

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	KARAağaç NEIGHBORHOOD, ESKİCE KARAağaç ROAD STREET, PARCEL 17 OF BLOCK 2420 AND PARCEL 2 OF BLOCK 2452, GÜLNİHAL STREET, PARCEL 3 OF BLOCK 2452.
LAND REGISTRY RECORD	İSTANBUL PROVINCE, BUYUKCEKMECE DISTRICT, ESKİCE NEIGHBORHOOD, PARCELS 2 AND 3 OF BLOCK 2452, PARCEL 17 OF BLOCK 2420
LAND AREA	2452 BLOCK 3 PARCEL: 10.000,14m ² 2452 BLOCK 2 PARCEL: 606.456,39m ² 2420 BLOCK 17 PARCEL: 6.021,31m ²
ZONING STATUS	2452 BLOCK 3 PARCEL: Floor Area Ratio (FAR): 01.10, residential, 2 floors 2452 BLOCK 2 PARCEL: Recreation Area 2420 BLOCK 17 PARCEL: Green Area
THE MOST EFFICIENT AND BEST USE	They should be used in accordance with the zoning function.

INFORMATION REGARDING THE VALUATION	
APPROACH USED	MARKET APPROACH
HISTORY OF VALUES	31.12.2025
MARKET VALUE (EXCLUDING VAT)	1.266.090.000 TL
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