

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 Parcels Sarıyer-Istanbul
LAND REGISTRY RECORD	ISTANBUL PROVINCE, SARIYER DISTRICT, PINAR NEIGHBORHOOD, BLOCK: 384 PARCEL: 11-13
LAND AREA	384 BLOCK 11 PARCEL: 18.933,06 m ² - 384 BLOCK 13 Plot: 28.84m ²
ZONING STATUS	384/11: Private Sports Area - Implementation according to preliminary project 384/13: Partially Educational Facilities Area, partially Private Sports Area - Implementation according to 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