

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	KÜÇÜKBÜK NEIGHBORHOOD, BURUNCUK STREET, NO:9, BLOCK 363, PARCEL 10, BODRUM/MUĞLA
LAND REGISTRY RECORD	MUĞLA PROVINCE, BODRUM DISTRICT, GÜNDÖĞAN NEIGHBORHOOD, PARCEL 10 OF BLOCK 363
LAND AREA	363 BLOCK 10 PARCEL: 41.829,84 m ²
ZONING STATUS	E:0.45, Tourism Facility Area
THE MOST EFFICIENT AND BEST USE	Hotel

INFORMATION REGARDING THE BUILDING		
MAIN PROPERTY	Year of Construction: Under construction	
AVAILABLE FUNCTIONS	Hotel	
CONSTRUCTION SITE	Total Construction Area	56931,40 m ²

FINANCIAL INDICATORS	
REDUCTION RATE	27%
AVERAGE BED PRICE OF HOTEL	18.225,00 TL/Night
INFORMATION ABOUT VALUATION	
APPROACH USED	INCOME APPROACH-COST APPROACH
VALUATION DATE	31.12.2025
CURRENT STATUS MARKET VALUE (EXCLUDING VAT)	7.873.542.000 TL
CURRENT STATUS MARKET VALUE (INCLUDING VAT)	9.448.250.400 TL
PRESENT MARKET VALUE UPON COMPLETION (EXCLUDING VAT)	10.926.760.000 TL
PRESENT MARKET VALUE UPON COMPLETION (INCLUDING VAT)	13.112.112.000 TL