

EXECUTIVE SUMMARY

INFORMATION REGARDING THE EVALUATION STUDY	
REPORT TYPE	STANDARD ASSESSMENT REPORT
OWNERSHIP STATUS	FULL OWNERSHIP
PURPOSE OF THE EVALUATION	MARKET VALUATION - USE IN INDEPENDENT AUDIT REPORTS
SPECIFIC ASSUMPTIONS	NOT AVAILABLE
RESTRICTIONS	NOT AVAILABLE
CUSTOMER REQUEST	THERE ARE NO CUSTOMER REQUESTS.

INFORMATION REGARDING THE MAIN PROPERTY	
ADDRESS	GÜZELTEPE NEIGHBORHOOD, SEDAT SİMAVİ STREET NO: 48, ÇANKAYA-ANKARA (BUILDING UAVT: 102943024)
LAND REGISTRY RECORD	ANKARA PROVINCE, ÇANKAYA DISTRICT, GÜZELTEPE NEIGHBORHOOD, BLOCK: 5405 PARCEL: 13
LAND AREA	631,00 m ²
ZONING STATUS	4-STORY RESIDENTIAL BUILDING
THE MOST EFFICIENT AND BEST USE	OFFICE

INFORMATION REGARDING THE BUILDING		
MAIN PROPERTY	Number of Independent Units: -	Year of production: 1986
	Number of Floors Above Road Level: 4	Road Level Six Number: 1
	Parking Capacity: 8 Vehicles	Elevator Capacity: 1
AVAILABLE FUNCTIONS	Office	
CONSTRUCTION SITE	Total Construction Area	1678,00 m ²

FINANCIAL INDICATORS	
CAPITALIZATION RATE	6,00%
RETURN ON INVESTMENT PERIOD (YEARS)	16
UNIT SALES VALUE	54.400 TL/m ²
UNIT RENTAL VALUE	280 TL/m ²

INFORMATION REGARDING THE VALUATION	
APPROACH USED	MARKET APPROACH
HISTORY OF VALUES	31.12.2025
MARKET VALUE (EXCLUDING VAT)	91.280.000 TL
MARKET VALUE (INCLUDING VAT)	109.536.000 TL
MARKET RENT (EXCLUDING VAT)	470.000 TL
MARKET RENT (VAT INCLUDED)	564.000 TL