

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	Pınar Neighborhood, Büyükdere Street, Island 384 Parcel 11 and 13, Sarıyer/Istanbul
TITLE DEED RECORD	İSTANBUL PROVINCE, SARIYER DISTRICT, PINAR NEIGHBORHOOD, ISLAND: 384 PARCEL: 11-13
LAND SURFACE AREA	ISLAND 384 PARCEL 11: 18.933,06 m ² ISLAND 384 PARCEL 13: 28,84m ²
ZONING STATUS	384/11: Private Sports Area-Implementation according to the preliminary project 384/13: Partly Education Facility Area, partly Private Sports Area-Implementation according to the preliminary project
THE MOST EFFICIENT AND DECENT USE	To be used in accordance with the zoning function

INFORMATION ABOUT VALUATION	
APPROACH USED	MARKET APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	845.900.000 TL
MARKET VALUE (INCLUDING VAT)	930.490.000 TL