

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	KARAAĞAÇ NEIGHBORHOOD, ON THE ESKİCE KARAAĞAÇ YOLU STREET, ISLAND 2420 PARCEL 17 AND ISLAND 2452 PARCEL 2 , ON THE GÜLNIHAL STREET ISLAND 2452 PARCEL 3
TITLE DEED RECORD	İSTANBUL PROVINCE, BÜYÜKÇEKMECE DISTRICT, ESKİCE NEIGHBORHOOD, ISLAND 2452 PARCEL 2 AND 3 , ISLAND 2420 PARCEL 17
LAND SURFACE AREA	ISLAND 2452 PARCEL 3: 10.000,14m ² ISLAND 2452 PARCEL 2: 606.456,39m ² ISLAND 2420 PARCEL 17: 6.021,31m ²
ZONING STATUS	ISLAND 2452 PARCEL 3: Precedent: 01,10, housing, 2 storey ISLAND 2452 PARCEL 2: Recreation Area ISLAND 2420 PARCEL 17: Green Area
THE MOST EFFICIENT AND DECENT USE	To be used in accordance with the zoning function

INFORMATION ABOUT THE VALUATION	
APPROACH USED	MARKET APPROACH
VALUATION DATE	31.12.2024
MARKET VALUE (EXCLUDING VAT)	947.577.000 TL
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