

## 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	KEMANKEŞ KARAMUSTAFA NEIGHBORHOOD, NECATİBEY STREET, ALARKO BUSINESS CENTER, NO: 66 BEYOĞLU/İSTANBUL
TITLE DEED RECORD	İSTANBUL PROVINCE, BEYOĞLU DISTRICT, KEMANKEŞ NEIGHBORHOOD, ISLAND: 84 PARCEL: 2
LAND SURFACE AREA	236,50 m <sup>2</sup>
ZONING STATUS	CONTIGUOUS BUILDINGS, TOURISM+TRADE+SERVICE ZONED.
THE MOST EFFICIENT AND DECENT USE	CURRENT STATUS

INFORMATION ABOUT THE STRUCTURE		
MAIN PROPERTY	Number of Independent Sections: - Year of Production: 1953	
	Number of Storeys Above Road Elevation: 7	Number of Below Road Elevation: 1
	Parking Lot Capacity: -	Elevator Capacity: 1
AVAILABLE FUNCTIONS	Store+Office	
CONSTRUCTION AREA	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 Elevation	1493,50 m <sup>2</sup>

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	4,77%
RETURN DURATION (YEAR)	21
UNIT SALES VALUE	98.770 TL/m <sup>2</sup>
UNIT RENT VALUE	393 TL/m <sup>2</sup>
INFORMATION ABOUT VALUATION	
APPROACH USED	MARKET APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	170.920.000 TL
MARKET VALUE (INCLUDING VAT)	205.104.000 TL
MARKET RENT (EXCLUDING VAT)	680.000 TL
MARKET RENT (INCLUDING VAT)	816.000 TL