

## Executive Summary

INFORMATION ON VALUATION STUDY	
REPORT TYPE	Standard
OWNERSHIP STATUS	Full ownership
VALUATION PURPOSE	The valuation study has been prepared for use in the independent audit report.
SPECIAL ASSUMPTIONS	In this study, there are no special assumptions.
LIMITATIONS	In this study, there are no limitations.
CUSTOMER REQUEST	In this study, there are no special customer request.
INFORMATION ABOUT THE MAIN REAL ESTATE	
OPEN ADDRESS OF PROPERTY	Eskice Quarter, section 2452 parcel 3 and 2 with Mezarlık Place, section 2420 parcel 17, Büyükçekmece/İstanbul
TITLE DEED INFORMATION	İstanbul province, Büyükçekmece district, Eskice Neighborhood, section 2452 parcels 2 and 3 and, section 2420 parcel 17, Mezarlık Locality,
LAND SURFACE	Section 2452 parcel no 3: 10.000,14 sqm Section 2452 parcel no 2: 606.456,39 sqm Section 2420 parcel no 17: 6.021,31 sqm
ZONING STATUS	<u>Section 2452 Parcel 3:</u> FAR: 0,10 H <sub>maks</sub> : 2 floors Construction Order: Discrete order Legend: Residential Area <u>Section 2452 Parcel 2:</u> Legend: Recreation Area <u>Section 2420 Parcel 17:</u> Legend: Green Field
THE HIGHEST AND THE BEST USE	Section 2452 Parcel 3: "Residential Area" Section 2452 Parcel 2: "Recreation Area" Section 2420 Parcel 17: "Green Field"

INFORMATION ON VALUATION	
USED APPROACH	Market Approach
VALUE DATE	29.12.2022
MARKET VALUE (VAT EXCLUDED)	333.840.000.-TL
MARKET VALUE (VAT INCLUDED)	360.547.200.-TL

*This page is an integral part of the appraisal report numbered 2022REV668 and is completes with the detailed information in the report. This Executive Summary can not be used independently.*

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