

Executive Summary

INFORMATION ON VALUATION STUDY		
REPORT TYPE	Standard	
OWNERSHIP STATUS	Full ownership	
VALUATION PURPOSE	The subject properties are in REIT (real estate investment trust) portfolio.	
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	Alkent 2000 Quarter, Yeditepe Avenue, No: 3, Büyükçekmece /İstanbul	
TITLE DEED INFORMATION	İstanbul province, Büyükçekmece district, Akçaburgaz Neighborhood, Sırtköyaltı Baldıran Place, section 180 parcel 1, independent sections 1-2-3-4-5-6-7-8-9-10	
LAND SURFACE	24.935,00 sqm	
ZONING STATUS	Legend: Residential Area FAR: 1,00 BCR: 0,25 H _{max} : 2 Floors (6,50 m) (Out of Basin Area)	
	Legend: Residential Area FAR: 0,15 BCR: - H _{max} : 2 Floors (6,50 m) (Long Range Protection Area)	
THE HIGHEST AND THE BEST USE	Residential Area (According to the plan notes, commercial use is allowed, not exceeding to 3% of the total construction area, for supply to parcels necessity.)	
INFORMATION ABOUT THE BUILDING		
MAIN PROPERTY	Independent section number : 149	Year of construction : 1997
	<u>Market:</u> Number of floor above the road elevation: 1 Number of floor under the road elevation : 1	<u>Housing (100 + 48 independent sections)</u> Number of floor above the road elevation: 4 Number of floor under the road elevation : 1
	Car parking capacity : -	Elevator capacity : 4 (Block A) 5 (Block B)

USE OF PROPERTY	Housing, Store	
CONSTRUCTION AREA	Total Construction Area	32.425,55 sqm
	Total Construction Area Excluding Carpark- Sanctuary	-
	Total Construction Area Above Elevation	-
FINANCIAL INDICATORS		
CAPITALIZATION RATIO	%5,50	
YEAR'S PURCHASE	18 Years	
UNIT MARKET VALUE	18.500-20.000 TL/sqm	
UNIT RENTAL VALUE	86,0-93,0 TL/sqm/month	
INFORMATION ON VALUATION		
USED APPROACH	Income Approach	
VALUE DATE	29.12.2020	
MARKET VALUE (VAT EXCLUDED)	15.050.000.-TL	
MARKET VALUE (VAT INCLUDED)	17.759.000.-TL	
RENTAL VALUE (VAT EXCLUDED)	69.000.-TL	
RENTAL VALUE (VAT INCLUDED)	74.520.-TL	

*This page is an integral part of the appraisal report numbered 2020A575 and is completed with the detailed information in the report.
This Executive Summary can not be used independently.*

Assistant Appraiser
Bora Can KARA

Ece ÇALIŞKAN VURAL
Appraiser in Charge
License no :405347

Ozan KOLCUOĞLU, MRICS
Appraiser in Charge
License no: 402293