380 kV Hadımköy GIS Substation
Abbreviated Resettlement
Action Plan (ARAP)

APRIL 2017
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1. PROJECT DESCRIPTION

Arnavutköy-Hadımköy 1st Stage Industrial Zone, which is planned to be built in Deliklikaya quarter Arnavutköy district of Istanbul province, will provide energy supply to the Small and Medium Sized Industrial Sites in line with the total 120 MW power demand projected until 2020 and TEİAŞ is planning to construct a new Substation in the framework of medium term plans.

In this context, the 380 kV Hadımköy Gas Insulated Substation (GIS) project is included in the TEİAŞ investment program with the project number 13.D.03.0040. With this project; the aim is to provide energy to the planned industrial zone, to respond to the increasing energy demand of Istanbul and to contribute to the potential energy bottleneck in the national scale. The project will be financed by the International Bank for Reconstruction and Development (World Bank) and will be installed and operated by TEİAŞ.

The procedures presented in this Abbreviated Land Acquisition Plan (ALAP), detail the actions which will be taken to ensure the compliance with Turkish Legislation and Procedures (Turkish Legislation given below) and the World Bank Policies and Procedures as specified in the World Bank Operational Policy OP/BP 4.12 on Involuntary Resettlement (though no physical resettlement takes place under this Project).

![Parcel-Based Satellite Display of Transformer Center](image)
2. POTENTIAL IMPACTS AND AFFECTED PERSONS

2.1. Project Impacts

The substation project will be installed in the parcels numbered 2, 3, 4, 5, 6, 7, 8, 9, 10 and 12 in 316 block in the Arnavutköy quarter, Deliklikaya district of Istanbul.

For the parcels subject to the project, the IMM Assembly Decision dated 15.01.2015 and numbered 77 was taken and 1/1000 scale in line with the resolution of the Arnavutköy Municipal Assembly dated 03.06.2015 and number 56 on the basis of the revision of the 1/5000 scale Master Planning Plan dated 17.01.2015 - with the approval of the amendment of the Construction Plan, the said parcels were issued to the plans as "Energy Storage Area".

For the said parcels numbered 2, 3, 4, 5, 6, 7, 8, 9, 10 and 12 in 316 block in the Arnavutköy quarter, Deliklikaya district of Istanbul, in accordance with Article 8 of the Expropriation Law No. 2942, the expropriation procedures have been completed by transferring to our Organization with a purchase procedure amounting to 22,696,098,75 ₺.

2.1.1. 316 Block 2, 3, 4, 5, 8, 9, 10, 12 Parcels

Deliklikaya quarter, 316 blocks 2, 3, 4, 5, 8, 9, 10, 12 parcels belong to a single legal entity (S.S. Teskoop Technology and Industry Collective Workplace Building Cooperative) before the expropriation process and the total of the parcels is 16,163,92 m² (1.6163 ha). The parcel land is empty and there are no structures or construction / manufacturing works already on the parcel. A total of 10,907,601,75 Turkish Liras of expropriation was carried out and the parcels 2, 3, 4, 5, 8, 9, 10 on 09/12/2015 and 12 parcels on 03/05/2016 were transferred to TEİAŞ. The compensation for said parcel land owners has been completed as of 05/05/2016.
The expropriated 316 block with 2, 3, 4, 5 and 12 parcels and some cadastral roads were in the legend of the Urban Service Area, while the parcel number 8, 9, 10 was in the legend of the Industrial Area, in the context of the amendment of the 1/5000 scale Master Plan dated 17.01.2015 in accordance with the decision of Arnavutköy Municipal Assembly dated 03.06.2015 and number 56, 1/1000 scale Implementation Construction Plan Amendment has been approved and the mentioned parcels have been issued as "Energy Storage Area". It has been determined that there is no agricultural or commercial activity on these parcels during the expropriation process and that there is no construction or construction / manufacturing work belonging to the relevant cooperatives or third parties on the parcel and that there is no tenant on the parcel.

The expropriation compensation values are determined by the minimum real estate declaration values declared from the Directorate of Financial Services of the Arnavutköy Municipality and the transfer prices of the parcel list and neighboring parcels of Deliklikaya quarter Immovables from the Arnavutköy District Directorate of Land Registry.

### 2.1.2 316 Block 6, 7 Parcels

Deliklikaya quarter 316 island 6, 7 parcels belong to three separate legal entities (S.S. Teskoop Technology and Industry Collective Workplace Building Cooperative, SS Öz-Ar Collective Workplace Building Cooperative and SS Bahçeşehir Ironworkers and Industrials Collective Workplace Building Cooperative) before the expropriation process and the sum of all the parcels is 17,464.44 m² (1,7464 ha). The parcel land is empty and there are no structures or construction / manufacturing works already on the parcel. In the parcels numbered 6 and 7; S.S. Öz-Ar Toplu Workplace Building Cooperative's shares were transferred to TEİAŞ on 03/05/2016, S.S. Teskoop Technology and Industry Collective Workplace Building Cooperative and de S.S. Bahçeşehir Ironworkers and Industrials Collective Workplace Building Cooperative shares were transferred to TEİAŞ on 09/12/2015.

The land has been transferred to TEİAŞ with the expropriation price of 11,788,497 ₺. Compensation payments to the parcel owners for the said parcels have been completed as of 05/05/2016.

While expropriation pf 316 block 6 and 7 parcels were to remain in cadastral roads in the urban service area legend and others in the industrial area legend, in order to renovate the 1/5000 scaled Master Plan dated 17.01.2015, in line with the decision of Arnavutköy Municipal Assembly dated 03.06.2015 and number 56, the 1/1000 scale Implementation Plan Amendment was approved and the parcels in question were designated as "Energy Storage Area".

It has been determined that there is no agricultural or commercial activity on the parcels in the expropriation process and that there are no structures belonging to the relevant cooperatives or third parties on the parcel and that there are no tenants on the parcels. The expropriation compensation values are determined by the minimum real estate declaration values declared from the Directorate of Financial Services of the Arnavutköy Municipality and the transfer prices of the parcel list and neighboring parcels of Deliklikaya quarter Immovables from the Arnavutköy District Directorate of Land Registry. For the Energy Transmission Lines that will integrate the Substation to the interconnected system, the topographic structure of the land to be traversed, the zoning status, the distribution of the settlement area and the demographic structure if it is present in the country are determined in terms of the mutual
maximum benefit principle in terms of the persons and institutions to be affected from the project and project owner TEİAŞ. In this respect, the routes through which the Energy Transmission Lines pass, the persons to be affected and the additional expropriation process will be reported in the following stages.

Within the scope of the Land Acquisition Policy Framework document, there is no specific information on connection lines for this project, but this ALAP also contains general information on connection lines.

*Connection Lines Related Information:

380 kV Hadımköy GIS Çorlu ETL: (84.428,77 m)

* 380 kV Hadımköy GIS will be connected to 154 kV Babaeski Çorlu Hadımköy ETL and electrical connection between Gelibolu ring and Istanbul ring will be provided and 380 kV Hadımköy GIS Çorlu ETL with TEİAŞ 10.D.03.0520 project number will be established. The ETL connection part will be transferred from the agricultural land and there is no settlement unit or tenant information in the mentioned areas.

380 kV Ünimar İkitelli Branch Line Hadımköy GIS ETL: (1.114,31 m)

* 380 kV Hadımköy GIS, 380 kV Unimar İkitelli 380 kV Unimar İkitelli Branch Line Hadımköy GIS ETL will be constructed with the project number of 09.D.03.0120 with the input-output of UniMar İkitelli ETL. The ETL connection part will pass over the agricultural land and there is no settlement unit or tenant information in the mentioned subject areas.

Connection with 154 kV Lines:

* The 154 kV connection of Hadımköy GIS will be provided with 154 kV Hadımköy GIS-Hadımköy-Büyükçekmece (7.886,70 m), 154 kV Hadımköy GIS-İkitelli (893,64 m) and 154 kV Hadımköy GIS-Habıpler ETLs (758,59 m) which will be formed as a result of input-output to 154 kV İkitelli-Tegesan and 154 kV Habipler-Hadımköy ETLs which will pass near the substation and be renewed on their existing routes.

The necessary land for the ETL connected to the Substation is provided by establishing ownership expropriation (for pole locations) and easement rights (for land under lines). Small areas will be acquired for pole locations. On the other hand, long-term easement rights will be established for electricity transmission lines and there will be no restrictions on land use.

The mentioned private lands affected under the ETLs are used primarily for agriculture and grazing purposes. The land lost due to the electricity transmission lines, which often follow a narrow strip of land, is limited to the footprints of the transmission towers and poles. During and subsequent to construction, agricultural activities will be maintained underneath the lines.

As in the Substation immovable properties such as forests and meadows under the ELTs are not used by residents in nearby settlements for any purposes that may threaten their livelihood or grazing or any income-generating activity.
Physical relocation of households is not expected, nor is impacts on structures.

Where the right of easement is established, existing agricultural activities under the line may be carried out. Landowners may continue to use the land, but they can build under the line in a manner that they do not damage the electric poles, they can grow trees at certain heights (these heights are specified in the technical specifications.)

Apart from land acquisition/expropriation, there may be some damages to standing crops and fruit trees, or grazing lands of animal grazers due to transportation of large materials for relevant facilities by large trucks during the construction phase. In such cases, damages will be compensated by TEIAS.

In certain cases if land owners’ lands are not viable due to partial land acquisition, considering the time specified in the relevant legislation and technical assessments the entire plot may be expropriated as a response. For vulnerable affected people, options and suggestions will be discussed to ensure that people are not negatively affected by the Project and can continue with their lives at a level that is at least as good as pre-project levels.

### 2.2. Project Affected Persons

It is likely that the affected persons will be users of immovable properties that correspond to the property ownership, tenants or lines of electricity transmission and Interfaces points. When site selection is made In order to minimize the effects of the positions of the project components on the persons, the forms of land use and the purpose of use must be considered together.

Entitlement Matrix provided in Section 4 lists the major categories of potential impacts on affected people under the Project.

There are no vulnerable groups in the owners of the immovables and land users of the Substation area.

### 2.3. Eligibility Criteria

As explained above and detailed in the entitlement matrix the categories of eligible affected persons are:

- Owners of involuntarily acquired land
- Renters on acquired land
- Grazers and other users of acquired lands or public lands
- Owners on whose land there will be long term easements

After the expropriation decision has been made, the identities of the affected persons after a land survey have been determined through their land registry and cadastral records. Land acquisition has been reported to the affected persons. This is also the key date for determining eligibility.
3. LEGAL FRAMEWORK

In the scope of Turkish legal framework, land acquisition/expropriation is based on the Expropriation Law No: 2942, and Article 46 of the Turkish Constitution. One or several of the following legislation also govern land acquisition by TEIAS:

1. Electricity Market Law No. 4628,
2. Civil Code No. 4721,
3. Decree in the Power of Law No. 233 regarding State Economic Enterprises,
4. Articles of Association of TEIAS published on 29.06.2001,
5. Reconstruction Law, Land Survey Law, Forest Law, Pastures Law, Organized Industrial Zones Law,

The details of the governing national laws for acquisition of land and resettlement are provided in the Rettlement Policy Framework (RPF) document of this Project.

In addition to the national legislation to be followed, TEIAS will also commit to the World Bank OP 4.12 on Involuntary Resettlement which includes safeguards to address and mitigate risks resulting from involuntary resettlement under development projects, and covers any involuntary land taking.

Although national regulation and processes have been updated there are still some issues creating gaps between Turkish requirements and World Bank OP 4.12. In this regard main gaps are as follows:

* Public information disclosure, consultation and participation
* Compensation/assistance to renters, sharecroppers and other users of lands, who do not own property
* Compensation payment to users of pastures
* Replacement value/cost evaluation for immovable properties to be expropriated
* Preparation of resettlement action plans and scope of resettlement
* Monitoring
* Grievance Redress Mechanism

As stated in the relevant section of the RPF, TEIAS will show maximum effort in order to cover the gaps mentioned above as specified under the below headings
4. IMPLEMENTATION, COMPENSATION AND OTHER ASSISTANCE

The land acquisition process will be executed by the TEIAS local office.

For the said parcels numbered 2, 3, 4, 5, 6, 7, 8, 9, 10 and 12 in 316 block in the Arnavutköy quarter, Deliklikaya district of Istanbul, in accordance with Article 8 of the Expropriation Law No. 2942, the expropriation procedures have been completed by transferring to our Organization with a purchase procedure amounting to 22,696,098,75 TRY.

Hadımköy GIS Substation Expropriation Procedure of E.T.L

The land acquisition process will be executed by the TEIAS local office for the Electricity transmission line. Depending on the type of land; public or private, TEIAS will acquire land through permits, negotiations or expropriation.

Prior to the acquisition of private lands valuation of subject assets will be performed by TEIAS experts (generally 3 experts). After the valuation is complete, all eligible PAPs will be contacted for negotiations. In cases where negotiations fail, TEIAS will initiate the court process with respect to the Expropriation Law. The valuation of subject immovables will then be made by a court appointed valuation committee.

After the completion of court process, TEIAS will deposit the amount agreed by court to the bank account of each PAP prior to construction.

Expropriation compensation to be paid to the owners of property is being calculated properly so as to be able to purchase an equivalent property in the same area. The value assessments of the expropriated property is being made considering the criteria determined in Article No.11 of the Law of Expropriation.

Hereunder, lands are determined according to equivalence value and agricultural lands are determined according to disposable income methods. In the agricultural lands, by obtaining the data such as the alternation rule in the region, the annual average yield, the average unit cost of products from the relevant provincial or district agricultural administration, values of the properties partake of agricultural land have been calculated according to average annual net income and interest rate based on the income capitalization method. Survey of local property prices are also considered by discussions with local real estate practitioners. If the products and trees on the property haven't been taken into account during the land valuation by the expert commissions, their costs will be paid during the construction.

In cases where land needs to be acquired before the harvest, TEIAS will compensate standing crops. Not only land owners but also users of land who have standing crops, economic trees or structures at the time of expropriation will also be compensated for their losses. TEIAS will make effort to determine informal users such as squatters, through interviews made with land owners and muhtars. TEIAS will also investigate the availability of additional land for PAPs who are renters of expropriated lands to ensure that their livelihood is not worse off after the Project.

TEIAS will give utmost importance to starting construction after harvesting season. However,
if it is not possible (in cases where the land is still cultivated by the time construction starts) loss/damage assessments will be carried out with the assistance of technical support from directorate of agriculture and compensation will be paid.

In cases where community land is acquired, the compensation will be paid to the village legal entity or to subgovernorships as per the governing Municipal Law in metropolitan municipalities.

If necessary, the necessary support will be provided by TEIAS in order to strengthen the livelihoods of those affected by the expropriation.

Entitlements and compensation that will be provided under the project are presented in the matrix below.

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Element</th>
<th>Project Impact</th>
<th>Category of Affected Person</th>
<th>Entitlement</th>
<th>Additional Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-stations and Submarine Cable Connection Points</td>
<td>Site of sub-station / connection point</td>
<td>Land Acquisition (all)</td>
<td>Owner</td>
<td>Sufficient compensation for owner to buy land of equivalent value; Compensation for unharvested crops</td>
<td>Ensure that there is Comparable land in area (land valuation commission determining compensation works by surveying and assessing comparable land in the area)</td>
</tr>
<tr>
<td></td>
<td>Land Acquisition (partial)</td>
<td>Owner</td>
<td>Sufficient compensation for owner to buy land of equivalent value; Compensation for unharvested crops</td>
<td>If remaining part not usable and land owner petitions, expropriation of whole plot</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Land Acquisition</td>
<td>Renter / user</td>
<td>Compensation for unharvested crops</td>
<td>Ensure that there is Comparable land for rent in area; if lease of renter has not expired / rent paid in advance, renter will receive such advance from landowner pursuant to private contract law</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Loss of grazing land</td>
<td>User</td>
<td></td>
<td>Ensure that there is alternative land for rent in area</td>
<td></td>
</tr>
<tr>
<td>Transmission Lines</td>
<td>Tower</td>
<td>Land Acquisition (partial)</td>
<td>Owner</td>
<td>Sufficient compensation for owner to buy land of equivalent value; Compensation for unharvested crops; compensation for damages to crops, trees</td>
<td>Land returned to prior condition</td>
</tr>
<tr>
<td>Transmission Cable</td>
<td>Long term Easement</td>
<td>Owner</td>
<td>Compensation for unharvested crops; compensation for damages to crops, trees</td>
<td>Land returned to prior condition</td>
<td></td>
</tr>
</tbody>
</table>
5. PUBLIC INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

Despite the lack of provisions in the Turkish legislation on public consultation and informing about land acquisition, TEIAS provided necessary information to the local authorities (Muhtar) in order to inform the affected community and provided with the land acquisition policy section in the Muhtarlik offices. The affected people are provided with the names and contact information of the people to whom they can contact with regard to grievance mechanism.

The names of the people with whom the affected people can communicate with and the contact information are provided for affected people about the project's grievance redress mechanism. Where consultation meetings for Environmental Assessments can not be made, consultations are made through the Environmental Management Plans, which will be realized between the local TEIAS office personnel and the affected persons. Expropriation application procedures are carried out by the 1st Regional Directorate-Istanbul (Davutpaşa) and necessary informing have been made to both the landowners and the local people.

Consultations will continue informally throughout the land acquisition process during the visits made by TEIAS local expropriation team. Meetings held, attendants and issues raised will be documented in monitoring reports provided to World Bank.

In cases where subject lands have large numbers of owners and heirs, who do not live on the land or in the near vicinity, efforts will be made to reach owners of land through:

1. Local inquiries for current address research from villagers and muhtar,
2. Inquiry of last known residence from land registry and cadastre records, and law enforcement records through their national identification number, and
3. Official advertisement in newspaper pursuant to Article 10 of the Expropriation Law 2942.

If the owners can still not be reached, the compensation for the land is deposited in their name to a Bank account. The owner can withdraw the compensation at any point in time.

6. GRIEVANCE REDRESS MECHANISM

The Project is supported by a grievance mechanism established by TEIAS that was initially introduced to PAPs prior to project land acquisition activities. The system allows complaints, concerns and demands raised by PAPs to be properly registered and addressed in a timely manner.

The Project may inevitably lead to various grievances ranging from rates of compensation
and eligibility criteria to the location of project components. TEIAS ensures that procedures are in place to allow PAPs to lodge a complaint or a claim without cost and with the assurance of a timely and satisfactory resolution of the grievance.

Additionally, TEIAS will make certain that special accommodations are made for women and members of vulnerable groups (such as elderly, disabled etc) to ensure that they have equal access to grievance redress procedures.

TEIAS will make effort to remind and restate the Project’s grievance mechanism during each information disclosure and consultation with the PAPs and affected settlement(s) that will take place along the lifecycle of the Project. TEIAS has assigned a contact person who is accessible to address all types of grievances (concerns, complaints, request etc.) related to the Project including those related to land acquisition or impacts on land and property during construction. This contact person is in charge of keeping records of the grievances filed. TEIAS and its local office will ensure that all grievances are addressed and resolved in timely manner in line with WB policy requirements.

The telephone number of the institution and the authorities and the address of our Company are given to the Muhtars (village headman). If any information is requested, it is stated that the expropriation chief engineer Mehmet Fatih BAŞ can be contacted from the telephone; 0-212 - 449 11 44. Until today, there are no registered complaints.

Complaints will be handled primarily in the local offices of TEIAS. The Grievance Redress Mechanism is established as the following table illustrates.

<table>
<thead>
<tr>
<th>Level</th>
<th>Authority</th>
<th>Method</th>
<th>Procedures</th>
<th>Response Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Local TEIAS office</td>
<td>Face-to-face, telephone, correspondence</td>
<td>Lodging of grievance will be confirmed. Grievance will be assessed. Response / resolution of grievance will be communicated to petitioner. If cannot be resolved, petitioner will be referred to Level 2 or Court of First Instance.</td>
<td>1 WEEK</td>
</tr>
<tr>
<td>2</td>
<td>TEIAS Headquarters Office in Ankara</td>
<td>telephone, correspondence</td>
<td>Lodging of grievance will be confirmed. Grievance will be assessed. Response / resolution of grievance will be communicated to petitioner. If cannot be resolved, petitioner will be referred to Court of First Instance.</td>
<td>2 WEEK</td>
</tr>
<tr>
<td>3</td>
<td>Responsible Court of First Instance</td>
<td>correspondence</td>
<td>Pursuant to legal regime</td>
<td>Pursuant to legal regime</td>
</tr>
</tbody>
</table>

Grievance Redress Mechanism will work in cooperation with the monitoring system.
7. MONITORING IMPLEMENTATION & REPORTING

TEIAS will ensure that the implementation of land acquisition activities are fully consistent with this ALAP. As part of ALAP implementation, TEIAS will provide a monitoring report of land acquisition activities to the World Bank every six months, to be included in the overall project progress report, indicating the following:

* The number and ownership of parcels affected and their current status,
* The progress of negotiations, appeals and ongoing court cases if any,
* Compensation offered and finally paid (if possible, to provide a list in excel indicating number of square meters of the original whole plot and the size of the specific area acquired, and compensation paid),
* Consultations carried out with PAPs (frequency, agenda etc.)

Number and types of grievances filed, percentage of grievances resolved and underway, any problematic issue that could not be resolved etc

The purpose of land acquisition monitoring will be to verify that:

- Actions and commitments described in this ALAP are implemented fully and on time
- Eligible affected people receive their full compensation entitlements within agreed time frames
- Complaints and grievances lodged by project affected people are followed up and that where necessary, appropriate corrective actions are implemented At the end of the Project, TEIAS will provide the World Bank with a completion report explaining all completed actions and results of land acquisition activities.
8. TIMETABLE AN BUDGET

The land acquisition activities timetable for the Substation is presented below.

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<td>Obtaining permit for forest land</td>
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<td>Determination of land required for ETL</td>
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<td>Commencement of acquisition of land for ETL</td>
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<td>Public Consultations</td>
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<td>Compensation Payments</td>
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<td>Commencement of Construction</td>
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<td>Monitoring of LA activities</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Budget Breakdown for Land Acquisition**

The price specified in the table indicates expenditures made for the Substation in the name of expropriation up to now and the expropriation process will start for the Energy Transmission Lines.

<table>
<thead>
<tr>
<th></th>
<th>Expropriation Cost</th>
<th>Compensation Payments + 908.268,36 ₺ Title deed processing fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs of Permit</td>
<td>There is no forest area</td>
<td></td>
</tr>
<tr>
<td>Compensation Payments</td>
<td>22.696.098,75 ₺</td>
<td></td>
</tr>
<tr>
<td>Costs for Additional Social Support and Resettlement Assistance</td>
<td>NOT FOUND</td>
<td></td>
</tr>
<tr>
<td>Cost for Monitoring</td>
<td>UNEXPECTED</td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

xii
<table>
<thead>
<tr>
<th></th>
<th>UNEXPECTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL BUDGET</td>
<td>23,604,367,11 t</td>
</tr>
</tbody>
</table>