

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	GÜZELTEPE NEIGHBORHOOD, SEDAT ŞİMAVİ STREET NO: 48 ÇANKAYA-ANKARA (BUILDING UAVT: 102943024)
TITLE DEED RECORD	ANKARA PROVINCE, ÇANKAYA DISTRICT, GÜZELTEPE NEIGHBORHOOD, ISLAND: 5405 PARCEL: 13
LAND SURFACE AREA	631,00 m ²
ZONING STATUS	4 STOREY, HOUSING
THE MOST EFFICIENT AND DECENT USE	OFFICE

INFORMATION ABOUT THE STRUCTURE		
MAIN PROPERTY	Number of Independent Sections: - Year of Production: 1986	
	Number of Storeys Above Road Elevation: 4	Number of Below Road Elevation: 1
	Parking Lot Capacity: 8 Vehicles	Elevator Capacity: 1
AVAILABLE FUNCTIONS	Office	
CONSTRUCTION AREA	Total Construction Area	1678,00 m ²

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	5,30%
RETURN DURATION (YEAR)	16
UNIT SALES VALUE	40.500 TL/m ²
UNIT RENT VALUE	216 TL/m ²
INFORMATION ABOUT VALUATION	
APPROACH USED	MARKET APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	67.960.000 TL
MARKET VALUE (INCLUDING VAT)	81.552.000 TL
MARKET RENT (EXCLUDING VAT)	362.000 TL
MARKET RENT (INCLUDING VAT)	434.400 TL