This Expropriation Information Guide (EIG) has been prepared to provide information on the expropriation procedures of Hassa-Dörtyol Tunnels Project (hereinafter referred to as "the Project" in this guide) to the individuals affected by the Project and other relevant stakeholders in the Project area.

This guide includes a summary of the publicly disclosed Livelihood Restoration Plan (LRP).

Definition of the Project

With the project, it is planned to construct a 1x1 (single line) railway line and a 2x2 highway between Hassa and Dörtyol districts within the scope of Hassa – Dörtyol Tunnels Project by the General Directorate of Infrastructure Investments (AYGM). The project shall be located within the borders of Hatay provinces and shall provide passenger and freight transportation services.

Dörtyol-Hassa Railway and Highway Project whose length is approximately 25 km, is a highway and railway project that connects the Gulf of Iskenderun to the Southeastern Anatolia Region in a more linear manner.

Dogus-Eze Business Partnership is responsible for the construction works of the project as "the Contractor". After the construction is completed, the railway shall be operated by the Turkish State Railways (TCDD) and the highway shall be operated by the Turkish General Directorate of Highways (KGM).

In Scope of Project, between KM:0-25 includes the construction works of a 1x1 (single line) railway line and a 2x2 highway.

With the realization of the Dörtyol-Hassa Project, the current situation is:

- The Kırıkhan-İskenderun-Dörtyol route, which is 77.3 km, was shortened by 15.27 km.
- The Nurdağı- Osmaniye-Dörtyol (Payas) route, which is 121 km, was shortened by 20.60 km.
- The Dörtyol-Kırıkhan-Hassa route, which is 78.8 km, was shortened by 53.4 km.

- The railway route between Payas and Fevzipaşa, which is 84 km, will be shortened by 29.6 km and will provide safe, comfortable and uninterrupted transportation.

For the construction of this Project, AYGM shall conduct expropriation in the Project corridor. A Livelihood Restoration Plan (LRP) was prepared and published at https://www.dortyolhassa.com.tr in order to ensure that the project is acquired in accordance with the international conditions to which the Project is subject and to announce it to all stakeholders.

Environmental and Social Applications of the Project

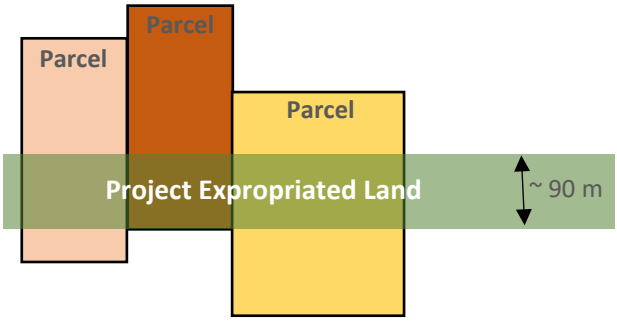
Project finance is provided by international financial institutions. Due to the reason that the environmental and social standards of such institutions are high, Dogus-Eze Business Partnership works with an independent team of international and Turkish consultants for the surveys within the scope of Environmental and Social Impact Assessment (ESIA) in order to support the existing Environmental Impact Assessment (EIA) reports and to fulfil the standards of the financial institutions.

Dogus-Eze Business Partnership has committed to implement an Environmental and Social Management Plan (ESMP) developed from the data of the ESIA survey in order to mitigate the potential adverse effects of the Project and to contribute to the local people. In other words, by means of the plans to be developed by the Business Partnership, it is planned to create job and skill training opportunities in order to increase cooperation with the local people as well as a number of benefits to be provided during the construction and operation periods of the Project.

Land Requirement of the Project

Within the scope of the project, the immovable properties (land or parcel) along the route corridor and the structures and elements (building, barn, porch, hut, fruit trees, wells, wire fence, stone wall, irrigation systems etc.) located on it shall be expropriated.

The project area is limited to a corridor with an average width of 90 meters. This area mainly affects the parcels belonging to individuals. Along the corridor, easement shall be established in the tunnel areas and properties shall be expropriated in other areas. The areas to be used temporarily during the construction period shall be acquired by leasing.



The expropriation processes to be carried out due to the project may cause varying degrees of income loss for landowners and/or users.The main effects that may occur can be classified as follows:

- Decrease in the agricultural lands
- Decrease in the grassland and pasture areas
- Loss of forest area
- Decrease in yield and loss of income as a result of reduced income due to the land acquisition

- Restriction or complete prevention of the access to the agricultural lands, pastures and forests

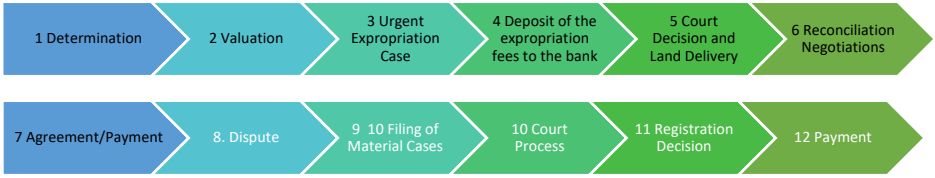
Issues and Responsibilities Related to Expropriation

The immovable properties shall be acquired by AYGM (General Directorate of Infrastructure Investments) from the existing owners by expropriation and transferred to Dogus-Eze Business Partnership, which is responsible for the construction of the project, during the construction period. The expropriation of all other assets on the land is also under the responsibility of AYGM. All expropriation procedures shall be carried out within the framework of the Turkish Expropriation Law and shall also be supported by the international standards. Certain additional rights have also been defined within the framework of the Livelihood Restoration Plan prepared in accordance with the international conventions.

The expropriation procedures of the project are carried out in accordance with **the Public Interest Decision and Expropriation Decision** date. This date is also the date on which the determination of the rights (structures, trees, etc. on the land) to be taken into consideration in the payment of the expropriation fee is limited.

In the urgent expropriation procedures, the expropriation fee is paid in cash and in advance. The Expropriation Law allows payment for the loss of land or assets only to the legal right holders (individuals registered at the land registry office). The users who benefit from the treasury or forest areas may also be indemnified to certain extents for the products grown and/or their income-generating activities.

Expropriation Process According to the Expropriation Law



General Information

Pursuant to the legislation in force, the expropriation fee is determined for the following elements:

- Land expropriated for related facilities such as the construction and security area of the project etc.
- Products
- Premises (tree, wall, well, irrigation systems etc.)

The right holders within the scope of the Expropriation Law are the persons registered at the land registry office and the owners of the products and premises. Furthermore, the land users are also given rights if they prove that the physical investment on the land that they use with the consent of the owner of the immovable property has been made/erected by themselves, not by the owner of immovable property.

IMPORTANT: For the cultivated/planted lands, the harvest of the product shall be awaited if the harvest period is close, or a product payment shall be made by AYGM for only once according to the construction calendar as per the Expropriation Law, as of the date of "the posting announcement" officially notified to the local authority offices following the Public Interest Decision and the Expropriation Decision. After the land is received and the product payments are made, cultivating/planting activities are not allowed even if the construction activity is not started, and no SECOND PAYMENT shall be made for the agricultural activities carried out after this date.

Land Valuation and Payments

The valuation is made according to the principles specified in the relevant articles of the Expropriation Law.

. While the value of the trees is calculated according to the lifetime yield of the tree by the Ministry of Agriculture and Forestry, the crop value is taken according to the annual yield. The value of the agricultural land is calculated according to the net income method, and the land prices are calculated by precedent comparison. In all surveys, the market prices of the other lands in the vicinity are also taken into account.

The valuation process depends not only on the size of the area, but also on many other criteria. For this reason, the expropriation fees may differ for the parcels of similar size. As the factors such as the field facing to the road, its proximity to the city centre, ability of irrigation and accessibility are taken into account in determining the unit prices of the parcel, the unit prices calculated on the basis of the parcel may also differ.



If only a part of an immovable property is expropriated and the remaining part is not suitable for use, the landowner may apply to the Contracting Entity in written for the expropriation of the remaining part. For example, the remaining part may not be economically suitable for use, or access to the remaining part might have become difficult or prevented by construction.

The fee agreed upon in the reconciliation negotiations shall be made ready for payment by AYGM within 45 days at latest as of the date of issuance of the document and if a waiver is granted in the name of AYGM at the land registry office, it shall be transferred to the bank account of the owner of the immovable property. All expenses related to the expropriation – such as land registry expenses, charges, litigation expenses – are covered by AYGM.

Livelihood Restoration Plan (LRP)

AYGM has prepared a "Livelihood Restoration Plan" (LRP) to support the settlements along the route, shared it with all stakeholders, and established a compensation strategy to support affected livelihoods and compensate for losses in accordance with international standards.

Accordingly;

- Compensation for land, structures, and trees will always be provided at replacement cost[1]. AYGM will also strive to provide the opportunity to allocate new land.
- Buildings will not be affected.
- Harvesting of cultivated crops will be awaited.
- Construction will be paused during important seasons for olives to reduce dust impact.
- Assets outside the expropriation boundary will not be damaged; if accidentally damaged, compensation will be provided.
- Access to agricultural lands and grazing areas will not be restricted.
- In multi-owner lands, the expropriation payment for trees will be given to the tree owners. In shared lands or public lands, support will be provided for those affected to establish new olive groves (see LRP for more details).
- Farmers will be allowed to harvest their crops, and they will be informed not to replant on expropriated lands. In cases where the harvest cannot be awaited, the product value will be paid based on the data from the Ministry of Agriculture and Forestry. However, product value payments calculated based on the previous year's product costs will be updated according to inflation. Those who cannot access their lands outside the expropriation corridor due to project activities may contact the project through the grievance mechanism to claim their rights.
- Assistance will be provided to move movable assets within the expropriation boundary to another property owned by the owner.
- Owners of olive trees may request the relocation of their trees within the expropriation boundary to other lands they own.
- Members of households whose land or livelihoods are affected by the project will be given priority for employment if it aligns with the project's needs.
- Some groups may be more negatively affected by the project's land acquisition than others. For these groups, compensation at replacement cost will not be sufficient. Therefore, additional support measures are defined under the LRP.

1 Compensation at replacement cost means providing an amount that allows the person whose property is expropriated to purchase or construct a similar structure in the same location with the expropriation payment. Therefore, deductions such as depreciation, debris value, or wood value specified in the Expropriation Law will not be applied in this project.

For farmers who can document with E-devlet land records that 20% or more of their total landholdings are affected by the project:

- Property tax support will be provided proportional to the affected land when purchasing new land.
- Livelihood support equivalent to two months of minimum wage will be provided during the livelihood restoration phase.

FREQUENTLY ASKED QUESTIONS ON EXPROPRIATION

I have a land in that area. Is the expropriation affecting me?

The expropriation procedures within the scope of the project are carried out by the General Directorate of Infrastructure Investments (AYGM) in accordance with the Expropriation Law and the International Standards. For the information specific to your land, you must apply to the expropriation office established in our Kırıkhan / Bektaşlı construction site personally or by phone.

How are the expropriation fees determined?

The expropriation fees of the project are determined by taking into account many different criteria (land type, zoning status, proximity to the city center, irrigation and premises etc.) in accordance with the relevant laws and regulations. You can obtain detailed information about the expropriation process from the Resettlement Action Plan on our web page, by applying to the expropriation office established at our Kırıkhan / Bektaşlı construction site as a landowner or by contacting by phone.

How will expropriation be conducted?

It shall be conducted within the scope of the Expropriation Law No. 2942. The Reconciliation Negotiations shall be carried out following the Urgent Expropriation Case (Article 27). In the event that there is no reconciliation in the negotiations, or the owner does not participate in the negotiations, the process shall be completed with the Fee Determination and Registration Case (Article 10). Easement shall be established in the tunnel areas and properties shall be expropriated in the other areas.

How will the expropriation fee be determined and how will the payment be made?

The fees are calculated by specialists within the framework of the Expropriation Law. The payment transactions are made as

1) The fee determined by the court in accordance with the Article 27 (Urgent Expropriation),

2) The fee deposited in the case of agreement as a result of reconciliation negotiation in accordance with the Article 8,

3) The fee determined by the court in accordance with the Article 10 (Fee Determination and Registration of Price) of the Expropriation Law.

You can obtain detailed information about the expropriation process from the Resettlement Action Plan on our web page, by applying to the expropriation office established at our Kırıkhan / Bektaşlı construction site as a landowner or by contacting by phone.

If I do not accept the expropriation fee, what will happen?

The owners have the right not to accept the expropriation fee proposed in the settlement negotiations. In this case, the Contracting Entity (AYGM) shall file a Fee Determination and Registration case at the relevant Civil Court of First Instance and the court shall request the determination of the fee. The determined fee shall be paid to the immovable property owners by the Contracting Entity upon the order of the Court. As a result of the case, the immovable property shall be registered in the name of the Treasury.

However, in any case, even if the registration takes place, the right of all owners to appeal to a higher court is reserved. Care must be taken not to exceed the legal periods herein.

If I do not accept the urgent expropriation fee, will the construction activities be carried out on my property?

The urgent expropriation fees cannot be objected, and the construction activities can be commenced. Within the framework of the Expropriation Law, the Urgent Expropriation fees are determined by the court experts and deposited to the bank by the Contracting Entity on behalf of the right holders. The right holders can withdraw their compensation from the bank if they apply with the relevant documents. The fees can also be objected during the Fee Determination and Registration cases to be filed thereafter.

If we reach to an agreement in the reconciliation negotiations, how I will get the expropriation fee?

In the case of agreement, the expropriation fee shall be paid in advance by bank upon the transfer of the rights at the land registry office. You can obtain information about the procedures by applying to the expropriation office as a landowner or by contacting by phone.

If I miss the reconciliation negotiations, what should I do?

As litigation is filed on your parcel, you can obtain information about the procedures by applying to the expropriation office as a landowner or by contacting by phone.

If we cannot reach to an agreement in the reconciliation negotiations, what should I do?

In the case of disagreement or if you have not participated in the reconciliation negotiations, the process shall be referred to the court. At the end of the court process, the amount determined by the court decision shall be deposited to the relevant bank branch. You can withdraw the corresponding expropriation fee from the bank by providing the relevant documents.

Will the fee of the cultivated product be paid?

The fee of the cultivated product, which will be damaged from the construction activities, shall be paid to the product owner by bank according to the current status of the crop and the product value to be obtained from the agricultural directorates just before the construction works start on the land. A second product payment shall not be made for any agricultural activity to be performed after the land entry protocol has been signed.

The land belongs to me, but I leased it out to someone else, the cultivated product belongs to someone else, who will get the price of the product?

The product price shall be paid to the product owner.

I use the treasury land without permit, will I be able to get the land or product fee?

The fee of the public and forest lands shall be paid to the treasury. The users are not entitled to any compensation for the land. If there is a product on the land, the relevant fee shall be paid to the product owner.

How will the properties of the Village Legal Entity be expropriated?

The expropriation procedures (transfer transactions) in the possession of the Village Legal Entity are carried out in accordance with the Article 30 of the Expropriation Law No. 2942. The disposition of the immovable properties belonging to the Village Legal Entity belongs to the District Municipality.

Who will cover the court expenses in the case of fee determination and registration?

The litigation expenses incurred during the court process shall be paid by the Contracting Entity (AYGM).

The land is registered in the name of my grandfather, and I am the inheritor, so what should I do?

You must apply to the land registry office with the certificate of inheritance your grandfather and request the transfer of the land in your name and in other inheritors' name. It is not possible to transfer expropriation rights and make payment on your behalf at the land registry office without this transaction, and the payments are made to the owners registered at the land registry office. The application by one of the inheritors is sufficient for the transfer.

If my brother, who is a shareholder in the land, does not reside here, how will the expropriation be carried out?

If one or more of the shareholders reside/s in abroad or in other cities or if they are deprived of the status of representation, transfer can be made by proxy. The land parcel number of the immovable property and that what kind of title deed transaction the shareholders are authorized to make must be clearly stated in the power of attorney. As the notification is made through the embassies for those living in abroad, the process is quite prolonged. You can obtain detailed information by applying to the Expropriation department of the Contracting Entity.

If the land is mortgaged or subject to an execution proceeding, how will the expropriation fee be paid?

While paying the expropriation fee, the debts on the immovable property are determined and the debts are collected first. If there is any remaining amount after the debts have been paid, it shall be paid to the right holder(s).

What kind of procedure will be followed if the construction activities go beyond the expropriation area?

All construction activities in the project shall be carried out within the expropriated area. If it is compulsory to go beyond this area and to use the land permanently, such land shall be subject to expropriation. The areas to be used temporarily can be used by leasing during the construction period.

We have underground irrigation pipes on the land. Will our pipes be damaged during the construction? What should we do if so?

Before starting the works, the detectable pipelines shall be protected. In the case of any damage, it shall be restored. You can have a record opened for such situations and follow up them via our web page, by calling our phone numbers or by applying to our construction site in person.

Do we have any other rights within the scope of the project?

Certain rights have been defined within the framework of the Resettlement Action Plan prepared in accordance with the international conventions. The relevant plan can be obtained from the project website address. For detailed information, you can refer to the other communication channels.

With whom can you talk?

Community Relations Specialists

The Community Relations Specialists are currently serving in the project. These specialists shall conduct regular visits on the route and shall consult with all stakeholders in order to inform them about the Project and ESIA activities. They are responsible for collecting the opinions of the public about the project and providing a solution so as to be accepted by the parties by cooperating with the relevant departments. They shall also contribute to the settlement of disputes. These specialists shall explain to all stakeholders

how the claim and complaint mechanism functions and assist those involved in completing the forms and applications.

Claim and Complaint Mechanism

The requests and complaints can be submitted by phone line (0 536 907 8804), mail, e-mail (info@dortyolhassa.com.tr) or through the Request/Complaint Dialog Boxes posted in the local authority offices. It is aimed to conclude the submitted requests within 30 days. The relevant communication channels can be used to track the records received.

- **OUR COMMUNICATION CHANNELS**

With this guide, we aim to inform you about the ongoing expropriation process within the scope of the Project and to keep your information up to date.

- **For all kinds of your questions, you can contact the Expropriation Offices of AYGM, which serve to the Project specifically.**

Within the scope of the project, the expropriation procedures are carried out under the responsibility of AYGM. Accordingly, you can send all your opinions, questions and complaints regarding both expropriation and other issues related to the Project by mail or by personally applying to the following expropriation offices of AYGM, which exclusively serve to the Project in Kırıkhan / Bektaşlı, or you can obtain information by phone. The phone calls you will make are free of charge. The applications for information to be made by mail or in person in accordance with the Information Acquisition Law No. 4982 shall be replied within 30 business days

Expropriation Office

Hatay Hassa Dörtyol Tünel Şantiyesi, Bektaşlı-Kırıkhan-Hatay

Your opinion is important for us.

Thank you for taking the time and paying attention to be informed about the expropriation process, which is one of the important issues of Hatay Hassa Dörtyol Tunnels Project.

- **AYGM:**

  Expropriation Branch Manager: Ali KETENCİOĞLU - 0 312 203 17 98

- **Project Website:**

  www.dortyolhassa.com.tr

- **For your Complaints and Suggestions:**

  Community Relation Officer - 0536 907 88 04

- **e-mail:** info@dortyolhassa.com.tr