

## 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	Eskice Quarter, Section 106 Parcel 19 and 22 with Mezarlık Place, Parcel 8667, Büyükçekmece/İstanbul
TITLE DEED INFORMATION	İstanbul province, Büyükçekmece district, Eskice Neighborhood, section 106 parcels 19 and 22 and Mezarlık Locality, parcel 8667
LAND SURFACE	Total: 622.651,10 sqm
ZONING STATUS	<p><u>Section 106 Parcel 19:</u> Legend: Residential Area   FAR: 0,10   H<sub>maks</sub>: 2 floors   Construction Order: Discrete order</p> <p><u>Section 106 Parcel 22:</u> Legend: Recreation Area</p> <p><u>Parcel 8667:</u> Legend: Green Field</p>
THE HIGHEST AND THE BEST USE	<p>Section 106 Parcel "Residential Area"</p> <p>Section 106 Parcel 22 "Recreation Area"</p> <p>Parcel 8667 "Green Field"</p>

INFORMATION ON VALUATION	
USED APPROACH	Market and Income Approach
VALUE DATE	29.12.2020
MARKET VALUE (VAT EXCLUDED)	88.520.000.-TL
MARKET VALUE (VAT INCLUDED)	104.453.600.-TL

*This page is an integral part of the appraisal report numbered 2020A570 and is completed with the detailed information in the report.  
This Executive Summary can not be used independently.*

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