

## EXECUTIVE SUMMARY

INFORMATION ABOUT VALUATION WORK	
REPORT TYPE	STANDARD VALUATION REPORT
OWNERSHIP STATUS	RIGHT OF BUILDING (ISLAND 260 PARCEL 1), FULL OWNERSHIP (ISLAND 260 PARCEL 3)
VALUATION PURPOSE	MARKET VALUE DETERMINATION - USE IN THE INDEPENDENT AUDIT REPORT
SPECIAL ASSUMPTIONS	NOT AVAILABLE
LIMITATIONS	NOT AVAILABLE
CUSTOMER REQUEST	THERE ARE NO CUSTOMER REQUESTS

INFORMATION ABOUT THE MAIN REAL ESTATE	
ADDRESS	FETHİYE HILLSIDE BEACH CLUB HOLIDAY CAMP, KALEMYA BAY, ÖLÜDENİZ COUNTY, FETHİYE DISTRICT, MUĞLA PROVINCE
TITLE DEED RECORD	MUĞLA PROVINCE, FETHİYE DISTRICT, KAYA NEIGHBORHOOD, ISLAND 260 PARCEL 1 MUĞLA PROVINCE, FETHİYE DISTRICT, KAYA NEIGHBORHOOD, ISLAND 260 PARCEL 3
LAND SURFACE AREA	ISLAND 260 PARCEL 1: 84.762,40m <sup>2</sup> ISLAND 260 PARCEL 3: 10.128,09m <sup>2</sup>
ZONING STATUS	KAKS:0.30, Hmax: 7.50m., Turizm Facility Area
THE MOST EFFICIENT AND DECENT USE	Hotel

INFORMATION ABOUT THE STRUCTURE		
MAIN PROPERTY	Number of Buildings: 16	Year of Production: 1991
	Number of Storeys Above Road Elevation: 2	Number of Below Road Elevation: 1
	Parking Lot Capacity: Open Parking Lot	Elevator Capacity: 2 horizontal elevators
AVAILABLE FUNCTIONS	Hotel	
CONSTRUCTION AREA	Total Construction Area	24289,00 m <sup>2</sup>

FINANCIAL INDICATORS	
REDUCTION RATE	27%
AVERAGE BED PRICE OF HOTEL	10.505,00 TL/Gece
INFORMATION ABOUT VALUATION	
APPROACH USED	INCOME APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	7.700.000.000 TL
MARKET VALUE (INCLUDING VAT)	9.240.000.000 TL
MARKET RENT (EXCLUDING VAT)	291.240.000 TL
MARKET RENT (INCLUDING VAT)	349.488.000 TL