

## EXECUTIVE SUMMARY

INFORMATION ABOUT VALUATION WORK	
REPORT TYPE	STANDARD VALUATION REPORT
OWNERSHIP STATUS	FULL OWNERSHIP
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	ALKENT 2000 NEIGHBORHOOD, YEDİTEPE STREET, ALKENT 2000 COMPLEX BUILDINGS, NO: 1, ALKENT 2000 BAZAAR, BÜYÜKÇEKMECE/İSTANBUL
TITLE DEED RECORD	İSTANBUL PROVINCE, BÜYÜKÇEKMECE DISTRICT, AKÇABURGAZ NAIGHBORHOOD, ISLAND: 180 PARCEL: 1, 10 BLOCKS 1-2-3-4-5-6-7-8-9-10 NUMBERED INDEPENDENT SECTIONS
LAND SURFACE AREA	24935,00 m <sup>2</sup>
ZONING STATUS	TAKS: 0,25, KAKS: 1.00, H(MAX) 2 STOREY, BUILDING AREA (NO-BASIN AREA) PRECEDENT: 0,15, H(MAX) 2 STOREY, BUILDING AREA (LONG DISTANCE PROTECTION AREA)
THE MOST EFFICIENT AND DECENT USE	Housing (According to the plan notes, commercial use is also allowed to meet the needs of the parcel, not exceeding 3% of the total construction area).

INFORMATION ABOUT THE STRUCTURE		
MAIN PROPERTY	Number of Independent Sections: 149      Year of Production: 1989	
	Marketplace Number of Storeys Above Road Elevation: 1	Housing Number of Below Road Elevation: 4
	Number of Below Road Elevation: 1	Number of Below Road Elevation: 1
	Parking Lot Capacity: -	Elevator Capacity: 4 (in BLOCK A3), 5 (in BLOCK A5)
AVAILABLE FUNCTIONS	Housing-Store	
CONSTRUCTION AREA	Total Construction Area	32425,55 m <sup>2</sup>
SALEABLE AREA	10 Areas That Can Be Sale As Store	756,00 m <sup>2</sup>

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	5,00%
RETURN DURATION (YEAR)	20
UNIT SALES VALUE	103.000-119.000.-TL/m <sup>2</sup>
UNIT RENT VALUE	500-520-TL/m <sup>2</sup> /month
INFORMATION ABOUT VALUATION	
APPROACH USED	INCOME REDUCTION APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	103.704.000 TL
MARKET VALUE (INCLUDING VAT)	124.444.800 TL
MARKET RENT (EXCLUDING VAT)	432.100 TL
MARKET RENT (INCLUDING VAT)	518.520 TL