

## 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                                 | Pınar Neighborhood Büyükdere Street 384 Block 11 and 13<br>Parcels Sarıyer-Istanbul   |
| LAND REGISTRY RECORD                    | ISTANBUL PROVINCE, SARIYER DISTRICT, PINAR<br>NEIGHBORHOOD, BLOCK: 384 PARCEL: 11-13  |
| LAND AREA                               | 384 BLOCK 11 PARCEL: 18.933,06 m <sup>2</sup> - 384 BLOCK 13 Plot:<br>28.84m <sup>2</sup>   |
| ZONING STATUS                           | 384/11: Private Sports Area - Implementation according to<br>preliminary project 384/13: Partially Educational Facilities Area,<br>partially Private Sports Area - Implementation according to<br>preliminary project |
| THE MOST EFFICIENT AND BEST USE         | Uses that are in accordance with the zoning function.   |

| INFORMATION REGARDING THE VALUATION |                  |
|-------------------------------------|------------------|
| APPROACH USED                       | MARKET APPROACH  |
| HISTORY OF VALUES                   | 31.12.2025       |
| MARKET VALUE (EXCLUDING VAT)        | 1.122.930.000 TL |
| MARKET VALUE (INCLUDING VAT)        | 1.235.223.000 TL |