

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	TOPÇULAR NEIGHBORHOOD, TİKVEŞLİ STREET NO: 8 EYÜPSULTAN / ISTANBUL
TITLE DEED RECORD	İSTANBUL PROVINCE, EYÜPSULTAN DISTRICT, TOPÇULAR NEIGHBORHOOD, ISLAND: 247, PARCEL: 56
LAND SURFACE AREA	13503,50 m ²
ZONING STATUS	The zoning status of the property subject to valuation is explained in detail under the heading "2.3.1 Zoning Status of the Real Estate and the Region in which it is located".
THE MOST EFFICIENT AND DECENT USE	Partly Small Industrial Area, Partly Commercial Area + Service Area

INFORMATION ABOUT THE STRUCTURE		
AVAILABLE FUNCTIONS	Factory	
CONSTRUCTION AREA	Total Construction Area	13959,00 m ²
	Total Construction Area Excluding Parking Lot and Shelter	13959,00 m ²
	Total Construction Area Above Road Elevation	10895,00 m ²

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	1,93%
RETURN DURATION (YEAR)	52
LAND UNIT VALUE	36.880 TL/m ²
UNIT RENT VALUE	70 TL/m ²
INFORMATION ABOUT VALUATION	
APPROACH USED	RECONSTRUCTION COST APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	600.000.000 TL
MARKET VALUE (INCLUDING VAT)	720.000.000 TL
MARKET RENT (EXCLUDING VAT)	966.000 TL
MARKET RENT (INCLUDING VAT)	1.159.200 TL