

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	AKAT NEIGHBORHOOD, SERA STREET, ALKENT SITE MARKET, NO: 12 BEŞİKAŞ, ISTANBUL
LAND REGISTRY RECORD	İSTANBUL PROVINCE, BEŞİKTAŞ DISTRICT, RUMELİ HİSARI NEIGHBORHOOD, ISLAND:1411 PLOT:1 F1 BLOCK 1, 2, 3; F2 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16; F3 BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; F4 BLOCK INDEPENDENT SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
LAND AREA	4233,00 m ²
ZONING STATUS	H: 6 M., MARKET AREA
THE MOST EFFICIENT AND BEST USE	BAZAAR

INFORMATION REGARDING THE BUILDING		
MAIN PROPERTY	Number of Independent Units: 41 Year of production: 1989	
	Number of Floors Above Road Level: 3	Road Level Six Number: 1
	Parking Capacity: Open Parking	Elevator Capacity: -
AVAILABLE FUNCTIONS	Shop	
CONSTRUCTION SITE	Total Construction Area	2285,00 m ²
SALEABLE AREA	Shop Saleable Area	2285,00 m ²

FINANCIAL INDICATORS	
CAPITALIZATION RATE	5,20%
RETURN ON INVESTMENT PERIOD (YEARS)	19
UNIT SALES VALUE	116,000-155,000 TL/m ²
UNIT RENTAL VALUE	520-700 TL/m ² /month
INFORMATION REGARDING THE VALUATION	
APPROACH USED	INCOME APPROACH
HISTORY OF VALUES	31.12.2025
MARKET VALUE (EXCLUDING VAT)	708.233.000 TL
MARKET VALUE (INCLUDING VAT)	849.879.600 TL
MARKET RENT (EXCLUDING VAT)	3.069.000 TL
MARKET RENT (VAT INCLUDED)	3.682.800 TL