

Executive Summary

INFORMATION ON VALUATION STUDY		
RAPORT TYPE	Standard	
OWNERSHIP STATUS	Full ownership	
VALUATION PURPOSE	Due to it is a real estate 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	Akat Neighborhood, Sera Street, Alkent Site Bazaar, Beşiktaş/İstanbul	
TITLE DEED INFORMATION	İstanbul province, Beşiktaş district, Rumeli Hisarı Neighborhood, section 1411 parcel 1, F1 Block, independent sections 1, 2, 3; F2 Block, independent sections 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15 and 16; F3 Block, independent sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; F4 Block 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10	
LAND SURFACE	4.233 sqm	
ZONING STATUS	Legend: Bazaar Area	H: 6,00 m
THE HIGHEST AND THE BEST USE	Bazaar	
INFORMATION ABOUT THE BUILDING		
MAIN PROPERTY	Independent section number: 41	Year of construction: 1989
	Number of floor above the road elevation: 3	Number of floor under the road elevation: 1
	Car parking capacity: Open parking area	Elevator capacity: -
USE OF PROPERTY	Store	
CONSTRUCTION AREA	Total Construction Area	2.285 m ²
SALABLE AREA	Store Salable Area	2.285 m ²

FINANCIAL INDICATORS	
CAPITALIZATION RATIO	%7,50
YEAR'S PURCHASE	13,33 Years
UNIT MARKET VALUE	18.000-22.000TL/sqm
UNIT RENTAL VALUE	102,0-125,0 TL/sqm/month
INFORMATION ON VALUATION	
USED APPROACH	Income Approach
VALUE DATE	29.12.2020
MARKET VALUE (VAT EXCLUDED)	43.300.000.-TL
MARKET VALUE (VAT INCLUDED)	51.094.000.-TL
RENTAL VALUE (VAT EXCLUDED)	270.500.-TL
RENTAL VALUE (VAT INCLUDED)	292.140.-TL

This page is an integral part of the appraisal report numbered 2020A576 and is completed with the detailed information in the report. This Executive Summary can not be used independently.

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