

## 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	Evliya Çelebi Quarter, Tarlabası Avenue, Şimal Street, No: 16, Beyoğlu/İstanbul	
TITLE DEED INFORMATION	İstanbul province, Beyoğlu district, Evliyaçelebi Neighborhood, Şimal Kuytu Place, section 299 parcel 29, independent sections 1-2-3-4	
LAND SURFACE	158,50 sqm	
ZONING STATUS	Legend: Tourism+ Service + Commercial Area	H <sub>max</sub> : 21,50 m
THE HIGHEST AND THE BEST USE	Tourism+ Service + Commercial Area	
INFORMATION ABOUT THE BUILDING		
MAIN PROPERTY	Independent section number : 8	Year of construction : 1991
	Number of floor above the road elevation: 9	Number of floor under the road elevation : 2
	Car parking capacity : -	Elevator capacity : 1 elevator
USE OF PROPERTY	Store + Office	
CONSTRUCTION AREA	Total Construction Area	1.658,94 sqm
	Total Construction Area Excluding Carpark- Sanctuary	1.575,42 sqm
	Total Construction Area Above Elevation	1.503,06 sqm

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	%4,50 (for offices) %5,00 (for store)
YEAR'S PURCHASE	22,22 Years (for offices) 20 Years (for store)
UNIT VALUE OF OFFICE	15.000 TL/sqm
UNIT VALUE OF STORE	18.000 TL/sqm
INFORMATION ON VALUATION	
USED APPROACH	Income Approach
VALUE DATE	29.12.2020
MARKET VALUE (VAT EXCLUDED)	13.000.000.-TL
MARKET VALUE (VAT INCLUDED)	15.340.000.-TL
RENTAL VALUE (VAT EXCLUDED)	51.000.-TL
RENTAL VALUE (VAT INCLUDED)	55.080.-TL

*This page is an integral part of the appraisal report numbered 2020A572 and is completed with the detailed information in the report.  
This Executive Summary can not be used independently.*

**Assistant Appraiser**  
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Bu belge 5070 sayılı Elektronik İmza Kanunu çerçevesinde **e-İmza** ile imzalanmıştır.  
Belge içeriğinin doğruluğunu belgeyi hazırlayan Değerleme Kuruluşundan teyit edebilirsiniz.

