

## 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	AKAT NEIGHBORHOOD, SERA STREET, ALKENT COMPLEX BUILDINGS, BAZAAR, NO: 12 BEŞİKTAŞ, İSTANBUL
TITLE DEED RECORD	İSTANBUL PROVINCE, BEŞİKTAŞ DISTRICT, RUMELİ HİSARI NEIGHBORHOOD, ISLAND: 1411 PARCEL: 1, F1 BLOCK 1, 2, 3; F2 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16; F3 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; F4 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 NUMBERED INDEPENDENT SECTIONS
LAND SURFACE AREA	4233,00 m <sup>2</sup>
ZONING STATUS	H: 6 M., BAZAAR AREA
THE MOST EFFICIENT AND DECENT USE	BAZAAR

INFORMATION ABOUT THE STRUCTURE		
MAIN PROPERTY	Number of Independent Sections: 41      Year of Production: 1989	
	Number of Storeys Above Road Elevation: 3	Number of Below Road Elevation: 1
	Parking Lot Capacity: Open Parking Lot	Elevator Capacity: -
AVAILABLE FUNCTIONS	Store	
CONSTRUCTION AREA	Total Construction Area	2285,00 m <sup>2</sup>
SALEABLE AREA	Area That Can Be Sale As Store	2285,00 m <sup>2</sup>

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	5,00%
RETURN DURATION (YEAR)	20
UNIT SALES VALUE	116.000-155.000.-TL/m <sup>2</sup>
UNIT RENT VALUE	520-700.-TL/m <sup>2</sup> /month
INFORMATION ABOUT VALUATION	
APPROACH USED	INCOME REDUCTION APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	511.848.000 TL
MARKET VALUE (INCLUDING VAT)	614.217.600 TL
MARKET RENT (EXCLUDING VAT)	2.132.700 TL
MARKET RENT (INCLUDING VAT)	2.559.240 TL