

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, GÜLNIHAL STREET, PARCEL 3 OF BLOCK 2452. |
| LAND REGISTRY RECORD | ISTANBUL 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 |
| MARKET VALUE (INCLUDING VAT) | 1.392.699.000 TL |