milestones Review each affected business and determine the amount of net income loss support to each business owner, with support from financial and accounting teams of the SPV based on official financial and accounting records Monitor the relocation process and confirm successful re-establishment of business at the new premises to cease monthly net income support – subject to verification by Lender’s IESC. Evaluate the need to extend the post-relocation net income support (to business owners) duration in coordination with the RAP Monitoring Experts and plan actions accordingly in line with Lenders’ requirements Determine the employment conditions of the current employees of affected businesses (e.g. full-time employment, gross and net salaries, etc.) Review and evaluate the eligibility of employees hired after the date of Early Consultations and Notification for Land Acquisition for RAP entitlements Assess and identify the temporary income loss impact of the Project on employees of affected businesses to verify that they are eligible for net income support through RAP Monitor and verify the need for extension of gross salary support to affected employees due to significant Project impacts (envisaged as

Role	Specific Requirements	Framework of the Support
		<p>up to 3 months in RAP)</p> <ul style="list-style-type: none"> Review and verify the employee dismissal cases to identify the actual causes, relevance of the case with business relocation and eligibility for RAP entitlements Provide consultancy on formalisation of informal workforce where applicable to the business as part of the livelihood restoration and improvement programme Provide consultancy to affected employees who lose their jobs due to reasons that are not under their control and directly related/inevitable due to relocation regarding alternative job opportunities that may be suitable for their skill set in the region and other opportunities that may help them find replacement jobs, etc.
<p>Agricultural Consultancy Company</p> <p>RAP Implementation Consultant</p>	<ul style="list-style-type: none"> Minimum 10 years relevant experience Available to provide at least 36 months on-going support to the RAP Implementation Team Adequate RAP implementation experience Available to provide at least 36 months on-going support to the RAP Implementation Team 	<ul style="list-style-type: none"> Provide consultancy in developing specific livelihood restoration and improvement projects in consultation with the PAPs and related stakeholders (e.g. District Directorates of Agriculture, Chamber of Agriculture, etc.) Develop community and/or household specific training programs (e.g. agricultural, animal husbandry, beekeeping, etc.) targeting improvement of livelihoods Support the households in demo cultivation and harvesting Provide consultancy and support for RAP implementation in line with this RAP in coordination with the SPV RAP Implementation Team: <ul style="list-style-type: none"> Guide and advise the SPV for timely and effective execution of the actions specified in the RAP. Support the SPV in establishing and maintaining a RAP monitoring database consistent with the Key Performance Indicator (KPI) defined in the RAP Review documentation related to ongoing land acquisition and resettlement processes (including stakeholder engagement and grievance management) to the extent they are relevant to implementation of RAP and inform/guide the on corrective or improvement actions to meet the objectives of the RAP. Guide and advise the RAP Implementation Team to ensure that external support envisaged to be received from the business management/development consultant, agricultural consultant and valuation specialists as defined in the RAP, is received in line with the objectives of the RAP. Guide and advise the RAP Implementation Team if any improvement is required in the land-acquisition related stakeholder engagement processes (including the Community Grievance Mechanism) to ensure compliance with EBRD PR5 and IFC PS5. Provide guidance and advise to the SPV to deliver any action that may be requested by the Lenders/IESC/external RAP Monitoring Consultant based on the outcomes of external independent monitoring. Provide support to the SPV as needed before and/or during the RAP Completion Audit (see Section 7.4 for RAP Completion Audit)
<p>Internal RAP Monitoring Consultant</p>	<ul style="list-style-type: none"> Adequate RAP monitoring experience Available to provide at least 36 months on-going support to the RAP Implementation Team 	<ul style="list-style-type: none"> Provide consultancy and support for internal RAP monitoring and reporting in line with this RAP (see Chapter 7) in coordination with the SPV RAP Implementation Team, particularly with SPV Expropriation Chief and CLOs: <ul style="list-style-type: none"> Support the SPV in establishing and maintaining a RAP monitoring database consistent with the Key Performance Indicator (KPI) defined in the RAP Support the SPV in undertaking the internal monitoring and reporting consistent with the Key Performance Indicator (KPI) and frequencies defined in the RAP Support the SPV in case engagement with third-parties is required as part of monitoring and/or completion audit processes. Provide guidance and advise to the SPV to deliver any action that may be requested by the Lenders/IESC/external RAP Monitoring Consultant based on the outcomes of External Independent RAP Monitoring. Provide support to the SPV as needed before and/or during the RAP Completion Audit (see Section 7.4 for RAP Completion Audit)

Role	Specific Requirements	Framework of the Support
Expropriation and Valuation Contractor	<ul style="list-style-type: none"> Specialised in valuation Available to provide one-off support prior to relocation 	<ul style="list-style-type: none"> Update/prepare valuation study for approval by KGM (for 2021 and 2022 expropriation plans based on current Project design and for additional land acquisition requirements of the Project in future) Detailed valuation of fixed investments done at the affected houses, business premises, etc. and/or to be done at the replacement premises, and assembly, disassembly, moving costs
Independent Land Acquisition/ Expropriation and Valuation Specialist (to be commissioned by SPV and approved by Lenders)	<ul style="list-style-type: none"> Specialised in valuation Available to provide support on an ongoing basis as needed throughout the RAP implementation 	<ul style="list-style-type: none"> Verify the compliance of updated valuation study with Lenders requirements Support the SPV in assessment of PAP claims related to impacts on income, etc. (e.g. income loss due to land fragmentation) to avoid any conflict specially in cases where there is disagreement with the landowners on the decision of SPV/KGM Determine the assets made/owned by the users on affected lands during tenancy, top-up compensation (to reflect market value and cover depreciation) to achieve full replacement value of the immovables/investments Determine the compensation for crops and/or trees owned by informal users on forestry and pasture lands. Review and determine actions required to be taken by SPV regarding the Implementation of 1/1,000 scale Implementation Zoning Plan (e.g. provision of compensation for the unacquired part in case the unacquired part is economically unusable or undevelopable). Evaluate and conclude any requests or objections of the owner of the House Relocation Support Package delivered by the SPV. Review the outcomes of Art. 10 cases and develop and implement corrective actions on a case by case basis (e.g. in case of decreased land seizure value) as required. Consult with the Lenders as required

8.1.4. Potential Parties for Collaboration

Related authorities and third-parties that can be collaborated in the development and implementation of the detailed livelihood restoration, improvement and assistance measures are listed Table 8-5.

Table 8-5. Potential Parties for Collaboration

Party	Stakeholders
Ministries (including affiliated institutions) – through their provincial and district level representations and related affiliations	<ul style="list-style-type: none"> - Ministry of Environment, Urbanization and Climate Change - Ministry of Agriculture and Forestry - Ministry of Family, Labour and Social Services - Ministry of Education - Turkish Employment Agency – Istanbul Provincial Directorate
Governorates	<ul style="list-style-type: none"> - Istanbul Provincial Directorate of Agriculture and Forestry (including district directorates of Agriculture and Forestry)
District Governorates	<ul style="list-style-type: none"> - District Governorates of Arnavutkoy, Avcilar, Basaksehir, Catalca
Municipalities	<ul style="list-style-type: none"> - Istanbul Metropolitan Municipality - District Municipalities of Arnavutkoy, Avcilar, Basaksehir, Catalca
Settlements	<ul style="list-style-type: none"> - Head of affected neighbourhoods (see Table 2-3)
Professional Organisations	<ul style="list-style-type: none"> - Istanbul Chamber of Agriculture and district branches
Universities	<ul style="list-style-type: none"> - Business management, agriculture, agricultural economics, etc. departments of relevant universities
Private Sector	<ul style="list-style-type: none"> - Business management consultants - Agricultural consultants - Valuation companies and experts
Others	<ul style="list-style-type: none"> - Relevant Non-governmental Organizations (NGOs) and Civil Society Organizations (CSOs) such as women-focused non-profit organisations, youth organisations, etc. (to be determined during the ESIA disclosure phase)

8.2. RAP Implementation Costs – Expropriation Costs and RAP Fund

In accordance with the Expropriation Law, expropriation works are conducted by KGM. The responsibilities of KGM and the SPV as per the BOT Contract are described in Section 8.1. Anticipated total Expropriation Cost for the Project is approximately 16.2 billion TRY. As per the BOT Contract:

- The part of the Expropriation Cost for the Motorway construction corridor amounting to 3.9 billion TRY shall be provided by the SPV. The Expropriation Cost exceeding this limit (3.9 billion TRY) shall be paid by KGM (Article 13).
- For the Motorway Service Premises planned to be constructed if necessity arises; 50% of the associated Expropriation Cost for the Motorway Service Premises and all relevant expenditures shall be borne by the SPV (in addition to the Expropriation Cost indicated in Article 13 of the BOT Contractor) (Article 15).

As there is no provision in the BOT Contract in terms of covering land acquisition cost beyond expropriation (i.e. livelihood restoration, assistance to vulnerable people, compensation of informal users, monitoring), relevant costs will be covered by the SPV within a **RAP Fund** that will be allocated in addition the Expropriation Cost for the Project (referred to as mandatory cash compensation). The indicative budget calculated for the implementation of this RAP (**RAP Fund**) based on a conservative approach is presented in Table 8-6.

Entitlements to be provided to PAPs through this RAP are presented in Section 5.6. The indicative budget for RAP implementation is presented in Table 8-6. The indicative budget, including the Expropriation Cost to be provided by KGM in line with Expropriation Law and RAP Fund to be allocated and managed by the SPV in addition to Expropriation Cost, has been calculated based on applicable market prices thus reflects the current market conditions. During implementation, required fund for expropriation by KGM and RAP implementation by the SPV may change within the total budget depending on the changing market conditions. In case of such a requirement, the budget allocations of KGM and the SPV shall be updated in line with the roles and responsibilities of each party as defined in the BOT Contract (please see Figure 8-1).

The RAP is a living document and will be updated as necessary to cover any other PAP category or affected people that may be identified as part of RAP implementation and the entitlements required to be provided to them to ensure compliance with applicable international standards.

The allocation and management/disbursement budget (RAP Fund) required for the delivery of entitlements to PAPs in addition to the compensation to be provided by KGM as required by the Expropriation Law of Türkiye will be the responsibility of the SPV. As such, all costs that will be needed to compensate for additional measures not covered under national law and the human resources required to deliver successful implementation of RAP shall be covered via the RAP Fund to be allocated and managed by the SPV. The SPV will provide updates to KGM on RAP implementation as part of monthly progress reports or on a case-by-case basis (through correspondence or meetings) and engage with KGM as necessary for the implementation of RAP.

In April 2022, Lenders have retained an independent E&S consultant (IESC) to undertake Environmental and Social Due Diligence (ESDD) of the Project and review the ESIA disclosure package, including this RAP, as per the applicable international standards prior to disclosure. In parallel to IESC's ESDD process, a separate Past Land Acquisition Audit (conducted by an Independent Land Acquisition and Valuation Specialist) has been commissioned in June 2022. Final Report on Past Land Acquisition, including a Corrective Action Plan, has been issued by the IESC in October 2022. The SPV has started implementation of the Corrective Action Plan through completion of crop payments to informal and formal users of affected lands, identification of heirs of the parcels for affected parcels, information of affected people about the status of expropriation process in collaboration with KGM, etc.

As seen in Table 8-6, the RAP Budget of SPV includes a contingency fund (15% of the RAP Budget excluding contingency) to cover any unanticipated costs related to RAP implementation. Examples to contingency items that may trigger utilisation of contingency fund are listed below:

- Compensation for claims (if deemed valid by the Independent Valuation Specialist to be commissioned by SPV during RAP implementation) related to non-residential, secondary structures, etc. (e.g. built before the cut-off date but not included in the inventory of assets) or without evidence of ownership.
- Additional compensation due to non-foreseeable business shut down, employee resignation, contract termination (employee), prolonged net income and/or employee salary support durations (need for this to be identified by external Business Consultancy Company as described in this RAP), etc. cases that would be inevitable despite the support to be provided to affected businesses in line with this RAP.
- Compensation of cumulative impacts (in addition to budget already allocated under RAP Budget) that may be identified in future based on further studies and/or RAP monitoring.
- Compensation for orphan lands that are, based on internal and external (independent) RAP monitoring, proved to be not managed through 1/1,000 scale development zoning plan execution of the related institutions (please see Section 2.9.5 and Section 5.6 for detailed description of the process) and thus required to be compensated/acquired by the Project
- Preparation of RAP documentation and provision of entitlements for potential future expropriation works in case they are not funded separately (such as service and rest areas that may be requested to be designed and built by the SPV, modifications that may be introduced in the final design to be approved by KGM potentially in Q3 2023, displacement of existing infrastructure of other institutions overlapping with the Project such as energy transmission lines, water and wastewater lines, natural gas pipelines, etc. should they require additional expropriation at specific parcels; these are all subject to future evaluation and decision between KGM, Lenders and SPV, and other institutions as relevant)
- Mitigation/rectification of non-foreseeable operation phase impacts on the owners and/or users of houses, businesses, etc. located outside the Project expropriation corridor

Table 8-6. Indicative Budget for RAP Fund¹⁴⁴

Category	Payments Items in line with the Entitlements Matrix (to be read in conjunction with the Entitlement Matrix presented in Section 5.6 – Entitlements that do not required budget from RAP Fund are not listed)	KGM – Expropriation Budget (EUR)	SPV – RAP Fund (EUR) (in addition to Expropriation Budget of KGM)
Affected Houses (A)	0) Expropriation Cost per Expropriation Law for affected building (by KGM)		
	- Already expropriated (HOU-179/8, HOU-YOL7, HOU-0/5577)	10,857	
	- To be expropriated (HOU-0/5453, HOU-0/5328, HOU-0/35, HOU-0/34, HOU-132/57)	53,494	
	1) Top-up Cash Compensation to Cover Depreciation Cost of the House to achieve Full Replacement Cost for owners (by SPV)		
	- Already expropriated (HOU-179/8, HOU-YOL7, HOU-0/5577)		7,582
	- To be expropriated (HOU-0/5453, HOU-0/5328, HOU-0/35, HOU-0/34, HOU-132/57)		29,718
	2) House Relocation Support Package for owners and tenants (by SPV)		
	- <u>Title deed transfer costs</u> : 2% of the building value (as identified in the Updated Valuation Study – without depreciation) for <u>owners</u> / 3 times of current rental fee for <u>tenants</u>		7,955
	- <u>Real estate agent service fee</u> : 2% of the building value (as identified in the Updated Valuation Study – without depreciation) for <u>owners</u> / 1 times of current rental fee for <u>tenants</u>		3,755
	- <u>Allowance for other relocation related expenses</u> : 500 EUR per household for working capital fund (“ <i>doner sermaye</i> ”) for title deed transactions for new purchases, utility subscription fees, etc.		4,000
	3) Moving and travelling allowance for owners and tenants (by SPV)		10,500
- <u>For houses used permanently</u> : 1,000 EUR per household plus 100 EUR per household member is assumed for RAP budgeting purposes			
- <u>For structures used non-permanently</u> : 500 EUR per household plus 100 EUR per household member is assumed for RAP budgeting purposes			
4) Allowance for Future Relocation of Avoided Houses (by SPV)			212,882
Affected Houses Sub-total (A)		64,351	276,392
Affected Businesses (B)	0) Expropriation Cost per Expropriation Law for affected houses (by KGM)		
	- Already expropriated (BUS-163/15)	940,752	
	- To be expropriated (BUS-1119, BUS-132/53, BUS-190/70, BUS-YOL5, BUS-1461)	3,992,981	
	1) Top-up Cash Compensation to Cover Depreciation Cost of the Business Structure/Building (by SPV)		
	- Already expropriated (BUS-163/15)		313,576
	- To be expropriated (BUS-1119, BUS-132/53, BUS-190/70, BUS-YOL5, BUS-1461)		604,908
	2) External Business Consultancy Support (for 36 months incl. Implementation Support Package) (being retained by SPV)		
	- Admin fees for consultancy services of the consultancy company retained/to be retained by SPV		900,000
	- Implementation Support Package (as direct benefit to affected businesses)		1,500,000
	3) Pre-relocation Financial Support Package for Business Owners (Owners and Tenants) (by SPV)		
- Cash Compensation to cover cost of fixed (non-movable) investments/improvements made by the business owners at the existing premises	116,309 ¹⁴⁵	1,754,024	
- Moving allowance to cover disassembly, transportation and assembly costs (“ <i>montaj-demontaj</i> ”)	80,168 ¹⁵⁶	544,333	

¹⁴⁴ See Section 5.6 for the assumptions taken into consideration in the budget calculations.

¹⁴⁵ As part of the updated Valuation Study of KGM (December 2022), a competent mechanical engineer has been appointed by the valuation contractor (national engineering company). Based on site investigation and evaluation, mechanical engineer has determined the market value of the fixed/non-movable investments/ improvements for the interior of the business structures and assembly-disassembly costs (related to transportation of movable machinery and equipment such as generators, fences, pumps, cooling systems, fire-fighting equipment, etc.) at BUS-0/1119. The figures part indicated under KGM column are included in the Valuation of the building thus will be paid by KGM. Any additional business-specific allowance required under pre-relocation financial support package will be identified by the Independent Expropriation and Valuation Specialist (to be commissioned by SPV and approved by Lenders) and provided to affected employers (owner or tenant) by SPV from RAP Fund, as indicated under SPV column.

Category	Payments Items in line with the Entitlements Matrix (to be read in conjunction with the Entitlement Matrix presented in Section 5.6 – Entitlements that do not required budget from RAP Fund are not listed)	KGM – Expropriation Budget (EUR)	SPV – RAP Fund (EUR) (in addition to Expropriation Budget of KGM)
	- Business relocation support package to cover other relocation-related expenses (such as real estate agent service fee, title deed transfer costs, potential transaction costs, subscription fees, permit renewal costs)		
	o Business owners that are owners of the affected business structure/building (up 5% of the full replacement value of the business structure/building as identified in the Updated Valuation Study – without depreciation).		219,100
	o Business owners that are tenants at the affected business structure/building (up to 3% of the full replacement value of tenant business owner’s workplace (e.g. related storey) within the affected building as identified in the Updated Valuation Study without depreciation plus 4 times of the current rental fee for 3 months of rental allowance and real estate agent service fee).		405,355
	4) Post-relocation Financial Support Package for Business owners (Net income loss support for 6 months) (by SPV)		1,723,720
	5) Financial Support Package to Employees (6months of gross salary) (by SPV)		726,371
	6) Fund for potential severance payments to employees in case of dismissal, resignation, etc. due to relocation, etc. (by SPV)		500,000
	Affected Business Sub-total (B)	5,130,209	9,191,386
Affected Lands (C)	0) Expropriation Cost per Expropriation Law for affected lands and non-residential/secondary structures (by KGM)		
	- Privately-owned Parcels expropriated in 2021 and 2022 based on 2021 Valuation (payment completed by KGM)	59,275,187	
	- Privately-owned Parcels to be expropriated by KGM based on December 2022 Valuation (including Art. 27 land seizure fees) ¹⁴⁶	614,120,937	
	- Legal Entity Parcels	135,773,509	
	- State-owned Parcels	0	
	- Non-residential/Secondary Structures on Affected Private or Public Lands (depreciation deducted)	656,559	
	- Fruit and Non-fruit Trees of formal and informal users of Affected Private and Public Lands	46,481	
	1) Top-up Cash Compensation for Non-residential/Secondary Structures on Affected Lands to Cover Depreciation Cost of the Structures/Building or Reflect Market Price (by SPV)		175,082
	2) Small Costs Fund in relation with Official Procedures for Land Acquisitions		528,000
	3) Livelihood Restoration, Improvement and Assistance for Formal and Informal Users of Affected Lands (external consultant has been retained by SPV – please see Section 5.7.1)		
	- Package 1: External Agricultural Consultancy Support for 36 months (including Training Programme)		820,000.00
	- Package 2: Rental Support for Replacement Land (1 year)		100,000.00
	- Package 3: Household-level Agricultural Support		120,000
	4) Cash Compensation for Crops (Formal and Informal Users)		
	- Crop payments done for 2021-2022 production period		75,000
	- Crop payments to be redone for 2022-2023 production period		125,000
	5) Fund for Compensation for Unviable Orphan Lands		752,406
	Affected Lands Sub-total(C)	809,872,673	2,695,488
Cumulative Impacts (D)	Fund for Compensation of Lands Affected by Cumulative Impacts		965,080.00
	Cumulative Impacts Sub-total (D)		965,080
Vulnerable Groups (E)	RAP Vulnerable Groups Fund for additional support for vulnerable households affected by land acquisition and resettlement		125,000.00

¹⁴⁶ Potential increases in expropriation fees as a result of potential Art. 10 court cases (that will follow Art. 27) is non-foreseeable. It is forecasted that there will be need for additional expropriation budget of around 100 million EUR on top of the Expropriation Budget presented in this table to cover such increases.

Category	Payments Items in line with the Entitlements Matrix (to be read in conjunction with the Entitlement Matrix presented in Section 5.6 – Entitlements that do not required budget from RAP Fund are not listed)	KGM – Expropriation Budget (EUR)	SPV – RAP Fund (EUR) (in addition to Expropriation Budget of KGM)
Vulnerable Groups Sub- total (E)			125,000
Governance and Administrative Costs (F)	<p>(1) Human Resources (recruitment of in-house staff for 36 months)</p> <ul style="list-style-type: none"> - Social Manager (RAP Implementation Team Head) - Deputy Social Manager / CLO - CLO - Agricultural Development Expert - Business Development Expert <p>(*) Costs related to recruitment of other SPV staff who will be within the RAP Implementation Team such as PIU Coordinator HSE&Social Director, Expropriation Chief and team, and EPC staff such as CLOs are not included in the RAP Budget as these staff are recruited in the Project not solely for RAP implementation but for general Project implementation in line with national requirements and corporate policies.</p>		666,000.00
	<p>(2) Equipment and Materials (for 36 months)</p> <ul style="list-style-type: none"> - 2 mobile vehicles (rental fee and fuel) - Printed materials (forms, brochures, etc.) - Others (mobile phones, information technologies, unforeseen expenditures, etc.) 		108,000.00
	<p>(3) External Consultancy and Contractor Support (for 36 months)</p> <ul style="list-style-type: none"> - Independent Land Acquisition/Expropriation and Valuation Specialist(s) - RAP Implementation Consultant - RAP Monitoring Consultant - Public Communication Contractor - Expropriation and Valuation Contractor - Ad hoc Consultancy and Contractor Support by experts, companies, etc. <p>(*) Costs related to contracting other consultant that will support the SPV and/or EPC during Project implementation, such as Social Consultancy Company and Corporate E&S Advisor (contracted by SPV) and Permitting Contractor (contracted by EPC) are not included in the RAP Budget as these are contracted not solely for RAP implementation but for general Project implementation in line with national requirements and corporate policies.</p>		945,000
Governance and Administrative Costs Sub-total (F)			1,719,000
RAP Monitoring (G)	<p>Internal RAP Monitoring (cost of external consultants covered above under Governance and Administrative Costs)</p> <p>External RAP Monitoring:</p> <ul style="list-style-type: none"> - Quarterly for 3 years (during RAP implementation) – 12 monitoring rounds - Bi-annually for 2years (post implementation during operations) – 4 monitoring rounds - Annually for minimum 2 years (post implementation during operations) – 2 monitoring rounds <p>In total 18 monitoring rounds</p> <p>Completion Audit (one-off) Led by 1 senior Resettlement Specialist + 1 mid-level Resettlement/Reporting Specialist + 2 field surveyors who will be in addition to post Financial Close E&S Monitoring Team of IESC</p>		630,000
			230,000
RAP Monitoring Sub-total (G)			860,000
Total (A) + (B) + (C) + (D) + (E) + (F) + (G)			15,832,345.000
Contingency (15%)			2,374,852.000
GRAND TOTAL		815,067,233.000	18,207,197,206

(*) EUR/TRY exchange rate announced by the Central Bank of the Republic of Türkiye on 15 March 2023 is considered where applicable.

8.3. RAP Fund Implementation Procedure

A RAP Fund Implementation Procedure has been prepared and put in place by the SPV with the approval of Lenders prior to start of ESIA Disclosure and start of disbursements for top-up payments to achieve replacement cost from RAP Fund to ensure timely and fair delivery of payment items detailed under the RAP Fund (please see Table 8-6 for entitled beneficiaries (draft version has been prepared in January 2023, currently under internal review and finalisation by SPV).

The objective of the RAP Fund Implementation Procedure is to present the details of utilisation of RAP Fund implementation in a simple and concise document. The SPV will implement the RAP in line with the RAP Fund Implementation Procedure. This Procedure is aligned with the up-to-date Expropriation Payment Programme of KGM and Construction Work Programme of the SPV and the EPC Contractor.

Disbursement in line with the RAP Fund Implementation Procedure has already started in relation to crop payments, payments from Small Costs Fund, administrative costs (recruitment of in-house project staff and consultancy companies for RAP implementation).

Disbursement from RAP Fund for the rest of the items covered by the RAP Fund (such as depreciation costs and top up payments including for lands which have structures) for the parcels which were already expropriated by KGM will be made available starting from the public disclosure of the ESIA package. The PAPs with due compensations will be informed at the start of the public disclosure and receive compensations from RAP Fund during public disclosure period.

This Procedure, including the eligibility criteria, will allow covering any other PAP category or affected people that may be identified as part of RAP implementation and the cost of entitlements required to be delivered to PAPs ensure compliance with applicable international standards.

The Entitlement Matrix presented in Section 5.6 of this RAP describes the procedures to be followed for the delivery of entitlements to PAPs. These procedures, along with the responsibilities and timeframes for payments to be made by SPV from the RAP Fund are presented in Figure 8-5 to Figure 8-9. As depicted in these figures and detailed in the stand-alone RAP Fund Implementation Procedure, the RAP Fund Implementation will be based on a milestone-based schedule.

The commitments provided in this RAP, including the actions to be taken by the SPV to assist and collaborate with KGM for ensuring compliance of the expropriation process with the applicable international standards and delivery of RAP entitlements and livelihood restoration and improvement measures to affected people, are compiled in a stand-alone RAP Commitments Register.

Key actions for the pre-disclosure and disclosure periods and the initial phase of RAP implementation (first 6 months) after Finance Agreement Signing are presented in Table 8-7 as identified in this RAP.

A RAP Fund Management and Monitoring Database, consistent with the RAP Fund Implementation Procedure will be established prior to start of disbursement of payments to PAPs. The Social Manager of the SPV will be responsible from keeping this database accurate and up-to-date with support from Project CLOs, Expropriation Chief, Finance Manager and other SPV and EPC departments as relevant. The documentation related to calculation of payments to be done from RAP Fund and evidence of payments and all relevant processes will be registered in this Database.

The compensation and assistance to be provided by the SPV through the RAP Fund (on top of mandatory cash compensation to be provided in line with Expropriation Law) will be subject to approval of SPV Project Management. Through monthly construction progress reports, the SPV will keep KGM informed about the RAP implementation progress and compensation and assistance provided through the RAP Fund. Specific requirements of KGM, if any, will be taken into consideration through a consultative process.

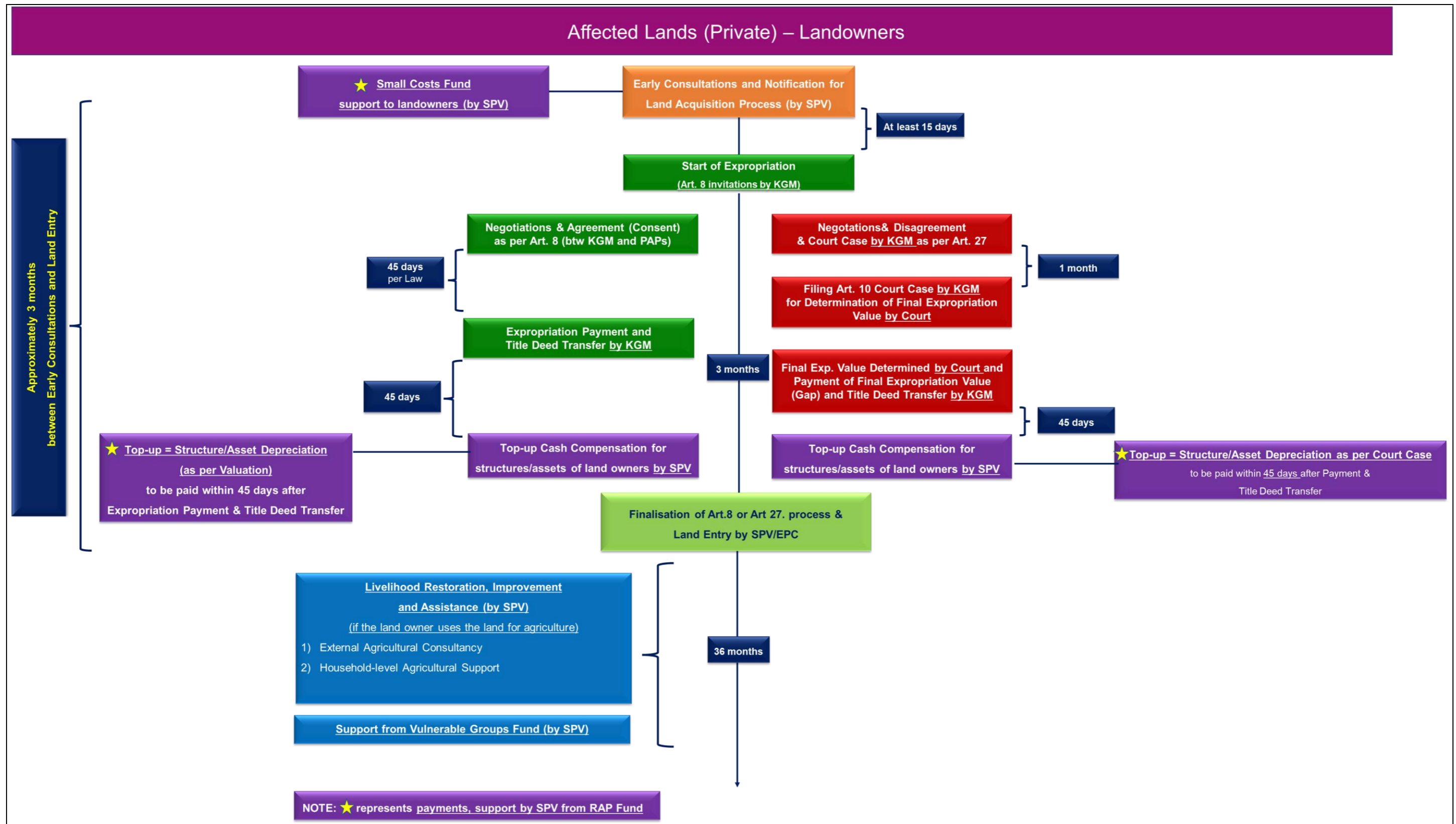


Figure 8-5. Procedure for Owners/Shareholders of Affected Lands

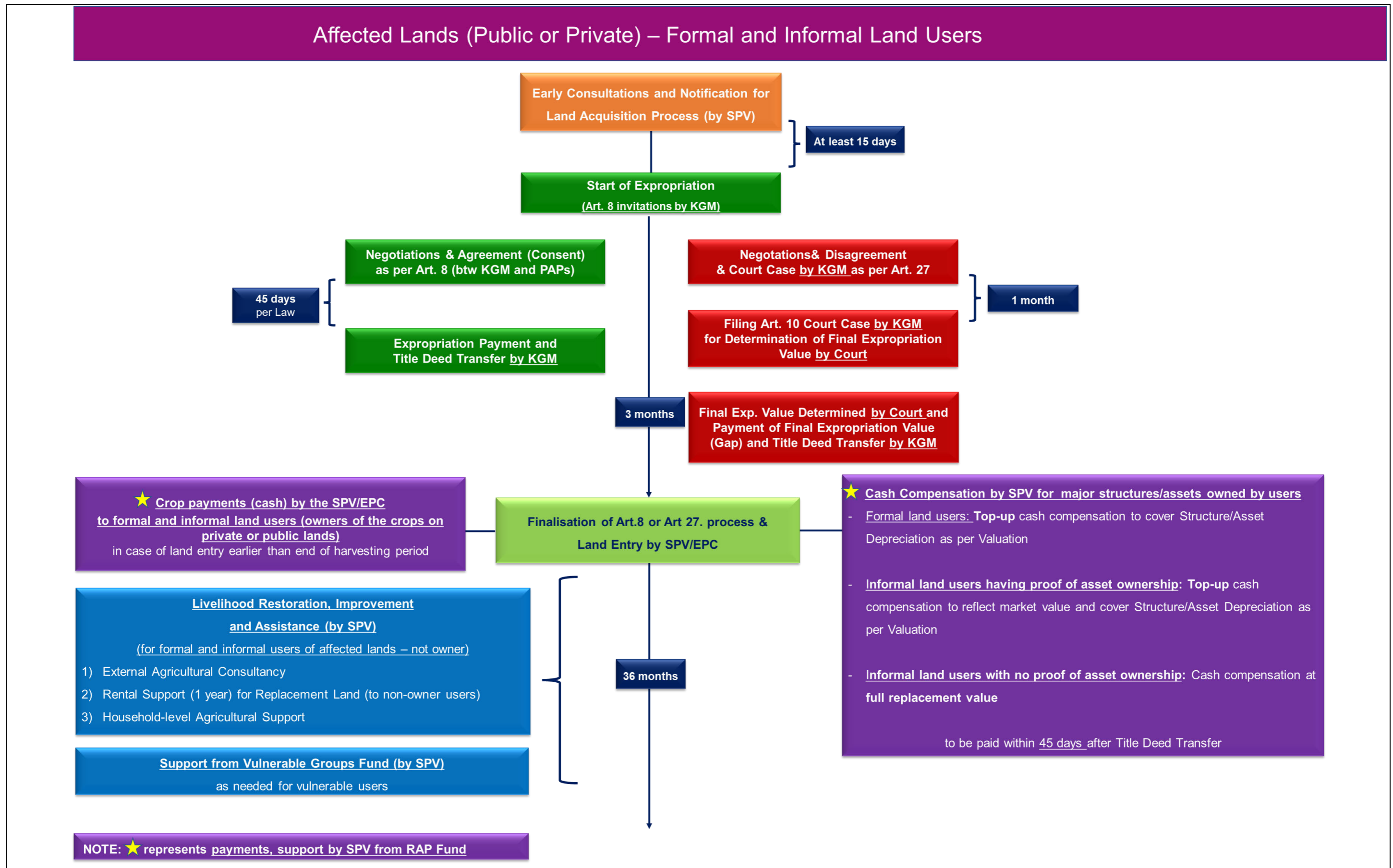


Figure 8-6. Procedure for Formal and Informal Users of Affected Lands

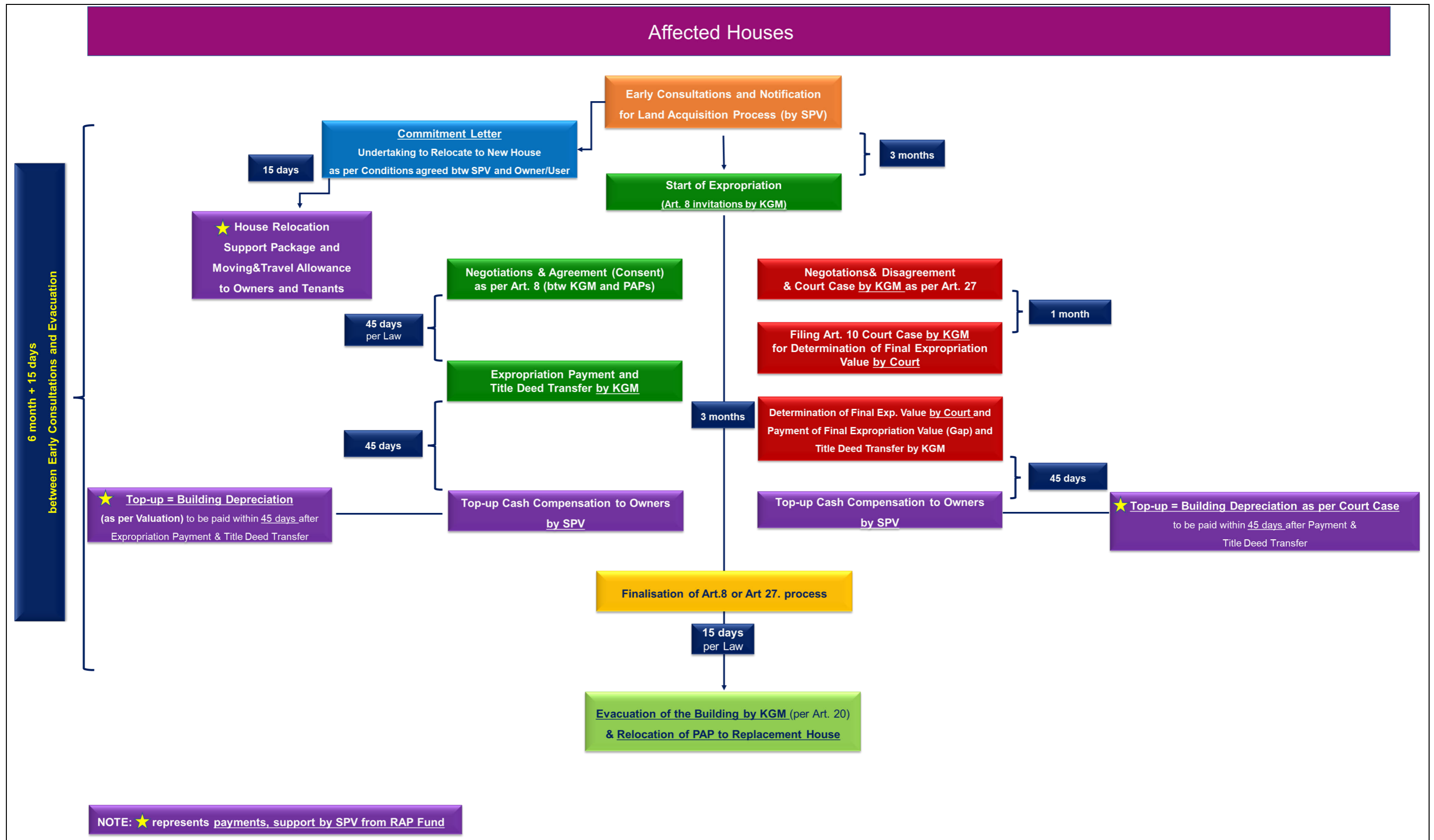


Figure 8-7. Procedure for Owners and Tenants of Affected Houses

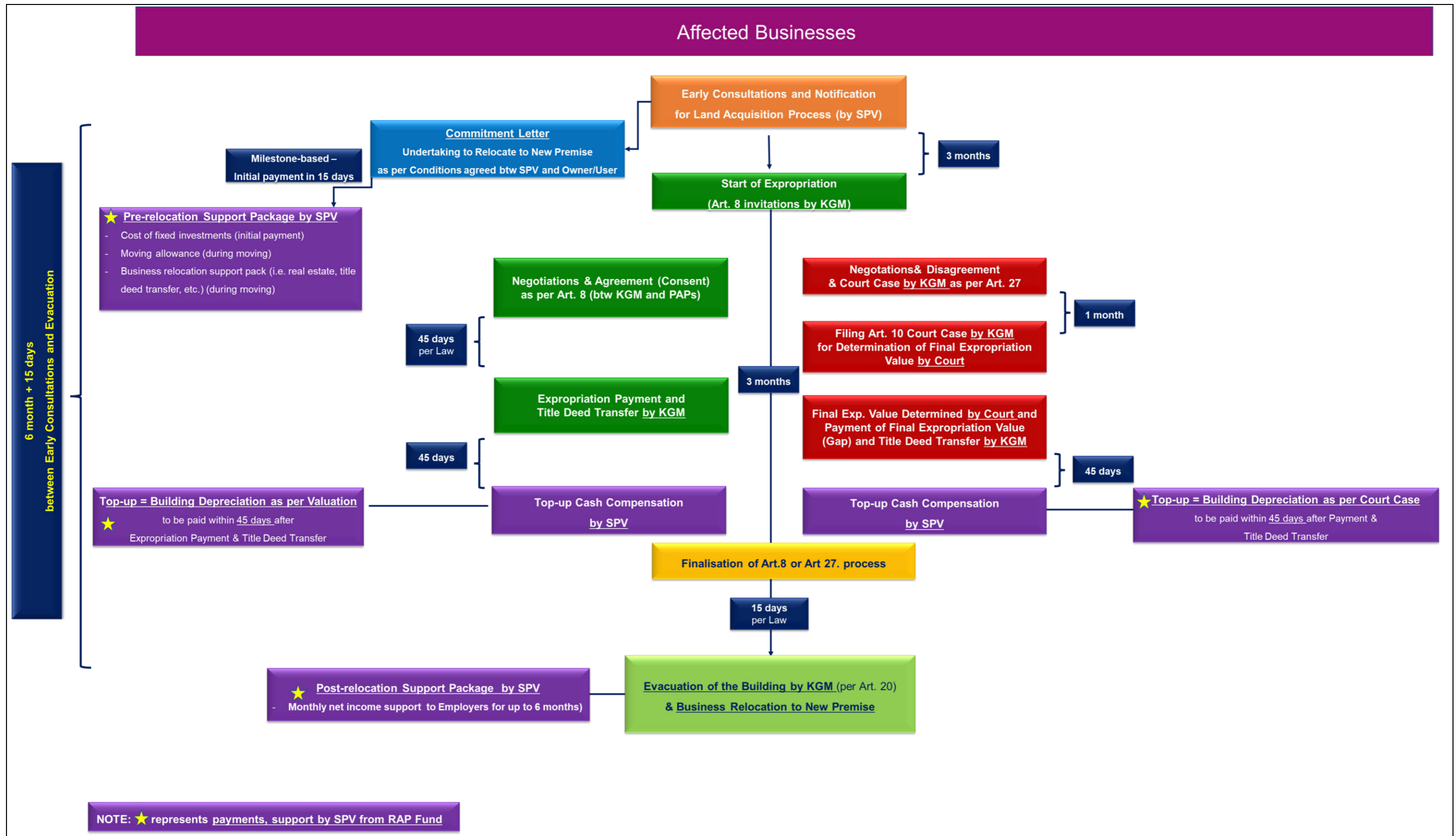


Figure 8-8. Procedure for Business owners Affected Businesses – Owners and Tenants of Affected Business Structure

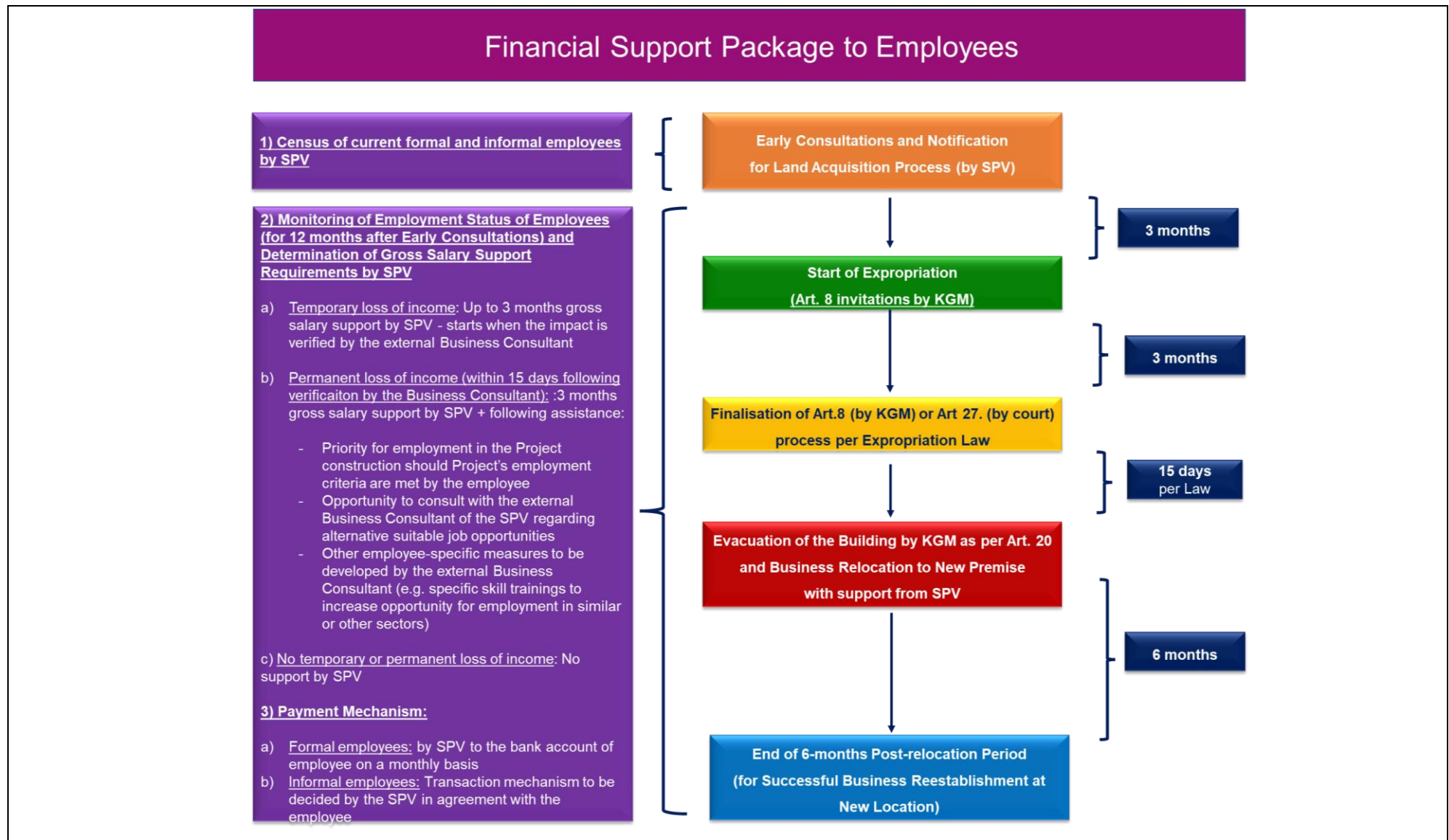


Figure 8-9. Procedure for Employees (Formal and Informal) of Affected Businesses

Table 8-7. Timetable for the Pre- Finance Agreement (Signing) and Initial Periods of RAP Implementation (as of June 2023)

No	Subject	Specific Tasks / Milestones / Actions	Timetable							
			Pre-Disclosure			ESIA Package Disclosure	Post Disclosure Phase - Early RAP Implementation Period (noting that entire RAP Implementation Period will be 36 Months)			
			2022	2023			2024			
			Q4	Q1	Q2	Q3	Q4	Q1	Q2	
A	Pre-disclosure									
A.1.	Expropriation Process of KGM in line with Expropriation Law (to be proceeded lot by lot in line with construction programme)	A.1.1.	KGM to finalise and approve Updated Valuation Study based on current market prices							
		A.1.2.	KGM to <u>start</u> Art. 8 process based on Updated Valuation Study (sending Art. 8 invitation letters based on Updated Valuation)							
		A.1.3.	KGM to <u>start</u> holding negotiation meetings at the neighbourhood level							
		A.1.4.	KGM to <u>start</u> title deed registration and expropriation payments with owners/shareholders who reach agreement as per Art. 8							
		A.1.5.	KGM to <u>start</u> filing Art. 27 court cases for the owners/shareholders of parcels who did not reach an agreement as per Art. 8							
A.2.	SPV Support to KGM throughout Expropriation Process	A.2.1.	SPV/EPC to hold Public Land Acquisition Information Meetings in collaboration with KGM							
		A.2.2.	SPV to complete identification of deceased owners and heirs, information of heirs on SPV support for completion of inheritance and succession process and assist them as necessary to complete the process							
		A.2.3.	SPV to <u>start</u> coordinating notifications to be sent to owners/shareholder and/or heirs and follow-up returned notifications based on Updated Valuation Study of KGM							
		A.2.4.	SPV to <u>start</u> holding face to face meetings with the owners/shareholders and coordinate with KGM to ensure that Art. 27 processes are not initiated for owners/shareholders with whom negotiation meetings are not undertaken (following the receipt of invitation letters by the owners/shareholders)							
A.3.	Pre-FC RAP Implementation	A.3.1.	SPV to complete establishing RAP Implementation Team to assist KGM with the Expropriation Process							
		A.3.2.	SPV to complete RAP Fund Implementation Procedure, and other documents required by Lenders prior to execution of Finance Agreement (Signing)							
		A.3.3.	SPV to <u>start</u> Early Consultations and Notifications for affected businesses and houses							
		A.3.4.	SPV to collect technical and commercial proposal from candidate external Business and Agricultural Consultancy Support							
		A.3.5.	SPV to undertake procurement process for external Business and Agricultural Consultancy Support (upon scope approval by Lenders)							
B	ESIA Disclosure (including RAP and GLAC)									
B.1.	ESIA Disclosure (including RAP and GLAC)	B.1.1.	SPV to undertake information disclosure and consultation activities as per ESIA, SEP and RAP in line with the requirements of Lenders (60 days)							
C	Post Disclosure									
C.1.	RAP Implementation (incl. Livelihood Restoration and Improvement Programme)	C.1.1.	SPV to complete data collection and vulnerability field study for all users on non-affected parcels							
		C.1.2.	SPV to appoint external Business and Agricultural Consultants (to be hired for 36 months)							
		C.1.3.	SPV to conduct detailed relocation planning for affected houses and businesses in consultation with affected people (incl. support to find replacement houses and premises, valuation of fixed investments, moving costs, etc.)							
		C.1.4.	SPV to conduct needs and opportunities assessment (through Agricultural and Business Consultants) and finalise the household and business specific livelihood restoration and improvement measures							
		C.1.5.	SPV to <u>start</u> delivery of livelihood restoration and improvement measures under the guidance of Agricultural and Business Consultants (from RAP Fund)							
		C.1.6.	SPV to <u>start</u> relocation of affected houses and businesses							
		C.1.7.	SPV to conduct field-based cumulative land acquisition and resettlement impacts assessment study							
C.2.	RAP Monitoring (Internal)	C.2.1.	SPV to <u>commission</u> Internal RAP Monitoring							
		C.2.2.	SPV to <u>commission</u> External RAP Monitoring							

Completed action

Table 8-8. Timetable for Past Land Acquisition Audit – Corrective Action Plan Implementation (Status as of June 2023)

Action No	Corrective Action identified by the Independent Expropriation and Valuation Specialist of IESC as part of Past Land Acquisition Audit Finalised in October 2022	2022		2023				2024	
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
1	The expropriation process should be completed immediately in the lands with active construction (Completion)		Completed						
2	Payment of legal interest on payments after the legal deadline (started in October - progresses in line with the PAP applications)		Completed			Ongoing			
3	Payment of compensation for assets which the agreement and deed registration have been made (Completion)		Completed						
4	Additional time requested from the court for such parcels, for which a lawsuit has been filed under Art. 27 and the price has not yet been paid, and the money should be deposited (Completion)		Completed						
5	Identification of users to be completed and payments made to users for standing crops.	Completed				Future			
6	Providing additional information about the land acquisition process and accelerating this in areas with active work.	Completed	Completed	Completed	Completed	Ongoing			
7	Ensuring land entry through LEPs (anticipated start of land entry)						Future		
8	In line with KGM's expropriation process, timely commencement of transfer and evacuation works for impacted houses and businesses to be physically displaced.					Future	Future	Future	
9	Updates to asset valuation aligned with current market prices (finalisation)		Completed				Future		
10	Enhancing and increasing engagement with impacted groups; improving the grievance mechanism	Completed	Completed	Completed	Completed	Ongoing			
11	The RAP should be revised according to the Past Land Acquisition Audit Report and the Corrective Action Plan.		Completed	Completed	Completed	Completed			

Completed action
 Ongoing action
 Future action

APPENDICES

Appendix A – Project Description – Supplementary Data

A.1 Detailed List of Engineering Structures

A.1.1 List of Overpasses

N o.	Settlement	Road KM	Location	Definition	Total Length (m)	Total Width (m)	Total Area (m ²)
Lot 1							
1	Hastane (Hadimkoy)	39+602.345	Main Road	Overpass bridge	70	20	1,400.0
2	Hastane (Hadimkoy)	40+699.957	Main Road	Overpass bridge	70	14	980.0
3	Hastane (Hadimkoy)	41+297.682	K02 Hadimkoy Intersection	Overpass bridge	203	36	7,308.0
4	Hastane (Hadimkoy)	41+439.867	K02 Hadimkoy Intersection	Overpass bridge	137.5	13.5	1,856.25
5	Omerli	41+871.681	Main Road	Overpass bridge	125	25	3,125
6	Omerli	44+436.556	Main Road	Overpass bridge	85	30	2550
7	Deliklikaya	45+274.564	K03 Deliklikaya Intersection	Overpass bridge	66	13	858
8	Sazlibosna	47+453.380	Main Road	Overpass bridge	79	12.5	987.5
Lot 2							
9	Bahcesehir 1	48+602.939	K04 Bahcesehir Intersection	Overpass bridge			
10	Bahcesehir 1	48+610.301	K04 Bahcesehir Intersection	Overpass bridge	140	15.5	2,170
11	Bahcesehir 1	48+936.941	K04 Bahcesehir Intersection	Overpass bridge	135	15	2,025
12	Kayabasi	52+981.850	Main Road	Overpass bridge	96	25	2,400
13	Kayabasi	54+896.433	Main Road	Overpass bridge	60	25	1,500
14	Kayabasi	55+767.703	K05 Olimpiyat Intersection	Overpass bridge	70	15	1,120
15	Basaksehir (Ikitelli-2)	57+998.282	Main Road	Overpass bridge	60	30	1,800
Lot 3							
16	Nakkas	36+000.301	Main Road	Overpass bridge	138	12	1,656
17	Nakkas	37+273.241	Main Road	Overpass bridge	162	20	3,240
Lot 8 (Bahcesehir Connection Road)							
18	Tahtakale	3+118.392	Bahcesehir CR	Overpass bridge	125	30	3,750

A.1.2 List of Underpasses

No.	Settlement	Road KM	Location	Definition	Total Length (m)	Total Width (m)	Total Area (m ²)
Lot 1							
1	Hastane	39+848.785	Main Road	Underpass	60	15	900.0
2	Hastane	41+299.752	K02 Hadimkoy Intersection				
3	Hastane	41+299.752	K02 Hadimkoy Intersection				
4	Omerli	42+704.454	Main Road	Underpass bridge	34	47	499.38
5	Deliklikaya	45+164.302	K03 Deliklikaya Interchange	Underpass	70	16.20	1134.0
6	Deliklikaya	45+179.456	K03 Deliklikaya Interchange				
Lot 2							
7	Kayabasi	54+175.666	Main Road	Underpass	75.11	36.0	2.703.96
8	Basaksehir	57+480.820	Main Road	Underpass	66.4	22.0	1,460.80
9	Basaksehir	58+325.333	Main Road	Underpass bridge	80	43	1,075
10	Basak	58+562.261	Main Road	Underpass bridge	82	38	973.75
11	Basak	59+366.832	Main Road	Underpass bridge	99	93.5	3085.5
Lot 3							
12	Nakkas	36+541.118	K01 Yesilbayir Intersection	Underpass bridge	78.5	94.4	2,315.75
Lot 8 (Bahcesehir Connection Road)							
13	Bahcesehir 1	0+536.102	Bahcesehir Connection Road / K09 Tatarcik	Underpass bridge	21.5	42	903
14	Bahcesehir 1	0+750.937	Bahcesehir Connection Road / K09 Tatarcik	Underpass bridge			
15	Tahtakale	1+337.138	Bahcesehir Connection Road / K09 Tatarcik	Underpass bridge	50.03	15	750.45
16	Tahtakale	4+144.400	Bahcesehir Connection Road / K10 Antikkent	Underpass bridge	30	10.5	315.0
17	Tahtakale	4+144.400	Bahcesehir Connection Road / K10 Antikkent	Underpass bridge	32	10.7	342.4
18	Tahtakale	4+144.400	Bahcesehir Connection Road / K10 Antikkent	Underpass bridge	20	7.5	150

No.	Settlement	Road KM	Location	Definition	Total Length (m)	Total Width (m)	Total Area (m ²)
			Road / K10 Antikkent				

A.1.3 List of Culverts

No.	Settlement	Motorway KM	Location	Width (mxm)
Lot 1				
1	Hastane (Hadimkoy)	38+033	Main Road	4x2.5
2	Hastane (Hadimkoy)	38+480	Main Road	5x2.5
3	Hastane (Hadimkoy)	38+902	Main Road	
4	Hastane (Hadimkoy)	39+883.530	Main Road	2x2
5	Hastane (Hadimkoy)	40+127.960	Main Road	2x2
6	Hastane (Hadimkoy)	40+495.370	Main Road	2x2
7	Yesilbayir	40+993	Main Road	2x2
8	Hastane (Hadimkoy)	41+299,752	Hadimkoy Intersection	2x2
9	Hastane (Hadimkoy)	41+299,752	Hadimkoy Intersection	2x2
10	Hastane (Hadimkoy)	41+299,752	Hadimkoy Intersection	2x2
11	Omerli	41+846.124	Main Road	2x2
12	Omerli	42+445	Main Road	2.5x2
13	Omerli	44+650.494	Main Road	2x2
14	Sazlibosna	45+179,456	K-03 Deliklikaya Intersection	2x2
15	Sazlibosna	45+179,456	K-03 Deliklikaya Intersection	2x2
16	Sazlibosna	46+021.912	Main Road	2x2
17	Sazlibosna	46+494.844	Main Road	2x2
18	Sazlibosna	46+847.558	Main Road	2x2
19	Sazlibosna	47+513.215	Main Road	2x2
Lot 2				
20	Samlar	48+152.280	Main Road	2x2
21	Samlar	48+947,868	K-04 Bahcesehir Koprulu Intersection	2x2
22	Samlar	48+947,868	K-04 Bahcesehir Koprulu Intersection	2x2
23	Samlar	49+448.083	Main Road	3x2
24	Samlar	49+682.070	Main Road	2x2
25	Guvercintepe	53+296.505	Main Road	3x2.5
26	Kayabasi	53+862.990	Main Road	2x2
27	Kayabasi	54+141.100	Main Road	4x2
28	Basaksehir (Ikitelli-2)	57+160.707	Main Road	2x2
29	Basaksehir (Ikitelli-2)	57+366.954	Main Road	2x2
30	Basaksehir (Ikitelli-2)	57+532.715	Main Road	2x2
31	Basaksehir (Ikitelli-2)	57+833.444	Main Road	2x2
Lot 3				
32	Nakkas	36+411	Main Road	4x2
33	Nakkas	0+594.880	Yesilbayir Connection Road	
34	Nakkas	0+858.760	Yesilbayir Connection Road	
35	Nakkas	1+167	Yesilbayir Connection Road	
36	Nakkas	36+541.171	Yesilbayir Intersection	
37	Nakkas	36+541.171	Yesilbayir Intersection	
38	Nakkas	36+541.171	Yesilbayir Intersection	
39	Nakkas	36+541.171	Yesilbayir Intersection	
40	Nakkas	36+541.171	Yesilbayir Intersection	
41	Nakkas	36+541.171	Yesilbayir Intersection	
42	Nakkas	36+541.171	Yesilbayir Intersection	
43	Nakkas	36+541.171	Yesilbayir Intersection	
44	Karaagac	1+602.910	Yesilbayir Connection Road	
Lot 8 (Bahcesehir Connection Road)				
45	Tahtakale	1+337.138	Tatarcik Intersection	

No.	Settlement	Motorway KM	Location	Width (mxm)
46	Tahtakale	1+337.138	Tatarcik Intersection	
47	Tahtakale	1+337.138	Tatarcik Intersection	
48	Tahtakale	4+522	Bahcesehir Connection Road	
49	Tahtakale	1+706	Bahcesehir Connection Road	
50	Tahtakale	1+125	Bahcesehir Connection Road	
51	Tahtakale	1+300	Bahcesehir Connection Road	
52	Tahtakale	4+159.695	Antikkent Intersection	12x2
53	Tahtakale	4+159.695	Antikkent Intersection	12x2
54	Tahtakale	4+159.695	Antikkent Intersection	12x2
55	Tahtakale	4+159.695	Antikkent Intersection	12x2
56	Tahtakale	4+159.695	Antikkent Intersection	12x2

A.2 Project Facilities Outside the Expropriation Corridor

Location	ID	Main Facility Name	App. Motorway KM	Distance to the RoW	District/Settlement	New Facilities or Existing Facilities Operated by Third Party Supplier	Currently Used by the Project (Yes/No)	Description of Use Prior to Project	Parcel No.	Parcel Type	Area of Parcel (ha)	Area to be Used within the Parcel (ha)	Duration of Usage by the Project (months)	Ownership	Land Use Permit Status	Permit Date (Duration)
Mobilization Sites																
Lot 2	6	EAK Mobilisation Site (Sazlıdere Camp Site, Asphalt Plants, Mechanical Plant, Batch Plant)	51+400	200 m	Istanbul/Basakşehir/Sahintepe	New	Yes (for campsite) No (for plants)	PAPs in Sahintepe reported previous use by their community for agriculture and grazing	1446/5	Plot	20.04	14.76	42	Housing Development Administration of Türkiye (TOKİ) (190.88 ha) Emlak Planlama Construction Corp. (EPP-semi-official institution) (522.79 m2) Private Company – Construction (8,970.62 m2) Private owner (36.41 m2)	Mutual agreements have been completed with all shareholders as of October 2022.	TOKİ – 26.08.2022 (agreement valid until end of 2025) EPP – 22.08.2022 Private company 29.06.2022 Private owner — - 22.08.2022)
	8	Olimpiyat Mobilisation Site (Campsite)	55+800	Within the RoW	Istanbul/Basakşehir/İkitelli-2	Existing	Yes	Previous industrial use for City Hospital Project	1477/1	Plot	78.90	5.5	42	Ministry of Health	Allocation to KGM by Ministry of Health is ongoing, KGM will allocate to SPV	20.04.2021 Site access approval date by KGM
Excavated Material Storage Areas																
Lot 2	1	Bolluca Excavated Material Storage Area (Dumpsite) (far from route – considered as an alternative)	In the wider region	14.8 km	Istanbul/Arnavutköy/Bolluca	Existing	No	Previous industrial use for Istanbul Airport construction	Not Registered	Forest	The parcel is indicated as non-registered in the Public Database of the TKGM	79.09	33	General Directorate of Forestry	Completed	11.04.2022
	2	Mahmutbey Excavated Material Storage Area (Dumpsite)	In the wider region	8.5 km	Istanbul/Basakşehir/Mahmutbey	Existing	Yes	Previous industrial use for Northern Marmara Motorway construction	0/6354	Plot	1,246.83	3.00	30	Ministry of National Defence (Treasury)	Completed	09.07.2021
	3	Pirincci Excavated Material Storage Area (Dumpsite)	In the wider region	8.7 km	Istanbul/Eyupsultan/Pirincci	Existing	No	This is a mining pit to be refilled. ISKI reportedly encourages use of this site for excavated material disposal due existing H&S risks posed by the pit lake. Users (if any) to be identified based on further PAP consultations.	0/580	Forest	146.78	49.2	33	General Directorate of Forestry	Ongoing	Permit application under evaluation
	4	Şamlar Excavated Material Storage Area (Dumpsite)	In the wider region	6.5 km	Istanbul/Arnavutköy/Şamlar	New	No	To be identified	0/1442	Forest	112.7		33	General Directorate of Forestry	Ongoing	Permit application under evaluation
Lot 1	5	Nakkas Excavated Material Storage Area (Dumpsite)	35+300	200 m	Istanbul/Catalca/Nakkas	New	No	No previous industrial use – Community users (if any) to be identified based on further PAP consultations	127/830	Agricultural field	6.44	6.4	30	Ministry of Treasury and Finance (Treasury)	Ongoing	Permit application under evaluation
Material Borrow Site																
Bahcesehir Connection Road	4	Hosdere Material (Lime) Borrow Site (to be backfilled upon completion of material extraction)	1+700	0.4 km	Istanbul/Basakşehir/Hosdere	New	No	No previous industrial use – Agricultural use by an informal user from Bahcesehir-1 (Tatarcik) 1 user	Not Registered	Unregistered	The parcel is indicated as unregistered in the Public Database of the TKGM	3.55	33	The parcel is indicated as unregistered in the Public Database of the TKGM	Ongoing	Permit application under evaluation
Plants																
Lot 1	9	Yesilbayir Concrete Plant (Batch Plant)	37+500	200 m	Istanbul/Arnavutköy/Yesilbayir	New	No	No previous industrial use – Agricultural use (informal) by Yesilbayir PAPs	202/2 202/4	Agricultural field	22.05 14.90	1.5	24	TOKİ	Completed	31.08.2021

Location	ID	Main Facility Name	App. Motorway KM	Distance to the RoW	District/ Settlement	New Facilities or Existing Facilities Operated by Third Party Supplier	Currently Used by the Project (Yes/No)	Description of Use Prior to Project	Parcel No.	Parcel Type	Area of Parcel (ha)	Area to be Used within the Parcel (ha)	Duration of Usage by the Project (months)	Ownership	Land Use Permit Status	Permit Date (Duration)
								5 users								
	11	Sahintepe Beam Production Plant, Excavated Material Storage Area	51+400	Adjacent to the RoW at KM 51+400	Istanbul/ Basaksehir	New	Yes	No previous industrial use – PAPs in Sahintepe reported previous use by their community for grazing.	1447/3	Plot	11.86	11.86	10	TOKI (EPP) 2 private owners	Application process has been suspended since the site will not be used for further activities and will be reinstated to original ground conditions. Acquisition/compensation will be carried out in accordance with RAP for the land that has already been used.	Not applicable. Please see land use permit status column.
Lot 2	12	Ikitelli-1 Mechanic, Asphalt and Beam Production Plant	58+000	3 km	Istanbul/ Basaksehir/ Ikitelli-1	New	No	According to headman, it didn't use before.	0/2125	Agricultural field	279.69	5.3	28	Ministry of National Defence (Treasury)	Ongoing	Permit application under evaluation
	15	Sahintepe Beam Production Plant	50+200	300 m	Istanbul/ Basaksehir/ Sahintepe	New	No	No previous industrial use – PAPs in Sahintepe reported potential use by their community for grazing – to be confirmed via further consultations with the community.	1473/46 1473/47 1473/48 1473/49 1473/58 1473/60 1473/62 1473/63 1475/28 1475/29	Plot	0.29 0.08 0.37 0.08 3.23 2.33 4.70 3.67 0.18 0.62	13.12	28	Municipality of Basaksehir	Ongoing	Permit application under evaluation
	16	Sahintepe Beam Production Plant	50+300	300 m	Istanbul/ Basaksehir/ Sahintepe			No previous industrial use – PAPs in Sahintepe reported potential use by their community for grazing – to be confirmed via further consultations with the community.	1476/5 1476/7 1476/11 1476/12 1473/1	Plot	0.84 0.31 0.48 0.80 4.10	6.5	28	TOKI	Ongoing	Permit application under evaluation
Potential Quarries (under consideration and will be decided by Project design team)																
In the wider region	18	Omerli (Used by concrete supplier)- Limestone	Route Outside	87 km	Istanbul/ Cekmekoy/ Omerli	Existing	Yes	Existing licensed quarry operations by third-party operators	88/16	State-Owned Forest	2828.96	243.4	42	Existing licensed quarry operations by third-party operators	Completed	Mining Operation Permit 27.08.2017- 27.08.2037
	19	Cebeci (Used by REC & concrete supplier)- Sandstone	Route Outside	15.5 km	Istanbul/ Sultangazi/ Cebeci	Existing	Yes	Existing licensed quarry operations by third-party operators	0/953 0/954	Litigious		449.48	42	Existing licensed quarry operations by third-party operators	Completed	Mining Operation Permit 29.11.2018- 29.11.2028
	20	Ayazaga (Used by concrete supplier)- Sandstone	Route Outside	33 km	Istanbul/ Sariyer/ Ayazaga	Existing	Yes	Existing licensed quarry operations by third-party operators	0/830	State-Owned Forest	946.87	160	42	Existing licensed quarry operations by third-party operators	Completed	Mining Operation Permit 23.07.2014- 23.07.2034
	22	Boğazköy (Used by REC and potential usage by pavement supplier)- Sandstone	Route Outside	12.4 km	Istanbul/ Arnavutkoy/ Bogazkoy	Existing	Yes	Existing licensed quarry operations by third-party operators	Not registered	Not registered	The parcel is indicated as unregistered in the Public Database of the TKGM	75	33	Existing licensed quarry operations by third-party operators	Completed	Mining Operation Permit 24.02.2014- 24.02.2024
	23	Ciftalan (Potential usage by pavement supplier)- Sandstone	Route Outside	29 km	Istanbul/ Eyupsultan/ Ciftalan	Existing	No	Existing licensed quarry operations by third-party operators	103/1	State-Owned Forest	1305.838	60.28	24	Existing licensed quarry operations by third-party operators	Completed	Mining Operation Permit 05.11.2018- 05.11.2023
	24	Sefaalan (Potential usage by pavement supplier)- Basalt	Route Outside	64 km	Tekirdag/ Saray/ Sefaalan	Existing	No	Existing licensed quarry operations by third-party operators	171/1	Forest	3487.390	24.6	30	Existing licensed quarry operations by third-party operators	Completed	Mining Operation Permit 13.05.2020- 13.05.2030

Appendix B – Affected Parcels

B.1 Number of Affected Parcels per Ownership Type (Private and Public)

Road Part	District	Neighbourhood (*)	Privately-Owned by Real Persons	Privately-Owned by Legal Entities	Total	Treasury Land	Other Public Lands (road, bridge, etc.)	Total	Settlement Total
Main Road	Amavutkoy	Hastane (<i>Hadimkoy</i>) (**)	225	15	240	9	21	30	270
		Hadimkoy	0	1	1	0	0	0	1
		Deliklikaya	16	0	16	0	2	2	18
		Omerli	51	3	54	3	12	15	69
		Sazlibosna	730	10	740	1	6	7	747
	Yesilbayir	11	3	14	2	4	6	20	
	Basaksehir	Basak (<i>Ikitelli-1</i>)	7	5	12	4	6	10	22
		Basaksehir (<i>Ikitelli-2</i>) (**)	5	52	57	3	16	19	76
		Bahcesehir 1. Kisim (<i>Hosdere and Tatarcik</i>) (**)	9	2	11	0	2	2	13
		Sahintepe (**)	6	10	16	0	4	4	20
		Samlar (<i>Samlar and Hacimasli</i>)	32	6	38	5	2	7	45
		Kayabasi (**)	36	15	51	3	35	38	89
		Guvercintepe (**)	3	1	4	0	0	0	4
	Catalca	Nakkas	79	3	82	7	0	7	89
	Bahcesehir Connection Road	Avcilar	Tahtakale (<i>Ispartakule and Firuzkoy</i>)	21	2	23	2	7	9
Basaksehir		Bahcesehir 1. Kisim (<i>Hosdere and Tatarcik</i>) (**)	8	0	8	0	0	0	8
Total			1,239	128	1,367	39	117	156	1,523

(*) The neighbourhood names are based on the related Governorate, District Governorate and Municipality databases. The names as indicated in the Expropriation Plans (based on the database of the Directorate General of the Land Registry and Cadastre of Türkiye) are given in brackets.

(**) There are parcels in these settlements that are co-owned by private persons and legal entities. These parcels are counted as privately-owned to avoid double-counting.

Source: Expropriation Plans, August 2021.

B.2 Total Area to be Expropriated per Ownership Type

Road Part	District	Neighbourhood (*)	Area to be Expropriated (ha) (**)				Settlement Total (ha)
			Privately-Owned	Owned by Legal Entities	Treasury Land	Others (road, bridge, etc.)	
Main Road	Amavutkoy	Hastane (<i>Hadimkoy</i>)	31.07	17.21	11.33	9.36	68.97
		Hadimkoy	0.00	0.48	0.00	0.00	0.48
		Deliklikaya	5.38	0.00	0.00	0.92	6.30
		Omerli	18.28	0.67	1.27	10.66	30.88
		Sazlibosna	42.59	6.23	0.25	3.98	53.05
		Yesilbayir	5.95	4.82	0.00	0.26	11.03
	Basaksehir	Basak (<i>Ikiteilli-1</i>)	2.02	1.89	2.36	4.70	10.98
		Basaksehir (<i>Ikiteilli-2</i>)	2.32	9.07	1.13	12.09	24.61
		Bahcesehir 1. Kisim (<i>Hosdere and Tatarcik</i>)	3.64	2.76	0.00	2.47	8.87
		Sahintepe	8.49	10.65	0.00	7.44	26.58
		Samlar (Samlar and Hacimasli)	49.3	4.36	7.07	0.99	61.71
		Guvercintepe	2.79	1.32	0.00	0.00	4.11
		Kayabasi	15.59	9.61	1.35	57.74	84.28
		Catalca	Nakkas	77.48	1.21	2.09	0
Bahcesehir Connection Road	Avcilar	Tahtakale (<i>Ispartakule and Firuzkoy</i>)	37.72	0.33	0.10	33.95	72.10
	Basaksehir	Bahcesehir 1. Kisim (<i>Hosdere and Tatarcik</i>)	5.26	0.07	0.00	0.00	5.33
Total			307.86	70.69	26.96	144.55	550.06

(*) The neighbourhood names are based on the related Governorate, District Governorate and Municipality databases. The names as indicated in the Expropriation Plans (based on the database of the Directorate General of the Land Registry and Cadastre of Türkiye) are given *in brackets*.

(**) Sum of the parcel parts (within the entire parcel area) that will be expropriated.

Source: Expropriation Plans, August 2021

B.3 Number of Affected Parcels per Land Registry Type

Road Part	District	Neighbourhood	Number of Parcels within the Expropriation Corridor							Area to be Expropriated (ha)								
			Agri.	Pasture	Plot	Park	Road	Forest	Other	Total	Agricul	Pasture	Plot	Park	Road	Other	Forest	Total
Main Road	Arnavutkoy	Hastane (<i>Hadimkoy</i>)	220	5	15		21	1	8	270	29.90	11.00	11.99		9.36	1.26	5.44	68.96
		Hadimkoy			1					1			0.48					0.48
		Deliklikaya	14		2		2			18	4.58		0.80		0.92			6.30
		Omerli	24	1	31		12		1	69	6.36	0.12	13.51		10.66	0.23		30.88
		Sazlibosna	113		622		6		6	747	31.44		16.11		3.98	1.52		53.05
		Yesilbayir	11		2		4		3	20	10.15		0.29		0.26	0.34		11.03
	Basaksehir	Basak (<i>Ikitelli 1</i>)	9		2	3	7		1	22	4.09		1.76	3.89	1.23	0.01		10.98
		Basaksehir (<i>Ikitelli 2</i>)			12	38	20		6	76			4.58	10.06	9.92	0.06		24.61
		Bahcesehir 1. Kisim (<i>Tatarcik and Hosdere</i>)	1		10				2	13	0.36		6.04			2.47		8.87
		Sahintepe			16	1	3			20			19.14	1.34	6.10			26.58
		Samlar (<i>Samlar and Hacimasli</i>)	36		5				4	45	53.64		7.07			1		61.71
		Guvercintepe			4					4			4.11					4.11
		Kayabasi	6		48	13	21		1	89	3.60		22.94	17.98	39.63	0.12		84.28
		Catalca	Nakkas	81	1	0	0	0	0	7	89	79.75	0.03				1	
Bahcesehir Connection Road	Avcilar	Tahtakale (<i>Ispartakule and Firuzkoy</i>)			23		9		32			37.82			34.28		72.10	
	Basaksehir	Bahcesehir 1. Kisim (<i>Tatarcik and Hosdere</i>)			8				8			5.33					5.33	
Total			515	7	801	55	105	1	39	1,523	223.88	11.15	151.91	33.27	82.06	42.30	5.44	550.06

(*) The neighbourhood names are based on the related Governorate, District Governorate and Municipality databases. The names as indicated in the Expropriation Plans (based on the database of the Directorate General of the Land Registry and Cadastre of Türkiye) are given *in brackets*.

Source: Expropriation Plans, August 2021

B.4 Fragmented Parcels (Agricultural and Plot)

Section	District	Settlement (Neighbourhood)	Lot	Parcel	Type of Parcel	Ownership Type	Nearest Crossing Structure		Status of Agricultural Use
							Structure	Distance to the Parcel (m)	
Section 1	Amavutkoy	Hastane (Hadimkoy)	0	452	Agricultural	Private	Overpass	7.7	Cultivated by User 06
			0	534	Agricultural	Private	Overpass	468.2	Cultivated by User 35
			0	581(**)	Agricultural	Private	Overpass	853.5	Cultivated by User 32
			0	457	Agricultural	Private	Overpass	168.7	Cultivated by User 21
			0	583	Agricultural	Private	Overpass	1,022.6	No cultivation identified in June 2022
			0	596	Agricultural	Private	Overpass	684.9	No cultivation identified in June 2022
		622	1	Plot	Private	Overpass	1,111.1	Cultivated by User 67	
		Sazlibosna	0	1337	Agricultural	Private	Overpass	397.9	Cultivated by User 27
			0	1261(**)	Agricultural	Private	Overpass	508.6	Cultivated by User 28
			0	1318	Agricultural	Private	Overpass	977.4	Cultivated by User 18
0	1317		Agricultural	Legal Entity	Overpass	1,092.3	No cultivation identified in June 2022		
Section 2	Basaksehir	Kayabasi	178	2	Plot	Legal Entity	Viaduct	0	No cultivation identified in June 2022
			179	8	Agricultural	Private	Cable Stayed Bridge	0	No cultivation identified in June 2022
		Sahintepe	1446	2	Plot	Private	Viaduct	0	Cultivated by User 08
		Samlar	0	1743	Agricultural	Private	Viaduct	78.2	Cultivated by User 08
		Total				15 parcels			

(*) The digital data of the parcel could not be obtained from TKGM Parcel Query.

(**) The remainder parcel on the left-hand side is smaller than 100 m².

B.5 Orphan Lands

District	Settlement	Lot	Parcel	Total Title Deed Area (m ²)	Total Expropriation Area (m ²)	Total Remaining Area (m ²)	Ownership Type	Status Under Zoning Plan	
Agricultural Parcels (Remaining area between 0-100 m²)									
Arnavutkoy	Hadimkoy	0	1302	252.00	243.22	8.78	Private	Included in 1/1000 Development Zoning Plan	
		0	1452	252.00	230.76	21.24			
		0	1557	252.00	229.61	22.39			
		0	1331	252.00	218.70	33.30			
		0	1542	252.00	218.50	33.50			
		0	1322	252.00	217.19	34.81			
		0	1296	252.00	216.21	35.79			
		0	1353	252.00	210.96	41.04			
		0	1278	252.00	210.02	41.98			
		0	1443	252.00	206.63	45.37			
		0	1359	252.00	205.15	46.85			
		0	1305	252.00	180.28	71.72			
		0	1486	252.00	180.20	71.80			
		0	1176	250.00	177.97	72.03			
		0	2995	301.00	223.35	77.65			
		0	1449	252.00	168.07	83.93			
		0	1556	252.00	167.76	84.24			
		0	1328	252.00	156.39	95.61			
		Sazlibosna	0	5743	224.00	205.84	18.16		Not included in 1/1000 Development Zoning Plan
			0	5744	224.00	126.62	97.38		
Sub-total		20 parcels		5,031.00	3,993.43	1,037.57			
Agricultural Parcels (Remaining area between 101-180 m²)									
Arnavutkoy	Hadimkoy	0	2989	305.00	154.54	150.46	Legal Entity	Included in 1/1000 Development Zoning Plan	
		0	1299	252.00	144.26	107.74	Private		
		0	1321	252.00	143.66	108.34			
		0	1541	252.00	138.42	113.58			
		0	1200	361.00	242.11	118.89			
		0	1201	157.00	36.82	120.18			
		0	1360	252.00	129.30	122.70			
		0	1354	252.00	127.75	124.25			
		0	1245	250.00	124.99	125.01			
		0	1274	252.00	125.45	126.55			
		0	3002	306.00	168.77	137.23			
		0	1306	252.00	108.24	143.76			
		0	1448	252.00	102.61	149.39			
		0	1487	252.00	101.62	150.38			
		0	1442	252.00	144.61	107.39			
		0	1327	252.00	94.42	157.58			
		0	1199	252.00	94.10	157.90			

District	Settlement	Lot	Parcel	Total Title Deed Area (m ²)	Total Expropriation Area (m ²)	Total Remaining Area (m ²)	Ownership Type	Status Under Zoning Plan
		0	1555	260.00	99.93	160.07		
		0	1242	250.00	89.70	160.30		
		0	1439	252.00	79.03	172.97		
		0	1485	431.00	257.83	173.17		
		0	1300	252.00	72.22	179.78		
	Sazlibosna	0	5712	238.00	121.78	116.22		Not included in 1/1000 Development Zoning Plan
		0	5749	255.00	124.78	130.22		
		0	5748	214.00	41.05	172.95		
Sub-total		25 parcels		6,555.00	3,067.99	3,487.01		
Agricultural Parcels (Remaining area between 180-500 m²)								
Arnavutkoy	Hadimkoy	0	1275	393.00	80.37	312.63	Legal Entity	Included in 1/1000 Development Zoning Plan
		0	1540	252.00	63.42	188.58	Private	
		0	1363	252.00	45.78	206.22		
		0	1357	252.00	42.90	209.10		
		0	1273	252.00	40.83	211.17		
		0	1309	252.00	36.11	215.89		
		0	1445	252.00	34.81	217.19		
		0	1488	252.00	34.79	217.21		
		0	1324	252.00	31.76	220.24		
		0	1198	252.00	31.36	220.64		
		0	3001	351.00	129.31	221.69		
		0	1554	259.00	26.39	232.61		
		0	1438	252.00	13.72	238.28		
		0	2996	341.00	102.57	238.43		
		0	1303	252.00	9.09	242.91		
		0	1320	321.00	76.32	244.68		
		0	1539	252.00	6.13	245.87		
		148	4	440.00	135.72	304.28		
		147	1	493.00	96.25	396.75		
	Sazlibosna	0	1342	11,100.00	10,780.70	319.30		Not included in 1/1000 Development Zoning Plan
Basaksehir	Samlar	0	1567	10,425.18	10,093.22	331.96		
Catalca	Nakkas	136	22	11,510.11	11,153.47	356.64		
		127	815	7,631.51	236.47	363.90		
Sub-total		23 parcels		46,288.80	33,301.49	5,956.17		
Total Agricultural Parcels		68 parcels		57,874.80	40,362.88	10,480.75		
Constructible Plot (Remaining area between 0-200 m²)								
Arnavutkoy	Yesilbayir	135	14	492.60	492.59	0.01	Private	Included in 1/1000 Development Zoning Plan
	Hadimkoy	596	5	188.05	103.15	84.90		
	Sazlibosna	0	5307	272.00	262.14	9.86		
		0	5224	210.00	190.42	19.58		
		0	5310	272.00	251.04	20.96		
		0	5266	380.00	352.26	27.74		
		0	4015	334.00	305.16	28.84		

District	Settlement	Lot	Parcel	Total Title Deed Area (m ²)	Total Expropriation Area (m ²)	Total Remaining Area (m ²)	Ownership Type	Status Under Zoning Plan
		0	5201	210.00	174.82	35.18		
		0	4064	334.00	296.36	37.64		
		0	5338	256.00	215.36	40.64		
		0	4173	379.00	308.33	70.67		
		0	4174	380.00	309.15	70.85		
		0	5202	210.00	132.58	77.42		
		0	5308	272.00	192.98	79.02		
		0	4065	334.00	254.24	79.76		
		0	4016	334.00	252.89	81.11		
		0	5309	272.00	189.73	82.27		
		0	5241	255.00	171.09	83.91		
		0	5297	380.00	295.22	84.78		
		0	5348	264.00	176.81	87.19		
		0	5265	380.00	285.47	94.53		
		0	4050	334.00	233.33	100.67		
		0	4066	334.00	232.49	101.51		
		0	5513	272.00	170.20	101.80		
		0	4073	508.00	405.34	102.66		
		0	4049	334.00	227.10	106.90		
		0	5223	210.00	98.94	111.06		
		0	4051	334.00	218.96	115.04		
		0	4048	334.00	201.48	132.52		
		0	5424	212.00	78.53	133.47		
		0	5203	210.00	70.48	139.52		
		0	4017	334.00	194.21	139.79		
		0	5585	288.00	134.34	153.66		
		0	5264	380.00	225.86	154.14		
		0	4052	392.00	233.57	158.43		
		0	4067	334.00	172.23	161.77		
		0	4047	334.00	169.39	164.61		
		0	5431	212.00	34.78	177.22		
		0	4072	334.00	155.18	178.82		
		0	5745	224.00	42.00	182.00		
		0	4012	292.00	107.61	184.39		
		0	6559	193.13	3.23	189.90		
		0	4018	334.00	141.22	192.78		
Basaksehir	Kayabasi	178	30	425.91	377.92	47.99		
		1008	6	1,186.16	1,078.06	108.10	Treasury Land	
Avcilar	Firuzkoy	608	1	33,036.18	32,870.08	166.10	Private	
Sub-total		46 parcels		47,790.03	43,088.32	4,701.71		
Constructible Plot (Remaining area between 200-500 m²)								
Arnavutkoy	Sazlibosna	0	5204	210.00	7.86	202.14	Private	Included in 1/1000 Development Zoning Plan
		0	4046	334.00	128.80	205.20		

District	Settlement	Lot	Parcel	Total Title Deed Area (m ²)	Total Expropriation Area (m ²)	Total Remaining Area (m ²)	Ownership Type	Status Under Zoning Plan
		0	5242	255.00	39.38	215.62		
		0	5263	380.00	163.63	216.37		
		0	4011	292.00	65.35	226.65		
		0	5298	363.00	131.46	231.54		
		0	4019	334.00	84.43	249.57		
		0	4068	334.00	83.63	250.37		
		0	5339	256.00	4.35	251.65		
		0	4045	334.00	74.42	259.58		
		0	4010	292.00	22.04	269.96		
		0	5262	380.00	108.12	271.88		
		0	5253	470.00	197.10	272.90		
		0	4071	334.00	34.99	299.01		
		0	4020	334.00	28.14	305.86		
		0	4013	712.00	402.18	309.82		
		0	4044	334.00	18.11	315.89		
		0	5261	380.00	53.98	326.02		
		0	5254	380.00	48.38	331.62		
		0	5510	391.00	58.73	332.27		
		0	4172	638.00	292.72	345.28		
		0	5299	363.00	7.05	355.95		
		0	5260	380.00	10.60	369.40		
		0	5255	380.00	5.37	374.63		
Basaksehir	Ikitelli-2	576	2	224.09	16.05	208.04	Legal Entity	
	Kayabasi	178	20	1,349.00	952.71	396.29		
Sub-total		26 parcels		10,433.09	3,039.58	7,393.51		
Total Constructible Plot Parcels		72 parcels		58,223.12	46,127.90	12,095.22		
Grand Total		140 parcels		116,097.92	86,490.81	22,575.97		

B.6 Parcels with Affected Trees (Fruit and Non-fruit)

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Fruit Trees	Non-fruit Trees	
Main Road	37+327	Amavutkoy	Yesilbayir	TH-1	X	X	
	37+680			202/5	X		
	37+899			Hastane (Hadimkoy)	0/4917	X	
					0/154		X
				0/179	X		
	38+050				0/593		X
	38+073				0/4939		X
	38+656				0/582	X	
	38+743				0/581	X	
	38+956				0/531		X
	39+152				0/534	X	
	39+214				0/1286	X	
	39+300				0/1439	X	
	39+397				0/1458	X	
	39+431				0/1463	X	
	39+875				0/480	X	
	40+006				0/472	X	
	40+107				0/4856	X	
	40+571				0/4797	X	X
	40+621				0/4778	X	X
	40+657		147/1		X		
	40+683		148/4	X	X		
	40+892		398/2	X	X		
	40+928		0/4593	X			
			Yesilbayir	0/1693	X	X	
	41+247			134/9	X	X	
	42+100			between 135/14 and 173/15 empty space	X	X	
	41+920		Omerli	203/1	X	X	
	41+967			200/3	X		
	42+000			204/3	X	X	
	42+004			0/1174		X	
	42+210			163/15	X	X	
	43+364			177/16	X	X	
	43+729			147/7	X		
	44+980			Sazlibosna	0/5453	X	X
	45+047				0/5328	X	X
	45+154				0/5577	X	
	45+181			0/5579	X		
	46+021		Basaksehir	0/1334		X	
	47+518			Samlar	0/1566	X	X
	47+721				0/892	X	X
	47+765				0/1459		X
	47+870				0/893	X	X
	48+473				0/1839		X
	49+635				0/1743	X	X
	50+242			Sahintepe	1446/2		X
	50+882				1451/2	X	X
	51+071				1445/1		X
	51+187			1446/6	X	X	
	51+205			1446/3	X	X	
51+392			1446/5		X		
51+457		Kayabasi	178/1	X	X		
51+556			178/2	X	X		
51+578			179/6	X	X		
51+580			179/5	X	X		
51+636			178/12	X	X		
51+650			178/13	X			
51+700			178/15	X	X		
51+887			179/2	X	X		
52+149			179/8	X	X		
52+256			182/1	X			
52+357		182/2	X	X			

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Fruit Trees	Non-fruit Trees
	52+920			188/1	X	X
	52+948			0/1709	X	X
	53+015			190/7	X	X
	53+017			189/1	X	X
	53+060			189/2	X	X
	53+100			190/6		X
	53+144			190/4	X	X
	53+196			190/5	X	X
	53+285			YOL 5	X	
	53+380			101/1	X	
	53+500			YOL 7	X	
	53+612			1008/4	X	X
	53+741			1008/6	X	X
	53+780			1008/2	X	X
	53+810			1922/3	X	X
	54+170			YOL 7	X	X
	54+200			PARK*	X	X
	54+310			1923/3	X	X
	54+436			1923/2		X
	54+900			YOL 7	X	X
	55+200			YOL 7**	X	X
	55+200			PARK	X	X
	55+600			TH	X	X
	55+610			992/4		X
	55+645			1003/14	X	
	55+787			YOL 12		X
	56+000			YOL 15		X
	56+817		Basaksehir	PARK 2	X	X
	57+191		(Ikitelli-2)	576/2	X	X
	57+395			575/4	X	X
	57+468			575/14	X	X
	58+363		Basak (Ikitelli-1)	0/35	X	X
	58+429			0/6070	X	
	58+441			0/6083	X	
	58+491			0/34	X	X
	58+820			PARK	X	X
	59+171			1254/3	X	X
	59+303			1253/5	X	X
	36+290	Catalca	Nakkas	131/178	X	
	36+452			131/180	X	X
	36+497			132/1	X	X
	36+531			132/64	X	
	36+537			132/63		X
	36+541			132/62		X
	36+687			132/3	X	X
	36+753			132/58	X	X
	36+787			132/54	X	X
	36+796			132/55	X	
	0+287			135/1	X	X
Bahcesehir Connection Road	3+232	Basaksehir	Bahcesehir 1 (Hosdere)	670/2	X	X
	3+273	Avcilar	Tahtakale (Firuzkoy)	675/3	X	X
	4+673			665/1		X
	4+772			668/1		X
	4+950					X

* Indicated as park in front of TOKI buildings in the Expropriation Plans.

** Indicated as Yol 7 municipality park in the Expropriation Plans.

B.7 Number of Trees (Fruit and Forestry) on Affected Parcels

Type of Fruit Trees	Number of Fruit Trees	Type of Trees-Forestry Products	Number of Trees-Forestry Products
Pear Tree (<i>Armut Ağacı</i>)	113	Creeper (<i>Sarmaşık</i>)	67
Quince Tree (<i>Ayva Ağacı</i>)	207	Ginkgo (<i>Süsağacı</i>)	1,996
Almond Tree (<i>Badem Ağacı</i>)	9	Wild Pear (<i>Ahlat</i>)	1
Blackberry (<i>Böğürtlen</i>)	6	Robinia (<i>Akasya</i>)	371
Green Plum (<i>Caneriği</i>)	74	Juniperus Communis (<i>Ardıç</i>)	3
Walnut Tree (<i>Ceviz Ağacı</i>)	691	Aesculus (<i>At kestanesi</i>)	137
Mulberry (<i>Dut</i>)	156	Pepper Tree (<i>Biber Ağacı</i>)	3
Apple (<i>Elma</i>)	277	Pinus (<i>Çam</i>)	2,011
Prunus Domestica (<i>Erik</i>)	306	Flower Tree (<i>Çiçek Ağacı</i>)	362
Hazelnut (<i>Fındık</i>)	54	Sycamore (<i>Çınar</i>)	405
Fructus Jujubae (<i>Hünnap</i>)	3	Hackberry (<i>Çitlenbik</i>)	18
Date (<i>Hurma</i>)	13	Laurus (<i>Defne</i>)	16
Eleagnus (<i>İğde</i>)	7	Ash (<i>Dişbudak</i>)	5
Fig (<i>İncir</i>)	247	Pinus Pinea (<i>Fıstık Çamı</i>)	266
Apricot (<i>Kayısı</i>)	71	Rosa (<i>Gül</i>)	1,330
Chestnut (<i>Kestane</i>)	6	Linden (<i>İhlamur</i>)	186
Cherry (<i>Kiraz</i>)	120	Populus Candicans (<i>Kanada Kavağı</i>)	242
Kiwi (<i>Kivi</i>)	1	Ulmus Glabra (<i>Karaağaç</i>)	2
Cornus (<i>Kızılcık</i>)	2	Prunus Laurocerasus (<i>Karayemiş</i>)	13
Lemon (<i>Limon</i>)	3	Populus (<i>Kavak</i>)	64
Persimmon (<i>Trabzon Hurması</i>)	32	Platanus Orientalis (<i>Kavlağan</i>)	81
Pomegranate (<i>Nar</i>)	64	Thuja (<i>Mazı Çam</i>)	299
Peach (<i>Şeftali</i>)	41	Tanbark Oak (<i>Meşe</i>)	155
Grape (<i>Üzüm</i>)	111	Palm Tree (<i>Palmiye</i>)	1
Sour Cherry (<i>Vişne</i>)	73	Mastic tree (<i>Sakız Ağacı</i>)	19
Loquat (<i>Yeni Dünya</i>)	21	Cypress Pine (<i>Selvi Çamı</i>)	146
Olive Tree (<i>Zeytin Ağacı</i>)	19	Willow (<i>Söğüt</i>)	242
		Wild Poplar Tree (<i>Yaban Kavak Ağacı</i>)	6
		Ornamental Pine (<i>Süs Çamı</i>)	191
		Crataegus Oxyacantha (<i>Yemişen</i>)	1
Total	2,727		8,639

B.8 List of Pasture Parcels within the Expropriation Corridor (as indicated in the Expropriation Plans¹⁴⁷)

Road Part	District	Settlement (Neighbourhood)	Parcel	Ownership Type	Area to be Acquired			Status of Application for the Use of Pasture Parcel in the scope of the Project	Nearest Crossing Structure	
					Total Title Deed Area (ha)	Area to be Acquired (ha)	Area to be Acquired (%)		Structure	Distance to the Parcel Boundary
Main Road	Arnavutkoy	Hastane (Hadimkoy)	0/358	Treasury	0.57	0.26	45.61	30.11.2020	Unknown (*)	Unknown (*)
			0/393	Treasury	6.48	5.76	88.89	30.11.2020	Unknown (*)	Unknown (*)
			0/430	Treasury	0.86	0.86	100	30.11.2020	Unknown (*)	Unknown (*)
			0/472	Treasury	7.60	2.86	37.67	30.11.2020	Underpass	52.8 (**)
			0/4856	Treasury	4.58	1.26	27.51	30.11.2020	Underpass	239.5 (**)
		Omerli	0/26	Treasury	0.36	0.12	33.33	30.11.2020	Viaduct	15.7 (**)
	Catalca	Nakkas	132/76	Treasury	0.94	0.03	3.09	Not Available	Unknown (*)	Unknown (*)
Total			7 parcels (*)		21.39	11.15				

Source: Expropriation Plans, August 2021.

(*) Could not be determined as digital parcel boundaries are not accessible through TKGM Parcel Query Database.

(**) The distance is approximate based on expropriation plans; as digital parcel boundaries are not accessible through TKGM Parcel Query Database.

¹⁴⁷ In December 2021, the Company has informed that the following parcels included in the Expropriation Plans but not originally indicated as pasture land (not accessible through TKGM Parcel Query Database) are under the scope of Pasture Law: Yesilbayir 202/228, Yesilbayir 202/237, Yesilbayir 207/222, Yesilbayir 207/229 and Hastane (Hadimkoy) 0/429.

B.9 List of Treasury Parcels within the Expropriation Corridor

Road Part	District	Settlement	Lot	Parcel	Title Deed Area (ha)	Area to be Expropriated (ha)	Land Type
Main Road	Arnavutkoy	Hastane (Hadimkoy)	0	594	0.01	0.01	Bombproof
			0	595	0.15	0.15	Bombproof
			0	592	0.01	0.01	Bombproof
			0	593	0.16	0.16	Bombproof
			0	472	7.60	2.86	Pasture
			0	4856	4.58	1.26	Pasture
			0	430	0.86	0.86	Pasture
			0	358	0.57	0.26	Pasture
			0	393	6.48	5.76	Pasture
			200	2	4.36	0.80	Plot
			0	26	0.36	0.12	Pasture
			0	882	1.45	0.35	Agricultural land
			0	1299	0.47	0.25	Barren Soil
	256	2	0.01	0.01	Bombproof		
	256	3	0.01	0.01	Bombproof		
	0	6069	0.43	0.03	Road		
	0	6072	0.28	0.27	Road		
	0	3666	0.19	0.19	Agricultural land		
	0	3637	313.22	1.88	Agricultural land		
	1477	1	78.90	0.89	Plot		
	1414	8	1.27	0.22	Plot		
	1405	2	0.76	0.02	Plot		
	178	12	1.14	1.14	Plot		
	1008	6	0.12	0.11	Plot		
	1003	19	0.24	0.10	Plot		
	0	1723	1.94	1.94	Plot		
	0	1839	1.27	1.27	Empty Field		
	0	1827	3.36	2.99	Empty Field		
	0	1840	0.34	0.34	Empty Field		
	0	1841	0.53	0.53	Empty Field		
	127	1101	0.53	0.19	Tank Trench		
	131	179	0.12	0.12	Tank Trench		
	132	56	1.18	1.06	Agricultural land		
	127	804	0.49	0.09	Tank Trench		
	135	7	0.41	0.41	Tank Trench		
	136	14	0.52	0.18	Tank Trench		
	132	76	0.94	0.03	Pasture		
	608	3	2.34	0.02	Plot		
	608	4	1.76	0.08	Plot		
	Total			39 parcels	439.87	26.96	

Source: Expropriation Plans (August, 2021)

Appendix C – Affected Structures (Residential, Business and Non-residential Structures)





C.1 Affected Houses and Inhabitable Structures

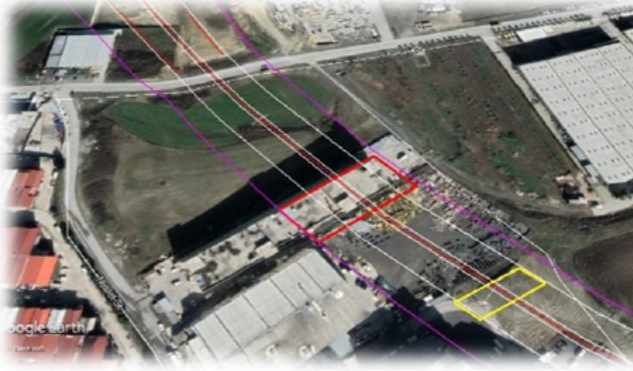




Road Part	KM Chainage	District	Neighbourhood	Parcel No.	Description	Site Photos (taken as part of the Structure Identification Process of KGM)	Google Earth Image (based on most recent imagery)
Main Road	45+000.00	Arnavutko y	Sazlibosna	0/5453	1 vineyard house Overlapping Status: Fully Type of use: Seasonal (weekends)		
Main Road	45+050.00	Arnavutko y	Sazlibosna	0/5328	1 vineyard house container, 1 shed and 1 toilet Overlapping Status: Fully Type of use: Seasonal (weekends)		
Main Road	45+150.00	Arnavutko y	Sazlibosna	0/5577	1 vineyard house Overlapping Status: Fully Type of use: Seasonal (weekends)		
Main Road	52+150.00	Basaksehir	Kayabasi	179/8	1 single-storey house and 1 pool Overlapping Status: Partially Type of use: Seasonal (evacuated)		
Main Road	54+180.00	Basaksehir	Kayabasi	YOL 7	1 single-storey house, 1 shed and 1 barn Overlapping Status: Unknown (The parcel boundary is not accessible in the Public Database of the TKGM) Type of use: No residential use		The parcel is not accessible in the Public Database of the TKGM
Main Road	58+350.00	Basaksehir	Ikitelli - 1	0/35	1 single storey house and 1 wooden shed Overlapping Status: Fully Type of use: Permanent		

Road Part	KM Chainage	District	Neighbourhood	Parcel No.	Description	Site Photos (taken as part of the Structure Identification Process of KGM)	Google Earth Image (based on most recent imagery)
Main Road	58+500	Basaksehir	Ikitelli - 1	0/34	1 2-storey house, 1 warehouse, 1 gazebo, 1 storehouse and 1 coop Overlapping Status: Fully Type of use: Permanent		
Main Road	36+751	Catalca	Nakkas	132/57	1 building used as vineyard house Overlapping Status: Fully Type of use: Seasonal (weekends)		
Total				8 parcels			

Source: Expropriation Plans, June 2021.






C.2 Affected Business Structures




Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
Main Road	42+210	Arnavutkoy	Omerli	163/15	Loss (full) of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, etc.)	163/15a	Manufacturing (tulpe curtain)	10	82	-	To be relocated		
						163/15b	Manufacturing (creative box and packaging)	15	18	35			
						163/15c	Metal casting (pots, pans)			30 (Predicted)			
						163/15d	Branch of Garanti BBVA leasing						





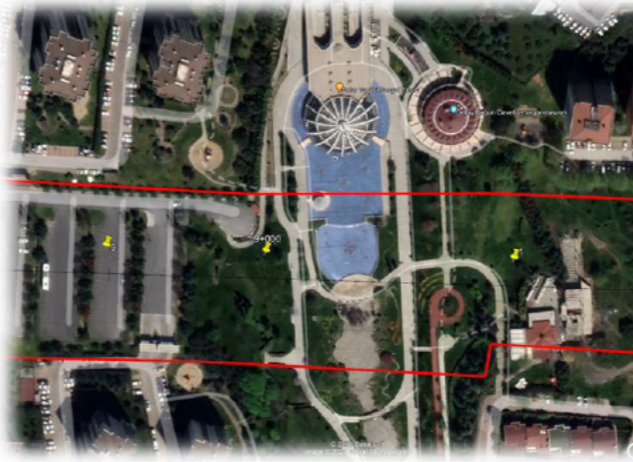

Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
Main Road	42+700	Amavutkoy	Omerli	0/1119	Loss (full) of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, etc.)	0/1119a	Manufacturing and warehouse (auxiliary chemicals for textile industry)	-	9	3	To be relocated		
						0/1119b	Import and marketing (home accessories and glassware)	-	13	-	To be relocated		
						0/1119c	Manufacturing (wet wipes caps, different types of caps and covers, cotton swabs and boxes, etc.)	2	48	1	To be relocated		
						0/1119d	Manufacturing (hydraulic breakers and industrial goods)	-	20	-	To be relocated		



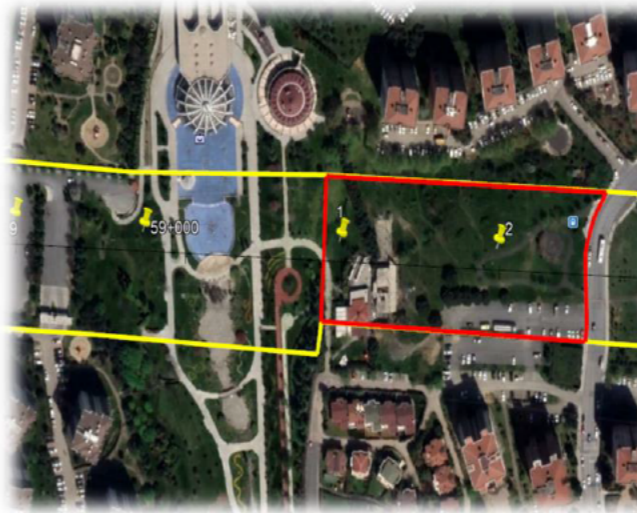

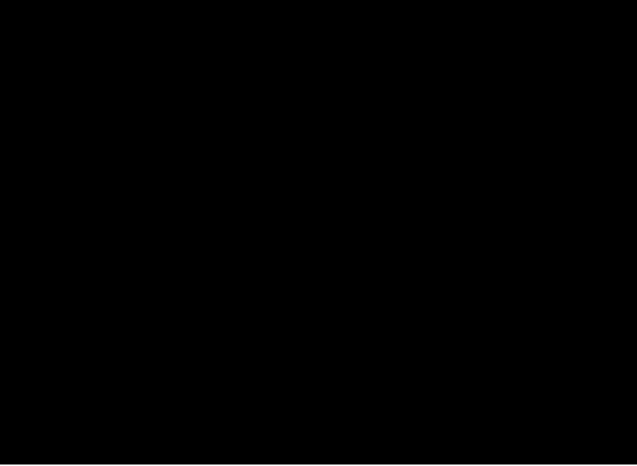
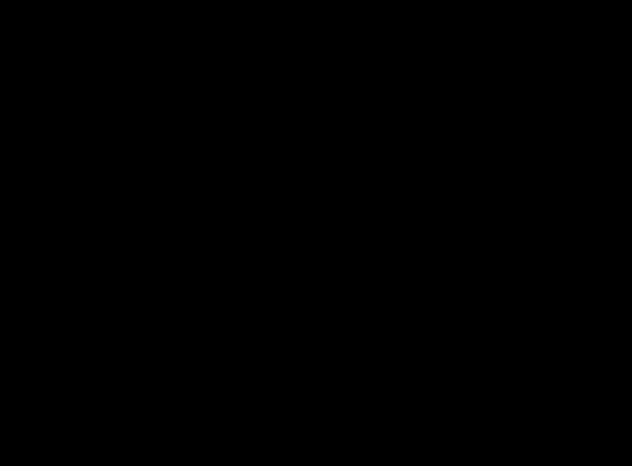
Warehouse (Renter)

Isitek (Owner)


Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
Main Road	40+600	Amavutkoy	Hastane (Indicated as Hadimkoy in the Expropriation Plans)	0/4797	Partial loss of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, parking lot for licenses bonded warehouse, etc.)	0/4797	Warehouse (storage of commercial products transported by trucks)	-	20	-	No relocation	    	

Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
Main Road	39+440	Amavutkoy	Hastane (Indicated as Hadimkoy in the Expropriation Plans)	0/1461 0/1462 0/1463 0/1464	Loss (full) of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, etc.)	0/1461	Waste collection (non-hazardous recyclables including metal, paper, plastic)	-	4	-	To be relocated (Already relocated)		
Main Road	40+850	Amavutkoy	Hastane (Indicated as Hadimkoy in the Expropriation Plans)	0/4593 adjacent to 398/2)	Partial loss of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, parking lot for licenses bonded warehouse, etc.)	398/2	Warehouse (entrepot)	2	15	14	No relocation (on condition that the warehouse license is not affected due to reduced land size)		

Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)		Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men Contracted			
Main Road	42+000	Amavutkoy	Omerli	0/1174	No impact on operational business structures key to the economic activity but impact (full or partial) on movable assets and/or auxiliary facilities that may be key or non-key to the economic activity (e.g. garden, parking area, movable warehouses/workshop/assets, decorative pool, etc.)	0/1174	Manufacturing (paving stone, concrete, prefabricated building materials, cobblestone) 1 single-storey factory, 1 sheet metal depot, 1 sheet metal repair shop, 3 containers	-		No relocation		
Main Road	53+000	Basaksehir	Kayabasi	190/7	Loss (full) of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, etc.)	190/7a	Butcher and meat restaurant 2-storey restaurant building	2		To be relocated		
Main Road	58+850	Basaksehir	Basak (Indicated as Ikitelli-1 in the Expropriation Plans)	(The parcel is indicated as unregistered in the Public Database of the TKGM)	No impact on operational business structures key to the economic activity but impact (full or partial) on movable assets and/or auxiliary facilities that may be key or non-key to the economic activity (e.g.	SV	There is a restaurant using the decorative pool in the garden at the ground floor. There is a wedding hall at the second floor of the restaurant. There was previously a	-		No relocation		

Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
					garden, parking area, movable warehouses/workshop/assets, decorative pool, etc.)		women activity centre that has ceased activities and has been converted to a prayer room.						
Main Road	59+120	Basaksehir	Basak (Indicated as İkitelli-1 in the Expropriation Plans)	1254/3	Loss (full or partial) of non-operational business structures with no economic activity	1254/3	Restaurant and cafe (business ceased operations during the Covid-19 pandemic) 1 single-storey café, and 1 single-storey construction site	-			No relocation (The RAP survey team did not identify/observe structures, equipment, facilities to be relocated - further to be confirmed by the RAP Team during RAP implementation)		
Main Road	37+000	Catalca	Nakkas	132/53, 132/54 and 132/55	Loss (full) of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, etc.)	132/53	Waste recycling (plastic)	13			To be relocated		

Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
												 	
Bahcesehir Connection Road	4+700	Avcilar	Tahtakale (Indicated as Firuzkoy in the Expropriation Plans)	YOL-5	Loss (full) of operational business structures key to the economic activity (e.g. manufacturing facilities, warehouses, etc.)	YOL-5a	Import, export, sales and marketing (floriculture and landscaping)	-	5	-	To be relocated	 	
						YOL-5b	Building construction	6	18	-			

Road Part	App. Motorway KM	District	Neighbourhood	Parcel No.	Type of Loss/ Impact	PAP Code	Description of Activity	Number of Employees(*)			Relocation Need/Status	Google Earth Image (Based on the most recent imagery)	Site Photographs of the Building (Taken by GEM during RAP Surveys and/or as part of Asset Inventory)
								Direct Women	Men	Contracted			
													

(*) According to Business (Business Owner) Interviews, 2021

C.3 Affected Parcels with Non-residential Structures



Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	37+850.00	Arnavutkoy	Yesilbayir	TH-1	1 shed (1 adet kulube)	


Road Part	KM Chainage	District	Neighbourhood	Lot/ Parcel No.	Description	Site Photos
Main Road	38+950.00	Amavutkoy	Hadimkoy	TH-5	1 shed and 1 poultryhouse (1 adet kulube ve 1 adet kumes)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	39+350.00	Amavutkoy	Hadimkoy	0/144 8	1 barn (1 adet ahir) Private	
Main Road	39+450.00	Amavutkoy	Hadimkoy	0/154 0 0/154 1	1 shed (1 adet kulube) Private	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	40+700.00	Amavutkoy	Yesilbayir	0/169 3	1 shed (1 adet kulube)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	40+700.00	Amavutkoy	Hadimkoy	0/477 8 Private	3 reinforced- concrete transformers and 1 security shed (3 adet betonarme trafo ve 1 adet guvenlik kulubesi)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	40+800.00	Amavutkoy	Hadimkoy	398/1	1 transformer and 2 structures used as toilet Private (1 adet trafo ve tuvalet olarak kullanilmis 2 adet yapı)	 

Road Part	KM Chainage	District	Neighbourhood	Lot/ Parcel No.	Description	Site Photos
Main Road	40+850.00	Amavutkoy	Hadimkoy	398/2	1 reinforced-concrete transformer (1 adet betonarme trafo)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	41+850.00	Amavutkoy	Omerli	200/2	GSM equipment and security shed (GSM equipment ve guvenlik kulubesi)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	51+580.00	Basaksehir	Kayabasi	178/1 4	1 depot (1 adet depo)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	52+950.00	Basaksehir	Kayabasi	0/170 9	1 water pump building and 1 water tank (1 adet su pompasi binasi ve 1 adet su deposu)	


Road Part	KM Chainage	District	Neighbourhood	Lot/ Parcel No.	Description	Site Photos
Main Road	53+200.00	Basaksehir	Kayabasi	190/5	1 barn, 1 basic oven, 1 basic storehouse, 1 basic woodshed <i>(1 adet ahir, 1 adet basit firin, 1 adet basit ardiye, 1 adet basit odunluk)</i>	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	53+300.00	Basaksehir	Kayabasi	YOL 5	1 barn and 2 basic poultryhouses (1 adet ahir ve 2 adet basit kumes)	


Road Part	KM Chainage	District	Neighbourhood	Lot/ Parcel No.	Description	Site Photos
Main Road	53+650.00	Basaksehir	Kayabasi	1922/3	1 barn and 1 shed (1 adet ahir ve 1 adet kumes)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	53+750.00	Basaksehir	Kayabasi	1008/6	1 quran course and toilet (1 adet kuran kursu ve tuvaleti)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	54+180.00	Basaksehir	Kayabasi	YOL 7	1 shed and 1 barn (1 adet kulube ve 1 adet ahir)	

Road Part	KM Chainage	District	Neighbourhood	Lot/ Parcel No.	Description	Site Photos
Main Road	54+200.00 – 54+900.00	Basaksehir	Kayabasi	PARK 2 PARK 3	Park (Park)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	54+350.00	Basaksehir	Kayabasi	1923/3	1 security shed, 1 container dormitory, office and toilet Private containers, 1 depot <i>(1 adet guvenlik kulubesi, 1 adet konteynir yatakhane, konteynirdan olusturulmus ofis ve tuvalet, 1 adet depo)</i>	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
						

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	55+200.00 – 55+550.00	Basaksehir	Kayabasi	PARK 4	Kayabasi Public Garden (Kayabasi Millet Bahcesi)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	55+450.00	Basaksehir	Kayabasi	PARK 5	Kayasehir Public Garden Work Site (<i>Kayasehir Millet Bahcesi Santiyesi</i>)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	55+600.00	Basaksehir	Kayabasi	992/3	<p>2 transformers – moduler unit (2 adet trafo – moduler kosk)</p> <p>(relocated to a non-registered land in consultation and agreement with the local electricity distribution company- Bogazici Dagitim A.S. – BEDAS)</p>	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	56+100.00	Basaksehir	Kayabasi	YOL 15	MAKYOL Construction Site (MAKYOL Insaat Santiyesi)	


Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	56+100.00	Basaksehir	Kayabasi	YOL 15	Ronesans Construction Site (Ronesans Insaat Santiyesi)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	57+050.00	Basaksehir	Ikitelli-2	PARK 2	Prefabricated Onurkent Minibus Station (Prefabrik Onurkent Dolmus Duragi)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	58+700.00	Basaksehir	Ikitelli-1	PARK 1	1 container, 1 toilet – former construction site (1 adet konteynir, 1 adet tuvalet – eski santiye sahasi)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	58+950.00	Basaksehir	Ikitelli-1	PARK 1	Sular Vadisi Park (Sular Vadisi Parki)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	59+120.00	Basaksehir	Ikitelli-1	1254/3	1 single-storey construction site (1 adet tek katli infaat alani)	

Road Part	KM Chainage	District	Neighbour hood	Lot/ Parcel No.	Description	Site Photos
Main Road	59+230.00	Basaksehir	Kayabasi	1254/3	Park area (Park alani)	

Appendix D – Institutions Consulted and Collaborated for their Infrastructure and Above Ground Facilities that may be Subject to Displacement

- Ministry of Environment, Urbanization and Climate Change (MoEUCC)
 - Istanbul Provincial Directorate of Environment, Urbanization and Climate Change (*former Istanbul Provincial Directorate of Environment and Urbanization*)
 - Istanbul Directorate for Infrastructure and Urban Transformation
 - TOKI Istanbul Department of Implementation
 - TOKI Istanbul Department of Urban Renewal
 - Ilbank A.S. Istanbul Regional Directorate
- Ministry of Transportation and Infrastructure (MoTF)
 - Istanbul 1. Regional Directorate (*former Ministry of Transportation, Maritime Affairs and Communication, 1. Regional Directorate*)
 - General Directorate of Infrastructure Investment (1. Regional Directorate)
 - The State Railways of the Republic of Türkiye 1. Regional Directorate (Haydarpaşa)
 - General Directorate of State Airports Authority Istanbul Regional Directorate
- Ministry of Agriculture and Forestry (MoAF)
 - 1. Regional Directorate (*former Ministry of Forestry and Water Works, 1. Regional Directorate*)
 - State Hydraulic Works (DSI) 14. Regional Directorate
 - Istanbul Provincial Directorate of Agriculture and Forestry
 - Istanbul Regional Directorate of Forestry
- Ministry of Interior
 - Istanbul Provincial Directorate of Disaster and Emergency
- Ministry of Culture and Tourism
 - Istanbul No: 1 Regional Council Conservation of Cultural Property
 - Directorate General of Foundations
- Ministry of Defence
 - Fuel Supply and NATO Pol Facilities Operations Presidency
 - Ministry of National Defence Turkish General Staff
 - Istanbul Construction Real Estate Regional Presidency
- Ministry of Energy and Natural Resources
 - General Directorate of Mineral Research and Exploration (MTA) Regional Directorate of Marmara
 - BOTAS Pipelines and Petrol Transport A.S.

- Turkish Electricity Transmission Corporation (TEIAS) 1st Transmission Facility and Operation Group Directorate
- Bogazici Electricity Distribution A.S.
- Istanbul Governorship
 - Istanbul Provincial Directorate of National Education
 - Istanbul Provincial Directorate of Health
 - Istanbul Provincial Directorate of Police
 - Istanbul Provincial Office of Mufti (*Müftülük*)
- Istanbul Metropolitan Municipality
 - Arnavutkoy Municipality
 - Avcilar Municipality
 - Basaksehir Municipality
 - Catalca Municipality
 - General Directorate of Istanbul Water and Sewerage Administration (ISKI)
 - Istanbul Gas Distribution Industry and Trade A.S (IGDAS).
 - Istanbul Fire Office
 - Istanbul Department of Cemeteries
- Ikitelli Organized Industrial Zone
- Deliklikaya Industrial Zone
- Türk Telekom Istanbul European Side Provincial Directorate
- Turkcell Superonline Communication Services A.S.
- Vodafone Telecommunication A.S. (Istanbul)
- İston İstanbul Beton Elements and Ready Mixed Concrete Fab.San. ve Tic. Inc.

Appendix E – Relevant Legislation and Procedures

E.1 Relevant Articles of the Expropriation Law of Türkiye (No. 2942, 1983)

Article	Definition
Article 3 - Requirements for Expropriation	For the implementation of large projects that concern issues such as energy, irrigation and afforestation etc., administrations may expropriate by paying the fee for the immovables, resources and their easement rights in cash or as down payment in equal instalments, as required for the conduct of public services or interventions they are obliged to provide according to laws.
Article 4 – Constitution of Servitude (Easement Rights)	<p>Instead of expropriating the ownership of the immovables, easement right can be established by expropriation on a certain section, height, depth or source of the immovable if it is sufficient for the purpose.</p> <p>However, provided that the use of the property right of the owners is not hindered and necessary measures are taken in terms of safety of life and property, transportation lines such as cable cars and all kinds of bridges can be built on the immovable, subway and similar rail transport systems and tunnels can be built under the immovables based on the public benefit.</p> <p>In case the use of the right of ownership of the immovables is not prevented, no expropriation of the immovables shall be made. No value increase fee can be collected from the owners of the real estate due to the investment made.</p>
Article 5 –Authorities that Decide on Public Benefit	This article specifies the competent authorities that can take the public benefit decision. In case of the Project, public benefit decision was declared by MoTI in August 2016.
Article 7 – Procedures to be Completed Prior to Expropriation and Administrative Annotation	<p>The administration responsible from the execution of the expropriation process prepares or commissions a scaled plan indicating the borders, surface area and type of the immovable assets of resources on which expropriation is to be conducted or servitude (easement rights) to be constituted by way of expropriation, enables that the owners of the expropriated immovable asset, the ownerships if no title deed registrations are present and their addresses by binding them to documents through an inquiry it would conduct on the land registry, tax and civil registry records as well as additional inquiries.</p> <p>After the administration takes the decision on expropriation, the related annotation of the expropriation in the title deed is notified to the title deed administration where the mentioned immovable asset is registered. If the owner changes after the notification date, the title deed administration is obliged to notify the administration of any changes to occur in the ownership or in the rights in kind that are separate from the ownership.</p> <p>If the document to be obtained from the court indicating that a request for the identification of the expropriation fee and the registration in the name of the administration as per the Article 10 is not submitted to the title deed administration within six months starting on the annotation date, this annotation is ex officio deleted from the title deed records.</p>
Article 8 – Purchase Method	<p>According to the Law, the administrations shall apply the negotiated purchase method in the first place for the expropriations of the immovable properties registered in the title deed.</p> <p>Following the expropriation decision, the administration to expropriate shall determine the estimated value of the immovable property by assigning one or more in-house valuation commissions consisting of at least three persons in accordance with the principles of Article 11 of this Law and by obtaining reports from experts, institutions or organisations related to the subject, and making use of the information to be obtained from the Chambers of Industry and Commerce and local real estate offices, if required. Moreover, the administration shall assign one or more reconciliation commissions that consist of at least three people to carry out and finalise the negotiations over the estimated price.</p>
Article 10 – Identification of the Expropriation Fee by	If the expropriation cannot be realised through procurement, the administration applies to the court of first instance in the locale of the immovable and requests that the expropriation fee for the immovable asset be identified and decision be made for its registration in the name of the

Article	Definition
<p>Court and Registration of Immovable in the Name of the Administration</p>	<p>administration in return for the payment of this fee.</p> <p>Within 30 days of the application of the administration, the Court notifies the owner of the immovables through an annotated invitation on the date of hearing. To those whose addresses could not be found after inquiries an announcement is made according to Notification Law (Law No. 7201) inviting them to attend the hearing. The Court also publishes information on the expropriation at least once in a local newspaper (if there is any) issued in the location of the immovable and in one of the newspapers circulated across Türkiye.</p> <p>On the day of the hearing, the judge invites the parties to reach an agreement on the value of the immovable. If an agreement is reached, the judge considers this fee to be the expropriation fee. In cases where an agreement is not reached, the judge schedules an expedition (within ten days) to identify the value of the immovable asset and a date for the second hearing (within thirty days after the expedition). On the second hearing, if the parties fail to agree on the value once again, the judge will assign a new expert committee for the valuation within fifteen days and then identifies a fair and equitable expropriation fee by referencing both the reports and statements of the parties and experts. The identified fee is the expropriation fee of the immovable, resource or its easement rights. The Court grants fifteen days to the administration for the fee to be deposited in a bank on behalf of the owner. In cases where the right holder could not be identified, the court decides on the registration of the immovable in the name of the administration under the circumstances that the bank receipt indicating the amount was blocked to be given to the right holder to be revealed in the future and that this decision is notified to the title deed department and the bank where the fee was deposited. The provision on registration is definitive and the parties reserve their rights for appeal pertaining to the fee.</p>
<p>Article 11 – Principles for the Determination of the Expropriation Fee</p>	<p>The panel of experts to be established in accordance with Article 15 shall visit the location of the immovable property or resource to be expropriated, together with the court committee, and after listening to the relevant persons present, they shall prepare a report based on;</p> <ol style="list-style-type: none"> Sort and type Surface area All features and components that may add to its value and the value of each element separately Tax declaration, if any Valuations by the authorities on the expropriation date The net income the immovable property or resource on the agricultural lands shall bring if it is used as is and according to their locations and conditions For residential plots, the sales value according to the precedent sales without a special purpose before the expropriation day, For buildings, official unit prices and building cost calculations and depreciation Other objective criteria that shall be effective in determining the price, provided that the effect of each measure is explained which includes the answers to all these factors separately and the panel determines the value of the immovable property based on a reasoned evaluation report in accordance with the valuation standards accepted by the Capital Markets Board of Türkiye and by taking into account the statements of the relevant parties. <p>As part of the constitution of servitude (easement rights), any decrease in the value of the immovable or the resource due to expropriation will be justified in the valuation. This decrease in value is the expropriation cost.</p>
<p>Article 12 – Partial Expropriation</p>	<p>Value of partially expropriated immovable property refers to;</p> <ol style="list-style-type: none"> The amount of the expropriated part from the value appraised according to the principles specified in Article 11, unless the value of the unacquired part changes due to expropriation. The amount found by determining the amount of decreased value and adding the decreased value to the expropriation value determined in accordance with the principles specified in subparagraph (a) of the expropriated part, if there is a decrease in the value of the unacquired part due to expropriation. The amount found by determining the amount of increased value and subtracting the increased value from the expropriation value determined in accordance with the principles

Article	Definition
	<p>specified in subparagraph (a) of the expropriated part, if there is an increase in the value of the unacquired part due to expropriation.</p> <p>Shall the remaining part of a partially expropriated immovable is not suitable for utilization, this part shall also be expropriated upon written application made by the legal owner within thirty days of the notification of the expropriation decision in cases where no lawsuits were filed in the administrative court against the expropriation procedure.</p> <p>If an immovable asset subject to joint ownership that was partly expropriated was divided among stakeholders and left to the possession and utilization of one or more stakeholders, and if the partial expropriation performed involves the whole or a part of this land, any procedures related to the expropriation will then be conducted only in relation to this stakeholder(s) and the expropriation fee is paid to them in proportion with their stakes. The stakeholder(s) has/have the right to file a lawsuit only for this part. They have no remaining rights on the part of the immovable that was not expropriated, and their names are removed from the list of stakeholders. The expropriated areas are registered in the land registry in the name of the administration. Any conflicts arising out of the enforcement of this article are resolved by the judicial courts.</p>
<p>Article 14 – Right to a Lawsuit</p>	<p>A lawsuit for cancellation of land acquisition decision in the administrative court or for correction of the material errors may be filed against the expropriation procedure within thirty days as of the date of notification issued by the court as per the Article 10 -the date of notification is replaced by the date of announcement in the newspaper by the court for those who could not be notified- by the owner of the immovable asset subjected to expropriation.</p>
<p>Article 18 – Dispute on the Ownership</p>	<p>The administration identifies whether there are any disputes on the immovable to be expropriated by performing an inquiry at the title deed administration, land survey directorate and civil courts in the location of the immovable. Shall the inquiries indicate that there is a dispute on its ownership or that it was subject to a lawsuit, the entirety of documents prepared as per the Article 10 are submitted to the civil court of first instance of the location of the immovable and is requested that the expropriation fee of the immovable is determined as well as its registration is made in the name of the administration in return for the payment to be made to the right holder as soon as they have been determined.</p> <p>The initial and consequent instalments of the expropriation fee identified by the court are deposited in the time deposit accounts with quarterly terms each at the bank designated by the court.</p> <p>The process to be followed in order to resolve the disputes on ownership will be in line with the procedures defined in the relevant legislation.</p>
<p>Article 19 – Registration of Immovable Assets not Registered in the Land Registry and Possessor (“Zilyer”) Rights</p>	<p>The administration initially identifies whether the immovable not registered in the land registry is one of the public assets listed in Article 16 of the Cadastral Law (Law No. 3402). If the immovable is not one of the public assets listed in this article, and that the ownership for the immovable is present and a claim for acquisition is made on the basis of ownership, the administration conducts an investigation at the location of the immovable by means of the experts selected as per the Article 9, collects the evidence and specifies the state of affairs in a record.</p> <p>The entirety of the documents prepared by the administration and collected according to the Article 10 of the Expropriation Law is submitted to the civil court of first instance at the location of the immovable.</p> <p>The court identifies the expropriation fee for the immovable asset as per the procedure and duration specified in Article 10. If the court deems it sufficient to declare the immovable asset to be within the scope of the Turkish Civil Law on the expropriation date and to have been acquired through ownership, it conveys the expert report on the identification of the expropriation fee to the administration and this report along with the other documents given by the administration to the owner.</p> <p>The status of the immovable is communicated to the highest public official in charge of assets in that area while it is also announced at least once in a local newspaper issued in the location</p>

Article	Definition
	<p>of the immovable and a newspaper circulated across Türkiye.</p> <p>If no objections are raised by the Treasury or any third parties within thirty days as of the last announcement, a period of fifteen days is granted to the administration for the expropriation fee to be deposited in the bank stated in the announcement as down payment and in cash or as the first instalment in the name of the owner. Upon the submission of the payment receipt, the Court decides on the registration of the immovable asset in the name of the administration and the payment of the expropriation fee to the owner. Whereas, this decision is communicated to the land registry office and the bank where the money is deposited.</p> <p>If an objection is raised within this period by the Treasury or third parties, the court decides on the registration of the immovable asset in the name of the administration after the identified expropriation fee is deposited in a deposit account opened in the bank to be paid in the future to the person who would prove their rightful ownership.</p>
<p>Article 20 – Evacuation of the Immovable Asset</p>	<p>As per this Law, evacuation of the immovable asset, registered by the land registry office under the name of the authority to whom's benefit expropriation is conducted, is demanded from enforcement officer. The enforcement officer notifies the residents of the corresponding immovable asset about its evacuation within the following 15 days. If the immovable asset is not evacuated within the notified time, judicial evacuation takes place. Objection of grievance do not halt the evacuation and the court shall not issue an interim injunction.</p> <p>Neither the owner nor the administration shall be held responsible due to the evacuation of the immovable asset.</p> <p>Evacuation of cultivated lands shall be done 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 authority responsible from the expropriation is permitted to request the evacuation of the parcel on condition that the price of the crops to be determined by the court shall be compensated. If the price of the crops has already been taken into consideration in the valuation done as per the Article 11 and 12 of the Law, there is not requirement for revaluation and repayment of the crop price.</p>
<p>Article 25 – Limitation of Rights and Transfer of Ownership to the Administration</p>	<p>The expropriation procedure is initiated through the notification conveyed by the Court as per the Article 10, with regard to exercising of rights and fulfilment of obligations. The transfer of ownership to the administration is realised based on the decision for registration taken by the Court.</p> <p>The owner of the immovable loses his/her rights to engage in activities such as construction or cultivation or to make fundamental changes in the current structure of the immovable after the date of the registration decision taken by the Court. The value of activities performed after this date is not taken into account.</p> <p>(Additional Clause: 12 Ju^y 2013- 6495/27th article) For large projects such as dams, irrigation networks and pipelines, highways, railways, harbours and airports, the decision for the public benefit is announced in the mukhtar's office of the neighbourhood and/or village where the immovable to be expropriated are located. After the last day of the announcement of the public benefit decision, the cost of the fixed installations on the immovable and the trees planted are not taken into account in the identification of the expropriation fee. This limitation on the immovable assets is valid for 5 years after the last day of the announcement.</p>
<p>Article 27 – Accelerated Expropriation</p>	<p>The immovable property subject to expropriation may be seized through accelerated expropriation under three circumstances; (i) in situations for which President takes decision regarding the need for national defense in the scope of the implementation of the Law on National Defense Obligations (Law No: 3634); (ii) in situations of emergency determined by the Presidential decision, or (iii) in extraordinary situations as envisaged by special laws. In such cases/situations, upon the request of the relevant administration, a court may decide on the seizure of the immovable property under the principles set forth in Article 10 on condition that the procedures other than valuation shall be completed afterwards.</p>

Article	Definition
	<p>In this process, upon request of the related administration, compensation amount for the immovable property shall be appraised by the court within 7 days through the experts assigned as per Article 10 and 15 of the Expropriation Law. Seizure shall only be made following the invitation to be done in accordance with Article 10 and the amount is deposited to the bank specified in the announcement. The related Directorate of Land Registry is notified about the seizure decision to be made by the Court. The provision related to the prohibition of the transfer or alienation of the immovable asset is annotated to the land register. The asset is evacuated as per Article 20 following the issuance seizure decision.</p> <p>Article 27 of the Law enables land entry earlier through an accelerated process when compared to the regular expropriation processes conducted under Article 10 of the Law. This said, Article 27 does not limit the rights and claims of the owners on valuation of land and fixed assets. The valuation process is done by the court or court nominated experts as per the Expropriation Law. In this process, land valuation performed by experts appointed by the court is only a determination and is not decisive. After this price is determined and deposited by the Administration into the account number as determined by the court, actions stipulated in Articles 8, 9 and 10 shall apply.</p> <p>It is necessary to receive a "public benefit" decision from the relevant institutions for accelerated expropriation. After this decision is received, approved and published in the Official Gazette, accelerated expropriation process starts. Differently from ordinary expropriation, accelerated expropriation is the method of seizing an immovable property in line with prescribed procedure and method on the condition that actions other than valuation are completed later on. Accelerated expropriation will be handled in the form of a lawsuit. Public institutions will apply to the court in order to get valuation done and receive an expropriation decision.</p> <p>The court only acts as a determination authority in this case. If the court determines the existence of public benefit and the value of the immovable property as determined by the Valuation Commission is blocked in the bank account of the owner thereof, the lawsuit is admitted. Admission of the lawsuit will not result in the replacement of the owner in the title deed. The admission of this lawsuit can only enable the administration to perform the action considered to have public benefit. However, actions will not be complete. Actions will be performed just as in normal expropriation process. The Administration will primarily try to purchase the property from its owner through negotiated settlement. If agreement is reached as a result of this procedure, the relevant price will be paid and expropriation procedure will be complete. However, if no agreement is reached, the administration will also file a lawsuit on "the Determination and Registration of Expropriation Price"</p>
<p>Article 29 – Payment of the Expenses</p>	<p>The per diem allowances of the court panel as per Article 10 and appraised costs by the Court for the experts arranged by the Court as per Article 15 and the fees of the settlement heads consulted during reconnaissance, and title deed fees, and other expenses as stipulated by this Law are paid by the administration responsible from the execution the expropriation.</p>
<p>Article 30 – Transfer of an Immovable Owned by an Administration to Another Administration</p>	<p>This article articulates that immovable, resources and easement rights owned by public legal persons and agencies may not be expropriated by another public legal person or agency. The administration that requires the immovable, resource or easement rights identifies the fee according to the Article 8 of Expropriation Law. It lodges a written application at the administration owning the asset by stating the amount it would pay on the basis of this fee. If the owner of the asset fails to abide by the transfer and respond within sixty days, the conflict is settled via an affirmed decision within two months after being inspected by the relevant administrative office of the Council of State upon application by the receiving administration. If the parties fail to reach an agreement on the price, the receiving administration lodges an application at the court according to the procedure written in the Article 10 within thirty days as of the notification date of the Council of State decision asking for the expropriation fee to be identified. In the adjuration process to be conducted in this case, the court does not enforce the provisions of the Law dated 9/6/1938 and number 3533.</p>

Article	Definition
	<p>A period of fifteen days is granted to the receiving administration for the fee identified as the expropriation fee as per the procedure envisaged in the Article 10 to be deposited in the bank specified by the administration in order to be given to the asset-owning administration and the receipt of the fee deposited to be submitted. This period may be extended as necessary for only once by the court. The court decides on the registration of the immovable asset in the name of the administration and the expropriation fee to be paid to the asset-owning administration upon the submission of the receipt indicating that the expropriation fee was deposited by the receiving administration in the bank in the name of the asset-owning administration and this decision is notified to the title deed department and the bank where the money was deposited. The provision on registration is definitive and the parties reserve their rights for appeal in relation to the fee.</p> <p>The immovable, resource and the easement rights thus taken over is deemed to have been received via expropriation and it cannot be used for transfer purposes or for any public purposes other than those allowed by the transferring administration. Otherwise, the transferring administration may receive the immovable back as per the Article 23. This matter is annotated in the field of declarations in the title deed log.</p>

E.2 Resettlement Law

Article	Definition
Clause 1 of Article 3 – Definitions	<p>a) <u>Agricultural resettlement</u>: Agricultural resettlement is implemented through providing a family with the following; agricultural land at the amount of envisaged in special resettlement project prepared by Ministry of Environment, Urbanization and Climate Change, house, management building, animal, agricultural devices and tools, workbench and credits one or more.</p> <p>b) <u>Non – agricultural resettlement</u>: This type of resettlement is implemented through providing a family with the following: building plot at the amount provisioned in special resettlement project, house, devices, tools, workbench and loans one or more.</p> <p>c) <u>Physical settlement</u>: This type of resettlement is implemented through providing construction credit support to a family within the amount of loan determined by the Ministry (MOEU) for the aim of re-building (moving) of villages because of unsuitability of a village centers or consolidating of villages because of dispersed settlement or villages which are fragmented as a result of disasters; after selling land (house plot) from village development areas to people in need.</p>
Article 12 - Eligibility criteria	<p>Article 12 of the Law refers to the resettlement of persons whose immovable assets are expropriated, and specifies eligibility criteria for government assisted resettlement as follows:</p> <p>(891) (1) Due to the construction of a dam, an area adjacent to the dam, an area under protection, airport, highway, railway, plant and other facilities related to national economy and defense will be erected by public institutions and organizations; and due to the implementation of special laws and in order to protect historical and natural valuables;</p> <p>a) The families who have to leave their locations/places as a result of partial or full expropriation of their immovable properties,</p> <p>b) The families who do not own any immovable property, but who reside in the expropriation area at least for three years before the beginning of the calendar year, in which the resettlement planning studies were commenced, will be resettled to the locations/places indicated by the Ministry (MoEU) according to the provisions of this Law, provided that they request.</p> <p>(2) However, the families who own immovable properties to be expropriated but left their places before the commencement date of resettlement planning studies shall not be resettled. Within the last three years as of this date, the families who sold their immovable properties without any compulsory situation and did not purchase immovable property with the equal or higher value shall not be resettled even if they did not leave their places. The compulsory situations mentioned above shall be determined by the regulations.</p> <p>(3) Among the families residing in the expropriation area, those who are affected by the expropriation implemented by the public institutions and organizations, can be resettled by the Ministry to a location indicated within their village boundaries upon their written application if they do not want to be resettled by the government in any other place, provided that the suggestion of relevant Governorate and the approval of the Ministry of Interior are obtained.</p> <p>(4) Among the families included in the scope of this article, and requested to be resettled by the Government;</p> <ul style="list-style-type: none"> • the families who do not apply within the ninety-day following the ending date of the announcement of resettlement, and • the families who do not commit to deposit the amount determined by the Ministry (MoEU) from their expropriation compensation they received or will receive, or their full expropriation compensation and additional increase awarded by court in the case that the amount of expropriation compensation is lower than the amount (determined by the Ministry) into the account of the Central Account Unit of the Ministry, shall not be resettled. <p>This article states that the affected family (entitled to expropriation compensation) requesting government assisted resettlement has to commit to deposit a certain amount of this compensation to the Ministry of Environment, Urbanization and Climate Change. The Regulations/Instructions for implementation of Resettlement Law defines this amount as 120 times of the gross monthly (30 days) minimum wage of any worker who is older than 16 years. If the affected household requesting</p>

Article	Definition
	<p>government assisted resettlement is not entitled to expropriation compensation, then they are not required to pay down payment (as deposit) to the Ministry. Upon the completion of resettlement construction process the cost of resettlement shall be paid by the household to the Ministry within 15 years after a 5-year grace period and without interest. Naturally, the amount of down payment shall be taken into account (deducted). The amount of down payment is updated as of this netting date. Furthermore, according to regulations of the Law, if there are workers or persons with pension from any social security organization in the family, total annual amount of their wage/pension should be less than 18 times of monthly minimum gross wage.</p>
<p>Article 9 - Resettlement assistance</p>	<p>Article 9 of Resettlement Law explains the resettlement assistance (which is similar to IFC Standards) as follows:</p> <p>“At first, house and its’ house - plot (for building),</p> <ol style="list-style-type: none"> a) For craftsmen, artisans and tradesmen: workplace and its’ building plot and operation credit to enable them providing for their livelihood, b) For farmers, land, necessary agricultural inputs, agricultural structures or plot of structure, and in kind and in cash operation and equipment credits as envisaged in agricultural resettlement project (specific), c) In case of the request of the right holder families (entitled to resettlement), resettlement credits can be given to the families collectively or individually, if the house, workplace and agricultural land are found by themselves and their suggestions are approved by MoEU. <p>Other assistances can be summarized as follows;</p> <p>“Transportation (moving) of those entitled families to the resettlement areas (sites) shall be provided free of charge by the government according to the “Transportation (moving) Project” to be prepared (specifically) by the Ministry,”</p> <p>In sum, landless families, renters of houses and/or workplaces, tenant users of the land, formal/informal users of treasury or forest areas and artisans including itinerant peddlers without immovable property but living in that area can be entitled to government assisted resettlement for which they might be eligible.</p> <p>The Resettlement Law and Regulation for the Execution of Resettlement Law provides for government-assisted resettlement in the rural and urban areas. Two households that will be subject to physical resettlement have been identified in the project area.</p>

E.3 Other Laws relevant to Land Use, Acquisition, and/or Registration

Law	Scope
Forest Law (No. 6831, 1956)	<p>In accordance with the Forest Law, the Project must obtain permission from the Ministry of Forestry and Water Affairs to perform activities in forests or lands classified as forest and is required to indemnify damages to public forests resulting from the construction of the railway.</p> <p>The use of state-owned lands (pastureland, forestry land, treasury land) by citizens is rule-bound. Citizens can rent pastureland after receiving the required permissions from the relevant Pastureland Commission which is a sub-unit of the Ministry of Agriculture and Forestry (former Ministry of Food, Agriculture and Livestock – MoFAL). Citizens can also rent treasury lands for agricultural, commercial, sports and social activities.</p> <p>The use of forestry land is regulated by the Forest Law No.6831 and the Pasture Law No. 4342. Registration of the ownership or easement rights will be carried out in accordance with the Cadastral Law No. 3402, and Land Registry Code (Official Gazette No. 28738).</p> <p>According to Law (17.06.2004 article 5192/1), the Ministry has the authority to give permission for the use of forestland. This permission cannot be longer than 49 years.</p> <p>The amendment made in the Forest Law in 2004 (Official Gazette dated 3 July 2004, number 25511) states that “in case of public benefit or exigency concerning the location or construction of defence, transportation, energy, communication, water supply, wastewater, petroleum, natural gas, infrastructure facilities and solid waste disposal sites; sanatoriums, dams, ponds and cemeteries; governmental health, education and sports facilities and related places in governmental forest areas, real and legal persons can be licensed by the Ministry of Forestry and Water Affairs in return for a determined value.</p> <p>In addition to the Law itself, the regulation on “Permits to be Given on Land Considered Forest Areas” (Official Gazette dated 22.03.2007 numbered 26470) settles the methods and principles of the approvals, permits and easement rights to be given according to the 16- 17, 18 and 115th articles of the Forest Law as well as defining their costs for works and transactions that will be realized.</p> <p>Section 10 of this regulation defines the terms on which other state authorities are provided with permission to establish roads, buildings and other facilities. Article 42 depicts that in cases of public benefit, permission to utilize forest lands can be given to other state authorities for the establishment of facilities used in fields such as petroleum, natural gas, solid waste, infrastructure etc.</p> <p>Another regulation recently published in the Official Gazette numbered 28976 and dated April 18, 2014 stipulates the implementation of Article 17/3 and 18 of the Forest Law. Article 9 of this regulation redefines the fees and the calculation of the fees to be collected from other authorities utilizing forest land.</p>
Pasture Law (No. 4342)	<p>According to this Law based on the views of the Pastureland Commission (comprising of the manager of the district management of Ministry of Food, Agriculture and Livestock, an agricultural engineer from the Ministry itself, a jurist, a representative of the National Property Directorate, a technician from the Title Deed Registry and Cadaster Directorate and a representative of the Chamber of Agriculture) the Governors in Project affected provinces have the authority to give permission for altering the classification of pasturelands.</p> <p>Neither the right of the public nor of the specific users of pastures is recognized under the local legislative framework. Compensation will be paid for pasture lands to the relevant public agencies.</p>
Cadastral Law (No. 3402)	<p>The Cadastral Law determines the boundaries and legal status of immovable assets based on the national coordinate system and the cadastral or the topographic cadastral maps in order to register land and to constitute the basis of the spatial information system as the Civil Law (Law No. 4721) stipulates.</p>

Law	Scope
	In accordance with the Project, section 4 (principles for the determination of ownership rights), 6 (financial provisions) and 9 (transitions and final provisions) of the Law will need to be referenced.
Land Registry Law (No. 2644, 1934)	In Türkiye, cadastral works are conducted primarily based on the Land Registration Law. The Law regulates the procedures and principles on the title deed transactions for real estate. This law specifies the authority that governs the registration of immovable properties.
Law on Soil Conservation and Land Use (Law No. 5403, 2005)	This Law sets forth the rules and principles for determining land and soil resources and their classification, preparing land utilization plans, preventing non-purpose utilisation, and defining the tasks and obligations to ensure land and soil preservation. Soil Preservation Boards are established in each province to examine, assess and monitor the activities related to the preservation, development and productive utilization of lands. The Law specifies the requirements and procedures regarding the use of agricultural lands for non-agricultural purposes.
Agricultural Reform Law on Land Arrangement in Irrigated Areas (Law No. 3083)	<p>The Agricultural Reform Law regulates several issues for lands that are irrigated and that have been determined by the Council of Ministers. The Law covers matters regarding land consolidation and allocation of land for other purposes rather than agriculture in case of need. It is stipulated in the Law that in areas where agricultural production has no longer economic viability due to fragmentation, land consolidation works will be realized to prevent fragmentation that will result in having an effect both on the livelihood and the work force of any family. The articles referencing land consolidation issues and that will be considered by the Project are Articles 6 and 13.</p> <p>In addition to the Law, the regulation on "Implementation of the Agricultural Reform Law for Land Arrangement in Irrigated Areas" deals with the provisions pertaining to the implementation of the Law 3083. Article 5 states that ownership of land belonging to real persons or public corporate entities cannot be transferred, conveyed, mortgaged and sold within 5 years after the decision of Council of Ministers has been announced in the Official Gazette. All restraints will be annotated to the land registry soon as this decision is officially announced.</p>
The Notification Law (Law No. 7201)	<p>The Notification Law No. 7201, with its amendments in 2003, 2008 and 2011, provides the basis for a process of notification for property owners. It consists of specific procedures to be followed to reach a range of public and private owners, including those whose addresses are unknown. According to the Law, provisions for notification include mail to known addresses; seeking support from local authorities; publication through an advertisement placed in a national newspaper published throughout the country in significant numbers; and electronic communications. The Law provides guidance for communicating with different categories of stakeholders, including resident owners, absentee owners, owners outside Türkiye, and various public agencies. The specificity and broadness of the Law support international policies' emphasis on communications and consultation.</p> <p>The Notification Law details the process of notification for landowners and land users whose address is unknown as determined by the Notification Officer. According to the modifications made in the Law in 2011 (Article 10), the notification can be made wherever appropriate for the affected owner and/or to the last address known. If the person cannot be reached, notification is sent to the last known residence and is directed to the village or municipal quarter headmen.</p>
Land Registry Code (Official Gazette No. 28738, 2013)	This code aims to keep the land registry records in order with respect to the Civil Law (Law No. 4721). It comprises of the principles and procedures pertaining to ownership, limited real and individual rights of immovable assets, and their entry, amendment, cancellation and rectification to the land registry.

Appendix F – Detailed Socio-economic Data (collected through RAP Surveys)

F.1 Population of the PASs

District	Settlement	According to TurkStat (*)							According to CLQs							
		2015	2016	2017	Population		2020	2021	Total	Permanent Population		Temporary Population		Number of Temporary Households		
					2018	2019				Female	Male	Number of Permanent Households	Total	Female	Male	Number of Temporary Households
Arnavutkoy	Hastane	7,063	7,663	8,205	8,562	9,317	9,772	10,298								
	<i>(Hadimkoy)</i>															
	Hadimkoy	20,207	20,562	21,598	22,403	23,531	24,998	26,143								
	Yesilbayir	608	586	600	622	606	573	594	600	300	300	180	100	50	50	20
	Omerli	6,637	6,671	6,818	6,782	7,042	7,154	7,510	10,000	5,000	5,000	2,400	-	-	-	-
Basaksehir	Deliklikaya	3,730	3,962	4,857	5,916	6,584	7,230	8,093	10,000	5,000	5,000	4,000	-	-	-	-
	Sazlibosna	1,239	1,176	1,149	1,113	1,134	1,100	1,089	1,500	750	750	400	150	75	75	50
	Samlar <i>(Samlar and Hacimasli)</i>	1,440	1,360	1,269	1,309	1,214	1,236	1,208	1,400	700	700	150	140	70	70	30
	Bahcesehir 1.	16,066	19,739	24,548	28,474	31,404	32,724	35,379	32,000	16,000	16,000	11,337	-	-	-	-
	Kisim <i>(Tatarcik and Hosdere)</i>															
	Basak <i>(Ikitelli-1)</i>	69,655	69,154	70,258	69,741	71,915	71,221	73,442								
	Sahintepe	36,196	35,347	34,138	33,521	33,316	33,302	33,008	48,000	24,000	24,000	12,000	-	-	-	-
	Kayabasi	60,191	65,444	74,815	87,217	97,268	99,201	108,556	120,000	60,000	60,000	4,000	1,500	750	750	700
	Basaksehir <i>(Ikitelli-2)</i>	49,474	53,587	58,445	63,412	67,396	67,049	71,609	-	-	-	-	-	-	-	-
	Guvercintepe	49,992	52,164	55,783	59,764	65,415	68,916	71,933								
Catalca	Nakkas	820	833	818	858	845	806	799	700	350	350	120	100	50	50	15
Avcilar	Tahtakale <i>(Ispartakule)</i>	46,919	50,595	53,209	54,893	60,022	61,332	65,282	72,000	36,000	36,000	20,000	-	-	-	-
Total		372,760	391,528	419,406	447,786	480,727	490,719	519,722	300,300	150,150	150,150	56,227	2,390	1,195	1,195	875

Source: (*) TurkStat, T., June 2022. Turkish Statistical Institute Addressed-based Population Registration System Findings. [online] Turkstat.gov.tr. Available at: <https://biruni.tuik.gov.tr/medas/?kn=95&locale=tr>

(**) Istanbul University, (2016). Mahalle İstanbul. Available at: <http://www.mahalleistanbul.com/MahalleMEGE/>

F.2 Educational Levels of the Household Members

		Project Affected Areas			Total
		Urban	Mixed	Rural	
Never Attend to Education	N	4	0	1	5
	%	9.8	0.0	0.4	1.3
Primary School	N	8	33	90	131
	%	19.5	36.7	37.5	35.3
Middle School	N	5	3	21	29
	%	12.2	3.3	8.8	7.8
High School	N	8	14	32	54
	%	19.5	15.6	13.3	14.6
University	N	10	24	72	106
	%	24.4	26.7	30.0	28.6
Postgraduate	N	0	0	3	3
	%	0.0	0.0	1.3	0.8
Children who have not yet completed any level of education	N	6	16	21	43
	%	14.6	17.8	8.8	11.6
Total	N	41	90	240	371
	%	100.0	100.0	100.0	100.0
Unknown					76
Grand Total					447

Source: RAP HHQ, 2021.

F.3 Working Status of Household Members

Working Status		Project Affected Areas			Total
		Urban	Mixed	Rural	
Paid Employment	N	5.0	15.0	28.0	48.0
	%	10.9	14.3	10.2	11.3
Self-employed	N	3.0	10.0	29.0	42.0
	%	6.5	9.5	10.6	9.9
Farmer	N	1.0	6.0	29.0	36.0
	%	2.2	5.7	10.6	8.5
Retired	N	7.0	16	43	66
	%	15.2	15.2	15.7	15.5
Housewife	N	10.0	24.0	68.0	102.0
	%	21.7	22.9	24.8	24.0
Student	N	12.0	26.0	58.0	96.0
	%	26.1	24.8	21.2	22.6
Children who are not in Working and Educational Age (0-6)	N	4.0	5.0	10.0	19.0
	%	8.7	4.8	3.6	4.5
Unemployed and Non-working Persons	N	4.0	3.0	9.0	16.0
	%	8.7	2.9	3.3	3.8
Total	N	46	105	274	425
	%	100.0	100.0	100.0	100.0
Unknown					22
Grand Total					447

F.4 State of Agricultural Activity on Lands owned by the Households

Response	Project Affected Areas			Total	
	Urban	Mixed	Rural		
Yes, on some of the lands	N	5	11	38	54
	%	33.3%	39.3%	52.1%	46.6%
Yes, on all of the lands	N	3	3	11	17
	%	20.0%	10.7%	15.1%	14.7%
No agricultural activities on their own land	N	7	14	24	45
	%	46.7%	50.0%	32.9%	38.8%
Total	N	15	28	73	116
	%	100.0%	100.0%	100.0%	100.0%
Does not own land					9
No answer					25
Grand total					150

Source: RAP HHQ, 2021.

F.5 Households Earning Income from Affected Lands

Status/Response	PAS			Total Responses
	Urban	Mixed	Rural	
Yes, I was earning income from affected lands	2	13	39	54
Yes, I was earning rental income	3	4	8	15
Yes, I was getting rental income and products for household consumption	3	5	10	18
Yes, other	2	1	0	3
No, it was an investment vehicle	4	6	17	27
No, other	5	9	18	32

Source: RAP HHQ, 2021.

(*) There is more than one land in which the households are the owner, user or beneficiary (pasture, forest, river). Therefore, multiple responses were received from the households, as presented below.

F.6 Animal Husbandry Numbers in PASs

District	Settlement	Cattle			Sheep			Beehives	
		Number of Cattle Owner Households in the Settlement	Approximate Number of Cattles in the Settlement	Number of Households who Sell Cattles	Number of Sheep Owner Households in the Settlement	Approximate Number of Sheep in the Settlement	Number of Beehive Owner Households in the Settlement	Approximate Number of Beehives in the Settlement	
Catalca	Nakkas	20	500	20	6	500	6	5	120
Arnavutkoy	Hastane (<i>Hadimkoy</i>)								
	Hadimkoy								
	Yesilbayir	6	120	-	3	1,000	3	4	100
	Omerli	1	30	-	-	-	-	-	-
	Deliklikaya	5	500	5	5	400	5	-	-

District	Settlement	Cattle			Sheep			Beehives	
		Number of Cattle Owner House holds in the Settlement	Approximate Number Cattles in the Settlement	Number of House holds who Sell Cattles	Number of Sheep Owner House holds in the Settlement	Approximate Number of Sheep in the Settlement	Number of House holds who Sell Sheep	Number of Beehive Owner House holds in the Settlement	Approximate Number of Beehives in the Settlement
	Sazlibosna	20	500	20	10	1,000	10	1	150
Basak sehir	Samilar (<i>Samilar and Hacimasli</i>)	20	1,000	20	5	2,500	5	3	400
	Bahcesehir 1. Kisim (<i>Tatarcik and Hosdere</i>)	-	-	-	-	-	-	-	-
	Basak (<i>Ikitelli-1</i>)								
	Sahintepe	10	1,000	10	15	1,500	15	3	115
	Kayabasi	60	750	20	10	1,000	10	1	20
	Basaksehir (<i>Ikitelli-2</i>)	-	-	-	-	-	-	-	-
	Guvercintepe								
Avcilar	Tahtakale (<i>Ispartakule</i>)	-	-	-	-	-	-	-	-
Total		142	4,400	95	54	7,900	54	17	905

Source: CLQ, 2021.

F.7 Livestock Activities Conducted by PAHs

Answer	Project Affected Areas			Total
	Urban	Mixed	Rural	
Yes	4	8	28	40
No	12	29	64	105
Total	16	37	92	145
<i>No answer</i>				5
Grand total				150

Source: RAP HHQ, 2021.

Appendix G – Vulnerability Matrix for Owner/Shareholder Households that do not Actively Use the Land

Survey No	Type of Displacement		Gender of the Interviewee (M/F)	Location of the Parcel			Sex and Gender			Disability / Chronical Disease of One Household Member (not necessarily Head of household)			Unemployed (Although looking for a job)	Other Factors					
	Physical Disp.	Economic Disp.		District	Settlement	Parcel no	Female head of household With an econom. active adult man in the household	Single headed male household (over 65, no pension)	Female head of household Widowed or divorced women	Homebound due to chronic disease	Elderly people (over 65) in need of care and social assistance	Disabled (Physical / Mental)		Illiterate	Ethnic minority groups (non-Turkish)	Migrants/refugees and people who do not speak and/or understand Turkish	People of different religions and denominations	Seasonal Workers	Those who do not have social security
3		X	M	Catalca	Nakkas				15										
4		X	M	Catalca	Nakkas													10	
5		X	M	Catalca	Nakkas				15				5						
6		X	M	Catalca	Nakkas				15										
9		X	M	Catalca	Nakkas													10	
13		X	F	Catalca	Nakkas				15		15								
15		X	M	Catalca	Nakkas								5						
16		X	M	Basaksehir	Şahintepe						15								
18		X	F	Basaksehir	Bahsayis			20											
21	X		M	Basaksehir	Sahintepe						15						10		
22		X	M	Basaksehir	Bahcesehir 1						15								
24		X	M	Büyükçekmece	Karaağaç								5						
26		X	M	Arnavutköy	Yesilbayir				15										
28		X	F	Arnavutköy	Hastane (Hadimkoy)			20											
33		X	M	Arnavutköy	Sazlıbosna													10	
43		X	M	Büyükçekmece	Karaağaç													10	
54		X	M	Catalca	Bahsayis								5						
55		X	M	Catalca	Nakkas				15										
57		X	F	Basaksehir	Kayabasi		5												
59		X	M	Arnavutköy	Yesilbayir				15		15								
77		X	M	Arnavutköy	Yesilbayir				15										
82		X	M	Buyukcekmece	Karaağaç				15										

Survey No	Type of Displacement		Gender of the Interviewee (M/F)	Location of the Parcel			Sex and Gender			Disability / Chronical Disease of One Household Member (not necessarily Head of household)			Unemployed (Although looking for a job)	Other Factors					
	Physical Disp.	Economic Disp.		District	Settlement	Parcel no	Female head of household With an econom. active adult man in the household	Single headed male household (over 65, no pension)	Female head of household Widowed or divorced women	Homebound due to chronic disease	Elderly people (over 65) in need of care and social assistance	Disabled (Physical / Mental)		Illiterate	Ethnic minority groups (non-Turkish)	Migrants/refugees and people who do not speak and/or understand Turkish	People of different religions and denominations	Seasonal Workers	Those who do not have social security
85		X	M	Arnavutköy	Hastane (Hadimköy)														10
86		X	M	Arnavutköy	Yesilbayir				15										
93		X	M	Basakşehir	Şamlar				15										
94		X	M	Arnavutköy	Hastane (Hadimköy)													10	
99		X	M	Arnavutköy	Hastane (Hadimköy)								5						
G3		X	F	Arnavutköy	Sazlibosna	5													
G8		X	M	Basakşehir	Basakşehir (Ikitelli-2)						15								
G11		X	M	Basakşehir	Kayabasi Samlar (Samlar and Hacimasli)	5			15				5						
G12		X	M	Basakşehir	Samlar (Samlar and Hacimasli)								5						
G17		X	F	Basakşehir	Samlar (Samlar and Hacimasli)	5													
G29		X	M	Arnavutköy	Hastane (Hadimköy)	5													
G30		X	M	Arnavutköy	Sazlibosna								5						
ÖS2		X	F	Arnavutköy	Sazlibosna	5													
ÖS5		X	F	Arnavutköy	Sazlibosna	5							5						
ÖS12		X	M	Arnavutköy	Hastane (Hadimköy)				15										
ÖS13		X	M	Basakşehir	Samlar (Samlar and Hacimasli)								5						
ÖS15		X	F	Arnavutköy	Sazlibosna				15										
S3		X	M	Arnavutköy	Hastane (Hadimköy)				15	20	15								

Appendix H – Review Study

H.1 Valuation of Lands, Constructible Plots and Structures

i) Valuation of Lands

The Article 9 of the technical specifications contains further details on calculation of the capitalisation rates, average purchase-sale prices, average annual net income, production costs, the gross production value of the land, according to the analysis of parcel-based primary and secondary data collected for each project area, and the types of lands and topographic characteristics of the lands. As such, the local land purchase-sale prices are underlined to be investigated as well.

The Article 10 of the specifications states that data collection, analysis and methods in compliance with the valuation methodology shall be used during the investigation to be carried out throughout the project route. Although survey and face-to-face interview methods are commonly used in data collection, the records of the relevant institutions shall also be used to support these methods. Agricultural Economics Research Questionnaire, used by the project coordinator and investigation team assigned by the company in similar studies carried out; is developed considering the differences according to geographical regions. The questionnaire form is used to collect data on the economic and technical characteristics of agricultural lands, production costs, incomes and the local land market.

Data is collected through questionnaires from the owners and/or users of a sufficient number of parcels for the land types in the project area. The topography of the land (whether it is flat, slightly sloping or mountainous) and land types (crop land (dry farmlands, dry and flat farmland and irrigated farmland), orchard, vineyard, olive grove, meadow land, woodland, etc.) shall be considered while determining the number of parcels for which data will be collected during field studies. Moreover, the lands to be surveyed and collected data from shall be checked if they represent the expropriation area by considering the distribution of the parcels on the topographic maps and expropriation plans to be provided to the research team by KGM.

Technical specifications outline the issues to be considered during the data collection phase through face-to-face interviews with the owners and/or users of parcels, as well as the managers of the companies and persons engaged in the purchase-sale of land in each project area as follows:

- a) Inventory preparation for land assets at parcel level in provinces, sub-provinces and villages within the expropriation area, identification of land use and field crops planted on the land in detail and cultivation characteristics shall be reviewed.
- b) The physical and financial data related to the production activities in the past few years, the product pattern for crop rotation and the physical data related to these products shall be identified.
- c) The input usage levels, the methods of offering the products on the market, the sales conditions, the supply of production inputs and the physical input usage levels shall be identified for the annual and perennial crop production activities carried out on the parcels to be expropriated.
- d) The production costs, product yields, common crop rotation systems, product prices and the gross production values of the products received by the owners and/or users according to the products shall be calculated.
- e) Rental values, share cropping terms, net incomes and actual sales prices according to the types of farmlands in the project areas shall be presented.
- f) The opinions and tendencies of the negotiated land owners and/or users regarding the expropriation and their expectations about the expropriation value shall be investigated and the data collected regarding the issues shall be assessed.
- g) The actual market values of the purchased and sold lands in each project area shall also be determined by requesting information from the Provincial/District Land Registry Offices, local real estate offices, the records of the Chambers of Agriculture, Chambers Industry and Commerce and the Commodity Exchanges, farmers and technical staff that are familiar with the area.
- h) During the studies carried out at the local level, the values of the lands that are purchased-sold freely as a result of the negotiations between the parties shall be taken into consideration. (The sales prices that occur in cases such as sales by court decision, transfer-sales, purchases-sales between relatives, conversion of mortgages and sale of agricultural lands for non-agricultural purposes, which are presented as sales in the records, shall not be taken into account.)

- i) In the event that the lands within the settlement areas over the route are processed through possessory action, the purchase-sale cannot be removed from the land registry records. Thus, land purchases-sales, which are freely negotiated between the parties, can be taken into consideration. Furthermore, sales of lands that are actually purchased-sold, but not locally transferred, and particularly the sales by means of village bills for lands processed through possessory action can also be used in valuation, when in line with the purpose.
- j) The results of field demonstrations conducted locally by the Ministry of Agriculture and Forestry, Agricultural Research Institutes and Universities can be used, to the extent that they are available, to control the primary data collected in each project area, and to calibrate the data. Following data calibration, the data shall be reviewed in detail and the collected data shall be adapted for analysis.
- k) Regarding the actual conditions of the immovables, photographs presenting the general view of the land on the date of inspection shall be taken to determine the expropriation value of the immovables.
- l) Regarding the actual conditions of the immovables, whether or not there is cultivation on the date of inspection, and if so, the type of products shall be identified in order to determine the expropriation value of the immovables.
- m) Data regarding the determination of the values of land expropriation, temporary occupancy, easement, trees, products and assets on the basis of province, sub-province, village and parcel shall be reported for each parcel.

Calculation of the Net Income and Sales Values of the Land

In the event that the agricultural lands are used in line with their purposes at the time, location and conditions of each project area, the collected data shall be analysed and evaluated considering the topographical characteristics of the agricultural lands and the common agricultural technique applied on the lands in order to determine the gross product values and unit costs of individual agricultural products. The product yields (main product and by-product yields) used during the calculation of the gross product value shall be ensured to cover the average yields for as many years as possible. In the determination of the total production cost, all fixed and variable costs of production, excluding the rent given for the land, shall be taken into account.

Whether the physical and financial data used in the process come from a sufficient number of parcels, evaluation considering average data, whether there are extreme values in the series consisting of cross-sectional data; and, if any, the reasons for these extreme values shall be investigated. Average values for the project area can also be reached by using the simple average of the data for each feature and the scales to be determined according to the share of the land types in the evaluation to be made for the project area.

Calculation of Capitalisation Rate

The capitalisation rate at the provincial, sub-provincial and village levels in each project area is determined by the ratio of the annual average net income to the land purchase-sale values. The income concept, which is used in appraising the value of the land, refers to the net income of the land, the net leasing amount received from the land or the land rent.

The basic capitalisation formula shall define both the value of the immovables and the capitalisation rate in line with the market approach using the relationship between the net income and the market value of the immovables ($f=R/D$). The capitalisation rate to be calculated through this formula shall be taken into account as an average. The ratio reflects the general characteristics of a province and sub-province or a particular project route. In correcting the designated average capitalisation rate for individual lands, experts shall take into account the characteristics of the land that may affect the capitalisation rate positively or negatively.

The determination of the annual average net income of the land or the land rent varies depending on whether the agricultural land is cultivated by the owner, shareholder or tenant. Moreover, the land rent shall be calculated separately for the types or quality groups of the lands (dry land, irrigated land, orchard, meadow land, etc.). Once the capitalisation rates are determined separately according to the land types and the topography of the land, the average capitalisation rate for the region shall be calculated by the weighted average method, taking into account the shares of the land types in the average land running in the area. Thus, the average capitalisation rate that can be used at the levels of each project area or province, sub-province or village shall be determined.

Farmland Value, Product Value, Value of Trees and Other Asset Value

With the analysis of the data collected from the parcels in each project, the gross product values and production costs of the products cultivated shall be calculated according to the land types and the topographic characteristics

of the farmland. Average annual net income of the farmland shall correspond to the difference between the average gross product value calculated according to the crop rotation systems and the production costs excluding the land rent. The bare land value of the land shall be calculated by dividing the annual average net income of the land by the capitalisation rate adjusted according to the characteristics of the parcel. The values of the complementary components on the land, if any, shall be added to this value.

On the other hand, the cost of annual crops and trees bearing and not bearing fruits on the land shall be appraised considering the cost or income approach in accordance with the development periods of the plants. Particularly the value of the trees bearing and not bearing fruits shall be calculated considering the value of each tree according to their ages or age groups over the income and the details of this calculation shall be included in the reports.

Investigation of Local Land Market and Market Prices

The market values of the lands that have actually been purchased-sold in the project area shall be determined by checking the data compiled from the records of institutions such as Provincial/District Land Registry Offices, local real estate offices, Chambers of Agriculture and Chambers of Industry and Commerce, and by also checking if the values in these records represent the actual values through land surveys (by checking the purchase-sale value with the purchasing-selling parties). Moreover, lands that are actually sold at the local level through village deed or purchased-sold without issuing any documents can also be taken into consideration as sales value in the investigation, provided that a written statement and consent is given by the headman. Therefore, the actual purchase-sale values and the ones concluded in the past five years shall be considered as much as possible.

During the land valuation, the amount and prices of more than expected or early products to be obtained due to an increase in the production or due to the processes and facilities that provide earliness in the immovables shall not be taken into account. For the greenhouse areas, the value determined for the places outside the greenhouse, hence, the cost of the greenhouse facilities on the immovable is determined and included to the estimated price as the building cost.

ii) Residential Plot Valuation

Article 11 of the technical specifications underlines that parcel and land separation shall be made in the first place in the valuation of immovables. Although Article 11 of the Law No. 2942 specifies separate valuation methods for parcels and agricultural lands, no definition has been provided to consider which areas shall be taken into account as parcel and which ones as land. The provisions of the Real Estate Tax Law shall be considered to make the distinction:

“As per article 12 of the Real Estate Tax Law No. 1319, the land parceled out by the municipality within the boundaries of the municipality shall be considered as parcel. The decisions of the Council of Ministers designate which of the unparcelled lands within or outside the boundaries of the municipality shall be considered as parcel according to this law. Unless otherwise stated, the term land in other articles of this law herein also covers parcels. The term “parceled”, mentioned in the law, refers to the immovables, regarding which a zoning implementation plan and then a subdivision plan is issued by the municipality and registered ex officio in the land registry office. According to the Zoning Law No. 3194, a parcel is defined as the cadastral parcels within the zoning blocks arranged according to the principles of the Zoning Law, the Zoning Plan and the regulation.

Municipal adjacent area refers to the areas that are under the control and responsibility of the municipalities as per the zoning legislation. The decision of the Council of Ministers cited in Article 12 of Law No. 1319 was published and entered into force in 1983 (Decision of the Council of Ministers No. 83/6122). According to the decision, in order to be qualified as a parcel, the land shall be located within or outside the municipality borders, but separated as a building area by the implementation zoning plan; be located in a residential area; and be benefiting from municipal services.

In order for the immovable to be recognised as a parcel, the immovable shall be located within the municipal zoning plan on the valuation day; if not, it shall be located within the municipality or its municipal adjacent area; it shall benefit from municipal services and be situated in a residential area. The situation shall be stated in the parcel-based report together with the document annexes provided by the municipality.

The immovables located outside the boundaries of the municipality and municipal adjacent areas and located on the ground and around touristic facilities, petrol stations, cooperative buildings and other facilities subject to social and economic activities shall not be considered as parcels.

The immovable, which is located within the administrative borders of a village but not within the borders of any municipality or municipal adjacent area, shall be considered as an agricultural land. The services offered to the immovable property and its surroundings can only be considered as objective elements that increase the value according to the Supreme Court practices. The value calculated by the income method shall be increased by an accurate factor (not exceeding 50%) based on objective reasons.

During the valuation, the current circumstances of the immovable, not the situation in the future zoning plan implementation, shall be considered for analysis and valuation. If the zoning plan change related to the parcel is due to the project that forms the basis of expropriation, the circumstances of the parcel before the zoning plan change shall be considered for the price appraisal. Under these circumstances, the immovable shall not be appraised a lesser value during the expropriation if no building shall be constructed on it because that immovable remains in the green area according to the revision in the master zoning plan and particularly the revision in the zoning plan caused by the project. Another important issue is that the green areas within the zoning plan shall be registered in the land registry according to Article 16 of the Cadastre Law No. 340. Since the implementation zoning plan at a certain investment site and the green area and park area decision in the upper scale plan before the subdivision does not abolish the property right of the owner, it shall not be considered as a value-decreasing factor. However, the distinction separates the parcels as "agricultural areas" in the zoning plan; so, the decision shall be accepted as an indication that the immovables in question cannot be opened for construction; hence, these parcels shall be appraised as land.

During the appraisal studies of the parcels, first of all, any and all vacant lands with no structures on them in the immediate vicinity of the immovable that were sold in the past 5 years shall be identified from the records of the related Land Registry Directorate. Furthermore, the investigation works shall also specify whether or not the purchase-sale transactions considered according to the official records are the actual sales values (transactions declared at a lower price to avoid title deed transfer charges). To that end, free-traded immovables through bargaining between the parties shall be taken into account as a precedent in the valuation process. The sales prices that occur in cases such as sales by court decision, transfer-sales, purchases-sales between relatives and conversion of mortgages, which are presented as sales in the records, shall not be taken as a precedent.

In the valuation of the lands, valuation shall be based on precedent sales in compliance with the zoning rights and housing conditions. Considering the precedent sales before the valuation day with no a special purpose; all other features (positive and/or negative) that may affect the values of the immovables including the settlement order (i.e., separate, adjacent and block), building coverage ratio (BCR), number of floors or building height (hmax), floor area ratio (FAR) or construction precedent (P) and land use decision shall be compared. During this process, restrictions, if any, on the immovable according to the land registry (mortgage, foundation restriction, easement right (including administrative easement)) and restrictions on the plan (i.e., disaster risk area, urban transformation, natural and archaeological protection area decision, green area decision) shall be reflected in the value. For an accurate comparison of precedent values, the real estate tax declarations of the precedent and the immovable subject to expropriation shall be investigated; and they shall be close to each other. Moreover, an immovable, of which the value is determined through expropriation, shall be suggestive for valuation, but cannot be taken as a precedent. The prices paid for the purchase-sale and expropriation of the immovables in and around their locale by the public institutions shall be examined and these prices shall be considered as a criterion in the evaluation of the consistency of the appraised prices for the parcels.

In the event no vacant or appropriate precedent can be accesses in Supreme Court practices, it is also possible to calculate the land value by deducting the value of the building on it from the purchase-sale value of the parcel.

The factors that shall be considered in the comparison of the precedent immovable sales and the immovable appraised are as follows:

- a) Area of the parcel (width or area),
- b) Location of the parcel (if faces the main road, avenue or street and being a corner parcel, etc.),
- c) The form of the immovable and the physical structure of the soil, topographic structure,
- d) Dimensions of the parcel, façade (length along the road) and depth,
- e) The land use decision of the parcel and the zoning plan; and the settlement conditions at the surrounding area,
- f) Settlement conditions and building coverage ratio (BCR), the setback distance from the front, side and backyard, floor area ratio (FAR) or construction precedent,
- g) The width of the road, avenue and street by which the immovable is located,

- h) Factors restricting the use of immovables (i.e., green area decision, protection area decisions, settlement restrictions, etc.),
- i) The distance of the immovable to the city centre, social and cultural facility areas,
- j) Whether or not the immovable benefits from means of transportation,
- k) Rights and liabilities regarding the immovable (i.e., easement rights, restrictions, declarations and pledge rights, etc.),
- l) The immovable that is defined as a parcel is registered as a land in the title deed and has not actually undergone any zoning implementation (no deduction implemented from the area of the parcel in proportion to the development readjustment rate (DRR)). All the aforementioned factors that may affect the value positively and/or negatively shall be taken into account.

In line with the aforementioned explanations, the zoning status documents, tables and precedent map of the immovables to be expropriated and the immovables taken as precedent shall be prepared. The administration shall request from the relevant municipality the approved zoning status documents (sketch, diameter) of the parcels within the zoning plan to be prepared and issued by the relevant municipality or special administration directorates. The contractor follows up the processes.

iii) Building Valuation

The procedures and methods to be considered in the building valuation according to Article 12 of the Technical Specifications are as follows:

- According to the Communiqué on Approximate Unit Costs of Buildings, annually determined and announced by the Ministry of Environment and Urban Planning to be used in the calculation of architectural and engineering service fees, buildings shall be categorised in five groups based on their construction costs considering the class of the structure based on architectural services. Moreover, each category is divided into subgroups of A, B, C, based on the construction cost.
- In accordance with subparagraph (b) of the first paragraph of article 29 of the Real Estate Tax Law No. 1319, buildings are categorised according to the structural system, material and manufacturing quality and purpose of use according to the table showing the normal construction costs per square meter of building, annually determined and announced by the ministries of Finance and Environment and Urban Planning.
- The approximate costs of the buildings as well as the normal square meter costs of the buildings subject to real estate tax, are not prepared for structures of different types and qualities and cannot be considered adequate for the stated purpose. However, in valuation studies for expropriation purposes, the approximate costs of the buildings are required to be used in judicial decisions in order to ensure the unity of implementation.
- First of all, according to the expropriation plans, the buildings in the expropriation area shall be measured with precise measuring instruments or steel tape measures, and the costs of the buildings shall be calculated based on the building category and unit prices published in accordance with the aforementioned communiqué.
- The deficient manufacturing cost of the building shall be deducted from the calculated amount and the calculation shall be concluded by taking into account the depreciation rates given in the "Depreciation Rates Table", which entered into force with the Official Gazette dated 02.12.1982 with reference number 17886. In the event that the ruins left from the building have an economic value and the right owner requests to claim their right, the cost of the ruins can also be deducted after deducting the deficient manufacturing rate and depreciation from the value.
- Furthermore, in the event that structures, such as garden wall, water well, porch, concrete field, etc. that are separate from the building and the values of which are not taken into account in the determination of the value according to the approximate cost of the building, and if these structures are located within the expropriation boundaries, a separate valuation study shall be carried out for these structures and their values shall be added to the total cost.
- The situations where the property ownership or construction servitude subject to expropriation has been established shall be determined.
- In such a case, the entire immovable shall be expropriated as a whole, or each independent section defined as a separate immovable according to the Law No. 643 on Property Ownership can be considered for expropriation. According to Article 46 of the Law No. 643, the provision stating "If the main immovable is expropriated, the expropriation price of each independent section shall be assessed separately, taking

into account its land share and auxiliaries and paid to the owner of that section," a detailed inventory data in particular shall be developed for the valuation, since factors, such as the quality of the building, quality of the construction, the interior layout of the independent sections, decoration, façade, rate of benefit from the common areas, etc., may vary according to the independent section. (Legal Department #5 of the Supreme Court, E:1990/11239, II:1990/31119, T:13.11.1990). Considering the valuation application, the value of the main immovable including the land and common areas shall be determined; and, in the second stage, the total value shall be distributed to the independent sections or the value of each independent section shall be determined individually. In the event that there are different features that may affect and differ the value of each independent section, these features shall also be taken into account in the valuation. (Legal Department #18 of the Supreme Court, E:2005/2842, IN:2005/5438; T:24.5.2005). If an independent section has features, such as jacuzzi, sauna, cabinet, paneling, parquet, ceramics and floor heating, etc., that are not available in other independent sections, their net costs shall be included to the total cost. However, if such features are present in all independent sections, including the cost of these features shall be doubling, since these features should already be taken into account in the selection of the building category and determination of the unit cost. The valuation process shall be transferred to the expropriation information system as specified in the annex, together with photographs taken from different angles.

iv) Miscellaneous:

- 1) As per Article 5 of the Law No. -4706, when evaluating all kinds of structures and facilities built on immovables belonging to the Treasury after 31.12.2000; information and reports on these issues shall be submitted to the administration, considering the issues specified in the Regulation on the Management of Treasury Immovables and the Circular No. 2015/1 of the Ministry of Finance.
- 2) Article 19 of the Expropriation Law states "During 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." The material cost of the buildings on such lands shall be calculated. (During determination according to this article, a record of possession shall be kept, and signed by the headman and the members and the possessor.)
- 3) In accordance with the Traffic Law No. 2918 (articles 13 and 17), the fixtures such as flower beds and curbs located within the former expropriation corridor and landscaped by the owner of the gas station and other roadside facilities shall not be included in the valuation scope.
- 4) Zoning, cadastre, title deed, building license information and documents as well as sheets or tables regarding the buildings within the expropriation corridor shall be prepared and the results of all correspondence (requesting Building License Information, whether there is a court decision for demolition for Unlicensed Buildings, etc.) with the Cadastre, Land Registry, Municipality, Governorate (Special Administration) in order for the administration to acquire the information shall be followed.
- 5) All structures related to the underground and surface layouts (perimeter wall, wire fence, sewerage, drainage, field concreting, wells, boreholes, etc.) and environmental arrangements (landscaping) and infrastructure of all types and categories of buildings and fixtures, industrial structures, agricultural structures, mining operations and mining sites, which should be evaluated during the calculation of the points where the old and new expropriation borders intersect all the parcel boundaries, and their application to the land and appraisal studies shall be measured and determined, and shall be processed on the available expropriation plan.
- 6) The integral parts on the parcels within the expropriation borders shall be presented on the appropriately scaled sketches.
- 7) Wire fence (with concrete pole, iron pole, etc.), tube well, caisson well and borehole calculations shall be analysed, unit prices of which shall be determined, and then evaluated.
- 8) It is noteworthy that the issues included in the technical specifications summarised so far are general issues, and the details of the formula and approach to valuation methods have not been included. However, it cannot be claimed that the issues provided in the technical specifications have an aspect that does not comply with the valuation methodology. Because, in Türkiye, it is observed that some issues related to valuation that are not specified in the Expropriation Law are shaped by the Supreme Court Decisions.

H.2 Review of the Methodology Application against KGM Technical Specifications

Valuation services for the Project have been procured from an engineering company in line with the KGM Technical Specifications. As part of the RAP study, this valuation was reviewed by an independent, reputable Turkish expert in such matters. This review was conducted based on the final valuation report of the Project and the field investigation and business interviews conducted by the Valuation Expert on 12 November 2021.

Below is a summary of the valuation procedure implemented in the Project in line with KGM's Technical Specifications:

- Data collected through field surveys, site measurements and interviews conducted in the affected neighbourhoods of Basaksehir, Arnavutkoy, Avcilar, Buyukcekmece and Catalca districts were used in the study along with the data acquired from the relevant provincial and district directorates of agriculture and other related public and private institutions. Scientific studies and investigations, especially in the area of valuation, were utilised for the determination of costs for agricultural crops.
- Accounting records were not kept in affected enterprises. Although the most important source to acquire reliable data in Agricultural Economics research would be accounting and production records, in cases where these records were not available, it would be a suitable and safe method to use the data acquired through surveys. The report also stated that the aforementioned survey forms were in compliance with the forms specified in the annex of the Technical Specifications and these forms were filled in by mutual consultation with the owners and/or users and persons who actually purchased-sold land. Thanks to the survey forms, the financial data regarding the latest production period (2020) and product pattern and physical data regarding an average crop rotation period were collected from the producers. In order to check the reliability of the data collected from the producers in the survey area and calibrate the data, the agricultural land trials and research results conducted by the agricultural research institutions in the region were benefitted. The data on the agricultural structure of the survey area and agricultural land market were acquired from the Catalca District Directorate of the Ministry of Agriculture and Forestry, relevant Land Registry Directorates, relevant Municipalities and free-trading real estate offices, and other agricultural research and extension institutions operating in the regions. These implementations are compliant with the procedures required by the Technical Specifications.

Method Followed in the Determination of the Fixtures and Application of the Expropriation Boundary

It has been reported that during the application phase of the parcels to be expropriated, in determination of parcel boundaries and expropriation borders, the corner points of the parcels were determined by using GPS with the digital data collected, and the expropriation borders were applied to the relevant parcel(s). In the event there exist any fixtures (trees, buildings, wells, etc.) on the parcel, piles were stated to be placed at the corner points of the parcels and the expropriation borders, and the fixture(s) within the expropriation border were stated to be counted. For the buildings within the expropriation area, a separate sketch was stated to be drawn for each building, the measurements were taken by a tape measure, the purpose of use of the buildings, their ages and whether there were any differences were determined together with their owners.

Methods Followed in the Determination of Production Costs and Net Incomes

In determining the values of the lands to be expropriated, the land incomes should be determined by taking into account the current use of the land (dry land, irrigated land and orchard), its location and agricultural characteristics (irrigation status, crop alternation system). Hence, the financial data regarding the latest (2020) production year were collected from the owners and/or users of the parcels on and around the route with the survey. In addition, a budget approach was calculated by using the physical data collected for a crop rotation period and the production costs and the production values of individual products as well as the annual average net income of the lands were presented. However, it is noteworthy that agricultural lands were not appraised in the study. In other words, it was noted that all lands throughout the route were considered as parcels. In the methodology of the study, the methods followed in the determination of production costs and net income can be stated to be in accordance with the valuation methodology.

Methods Followed in the Valuation of Orchards

Since there is no closed orchard on the route, it was not necessary to evaluate the income method. On the other hand, lands that qualify as agricultural lands are also appraised according to the precedent comparison method, just like the parcels. All kinds of trees bearing and not bearing fruits in the parcels to be expropriated were stated to be applied the values calculated from previous studies. Since all of the expropriated lands were considered to be parcels, the orchards were observed to be not appraised, but the valuation approach of the orchards were explained to be according to the income method in the methodology section of the study:

In lands designated as orchards, fixed periodic land rent shall be calculated by subtracting the plant and production costs spent in the relevant years from the gross production values calculated according to the years; and by adding the average rents obtained according to the ages together with the compound interest formulas and the interest at the end of their economic life. The fixed periodic land rent determined for permanent plantations shall be capitalised using the following equation and the bare land value of the plantation shall be calculated:

$$D_0 = \frac{\sum_{i=0}^n (R)}{q^n - 1}$$

Where, D₀: the bare soil value of the orchard, Σ(R): the sum of the income-expenditure differences calculated over the years in the orchards together with the interest at the end of the economic life, n: the economic life of the orchard and q = 1+f, where; f: the capitalisation rate.

In practice, appreciating the value of permanent plantation at a certain age is often a bit problematic. Accordingly, for example, the tree-covered value of an orchard in year t shall be calculated using the following formula:

$$D_t = D_0 \cdot q^t - \sum_0^t (R)$$

Here; D_t indicates the value of the orchard at any age. In calculating the value of a single tree at a certain age; the difference between D₀ and D_t shall be divided by the average number of trees per decare.

Unit Tree Value = (D_t - D₀) / Number of Trees per Decare

Methods Followed in the Determination of the Capitalisation Rate

Capitalisation rates for agricultural lands were not calculated in this study. The reason is that the Northern Marmara Highway Department considers that there may be difficulties in calculating the unit values of the agricultural lands on the route using the net income method. It is obvious that the capitalisation rates to be calculated in the dry agricultural lands on the route using the unit values shall be around 1%. However, the Supreme Court Decisions state that the ratios of 4% and 5% for wet and dry, respectively, shall be applied in agricultural lands. In other words, the Legal Departments of the Supreme Court have determined the lower limit for the capitalisation rates to be used. Although the capitalisation rates were not calculated in the study, the data on how to calculate the capitalisation rate in the methodology section are presented in accordance with the valuation methodology:

In order to determine the value of the immovable using the income method in valuation, first of all, the annual average net income (rent) of the immovable (R) and the capitalisation rate (f) valid in the region are determined. Then, the land value (D) is calculated by dividing the annual average net income of the land by the capitalisation rate. Accordingly, the following equation can be written:

$$D = R_1 / (1 + f)^1 + R_2 / (1 + f)^2 + R_3 / (1 + f)^3 + + R_n / (1 + f)^n$$

The income concept, which is used in appraising the value of the agricultural lands, refers to the net income of the land, the net leasing received from the land or the land rent. Since market value of agricultural lands usually bring an average annual net income or rent (R₁ = R₂ = R₃ = = R_n), except under extraordinary conditions, if the land is assumed to be used in production for infinite years (n), and if the above sequence is simplified according to the rules regarding the sum of geometric series, the following equation shall be obtained:

Market Value (D) = Annual Net Income of the Land (Rent) (R) / Market Capitalisation Ratio (f)

With the aforementioned basic capitalisation formula, both the value of the immovables and the capitalisation rate using the relationship between the net income and the market value of the immovables (f=R/D) shall be calculated.

If the aforementioned basic capitalisation formula is rearranged, it turns out that the capitalisation rate is the ratio of annual net income to market value. The relationship ($\Sigma R/\Sigma D$) between the net rental income (ΣR) of the agricultural lands with similar and actual purchase-sale values in the sub-provinces and villages where a field study was carried out and the actual sales values (ΣD) of the lands shall give the capitalisation rate. To use the formula, the sale prices of the latest lands with similar features must be known. After calculating the annual average net income ($R_1, R_2, R_3, \dots, R_n$) of the lands whose sales prices ($D_1, D_2, D_3, \dots, D_n$) are known, the average capitalisation rate that can be used in the region (f) can be determined using the $\Sigma R / \Sigma D$ formula.

$$f = \frac{R_1 + R_2 + R_3 + \dots + R_n}{D_1 + D_2 + D_3 + \dots + D_n} = \frac{\sum_{i=1}^n R}{\sum_{i=1}^n D}$$

The average capitalisation rate can be calculated for the land markets at a certain investment area. Once the capitalisation rates are determined separately according to the land types and the forms of land running, the average capitalisation rate for the region shall be calculated by the weighted average method in the area. Thus, the average capitalisation rate that can be used in a particular province, sub-province or project area shall be determined using the formula below:

$$\bar{X} = \frac{\sum_{i=1}^k f_i \cdot X_i}{\sum_{i=1}^k f_i}$$

Where, f_i : frequency (number of lands purchased-sold for each land type),

X_i : capitalisation rate determined for each land type, and

X : average capitalisation rate.

Methods Followed in Valuation of Constructible Plots

The land valuation stated that the parcels to be expropriated within the borders of the 1/1,000 zoning plan of the relevant municipality were determined; the status of the parcels in question in the zoning plan (housing, industry, trade centre, etc.) were questioned from the zoning-urban planning directorates of the relevant municipalities; and which type of lands required a precedent search were found out. It was stated that information on all land purchases-sales in the past 5 years were collected from the relevant Land Registry Directorates; and that the properties of the lands purchased-sold were inquired from the zoning directorates of the relevant municipalities. The unit values were stated to be determined by questioning the people who purchased or sold the land (sometimes from both sides, if required). The following criteria were stated to be taken into consideration while modifying the unit values of the lands taken as a precedent.

- Total area of the land (net and/or gross parcel area),
- Land share and ownership structure (with shareholders or sole possessor, etc.),
- Features such as location, region, position, environmental development, neighbours, road access, availability of and access to means of transportation, potential for development in the future, and the view,
- Physical characteristics: its size, 2-form (whether it has a corner effect, lengths of its facade facing the road, etc.), topography, soil condition, whether it benefits from general infrastructure services,
- Zoning status, type of usage, zoning rights and what it provides,
- Terms of sale (cash, futures, etc.),
- Whether there are land use restrictions; and, if any, their reasons and extent

Methods Followed in Valuation of Structures

Since the final report does not provide information on the methods followed for building valuation, information on this subject was tried to be collected by requesting from the technical team in the KGM Immovables Department.

In the valuation of the buildings determined as a result of the assessments made on the route, the building qualities were stated to be determined according to the purpose of use, and the building unit costs as of 2021 in the communiqué published by the Ministry of Environment and Urbanization were stated to be taken into consideration for the building types that could be expressed in square meters (m²). The calculation was stated to be concluded by taking into account the depreciation rates in the "Depreciation Ratio Table", which entered into force with the Official Gazette dated 02.12.1982 and numbered 17886, according to the age of the buildings.

H.3 Review of Methodology Application against International Standards

The most fundamental difference between the Expropriation Law and the international standards (EBRD PR 5, IFC PS5 and AIIB ESS2) is that while the Turkish Law requires one to prove that they are the owner or the possessor in order to be able to get the expropriation fee, the provisions of international standards stipulate that the people who use the immovable in any way and generate income shall be compensated for their right to use the land, regardless of formality of use, and the people in question shall be supported. International standards are directly interested in the income the people get from the immovable and assumes that any practice that will cause a decrease in the people's income shall require compensation. Similarly, in the event that the income sources of individuals and communities are affected or when their access to income sources is restricted, then the individuals or the community shall be compensated.

Due to the difference between the land acquisition pursuant to Turkish Law and the conditions of PR5 and PS5, the persons who are the owner or the possessor of the lands are paid compensation while persons who use the privately owned lands and cannot prove formality of their use as well as the persons who use public lands in any way are not compensated. Similarly, the communities who use common properties also are not compensated for land acquisition related losses.

During the field investigations conducted as part of the Valuation Review study, which included visits to nearly 20 immovable samples, potential displacement impacts and PAP categories which cannot be compensated under the Turkish Law were evaluated. Follow-up meetings were held with the KGM Immovables Valuation Department, Expropriation Department and Legal Department to obtain data necessary for the valuation review and consult on the site application of the valuation procedures.

Key issues identified as part of the Valuation Review Study are summarised in the below table. Detailed review findings are presented in the following sections.

Impact Category	Key Issue	Related PAP Category
Affected Houses	Valuation of the Houses based on Standard Unit Prices with Deduction of Depreciation Ratio	Owners
	Fixed Investments and Improvements not Considered in the Valuation	Owners and Tenants
Affected Businesses	Impacts on Business Operations and Costs related to Relocation	Owners and Tenants
	Loss of Jobs or Reduced Income during Relocation	Employees
Affected Lands and Trees	Impact on the Agricultural Business Integrity of the Farmers	Owners and Users of Agricultural Lands
	Orphan Lands (Unacquired Parcel Parts) that are Left Unusable and Undevelopable	Owners of Agricultural Lands and Constructible Plots
	Land Fragmentation	Owners and Users of Agricultural Lands
	Valuation including Tree Debris Amount (no gap foreseen)	Owners of Trees
	Loss of Land and/or Access (no impact foreseen)	Users of Pasture Parcels for Livestock Activities

- **Affected Houses**

The gaps identified for the valuation and compensation of the affected houses are summarised below and addressed in the RAP as appropriate:

Owners – Valuation of the Houses based on Standard Unit Prices with Deduction of Depreciation Ratio

Affected houses (inhabitable or non-inhabitable) and inhabitable structures with different types of use are listed in Table 2-17. There are 11 inhabitable houses and structures and non-inhabitable/ruin structures with permanent and non-permanent use along the Project expropriation corridor. 2 houses have been avoided from expropriation.

According to the Expropriation Law, the structures, including the houses, are valued according to their costs. Supreme Court Decisions instruct that in the valuation of buildings, approximate unit prices for structures declared every year by the Ministry of Environment, Urbanization and Climate Change shall be used. In the valuation of the structures, including houses, the amount that would be adequate to own a building similar to the one that has been expropriated is not taken into account. The valuation is based on multiplication of the building area with that year's unit price determined for the respective building category, taking into consideration any incomplete construction. Depreciation ratio is deducted from the calculated value to determine the final expropriation value of the building. As such, the final expropriation value to be offered and paid to the owner of the structure, may fall below the market price. The valuation in the Project has been done based on this methodology.

The number of houses per structure categories of the Ministry and corresponding unit prices are summarised in the below table.

Structure Category	Number of Houses in this Category	Unit Price (TRY/m ²) (*)
3-A	5	1,360.00 TRY
2-B	4	940.00
1-B	1	390.00
1-A	1	255.00

(*) Ministry of Environment, Urbanization and Climate Change. Communique on Structure Approximate Unit Prices for 2021 – to be used in the Calculation of Fees in the Architecture and Engineering Services.

Owners and Tenants – Fixed Investments and Improvements not Considered in the Valuation

Among the affected houses, only 2 of them are classified as inhabitable (residential) houses: HOU-0/35 with permanent use by the owner and HOU-0/34 with non-permanent use by the tenant.

It has been identified that the interiors of the affected houses have not been surveyed and photographed during the valuation of these structures. As such, it is uncertain whether these two houses have fixed investments or improvements that would require consideration of unit prices higher than the ones considered in the valuation (3-A classification has been considered in the valuation).

As such, the final expropriation value to be offered and paid to the owner of the structure may have excluded the fixed investments and improvements done by the owner and/or formal user (tenant) of the houses.

- **Affected Businesses**

The gaps identified for the valuation of the affected businesses are summarised below and addressed in the RAP as appropriate:

Owner and Tenant Businesses – Impacts on Business Operations and Costs related to Relocation

Affected businesses that will be relocated and that will continue operations at the existing premises are listed in Table 2-18. There are 14 businesses to be relocated, with 3 of them being owner of the affected business structures and 11 of them being the tenants. All the affected businesses to be relocated are small to medium sized enterprises.

Since the expropriation value calculated for the immovable shall be paid to the owner of the immovable, no compensation shall be paid to the tenant (user) according to Turkish Law (unless there are damages). Also, the tenant business owners will potentially face the following issues and/or problems due to expropriation of the structures they have been using for their business activities and relocation process:

- Difficulty in finding an equivalent replacement premise (e.g. location, rental fee, closed area, etc.)

- Business interruption leading to issues with delivery of orders
- Moving expenses related to relocation of the business to a replacement premise
- Fixed investments and improvements required to be done to prepare the replacement premise for operations (e.g. establishing electricity and water supply infrastructure, ventilation, fire extinguishing system, site preparation, painting, etc.)
- Labour related issues (e.g. loss of work force and costs due to potential for resignation by some of the employees as a result of relocation)
- Licensing, permitting, etc. processes and payments required to be completed to re-establish the business at the replacement premises

Turkish Law does not envisage any compensation and/or assistance to avoid address these issues. Thus, the RAP addresses relevant impacts on the owner and tenant businesses in line with the requirements of the international standards.

Another point that was identified during the field investigation was that moving costs (referred to as assembly-disassembly in the Turkish valuation system) calculated and considered in the valuation of KGM were paid to the owner of the immovable (who has no business to relocate at the affected structure) that has already been expropriated and tenant business owners (who have to relocate their affected businesses, equipment, etc. to a replacement premises) have not received the relevant compensation from KGM.

Although the valuation of KGM has considered moving costs as an item, another issue that was identified during the field investigation was that the calculations were made only for the disassembly and reassembly of the assets and structures that would be relocated. As such, no calculation was made in relation to the stocks and equipment of the businesses to be relocated. Some of the businesses have sensitive machinery and equipment e.g. computer numerical control – CNC machines) that require professional methods for transportation. Therefore, moving costs for such machinery and equipment would be higher than the moving costs for other items. Thus, a Detailed Valuation Study in line with Market Prices is required to be conducted for affected businesses (to be relocated) in consideration of the amount and characteristics of all relevant items such as machinery, stock materials, etc.

Employees – Loss of Jobs or Reduced Income during Relocation

During the relocation period and afterwards, the personnel working at the existing premises may suffer from interruptions in the payment of salaries and social security premiums by their business owners during the relocation period. There is also the risk of business shut-down as a result of relocation which may lead to loss of jobs.

Turkish Law does not envisage any compensation and/or assistance to avoid address these issues. Thus, the RAP addresses social dimensions and relevant impacts of the relocation process on the employees in line with the requirements of the international standards.

- **Affected Lands**

The gaps identified for the valuation and compensation of the owners and users of the affected lands are summarised below and addressed in the RAP as appropriate:

Owners and Users of Agricultural Lands – Impact on the Agricultural Business Integrity of the Farmers

The farmers using the agricultural lands overlapping with the Project corridor will lose part of their lands due to expropriation. Here the important parameter to determine is whether the remaining agricultural business land would be sufficient to sustain at least the current living standards. In terms of agricultural business, the farmland refers to the extent of land calculated by adding the lands the farmer uses as sharecropper and/or tenant to the lands owned by the farmer, and deducting the land given to sharecroppers and/or tenants from these lands¹⁴⁸.

When part of the agricultural business land is expropriated, the potential and extent of decrease in the agricultural revenue from the remaining land is required to be identified to assess the significance of impact on farmers and determine the required compensation.

¹⁴⁸ Erkuş, A. 1979. A Research on the Planning of Agricultural Businesses in Yenimahalle Sub-province of Ankara Province Which Received Controlled Loan Implementation. Publication #994 of Ankara University Faculty of Agriculture, Ankara.

Owners of Agricultural Lands and Constructible Plots – Orphan Lands

In case of partial expropriation, unacquired parts of the agricultural parcels and constructible plots are anticipated to be left unusable or undevelopable (referred to as orphan land) should the area of the remaining land (orphan land) be less than certain thresholds, which have been described in Section 2.7.1.6.

In line with the Expropriation Law, the owners of the land remaining from expropriation has the right to apply to the authority responsible from expropriation (in this case – KGM) with a petition stating that the unacquired part of the land will become unusable or undevelopable and requesting expropriation of the remaining part as well, which is subject to KGM's final evaluation and decision.

o Unusable Orphan Agricultural Lands (area left less than 180 m²)

In past practices, generally, agricultural lands with unacquired parts below 100 m² have been decided to be expropriated upon application of the owners in line with the Expropriation Law. Besides the general practices of KGM, the size of the unacquired part that would be unusable for the owner or user is a key consideration for the design of compensation in line with the international standards.

In a previous scientific study conducted for KGM's use¹⁴⁹, based on the valuation study carried out in the jurisdiction area of another KGM regional directorate (Bursa), the rate of income reduction (%) has been calculated for dry and irrigated farming as presented in the below table.

Rate of Income Reduction in the Parcel (%)	Area of the Unacquired Part of the Parcel for which Income Reduction has been Calculated	
	Dry Farming (m ²)	Irrigated Farming (m ²)
90	142-340	88-290
70	341-540	291-490
50	541-740	491-690
30	741-940	691-890
15	941-1,040	891-990

(*) Calculations are for the case of 14th Regional Directorate of KGM (Bursa)

The study has concluded that the net income turns to negative in dry farming lands below 142 m² and in irrigated farming lands below 88 m², making the land unusable in terms of agricultural activities. In consultancy services provided to KGM by external consultants, KGM is advised to include agricultural lands below these thresholds in the expropriation, should the owner of these parcels do not own or use the neighbouring parcels for agriculture¹⁵⁰.

Accordingly, the owners of unacquired agricultural land parts with remaining area less than 180 m² (both for dry and irrigated lands to be on the conservative side) are required to be guided and assisted by the SPV to submit official applications to KGM requesting including the remaining part in the expropriation process. The actions to be taken by KGM in response to these applications and relevant decisions in case of court processes are required to be monitored to identify land parts that remain unacquired despite the application of the owner and consider provision of compensation to eligible PAPs.

According to expropriation data, there are 62 parcels along the full Project alignment with unacquired parts less than 180 m².

o Reduced Income on Orphan Agricultural Land– (area left between 180 m² - 500 m²)

As presented in the table above, users of unacquired agricultural land parts with sizes between 180 m² and 500 m² are anticipated to experience reduced agricultural income, which is an impact that is not considered or compensated according to Expropriation Law.

¹⁴⁹ Gündoğmuş, M.E. and Dönmez, D. 2014. "An Assessment Regarding the Basis for the Right of Expropriation Request for the Non-expropriated Parts of the Agricultural Lands: The Case of TCK 14th Regional Directorate's Immovables Valuation Works", DSI Technical Bulletin, Issue:117, April-2014, Ankara, p:18-25.

This study analysed the rate of decrease in the average net income that would be gained from the parcel due to the fuel consumption only for commuting to the parcel, based on the assessment studies conducted in Bursa region.

¹⁵⁰ The option of suggesting the owner to sell the unacquired part to the owner of the neighbouring parcels is not considered viable in practice as there is potential for the neighbouring owner not to wish purchasing such a remaining land piece. Due to lack of competition, it is unlikely that another person would buy the unacquired part at its actual market value.

In this case, the unacquired land part may have the same soil conditions with the acquired part, but the areal decrease may cause a decrease in the revenue from the agricultural production made on that part of the land. The decrease in the agricultural income for the unacquired land part is calculated by dividing net income decrease by applicable capitalisation rate.

As given in Section 2.7.1.6, according to expropriation data, there are 23 parcels along the full Project alignment with unacquired parts between 180-500 m².

- Orphan Constructible Plots (less than 500 m²)

As part of the Valuation Review Study, KGM has been consulted by the Valuation Expert to confirm the practices of the Expropriation Department Directorate with regard to evaluation of PAP applications requesting inclusion of orphan constructible plots in expropriation. It is understood that the official applications done by the PAPs for orphan constructible plots of less than 500 m² are taken into evaluation process. If the unacquired part of the constructible plot is decided to be non-constructible in terms of both shape and area, KGM's general practice is to include the unacquired part in the expropriation. In case Article 27 (Accelerated Expropriation) process is implemented, the court may also rule expropriation of the unacquired part.

In general, plot with area less than 200 m² is considered unusable in terms of construction and/or housing. Therefore, KGM may decide on expropriation of unacquired constructible plot parts of less than 200 m² in response to official applications of PAPs. For the plot parts between 200m² - 500m², the usability of the parcel for construction and/or housing would be evaluated by KGM on a case-by-case basis depending on the shape and area of the remaining land.

Accordingly, the owners of unacquired constructible plot parts with remaining area less than 500 m² are required to be guided and assisted by the SPV to submit official applications to KGM requesting including the remaining part in the expropriation process. The actions to be taken by KGM in response to these applications and relevant decisions in case of court processes are required to be monitored to identify land parts that remain unacquired despite the application of the owner and consider provision of compensation to eligible PAPs.

As given in Section 2.7.1.6, according to expropriation data, there are 46 constructible plots with unacquired parts less than 200 m² and 26 constructible plots with unacquired parts between 200-500 m² along the full Project alignment.

As part of the consultations done with KGM regarding the orphan constructible plot parts, it has been informed that the Housing Development Administration of Türkiye (TOKI) has zoning projects in Sazlibosna neighbourhood. The potential for acquisition of the orphan constructible plot parts by TOKI would need to be monitored in due course especially for the case of plot parts between 200-500 m². Procedure to be followed for such lands is described in 2.7.1.6. [Orphan Lands](#).

Owners and Users of Agricultural Lands – Land Fragmentation

There are 12 agricultural parcels that will be fragmented by the Motorway along the full alignment. The list of the fragmented parcels along the Motorway alignment, together with their distance to the closest crossing structures (e.g. overpass, underpass, viaduct), is presented in Appendix B.4.

In motorway projects, access between fragmented lands is achieved via closest crossing structures, such as underpasses and overpasses. The viaducts and bridges also ensure connectivity between fragmented lands.

Should the distance to the closest crossing structure is relatively high, fragmentation of agricultural lands may result in increased transportation costs for the PAPs, who has to travel between fragmented lands to continue agricultural activities on both land pieces. This would cause reduction in the net income of the owner or user of the fragmented agricultural lands.

When the distances of the closest crossing structures to the fragmented agricultural lands are reviewed (see Appendix B.4), it has been identified that the maximum distance is approximately 1.1 km and the minimum distance is approximately 7 m. Although the distances to the closest fragmented agricultural lands are in general acceptable, the locations of the structures will further be reviewed by the SPV Design Team in consultation with the PAPs. Based on the final design, the potential for increased transportation costs and impact on the net income of the PAPs will be evaluated as part of the Agricultural Consultancy Support to be provided through the RAP.

Owners of Trees – Valuation including Tree Debris Amount

Valuation of the affected trees has also been reviewed as part of the study based on the data given in the final valuation report of the Project and in consultation with KGM.

According to the final valuation report, there are no closed orchards along the Project route. The valuation of trees has included both the fruit bearing and non-fruit bearing (categorised as forest assets) trees based on the income method taking into consideration the tree values determined for other routes in the area. This has covered both the agricultural lands and constructible plots. It should be noted that in other implementations, compensation is generally not provided for trees on agricultural lands that do not bear fruits and only the logging fee is covered.


As reported by KGM, owners of the trees, who are informed in advance do generally participate the tree identification process (including number, age and type of the tree). Marks are put on the counted trees. Otherwise, the owners are informed (About the number of trees counted by their age and type) through the settlement heads and their signatures on the identification reports are requested. This information is also documented in the valuation reports, which are reviewed by the owners during the negotiations (signed in case of agreement; owner/shareholder has the right to refuse signing in case of disagreement).

When the trees logged are left to the owner upon her/his request, debris costs are deducted from the compensation value calculated for the trees. When the owner does not wish the trees debris to be left, debris amounts are not deducted from the compensation value. Debris value is usually close to the wood value of a tree, bearing fruit or not.

Users of Pasture Parcels for Livestock Activities – Loss of Land and/or Access

Turkish legislation does not envisage compensation of impacts on communities conducting livestock activities on pasture areas affected by land acquisition. Along the Project route, there are 12 pasture parcels affected by land acquisition (see Appendix B.3). As part of the Valuation Review Study, it has been identified that the households engaged in livestock activities among the affected communities mostly prefer intensive stock farming and there is no activity of livestock based on pasture areas. Also, the parcels registered as pasture have lost their pasture characteristics and cultivation activities could be identified on majority of these parcels. In conclusion, acquisition of pasture lands for the Project is not anticipated to cause impact on the livestock activities of the communities.

Appendix I – Land Entry and Exit Protocols (Template)

	Land Exit Protocol	Document No: REC-İSG-ÇYS- KMO-PT-02 Revision No: 00 Release Date: 15.02.2021
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NORTHERN MARMARA MOTORWAY SECTION 8 PPP PROJECT
LAND ENTRY PROTOCOL

PROVINCE: KP:
DISTRICT: COORDINATE:
SETTLEMENT: LOCATION:
BLOCK/PLOT: DATE:

The owner / user of the land has given the necessary permit by signing this document on the land with the above information, provided that the necessary measurement is made and the payment of the damaged products determined by the relevant Provincial Directorate of Agriculture is paid by REC as a result of the determinations to be made.

Note: Within the scope of the Rönensans Work Permit System, the Expropriation Price was withdrawn from the Bank by the Owners and Heirs, and the RAP requirements were met and the payments within the scope of the RAP fund were made. Construction teams and subcontractors are prohibited from entering the parcel before the Work Permit System approvals are completed.

Reason of land entry:

Remarks:

Note: Necessary information about the activities to be carried out by REC was provided by REC Representative.

Annexes:

	Name/Surname	Date	Signature
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Landowner/Shareholder:

Land User:

Settlement Head (Mukhtar):

REC Social Specialist:

Contractor Representative:

	Land Exit Protocol	Document No: REC-İSG-ÇYS- KMO-PT-02 Revision No: 00 Release Date: 15.02.2021
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NORTHERN MARMARA MOTORWAY SECTION 8 PPP PROJECT

LAND EXIT PROTOCOL

PROVINCE: KP:
DISTRICT: COORDINATE:
SETTLEMENT: LOCATION:
BLOCK/PLOT: DATE:

The contractor completed the reinstatement of the land used for the construction Works within the scope of the Northern Marmara Motorway Section 8 PPP Project and the land mentioned above was handed back to the landowner. The Owner / user releases the Project Contractor by declaring that he/she has no rights or receivables.

This protocol does not give the Contractor any guarantee or claim under contracting agreements with REC.

Note: The reinstated or restored places should be listed, photographed, if the crop payment is paid, the "Crop Payment Agreement" should be filled and added to this protocol. (See. Land Entry Protocol)

Annexes:

Name/Surname Date Signature

Landowner/Shareholder:

Land user:

Settlement Head (Mukhtar):


REC Social Specialist:

Contractor Representative:

Appendix J – Work Permit Form for Earthworks

NORTHERN MARMARA MOTORWAY SECTION 8 PROJECT

EARTH WORKS PERMIT FORM



FIRM NAME

SERIAL NO:

Date:

Workplace :

1. WORK

Description of the Work
.....
.....
.....

Equipment To Be Used.....
.....

2. HAZARDS

Unsafe Work Load Collapse

Underground lines water,gas, etc.. Rotating Equipment

Electric Shock Lifting Activity

Neglected Equipment Water Accumulation

Underground Electrical Line Soil Structure &type

Weather Condition

Other.....
.....

3. MEASURES

	YES	NO
BEFORE WORKING		
IS THERE A SECURE ENTRY AND EXIT?	<input type="checkbox"/>	<input type="checkbox"/>
ONLY AUTHORIZED PERSONNEL WORK?	<input type="checkbox"/>	<input type="checkbox"/>
HAVE UNDERGROUND LINES BEEN DETERMINED?	<input type="checkbox"/>	<input type="checkbox"/>
IS THE SITE UNDER TRAFFIC CONTROL?	<input type="checkbox"/>	<input type="checkbox"/>
ARE THERE WARNING SIGNS?	<input type="checkbox"/>	<input type="checkbox"/>
DOES THE VEHICLE REVERSE ALARM WORK?	<input type="checkbox"/>	<input type="checkbox"/>
ARE APPROPRIATE MARKINGS AVAILABLE?	<input type="checkbox"/>	<input type="checkbox"/>
DURING WORK		
IS THE WORK AREA BLOCKED?	<input type="checkbox"/>	<input type="checkbox"/>
IS THE REQUIRED PPE USED?	<input type="checkbox"/>	<input type="checkbox"/>
LOAD CONTROLLER OF EXCAVATION EQUIPMENT	<input type="checkbox"/>	<input type="checkbox"/>
IS OIL LEAKAGE PREVENTION/CONTROL AVAILABLE?	<input type="checkbox"/>	<input type="checkbox"/>
IS THE EXCAVATION MATERIAL STORED AWAY FROM THE EXCAVATION?	<input type="checkbox"/>	<input type="checkbox"/>
AFTER WORK		
Is the excavation site left clean and safe?	<input type="checkbox"/>	<input type="checkbox"/>
Has all excavation equipment been removed?	<input type="checkbox"/>	<input type="checkbox"/>

4. AUTHORIZATION& ACCEPTANCE

AUTHORIZED TO EXECUTE THE WORK.I have read and understood the terms and precautions specified in the work permit. I declare that I accept the responsibility of carrying out the work specified in this work permit, that I or the personnel working under my control will not do any other work other than the work permit, and that I will immediately inform the Authorized Person in case the work is completed or postponed.

Name _____ Date _____ Signature _____

AUTHORIZED PERSON.I declare that I or my authorized person has checked the equipment/work area and that it is safe to carry out the work specified in this work permit.

Name _____ Date _____ Signature _____

AREA RESPONSIBLE: The work is allowed to be carried out depending on the precautions in Sections 3, 4, and 5.

Name _____ Date _____ Signature _____

6. PPE

Boot Respiratory protection Ear Protector

Glove Safety Belt

Other (Please Specify).....
.....

5. SUPPLEMENTARY DOCUMENTS

Gas Test WHA Infrastructure Drawings

Production Method Control Forms Other-.....

7. APPROVAL/RE-EDIT (1st SHIFT) Managing the Work Permit Process...../ Area Responsible.....

DATE						
AUTHORIZED TO EXECUTE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
AUTHORIZED PERSON.	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
AREA RESPONSIBLE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE

8. APPROVAL/RE-EDIT (2nd SHIFT) Managing the Work Permit Process...../ Area Responsible.....

DATE						
AUTHORIZED TO EXECUTE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
AUTHORIZED PERSON.	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
AREA RESPONSIBLE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE

9. COMPLETION/CANCELLATION OF WORK

AUTHORIZED TO EXECUTE THE WORK.I declare that the work specified in this work permit has been carried out properly, that all employees have left the area and that all equipment, facilities and electrical appliances affected by this work have been left safe and suitable.

Work Completed Work Not Completed

Name _____ Date _____ Signature _____

AUTHORIZED PERSON I declare that I or the person I have authorized has checked the equipment/work area and that the work specified in this work permit has been carried out properly, all tools and equipment have been removed and all equipment, facilities and electrical equipment affected by the work have been left safe and suitable.

Name _____ Date _____ Signature _____

AREA RESPONSIBLE:I certify that all tools, equipment and work area have been left safe and proper and work is complete.

Name _____ Date _____ Signature _____

Dok No:REC-ISG-KMO-FR-28 Yayin Tarihi:25.03.2021 Rev:0 1. Copy will be kept at the place where the job is done 2. At the Person Approving the Copy 3. Copy Employer at the OHS

Appendix K – Corrective Action Plan of the Past Land Acquisition Audit (done by Independent Land Acquisition and Valuation Specialist commissioned by the IESC)

Action No	Gap / Non-compliance	Corrective Action	Responsible Party	Date/Time Period	Conditions/Budget/ Human resources required for the Implementation of the Activity	Indicators	Status (reported by SPV as of March 2023)
1	A total of 78 product payments were not made, 71 of which are still under user detection, and 7 of which are parcels that do not accept payment for the product.	Completing product/crop determination and payments related to users	SPV (Company)	August-September 2022	Completion of user identifications	Not making payment	Completed
2	Not enough information has been provided about the land acquisition process.	Providing additional information about the land acquisition process in areas with active work	KGM SPV (Company)	September – October 2022	Preparation of information documents related to land acquisition and RAP	Not enough information has been given	In progress
3	There are 378 parcels with no land entry protocol signed (parcels under active construction and parcels under stripping)	Entering the lands by making land entry protocols	SPV (Company)	from August 2022	Completion of all payments prior to land entry	Lands were entered without land entry protocols	In progress
4	No information was provided about the grievance procedure.	Improving the grievance mechanism	SPV (Company)	August - September 2022	Mutual agreement of KGM and SPV	PAPs do not have sufficient information	In progress

Appendix L – Guide to Land Acquisition and Compensation