

## 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	KEMANKES KARAMUSTAFA NEIGHBORHOOD, NECATIBEY STREET, NO:66 BEYOGLU/ISTANBUL
LAND REGISTRY RECORD	ISTANBUL PROVINCE, BEYOĞLU DISTRICT, KEMANKEŞ NEIGHBORHOOD, BLOCK: 84 PARCEL: 2
LAND AREA	236,50 m <sup>2</sup>
ZONING STATUS	THE PROPERTY IS ZONED FOR ADJACENT BUILDINGS, TOURISM, COMMERCIAL, AND SERVICES.
THE MOST EFFICIENT AND BEST USE	CURRENT STATE

INFORMATION REGARDING THE BUILDING		
MAIN PROPERTY	Number of Independent Units: -	Year of production: 1953
	Number of Floors Above Road Level: 7	Road Level Six Number: 1
	Parking Capacity: -	Elevator Capacity: 1 Person Elevator
AVAILABLE FUNCTIONS	Shop + Office	
CONSTRUCTION SITE	Total Construction Area	1730,50 m <sup>2</sup>
	Total Construction Area Excluding Parking Lot and Shelter	1493,50 m <sup>2</sup>
	Total Construction Area Above Road Level	1493,50 m <sup>2</sup>

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	4,91%
RETURN DURATION (YEAR)	20
UNIT SALES VALUE	129.600 TL/m <sup>2</sup>
UNIT RENT VALUE	530 TL/m <sup>2</sup>
INFORMATION ABOUT VALUATION	
APPROACH USED	MARKET APPROACH
VALUATION DATE	31.12.2025
MARKET VALUE (EXCLUDING VAT)	224.270.000 TL
MARKET VALUE (INCLUDING VAT)	269.124.000 TL
MARKET RENT (EXCLUDING VAT)	917.000 TL
MARKET RENT (INCLUDING VAT)	1.100.400 TL