

## 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	KÜÇÜKBÜK NEIGHBOURHOOD, BURUNCUK STREET, NO:9, 363 ISLAND 10 PARCEL BODRUM/MUĞLA
TITLE DEED RECORD	MUĞLA PROVINCE, BODRUM DISTRICT, GÜNDOĞAN NEIGHBOURHOOD, 363 ISLAND 10 PARCEL
LAND SURFACE AREA	363 ISLAND 10 PARCEL: 41.829,84 m <sup>2</sup>
ZONING STATUS	E:0.45, Turizm Facility Area
THE MOST EFFICIENT AND DECENT USE	Hotel

INFORMATION ABOUT THE STRUCTURE		
MAIN PROPERTY	year of construction: under construction	
AVAILABLE FUNCTIONS	Hotel	
CONSTRUCTION AREA	Total Construction Area	56931,40 m <sup>2</sup>

FINANCIAL INDICATORS	
REDUCTION RATE	31%
AVERAGE BED PRICE OF HOTEL	12.298,00 TL/Night
INFORMATION ABOUT VALUATION	
APPROACH USED	INCOME APPROACH-COST APPROACH
VALUATION DATE	31.12.2024
CURRENT STATUS MARKET VALUE (EXCLUDING VAT)	4.432.410.000 TL
CURRENT STATUS MARKET VALUE (INCLUDING VAT)	5.318.892.000 TL
PRESENT MARKET VALUE UPON COMPLETION (EXCLUDING VAT)	8.434.810.000 TL
PRESENT MARKET VALUE UPON COMPLETION (INCLUDING VAT)	10.121.772.000 TL