



Real Estate Appraisal Report

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

KEMANKEŞ KARAMUSTAFAPAŞA NEIGHBORHOOD, MUMHANE
STREET NO: 32A, 32B, 32C, 32D AND KEMANKEŞ STREET, 57-59, 57-
59A NOVOTEL,
BEYOĞLU / İSTANBUL

06.12.2024
SM-24-SPK-045

Report Summary	
Title and Contact Information of the Institution Performing the Valuation	Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya / ANKARA Tel : (312) 287 44 00 - E.Mail : iletisim@smartkurumsal.com.tr
Title and Contact Information of the Customer Requesting Valuation	Akfen Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Büyükdere Street, No:201, Levent Loft, C Block, Floor:8, 34390 Levent / İSTANBUL Tel: (0212) 371 87 00 – E.Mail: info@akfengyo.com.tr
Reference Contract Date / Number	22.01.2024
Request Contract Date / Number	01.10.2024 / 045
Valuation Date	30.11.2024
Appraisal Report Date	06.12.2024
Appraisal Report Number	SM-24-SPK-045
Appraisal Report Type	Real Estate Appraisal Report
Subject Real Estates	1 Otel and 5 Shops
Full Address of Property	Kemankeş Karamustafapaşa Mahallesi, Mumhane Caddesi No: 32A, 32B, 32C, 32D ve Kemankeş Caddesi, 57-59, 57-59A Novotel, Beyoğlu / İSTANBUL
Assistant Appraiser	Nurullah KİBAR Real Estate Development and Management (Ankara University) Appraiser (Licence No:924076)
Appraiser	Merve GÜNEŞ Topographical Engineer (Selçuk University) Appraiser (Licence No: 409249)
Controller / Responsible Appraiser	Mehmet ÖZTÜRK Urban Planner (Gazi University) Appraiser (Licence No: 401187)

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1. SCOPE AND PRINCIPLES OF VALUATION

1.1 PURPOSE OF THE APPRAISAL REPORT

The purpose of this valuation report is to prepare a Valuation Report containing the market value of the real estates with the qualification of "HOTEL" in independent section no. 1, "SHOP WITH STORAGE" in independent sections no. 2 and 4, "SHOP" in independent sections no. 3, 5 and 6 located in Kemankeş Neighborhood, on the parcel no. 64 of block 77 with a surface area of 3,074.58 sqm and qualified as "9 STOREY HOTEL AND WORKPLACE" in Kemankeş Neighborhood, upon the request of AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

1.2 DECLARATION OF CONFORMITY

We hereby declare that the valuation report prepared by us;

- That the findings presented in the report are correct to the best of the Appraiser's knowledge,
- That the reported analysis, opinions and conclusions are only professional analysis, opinions and conclusions that are personal, unbiased and unprejudiced, constrained only by assumptions and limiting conditions,
- That the Appraiser has no personal interest or bias in the real estate subject to appraisal and the related parties,
- That the remuneration for the valuation service does not depend on the actions and events that may be revealed based on the analysis, opinions and conclusions in this report,
- That the valuation service is not developed and reported to achieve predetermined results,
- That the evaluation is carried out in accordance with ethical rules and standards,
- That the Appraiser meets the requirements for professional training,
- That the Appraiser personally inspected the property,
- That no one other than those mentioned in the report has provided any professional assistance in the preparation of this report

1.3 STANDARDS AND METHODS USED IN VALUATION STUDIES

The valuation study included in this report has been prepared within the scope of the Capital Markets Board's "Communiqué on Real Estate Valuation Institutions to Operate in the Capital Market (III-62.3)" dated 31.08.2019 and numbered III-62.3 and includes the "Minimum Issues to be included in the Appraisal Report" in the annex of the communiqué (Annex-1). It also covers International Valuation Standards (2017).

Market value is the estimated amount at which an asset or liability is expected to change hands between a willing seller and a willing buyer, as a result of appropriate marketing activities, in an arm's length transaction between knowledgeable and prudent parties, acting knowledgeably, prudently and without compulsion, as at the valuation date. The concept of market value is recognized as the price that is negotiated in an open and competitive market where participants are free to do so. The market for an asset may be an international or local market. A market may consist of a large number of buyers and sellers or a characteristically limited number of market participants. The market in which the asset is assumed to be offered for sale is theoretically a market in which the asset changing ownership changes hands in the normal course of business.

Market value is the most probable price that could reasonably be obtained in the market as of the valuation date in accordance with the definition of market value. This price is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer.

In this context, the following matters are assumed to be valid in the valuation study:

- In the analysis, due to the nature of the real estate, the existence of an existing market is assumed in advance.
- The buyer and seller are reasonable and rational and both are acting independently.
- The parties have reasonable knowledge of the real estate and are acting in a manner that will maximize their benefit.
- A reasonable time has been given for the sale of the properties.
- Payment is made in cash or similar instruments in advance.
- The financing that may be required during the purchase and sale of real estate is realized at market interest rates.
- The most probable value of the real estate properties that can be obtained under reasonable conditions is appraised.
- The market value has been determined as of the valuation date and is specific to the valuation date.

The basis of value in this valuation report is the most possible price that could be obtained in an exchange transaction in an honest and competitive market.

Among the valuation approaches defined in IAS 105, the three approaches defined and described below are the main approaches used in valuation.

- (a) Market Approach,
- (b) Income Approach,
- (c) Cost Approach.

(a) Market Approach

Market approach refers to the approach where the indicative value is determined by comparing the asset with the same or comparable (similar) assets for which price information is available.

In the comparable transactions method, also known as the guideline transactions method, among the market approach methods, information on transactions related to the same or similar assets subject to valuation is utilized in order to reach the indicative value. The basic steps of the comparable transactions method are:

- (a) identifying the units of comparison used by participants in the relevant market,
- (b) identifying relevant comparable transactions and calculating the underlying valuation criteria for those transactions,
- (c) performing a consistent comparative analysis of the quantitative similarities and differences between comparable assets and the asset subject to valuation,
- (d) making adjustments to the valuation criteria (if any) to reflect differences between comparable assets and the assets subject to valuation,

- (e) applying the adjusted valuation criterion to the asset subject to valuation and
- (f) if multiple valuation criteria are used, the indicative values are aggregated into a single conclusion.

b) Income Approach

The income approach allows the indicative value to be determined by converting future cash flows into a single current value. Under the income approach, the value of the asset is determined based on the present value of the revenues, cash flows or cost savings generated by the asset.

Although there are many ways of applying the income approach, the methods within the income approach are actually based on discounting future cash amounts to present value. These are variations of the Discounted Cash Flow (DCF) method and the concepts in the standards apply in whole or in part to all income approach methods. In the DCF method, the estimated cash flows are discounted to the valuation date, resulting in the present value of the asset. The basic steps of the DCF method are:

- (a) select the type of cash flows that best fits the nature of the asset being valued and the nature of the valuation task (for example, pre-tax or after-tax cash flows, total cash flows or equity cash flows, real or nominal cash flows, etc.),
- (b) determining the most appropriate precise period, if any, over which to estimate the cash flows,
- (c) preparation of cash flow forecasts for the period in question,
- (d) determine whether the going concern value at the end of the final estimation period (if any) is appropriate for the asset subject to valuation; and then determine the going concern value appropriate to the nature of the asset,
- (e) determining the appropriate discount rate; and
- (f) applying the discount rate to the estimated cash flows, including the going concern value, if any.

c) Cost Approach

The cost approach is an approach to determining the indicative value by applying the economic principle that a buyer will not pay more for an asset, whether acquired by purchase or construction, than it would cost to acquire another asset of equal utility, unless there are factors such as time, inconvenience, risk, etc. that impose an undue burden. In this approach, indicative value is determined by calculating the current replacement cost or reproduction cost of an asset and deducting all depreciation, including physical deterioration and other forms of depreciation. There are three main cost approach methods:

- (a) the replacement cost method: the indicative value is determined by calculating the cost of a similar asset that provides an equivalent benefit.
- (b) the reproduction cost method: the indicative value is determined by calculating the cost of producing an identical asset.
- (c) addition method: the method by which the value of the asset is calculated by adding the value of each of its components.

2. COMPANY AND CUSTOMER INFORMATION

2.1 TITLE AND CONTACT INFORMATION OF THE INSTITUTION MAKING THE VALUATION

SMART KURUMSAL GAYRİMENKUL DEĞERLEME VE DANIŞMANLIK. A.Ş.

Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya / ANKARA

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Hitit Tax Office – 7720681407

Trade Registry Number: 382333

Capital: 1.000.000.-TRY

2.2 TITLE AND CONTACT INFORMATION OF THE CLIENT REQUESTING VALUATION

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Büyükdere Street, No: 201 Levent Loft C Block, 8th Floor, 34390 Levent / İSTANBUL

Tel: (0212) 37187 00

Web: info@akfengyo.com.tr

Trade Registry Number: 372278-0

Capital: 3.900.000.000.-TRY

2.3 SCOPE OF CUSTOMER REQUEST AND LIMITATIONS

The institution receiving the service has a demand for ;

- Determination of market value
- Determination of market rental value

as of the valuation date of the immovables in the report.

This report has been prepared in accordance with the “Minimum Issues to be included in the Valuation Report” in the annex (Annex-1) of the Capital Markets Board Communiqué dated 31.08.2019 and numbered III-62.3) “Communiqué on Real Estate Valuation Institutions to Operate in the Capital Market (III-62.3)” and within the scope of International Valuation Standards 2017 and may not be used for any other purpose.

No restrictions have been imposed on us by the client.

3. OWNERSHIP INFORMATION OF REAL ESTATES

3.1 DEED REGISTRATIONS

SUBJECT REAL ESTATE	
Province	İSTANBUL
District	BEYOĞLU
Neighborhood	KEMANKEŞ
Village	-
Locality	-
Cadastral Map No	121
Block No	77
Parcel No	64
Surface Area (sq m)	3.074,58
Description of Property	9 STOREY HOTEL AND WORKPLACE
Building Block No	-
Floor No	TABLE 1
Individual Division No	TABLE 1
Qualification of Individual Division	TABLE 1
Owner's Share In the Land	TABLE 1
Volume / Page No	TABLE 1
Real Estate ID No	TABLE 1
Date / Journal No	23.03.2017 / 2766
Owner	<i>*According to the ownership information in the land registry records of the subject properties, there are many owners and the properties are used by Akfen Karaköy Real Estate Investments and Construction Inc. through a lease agreement. There is a "Construction Conditional Lease" right valid between 01.09.2009 and 01.09.2058 in favor of Akfen Karaköy Real Estate Investments and Construction Inc., in which Akfen GYO AŞ. has shares, over each share of the subject properties.</i>

TABLE 1

I.D. No	FLOOR	I.D. QUALIFICATION	VOLUME/PAGE NO	LAND SHARE
1	3.BASEMENT+2.BASEMENT+1.BASEMENT+GROUND+1.+2.+3.+4.+5+ WINTER GARDEN	HOTEL	18/1771	919/1000
2	GROUND	SHOP WITH STORAGE	18/1712	38/1000
3	GROUND	SHOP	18/1713	2/1000
4	GROUND	SHOP WITH STORAGE	18/1714	28/1000
5	GROUND	SHOP	18/1715	5/1000
6	GROUND	SHOP	18/1716	8/1000

3.2 INFORMATION ON ENCUMBRANCES OF THE TITLE DEED

According to the title deed record obtained from the General Directorate of Land Registry and Cadastre System and submitted to us by the authorised person, there are the following encumbrances on the immovables jointly.

** The restriction document sent to us consists of 199 pages and only the first page is included in the report annexes.*

Declarations

- Specifying the Management Plan (dated 27.01.2017)
- Other Right of Easement: Easement Right in favor of the General Directorate of Turkey Electricity Distribution Corporation for 49 years as a transformer area of 46.54 m2 Beneficiary: TÜRKİYE ELEKTRİK DAĞITIM A.Ş. (TEDAŞ) (17.09.2015 -9714)
- There is a lease agreement for 264,141 TRY. Beneficiary: AKFEN KARAKÖY GAYRİMENKUL YATIRIMLARI VE İNŞAAT AŞİRKETİ (04.12.2012 - 8861)

3.3 SALES TRANSACTIONS IN THE LAST THREE YEARS

According to the title deed registration document obtained from the General Directorate of Land Registry and Cadastre on 08.11.2024 and submitted to us by the authorized person, there has been no sales transaction in the last three years. Since the ownership of the immovables subject to valuation is "VAKIFLAR GENEL MÜDÜRLÜĞÜ", the title deed registration documents could not be accessed from the TKGM System, and the title deed registry examination was not allowed in the title deed directorates. For this reason, the document sent to us is taken as basis.

4. GENERAL INFORMATION ABOUT THE PROPERTY SUBJECT TO VALUATION

4.1 DEFINITION OF PROPERTY

According to title deed records, the real estates subject to valuation are “HOTEL” in independent section no. 1, “SHOP WITH STORAGE” in independent sections no. 2 and 4, “SHOP” in independent sections no. 3, 5, 6, located in Kemankeş Neighborhood, on the block 77, parcel 64, with a surface area of 3,074.58 sqm and qualified as “9 STOREY HOTEL AND WORKPLACE” in Kemankeş Neighborhood,

4.2 CHARACTERISTICS OF THE REGION WHERE THE IMMOVABLES ARE LOCATED

4.2.1 Istanbul Province

Location:

Istanbul's surface area is 5,313 ksqm and it is located at the coordinates 41° N, 29° E. It consists of Çatalca Peninsula in the west and Kocaeli Peninsula in the east. It is bordered by the Black Sea to the north, the Sea of Marmara to the south and the Bosphorus Strait in the middle. Istanbul is the largest city in Turkey and has become one of the world's leading metropolises with a population of over 16 million people.



Istanbul is an important megapolis, famous for its historical monuments and spectacular natural landscapes. It is the only city on two continents, where Asia and Europe are separated by a narrow sea passage “Bosphorus”. With a history of more than 2500 years, Istanbul has been an important trade center following its establishment in this strategic region where sea and land meet.

The historic city of Istanbul is located on a peninsula surrounded on three sides by the Marmara Sea, the Bosphorus and the Golden Horn. It was the capital of 3 world empires, the Roman, Byzantine and Ottoman Turks, and more than 120 emperors and sultans ruled here for more than 1600 years. It is the only city in the world with this feature.

It has had a very important strategic importance throughout history due to its location at the crossroads where the main roads reach the sea, an easily defensible peninsula, ideal climate, rich and generous nature, control of the strategic Bosphorus, and its geographical location at the center of the world, being located at the junction

of two continents, being a gateway to warm climates and oceans, and being the gateway of the historical Silk Road to Europe.

The city ranks 34th in the world in terms of economic size and second in Europe, after Moscow, in terms of population, according to a ranking based on municipal boundaries.

Administrative Boundaries:

Istanbul has a surface area of 5. 313 ksqm and is located at the coordinates 41° N, 29° E. The city, which consists of the Çatalca Peninsula to the west, the Kocaeli Peninsula to the east, the Black Sea to the north, the Marmara Sea to the south and the Bosphorus in the middle, borders the districts of Saray in Tekirdağ to the northwest, Çerkezköy and Çorlu in Tekirdağ to the west, Marmara Ereğlisi in Tekirdağ to the southwest, Kandıra in Kocaeli to the northeast, Körfez in Kocaeli to the east and Gebze in Kocaeli to the southeast. Among the peninsulas that make up Istanbul, Çatalca is on the European mainland and Kocaeli is on the Asian mainland. The Bosphorus in the center of the city connects these two continents. The city, which has been expanded 4 times during its development and growth, with the city walls being built further west each time, has 39 districts, 40 municipalities and 152 villages in total, including the metropolitan municipality.



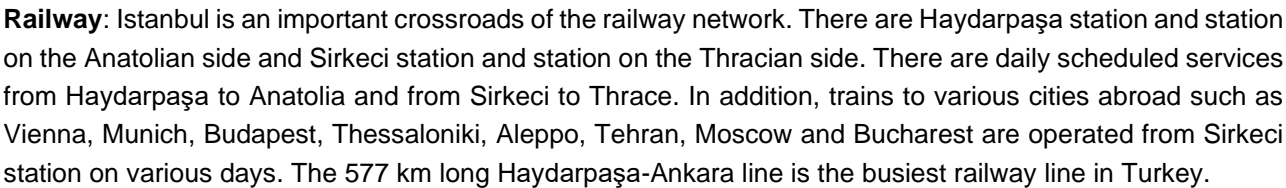
Transportation:

Transportation in Istanbul is carried out in different ways such as land, air, sea and railway. It has large centers where urban, intercity and international transportation is carried out.

Road Transportation/Highway Road transportation has a large share in Istanbul, especially for intercity travel. There are direct flights from Istanbul to every province in Turkey and also to neighboring countries such as Georgia, Greece and Bulgaria.

The international E-5 highway connecting Europe to Anatolia and the Middle East passes through the Bosphorus and Fatih Bridge.

Istanbul province falls within the area of responsibility of the 1st Regional Directorate of Highways and its total network length is 3,782 km, including 1,195 km of state roads, 1,194 km of provincial roads and 526 km of highways.



Airline: Until recently, Atatürk Airport, located within the borders of Bakırköy district on the European side of Istanbul, was the 20th busiest airport in the world and the first airport in Turkey in terms of total passenger traffic according to 2012 statistics. In 2019, Istanbul Airport, one of the largest airports in the world, was put into service. Istanbul Airport, located within the borders of Arnavutköy district, is aimed to be an important transit center for flights to Asia and Europe and distant continents with a capacity of 200 million passengers.

Istanbul Hesarfen Airport is located in the Arnavutköy district of Istanbul, north of Büyükçekmece Lake, on 500 acres of land. It has been serving as Turkey's first internationally registered private airport since 1992. Located 50 km west of Istanbul, Hesarfen Airport mainly serves general aviation and training flights.

Samandıra Air Base is a military airport, built in 1988, located in Sancaktepe district, managed and controlled by the Turkish Armed Forces.

Seaway: Surrounded by seas on all sides, Istanbul, located around the Bosphorus Strait, which connects the Aegean and Marmara Seas and the Black Sea, has been the world's leading port city for thousands of years.

In Istanbul, both urban and domestic transportation is provided by sea. In addition, marinas are connected to European ports.

Ferries operate between Kadıköy- H.Paşa- Karaköy, Eminönü, Üsküdar, Eminönü-Kadıköy, Eminönü-Kadıköy, Köprü-Yeniköy, Beykoz-Kavaklar, Sirkeci, Bostancı, Köprü-Adalar, Köprü-Yalova, Kabataş-Çınarcık, Bostancı, Çınarcık.

In the center of the province, urban transportation is a major sector. Istanbul has a complex transportation network with İETT, which provides transportation by buses; İDO, which operates city line ferries and sea taxis; İstanbul Ulaşım A.Ş., which owns tram, metro, funicular and cable car lines; TCDD, which provides suburban service; minibuses, passenger motors and commercial taxis.

Geomorphologic and Geological Structure:

The Istanbul Metropolitan Area is located on the Kocaeli and Çatalca Peninsulas. Both peninsulas are eroded plateaus. While Istanbul and its surroundings were a gulf of the Sarmatian inland sea at the end of the Miocene epoch of the IIIth epoch in geologic times, the sea receded in the Pliocene epoch, the land emerged, and then, after a long erosion period with river and wind erosion, a wide peneplain emerged, where the elevations disappeared and quartzite hills resistant to erosion remained. The valley where the Bosphorus was located also widened. Later, with the uplift of the northern part of the peneplain to the east of the Bosphorus Valley and the uplift of the southern part to the west, the water division lines changed, the water erosion increased due to the increase in slope in the river valleys, and the large rivers on the eastern side flowed into the Black Sea and on the western side into the Marmara Sea.

As a result of these geological movements, the area where the Istanbul Metropolitan Area is located has acquired the appearance of a plateau (peneplain) containing faint landforms that have generally been eroded.

Valleys, plains, elevations (gently undulating hilly areas), high areas, etc., which can be grouped as geomorphological units, do not have a sharp and striking appearance in the Istanbul metropolitan area for the reasons described. On the cold side (Kocaeli Plateau), there are erosion-resistant Quartzite hills (Aydos, Kayışdağı, Alemdağ etc.) and high areas (350m+) starting from the east of the Gebze - Ömerli Dam line and continuing to rise towards the east. In this peninsula, the “water division line” is closer to the Marmara coast. In the remaining parts of the Peneplain, it includes wide valley-based and slightly undulating areas where the flow direction of the rivers is more towards the Black Sea.

On the western side (in the Çatalca or Thracian Peneplain), from the Bosphorus to the Büyükçekmece - Karacaköy line, there is again a peneplain with broad-based river valleys, except for a few hills reaching up to and exceeding 200 meters in places. However, in this peninsula, the “water division line” is closer to the Black Sea this time. The rivers mostly supply water to the Golden Horn, the Büyük and Küçükçekmece lakes and the Marmara Sea. Lake Terkos receives its main water from the Istranca Mountains in the northwest. Apart from the Istranca Mountains, which have heights of over 350 m. in places, hills and ridges with heights ranging between 200-350 m. stand out in the west of Çatalca and also in the west of the Kestanelik - Belgrad Villages line.

Water Resources:

In Istanbul, the distance of water resources to the city has been a major problem. For this reason, various ways have been used to provide potable water to the city and today, with the help of developing technology, large dam lakes have been created throughout the province. There are 9 dams serving in Istanbul. The largest of these are Ömerli, Terkos, Büyükçekmece, Darlık and Sazlıdere dams.

There are no significant water resources in terms of rivers in Istanbul. The main rivers of Istanbul are Riva, Kâğıthane, Alibey, Göksu, Kurbagalı and Ayamama streams. The majority of Istanbul's streams discharge their waters into Küçükçekmece and Büyükçekmece lakes and the Golden Horn. Most of the streams of Istanbul have been rehabilitated and taken underground, and some of them are used for sewage transfer. Beşiktaş, Ortaköy, Sarıyer, Bayrampaşa and Mecidiyeköy (Büyükdere) streams are among the Istanbul streams that have been undergrounded. In addition to irregular and unregistered construction, due to the over-reduction and improvement of stream beds, there are frequent floods in Istanbul province, resulting in loss of life and property.

Economic Situation:

As Turkey's window to the world, Istanbul is the largest contributor to the national economy in terms of economic activities and employment as well as historical, touristic and cultural aspects.

One third of industry, one third of imports and one fifth of exports are made from Istanbul and Turkey's largest industrial, commercial, transportation, advertising and economic institutions are located in Istanbul. In Istanbul, 40% of the gross product comes from industry, 30% from trade and the rest from other sectors. The share of agriculture is only 1%.

Istanbul is the main source of the Turkish Budget. Approximately 37% of total taxes are collected from Istanbul. Although the cultivated land in Istanbul is small compared to the population, its yield is high. Modern agriculture is practiced in the province and modern agricultural tools are quite abundant. Wheat, barley, oats, corn, broad beans, sunflower and onion are the most cultivated crops.

Istanbul consumes the most meat, milk and dairy products in Turkey. Istanbul's animal wealth is far from meeting the needs of the people of Istanbul. However, the animal potential cannot be underestimated. Istanbul is the center of Turkey and the Marmara region in terms of fisheries. There are more than 200 fish species in Marmara. However, sea pollution has reduced the fish species in some places. The Bosphorus is a very important fishing ground.

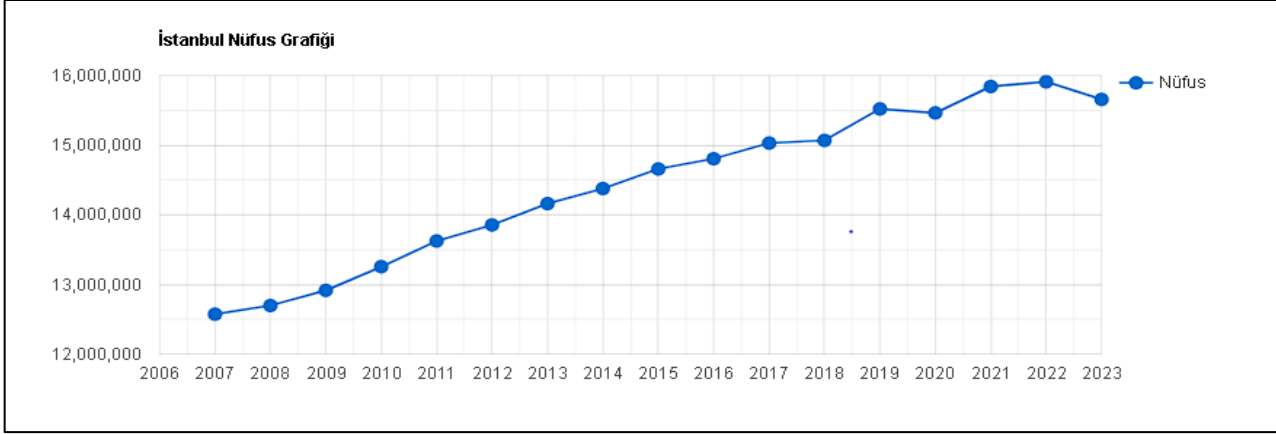
Istanbul has a rich forest cover. The amount of forested, heathland and wooded areas covers 60% of the land. In and around forests, 160 thousand m3 of logs, mine and telegraph poles and nearly one million pounds of firewood are obtained. A large part of Istanbul's fuel need is met by its own means.

Istanbul is also an industrial city with a very large industrial and trade volume. Forty-two of Turkey's 100 largest industrial enterprises and 250 of Turkey's 500 largest enterprises are located in Istanbul. The Istanbul Chamber of Industry (ISO), founded in 1952, is the largest chamber of industry in Turkey. The development of industry in Istanbul Province is seen to be in a natural clustering structure centered on apparel manufacturing and textile products sectors.

In the 1950s, factors such as the opening of inland areas to settlement, the birth of Levent and Etiler neighborhoods, the construction of Barbaros Boulevard, and the widening of the Bosphorus coastal road, which increased urban transportation, also stimulated economic life. This vitality continued in the 1970s with the opening of the Bosphorus Bridge (1973), and in the 1980s, it transformed Beşiktaş into a central business district. As a result of policies aimed at making Istanbul an international business and tourism center, business centers, shopping malls and five-star hotels have risen one after another in Beşiktaş since this period.

Population and Demographic Structure:

The population of Istanbul decreased by 252,027 compared to the previous year. The population of Istanbul is 15,655,924 according to 2023. This population consists of 7,806,787 males and 7,849,137 females. In terms of percentage: 49.86% male, 50.14% female. There are 2947 people per square kilometer in Istanbul, which has a surface area of 5,313 ksqm. The population density of Istanbul is 2947/ksqm. According to TÜİK data, there are 39 municipalities and a total of 964 neighborhoods in these municipalities.



Years	Total Population	Male Population	Female Population
2023	15.655.924	7.806.787	7.849.137
2022	15.907.951	7.955.820	7.952.131
2021	15.840.900	7.933.686	7.907.214
2020	15.462.452	7.750.836	7.711.616
2019	15.519.267	7.790.256	7.729.011
2018	15.067.724	7.542.231	7.525.493
2017	15.029.231	7.529.491	7.499.740
2016	14.804.116	7.424.390	7.379.726
2015	14.657.434	7.360.499	7.296.935
2014	14.377.018	7.221.158	7.155.860
2013	14.160.467	7.115.721	7.044.746
2012	13.854.740	6.956.908	6.897.832
2011	13.624.240	6.845.981	6.778.259
2010	13.255.685	6.655.094	6.600.591
2009	12.915.158	6.498.997	6.416.161
2008	12.697.164	6.386.772	6.310.392
2007	12.573.836	6.291.763	6.282.073

(Source: TÜİK, Statistical Indicators, Address Based Population Registration System (ABPRS) Results)

4.2.2 Beyoğlu District

Beyoğlu, or formerly Pera, is one of the districts on the European side of Istanbul. Bordered by Şişli and Kağıthane to the northwest, Beşiktaş and the Bosphorus to the east, and the Golden Horn to the south and west, the district has an area of 8.76 ksqm and consists of 45 neighborhoods. It takes its name from the district of Beyoğlu, also called Pera, which covers the area defined by İstiklal Avenue between Tünel and Taksim and the streets leading to it.

Today, Beyoğlu district of Istanbul province covers the area north of the Golden Horn, between the west of the Kasımpaşa valley and the Dolmabahçe (Gazhane) valley, and borders Şişli and Beşiktaş districts. However, the name Beyoğlu is popularly used for İstiklal Street and its surroundings, which is one of the city's important cultural, entertainment and business centers and connects Galatasaray to Taksim Square.

During the Byzantine period, this section, which was not a residential area, was called Peran Bağları (Peran Vineyards), derived from Pera, which means the other side of the other side. In the last century, especially foreigners used the name Pera instead of Beyoğlu. Turks, on the other hand, called Pera as Beyoğlu, referring to a wider area.

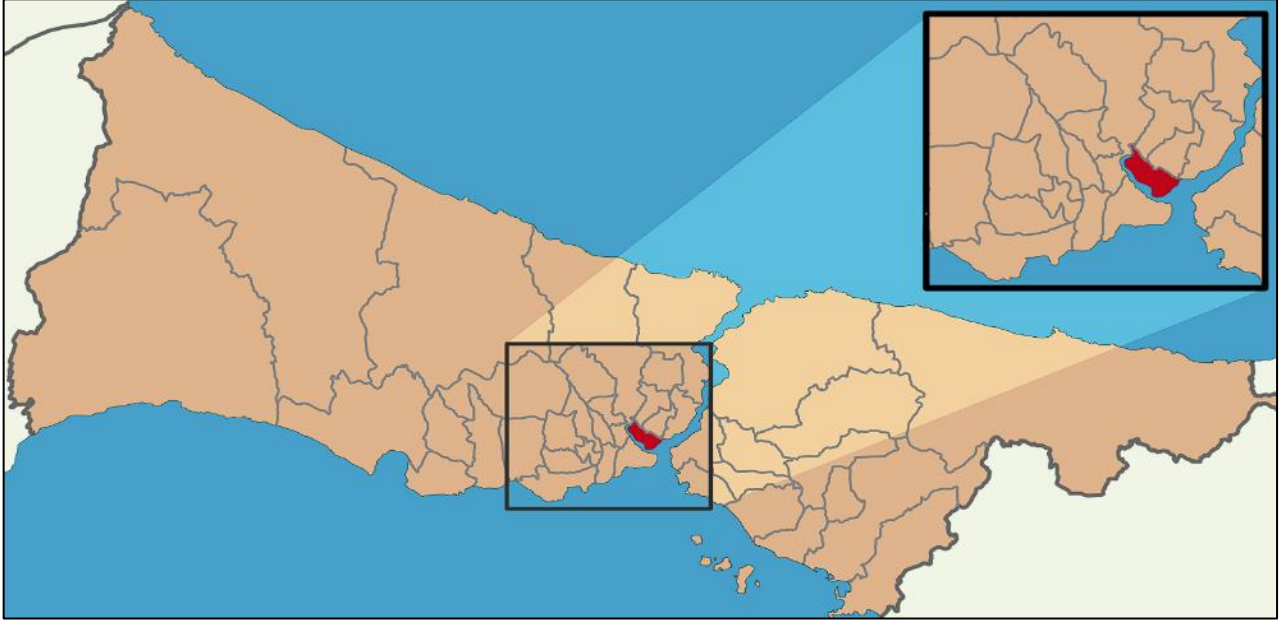
There are various rumors about the emergence of the name Beyoğlu. According to one of them; the name Beyoğlu originates from the fact that Aleksios Komnenos, one of the Pontus princes, accepted Islam and lived here during the reign of Mehmed the Conqueror. According to the second one; it was not the Pontus prince who lived here, but Luigi Giritti, the son of Andre Giritti, the Venetian ambassador at the time of the Magnificent. This man, whom the Turks called "Bey Oğlu", was born from the ambassador's marriage to a Greek woman. The mansion he lived in was located near Taksim. According to another version, the Venetian ambassador who lived here during the reign of Suleiman the Magnificent was called Beyoğlu in correspondence, which is why the neighborhood was named Beyoğlu.

After the name Pera was removed from official correspondence in 1925, it became increasingly forgotten, whereas the name Beyoğlu gained strength and became widespread in terms of the region.

Geographical Features

Beyoğlu District is located on the European side of Istanbul Province, between the southern part of the Bosphorus and the Golden Horn. It is surrounded by Beşiktaş and the Bosphorus to the east, the Golden Horn to the west, Şişli to the north, Kağıthane to the northwest, and Istanbul Harbor, an indentation of the Marmara Sea, to the south.

There are no cultivated, planted areas, forests and natural resources. The surface area of the district is 8.76 ksqm. The climate of the Marmara Region is dominant in the district. The climate is generally accepted as hot.



Climate

Beyoğlu is located in the Marmara region due to its geographical location. The Marmara region is under the influence of the Marmara (transition) climate, where Mediterranean, Black Sea and continental climate characteristics are seen together. For this reason, it shows changes in short time intervals. In terms of climate type and characteristics, winters are not as mild as the Mediterranean climate and summers are not as rainy as the Black Sea climate. It is not as cold in winter and dry in summer as the continental climate. Due to these characteristics, the Marmara climate shows a transitional feature between the continental Black Sea and Mediterranean climates.

The average temperature of the Marmara transition climate in January is 4.9°C, the average temperature in July is 23.7°C, and the average annual temperature is 14.0°C (Sensoy, et al., ty.). If it is necessary to look at the field specific to Beyoğlu, as it can be understood from the graph, the lowest temperature values were observed in January at 5°C in terms of the high number of days. In August, when the highest temperature occurred, it is possible to say that it was at 30°C for approximately 15 days. Frosty days were determined as approximately 6-7 days in February when it peaks for Beyoğlu. The average annual total precipitation of the Marmara transition climate characteristic is 595.2 mm. Most of the precipitation is in the winter season. The share of summer precipitation in the annual total is 11.7%. The average annual relative humidity is 73

Transportation

Since Beyoğlu is the central district, it is easily accessible. Transportation to the airport is uninterrupted. A tramway was built between Galata Bridge and Eminönü, Atatürk Bridge and Fatih District in 1991 between Taksim and Tünel. There is a subway connection from Taksim to Mecidiye village of Şişli and 4.Levent. Ferries operate in the Golden Horn. In Beyoğlu maritime transportation, ships traveling abroad to Kasımpaşa, Hasköy, Sötlüce, Kadıköy, Kartal, Bostancı, Islands, Marmara, Black Sea Aegean and Mediterranean ports depart from Karaköy Dock.

Education and Healthcare

Beyoğlu District is rich in educational institutions. Higher education institutions in the district include the central campus of Mimar Sinan Fine Arts University, Istanbul Technical University Gümüşsuyu and Taşkışla Campuses, Istanbul Galata University campuses, Istanbul Kent University and some units of Beykent, Haliç and Istanbul Bilgi Universities.

The literacy rate of the population over the age of 15 in Beyoğlu District is 84.83 percent.

There are 31 primary schools and 30 secondary schools in the district. Galatasaray High School, Beyoğlu Anatolian High School, Istanbul Private German High School, Italian High School, Saint Benoît French High School, Austrian High School, Sainte-Pulchérie French High School are over a century old educational institutions in Beyoğlu. There are also educational institutions catering to the Armenian and Greek minorities.

There are 12 hospitals, 29 polyclinics and dispensaries and 7 health centers in the district.

Cultural Structure

Beyoğlu can be defined as the most Istanbul-like district of Istanbul, where the term cosmopolitan comes to life. Istiklal Avenue and the streets around it can be considered the center not only of Beyoğlu but also of Istanbul. Apart from Istiklal Avenue, Cumhuriyet, İnönü and Cihangir streets are the most prominent places where the commercial and entertainment functions are most prominent. The facilities where various cultural activities are held within the borders of the district have also made the district a cultural center. Cinemas, theaters, performance centers, etc. are places that are used by more than the population living in Beyoğlu District and have a meaning for Istanbul and Turkey in general. Beyoğlu is also home to the Pirosmani Art gallery created by Georgian painters.

Since 2020, in order for Beyoğlu to regain its former vitality and culture, the Beyoğlu Culture Road Project has been initiated in the district in cooperation with the Ministry of Trade and the Metropolitan Municipality and Beyoğlu Municipality, and various workshops such as music, painting, art, sculptor; language and instrument courses; musical concerts and many events take place regularly every year in the district. Within the scope of the same project, buildings such as Galataport, Galata Tower, Galata Mevlevihanesi, Tarık Zafer Tunaya Cultural Center, Narmanlı Han, Mehmet Akif Ersoy Museum House, Atlas Passage, Emek Cinema, Taksim Mosque and Atatürk Cultural Center were renovated and repurposed or built from scratch.

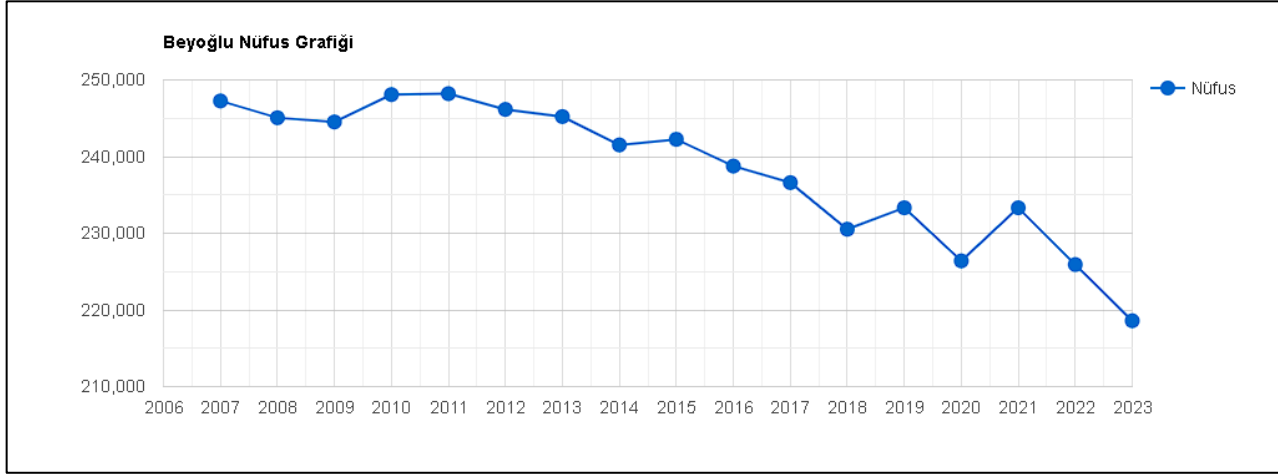
Today, Beyoğlu continues its active activities with history and art museums, many cultural centers, opera halls, concert halls, multi-purpose squares and parks, sports complexes; various means of transportation such as metro, bus, funicular, minibus and metrobus, art workshops, assistance centers, public education courses and entertainment venues.

Economy

It is possible to make this situation permanent in the district, which is the center of attraction in terms of culture, entertainment and business center of the province, by using its strategic situation that will make it appropriate and even better according to the current criteria, and by making planned, rational studies and adapting it to the changing situation. In the coming years, Beyoğlu district will assume a guiding role for other districts by hosting exemplary centers of attraction in the fields of culture, entertainment and business in Istanbul. For this reason, it is necessary to be prepared and to develop and implement solutions for unemployment, lack of infrastructure, illegal construction, public order and environmental problems that are encountered in parallel with the rapid population growth in developed regions.

Beyoğlu District was developed after Mehmet the Conqueror took Istanbul. There is no agricultural land. There are 118 bank branches, 25 trade unions and 26.998 workplaces registered to the Municipality in Beyoğlu District. There are 13.016 tradesmen registered to the Chamber of Industry and Commerce and 23.963 tradesmen registered to the Chamber of Tradesmen and Craftsmen. Workshops of various kinds are located in Kasımpaşa and Hasköy, while company and trade centers are located in Taksim, Gümüşsuyu and Bankalar Caddesi. There are also mansions and entertainment centers around Taksim and Büyükdarmakapı.

The population of Beyoğlu is 218,589 according to 2023. This population consists of 112,382 men and 106,207 women. In percentage terms: 51.41% male, 48.59% female.



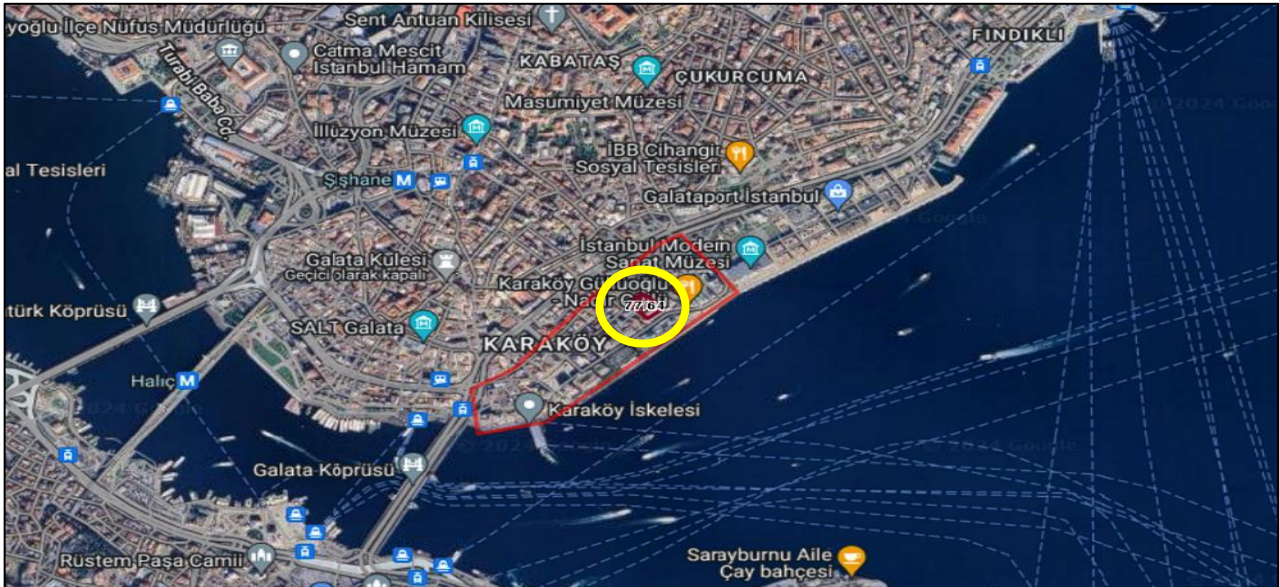
Graphic:Changes in Beyoğlu District Address Based Population Data by Years

4.3 THE LOCATION AND NEAR SURROUNDING FEATURES OF THE REAL ESTATES

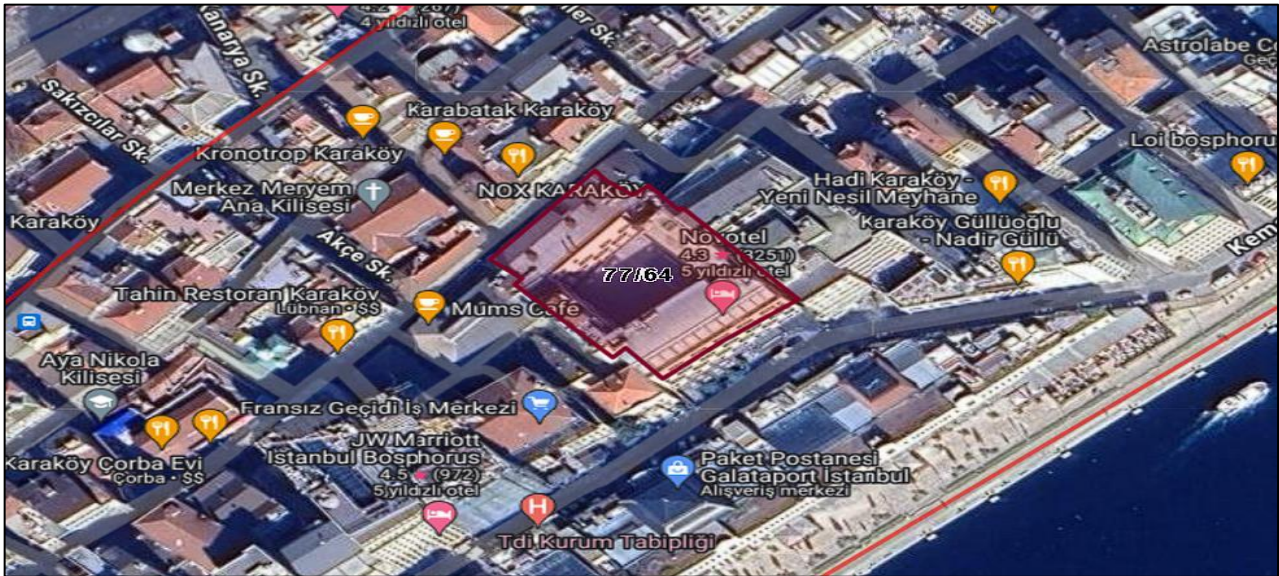
The immovables subject to valuation are located in Istanbul Province, Beyoğlu District, Kemankeş Mustafapaşa Neighborhood, Kemankeş Street, Mumhane Caddesi, No: 32A, 32B, 32C, 32D and Kemankeş Street, No 57-59, 57-59A.

The main real estate where the subject immovables are located is the hotel structure operated under the name of Novotel, which is located on the right arm when proceeding approximately 190 meters west on Kemankeş Street from the Istanbul Museum of Modern Art.

The region where the immovables are located is known as the Historical Peninsula, and there are generally commercial enterprises, hotels and buildings with historical charm in the region. The region is among the regions with the highest commercial density in Istanbul. In the immediate vicinity are Kılıç Ali Paşa Mosque, Kılıç Ali Paşa Bath, Customs Enforcement Office, Tophane Pavilion, Istanbul Museum of Modern Art, Mimar Sinan University Culture and Art Center and Tophane-i Amire. The immovable is very close to the Galataport Project being constructed. The region where the immovable is located has all urban infrastructure systems and transportation facilities are at a good level.



DISTANT ENVIROMENT of REAL ESTATES



LOCATION of REAL ESTATES

4.4 STRUCTURAL / PHYSICAL CHARACTERISTICS OF THE PROPERTIES

Characteristics of the Main Immovables:

CHARACTERISTICS OF THE MAIN IMMOVABLES			
Construction Type	Reinforced Concrete	Class and Group of Structure	5/C
Year of Construction	2016 (Year of Start-up)	Building Ordinance	Discrete
Total Number of Floors	9 (3BF+GF+GGF+ 5 NF+TF+RF)	Total Number of Independent Sections in the Main Real Estate	6
Parking Lot	Yes	Elevator	Yes
Swimming Pool	Yes	Security	Yes
Earthquake Zone Degree	Grade 1	Earthquake Damage Status	None

Explanation: The latest update of the Regulation on Buildings to be Built in Earthquake Zones published in the Official Gazette dated 06/03/2007 and numbered 26454, which was published in the Official Gazette is still in force after the earthquakes experienced in our country, was made on 18/03/2018 and was regulated as Turkey Earthquake and Building Regulation. The construction of the main immovable, where the immovable subject to valuation is located, was built after the regulation dated 06/03/2007, which was regulated after the earthquakes.



The main real estate where the immovables subject to the report are located is built on block 77, parcel 64 with a surface area of 3.074,58 sqm, in reinforced concrete construction style, 3 BF + GF + GMF (Ground Mezzanine) + 5NF + TF + RF as 9 floors in total. According to the project, there are 5 shops on the ground floor of the main immovable and 1 5-star hotel on all floors and consists of 6 independent sections in total. The parcel where the immovables are located is approximately 42 m from the northwest direction to Mumhane Street and approximately 45 m from the southeast direction to Kemankeş Street and is an intermediate parcel.

Independent Section Properties:

1st Independent Section “Hotel” Qualified Immovable: The 5-star hotel, which is operated under the Novotel Istanbul Bosphorus brand, consists of 3 Basement Floors + Ground Floor + 5 Normal Floors + Terrace Floor + Roof Floor and has a gross usage area of approximately 20.462 sqm. According to the project, the 3rd basement floor of the immovable consists of technical manager's room, WCs, warehouses and technical volumes, 2nd basement floor consists of parking lot, staff areas, laundry, technical volumes and housekeeping office, 1st basement floor; hotel management offices and meeting room, kitchen storage areas, pool, SPA, massage rooms, hammam, exercise room, WCs, shower and changing rooms, hairdresser, storage areas and parking lot volumes, ground floor; hotel entrance, store, restaurant, 4 meeting rooms, 1 meeting room-fuaye, WCs, rest rooms, sitting rooms, reception and offices, luggage room, bar, kitchen and kitchen usage areas, service entrance and storage volumes, ground mezzanine; storage volumes, 1st normal floor; 51 rooms, laundry rooms and technical volumes, 2nd normal floor; 51 rooms, laundry rooms and technical volumes, 3rd normal floor; 44 rooms, 1 VIP lounge, laundry rooms, boiler room, air handling units and technical volumes, 4th normal floor; 25 rooms, 4 storage rooms, laundry rooms and technical volumes, 5th normal floor; 25 rooms, chiller systems, laundry rooms and technical volumes, terrace floor; winter gardens, terrace volumes, WCs and technical volumes.

According to the examinations made on site, on the ground floor, the part called ‘warehouse, store and restaurant’ located to the right of the hotel entrance according to the project is used together, and a seating area of approximately 46 m² towards the exterior of the building has been created with light materials that can be opened and the facade can be collected. It has been informed that ecrimisil is paid to the municipality for the area in question. In addition to the licensed area on the terrace floor, it has been observed that there is a seating area connected to the Building Registration Certificate dated 20.12.2018 and document number HNTF4ACE, thus legalised. The immovables are in legal status due to the fact that the productions created on the terrace floor were determined to have been made before 31.12.2017 in accordance with Article 4, Paragraph 1 of the Regulation on the Procedures and Principles Regarding the Issuance of Building Registration Certificate in the controls made from satellite images.

The immovable is considered in the valuation process as approximately 21.694 sqm gross in total.

On the roof floor of the hotel; 1 air handling unit, 4 suction fans, on the 5th normal floor; 2 chillers, 2 generators, on the 4th normal floor; 4 air handling units, 2 boiler room tanks, in the basement floors; 4 air handling units, oil trap tank, 3 fire pumps, 4 air handling units, 6 boilers, 2 water tanks, water tanks.

The hotel entrance is provided from the ground floor level and from the Kemankeş Street front. The hotel has 1 cake hall for 100 people, 2 multi-purpose halls for 120 people, 1 meeting room for 90 people, 1 open hall. There are 2 service elevators, 3 passenger elevators to the room floors and 1 passenger elevator between the lobby and the parking lot.

According to the hotel project, the hotel consists of 196 rooms and with the conversion of the storage spaces on the 5th normal floor into rooms, there are currently 200 rooms. Of these rooms, there are 2 disabled rooms, 177 standard rooms and 21 suites. Standard rooms have an average usage area of 24 sqm and suite rooms have an average usage area of 37 sqm. Each room has a bathroom with a usage area of approximately 3

sqm. Entrance to the rooms is provided with a card entry system. Entrance doors are wooden paneled. The floors in the rooms are carpeted and the walls are satin painted over gypsum plaster. In the bathroom areas, floors and walls are ceramic coated, sink, toilet bowl and sanitary ware sets are available.

Inside the hotel, the floors in the restaurant, lobby, kitchen, technical areas and office areas are ceramic coated, and the floors in the room floors and floor halls are carpeted. Inside the building, the floors in the restaurant, lobby, kitchen, technical areas and office areas are ceramic coated, and the floors in the room floors and floor halls are carpeted. In the basement floors, the floors are epoxy coated in the corridors and partially ceramic and partially marble coated in the closed areas. The walls inside the building are satin painted over gypsum plaster. There is a parking lot for 130 vehicles belonging to the hotel in question and the parking lot entrance is provided via Kemankeş Street.

2nd Independent Section “Shop with Storage” Qualified Immovable: According to the project; It is located on the ground floor of the building, on the southeast façade, on Kemankeş Street. The immovable has a gross usage area of approximately 210 m² and consists of warehouse and shop volume. In the examinations made, approximately 70 m² of the gross area is covered with a glazed porch with an openable awning system and is used as a restaurant. It has been evaluated that the change made does not contradict the legal situation since it can be easily restored to its previous state with simple modification and the usage fee is paid to the Municipality for this section. However, since the glazed, tented system in the area in question is removable, it is not taken into consideration in the valuation process.

3rd Independent Section “Shop” Qualified Immovable: According to the project; It is located on the ground floor of the building, on the northwest facade, on Mumhane Street. The immovable has a gross usage area of approximately 15 sqm and consists of a shop volume.

4th Independent Section “Shop with Storage” Qualified Immovable: According to the project; It is located on the ground floor of the building, on the northwest façade, on Mumhane Street. The immovable has a gross usage area of approximately 160 sqm and consists of a shop, WC and warehouse volume. It was observed that it was used as a cafe & bar during the on-site inspections.

5th Independent Section “Shop” Qualified Immovable: According to the project; It is located on the ground floor of the building, on the northwest facade, on Mumhane Street. The immovable has a gross usage area of approximately 30 sqm and consists of WC and shop volume. It was observed that it was used as a cafe & bar during the on-site inspections.

6th Independent Section “Shop” Qualified Immovable: According to the project; It is located on the ground floor of the building, on the northwest facade, on Mumhane Street. The immovable has a gross usage area of approximately 49 sqm and consists of WC and shop volumes.

Positive and Negative Factors:

POSITIVE FEATURES	NEGATIVE FEATURES
Good accessibility	Having a specific buyer base due to the size of the investment
Well maintained	
Close to historical attraction centers	
Partially overlooking the peninsula and Bosphorus	
Availability of parking facilities	
Close to the Galataport Project	
Located in an area where hotels are concentrated	

4.5. SWOT ANALYSIS

POSITIVE SIDES		NEGATIVE SIDES		
STRONG SIDES	<ul style="list-style-type: none"> • Good workmanship and materials used • Heavy pedestrian traffic • The subject real estate has features such as open and closed parking lots and security 	WEAK SIDES	<ul style="list-style-type: none"> • Existence of fabrications contrary to the project • Having a specific buyer base due to the size of the investment 	INTERNAL FACTORS
	<ul style="list-style-type: none"> • Good accessibility • Close to historical attraction centers • Partially overlooking the peninsula and Bosphorus • Close to the Galataport Project • High-income investors who will show demand for the region in terms of sales and leasing • Very high signage and advertising capability • Located in an area where hotels are concentrated 	THREATS	<ul style="list-style-type: none"> • - Fluctuations in the economy 	EXTERNAL FACTORS

5. LEGAL PROCESS ANALYSIS OF THE REAL ESTATES

5.1 CURRENT ZONING INFORMATION ABOUT THE REAL ESTATES

CURRENT ZONING STATUS OF THE IMMOVABLE			
Plan Type	1/1000 scale Implementation Development Plan	Legend	Tourism Service Commercial Area
Construction Regulations	Adjacent	H max	12,50 m – 18,50 m
BCR	-	FAR	-
Setback Distance	Front: -	Sides:-	Back: -
Other	<p>According to the information received from Beyoğlu Municipality Zoning Directorate, the immovable in question is in the “Tourism + Service + Commerce Area” legend within the scope of the 1/1000 scale Urban Conservation Area Conservation Implementation Zoning Plan dated 21.12.2010, Hmax: 12,50 m (Mumhane Cd.) - 18,50 m (Kemankeş Cd.) construction conditions.</p> <p>In case of new construction or repair work on the parcel, the opinion of the Cultural Heritage Conservation Board should be obtained.</p>		

5.2 ZONING PLAN CHANGES AND EXPROPRIATION PROCEDURES

According to the verbal information received from the Beyoğlu Municipality Zoning Directorate, it was declared that the immovable is in the “Tourism + Service + Commercial Area” legant, Hmax: 12,50 - 18,50 m construction conditions within the scope of the 1/1000 scale Urban Conservation Area Conservation Implementation Zoning Plan dated 21.12.2010. There is currently no plan study.

5.3 LEGAL DOCUMENT (FILE, LICENSE, PROJECT, ETC.) REVIEWS FOR IMMOVABLE PROPERTIES

In accordance with the relevant legislation, all necessary permits for the project realized on the parcel have been obtained and all legally required documents for the project are fully and accurately available.

The following documents related to the immovable property were found in Beyoğlu Municipality zoning archive.

- 12.01.2016 dated, unknown numbered, Architectural Project has been examined.
- Building License dated 17.08.2012 and numbered 03-45 has been examined. The said document was given for 20.926,10 sqm, hotel and shop structure.
- Building License dated 18.01.2016, numbered 2016/01-11, has been examined. The said document was issued for a 20.926,10 sqm hotel and shop structure.
- Building Occupancy Permit dated 12.02.2016 and numbered 2016/14-1587 has been examined. The said document was issued for 20.926,10 sqm, hotel and shop structure.
- Building Registration Certificate dated 20.12.2018 and numbered HNTF4AC has been examined. The said document was issued for an area of 1,232.03 sqm.

- 18.05. 2015 dated, 16082 numbered, 177 rooms (2 beds), 21 suites (2 beds), 2 physically disabled rooms (2 beds), total: 200 rooms - 400 beds, first class restaurant for 30 people, outdoor dining area for 200 people, cake hall for 100 people, multi-purpose hall for 120 people (2 pieces), meeting hall for 90 people, indoor swimming pool, Turkish bath, sauna (2 pieces), steam bath (2 pieces), massage unit (2 pieces), gymnasium with equipment, children's playroom, sales unit, indoor parking lot for 130 vehicles, a la carte restaurant for 100 people, cafe for 25 people. In the zoning archive file, no demolition decision, penal action, minutes, etc. no negative documents were found.

5.3.1 Legal and Current Situation Analysis of the Immovable

According to the project, the building areas and usage types have been determined, and as a result of the measurements taken and observations made in the neighbourhood, on the ground floor of the 'Hotel' qualified immovable with independent section number 1 among the independent sections on the parcel; According to the project, the part called 'warehouse, store and restaurant' located to the right of the hotel entrance is used together, and a seating area of approximately 46 m² towards the exterior of the building has been created with light materials that can be opened and the facade can be collected. It has been informed that the municipality has been paid for the area in question. Since the area in question is formed with lightweight materials that can be collected, it is considered that it does not contradict the legal situation since it can be easily converted to its former state with simple renovation. However, the related area is not taken into consideration in the valuation process since it is removable.

2 independent section numbered 'Shop with Warehouse' is used as a restaurant with a gross area of approximately 70 m² closed with a glazed porch with an openable awning system. It has been evaluated that the change made does not contradict the legal situation since it can be easily restored to its previous state with simple modification and the usage fee is paid to the Municipality for this section. However, since the glazed, tented system in the area in question is removable, it is not taken into consideration in the valuation process..

3 th independent section numbered 'Shop' qualified immovable has been built in accordance with the project.

4th independent section "Shop with Warehouse" qualified immovable has been built in accordance with the project.

5th independent section "Shop" qualified immovable has been built in accordance with the project.

6th independent section "Shop" qualified immovable has been built in accordance with the project.

5.3.2 Information On Whether The Changes Made To The Buildings With A Permit Require A New Permit Within The Scope Of Article 21 Of The Zoning Law No. 3194

According to Article 21 of the Zoning Law No. 3194, there is no situation that requires a new licence.

5.3.3 Information on Building Inspection Organization and Transactions

The project in which the immovable subject to valuation is located is subject to the Building Inspection Law published in the Official Gazette dated 29.06.2001 and numbered 4708. The project was constructed by TEK Yapı Denetim Hiz. Ltd. Şti.

5.3.4 Analysis of the Legal Status of Real Estate and Related Rights

No negative decision was found in the zoning archive file sent to us digitally.

5.3.5 Explanation That Detailed Information And Plans Regarding The Project And The Relevant Value Are Entirely Related To The Current Project And That The Value May Be Different If A Different Project Is Implemented

This valuation report has not been prepared for project valuation study.

5.3.6 Information Regarding the Last 3 Valuations Prepared by Our Company for the Immovables Subject to Valuation

A valuation report dated 03.07.2024 and numbered SM-24-SPK-018 has been prepared for the immovable subject to valuation.

Report No	Date	Value of the Immovable (TY)	Experts Signing the Report
SM-24-SPK-018	03.07.2024	3.782.450.000.-TRY	Nurullah KİBAR Assistant Appraiser (SPK Licence No:924076)
			Merve GÜNEŞ Appraiser (SPK Licence No:409249)
			Mehmet ÖZTÜRK Responsible Appraiser (SPK Licence No:401187)

5.3.7 Information on the Energy Efficiency Certificate of the Property, If Any

The subject immovable has a Class B Energy Identity Certificate dated 29.06.2015 and numbered S342B40986249.

5.3.8 If The Subject Of The Appraisal Is Land Or Land, Information On Whether There Is Any Disposition For The Development Of A Project On It Even Though Five Years Have Passed Since Its Purchase

The immovable subject to valuation is qualified as "9 STOREY HOTEL BUILDING AND WORKPLACE".

5.3.9 Opinion On Whether There Is Any Obstacle To The 'Transfer / Purchase / Sale' Of The Valued Real Estate, Real Estate Project Or Rights And Benefits Related To Real Estate Within The Framework Of Capital Markets Legislation

Based on the ownership information in the title deed records of the immovables subject to valuation, there are many owners and they are in the use of Akfen Karaköy Gayrimenkul Yatırımları ve İnşaat Anonim Şirketi with a lease agreement. There is a "Construction Construction Conditional Lease" right valid between 01.09.2009 - 01.09.2058 in favor of Akfen Karaköy Gayrimenkul Yatırımları ve İnşaat Anonim Şirketi in which Akfen GYO AŞ. has a share over each share of the immovables subject to valuation.

5.3.10 Opinion On Whether There Is Any Obstacle To The 'Transfer / Purchase / Sale' Of The Valued Real Estate, Real Estate Project Or Rights And Benefits Related To Real Estate Within The Framework Of Capital Markets Legislation

As a result of the encumbrance examination and legal document examinations made for the immovables subject to valuation; there is no obstacle to transfer and purchase and sale within the framework of Capital Market Legislation.

6. ANALYSIS RELATED TO THE REAL ESTATES SUBJECT TO APPRAISAL

6.1 CURRENT ECONOMIC CONDITIONS AND PROPERTY MARKET ANALYSIS

6.1.1 Global Economy

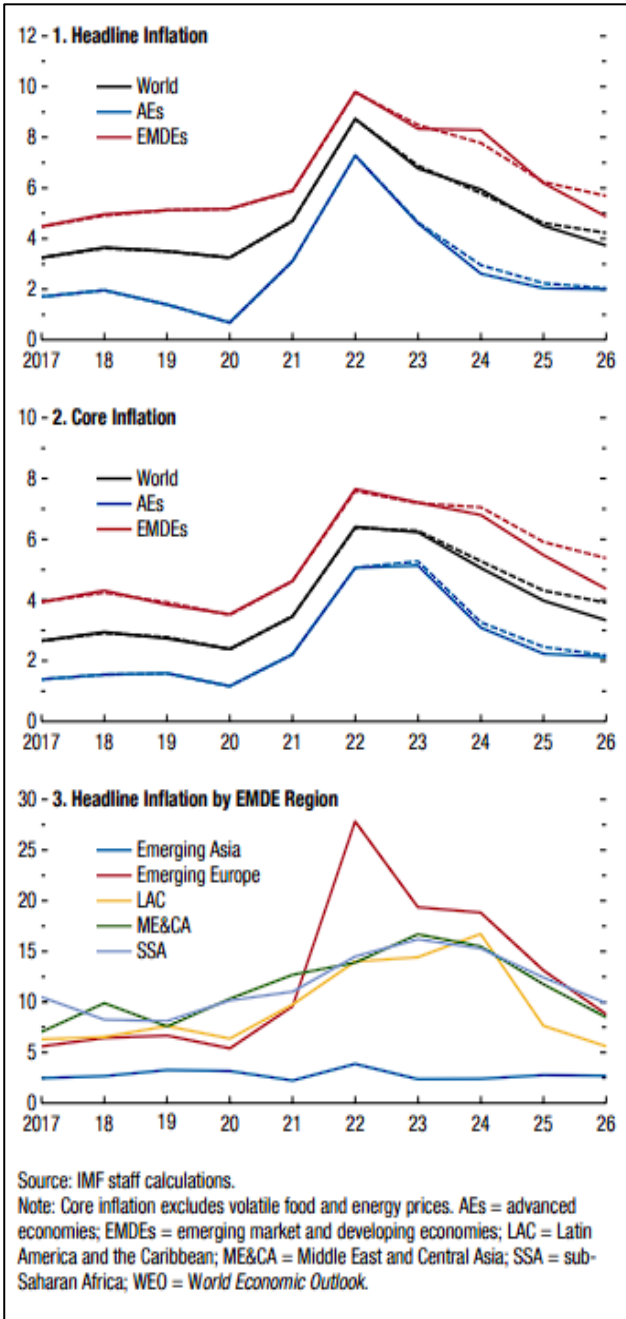
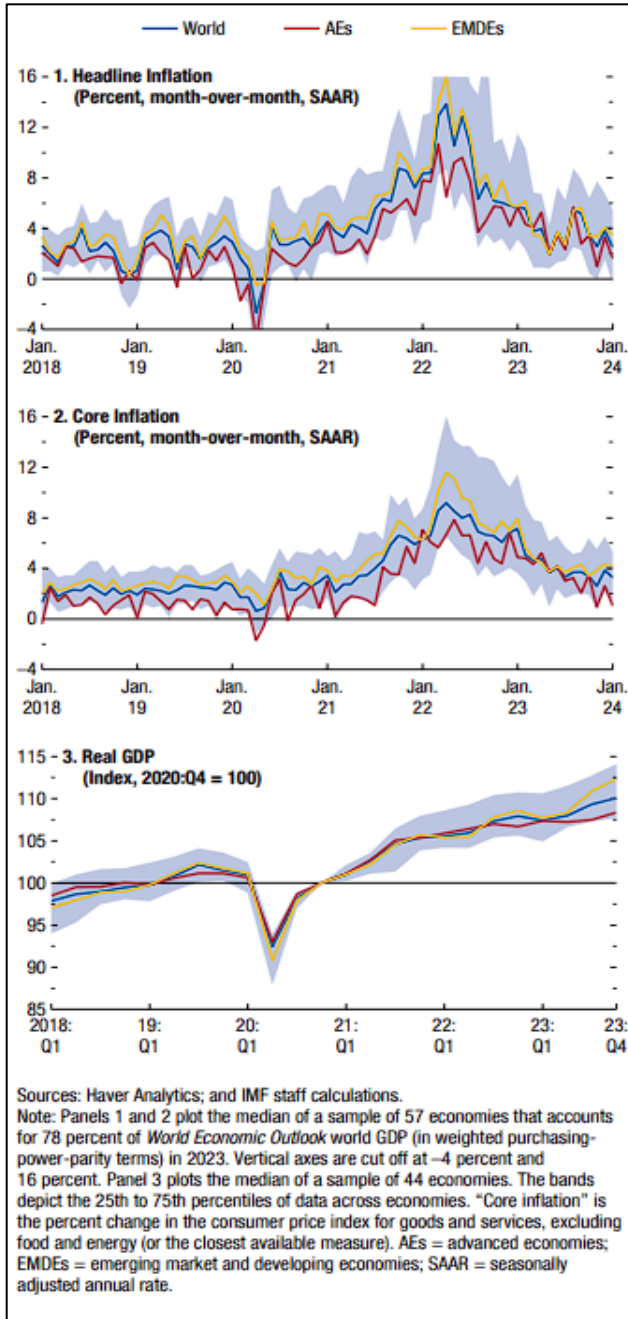
Throughout 2023, the primary problem in the global economy was inflation and the measures taken against it. A similar trend continued in the first quarter of 2024. In order to reduce inflationary pressure, many central banks, particularly those of advanced economies, continued to implement tight monetary policies. In particular, the approaches of central banks with high global influence such as the Fed and the ECB, which prioritise disinflation, caused monetary costs to remain high.

In emerging economies, the cost of accessing external resources, which will increase due to factors such as the general level of prices and unemployment hovering above global inflation, continued to pose risks for economies. Developing countries have endeavoured to solve both internal and external problems by implementing different economic policies within themselves. Differentiation has become more evident in monetary and anti-inflation policies. However, the problems of growth and loss of employment in developing countries have become more prominent than in developed countries.

In the first quarter of 2024, geopolitical risks, which have persisted from the previous year, increased from time to time. The gradual increase in geopolitical risks, which are not directly economic but affect almost all economic processes as an important risk factor, continued to adversely affect the global outlook. The ongoing Ukraine-Russia war, on the one hand, and the unfavourable developments in the Middle East, on the other, started to exert inflationary pressure by negatively affecting international trade, particularly through commodity prices.

Activity in the world economy remained resilient in the first quarter of 2024. On a global scale, the services sector accelerated, albeit at a limited pace, while manufacturing activity moved back into the expansion zone in the first quarter. Expectations for the interest rate paths of the US (Fed) and European (ECB) Central Banks diverge. While forecasts that the ECB will start to cut interest rates in the summer have strengthened, expectations for the Fed's rate cuts have been postponed due to the inflation data that exceeded forecasts and the statements of Fed officials. Recently, rising geopolitical tensions in the Middle East and export restrictions on Russia have led to fluctuations in commodity prices, particularly energy prices. These developments raise concerns over the pace of recovery in global inflation. High interest rates and recently heightened geopolitical tensions add to the downside risks to the global growth outlook. Although there are signs of economic recovery in China, uncertainties regarding the property sector persist. The Bank of Japan ended the negative interest rate policy that it had been pursuing for many years.

In the IMF's Global Economic Outlook Report published in April 2024, the main forecast is that the world economy will continue to grow at the same pace in 2024 and 2025 as in 2023. A slight acceleration in the advanced economy - where growth is expected to accelerate from 1.6 per cent in 2023 to 1.7 per cent in 2024 and 1.8 per cent in 2025 - will be offset by a slight slowdown in emerging markets and developing economies from 4.3 per cent in 2023 to 4.2 per cent in 2024 and 2025. Five years from now, the global growth forecast - 3.1 per cent - is projected to be at its highest level. Global inflation is projected to fall steadily from 6.8 per cent in 2023 to 5.9 per cent in 2024 and 4.5 per cent in 2025, with advanced economies returning to their inflation targets earlier than emerging markets and developing economies. Core inflation is generally projected to decline more gradually.



* Source: *Global Economic Outlook Report*

Inflation Charts

	2023	Projections		Difference from January 2024 WEO Update ¹		Difference from October 2023 WEO ¹	
		2024	2025	2024	2025	2024	2025
World Output	3.2	3.2	3.2	0.1	0.0	0.3	0.0
Advanced Economies	1.6	1.7	1.8	0.2	0.0	0.3	0.0
United States	2.5	2.7	1.9	0.6	0.2	1.2	0.1
Euro Area	0.4	0.8	1.5	-0.1	-0.2	-0.4	-0.3
Germany	-0.3	0.2	1.3	-0.3	-0.3	-0.7	-0.7
France	0.9	0.7	1.4	-0.3	-0.3	-0.6	-0.4
Italy	0.9	0.7	0.7	0.0	-0.4	0.0	-0.3
Spain	2.5	1.9	2.1	0.4	0.0	0.2	0.0
Japan	1.9	0.9	1.0	0.0	0.2	-0.1	0.4
United Kingdom	0.1	0.5	1.5	-0.1	-0.1	-0.1	-0.5
Canada	1.1	1.2	2.3	-0.2	0.0	-0.4	-0.1
Other Advanced Economies ²	1.8	2.0	2.4	-0.1	-0.1	-0.2	0.1
Emerging Market and Developing Economies	4.3	4.2	4.2	0.1	0.0	0.2	0.1
Emerging and Developing Asia	5.6	5.2	4.9	0.0	0.1	0.4	0.0
China	5.2	4.6	4.1	0.0	0.0	0.4	0.0
India ³	7.8	6.8	6.5	0.3	0.0	0.5	0.2
Emerging and Developing Europe	3.2	3.1	2.8	0.3	0.3	0.9	0.3
Russia	3.6	3.2	1.8	0.6	0.7	2.1	0.8
Latin America and the Caribbean	2.3	2.0	2.5	0.1	0.0	-0.3	0.1
Brazil	2.9	2.2	2.1	0.5	0.2	0.7	0.2
Mexico	3.2	2.4	1.4	-0.3	-0.1	0.3	-0.1
Middle East and Central Asia	2.0	2.8	4.2	-0.1	0.0	-0.6	0.3
Saudi Arabia	-0.8	2.6	6.0	-0.1	0.5	-1.4	1.8
Sub-Saharan Africa	3.4	3.8	4.0	0.0	-0.1	-0.2	-0.1
Nigeria	2.9	3.3	3.0	0.3	-0.1	0.2	-0.1
South Africa	0.6	0.9	1.2	-0.1	-0.1	-0.9	-0.4
Memorandum							
World Growth Based on Market Exchange Rates	2.7	2.7	2.7	0.1	0.0	0.3	0.0
European Union	0.6	1.1	1.8	-0.1	-0.1	-0.4	-0.3
ASEAN-5 ⁴	4.1	4.5	4.6	-0.2	0.2	0.0	0.1
Middle East and North Africa	1.9	2.7	4.2	-0.2	0.0	-0.7	0.3
Emerging Market and Middle-Income Economies ⁵	4.4	4.1	4.1	0.0	0.0	0.2	0.1
Low-Income Developing Countries ⁵	4.0	4.7	5.2	-0.2	-0.1	-0.3	-0.1
World Trade Volume (goods and services)	0.3	3.0	3.3	-0.3	-0.3	-0.5	-0.4
Imports							
Advanced Economies	-1.0	2.0	2.8	-0.7	-0.4	-1.0	-0.4
Emerging Market and Developing Economies	2.0	4.9	4.1	0.0	-0.3	0.5	-0.6
Exports							
Advanced Economies	0.9	2.5	2.9	-0.1	-0.3	-0.6	-0.4
Emerging Market and Developing Economies	-0.1	3.7	3.9	-0.4	-0.4	-0.5	-0.3
Commodity Prices (US dollars)							
Oil ⁶	-16.4	-2.5	-6.3	-0.2	-1.5	-1.8	-1.4
Nonfuel (average based on world commodity import weights)	-5.7	0.1	-0.4	1.0	0.0	2.8	-0.3
World Consumer Prices⁷	6.8	5.9	4.5	0.1	0.1	0.1	-0.1
Advanced Economies ⁸	4.6	2.6	2.0	0.0	0.0	-0.4	-0.2
Emerging Market and Developing Economies ⁷	8.3	8.3	6.2	0.2	0.2	0.5	0.0

Source: IMF staff estimates.

Note: Real effective exchange rates are assumed to remain constant at the levels prevailing during January 30, 2024–February 27, 2024. Economies are listed on the basis of economic size. The aggregated quarterly data are seasonally adjusted. WEO = *World Economic Outlook*.¹ Difference based on rounded figures for the current, January 2024 WEO Update, and October 2023 WEO forecasts.² Excludes the Group of Seven (Canada, France, Germany, Italy, Japan, United Kingdom, United States) and euro area countries.³ For India, data and forecasts are presented on a fiscal year basis, and GDP from 2011 onward is based on GDP at market prices with fiscal year 2011/12 as a base year.⁴ Indonesia, Malaysia, the Philippines, Singapore, and Thailand.⁵ Vietnam is removed from the Low-Income Developing Countries group and added to the Emerging Market and Middle-Income Economies group. The reported differences from January 2024 and October 2023 are for Low-Income Developing Countries excluding Vietnam and Emerging Market and Middle-Income Economies including Vietnam.* Source: *Global Economic Outlook Report*

Table of Economic Expectations of Countries in 2024-2025

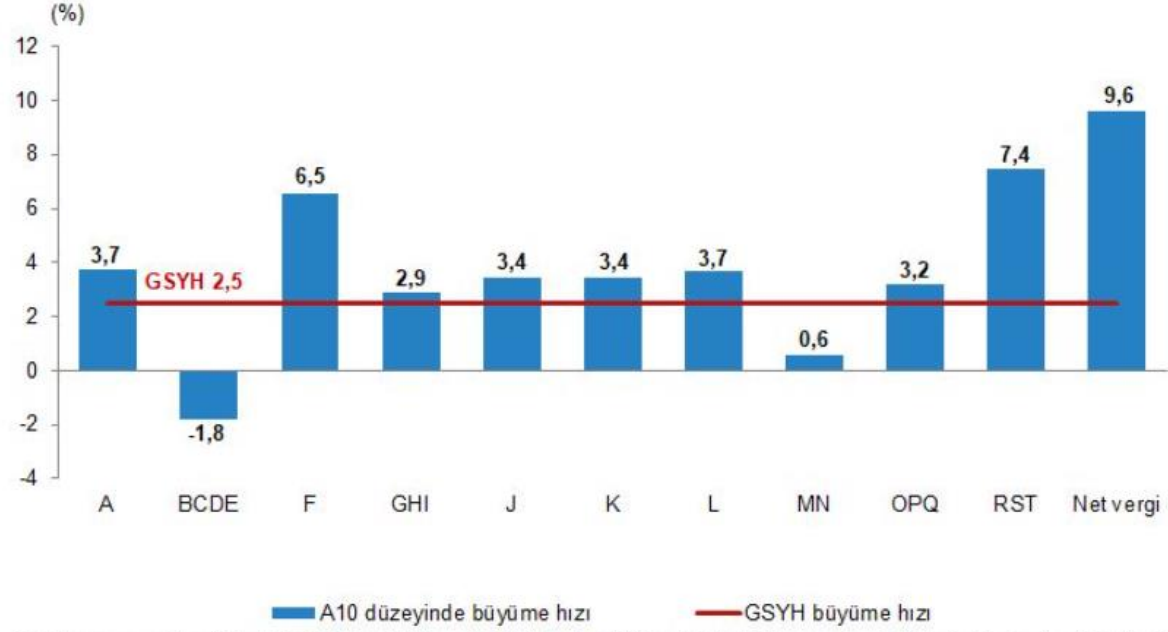
6.1.2 Turkish Economy - Macro Indicators

The first estimate of GDP for the second quarter of 2024; as chained volume index, increased by 2.5 per cent compared to the same quarter of the previous year.

Turkish economy grew faster than expected in the fourth quarter of 2023. In the fourth quarter of 2023, gross domestic product (GDP) grew on the back of domestic demand despite the restraining effect of inventories and external demand. According to calendar and seasonally adjusted data, GDP increased by 1.0 per cent on a quarterly basis, while GDP growth was 4.0 per cent on an annual basis. As a result, GDP growth in 2023 was 4.5 per cent. GDP, which was USD 905.8 billion in 2022, increased to USD 1 trillion 118.6 billion in 2023. In Turkey, the preliminary data for the first quarter of 2024 indicate that economic activity remains resilient. In the labour market, according to seasonally adjusted data, the unemployment rate, which was 9.0% in January, decreased to 8.7% in February, while broadly defined unemployment indicators showed a general decline. Manufacturing purchasing managers' index (PMI) rose to 50.2 in February, up from 49.2 in January and exited the contraction zone. Although the manufacturing PMI came in at 50.0 in March, data for April show that the index dropped to 49.3 and entered the contraction zone. Capacity utilisation rate increased slightly in the last three months, while sectoral confidence indices followed a fluctuating course. Other indicators for banking sector loan volume and expenditures point to a slight slowdown.

External balance continued to improve in the first quarter. While exports continued to recover, imports and foreign trade deficit narrowed due to the decline in energy and gold items. Although travel revenues increased, the contraction in transport revenues limited the improvement in the current account balance. According to TURKSTAT data, exports increased by 3.6% in the first three months compared to the same period of 2023, while imports fell by 12.8%. Therefore, the foreign trade deficit narrowed from USD 34.8 billion in the first quarter of 2023 to USD 20.3 billion in the first quarter of 2024. The 12-month total current account deficit narrowed from USD 45.5 billion in December 2023 to USD 31.8 billion in February 2024.

Wage increases, the rise in some tax items and the deterioration in expectations led to a limited increase in inflation in the first quarter. Annual inflation in the general consumer prices index (CPI), which was 64.8% at the end of 2023, rose to 68.5% in March. In the same period, annual inflation in the general domestic producer price index (D-PPI) rose from 44.2% to 51.5%. Moreover, fluctuations in commodity prices and deterioration in expectations also fuelled the upside risks to inflation. Having raised the policy rate from 42.50% to 45.00% in January, the CBRT kept interest rates unchanged in the February meeting, while contrary to general expectations, it raised the policy rate by 500 basis points to 50.00% in March. As of the 21 November 2024 meeting, CBRT kept the policy rate at 50.00% and stated that the slowdown in domestic demand has reached levels that support the decline in inflation. The CBRT also introduced additional macroprudential and liquidity measures to help rebalance domestic demand. At the beginning of the second quarter, the CBRT continued to simplify macroprudential policies to preserve the functionality of the market mechanism and macro financial stability.

GSYH, iktisadi faaliyet kollarına göre A10⁽¹⁾ düzeyinde büyüme hızları, II. Çeyrek: Nisan-Haziran, 2024**GSYH sonuçları, II. Çeyrek: Nisan-Haziran, 2024**

Yıl	Çeyrek	GSYH			
		Cari fiyatlarla (Milyon TL)	Cari fiyatlarla (Milyon \$)	Zincirlenmiş hacim endeksi	Değişim oranı (%)
2022	Yıllık	15 011 776	905 814	210,9	5,5
	I	2 519 789	181 490	186,9	7,8
	II	3 424 670	219 665	201,6	7,6
	III	4 273 138	242 416	223,8	4,1
	IV	4 794 179	262 243	231,2	3,3
2023	Yıllık	26 545 722	1 130 009	221,6	5,1
	I ^(r)	4 687 492	248 416	195,3	4,5
	II ^(r)	5 571 440	274 908	210,9	4,6
	III ^(r)	7 759 106	298 760	238,4	6,5
	IV ^(r)	8 527 683	307 925	241,9	4,6
2024	I ^(r)	8 858 091	286 728	205,7	5,3
	II	9 949 792	308 158	216,1	2,5

(r) İlgili çeyreklerde revizyon yapılmıştır.

6.1.3 Real Estate Market:

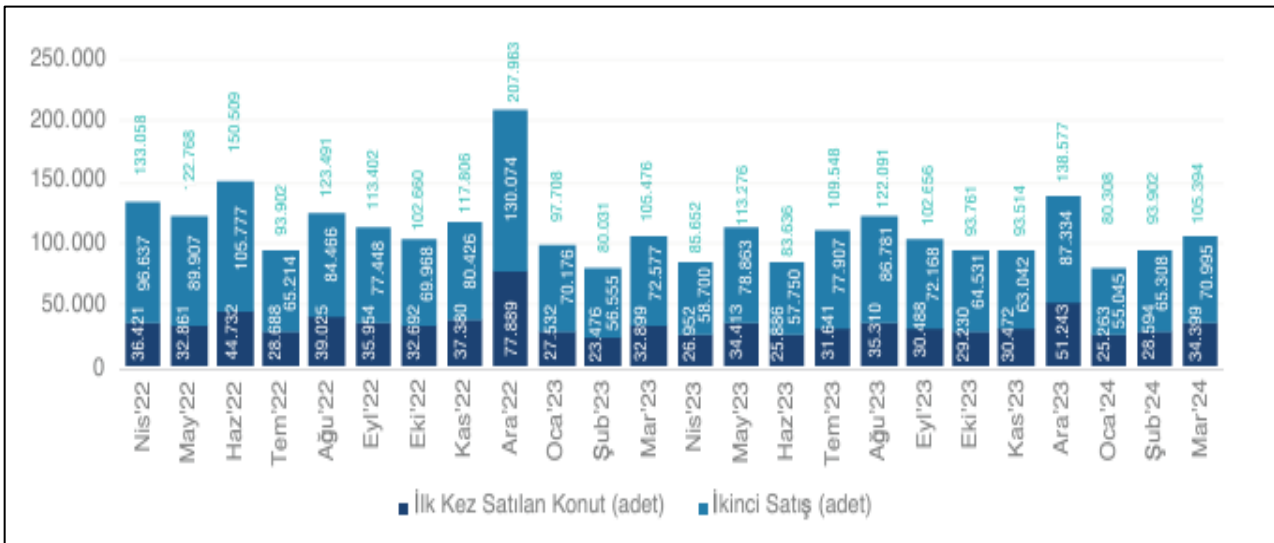
In the first quarter of 2024, house sales decreased by 1.3% compared to the same quarter of the previous year and by 14.3% compared to the previous quarter to 279,604 units. With these results, house sales in the 1st quarter of 2024 were recorded as the lowest number of sales in the last twelve quarters.

An assessment by sales status reveals that first-hand sales performed better than the same quarter of the previous year, both in terms of number of sales and their share in total sales. While the share of first-hand sales in total sales was 29.6% in the same quarter of the previous year, it was 31.6% this year. The share of second-hand sales decreased to 68.4% from 70.4%. Thus, first-hand and second-hand sales totalled 88,256 and 191,348 units, respectively, in the first quarter.

According to the analysis by type of sales, although there was a 63.8% increase in mortgaged sales compared to the 4th quarter of 2023, the share of mortgaged sales in total sales continued to hover below its historical average. The share of mortgaged sales in total sales increased from 5.2% in the previous quarter to 9.9% in the first quarter. Having recorded a partial decline in the first quarter, the weighted average of mortgage interest rates decreased to 41.7% in the first quarter from 41.9% in the previous quarter. On an annual basis, mortgaged sales declined by 53.0 per cent, while other sales increased by 6.5 per cent. As a result, mortgaged sales and other sales totalled 27,622 and 251,982 units, respectively, in the first quarter.

While sales to foreigners totalled 5,685 units in the first quarter, the annual decline in sales to foreigners was 48.0%, which is quite high compared to the overall housing sales. The share of sales to foreigners in total sales decreased to 2.0% from 2.1% in the previous quarter. The highest number of sales by nationality was realised by the citizens of the Russian Federation and the highest number of sales by province in the first quarter was realised in Istanbul, thus Istanbul regained the first place from Antalya after the second quarter of 2022. Antalya ranked first with a share of 36.1%, followed by Antalya with 35.6% and Mersin with 9.0%.

After reaching its highest annual rate of increase of 189.1% in September, house price inflation declined for seventeen consecutive months to 58.31% in February. On the other hand, in real terms, the annual real change was negative for the first time since December 2019 and the real change was -5.2% yoy as of February. New house prices followed a similar pattern to house prices, increasing by 57.0% in nominal terms and decreasing by 6.0% in real terms as of February. As of February 2024, housing unit prices increased to 31,365 TL/m² across Turkey, while housing unit prices in Istanbul, Izmir, Ankara and Ankara reached 45,421 TL/m², 36,065 TL/m² and 24,919 TL/m², respectively. (GYODER, Turkey Real Estate Sector 2024)

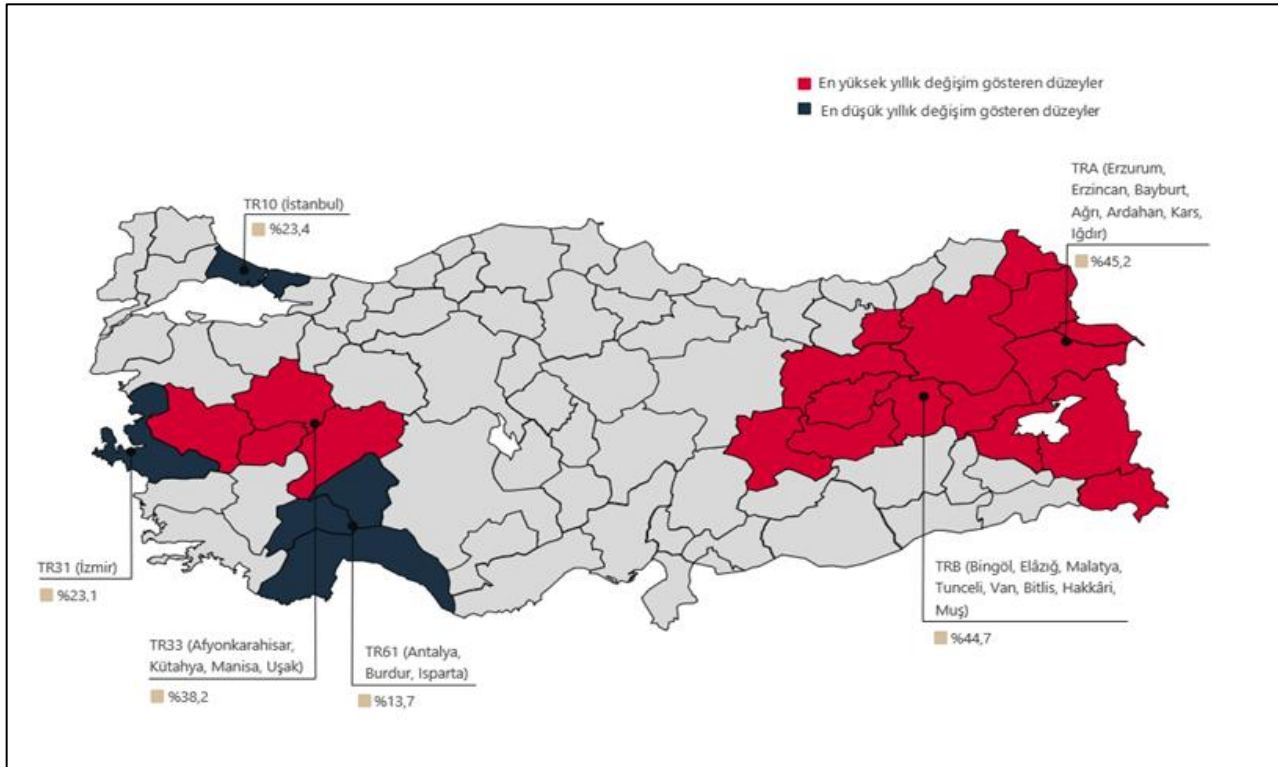






The monthly interest rate rose to 3.01% at the end of the third quarter of 2023 and ended the last quarter of the year at 2.96%. At the end of the first quarter of 2024, the monthly interest rate was 3.03%. Similarly, the annual interest rate increased to 42.79% in the third quarter of 2023 and ended December 2023 at 41.84%. At the end of the first quarter of 2024, the monthly interest rate was 43.13%.

As of end-March 2024, housing loan volume stood at TL 444.3 billion. The share of public deposit banks in total housing loan volume decreased from 63.98% in March 2023 to 56.66% in March 2024. In March 2024, compared to the same period of the previous year, the share of domestic private banks increased from 18.84% to 23.07%. The share of foreign deposit banks increased from 8.41 per cent to 10.55 per cent. The ratio of non-performing housing loans to total housing loans started to decline as of October 2019 and stood at 0.11% as of March 2024.

Total consumer loans stood at TRY 1.62 trillion in March. The share of housing loans in total consumer loans, which was 30.8% in March 2023, decreased by 3.5 points to 27.3% in March 2024. Total loans stood at approximately TL 12.9 trillion, while the share of retail loans in total loans stood at 23.5%. This ratio was 21.7% in March 2023.

In September 2024, the Central Bank's CPI, which increased by 1.0% compared to the previous month, increased by 27.4% in nominal terms and decreased by 14.7% in real terms compared to the same month of the previous year. The house price indices for Istanbul, Ankara and Izmir increased by 1.2, 2.2 and 0.8 percent, respectively, in September 2024 compared to the previous month. Compared to the same month of the previous year, house price indices increased by 23.4, 30.4 and 23.1 percent in Istanbul, Ankara and Izmir, respectively.



				
Konut Fiyat Endeksi	148,0	139,4	153,7	142,5
Yıllık Değişim	%27,4	%23,4	%30,4	%23,1
Aylık Değişim	%1,0	%1,2	%2,2	%0,8

6.1.4 Tourism Sector

In 2021, approximately 29.3 million tourists travelling to Turkey spent an average of USD 1,028 per person. Considering that the average expenditure per person in 2020 was \$ 936, it is seen that the expenditure per person increased in 2021 compared to 2020. In 2023, approximately 57 million tourists entering Turkey spent 952 USD per person. When the number of arriving tourists is compared with the previous year, it is seen that both the number of arriving tourists and the amount of expenditure per capita have increased. In the fourth quarter of 2023, 12.4 million tourists visited Turkey. Compared to the same period of the previous year, it is observed that there was an increase of 4.12% in the number of tourist arrivals.

According to the data obtained from the Ministry of Culture and Tourism, the total number of foreign visitors to Turkey in 2022 was approximately 44.6 million, while this number was 49.2 million in 2023. In the first quarter of 2024, 4.3 million foreign visitors came to Turkey. Compared to the same period of the previous year, there was a 13% increase in the number of foreign tourists arriving.

As of March 2020, the COVID-19 pandemic, which has affected Turkey on a significant scale in parallel with the world, has also affected Turkey's tourism performance on a significant scale. Considering the number of foreign tourists, 2019 was the highest performing year before the COVID-19 outbreak. As of 2022, it is observed that the number of visitors has caught up with the number of visitors in the pre-pandemic period (2019). In the first quarter of 2024, 55.8% of the 4.3 million foreign tourists travelling to Turkey came to Istanbul, 9.3% to Antalya and 1.9% to Ankara. These three cities were followed by Izmir and Mugla with shares of 1.8% and 0.3% respectively.

An analysis of the number of facilities with operating and investment certificates shows that there are 20,451 facilities with operating certificates with a total capacity of 870 thousand rooms and 711 facilities with investment certificates with a total capacity of 73 thousand rooms in Turkey. When the city breakdown of the facilities with business certificate is analysed, Istanbul ranks first with 2,976 facilities and 123 thousand room capacity, followed by Muğla with 2,652 facilities and 106 thousand room capacity. Antalya, on the other hand, has 2,501 facilities with operation certificate and 288 thousand room capacity.

Considering the facilities with investment certificates, Istanbul has the largest share in the 711 facilities that will be included in the existing hotel supply in the near future with 107 facilities and approximately 10 thousand room capacity, followed by Antalya with 79 facilities and 14 thousand room capacity, and Muğla with 76 facilities and 9 thousand room capacity.

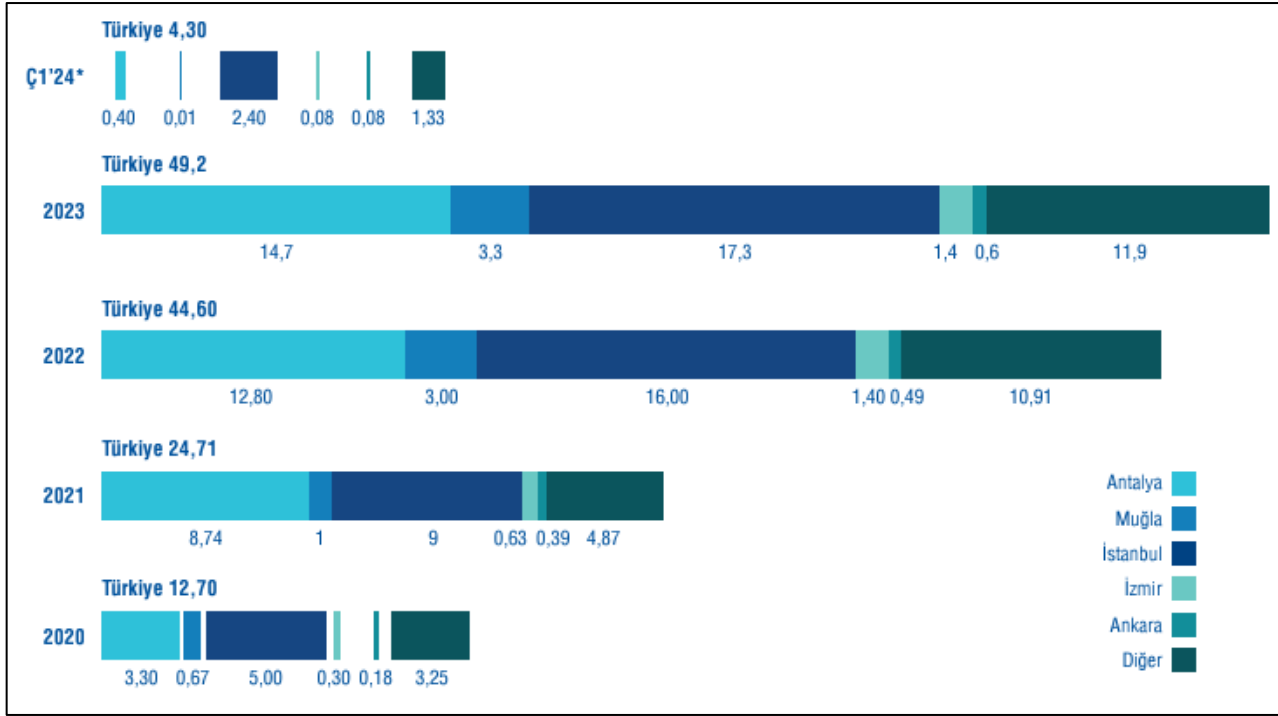
In 2019, which is the last full performance year before the pandemic, the bed occupancy rate of certified facilities in Turkey was determined as 58.9%. As of 2023, the bed occupancy rate in Turkey is 50.08%. Antalya has the highest bed occupancy rate with 65.16%, followed by Muğla with 52.99% and Istanbul with 52.75%. Ankara and Izmir have bed occupancy rates of approximately 42.82% and 41.74%, respectively. As of February 2024, the bed occupancy rate of certified facilities in Turkey is 31.79%.

In 2023, the occupancy rate decreased (0.3%) compared to the previous year (2022) and is 66.6% in Turkey. Room rates in 2023 are 117.34 Euro in Turkey as a whole, with a decrease (0.2%) compared to 2022. Considering the 2020 performance indicators, it is observed that the average realised room rates have been increasing since 2020 and the recovery process of hotel occupancy rates has slowed down. In the first quarter of 2024, hotel occupancy rates were calculated as 52.7% for Turkey as a whole. For the same period, the average realised room rate in Turkey was EUR 98.79. Compared to the same period of 2023, hotel occupancy rates increased by 2.9%, while the average realised room rate decreased by 5.8%.

TOPLAM						VATANDAŞ ¹	
YILLAR	GELEN ZİYARETÇİ SAYISI	ÇIKAN ZİYARETÇİ SAYISI	TURİZM GELİRİ	ORTALAMA HARCAMA	TURİZM ² GİDERİ	TURİZM GELİRİ	ORTALAMA HARCAMA
			(1000 \$)	(\$)	(1000 \$)	(1000 \$)	(\$)
2004	20 753 734	20 262 640	17 076 607	843	2 954 459	3 862 552	1 262
2005	25 045 142	24 124 501	20 322 111	842	3 394 601	4 374 383	1 214
2006	23 924 023	23 148 669	18 593 951	803	3 270 948	4 463 614	1 153
2007	27 239 630	27 214 988	20 942 500	770	4 043 283	4 703 850	1 121
2008	31 137 774	30 979 979	25 415 067	820	4 266 197	5 418 439	1 191
2009	31 759 816	32 006 149	25 064 482	783	5 090 440	5 690 629	1 222
2010	32 997 308	33 027 943	24 930 997	755	5 874 520	5 558 366	1 231
2011	36 769 039	36 151 328	28 115 692	778	5 531 486	5 638 484	1 168
2012	37 715 225	36 463 921	35 717 337	980	4 525 101	8 595 191	1 678
2013	39 860 771	39 226 226	40 186 327	1 024	5 875 183	9 193 811	1 703
2014	41 627 246	41 415 070	41 316 834	998	5 791 095	8 404 159	1 510
2015	41 114 069	41 617 530	37 700 923	906	6 296 506	7 270 820	1 207
2016	30 906 680	31 365 330	26 539 007	846	5 255 797	7 374 334	1 209
2017	37 969 824	38 620 346	31 253 835	809	5 487 607	7 210 947	1 102
2018	46 112 592	45 628 673	35 920 910	787	5 530 582	6 676 206	1 000
2019	51 747 199	51 860 042	42 851 778	826	4 655 848	7 014 139	981
2020	15 971 201	15 826 266	15 169 371	958	1 188 382	3 317 861	1 064
2021	30 038 961	29 357 463	30 309 722	1 032	2 203 157	6 507 848	1 201
2022	51 387 513	51 369 026	49 857 030	971	5 098 884	7 454 442	1 061
2023	56 693 837	57 077 440	55 874 176	979	8 429 980	8 391 864	1 086
2024*	26 136 764	25 107 974	23 660 318	942	3 735 457	4 219 771	971

(Kaynak: KTB,2024)

Turkey's Tourism Income-Expense Chart

Total Foreign Visitors:

(Source: Republic of Turkey Ministry of Culture and Tourism)

In January-February 2024, 55.8% of the 4.3 million foreign tourists travelling to Turkey came to İstanbul, 9.3% to Antalya and 1.9% to Ankara. These three cities were followed by İzmir and Muğla with 1.8% and 0.3% shares, respectively. Compared to the same period of the previous year, the number of foreign tourist arrivals increased by 13.6%.

Number of Facilities with Operation and Investment Certificates

	İşletme Belgeli		Yatırım Belgeli	
	Tesis	Oda	Tesis	Oda
Antalya	2.501	287.904	79	14.084
Muğla	2.652	105.603	76	9.186
İstanbul	2.976	122.763	107	9.812
İzmir	1.720	41.628	67	5.380
Ankara	366	21.634	17	1.653
Diğer	10.236	290.616	365	33.152
Türkiye	20.451	870.148	711	73.267

(Source: Republic of Turkey Ministry of Culture and Tourism 26.01.2024)

It is seen that there are 20.451 business certified accommodation facilities with a total capacity of 870 thousand 148 rooms and 711 investment certified accommodation facilities with a total capacity of 73 thousand 267 rooms in Turkey.

Dönem	Toplam Yabancı Turist	Kişi Başı Harcama (Dolar)
Ç1'18	4.908.831	682
Ç2'18	9.855.102	602
Ç3'18	15.904.734	589
Ç4'18	8.283.235	649
2018	38.951.902	617
Ç1'19	5.460.380	678
Ç2'19	11.499.211	607
Ç3'19	18.438.139	623
Ç4'19	9.315.240	702
2019	44.712.970	642
Ç1'20	4.635.845	710
Ç2'20		
Ç3'20	4.430.053	649
Ç4'20	3.642.367	804
2020	12.708.265	716
Ç1'21	1.826.227	918
Ç2'21	3.144.815	694
Ç3'21	11.457.951	773
Ç4'21	7.511.028	809
2021	23.940.021	785
Ç1'22	4.943.964	841
Ç2'22	10.382.068	702
Ç3'22	18.626.003	826
Ç4'22	10.389.487	927
2022	44.341.522	822
Ç1'23	6.509.234	1.057
Ç2'23	12.319.348	901
Ç3'23	19.740.776	856
Ç4'23	10.777.609	966
2023	49.346.967	917
Ç1'24	7.067.996	982

(Source: TURKSTAT *Updated on 31.01.2024. **TUIK has not published data for the second quarter of 2020).

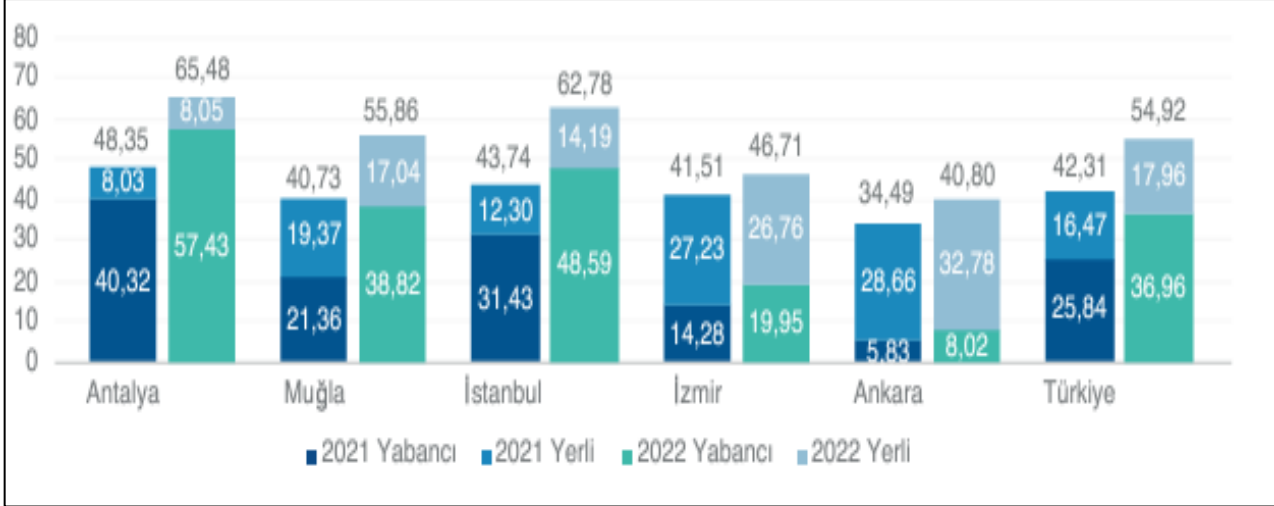
Tourism revenues increased by 5.4% yoy in the first quarter of January, February and March and reached 8 billion 784 million 800 thousand USD. 21% of tourism revenue was generated from non-resident citizens visiting Turkey.

In the 1st quarter of 2024, 7 million 68 thousand foreign tourists travelling to Turkey spent an average of 982 USD per person. Compared to the same period of the previous year, the number of foreign tourists increased by 8.58%, while the average expenditure per person decreased by 7.13%.

In the 12-month period of 2023, 49.4 million foreign tourists spent an average of USD 917 per person, representing an increase of 11.29% on the basis of the number of visitors and an increase of 11.57% on the basis of expenditure per person compared to the previous year.

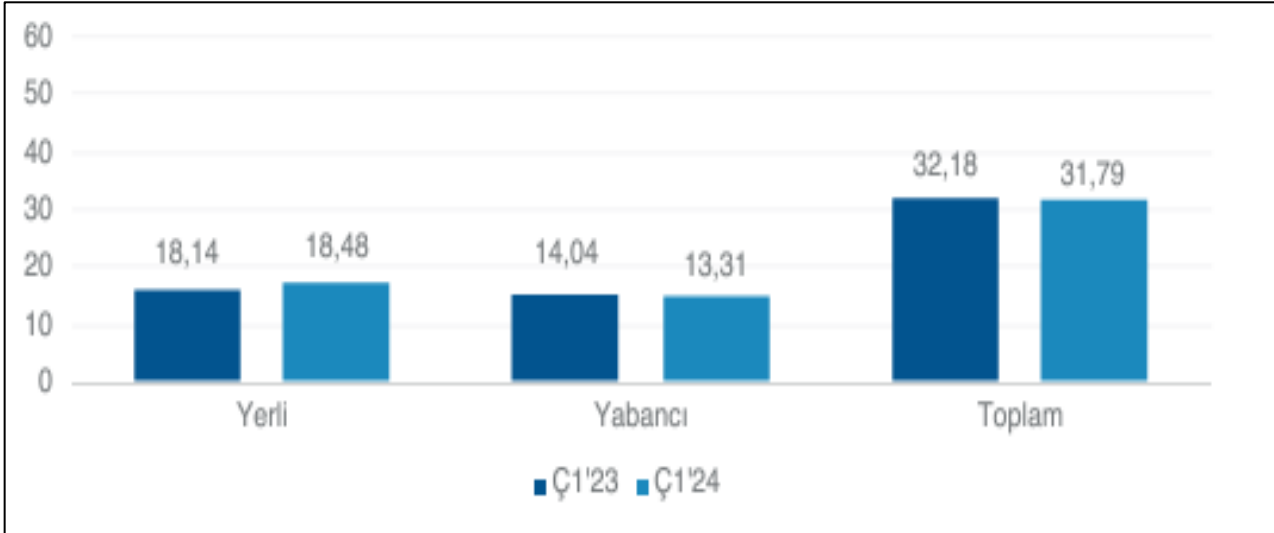
Hotel Occupancy Rate and Average Daily Room Rate:

Hotel Occupancy Rate in Five Metropolitan Cities (%)



(Source: Ministry of Culture and Tourism *Occupancy rates published by the Ministry of Tourism show bed occupancy, not room occupancy. **2022 and 2023 data covers data between January-November).

Hotel Occupancy Rates in Turkey (%)



(Source: Ministry of Culture and Tourism *Occupancy rates published by the Ministry of Tourism show bed occupancy, not room occupancy. **2022 and 2023 data covers data between January-November).

As of 2022, the bed occupancy rate in Turkey is 54.9%. Antalya has the highest bed occupancy rate with 65.48%, followed by İstanbul and Muğla with 62.7% and 55.8%, respectively. İzmir and Ankara had bed occupancy rates of approximately 46.7% and 40.8%, respectively. As of November 2023, the bed occupancy rate of facilities with operating certificates in Turkey was 35.2%.

Tourism Features of Istanbul Province:

Archaeological excavations in Yenikapı have revealed that the history of Istanbul dates back 8,500 years. Since its foundation, Istanbul has developed under the sovereignty of many states in history and has been the center of various cultures. The capital of three great empires, Istanbul was the capital of the Ottoman Empire for 470 years from its conquest by Mehmet the Conqueror in 1453 until 1923. During the Ottoman period, Istanbul became the center of science, culture and art and became a city of culture where mosques, synagogues and churches coexisted. Maintaining this characteristic today, Istanbul hosts millions of tourists every year.

Istanbul's tourism structure is shaped around the city's various touristic activities and attractions. Here are some of the main elements that make up the tourism structure of Istanbul:

Accommodation Istanbul offers a wide range of accommodation options. There are many options from luxury hotels to boutique hotels, hostels to rental apartments. Hotels concentrated in central areas such as Sultanahmet and Taksim are popular accommodation spots for tourists.

Transportation Infrastructure: Istanbul has a wide transportation network. Public transportation such as metro, tram, bus and ferry provide easy travel within the city. Istanbul's two major airports also offer easy transportation for international tourists.

Tourist Attractions: Istanbul's tourist attractions reflect its historical and cultural richness. Hagia Sophia, Topkapi Palace, Blue Mosque, Galata Tower, Dolmabahçe Palace are among the most visited points of the city.

Food and Drink Culture: Istanbul's rich food and drink culture is an attractive feature for tourists. In addition to traditional Turkish cuisine, restaurants, street delicacies and tea gardens offering flavors from world cuisines appeal to the taste buds of tourists.

Events and Festivals: Istanbul hosts various events and festivals throughout the year. Events such as film festivals, biennials, concerts, theater performances and street festivals offer fun experiences for tourists.

Shopping: Istanbul's shopping opportunities are an attractive feature for tourists. Shopping districts such as Grand Bazaar, Grand Bazaar, Istiklal Street and Nisantasi offer a wide range of shopping opportunities, from traditional handicrafts to branded stores.

Istanbul's tourism structure combines its historical and cultural heritage with the amenities of modern life, offering tourists diverse and unforgettable experiences. These characteristics make Istanbul a popular tourism destination worldwide.

Analysis of the Location Where the Hotel is Located

The hotel subject to appraisal is located in Beyoğlu district, one of the districts located in the city center. The hotel with the independent section number 1 in question is located in the Historical Peninsula region, in an area where historical museums, Galata Tower, Karaköy Beach and projects of interest such as Galataport are located. The area in question is an area where the historical, artistic, cultural and entertainment centers of the city are dense and it is an area that attracts the attention of local and foreign tourists due to the fact that it hosts many restaurants, cafes, etc. The hotel in question is in the concept of a city hotel.

The hotels in the region where the subject property is located and their detailed information are shown in the table below.

Location	Accommodation Types	Standard Room Prices (€)	Details
Hotel De Rêve Galata Special Class	Suit, Standart (56 sqm - 26 sqm)	Average 270 €	- Room + Breakfast
JW Marriott Istanbul Bosphorus	Standart, Suit, Premier, Royal (25 sqm - 32 sqm, 55 sqm, 120sqm)	Average 315 €	- Room + Breakfast
The Wings Hotel	Standart, Suit (40 sqm - 50 sqm)	Average 190 € + 20€ (Breakfast)	- Room



6.2 FACTORS THAT ADVERSELY AFFECT OR LIMIT THE VALUATION PROCESS

In the valuation of the immovable, there are no factors that negatively affect or limit the valuation by the client.

6.3 DATA USED IN THE VALUATION OF THE STRUCTURAL CHARACTERISTICS OF THE IMMOVABLES

The valuation of the structural features of the immovables subject to appraisal is based on the examinations and determinations made on site and in official institutions

6.4 PHYSICAL AND TECHNICAL CHARACTERISTICS OF THE IMMOVABLE PROPERTIES AND DATA USED AS BASIS FOR VALUATION

TECHNICAL SPECIFICATIONS OF THE IMMOVABLE			
Electricity	✓	Water	✓
Sewerage	✓	Heating System	✓
Elevator	✓	Air Conditioning System	✓
Indoor Parking	✓	Fire Escape	✓
Generator	✓	Closed Circuit Camera System	✓
Indoor Swimming Pool	✓	Social Facility	×
Other Specificatins:-			

In the valuation of the technical features of the immovable subject to appraisal, the features planned in the project were taken as a basis with the examinations and determinations made on site. With the assumption that the technical equipment of the immovable is an integral part of the structure, the technical features have been evaluated together with the structural features.

6.5 ASSUMPTIONS USED IN THE VALUATION PROCESS AND THE REASONS FOR THEIR USE

There are three different valuation methods accepted in Turkey. These methods are “Market Value Approach”, “Cash Flow / Income Streams Approach” and “Reconstruction (Replacement) Cost Approach”. The assumptions and reasons for these methods are given below.

Market Value Analysis, Assumptions and Reasons

The existence of an existing market for the type of real estate being analyzed is assumed in advance. It is assumed that buyers and sellers in this market are reasonably well informed about the property and therefore time is not an important factor. It is accepted that the property has been on the market for a reasonable period of time at a reasonable selling price. It is considered that the selected comparables have common basic characteristics with the real estate subject to valuation. It is accepted that the data of the selected comparable examples are valid in today's socio-economic conditions in making price adjustments.

Cash Flow / Income Flow Analysis, Assumptions and Reasons

With this method, the value of a real estate property is based on the result of the effective investment required to acquire, without undue delay, a comparable income-producing real estate property that can be substituted, providing the same desirable rate of return. The rental multiplier, which is based on the income and sales

prices of comparable examples, is considered to indicate the market value of the real estate subject to valuation.

Reconstruction (Replacement) Cost Analysis, Assumptions and Reasons

In this method, the cost of reconstruction of an existing structure under today's economic conditions is accepted as the basis for the valuation of real estate. In this sense, the main principle of the cost approach can be explained by the value in use. Value in use is defined as "A good has a real value even if no one has a desire for it or knows its value." This method assumes that the real estate has a significant remaining economic life expectancy. Therefore, it is assumed that the value of real estate will decrease over time due to physical wear and tear and functional and economic obsolescence. In other words, it is assumed that the value of an existing real estate building can never exceed the cost of reconstruction. The value of real estate is considered to be composed of two different physical phenomena: land and buildings.

6.6 THE METHODS USED IN THE VALUATION PROCEDURE AND THE REASONS FOR THE CHOICE

"Market Value Approach" method was used in the valuation of the immovables subject to valuation since the existing precedents in the region where the immovables are located provide sufficient information about the unit prices of the land in the region, and 'Reconstruction (Replacement) Cost Analysis' and 'Cash Flow Analysis' method were used since the immovable is a hotel due to its nature.

6.7 MOST EFFICIENT AND BEST USE VALUE ANALYSIS

In the International Valuation Standards 2017 published in accordance with the Board's Communiqué Serial III-62.1 dated 01.02.2017 and numbered "Communiqué on Valuation Standards in Capital Markets", the most efficient and best use is defined as the use that is physically possible, financially profitable, legally permitted and results in the highest value.

In this context, the most effective and efficient use of the immovable subject to valuation is for "Tourism" purposes.

6.8 MARKET VALUE ANALYSIS

The following data were obtained from the researches conducted in the vicinity of the immovable subject to valuation.

Comparables:

Comparable 1: Close to the immovables, facing the Rıhtım Street, 40,00 m² face measurement, 4-storey, 170 m² usage area, declared to be 30 years old and over, on the immovable numbered 93 block 14 parcel, is for sale at a price of 73.100.000 TRY. Within the scope of the Conservation Plan, the land where the immovable is located has 50,42% Tourism + Service + Trade, 49,34% Registered Civil Architectural Monuments Area, Hmax: 12,50 m construction conditions. (Building Cost: 170 m² x 15.000 TL/m² (including landscaping, goodwill etc.) = 2.250.000 TRY, Land Value: 73.100.000 TRY - 2.250.000 TRY = 70.850.000 TRY) In the interview made with the real estate office official who has the immovable in his portfolio, it was declared that the subject immovable was offered 63.000.000 TRY

Comparable 2: Close to the immovable, 178,00 m², 5-storey, 100 years old building, which is declared to have a usage area of 420 m², on the immovable numbered 94 block 15 parcel with a surface area of 178,00 m², is for sale at a price of 190.000.000 TRY. The land on which the immovable is located has 50,39% Tourism + Service + Trade Area legant, 48,22% Registered Civil Architectural Works Area legant, Hmax: 15,00 m construction conditions. (Building Cost: 420 m² x 13.000 TRY/m² (including landscaping, goodwill etc.) = 5.460.000 TRY, Land Value: 190.000.000 TRY - 5.460.000 TRY = 184.540.000 TRY).

Comparable 3: Close to the immovable, located in Bereketzade Neighbourhood, fronting Yüksek Kaldırım Street, fronting Denizciler Street, 74,00 m² face measurement, 5 storey, 350 m² usage area, 39 years old building on the immovable with parcel number 171, block 16 is for sale with a price of 125.000.000 TRY. The land where the immovable is located is in the Tourism + Service + Trade Area legant and has Hmax: 15,00 m construction conditions (Building Cost: 350 m² x 12.500 TRY/m² (including landscaping, goodwill etc.) = 4.375.000 TRY, Land Value: 125.000.000 TRY - 4.375.000 TRY = 120.625.000 TRY).

Comparable 4: Close to the immovables, facing Necatibey Street, 15,00 m² face measurement, basement, 4-storey, 150 m² usage area, declared to be 11-15 years old building on the immovable with parcel number 96, block 9 is for sale for 35.000.000 TRY. The land on which the immovable is located is 51,13% in the Tourism + Service + Trade Area legant, 46,44% in the Registered Civil Architectural Works Area legant and has Hmax: 12,50 m construction conditions. (Building Cost: 150 m² x 12.500 TRY/m² (including landscaping, goodwill etc.) = 1.875.000 TRY, Land Value: 35.000.000 TRY - 3.125.000 TRY = 33.125.000 TRY).

Comparable 5: 15.000.000 TRY is demanded for the intermediate shop, which is close to the immovables, facing Galata Şarap İskelesi Street, with a ground floor usage area of 20 m².

Comparable 6: 37.000.000 TRY is demanded for a single-fronted shop located close to the immovables, facing Kemankeş Street, with 80 m² ground floor, 25 m² mezzanine floor, 10 m² warehouse usage area. (Mezzanine floor: ½ of the basement floor is reduced to 1/3 of the ground floor and the area reduced to the ground floor is 95 m²).

Comparable 7: 25.500.000 TRY is demanded for the shop, which is located close to the immovables, facing Denizciler Street, located on the ground floor, with a usage area of 50 m².

Comparable 8: In the region where the immovables are located, 150.000 TRY / Month rent is requested for the shop with a usage area of 50 m², which is declared to be located on Bankalar Street and close to Kamondo Staircase.

Comparable 9: The rent of 500.000 TRY/ Month is not demanded for the shop, which is close to the immovables, facing Mumhane Street, 150 m² ground floor usage area. It is thought that the requested price is high. The immovable is located in the part of Mumhane Street with higher commercial potential.

Comparable 10: The rent of 55.000 TRY / Month is not demanded for the shop, which is close to the immovables, facing Necatibey Street, with a ground floor usage area of 14 m².



MARKET VALUE ANALYSIS					
	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Subject Real Estate
Neighborhood/Village / Location (m	Kemankeş	Kemankeş	Kemankeş	Kemankeş	Aydınlı
Block / Parcel	93/14	94/15	171/16	96/9	0/4559
Area (sq m)	40,00	178,00	74,00	15,00	3.074,58
Sale Price (TRY)	73.100.000	184.540.000	120.625.000	33.125.000	
Negotiated Price (TRY)	63.000.000	155.000.000	105.000.000	25.000.000	
Zoning Status	50.42% Tourism + Service + Trade, 49.34% Registered Civil Architectural Works Area, Hmax:12,50 m	50.39% Tourism + Service + Trade, 48.22% Registered Civil Architectural Works Area Hmax:15,00 m	Tourism Service Trade Hmax:15,00 m	51,13% Tourism + Service + Trade, 46,44% Registered Civil Architectural Works Area Hmax:12,50 m	Tourism Service Trade Hmax 12,50-18,50
Unit Value (TRY/sq m)	1.575.000	870.787	1.418.919	1.666.667	
Zoning Status Goodwill	-5%	-5%	0%	-5%	
Location Goodwill	15%	5%	15%	5%	
Size Goodwill	75%	60%	70%	80%	
Adjusted Unit Value (TRY/sqm)	351.422	347.444	361.824	332.500	
Average Unit Value (TRY/sqm)	348.297,50				348.297,50
Subject Real Estate Value (TRY)					1.070.868.542,58
Rounded Value of Real Estate (TRY)					1.070.870.000

UNIT/sqm MARKET VALUE ANALYSIS FOR SHOPS			
	Comparable-5	Comparable-6	Comparable-7
Area (sqm)	20	115	50
Area Adjustment (sqm) (reduced to ground)	20	100	50
Sale Price (TL)	15.000.000	37.000.000	25.500.000
Negotiated Price (TL)	12.500.000	30.000.000	17.500.000
Type - Normal	Normal	Normal	Normal
Status	Active Advert	Active Advert	Active Advert
Quality	Medium	Medium	Medium
Unit Price (TL/sqm)	625.000,00	300.000,00	350.000,00
Floor Goodwill (%)	0%	0%	0%
Location Goodwill (%)	10%	5%	15%
Maintenance / Facade Goodwill (%)	0%	0%	0%
Area Goodwill (%)	40%	0%	5%
Unit Value Goodwill(TL/sqm)	337.500,00	285.000,00	282.625,00
Average Unit Price (TL/sqm)	301.708,33		

UNIT/sqm RENT VALUE ANALYSIS FOR SHOPS			
	Comparable-8	Comparable-9	Comparable-9
Area (sqm)	50	150	14
Area Adjustment (sqm) (reduced to ground)	50	150	14
Sale Price (TL)	150.000	500.000	55.000
Negotiated Price (TL)	130.000	350.000	45.000
Type - Normal	Normal	Normal	Normal
Status	Active Advert	Active Advert	Active Advert
Quality	Medium	Medium	Medium
Unit Price (TL/sqm)	35%	30%	25%
Floor Goodwill (%)	0%	0%	0%
Location Goodwill (%)	20%	10%	40%
Maintenance / Facade Goodwill (%)	2.600,00	2.333,33	3.214,29
Area Goodwill (%)	1.352,00	1.470,00	1.446,43
Unit Value Goodwill(TL/sqm)	1.422,81		

Land Value

Real Estate	Gorss Area (sqm)	Unit Value (TRY/sqm)	Market Value (TRY)
Block 77, Parcel 64	3.074,58	348.297,98	1.070.870.000.-
Land Value (TRY)			1.070.870.000.-

6.9 RECONSTRUCTION (REPLACEMENT) COST ANALYSIS

In this method, the value of the immovable was reached by taking into account the land value obtained from the comparable immovables in the immediate vicinity and the values of the buildings on the land with the cost approach. While determining the building unit values, it was taken into consideration that the materials and workmanship used in the buildings on the parcel were good. Except for the buildings, landscaping (garden wall, wrought iron railings, landscaping areas, interlocking paving stones, etc.) are taken into consideration within the scope of external and miscellaneous works.

COST METHOD				
Real Estate Information	Land Area (sqm)		Unit Value (TRY/sqm)	Land Value
Block 77, Parcel 64	3.074,58		348.297,98	1.070.870.000 TL
Structure Values	Closed Area	sqm unit price	Amortization Rate	Value
Hotel and Shops	14.772,00	33.000	10%	438.728.400
Technical Areas (Parking garage, technical volume, common area, shelter etc.)	7.386,00	16.500	10%	109.682.100
Landscaping, Infrastructure and External Miscellaneous Works				3.000.000
Structure Value Total				551.410.500
External and Miscellaneous Works				
Developer Profit, Goodwill				82.710.000
Land Value				1.070.870.000
Structure Value				551.410.500
External and Miscellaneous Works				82.710.000
Total Value (TRY)				1.704.990.500
Rounded Total Value (TRY)				1.704.990.000

** Considering the inflation in the approximate unit costs of the building published in the Official Gazette from the date of publication until the valuation date, the cost of the hotel and shops has been calculated as approximately 900-1.000 USD/sqm based on market conditions.*

6.10 CASH FLOW ANALYSIS

Due to the capacity that the hotels subject to valuation may have in terms of existing unit features and technological investments, it is a facility that should not be considered only as a construction investment, and whether it is a rentbl investment has also been examined by examining similar hotels in the province where it is located.

Assumptions Used in Hotel Analysis:

- İstanbul Novotel consists of 200 rooms according to the tourism management certificate. The hotel has a city hotel concept and is open 365 days a year. Since the valuation date is 30.11.2024, the first year projections are calculated based on the remaining 31 days.
- The room rate realisation for 2023 is 181,8 Eur, the realisation for the period until November 2024 is 170,7 Eur and the room for the last 31 days of 2024 is based on 193 Eur.
- Considering the decrease in the number of flights due to the Covid-19 pandemic that affected the whole world in the period between 2020-2022, the data between 2020-2021-2022 were not taken into consideration.
- Based on the full year 2023 and November 2024 realisations, the hotel occupancy rate is calculated as 81.1%. For the last 31-day period of 2024, the occupancy rate has started from 80% and is reflected in the projection assuming that there may be improvements in the following periods.
- Due to the use of foreign currency in the calculations, the price increase rates are projected to remain constant at 5% for the first four years, 3.5% between the 5th and 9th years, and 1.5% for the years after the 10th year, taking into account the increases in foreign exchange rates, real estate developments in the region where the hotel is located and the realisations of the hotel.
- Considering the working principle of the hotel and non-accommodation revenues (such as extra breakfast, meeting room and parking lot), the other income rate was determined. As a result of the realizations of the hotel in previous years and the research conducted, it is estimated that the other income rate will be approximately 18% of the hotel's total room revenue.
- Gross operating profit has been calculated by deducting total expenses from total hotel revenues. Taking into account the effects of exchange rate increases, inflation rate, etc., it is projected that the hotel GOP ratio will start from 49% in 2024, increase and reach 59% and remain constant from 2028 onwards.
- As a result of the researches conducted in the region, the unit rental price of the immovables with the characteristics of shops located in the main immovable is around 1.400 - 1.450.-TL / sqm. The annual rental income of 464,20 sqm closed area commercial units and parking areas is determined as approximately 210.000.-Eur/year.
- Mürver restaurant, one of the most important restaurants of the region located on the 5th floor of the hotel, is projected to have an average monthly income of 100.000-110.000.-Euro/month and is reflected in the projection with an annual cost of approximately 1.200.000 Euro.

General Assumptions:

- Property tax and insurance costs submitted by Akfen GYO AŞ. are taken as basis and 2% annual increase rate has been applied.
- Renovation cost is included in the projection as 1% of gross room revenue.

- During the studies, the average value of long-term Eurobonds with a Eurobond Euro value between 2038 and 2045 was obtained as the risk-free rate of return. In determining these rates, the rates of return of the most liquid long-term bonds were determined as the risk-free rate of return.
- The discount rates were determined by taking the risk premium as the sum of the risk-free rates of return and the country risks arising from the irregularity in exchange rates, which is around 2,19-3,19%. In the income analysis, the discount rate was taken as 10% with the sum of the risk-free rate of return and the risk premium.
- The land rent for the last 31 days of 2024 is 54.065 € and the company has informed that the rent for 2025 will be 1.237.581 €.
- Taxes and VAT are not included in the studies within the scope of International Valuation Standards.
- All payments are assumed to be made in cash.

Hotel Function											
Average Room Rate (EUR/day) (Excluding VA)	193,00										
Other Income Rate	18,00%										
Renewal	1,00%										
Rate of Increase (1rd-4th Years)	5,0%										
Rate of Increase (5rd-9th Years)	3,5%										
Rate of Increase (After 10th Years)	1,5%										
CASH FLOW											
Project Cash Flow (EUR)	0	1	2	3	4	5	6	7	8	9	10
Years	30.11.2024	31.12.2025	31.12.2026	31.12.2027	31.12.2028	31.12.2029	31.12.2030	31.12.2031	31.12.2032	31.12.2033	31.12.2034
Hotel Function											
Total Number of Rooms (Number)	200	200	200	200	200	200	200	200	200	200	200
Number of Open Days (Days)	31,00	365,00	365,00	365,00	366,00	365,00	365,00	365,00	366,00	365,00	365,00
Annual Room Capacity	6.200	73.000	73.000	73.000	73.200	73.000	73.000	73.000	73.200	73.000	73.000
Occupancy Rate (%)	80,00%	84,00%	86,87%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%
Rooms Sold (Units)	4.960	61.320	63.417	63.815	63.990	63.815	63.815	63.815	63.990	63.815	63.815
Room Rate (EUR)	193,00	202,65	212,78	223,42	234,59	242,80	251,30	260,10	269,20	278,62	282,80
Room Revenues (EUR)	957.280	12.426.498	13.493.934	14.257.708	15.011.609	15.494.565	16.036.874	16.598.165	17.226.167	17.780.389	18.047.075
Other Income (EUR)	172.310	2.236.770	2.428.908	2.566.388	2.702.090	2.789.022	2.886.637	2.987.670	3.100.710	3.200.466	3.248.473
Total Hotel Revenues (EUR)	1.129.590	14.663.268	15.922.842	16.824.096	17.713.699	18.283.586	18.923.512	19.585.835	20.326.877	20.980.836	21.295.548
Gross Profitability Rate-GOP (%)	49,00%	54,00%	55,50%	57,00%	58,50%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%
Gross Profit (EUR)	553.499	7.918.165	8.837.177	9.589.735	10.362.514	10.787.316	11.164.872	11.555.642	11.992.857	12.378.693	12.564.373
Operating Expense Ratio (%)	51,00%	46,00%	44,50%	43,00%	41,50%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%
Operating Expense Total (EUR)	576.091	6.745.103	7.085.665	7.234.361	7.351.185	7.496.270	7.758.640	8.030.192	8.334.019	8.602.143	8.731.175
Renovation Cost (EUR)	11.296	146.633	159.228	168.241	177.137	182.836	189.235	195.858	203.269	209.808	212.955
Building Insurance (EUR) (2%)	7.278	87.642	89.395	91.182	93.006	94.866	96.763	98.699	100.673	102.686	104.740
Property Tax (EUR) (2%)	0	0	0	0	0	0	0	0	0	0	0
Land Rent Cost (EUR)	54.065	1.237.581	1.262.332	1.287.579	1.313.330	1.339.597	1.366.389	1.393.717	1.421.591	1.450.023	1.479.023
Total Hotel Expenses (EUR)	648.730	8.216.958	8.596.620	8.781.363	8.934.658	9.113.569	9.411.027	9.718.466	10.059.552	10.364.660	10.527.893
Net Income (EUR)	480.860	6.446.310	7.326.222	8.042.732	8.779.040	9.170.017	9.512.484	9.867.369	10.267.325	10.616.176	10.767.655
Rent Income (EUR)	119.426	1.480.500	1.554.525	1.608.933	1.665.246	1.723.530	1.783.853	1.846.288	1.910.908	1.977.790	2.007.457
CASH FLOW (EUR)	600.287	7.926.810	8.880.747	9.651.666	10.444.286	10.893.546	11.296.338	11.713.657	12.178.233	12.593.966	12.775.112
Net Cash Flows	600.287	7.926.810	8.880.747	9.651.666	10.444.286	10.893.546	11.296.338	11.713.657	12.178.233	12.593.966	12.775.112

11	12	13	14	15	16	17	18	19	20	21	22	23
31.12.2035	31.12.2036	31.12.2037	31.12.2038	31.12.2039	31.12.2040	31.12.2041	31.12.2042	31.12.2043	31.12.2044	31.12.2045	31.12.2046	31.12.2047
200	200	200	200	200	200	200	200	200	200	200	200	200
365,00	366,00	365,00	365,00	365,00	366,00	365,00	365,00	365,00	366,00	365,00	365,00	365,00
73.000	73.200	73.000	73.000	73.000	73.200	73.000	73.000	73.000	73.200	73.000	73.000	73.000
87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%
63.815	63.990	63.815	63.815	63.815	63.990	63.815	63.815	63.815	63.990	63.815	63.815	63.815
287,04	291,35	295,72	300,16	304,66	309,23	313,87	318,57	323,35	328,20	333,13	338,12	343,19
18.317.781	18.643.486	18.871.436	19.154.507	19.441.825	19.787.517	20.029.454	20.329.896	20.634.844	21.001.749	21.258.533	21.577.411	21.901.072
3.297.201	3.355.827	3.396.858	3.447.811	3.499.528	3.561.753	3.605.302	3.659.381	3.714.272	3.780.315	3.826.536	3.883.934	3.942.193
21.614.981	21.999.314	22.268.294	22.602.319	22.941.353	23.349.270	23.634.756	23.989.277	24.349.116	24.782.064	25.085.068	25.461.344	25.843.265
59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%
12.752.839	12.979.595	13.138.294	13.335.368	13.535.399	13.776.069	13.944.506	14.153.674	14.365.979	14.621.418	14.800.190	15.022.193	15.247.526
41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%
8.862.142	9.019.719	9.130.001	9.266.951	9.405.955	9.573.201	9.690.250	9.835.604	9.983.138	10.160.646	10.284.878	10.439.151	10.595.738
216.150	219.993	222.683	226.023	229.414	233.493	236.348	239.893	243.491	247.821	250.851	254.613	258.433
106.835	108.971	111.151	113.374	115.641	117.954	120.313	122.720	125.174	127.677	130.231	132.836	135.492
0	0	0	0	0	0	0	0	0	0	0	0	0
1.508.604	1.538.776	1.569.551	1.600.942	1.632.961	1.665.620	1.698.933	1.732.912	1.767.570	1.802.921	1.838.980	1.875.759	1.913.274
10.693.731	10.887.459	11.033.386	11.207.290	11.383.971	11.590.268	11.745.844	11.931.127	12.119.373	12.339.065	12.504.939	12.702.359	12.902.938
10.921.251	11.111.855	11.234.908	11.395.029	11.557.382	11.759.002	11.888.912	12.058.150	12.229.744	12.442.998	12.580.129	12.758.985	12.940.327
2.037.569	2.068.132	2.099.154	2.130.641	2.162.601	2.195.040	2.227.966	2.261.385	2.295.306	2.329.736	2.364.682	2.400.152	2.436.154
12.958.819	13.179.987	13.334.063	13.525.670	13.719.983	13.954.042	14.116.878	14.319.535	14.525.050	14.772.734	14.944.811	15.159.137	15.376.481
12.958.819	13.179.987	13.334.063	13.525.670	13.719.983	13.954.042	14.116.878	14.319.535	14.525.050	14.772.734	14.944.811	15.159.137	15.376.481

24	25	26	27	28	29	30	31	32	33	34
31.12.2048	31.12.2049	31.12.2050	31.12.2051	31.12.2052	31.12.2053	31.12.2054	31.12.2055	31.12.2056	31.12.2057	31.12.2058
200	200	200	200	200	200	200	200	200	200	200
366,00	365,00	365,00	365,00	366,00	365,00	365,00	365,00	366,00	365,00	244,00
73,200	73,000	73,000	73,000	73,200	73,000	73,000	73,000	73,200	73,000	48,800
87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%
63,990	63,815	63,815	63,815	63,990	63,815	63,815	63,815	63,990	63,815	42,660
348,34	353,57	358,87	364,25	369,72	375,26	380,89	386,61	392,41	398,29	404,27
22.290.491	22.563.032	22.901.477	23.244.999	23.658.314	23.947.579	24.306.793	24.671.395	25.110.073	25.417.088	17.246.016
4.012.288	4.061.346	4.122.266	4.184.100	4.258.497	4.310.564	4.375.223	4.440.851	4.519.813	4.575.076	3.104.283
26.302.779	26.624.377	27.023.743	27.429.099	27.916.811	28.258.144	28.682.016	29.112.246	29.629.886	29.992.164	20.350.299
59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%
15.518.640	15.708.383	15.944.008	16.183.168	16.470.918	16.672.305	16.922.389	17.176.225	17.481.633	17.695.377	12.006.677
41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%	41,00%
10.784.139	10.915.995	11.079.735	11.245.931	11.445.893	11.585.839	11.759.626	11.936.021	12.148.253	12.296.787	8.343.623
263,028	266,244	270,237	274,291	279,168	282,581	286,820	291,122	296,299	299,922	203,503
138,202	140,966	143,785	146,661	149,594	152,586	155,638	158,751	161,926	165,164	112,619
0	0	0	0	0	0	0	0	0	0	0
1.951.540	1.990.571	2.030.382	2.070.990	2.112.410	2.154.658	2.197.751	2.241.706	2.286.540	2.332.271	1.590.289
13.136.909	13.313.775	13.524.140	13.737.873	13.987.065	14.175.664	14.399.835	14.627.600	14.893.018	15.094.144	10.250.034
13.165.870	13.310.602	13.499.603	13.691.227	13.929.746	14.082.479	14.282.180	14.484.646	14.736.868	14.898.020	10.100.265
2.472.696	2.509.787	2.547.434	2.585.645	2.624.430	2.663.796	2.703.753	2.744.309	2.785.474	2.827.256	1.918.351
15.638.566	15.820.389	16.047.037	16.276.872	16.554.176	16.746.276	16.985.933	17.228.956	17.522.342	17.725.276	12.018.616
15.638.566	15.820.389	16.047.037	16.276.872	16.554.176	16.746.276	16.985.933	17.228.956	17.522.342	17.725.276	12.018.616

VALUATION TABLE			
Risk Free Rate Ratio	7,31%	7,31%	7,31%
Risk Premium	2,19%	2,69%	3,19%
Reduction Rate	9,50%	10,00%	10,50%
Total Present Value (EUR)	119.426.454	113.440.960	107.931.003
Approximate Total Present Value (EUR)	119.430.000	113.440.000	107.930.000
Total Present Value (TRY)	4.364.714.429	4.145.960.804	3.944.586.737
Approximate Total Present Value (TRY)	4.364.710.000	4.145.960.000	3.944.590.000
29.11.2024 Exchange Rate			
Eur Buying Rate	36,5473		

Assumptions Used in Rent Analysis:

- İstanbul Novotel consists of 200 rooms according to the tourism management certificate. The hotel has a city hotel concept and is open 365 days a year. Since the valuation date is 30.11.2024, the first year projections are calculated based on the remaining 31 days.
- The room rate realisation for 2023 is 181,8 Eur, the realisation for the period until November 2024 is 170,7 Eur and the room for the last 31 days of 2024 is based on 193 Eur.
- Considering the decrease in the number of flights due to the Covid-19 pandemic that affected the whole world in the period between 2020-2022, the data between 2020-2021-2022 were not taken into consideration.
- Based on the full year 2023 and November 2024 realisations, the hotel occupancy rate is calculated as 81.1%. For the last 31-day period of 2024, the occupancy rate has started from 80% and is reflected in the projection assuming that there may be improvements in the following periods.
- Due to the use of foreign currency in the calculations, the price increase rates are projected to remain constant at 5% for the first four years, 3.5% between the 5th and 9th years, and 1.5% for the years after the 10th year, taking into account the increases in foreign exchange rates, real estate developments in the region where the hotel is located and the realisations of the hotel.
- Considering the working principle of the hotel and non-accommodation revenues (such as extra breakfast, meeting room and parking lot), the other income rate was determined. As a result of the realizations of the

hotel in previous years and the research conducted, it is estimated that the other income rate will be approximately 18% of the hotel's total room revenue.

- Gross operating profit has been calculated by deducting total expenses from total hotel revenues. Taking into account the effects of exchange rate increases, inflation rate, etc., it is projected that the hotel GOP ratio will start from 49% in 2024, increase and reach 59% and remain constant from 2028 onwards.
- As a result of the researches conducted in the region, the unit rental price of the immovables with the characteristics of shops located in the main immovable is around 1.400 - 1.450.-TL / sqm. The annual rental income of 464,20 sqm closed area commercial units and parking areas is determined as approximately 210.000.-Eur/year.
- Mürver restaurant, one of the most important restaurants of the region located on the 5th floor of the hotel, is projected to have an average monthly income of 100.000-110.000.-Euro/month and is reflected in the projection with an annual cost of approximately 1.200.000 Euro.

General Assumptions:

- Details of the lease agreement sent by Akfen GYO AŞ. have been reviewed. The real estate is owned by Akfen GYO AŞ. and operated by the Accor Group, an international hotel management company. According to the agreement, the lease payment to be made by the Accor Group has been determined as the higher of 22% of the total gross income or 95% of the adjusted gross operating income (AGOP). According to the terms of the agreement, the AGOP rate for the last year has been determined as 95%.
- Adjusted gross operating income (AGOP) is determined by deducting the operator's share and the renewal reserve rate to be paid to ACCOR at a total rate of 8% of the gross income from the gross operating profit (GOP).
- The property tax and insurance fees submitted by Akfen GYO AŞ. were taken as basis and a 2% annual increase rate was applied.
- The renovation cost to be covered by the investor for the hotel rental model is taken as 5% of the renovation cost calculated in the operation alternative. In the rental model, it is assumed that the renovation work of the hotel will be carried out by the tenant.
- During the studies, the average value of long-term, Eurobond Euro value bonds between the years 2038-2045 was obtained as the risk-free return rate. In determining these rates, the return rates of the most liquid long-term bonds were determined as the risk-free return rate.
- The discount rates were determined by taking the risk premium as approximately 2,19-3,19% based on the determined risk-free return rates and the total of country risks originating from irregularities in exchange rates. In the income analysis, the discount rate was taken as 10% with the total of the risk-free return rate and risk premium. Since the net income in the rental income will not change, the total risk rate was taken as 0,19-1,19% and the discount rate was taken as 8%.
- The land rent for the last 31 days of 2024 is € 54.065 and the company has informed that the rent for 2025 will be € 1.237.581.
- Taxes and VAT are not included in the studies within the scope of International Valuation Standards.
- All payments are assumed to be made in cash.

24	25	26	27	28	29	30	31	32	33	34
31.12.2048	31.12.2049	31.12.2050	31.12.2051	31.12.2052	31.12.2053	31.12.2054	31.12.2055	31.12.2056	31.12.2057	31.12.2058
200	200	200	200	200	200	200	200	200	200	200
366,00	365,00	365,00	365,00	366,00	365,00	365,00	365,00	366,00	365,00	244,00
73.200	73.000	73.000	73.000	73.200	73.000	73.000	73.000	73.200	73.000	48.800
87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%	87,42%
63.990	63.815	63.815	63.815	63.990	63.815	63.815	63.815	63.990	63.815	42.660
348,34	353,57	358,87	364,25	369,72	375,26	380,89	386,61	392,41	398,29	404,27
22.290.491	22.563.032	22.901.477	23.244.999	23.658.314	23.947.579	24.306.793	24.671.395	25.110.073	25.417.088	17.246.016
4.012.288	4.061.346	4.122.266	4.184.100	4.258.497	4.310.564	4.375.223	4.440.851	4.519.813	4.575.076	3.104.283
26.302.779	26.624.377	27.023.743	27.429.099	27.916.811	28.258.144	28.682.016	29.112.246	29.629.886	29.992.164	20.350.299
59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%	59,00%
22%	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%
8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
5.786.611	5.857.363	5.945.223	6.034.402	6.141.698	6.216.792	6.310.043	6.404.694	6.518.575	6.598.276	4.477.066
12.743.696	12.899.511	13.093.003	13.289.399	13.525.695	13.691.071	13.896.437	14.104.883	14.355.680	14.531.203	9.859.720
12.743.696	12.899.511	13.093.003	13.289.399	13.525.695	13.691.071	13.896.437	14.104.883	14.355.680	14.531.203	9.859.720
2.472.696	2.509.787	2.547.434	2.585.645	2.624.430	2.663.796	2.703.753	2.744.309	2.785.474	2.827.256	1.918.351
13.151	13.312	13.512	13.715	13.958	14.129	14.341	14.556	14.815	14.996	10.175
138.202	140.966	143.785	146.661	149.594	152.586	155.638	158.751	161.926	165.164	112.619
0	0	0	0	0	0	0	0	0	0	0
1.951.540	1.990.571	2.030.382	2.070.990	2.112.410	2.154.658	2.197.751	2.241.706	2.286.540	2.332.271	1.590.289
13.113.499	13.264.449	13.452.758	13.643.678	13.874.162	14.033.494	14.232.460	14.434.180	14.677.873	14.846.028	10.064.988
13.113.499	13.264.449	13.452.758	13.643.678	13.874.162	14.033.494	14.232.460	14.434.180	14.677.873	14.846.028	10.064.988
13.113.499	13.264.449	13.452.758	13.643.678	13.874.162	14.033.494	14.232.460	14.434.180	14.677.873	14.846.028	10.064.988

VALUATION TABLE			
Risk Free Rate Ratio	7,31%	7,31%	7,31%
Risk Premium	0,19%	0,69%	1,19%
Reduction Rate	7,50%	8,00%	8,50%
Total Present Value (EUR)	125.084.734	117.958.066	111.448.275
Approximate Total Present Value (EUR)	125.080.000	117.960.000	111.450.000
Total Present Value (TRY)	4.571.509.301	4.311.048.828	4.073.133.537
Approximate Total Present Value (TRY)	4.571.510.000	4.311.050.000	4.073.130.000
Rent Analysis			
Years	30.11.2024	31.12.2024	
Projected 1 Months Rental Fee (EUR)	0	559.402	
VALUATION TABLE			
Risk Free Rate Ratio	7,31%	7,31%	7,31%
Risk Premium	0,19%	0,69%	1,19%
Reduction Rate	7,50%	8,00%	8,50%
Total Present Value (EUR)	555.976	555.757	555.539
Approximate Total Present Value (EUR)	556.000	556.000	556.000
Total Present Value (TRY)	20.319.429	20.311.423	20.303.456
Approximate Total Present Value (TRY)	20.320.000	20.310.000	20.300.000
29.11.2024 Exchange Rate			
Eur Buying Rate	36,5473		

VALUE OF THE IMMOVABLE ACCORDING TO CASH FLOW (EUR)	113.440.000
VALUE OF THE IMMOVABLE ACCORDING TO RENTAL INCOME (EUR)	117.960.000
FINAL VALUE OF THE IMMOVABLE (EUR)	115.700.000
FINAL VALUE OF THE IMMOVABLE (TRY)	4.228.523.000
1-MONTH RENT FOR THE IMMOVABLE PROPERTY (EUR)	556.000
1-MONTH RENT OF THE IMMOVABLE (TRY)	20.310.000
EXCHANGE RATE 29.11.2024 CBRT (1€)	36,5473

*** Considering that the immovable subject to appraisal is an income generating property due to its nature, the value of the immovable has been reached with two different methods according to the hotel cash flow and rental income as a result of the hotel realizations and researches conducted in the region. It has been seen that the values obtained from both methods are compatible with each other and the immovable has been valued based on the average of the two values**

Vacant Land and Project Values of Developed Lands

Land and/or project valuation has not been performed in this valuation report.

Precedent Share Ratios in Projects to be Built with Revenue Sharing or Flat Reciprocity Method

In this valuation report, revenue sharing and/or flat for land method is not used.

Valuation Analysis of Joint or Divided Parts

The immovables subject to the report belong to several owners and are in the use of Akfen Karaköy Gayrimenkul Yatırımları ve İnşaat Anonim Şirketi under a lease agreement. Akfen GYO AŞ. has the right of “Conditional Lease for Construction” valid between 01.09.2009 - 01.09.2058 in favor of Akfen Karaköy Gayrimenkul Yatırımları ve İnşaat Anonim Şirketi in which Akfen GYO AŞ. has a share over each share of the immovables subject to valuation.

7. ASSESSMENT OF THE PROPERTY INVESTMENT PARTNERSHIP PORTFOLIO

Opinion on Whether There Is Any Obstacle in the Framework of Capital Markets Legislation to Include the Valued Real Estate, Real Estate Project or Rights and Benefits Related to Real Estate in the Real Estate Investment Trusts Portfolio:

There is no restriction on the transfer of the immovable subject to valuation in the title deed records. It has been observed that the current status of the subject immovable is in compliance with its legal documents. The immovable has an approved architectural project, building license and occupancy permit and the immovable has completed the legal process.

In line with these explanations, there is no obstacle for the immovable subject to valuation to be included in the Real Estate Investment Trust portfolio under the title of “Right Based on Real Estate” in accordance with the provisions of the relevant Capital Markets Legislation.

Conclusion of the Responsible Valuation Expert

The appraiser's working systematics, analyses and conclusions were checked and found to be appropriate.

Reasons for the Omission of the Minimum Information Not Included in the Report

There are no issues not included in the report from the minimum information.

Harmonization of Different Valuation Methods and Analysis Results and Explanation of the Methodology Followed for this Purpose and Reasons

In this valuation report, “Cash Flow Analysis” method has been used to determine the market value of the subject immovable as it is an income generating property due to its current use. “Market Analysis” method has been applied for the land value of the immovable.

8. CONCLUSION

The Market Value of the immovable property, the characteristics of which are specified in the report content, is shown in the table below according to the current economic conditions according to its location, size, architectural features, legal status and market researches conducted in the vicinity

MARKET VALUE (TRY)		
Immovable	Market Value (TRY)	Market Value (Including VAT*) (TRY)
Immovable Value (TRY)	4.228.523.000.-	5.074.230.000.-
	Four billion, one hundred and twenty-six million, five hundred and twenty-three thousand Turkish Lira	Five billion sixty-four million two hundred and thirty thousand Turkish Lira
Annual Rental Value (TRY)	243.720.000.-	292.464.000.-
	Two hundred and forty-three million seven hundred and twenty thousand Turkish Lira	Two hundred ninety-two million four hundred and sixty-four thousand Turkish Lira

MARKET VALUE (EUR)		
Immovable	Market Value (EUR)	Market Value (Including VAT*) (EUR)
Immovable Value (EUR)	115.700.000.-	138.840.000.-
	One hundred and fifteen million seven hundred thousand Euro	One hundred and thirty-eight million eight hundred and forty thousand Euro
Annual Rental Value (EUR)	6.672.000.-	8.006.000.-
	Six million six hundred and seventy two thousand Euro	Eight million six thousand Euro

* CBRT Foreign Exchange Buying Rate as of the valuation date: 36,5473

(*) According to the Presidential Decree published in the Official Gazette dated 07.07.2023 and numbered 32241, 20% VAT was applied for the immovable.

Submitted for your information.

Regards,

Assistant Appraiser

Nurullah KİBAR

Licence No: 924076

Appraiser

Merve GÜNEŞ

Licence No: 409249

Responsible Appraiser

Mehmet ÖZTÜRK

Licence No:401187

- This report has been prepared in triplicate and in original upon the written request of **AKFEN GYO A.Ş.**, and our Company is not responsible for any consequences that may arise if copies are used.
- Our company has obtained the License Certificate from the Republic of Turkey Prime Ministry Capital Markets Board with the decision number 18/916 dated 14.07.2015.
- This Valuation Report has been prepared in accordance with the valuation standards within the framework of CMB legislation.
- This report reflects the findings available at the time of the review.
- The special provisions of the Tax Laws regarding exemption, exemption and tax rate of Value Added Tax have not been taken into consideration.
- This report cannot be used by any other organization or person other than the requesting organization.

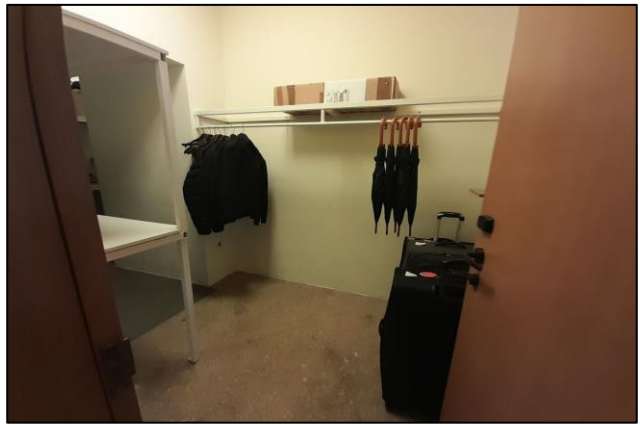
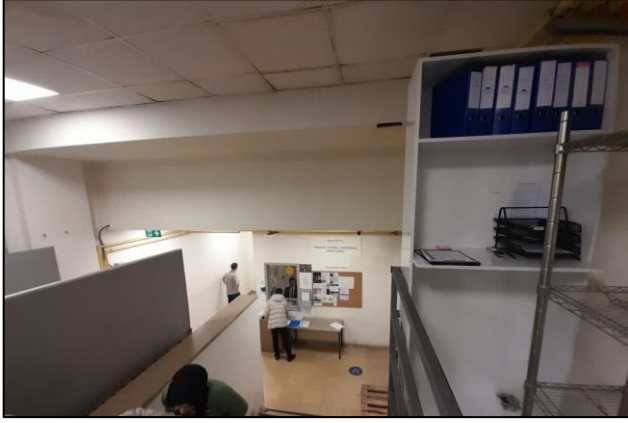
9. ANNEXES

9.1 PHOTOGRAPHS



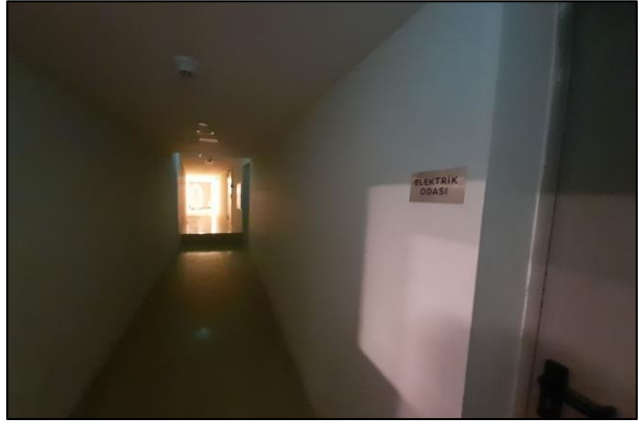


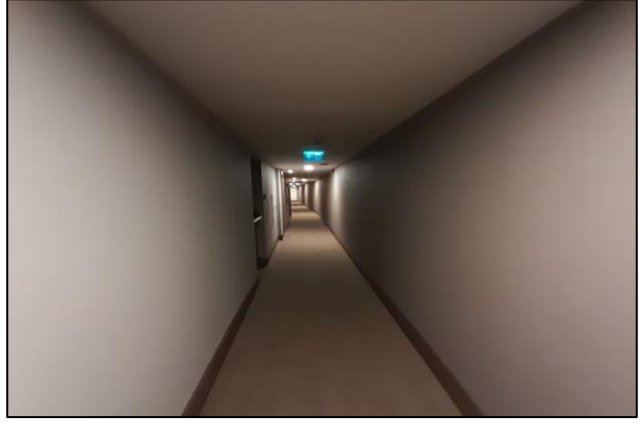


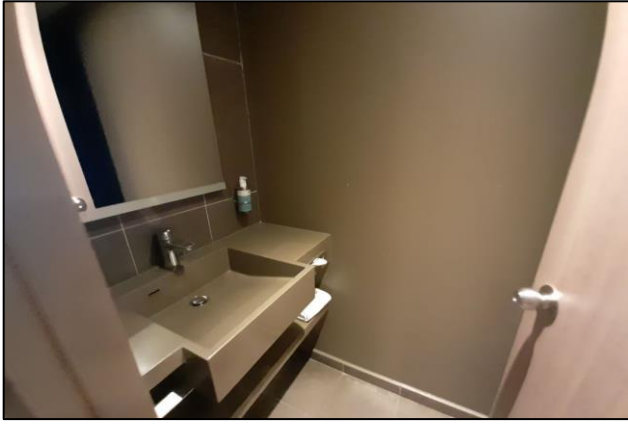


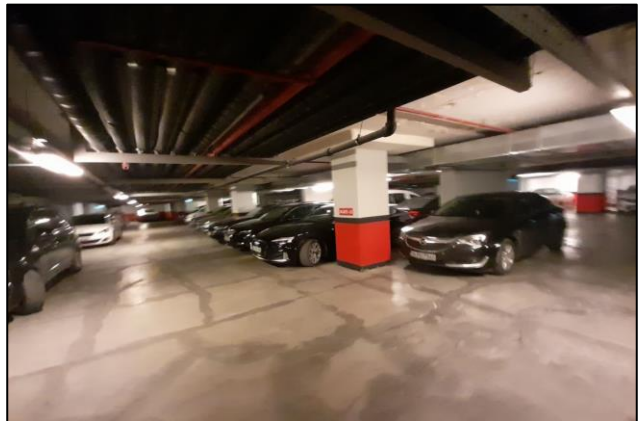
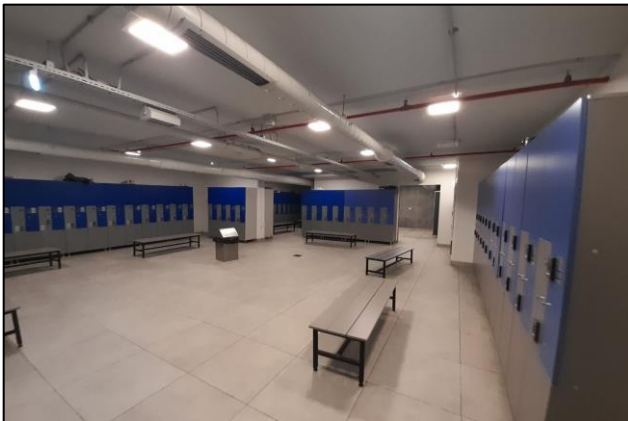
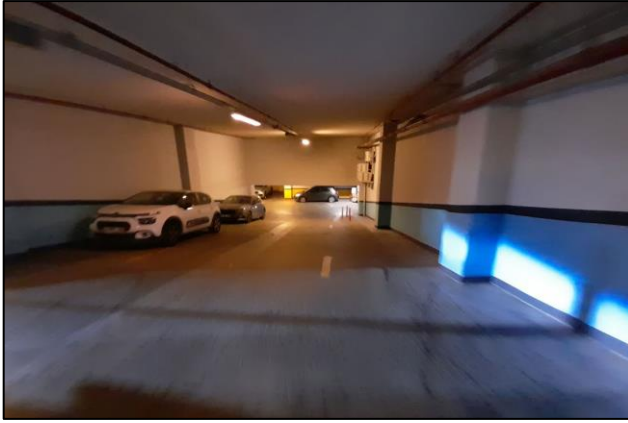
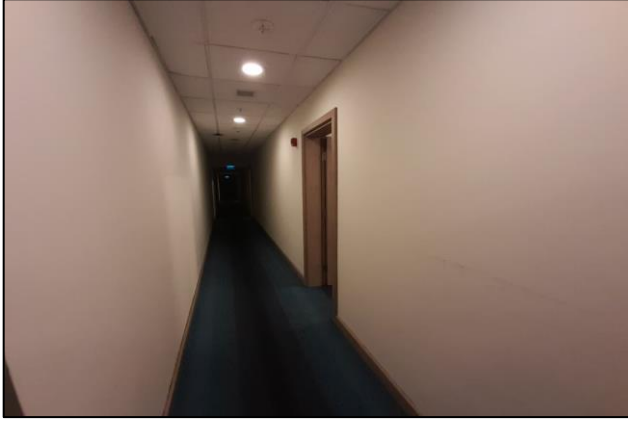


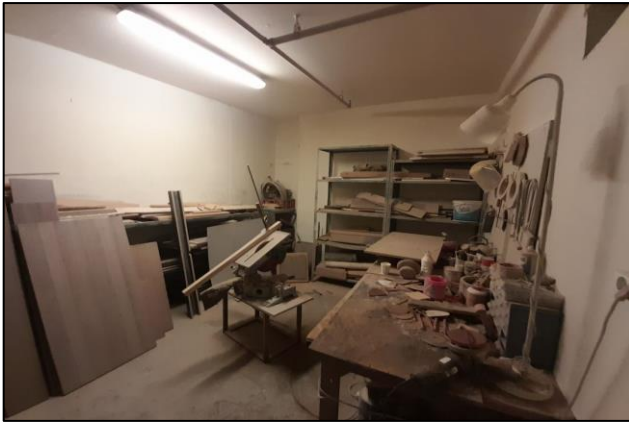






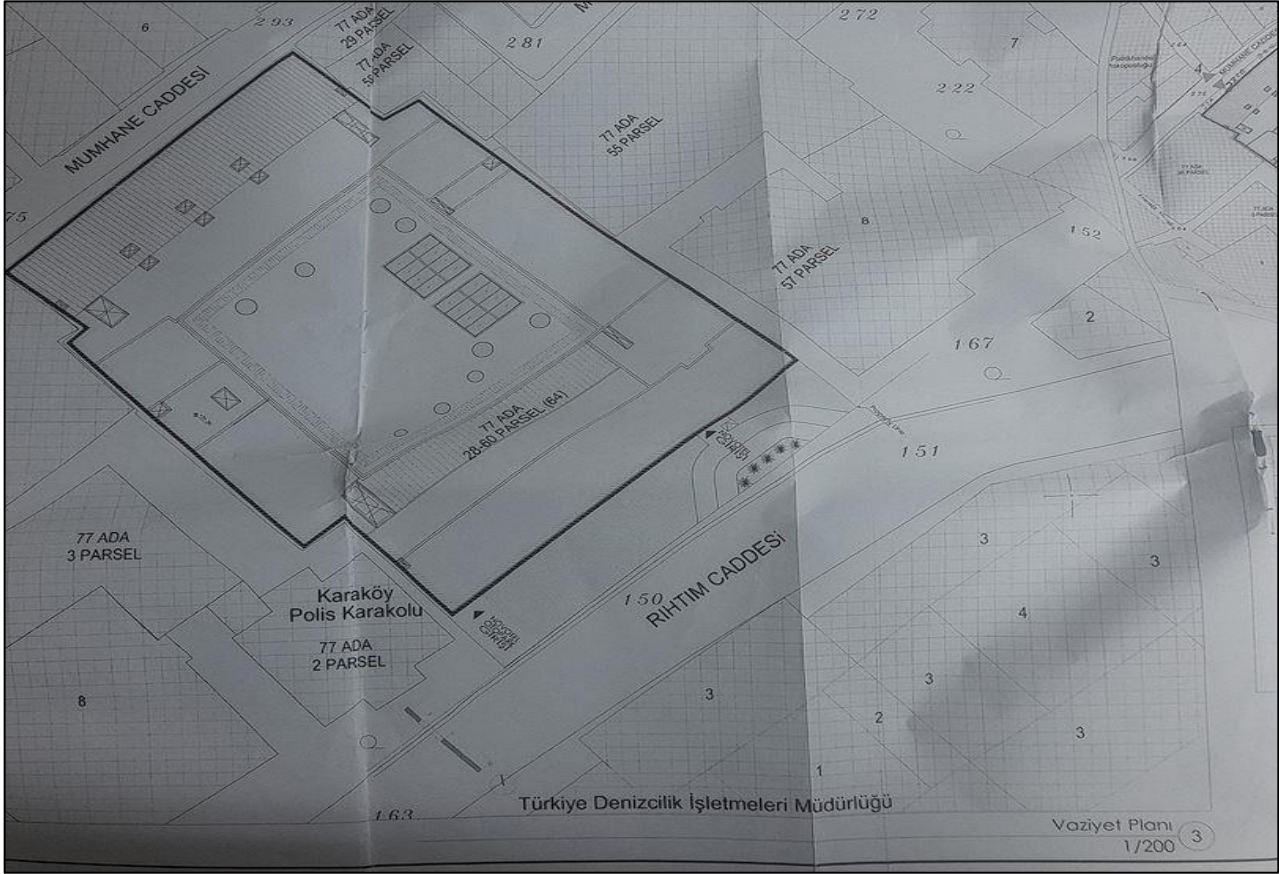




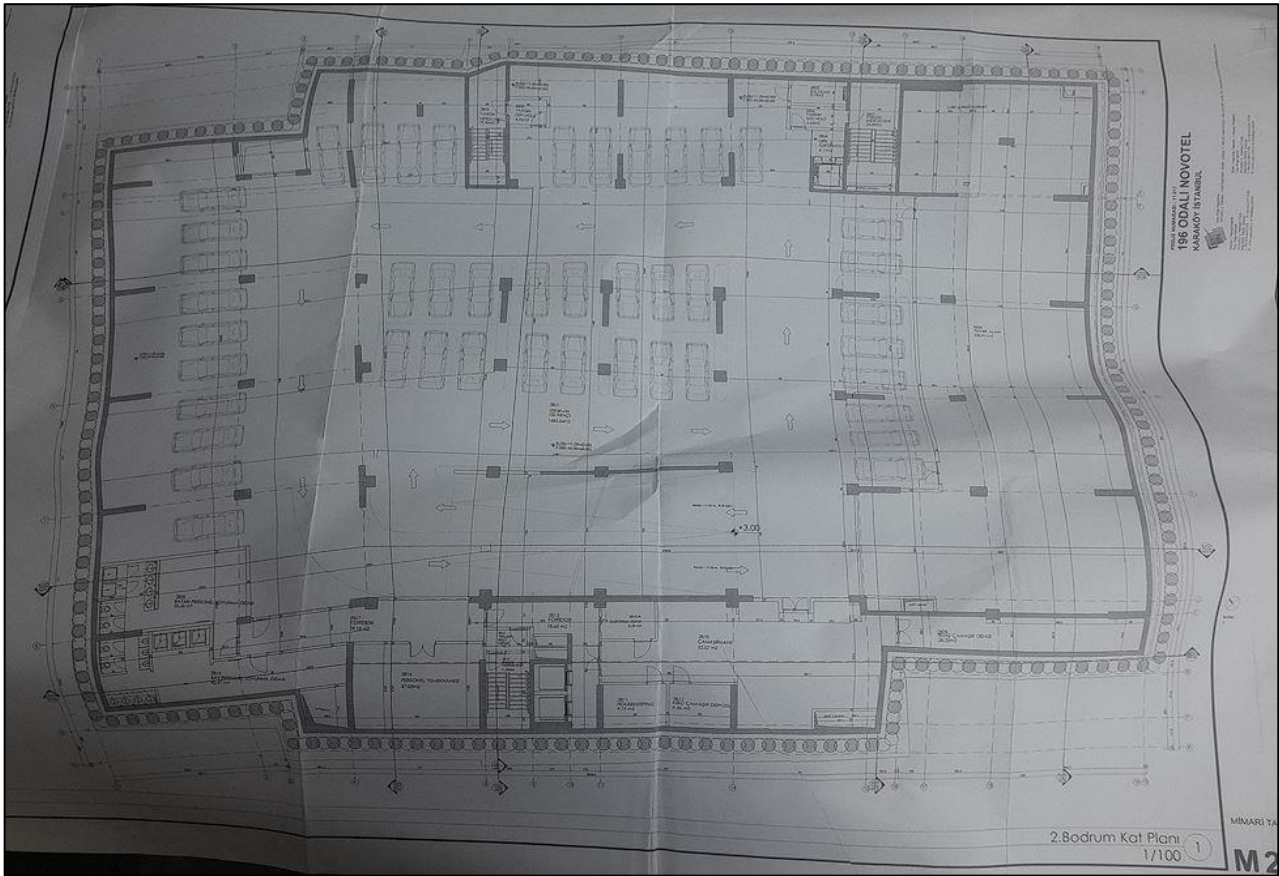
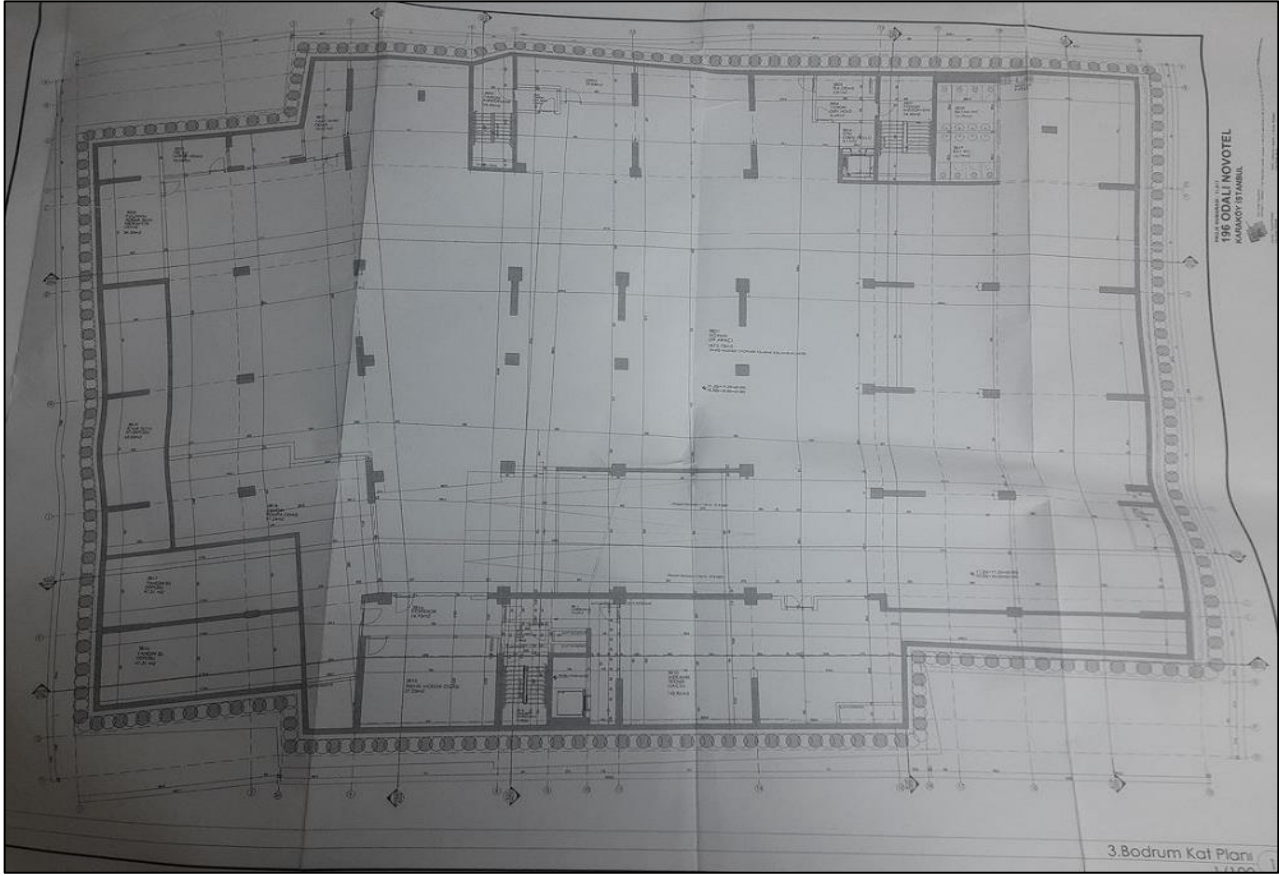


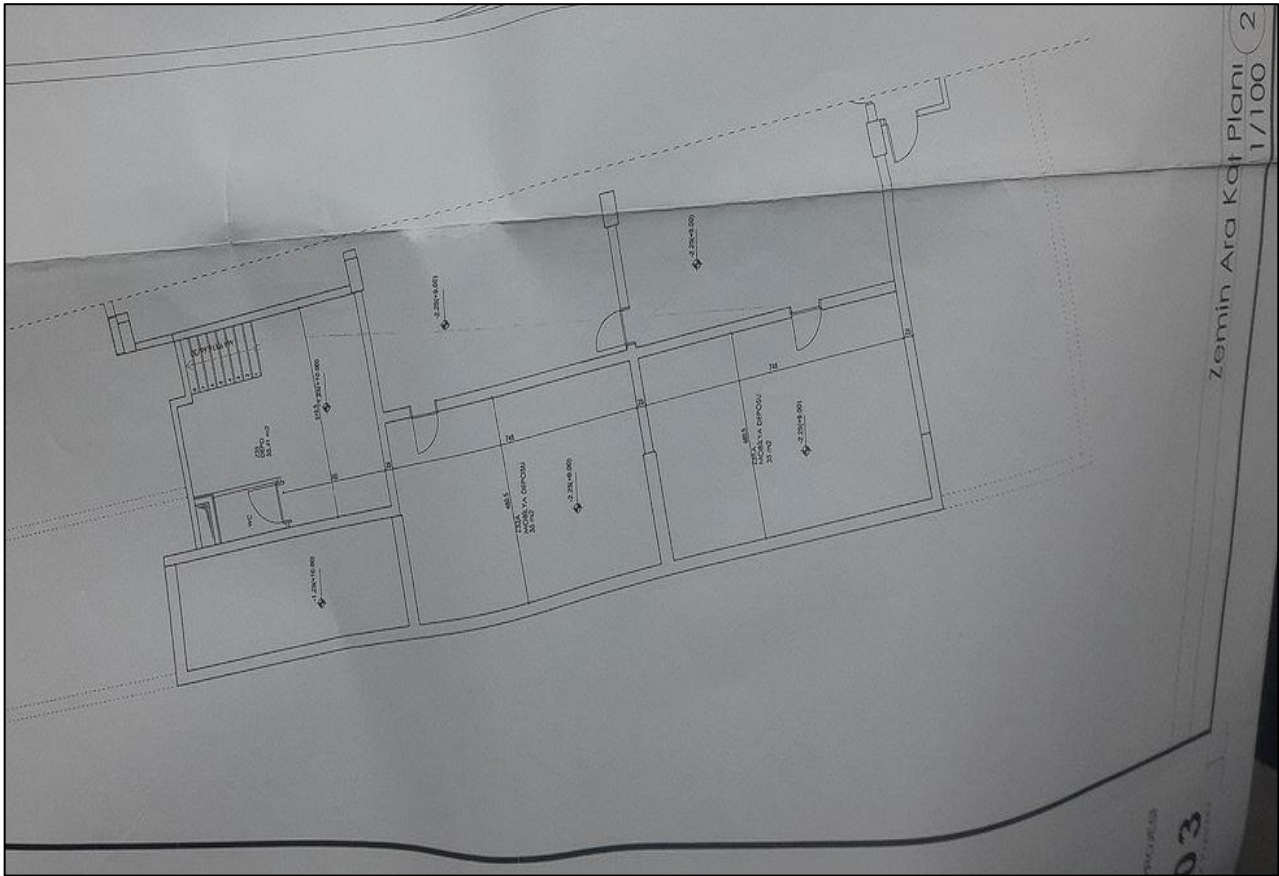
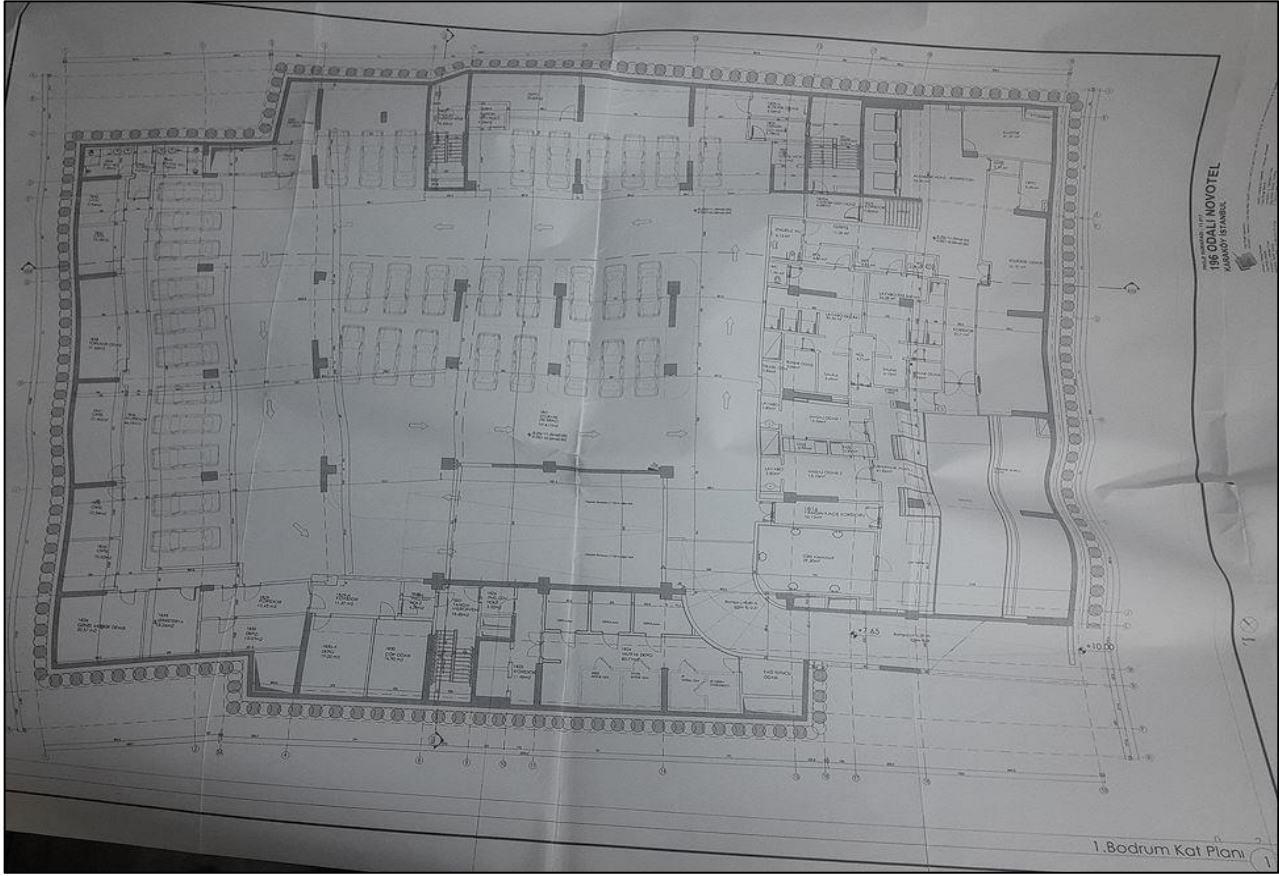
9.2 PERMITS AND PROJECTS

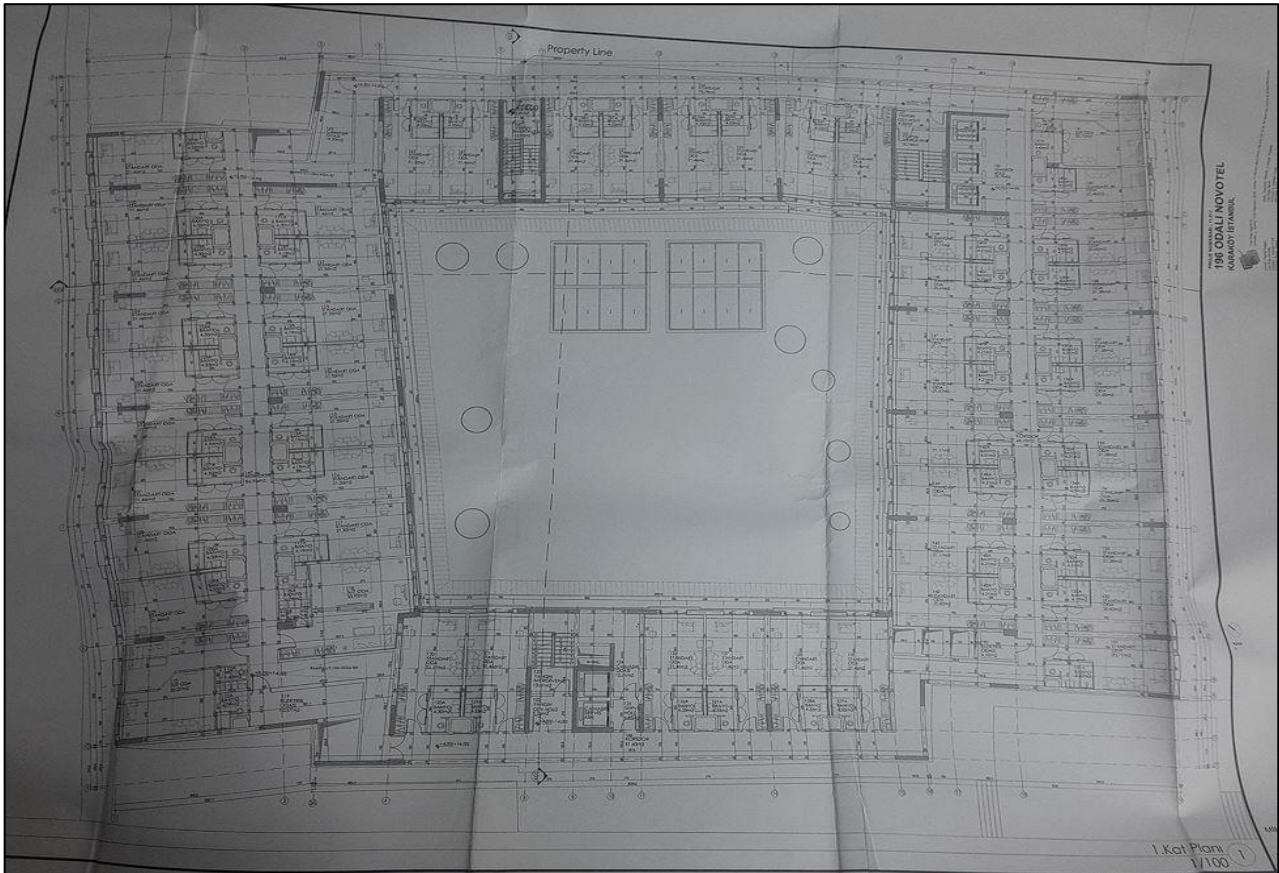
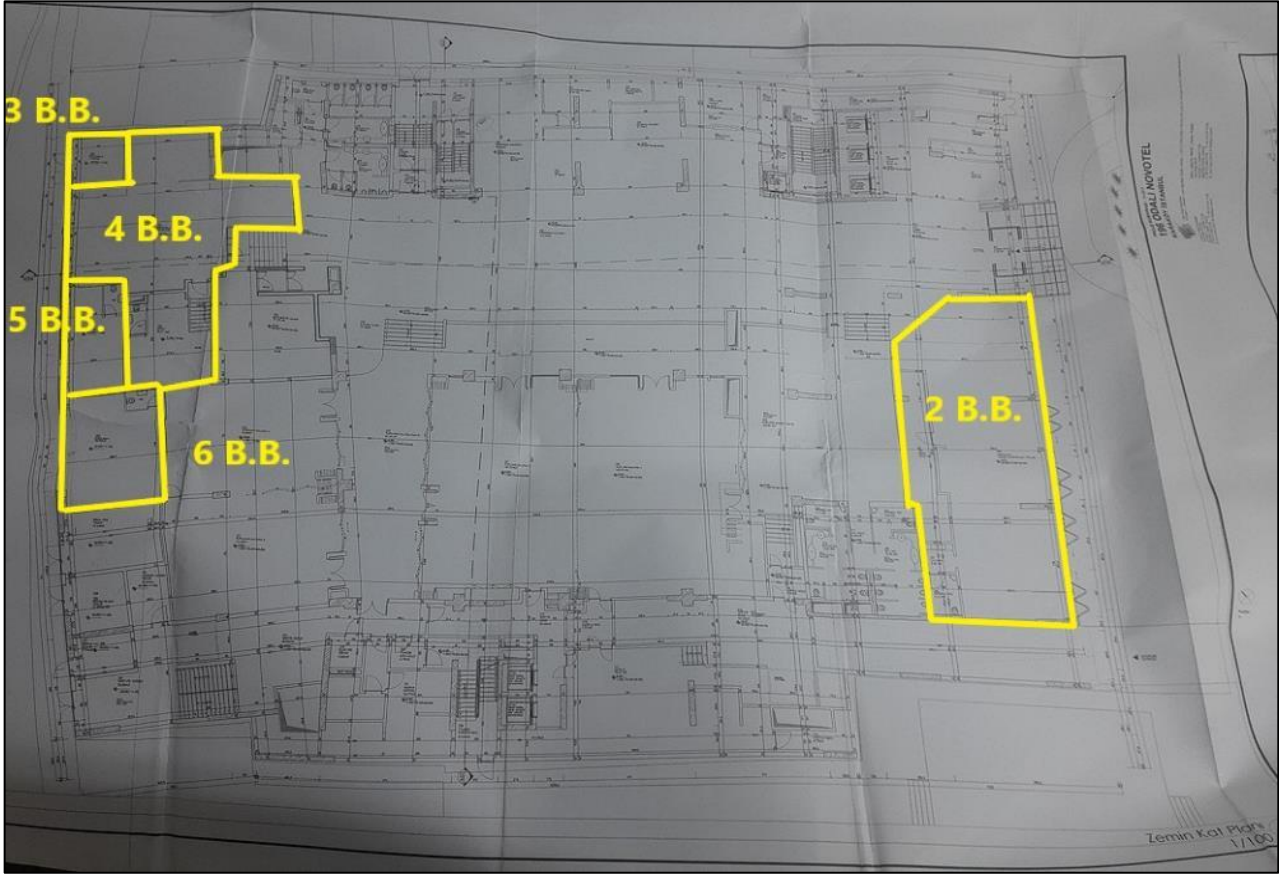
ACIYER VE TIRAZ BAKANLIĞI 07 72 95 05073 BA. 51. Ka. 12 V. 16 303 - Ankara		YAPI PROJE MİMARLIK LTD Söğütözü Mh. Armada İş Merkezi A Blok K. 17 Söğütözü / ANKARA 06520 Tel: (0312) 444 0 978 Faks: (0312) 219 10 33	
İŞİN ADI 196 ODALI OTEL MİMARİ TADİLAT PROJELERİ		YAPI PROJE MİMARLIK LTD Söğütözü Mh. Armada İş Merkezi A Blok K. 17 Söğütözü / ANKARA 06520 Tel: (0312) 444 0 978 Faks: (0312) 219 10 33	
İLİ İSTANBUL		İLÇESİ BEYOĞLU	
MAHALLESİ KEMANKES KARAMUSTAFA PAŞA		PLAN NO 77	
ADA 64		PARSEL 64	
İMAR D. T.		İMZA YAPI PROJE MİMARLIK LTD. ŞTİ. PROJEKÇİLER DANIŞMANLIK TİC. A.Ş. ANKARA	
PROJE	ADI SOYADI	ÜNVANI	ODA NO
MİMARİ	İl. Gönçer Gökçek	MİMAR	30972
İNSAAT MUH.			
MAKİNE MUH.			
ELEKTRİK MUH.			
PEYZAJ/CEVRE			
İŞVEFEN	ADI SOYADI	ÜNVANI	ADRES/TEL
PROJE MESULİYETİNİ KABUL EDİYORUM.		FENNİ MESULİYETİNİ KABUL EDİYORUM.	
ODA VİZESİ		İDARE ONAYI	
KULLANACI	İNS. TURU	İNS. ALANI	TUM2
BETONARME			
Y. YAK. MAL.	YAPIL SIN.	M. HİZ. SIN.	ZOR. KIR. KTS.
BU PROJE MÜELLİFİNİN OLURU OLMADAN YAYINLANAMAZ-COGALTILAMAZ-KOPYALANAMAZ. ALL RIGHTS OF THIS PROJECT ARE RESERVED			

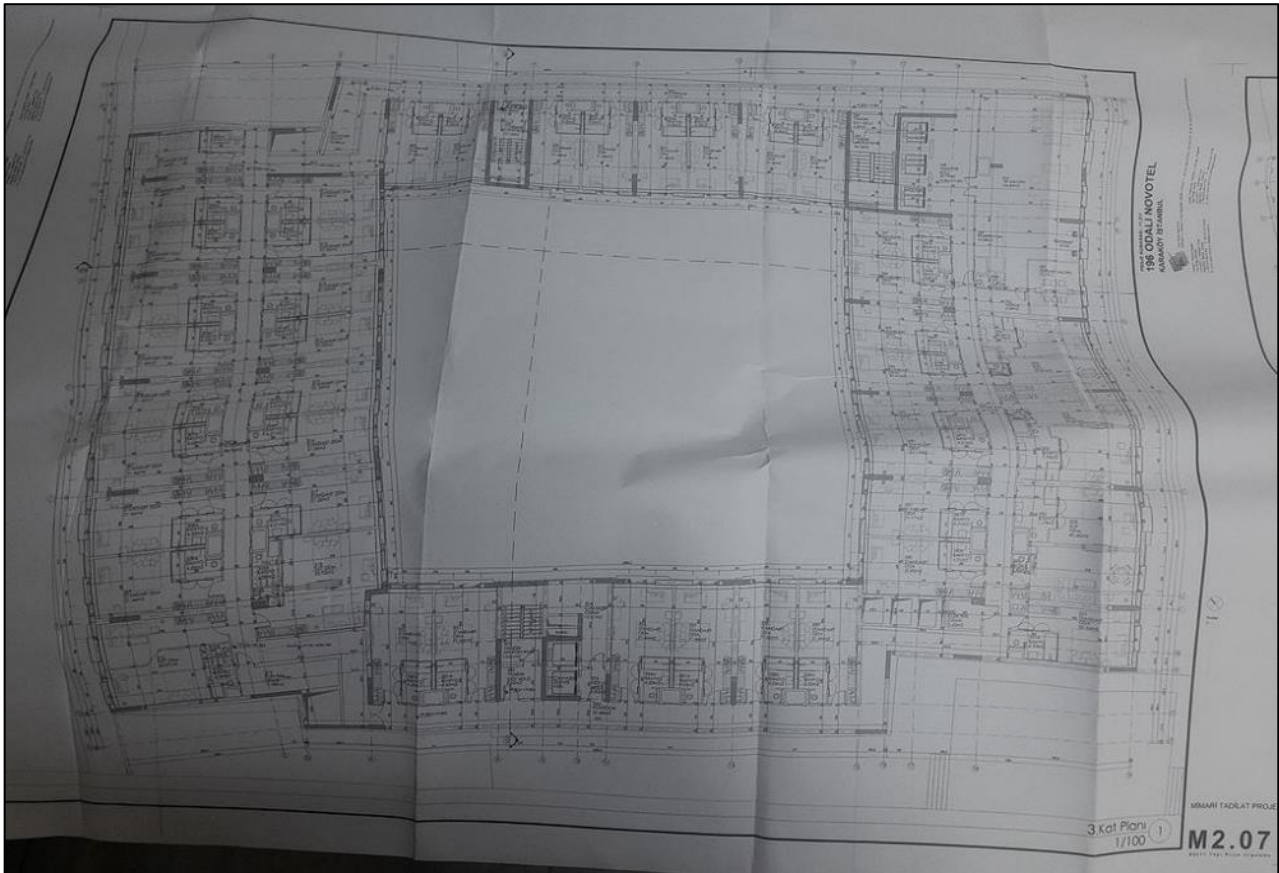
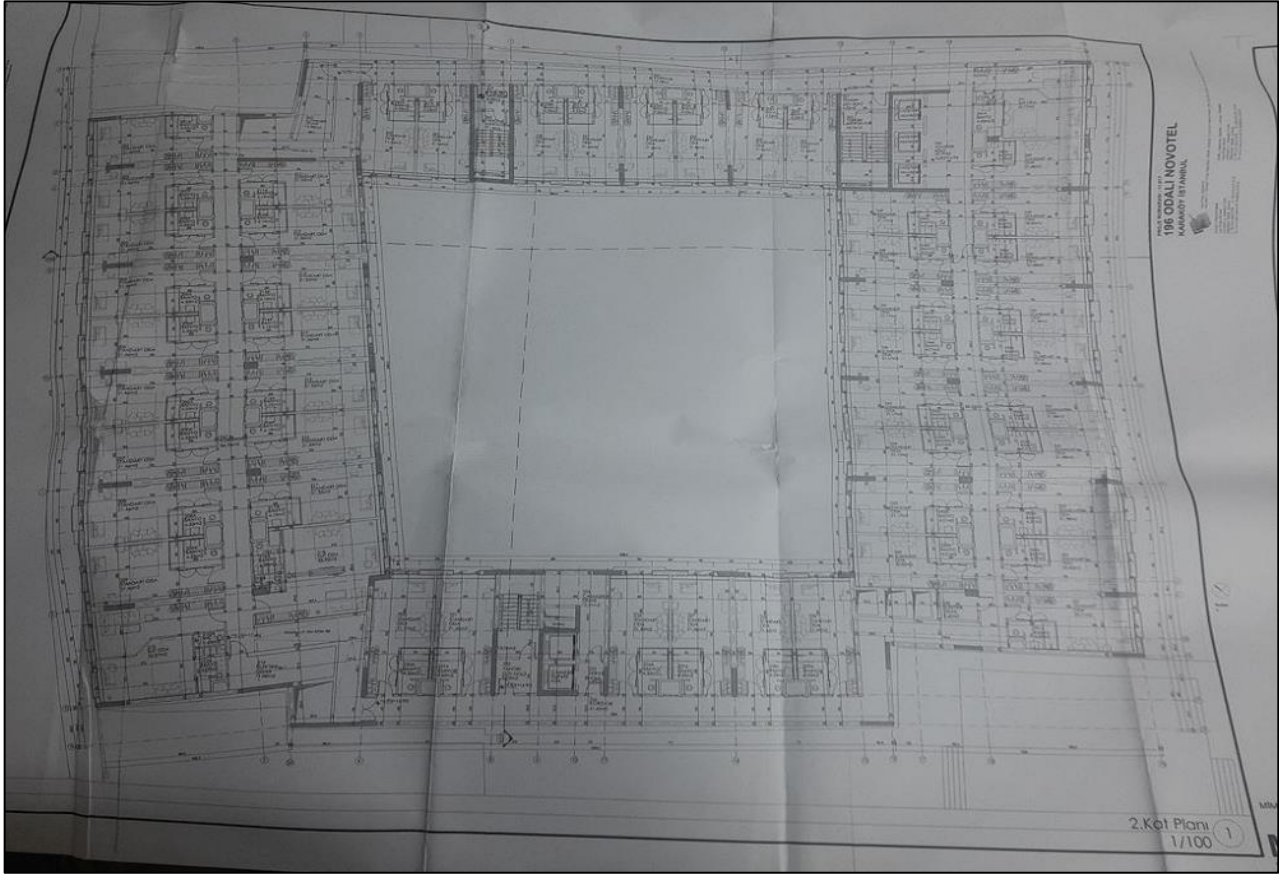


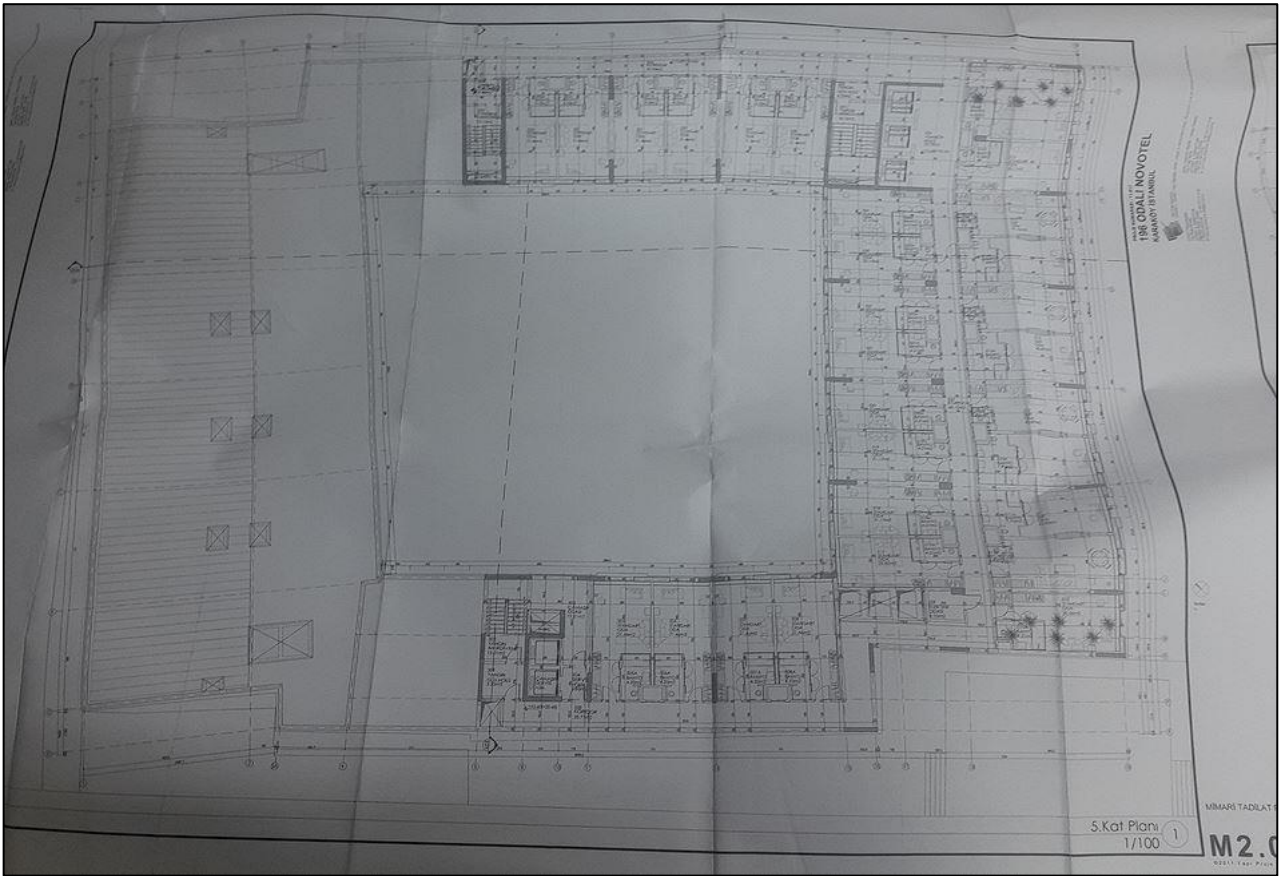
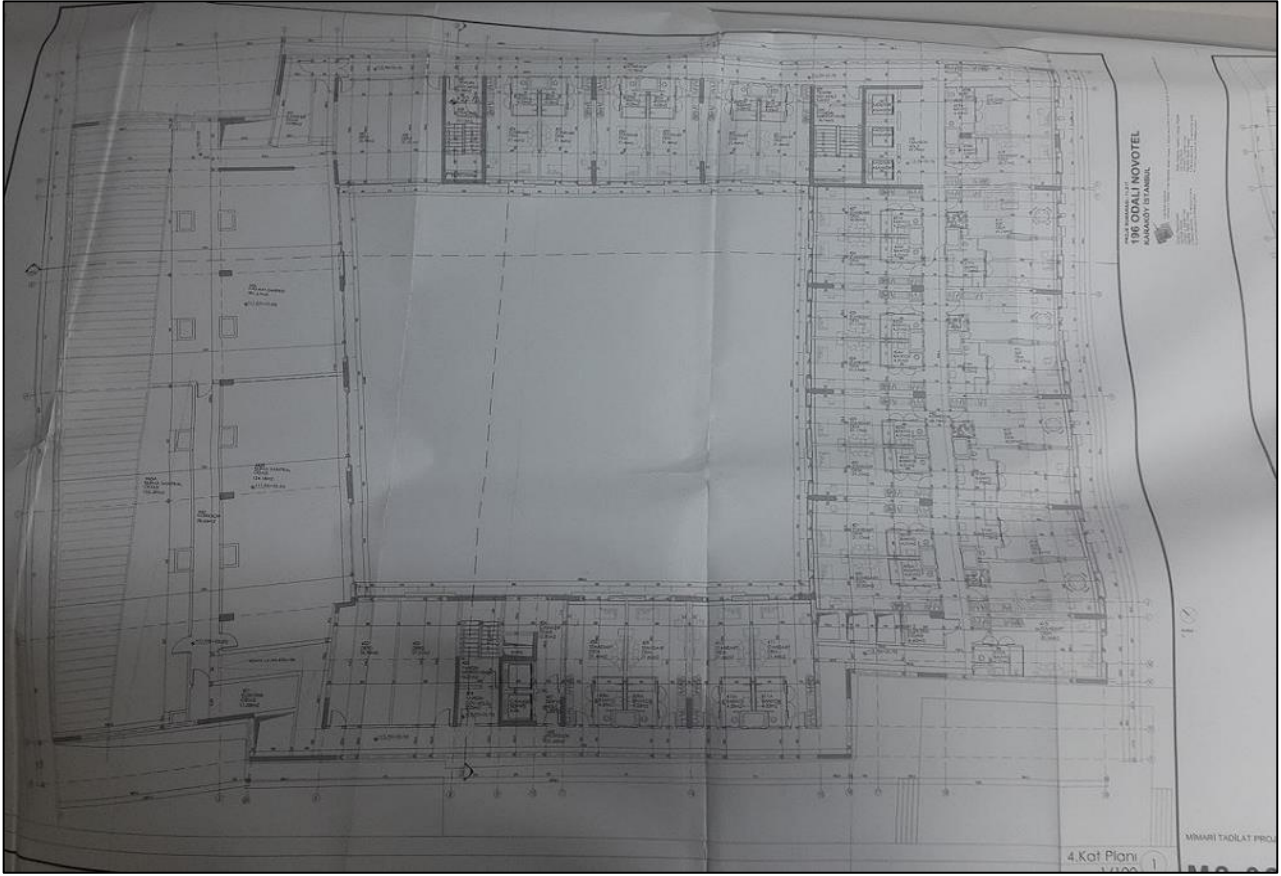
BAĞIMSIZ BÖLÜM LİSTESİ					
NO	BAĞ. BÖL.KATI	NİTELİĞİ	ALAN	ORTAK ALAN	Legal No
1	-3 Bod.Kat - +5 Normal Kat.	OTEL	20116,05 m ²	20461,90 m ²	57-59
2	Zemin Kat - Ön Cephe	DÜKKAN-2	192 m ²	210 m ²	57-59A
3	Zemin Kat - Arka Cephe	DÜKKAN-3	12,43 m ²	15,20 m ²	32D
4	Zemin Kat - Arka Cephe	DÜKKAN-4	160 m ²	160,00 m ²	32C
5	Zemin Kat - Arka Cephe	DÜKKAN-5	27,73 m ²	30,00 m ²	32B
6	Zemin Kat - Arka Cephe	DÜKKAN-6	43,70 m ²	49 m ²	32A
TOPLAM ALAN			20551,91 m ²	20926,10	
TAM 6 (altı) BAĞIMSIZ BÖLÜMDÜR.					

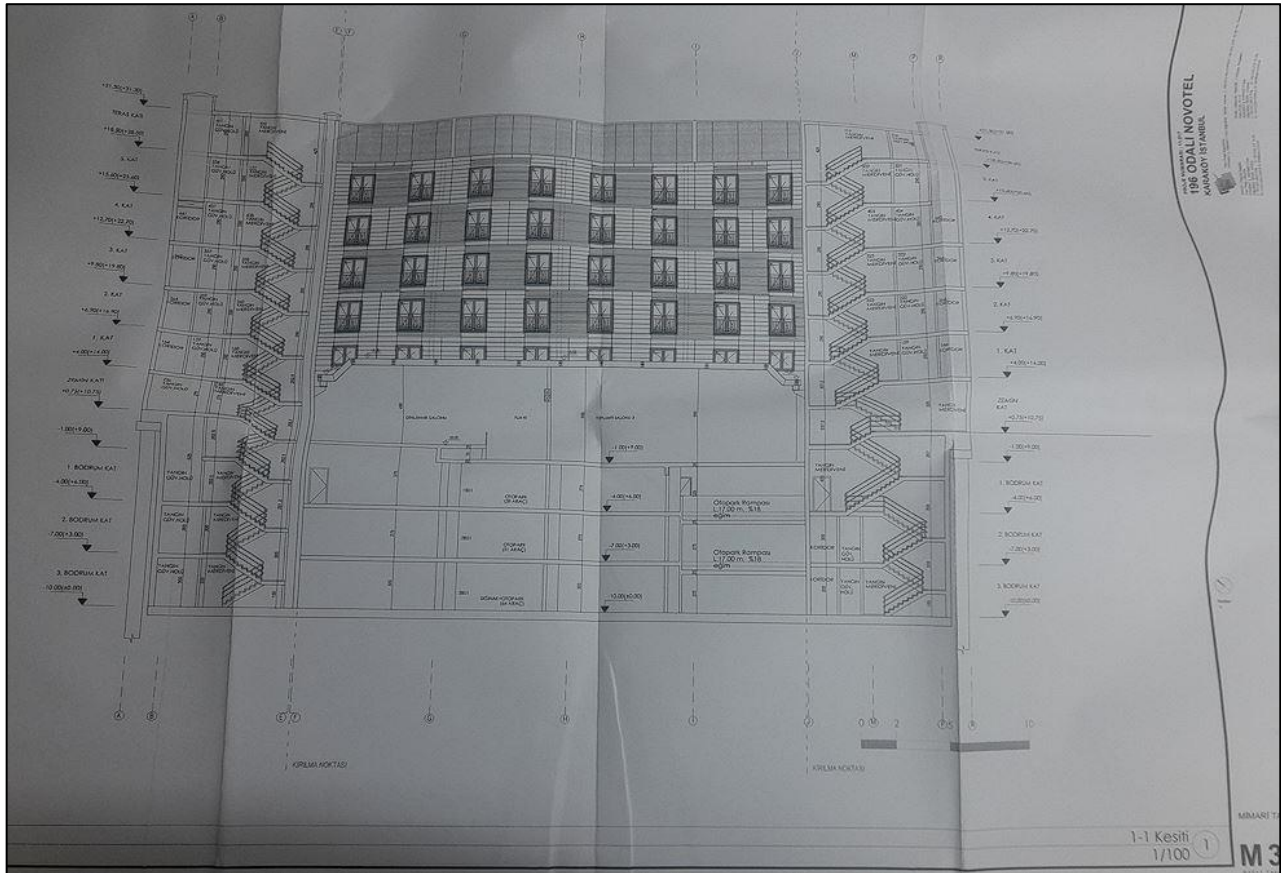


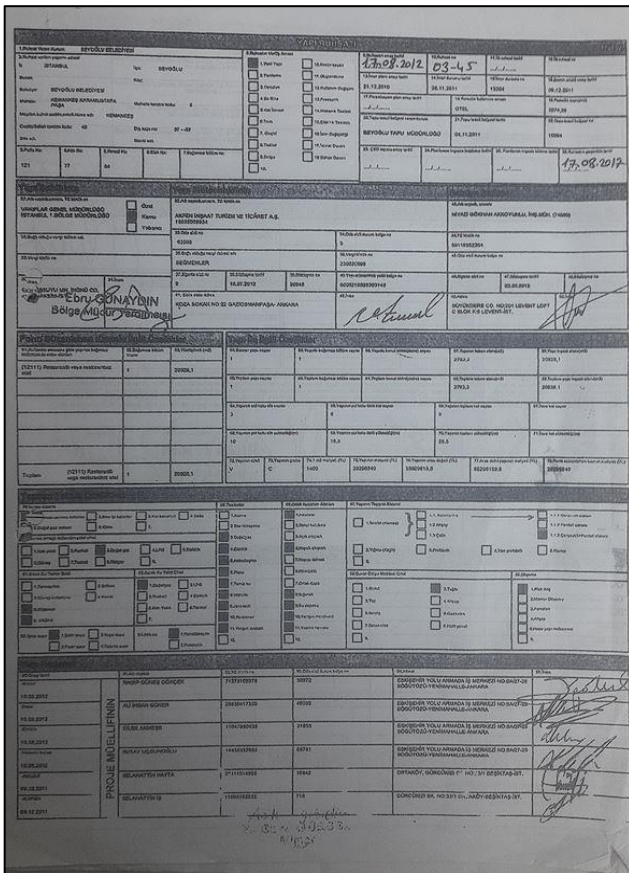










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ÖRNEK

Beyoğlu 34. Noterliği

Yay. No:

14477

DEVİR SÖZLEŞMESİ

22 Haziran 2011

Vakıflar Bölge Müdürlüğü'ne izafen İstanbul Bölge Müdürü İbrahim ÖZEKİNCİ ile HAKAN MADENCİLİK VE ELEKTRİK ÜRETİM SANAYİ TİCARET ANONİM ŞİRKETİ arasında T.C. Beyoğlu 34. Noterliği'nden 01.09.2009 tarih ve 29387 yevmiye no ile tanzim onaylı ekte bulunan;

İSTANBUL İli,
BEYOĞLU İlçesi,
KEMANKEŞ Mahallesi,
RIHTIM Caddesi,
3.427,50 m2,
121 Pafta,
77 Ada,
28 - 60 Parsel,

No'lu Yap-İşlet-Devlet modeliyle İnşaat Yapım Kiralama Sözleşmesi'nin sözleşme maddeleri aynen baki kalmak kaydı ve şartı ile T.C. Başbakanlık Vakıflar Genel Müdürlüğü, İstanbul 1. Bölge Müdürlüğü'nün 22.06.2011 tarih B.02.1.VGM.1.13.08./3571 : sayılı olurlarına istinaden HAKAN MADENCİLİK VE ELEKTRİK ÜRETİM SANAYİ TİCARET ANONİM ŞİRKETİ ilgili sözleşmedeki bütün haklarını Büyükdere Cade, Levent Loft C Blok No:201 K:8 Levent - Beşiktaş / İstanbul Adresinde mukim AKFEN KARAKÖY GAYRİMENKUL YATIRIMLARI VE İNŞAAT ANONİM ŞİRKETİNE devir etmiş olup bugünden itibaren devir eden şirketin bu işle ilgili ilişkisi kalmamıştır.

DEVİR ALAN:

AKFEN KARAKÖY GAYRİMENKUL
YATIRIMLARI VE İNŞ. A.Ş.'ni temsilen:
ORHAN GÜNDÜZ - BİLAL KESKİN
Büyükdere Cad. Levent Loft C Blok No:201
K:8 Levent İstanbul
0212 371 87 00

DEVİR EDEN:

HAKAN MADENCİLİK VE
ELEKTRİK ÜRETİM SAN. TİC.
A.Ş.'ni temsilen:
AHMET NEDİM KARASOY
Koreçhitler Cad. Yzb. Kaya
Aldoğan Sok. N:4 Z.Kuyu Şişli İst.
0212 355 88 00

MUVAFAKAT EDEN:

T.C. BAŞBAKANLIK VAKIFLAR
GENEL MÜDÜRLÜĞÜ adına
İSTANBUL 1. BÖLGE MÜDÜRÜ
İBRAHİM ÖZEKİNCİ

İMZA

14477/2022
29387
22 Ocak 2021

artırın, 200 yataklı bazı alanlar yapılabilmek üzere doğrultusunda kararın verilmesi, projelerin hazırlanması veya inşaatı yapım aşamasında, ilgili kurum ve kuruluşlara zemine ilişkin özerlecek tahkim ve iyileştirme çalışmaları da dahil olmak üzere öngörülen tüm iş ve işlemlerin idaremezdaki adına yüklenici tarafından takip edilmesi ve bunlara ilişkin tüm maliyetlerin de yine yüklenici tarafından karşılanması, bu nedenlerle belirlenen kira bedellerinin tenzili veya süre uzatımı talebinde bulunulmaması, taşınmazların tapu kaydında varsa takyidatın kaldırılması ve taşınmazların mevzuatı yapılırlar gerekli tüm güvenlik önlemleri alınarak yapılarak inşaatı ve taşınmazların tevdihi ile ilgili tüm işlemlerinin yüklenicisi tarafından idaremezdaki adına takip edilmesi ve anılan işlemlere ilgili masrafların da yine yüklenici tarafından karşılanması, 6570 sayılı Kanuna ve diğer mevzuata aykırı olarak kiralaması süresi dolmadan taşınmazın tahliye edileceği halinde yapılmış olan masrafların talep edilememesi, yatırımların teminat ve kiraların idareye geliri kaydedilmesi ve imalatla ilgili her türlü masrafların idareye terk ve teberu edilmiş sayılması, sözleşme süresi sonunda yapının çıkışı, bakım ve kullanılabilir şekilde hiçbir hak ve bedel talebinde bulunulmadan idareye teslim edilmesi, sözleşme tarihinden itibaren ilk (5) yıl içerisinde binanın uygulama projelerinin hazırlanması ilgili tüm Kurum ve Kuruluşlara onaylatılarak inşaat görevi başlatılması ve imalatla ilgili her türlü masrafların idareye ait olması, aksi halde sözleşmenin feshedilerek idareye yatırılan kesin teminat ve aylık kiraların iptal edilmesi kaydıyla söz konusu taşınmazların aşağı 4 yıldızlı otel yapılabilmek üzere inşa karşılığı kiralamaya işidir.

Madde-3.Tanımlar

İş bu sözleşmede;

İdare	T.C Başbakanlık Vakıflar Genel Müdürlüğü adına İstanbul Vakıflar 1.Bölge Müdürlüğü,
Yüklenici	Kendisine işbu sözleşmede belirtilen şartlara göre, İdarenin uygun gördüğü, gerekli izinlerin alınarak inşaat ruhsatına esas projeye göre inşaatın yapılması, taşınmazın işletilmesi hakkı verilen kişi veya kuruluşları,
Taşınmaz	İş bu sözleşmenin konusu oluşturur 2. maddede özellikleri belirtilen gayrimenkul,
İnşaat Yapım Süresi	İş bu sözleşme gereğince, sözleşmenin imzalandığı tarihte başlayacak olan ve ilahale konu taşınmaz üzerine yapılacak inşaatın bitirilmesi öngörülen süre,
İşletim Süresi	İş bu sözleşme gereğince öngörülen inşaatın tamamlandığından itibaren işletmeye başlamak ve sözleşme bitim tarihi ile sınırlı olan süre,

İfade eder.

Madde-4.Sözleşmenin Süresi

4.1. İşin sözleşme süresi, sözleşmenin imzalandığı tarihten itibaren 49 (kırkdokuz) yıldır.

4.2. Sözleşmenin imzalandığı tarihten başlamak üzere inşaat yapım süresi 5 (beş) yıldır.

4.3. İş bu sözleşme gereğince öngörülen inşaatın bitiminden itibaren sözleşme süresi sonuna kadar ki süre işletme süresidir.

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Sözleşme imzalandıktan sonra, İdarecen veya Yükleniciden kaynaklanmayan herhangi bir nedenle inşaat yapım süreci içinde işin ifasını mümkün görülmemek durumunda, inşaat ruhsatı alınmadık önceki bir aşamada taraflar karşılıklı olarak anlaşarak suretine iş bu sözleşmeye şekleschdelirler. Bu durumda İdare Yüklenicisi bu iş için alınmış olan tüm teminatları iade eder. Yüklenici İdareden başka bir hak talep edemez.

Madde-8. İnşaat Kesin Teminatı ve İşletme Teminatı:

22 Mart 2011

8.1. İnşaat Kesin Teminatı

8.1.1. Bu iş için kesin teminat miktarı: 1.671.679,20 TL. (rakam ve yazıyla) BirimiyalemlitizyenedihaltıyüzyetmişdokuzTürkLirasıYirmikuruş'dır.

Yüklenici, 1.671.679,20 TL. (rakam ve yazıyla) BirimiyalemlitizyenedihaltıyüzyetmişdokuzTürkLirasıYirmikuruş, inşaat kesin teminatı vermiştir.

Yüklenici sözleşmenin yapıldığı yıldan sonraki yılların kesin teminat farkını o yılın en geç ilk iki ay içerisinde idareye yatıracaktır. Yatırılacak olan kesin teminat farkının bedeli sözleşme yılı ile uygulanan yılı (kesin teminat farkının uygulanacağı yılı) arasındaki Yapı,Tesis ve Onarım İşleri Balcilerinde kullanılan müteahhithlik karneleri ve iş bitirme belgelerinin değerlendirilme saat sayıları hakkındaki tebliğle belirtilen kısıtlar ile karşılaştırılacak olacaktır.

Taşınmazların tevdihi neticesinde alacaklı imar durumları üzerinden toplam inşaat alanı (m2) bazında hesap edilecek ve bu miktar "Baymdırık ve İskan Bakanlığı Mimarlık ve Mühendislik Hizmet Bedellerinin Hesabında Kullanılan Yapı Yaklaşık Birim Maliyetleri Hakkında Tebliğ" de belirtilen V. Sınıf (c) grubu yapılarla aynı birim maliyet bedeli ile karşılaştırılacak bedeli üzerinden kesin teminat hesaplanır, bulunacak değer yüklenici tarafından muhammen bedel üzerinden yatırılan kesin teminatın fazla olan işe aradaki farkın %6'sı tutarında ilave teminat yüklenici İdare'ye vermek zorundadır.

8.1.2. İnşaat Kesin Teminatının İadesi

Taahhüdü, sözleşme ve ihale dokümanı hükümlerine uygun olarak yerine getirilmesinden ve varsa işi ait eksik ve kusurların giderilerek kabul tutanağının onaylanmasından, Yapı Kullanma İzin Belgesinin alınması, kat mülkiyeti işlemlerinin tamamlanmasından ve Sosyal Güvenlik Kurumundan ilişkısız belgesi getirilmesinden sonra, yükleniciye iade edilir.

8.2. İşletme Teminatı

İşletme teminatı yıllık toplam kira bedelinin % 6'sı olup, bu bedel her yıl kira artışları doğrultusunda artırılır. İşletme teminatı sözleşme imzalanmasından önce alınır.

Yüklenici sözleşmenin yapıldığı yıldan sonraki yılların işletme teminat farkını o yılın en geç ilk iki ay içerisinde idareye yatıracaktır. Yatırılacak olan işletme teminat farkı yıllık kira bedeli esas alınarak her yılın ÜFE endeksi oranında artırılacak bulunacak bedel üzerinden hesaplanacaktır.

8.2.1. Bu işin yıllık kira bedeli 1.300.000,00 TL. (rakam ve yazıyla) BirimiyalemlitizyenedihaltıyüzsekizyüzaltmışTürkLirası olup, işletme teminatı bu bedelin %6'sına tekabül eden 78.000,00 TL. (rakam ve yazıyla) BirimiyalemlitizyenedihaltıyüzsekizyüzaltmışTürkLirası'dır.

AKAR MANDİRCİ VE ERTÜRK
JEMİL SARAÇI İÇMEZ A.Ş.
(İmza Sahibi) C.Ö. Yılmaz
Uluslararası
Sistem Kuruluşları

M. En

6

ME 14 4771
ME 29387

Yüklenici, 32.303.00 TL (rakam) ve yazıyla) SEKİRLERİNİN
SEKİRLERİNİN (rakam) ve yazıyla) İŞİNE teminatı vermiştir.

8.2.2. İşletme Teminatının İadesi 22 Mart 2011

İşletme teminatı 49 (kırk dokuz) yıl olarak belirlenen sözleşme stresi sonunda (49 tam yılın sonunda) tesisin bütün sistemleri birlikte tam ve eksiksiz olarak bakımlı ve kullanılabilir şekilde (tefrikat haric tesisin tüm makine ve teçhizatı ile elektrik tesisatının çalışır vaziyette olması, boya, badana, döşeme kaplamaları, kapılar, banyo, wc, vs.'nin tesisin kabul aşamasındaki durumu esas alınarak) İdare tarafından görevlendirilecek teknik elemanlarca tutanak düzenlenerek sorunsuz olarak teslim alınmasından sonra iade edilecektir.

İşletme teminatı, sözleşmenin nihayete ermesi üzerine Yüklenicinin taşınmazları İdareye teslimine müteakip, varsa borçları mahsup edilmek suretiyle geri verilir.

8.3. Her ne suretle olursa olsun, İdarece alınan teminatlar haczedilemez ve üzerine ihtiyati tedbir konulamaz.

Madde-9.Yer Teslimi:

Sözleşmenin yapıldığı tarih yer teslimi tarihidir.

Madde-10.Proje Hizmetleri:

Yüklenici, sözleşme imzalanmasından müteakip her türlü maliyet tarafından karşılanmak üzere; binarın/tesisin "200 yataklı kapasitesine sahip, Turizm Tesislerinin Belgelendirilmesine ve Niteliklerine İlişkin Yönetmeliğin zorunlu tuttuğu mekanların kapsayıcılık nitelikleri baiz" mimarı arı ve uygulama alanında, gerekmesi halinde taşınmazlarda ilgilii 3194 sayılı yasanın kapsamındaki işlemlerine yapmasını, projelerin hazırlanması veya inşaatı yapımı aşamasında, ilgilii kurum ve kuruluşlara zemine ilişkin önerilerle tahkim ve iyileştirme çalışmalarını da dahil olmak üzere, öngörülenmeyen tüm işleri ve inşaat ruhsatının alınması işlemlerini İdaremciz adına tamamlayıp her türlü gerekli yasal işlemlerin taratılmasını yapmasını kaydıyla asgari 4 yıldız, 200 yataklı kapasiteli tesisin inşaatını bitirenler toplamı 5 (beş) yıl içerisinde binayla faaliyetleri gerçekleştirir. İdarenci tarafından hazırlanacak uygulama proje ve detayları İdarenci onayından sonra inşaatı detayları tarafından onaylanan uygulama projelerine hiçbir detayla uyumsuz, İdarenci onay alarak uygulama projelerinde yapılacak revizeler sonrasında tesisin inşaatını müdaenesine esas en son revize edilmiş uygulama projeleri işin sonunda İdareye od tutarımda verilecektir.

Madde-11.Telif Hakları

Yüklenici, proje müelliflerinin bu iş için yapılan projelere ilişkin telif haklarını (telif hakkı ve kanunlardan gelen diğer hakları) satın alarak İdareye bina-bögel devredecektir. Yüklenici ve proje müellifi bu işin nedeniyle İdarenci tarafından her türlü hak ve hak talep edemez. İdare bu projeleri, diğediği sayıda, şekilde, yerde ve zamanda diğediği değişiklikleri yapmak suretiyle uygulama yetkisine sahiptir

HAKAN MADENCİLİK VE ELEKTRİK
ÜRETİM SANAYİ TİCARET
KURUMU SANAYİ CİD. YATIRIM MENKUL
DEĞERLER A.Ş. NİCE / BURSA
SİCİL NO: 272500
BÜYÜKİÇİ KUTLUYAZI YOLU NO: 561 72727

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129387

22 Aralık 2011

Madde-17. Süre Uzatımı:

İnşaatın ruhsat aşamasında ve/veya devamı esnasında;

a) İlgili kamu kurumlarından kaynaklanan belgelere dayalı, idare tarafından kabul edilebilecek haller,

b) İdarenin sebebiyet verdiği haller,

c) Olağüstü tabiiat hadiseleri veya hasar nedeniyle işi bitirilmesi veya gecikme olması,

d) Sosyal sebeplerden dolayı vuku bulan hadiseler,

d1- Kanuni grev,

d2- Salgın hastalık,

d3- Kısmi veya genel seferberlik ilan edilmesi,

Nedenleri mücbir sebep olarak kabul edilecek ve bun nedenlerle Yükleniciye süre (inşaat yapım süresi) uzatımı verilebilecektir.

Mücbir sebeplerle sürenin uzatılabilmesi için, Yüklenicinin işi ve ifazesi mümkün bir kusurun bulunmaması ve mücbir sebebin inşaatta gecikmeye mültesir olduğunu belirlenmesi mahiyetine göre bu mücbir sebepleri Yüklenicinin ortaklık kaldırma gücünün yetmemesi olması şarttır. Bu hususlar getirilerek süre uzatımı talebi dikkate alınacaktır, aksi takdirde belgelye dayanmayan gerekçelerden dolayı süre uzatımı verilmeyecektir.

Kamu kurumlarındaki işlemlerin gecikmesi de mücbir sebep olarak kabul edilebilir. Bu durumda Yükleniciye ek süre verilmesi için resmi kurumlara başvurulması gerekmektedir ve tam olarak yapılmış olması, Yüklenicinin ilgili kurum nedeniyle vecibelerini tam olarak yerine getirmesi gerekmektedir.

Madde-18. İşçilerin Hakları:

Yüklenici, yapı işlerinde İş Kanunu ile işçi sağlığı ve iş güvenliği tüzüğü hükümlerini yerine getirmekle yükümlüdür. Yapım sırasında çıkabilecek kazalar ve bu kazaların sebep olacağı idari, hukuki, mali sorumluluklardan işveren sıfatıyla doğrudan doğruya Yüklenici mesul olacaktır.

Tüm işçi ücretleri ve işçi sosyal primlerini Yüklenici ödeyecektir. Bu ücret ve primlerin geç ödenmesinden veya hiç ödenmemesinden doğacak mali ve idari sorumluluk Yükleniciye ait olacaktır. Zamanında ödenmeyen işçi alacaklarından doğrudan doğruya Yüklenici sorumludur.

Madde-19. İnşaatın Doğacak Sorumluluk:

Yapılan kamu çalışmaları ve yıkım esnasında çıkacak kültür değerleri, değerli eşya ve sanat eserleri Devlete aittir. Bu gibi eşya ve sanat eserlerinin meydana çıkmasında, Yüklenici derhal iş başındayken yapı denetim görevlisine ve İdareye bilgi vermek ve ilgili memurlar gelip teslim alıncaya kadar bunları saklayıp korumak ve bu hususları tutanak ve yinelenmiş hükümlerine uymak zorundadır. Aksi takdirde kanunlarda belirtilen ceza hükümleri uygulanır.

İnşaat esnasında su, elektrik, doğal gaz, telefon boru ve kabloları ile mecaz kanalları gibi tesislere tesadüf edildiği takdirde, bu tesislere yapılacak herhangi bir hasar Yükleniciye ait olacaktır gibi, hafifletici eksi etki kalınlığı ya da buluntuşuna rastlanması halinde bunların muhafazası veya ziyatinden de doğrudan Yüklenici mesul olacaktır. Bitişimdeki veya civardaki yapılara verilecek zarar ve ziyandan da keza Yüklenici sorumludur.

Madde-20. Yapımın İlk Muayenesi ve Kabulü:

Sözleşme hükümlerine göre inşaat işinin bitirilmesi lazım gelen günde Yüklenici, şantiye elemanları ve kontrol heyeti, yapılan işlerin teslimi projeye ve detaylarına, teknik şartnamelerine

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uygun yapıp yapılmadığını müteakiben mahallinde tetkik edecek ve inşaatın vaktinde durumunu bir tutanakla tespit edecekler. Sayışt Yüklencisi tespit edilen taraflar bulmuşlarsa idare tetkisini terk tarafı yapacaktır. Yüklencinin buna bir tutarı olamaz.

Bu tespit, inşaatın tasdikli proje ve detaylarına, teknik şartnamesine ve inşaatın vaktinde durumunu yapıp yapılmadığını ve kullanılmaya mani neticeli olmayan % 5 oranındaki kusur ve noksanlarının olduğu belirlenecek olur ise Yüklencisi, İdarecenin kabul heyetinin oluşturulmasına uygun ve inşaatın kabul yapılmasını talep edebilecektir. Bu talep üzerine idare en geç 15 (onbeş) gün içerisinde kabul heyetini teşkil edecek ve kabul işlemlerine başlanılacaktır. Kabul işlemleri Beyanidkır ve İskan Bakanlığının Genel Şartnamesi ile Teknik Şartnamesindeki hükümler kabul cıslarına uygun olarak yapılacaktır.

İşin kabul tutanakları; yapı kullannına izin belgesi alındıktan sonra İdarece onaylanacaktır.

Maddde-21. Tesisin İnşası, İşletilmesi ve İdareye Devretmesi:

Yüklencisi sözleşmenin imzalanmasına müteakip, binanın tatbikati projelerinin hazırlanması, ilgili kamu kurum ve kuruluşlarına onaylatılması, inşaat rüsatisinin alınması ve inşaat imalatlarının bitirilmesi toplam 5(Bes) yıl içerisinde binayı faaliyete açacaktır. Yüklencisi tesisi yapı kullannına izin belgesini almaya kadar şantiye hizmetleri dışında hiç bir şekilde kullannamayacaktır. Sözleşme tarihinin inşaatın tamamlanmasına kadar iki geçen süre içerisinde binada gelir getirici herhangi bir faaliyete bulunulmayacaktır. (Erken bitirme durumları hariç)

Yüklencisi, yasal sorumluluklarının uhdesinde kalmak koşulu ile bina ve/veya tesislerin Yüklencisinin kendisi işletenebileceği gibi, İdarencinin izniyle başka kaydıyla bir, birkaç ulusal veya uluslararası işletme şirketine devredilebilir, kiraya verebilir, iş ve kar ortak olabilir. Yüklencinin 3. şahıslarla düzenlediği sözleşmelerinin bu sözleşmenin stresi ile sınırlı olması ve inşaatın tamamlayıcı aykırı bir büküm taşımaması gerekir. Yüklencisi 3. şahıslarla düzenlediği sözleşmeler ve şartların idareye vermek zorundadır. Üçüncü şahısların binaya verecekleri her türlü zarar ve ziyam Yüklencisi karşılamaı zorundadır.

Yüklencisi işletme stresi içerisinde binanın her türlü bakımı ve onarımını yapacaktır. Değiştirilmesi ve yenilenmesi gerekli her türlü inşaat İdarencinin onayını almak suretiyle yapacaktır. Yüklencisi gerek bakım ve onarımın gerekse de yenilenmesi ve değiştirilmesi gereken iş ve emallere dolaylı İdarecenin her ne şekilde olur işe olsun bir bedel veya kira tenzilatı talep edemeyecektir.

6570 sayılı Gayrimenkul Kiraları Hakkında Kanun ve ilgili diğer mevzuata aykırı herhangi bir nedenle, sözleşme süresinin bitiminden önce taşınmazın ve binanın tahliye edilmesi halinde, Yüklencisi hiçbir hak ve alacak talep etmeyecek ve yapılan imalatları İdareye terk ve veburu etmiş sayılacaktır.

Sözleşme süresinin bitiminden 1 yıl önce taraflarca oluşturulacak devir ve teslim komisiyonu devire esas bina ve müstamlakat, cihazların ve işletmenin teçhizat ve teçhizat listesi, bunların cinsi ve niteliğini belirlemek üzere çizimler, Devire esas liste, ana tesis, yapılar, tesis bölümleri ve İdarencinin taşınmazın kapsar. Bu listelerin hazırlanmasına uygulama ruhsatları, fiducial ve envanter listelerinden istisnada diğerler. Yüklencisi, mevcut olmayan malzemeleri vermek, koruyamaz mecburdur. Yüklencisi eksik malzemeyi tamamlanması o ginkti rayın bedeli ile idareye vebalimeyebilir.

Sözleşme süresinin sonunda, sözleşme süresinin bitiminden 1 yıl önce taraflarca oluşturulacak devir ve teslim komisiyonu tarafından hazırlanan devire esas listeye göre teslim yapılır ve Yüklencisi bina üzerinde herhangi bir hakkının olmadığını kabul eder.

Sözleşme süresinin sonunda, bina ve müstamlakat Yüklencisi tarafından tahliye edilmeyecek ve İdareye devredilmeyecektir. Yüklencisi binayı işgal ettiği her gün için son yılın kira tutarının 3/3 tutarında bir ceza tazzimini kabul eder.

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Madde-22. Devir:

Yüklenici taahhüt ettiği bu inşaat yapım işini, 3. şahıslara devredemez. Sözleşme süresi içinde tesise ilişkin tüm teknik, yönetsel, mali ve hukuki sorumluluklar Yükleniciye ait olacaktır. Yüklenici, yasal sorumlulukların uhdesinde kalması koşuluyla binanın işletmesini kendisi üstlenebileceği gibi, İdarenin izni ile alması mümkündür. Yüklenicinin 3. şahıslara işletme devredilebilir, kiraya verebilir, iş ve kar ortağı olabilir. Yüklenicinin 3. şahıslara devredilebilir sözleşmelerin süresi ile sınırlı olması ve bu sözleşmeye aykırı bir hüküm tasarrufu gerekir. Yüklenici 3. şahıslara devredilebilir sözleşmelerin onaylı bir nüshasını İdareye vermek zorundadır. Üçüncü şahısların binaya verecekleri her türlü zarar ve ziyana karşılık Yüklenicinin sorumluluğundadır.

Madde-23. İdarenin (Tesis Üzerindeki) Hakları:

23.1. Tesisin adı ve tabelası ile ilgili olarak İdarenin izni ve görüşü alınacaktır.

23.2. Tesis reklam panosu asılması, baz istasyonu kurulması gibi sözleşme konusu dışında kalan benzeri hususlarda karar vermede İdare yetkilidir.

23.3. Tesis 2 (iki) oda İstanbul Vakıflar 1.Bölge Müdürlüğü emrine bedelsiz olarak tahsis edilecektir. Ayrıca tesislerde idare personeli, eş ve çocukları otele konaklayan kişilere tanınan tüm haklardan yararlanılacak ve ekstralara ile diğer birimlerden KDV hariç olmak üzere % 50 indirim yapılacaktır.

Madde-24. Yüklenici Ortak Girişiminde Ölüm, İflas, Ağır Hastalık, Tutukluluk veya Mahkumiyet Hali

Ortak girişimlere yerine getirilen taahhütlerde, ortak girişimi oluşturan kişilerden birinin ölümü, iflası, ağır hastalığı, tutukluluğu veya mahkum olması gibi haller sözleşmenin devamına engel olmaz.

Ortak girişimlere yerine getirilen taahhütlerde, ortaklardan biri İdareye "Pilot Ortak" olarak bildirilmiş ise, pilot ortak şahıs veya şirket olmasına göre ölüm, iflas ve dağılım hallerinde sözleşme kendiliğinden sona erer. Ancak, diğer ortakların teklifi ve İdarenin uygun görmesi halinde sözleşme yenilenerek iş devam edilir.

Ortak girişimlere yerine getirilen taahhütlerde, grubu dahil pilot ortaklardan başka herhangi bir ortak şahsın ölümü veya ortak şirketin herhangi bir sebeple dağılması halinde, pilot ortak ve grubun diğer ortakların teminat dahil işin o ortaga yüklediği sorumlulukları da üzerlerine alarak işi bitirirler.

Madde-25. Yüklenicinin Ağır Hastalık, Tutukluluk, Mahkumiyet, Ölüm ve İflas Hali:

Sözleşmenin yerine getirilmesine engel olacak derecede ağır hastalık, tutukluluk veya hürriyeti bağlayıcı bir ceza nedeniyle iş yapım ve işletme taahhüdünü yapamayacak duruma girerse, bu hallerin oluşundan itibaren 30 gün içerisinde İdarenin kabul edeceği birini vekil tayin ederek şartıyla taahhüdüne devam edebilir.

Eğer kendi serbest iradesi ile vekil tayin etmek imkanından mahrum ise, yerine ilgililerle aynı süre içinde genel hükümlere göre bir kayyum tayin edilmeye istenebilir. Aksi takdirde sözleşme feshedilir. Bundan bir zarar doğarsa 2886 Sayılı Devlet İhale Kanununun 62.maddesine göre işlem yapılır.

Ölüm halinde, yapılmış olan işi tasfiye edilerek kesin teminatı ve varsa spin alacakları varislerine verilir. Ancak İdare, varislerden istediği olup, ölüm tarihinden itibaren 30 gün içerisinde kesin teminat verilmesi şartıyla sözleşmeyi devredebilir.

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Yüklenicinin iflas etmesi halinde sözleşme bozulur. Bundan bir zarar doğarsa 2886 Sayılı Devlet İhale Kanununun 62.maddesine göre işlem yapılır.

Madde-26. Yapılan İşlerin Sorumluluğu Kusurlu İmalat:

Kesin kabul tarihinden itibaren (5) yıl içinde malzemenin bileli olmasından veya yapının teknik şartlara uygun olarak yapılmasından ortaya çıkan zarar ve ziyana Borçlar Kanununun ilgili maddeleri gereğince, Yüklenici tazmin etmeyi kabul etmiştir.

Yüklenici işlemin süresi içerisinde binanın bakım ve onarımını tam ve eksiksiz olarak yapacak, bina ile ilgili İdarenin yapmasını istediği onarım ve bakımları eksiksiz yerine getirecektir.

Madde-27. Vergi Resim Ve Harçlarla Sözleşme Giderlerinin Kimin Tarafından Karşılancığı:

Her türlü vergi, resim, harçlar ve sözleşme yapılması ile ilgili tüm masraflar Belediyelerin talep edecekleri otomatik ücretleri, inşaat ruhsatı ve taahhüdün tamamen ifasına kadar herhangi bir kuruluş veya kişilere talep edilecek sair masrafların tümü Yüklenici tarafından karşılanacaktır.

Yapı kullanma izninin alınması, inşaat çevresinin projesi doğrultusunda çevrilmesi, asansör, su, elektrik, doğalgaz gibi tesisatların açılma kullanma izinlerinin alınması gibi bütümle izin ve onay alınması ve onay gereği yapılacak imalatlar ile konuya ilişkin tüm iş ve işlemleri yer tesliminden inşaat ruhsatı alınmasına kadar yapılacak tüm masrafları Yüklenici tarafından karşılanacak ve masrafların geç yapılmasından doğacak aksaklıklardan ve gecikmelerden dolayı İdarenin süre uzatımı talep edilemeyeceği gibi, bir bedel de istenmeyecektir.

Madde-28. Sigorta :

Yüklenici projelerin gerçekleşme aşamalarına göre, mutad ve gerekli tüm sigortaları temin etmekte yükümlüdür.

Sözleşme tarihinden itibaren inşaat ruhsatı alınmaya kadar Yüklenici sözleşme konusu inşaatın, İdarenin kabul edeceği bir sigorta şirketine, kaza, doğal afet, güvenlik, yangın ve her türlü risklere karşı sigorta ettirecektir. Sigorta poliçesi İdareye ibraz edilmeyecek şekilde başlanılmayacaktır. Poliçe giderleri Yükleniciye ait olacak olup, poliçeye "Daimi Müktebî Safatı ile" "Vakıflar Genel Müdürlüğü" ibaresi yazılacaktır. Ayrıca binaya ilişkin her türlü güvenlik önlemleri alınacaktır.

İşkan müttesadesi alımı İşletmeye başlandıktan sonra binanın bütün risklere karşı ALL RISK Sigortası her sene yaptırılıp, Poliçeyi İdareye ibraz edilecektir.

Herhangi bir kaza veya yangın durumunda, sigortadan tahsil edilecek bedel tesis yenilenmesi ve eski haline getirilmesi için harcanacak, sigortadan alınan meblağ, tesis yenilenmesi veya eski haline getirilmesi için yetmediği takdirde eksik kalan kısmı Yüklenici tarafından karşılanacaktır. Bunun için İdarenin hiçbir talepte bulunmayacaktır.

İşyeri ve tesisler için yaptırılacak sigortalara ilişkin sigorta poliçelerinin birer kopyasını bilgi açısından İdareye sunulacaktır.

Madde-29. Fesih :

1. Aşağıdaki hallerin vukuunda, İdare, yazılı hükümlerden önce 30 günlük süre içerisinde ihbarda belirtilen hususların düzeltilmemesi halinde bu sözleşmeyi tek tarafı olarak tasminat edemeksizin feshedebilir.

1.1. Yüklenicinin sözleşmenin imzalanmasından sonra, taahhüdünden vazgeçmesi.

1.2. Yüklenicinin iflası halinde, iflas hükmünün kesinleştiği durumunda, Yüklenici,

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İdare'nin uğradığı zarar ve ziyana ödemeyi kabul eder, İdare taşınmazı öz mülkiyetine devredilmiş bulunan imalatlarla birlikte bina bedel devralarak yeniden ihaleye çıkartarak başkasına kiralamaya yetkilidir.

2. Taraflardan birinin olumsuz bir eylemi bu sözleşme hükümlerini ihlal etmesi halinde, diğer taraf için sözleşmeyi bildirimsiz fesh hakkı doğar. Bildirim süresi 30 (Otuz) gündür.

2.1. Yüklenici taahhüt ettiği bu inşaat yapım işini, 3. şahıslara devir ve temlik edemeyeceği gibi, teminat ipotekli tesis edemez ve bu konuda İdarenin de hiç bir istekte bulunamaz. Yüklenicinin buna rağmen taahhüdünü başkasına devir ve temlik ettiği veya bununla ilgili ipotek tesis ettiği tespit edildiği takdirde, sözleşme İdare tarafından tek tarafı fesh edilecektir.

3. Yüklenici, bu sözleşmede belirtilen süre ve bu sözleşme hükümlerine göre verilebilecek süre uzatımları içerisinde inşaatı tamamlayıp, binayı faaliyete açmaz ise iş fesh edilecek, İdareye yatırılan kesin teminatlar ile aylık kiralar irat kaydedilecek ve yapılan imalatlar İdareye terk ve teberu edilmeye sayılır.

Madde-30. Sözleşmenin Ekleri:

Vakıflar Genel Müdürlüğü'nün, Vakıflar Genel Müdürlüğü'nün, 20.05.2009 tarih ve B.02.1.VGM.0.05.00.00/271/244 sayılı Vakıflar Meclisi Kararı ile 22.05.2009 tarih ve B.02.1.VGM.0.11.05.02.34/2342 sayılı ihale onay belgesi bu sözleşmenin değişmez ekleridir. Bu sözleşmede yer almayan veya açık olmayan hususlarda 2886 sayılı Devlet İhale Kanunu hükümleri geçerlidir. İş bu sözleşmede hüküm bulunmayan hallerde, 2886 Sayılı Kanunla Maliye Bakanlığı ile Bayındırlık ve İskan Bakanlığının Yap-İşlet-Devret Modeli sistemi ile ihalelerinin yapılması ve uygulama esaslarına dair yürürlükteki şartnameler ile gelençeleri hükümleri uygulanır ve bunlar iş bu sözleşmenin esas ve tabii ekleri olarak kabul edilmiştir.

Madde-31. Bildirim Ve Tebliğler:

Tarafların kanuni ikametgahları aşağıda gösterilmiş olup, bu adrese yapılan tebliğler tarafların kendilerine yapılmış sayılır.

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b) Yüklenicinin tebliğata esas adresi: KORE SAHİTLERİ CAD. YÜZBAŞI ALDOĞAN SOK. NO: 4 ÇANKAYA / SİHİYE MAHALLESİ / ANKARA
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Her iki taraf, yukarıda belirtilen adreslerini tebliğat adresi olarak kabul etmişlerdir. Adres değişiklikleri usulüne uygun şekilde karşı tarafa tebliğ edilmeyecek, en son bildirilen adrese yapılacak tebliğ, ilgili tarafa yapılmış sayılır.

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Madde-32. İhtilafların Çözüm Yeri:

Bu sözleşmenin uygulanmasından doğabilecek ihtilafları çözmeye İstanbul Adli ve İdari Mahkemeleri ve İcra daireleri yetkili kalmıştır.

Madde-33. Yürürlük:

Bu sözleşme (33) maddeden oluşur ve akdi müteakip yürürlüğe girer. Bu sözleşme 01.05.2009 tarihinde taraflarca akit ve imza edilmiştir.

İDARE

İSTANBUL VAKIFLAR
1.BÖLGE MÜDÜRLÜĞÜ

YÜKLENİCİ

HAKAN MADENÇİK VE ELEKTRİK
ÜRETİM SANAYİ TİCARET A.Ş.
Kore Sahitleri Cad. Yüzbaşı
Aldoğan Sok. No: 4 Çankaya
Sıhhiye Mahallesi / ANKARA
Balgat Mahallesi / ANKARA
Tic. Sic. No: 2725

İNŞAAT YAPIM SARTLI KİRALAMA İŞİNE AİT İHALE ŞARTNAMESİ
22 Nisan 2011

Madde 1- Tanımlar:
İş bu Şartnamece;

İdare	T.C Başbakanlık Vakıflar Genel Müdürlüğü adına İstanbul Vakıflar 1. Bölge Müdürlüğü,
Taşınmaz	İş bu Şartnamenin 2. maddesinde özellikleri belirtilen gayrimenkulü,
İstekli	İhaleye katılan gerçek ve tüzel kişileri,
Yüklenici	İhale üzerine kalan ve kendisi ile sözleşme yapılan gerçek ve tüzel kişi ve/veya kişileri,
İnşaat Yapım Süresi	İş bu Şartname ve eki sözleşme gereğince, sözleşmenin imzalandığı tarihte başlanacak olan ve ihaleye konu taşınmaz üzerine yapılacak inşaatın bitirilmesi öngörülen süreyi,
İşletim Süresi	İş bu Şartname ve eki sözleşme gereğince öngörülen inşaatın tamamlanmasına müteakip başlayan ve sözleşme bitim tarihi ile sınırlı olan süreyi,

İfade eder.

Madde 2- İşin Adı, Yeri ve Niteliği
İşin Adı: İstanbul İl, Beyoğlu İlçesi, Kemankeş Mahallesi, Rıhtım Caddesi, 121 pafta, 77 ada, 28-60 parseller üzerine toplam 49 yıl süreyle Yap-İslet-Devret Modeli Çerçevesinde Yapım Karşılığı Kiralama İşidir.

İLİ	İstanbul
İLÇESİ	Beyoğlu
MAHALLESİ VEYA KÖYÜ	Kemankeş
MEVKİİ	Karaköy-Tophane
CADDESİ	Rıhtım
CİNSİ	28 Parsel (iki mağazası olan kargir, 28 Parsel (iki depo ve garaj), 60 Parsel (iki depo ve garaj)
YÜZÖLÇÜMÜ	28 Parsel (1720,00M2)+60 Parsel (1.707,50M2) = 3.427,50 M2
PAFTA, ADA, PARSEL NO	: 121, 77, 28-60
VAKIFLAR MECLİSİ KARAR TARİHİ VE NUMARASI	20.05.2009 - 271/244
MUHAMMEN BEDEL	26.961.320,00 TL (Yirmialtmıyondokuzuzatmışbirbinaltıyüzirmi TL) (Bu bedel inşaat maliyeti, proje bedeli, mevcut yapıların yıkım maliyeti ve zemin güçlendirme maliyetinin toplamıdır.)
GEÇİCİ TEMİNAT TUTARI	808.839,60 TL (Sekizyüzseki binsekizyüzotuzdokuz TL altmışıncı kuruş)

HAKAN MADENÇİK VE ELEKTRİK
ÖRETM. SANAYİ TİCARİTİ A.Ş.
Nispetiye Sok. No: 10 Kat: 10
Anadoluhisari Sok. No: 10 Kat: 10
Beşiktaş / İstanbul / Türkiye

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Madde 3-İhale Dokümanının Görülmesi
İhale dokümanı, Güneşyusu Mahallesi, İnönü Caddesi No:2 Taksim-Beyoğlu-İstanbul adresinde bulunan İstanbul Vakıflar 1. Bölge Müdürlüğü Hizmet Binasının 5. Katında bulunan Sanat Eserleri ve Yapı İşleri Şube Müdürlüğü Yapı Bürosunda mesai saatleri içerisinde görülebilir.

Madde 4-İhalenin Nerede, Hangi Tarih ve Saatte Yapılacağı
a) İhalenin yapılacağı adres: Güneşyusu Mahallesi İnönü Caddesi No:2 Taksim-Beyoğlu-İstanbul
b) İhale (son teklif verme) tarihi: 21/07/2009
c) İhale (son teklif verme) saati: 14.00
d) İhale komisyonunun toplanacağı yer: Güneşyusu Mahallesi İnönü Caddesi No:2 Kat:7 İhale Salonu Taksim-Beyoğlu-İstanbul

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Madde 5-İhaleye Girelme Şartları:
İhaleye katılabilmek için gereken belgeler ve aranılan şartlar;

a) Kanunî ikametgâh belgesini vermesi. (Bu belge Muhtarlardan alınacaktır. Şirketlerde bu belge aranmayacaktır.)
b) Türkiye'de teklif için adres beyanı vermesi. (Beyanda telefon, faks var ise e-mail bilgilerinin belirtilmesi)
c) İhalenin ilan edildiği yıla ait Ticaret ve Sanayi Odasından veya Esnaf ve Sanatkarlar Odasından alınacak belgenin aslını veya noter tasdikli suretini vermesi.
ç) Tüzel kişi olması halinde, tüzel kişiliğin idare merkezinin bulunduğu yer mahkemesinden veya siciline kayıtlı bulunduğu Ticaret ve Sanayi Odasından veya benzeri bir Makamdan ihalenin yapıldığı yıl içinde alınıp tüzel kişiliğin sicile kayıtlı olduğuna dair belgenin aslını veya noter tasdikli suretini vermesi.
d) Gerçek kişi olması halinde, Ticaret ve Sanayi Odası veya Esnaf ve Sanatkarlar Siciline kayıtlı olduğuna gösterir belgenin aslını veya noter tasdikli suretini vermesi.
e) Ortak girişim olması halinde Ortak girişimi oluşturan gerçek veya tüzel kişilerin her birinin c) ve ç) şıklarındaki esaslara göre temin edecekleri belgeleri vermesi.
f) Noter tasdikli imza sirküleri vermesi.
g) Gerçek kişi olması halinde, noter tasdikli imza sirküleri vermesi.
h) Tüzel kişi olması halinde tüzel kişiliği temsile yetkili olanların noter tasdikli imza sirküleri vermesi.
ı) Ortak girişim olması halinde Ortak girişimi oluşturan gerçek veya tüzel kişilerin her birinin d) ve e) şıklarındaki esaslara göre temin edecekleri belgeleri vermesi.
j) İstekli adına vekaleten ihaleye katılmıyorsa, istekli adına teklifle bulunacak kimselerin Noter tasdikli vekaletnamları ile vekaleten iştirak edenler Noter tasdikli imza beyannamesini vermesi.
k) İsteklilerin ortak girişim olması halinde bu iş için örneğine uygun Noter tasdikli (Ek-3) örnek forma göre düzenlenmiş ortak girişim beyannamesi ile ortaklarca imzalı (Ek-4) örnek forma göre düzenlenmiş ortaklık sözleşmesini vermesi.
l) Mali durumu gösterir ilgili Bankadan (Ek-5) örnek forma göre alınacak Banka Referans Mektubu (muhimmen bedelin asgari % 50'si kadar kullanılmanış mülki kredisi veya teminat kredisi) (Genel Müdürlük teyit yazılı).
m) İsteklinin ortak girişim olması halinde, istenilen asgari miktarda ortaklık oranına bakılmaksızın ortaklardan biri veya birkaçı tarafından karşılanabilir.
n) İlan tarihinden sonra ilgili vergi dairesinden alınacak vergi borcu olmadığına dair belgenin aslı veya noter tasdikli suretini vermesi.
o) İlan tarihinden sonra ilgili Sosyal Güvenlik Kurumundan alınacak prim borcu olmadığının dair belgenin aslı veya noter tasdikli suretini vermesi.
p) İşletmelerin öz kaynaklarını gösterir bir örneği yıla ait bilançosunun ilgili Vergi Dairesinden alınmış veya Mali Müşavir tarafından tasdiklenmiş aslı veya Noter tasdikli suretini veya yeminli Mali Müşavir tarafından tasdiklenmiş aslı veya Noter tasdikli suretini vermesi (Gerçek kişilerde bu belge aranmaz).
q) İstanbul Vakıflar 1. Bölge Müdürlüğü Strateji Geliştirme Şube Müdürlüğü vizesine-nakli olarak yatırılmış geçici teminat alındı makbuzu veya İstanbul Vakıflar 1. Bölge Müdürlüğü adına 2886 sayılı Yasaya (Ek-2) örnek forma göre alınmış yukarıda tutarı belirtilen geçici teminat mektubu (Limit içi-sözleşme ve teyit yazılı).
r) İsteklinin ortak girişim olması halinde, istenilen asgari miktarda ortaklık oranına bakılmaksızın ortaklardan biri veya birkaçı tarafından karşılanabilir.
s) Ortak girişim olması halinde her bir ortak ayrı ayrı (Ek-6) belgeleri belirtilen belgeleri vermesi zorundadır.

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Madde 6-İhaleye Katılmayacak Olanlar:
2886 Sayılı Devlet İhale Kanununun 6.maddesinde yazılı kimseler doğrudan veya dolaylı olarak ihaleye katılmazlar. (Daha önce idareme kat karşılığı, restore et/ilay işletme modeline göre iş yapış zamanında bitirmeyen veya cezalı çalışanlar ihaleye giremeyecektir).
Bu yasağa uymayarak ihaleye girenin üzerine ihale yapılmış bulunsuza ihale iptal edilir ve geçici teminatı gelir kaydedilir. Ayrıca sözleşme yapılmış iş sözleşmesi fesh edilecek kesin teminatı gelir kaydedilir.

Madde 7-Tekliflerin Hazırlanması:
Teklifler, aşağıdaki belgeleri ihtiva edecek şekilde hazırlanacaktır.

a- **İç Zarf:** İç zarf yalnız teklif mektubunu içerecektir. Teklif mektubu iç zarfın içerisinde konulduktan sonra, iç zarf kapatılacak ve iç zarfın üzerine isteklinin adı soyadı, ticari unvanı ve kanunî tebligata esas olarak göstereceği açık adresi yazılacaktır. Zarfın yapılmaması yeri firma tarafından imzalanacak veya mühürlenecektir. Teklif mektuplarının istekli tarafından imzalanması ve bu mektuplarda teklif edilen rakamın yazılı olarak belirtilmesi zorunludur. Bunlardan herhangi birine uymayan veya üzerinde kalıntı silinti veya düzeltme bulunan teklifler reddedilerek hiç yapılmamış sayılacaktır.

b- **Dış Zarf:** İç Zarf ve geçici teminat da dahil olmak üzere, bu Şartname ile istenilen bütün teklif belgeleri bir zarfa (veya pakete) konulur. Zarfın üzerine isteklinin adı, soyadı veya ticaret unvanı, tebligata esas açık adresi, teklifin hangi işe ait olduğu ve ihaleyi yapan idarenin açık adresi yazılır. Zarfın yapılmaması yeri istekli tarafından imzalanarak, mühürlenecek veya kaplenecektir.

Madde 8-Tekliflerin Verilmesi:
Teklifler, ilanda belirtilen gün ve saate kadar sıra numaralı alımlard karşılığında Bölge İhale Komisyonu Başkanlığına verilecektir. Alındı numarası zarfın üzerine yazılacaktır. Teklifler ıadeli taahhütlü olarak gönderilebilir. Bu takdirde dış zarfın üzerine Komisyon Başkanlığının adresiyle hangi işe ait olduğu, isteklinin adı, soyadı veya ticari unvanı ile açık adresi yazılacaktır. Posta ile gönderilecek tekliflerin ilanda belirtilen saate kadar Komisyon Başkanlığına ulaşması şarttır. Postada olacak gecikmeler kabul edilmez.
Bölge İhale Komisyonu Başkanlığına verilen teklifler herhangi bir sebeple geri alınmaz, Saat ayarında Türkiye Radyo ve Televizyon (TRT) idaresinin web sayfası üzerinden

Madde 9-Tekliflerin Açılması:
Dış Zarfların Açılması:
İlanda belirtilen ihale saati gelince, kaç teklif verildiği olduğu bir tutanakla belirlendikten sonra, dış zarflar, hazır bulunan istektiler önünde, alınıp arasına göre açılacak. İstenilen belgeler ve geçici teminatın tam olarak verilmiş olup olmadığı tespit edilir; dış zarfın üzerindeki alındı sıra numarası, iç zarfın üzerine de yazılır. Belgeleri ile teminatı

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144771
29387

Madde-15.Teminatlar:

(1) Geçici teminat, muahharın bedelin % 3 ü, kesin teminat ise % 6'dır.

a. Geçici Teminat Mektupları, teklifi hükümete dayı yarında idareye sunulur.
b. Teminat mektupları ihdadındaki teminatların Strateji Geliştirme Şube Müdürliğine Veznesine yatırılması ve makbuzlarının teklif zarfının içinde sunulması gerekir.

(2) İşletme teminatlını yıllık toplam kira bedelinin % 5 e olup, bu bedel her yıl kira artışıyla doğrultularında artırılır. İşletme teminatı sözleşme imzalanmadan önce alınır, işletme süresinin sonunda sözleşmede belirtilen şartlar dahilinde iade edilir.

(3) İnşaat ilgisin olarak alınan kesin teminat sözleşme imzalanmadan önce alınır, tesisin kabulünden sonra sözleşmede belirtilen şartlar dahilinde iade edilir. Tapınmaların tevdihi neticesinde alınacak iradı durumu üzerinden toplam işaat alanı (m2) bızında hesap edilecek ve bu miktar "Bayındırlık ve İskan Bakanlığı Miraslık ve Mühendislik Hizmet Bedellerinin Hesabında Kullanılacak Yapı Yalduşak Birim Maliyetleri Hakkında Tuluak" de belirtilir Y. Sınıf (C) grubu yapılarla ait birim maliyeti ile çarpılarak bulunacak bedel üzerinden kesin teminat hesaplanır, bulunacak değer yükleme tarafından muahharın bedel üzerinden yatırılan kesin teminatın fazla olan iş aradaaki farkın %4's ına tutarında ilave teminat yüklenici İdari'te' verilmek zorundadır.

(4) Yüklenici sözleşmenin yapıldığı yıldan sonraki yılların kesin teminat farkını o yılın en geç ilk iki ay içerisinde idareye yatacactır. Yatırılacak olan kesin teminat farkının bedeli sözleşme yılı ile uygulama yılı (kesin teminat farkının uygulanacağı yıl) arasında Yapı,Tesis ve Onarım İlgili İhalelerinde kullanılan müteahhitlik kameraları ve iş bitirme belgelerinin değeriendirilerek kat sayıları bakımında tebliğle birlikte katsayılar ile çarpılarak bulunacaktır.

(5) Yüklencisi sözleşmenin yapıldığı yıldan sonraki yılların işletme teminat farkını o yılın en geç ilk iki ay içerisinde idareye yatacactır. Yatırılacak olan işletme teminat farkı yıllık kira bedeli esas alınarak her yılın ÜFE endeksi oranında artışlarla bulunacak bedel üzerinden hesaplanacaktır.

(6) İsteklilerin ortak girişim olması halinde teminat miktarı ortaklık oranına bakılmaksızın ortaklardan biri veya birkaçı tarafından karşılanabilir.

(7) Bu esaslara aykırı olarak düzenlenmiş teminat mektupları geçerli kabul edilmez.

(8) Gerek görüldüğünde teminat mektuplarının ilgilii bankaya ya da teminat bankasının genel müdürlüğüne veya şubelerinden istendi belittirilir. Tevdiyitin en az iki yetkilinin imzasına taşınması gerekir.

Madde-16.Teminat Olarak Kabul Edilecek Değerler:

(1) Geçici, kesin ve işletme teminat olarak kabul edilecek değerler aşağıda gösterilmiştir.

a) Tedavildeki Türk Parası,
b) Bankalar veya kamu bankaları tarafından verilen teminat mektupları,
c) Hazine Müsteşarlığına ihraz edilen Devlet İç Borçlanma Senetleri ve bu senetler yerine geçen belgeler.

(2) İlgi mevzuatında göre Türkiye'de faaliyette bulunmuş ve kan verilmiş yabancı bankaların düzenleyecekleri teminat mektupları ile Türkiye'de faaliyette bulunan banka veya benzeri kredi kuruluşlarının kontragranntası üzerine Türkiye'de faaliyette bulunan bankaların veya katılım bankalarının düzenleyecekleri teminat mektupları da teminat olarak kabul edilir.

(3) (c) bendinde belirtilen senetler ve bu senetler yerine düzenlenen belgelerin nominal değere faiz dahil edilecek ihraz edildiler, anaparaaya tekabül eden satış değeri üzerinden teminat olarak kabul edilir.

HAYKAM MADDECİLER VE TEKLİF
ÜRETİM SAHATİ TIKETİ A.Ş.
Kurum Şefliği / Teklif Şubesi / 010
Atatürk Bulvarı / 06100
Bölgeci Kurumları Genel Şiş. Ofisi

14477/29387

(4) Teminat mektupları dışındaki teminatlar ihale komisyonlarının teslim 29.04.2011

Bundaki ilan ve şartnamede belirtilen yerlere yatırıldığından ihaleci aday belgelerini ibraz etmelidir.

(5) İhale üzerinde kalan itekitleyici ait teminat mektupları ihalede sona ulaşana kadar muhasebe yetkilisine teslim edilir. Diğer itektilere ait teminatlar ise ihalede sona hemen iade edilir. Teminatlar, teminat olarak kabul edilen diğer devletlerle değiştirilebilir.

(6) Her ne suretle olursa olsun Bölge Müdürlüğüne alınan teminatlar haczedilemez ve üzerine ihtiyati tedbir konulamaz.

Madde-17. Aylık Kıra Bedelleri Ödeme Yeri ve Şartları:

Aylık kıra ödemeleri sözleşme tarihi itibarıyla başlar.

50.000,00 (Elbistan) TL olarak tespit edilen asgari aylık kıra bedelinin, ihale sonucunda oluşacak aylık meblağ üzerinden toplam (5) yıllık kıra bedelinin sözleşme tarihinde peşin ve nakit olarak İstanbul Vakıflar 1.Bölge Müdürlüğü veznesine yatırılması, 6.yıldan itibaren peşin; taşınmazın ihaleye çıktığı tarihten itibaren 1. yıldan başlayarak 5. yıl sonuna kadar her yıl ÖFE artışı endeksi oranında arttırılacak bedelinin tespit edilerek bulunan bedelin bir yıl ÖFE artışı endeksi oranında arttırılacak bedelinin tespit edilerek bulunan bedelin 6. yıldan başlayarak ve her yıl ÖFE artışı endeksi oranında arttırılarak 9. yıl sonuna kadar devam edecektir.

Kıra ödemeleri İstanbul Vakıflar 1. Bölge Müdürlüğü Strateji Geliştirme Şube Müdürlüğü veznesine veya İstanbul Vakıflar 1. Bölge Müdürlüğüne bütürlenecek bir hesaba peşin ve aylık olarak her ayın beşinci günü mesai saati sonuna kadar ödenmelidir. Bu süre geçtikten sonra ödenemeyen kıra zamanında ödenmiş sayılmaz. İdarece kiracıya ikinci bir süre verilmiş olsun veya olmasın bu süreden sonraki geçikmeler 6183 sayılı anıne alınacaktır tahsil usulü hakkında kanunun 51. Maddesinde belirtilen nispet üzerinden faiz yürütülür.

Aylık kıra bedellerinin ödenememesi halinde aylık kıra bedeli muaccel hale gelir. Bu durumda idare istese sözleşmeyi tek tarafı olarak feshedebilir.

Geçikmelerin idare tahsilatından dolayı idare bir zarara maruz kaldığı takdirde bu süre içerisinde kıra ödenemeyi olsa dahi kiracı bu zararı tazmin edecektir. Yüklenici, sözleşme şerhinde ve sonunda değiştirilen şartları ileri sürerek kıra tenzil talebinde bulunamayacaktır. Ancak alınacak ilmi duruşma kararlarına göre asgari Aylık, 200 yataklı kapasiteli işletme yapımı dışında meydana gelecek artışı, 200 yataklı baz alınarak yapılabilecek artırların toplamı aylık kıra bedelleri arttırılacaktır.

İnşaat yapımı süresi dolmadan inşaatın tamamlanarak yapı kullanıma izin belgesi alınması ve kabulün yapılması halinde yüklencilik teslimi yapılabilecektir. Bu durumda gerek sözleşme süresinde ve gerekse kıra miktarlarında herhangi bir değişiklik yapılmamıştır.

Madde 18. İmar Durumu Ve Uygulama Projesi Değişikliğine Göre Kıra Bedelinin Belirlenmesi:

İş bu şartnamede belirtilen müddetlerin kıra bedeli söz konusu taşınmaz(lar) üzerine 200 yataklı kapasiteli otel inşaat edilmesi düşümlerle öngörülmüştür.

İhale sonrası taşınmaz(lar)ın imar durumunda meydana gelebilecek değişiklik nedeniyle veya başka nedenle inşaat edilecek otelin yapı kapasitesinin 200 aedinden üzerine çıkması halinde ihalede belirlenen kıra miktarı, yatak sayısı ile orantılı olarak arttırılacaktır. Artışın sözleşme sonaandığında meydana gelmesi halinde, iş 5 yıla ait hesaplanacak kıra faktörü defaten ve nakden aynı hesaba yitirılacaktır. Sözleşme süresince ödenen kıra miktarları artışı yapılmış olsa da diğer baz alınarak kapasitesinin herhangi bir nedenden dolayı 200 aedinden altında inşaat edilecek otelin yataklı kapasitesinin herhangi bir değişiklik yapılmayacaktır.

İnşaat edilecek otelin yataklı kapasitesinin herhangi bir değişiklik yapılmayacaktır.

BAKANLIK İMAR VE İNŞAAT BAKANLIĞI
ÜRETİM ŞİRKETİ A.Ş.

11

144771
29387

e) Olağanüstü tabiiat hadiseleri veya hasar nedeniyle işte bir gerileme veya gecikme olmasa,

d) Sosyal sebeplerden dolayı vuku bulan hadiseler,

d1- Kanunî grev,

d2- Salgın hastalıkları,

d3- Kısmi veya genel seferberlik ilan edilmesi,

Nedenleri müdür sebep olarak kabul edilecek ve bu nedenlerle Yüklenciyi süre (imzalatma yapma süresi) uzatımı verilebilecektir.

Mücbir sebeplerden sürenin uzatılabilmesi için Yüklenciyi aklı ve izafesi mümkün bir kusurun bulunmaması, mücbir sebebin innaatta gecikmeye münessir olduğunun belirlenmesi ve nahiyyetine göre bu mücbir sebepleri Yüklencinin ortadan kaldırılma gücünün yetmemesi olması şarttır. Bu hususlar yerine getirildiği takdirde süre uzatımı talehi dikkate alınacaktır, aksi halde süre uzatımı verilmeyecektir.

Kanun kuralardaki işlemlerin gecikmesi de mücbir sebep olarak kabul edilebilir. Bu durumda Yüklenciyi e kı süre verilebilmesi için resmî kurumlara müracaatın eksiksiz ve tam olarak yapılması, Yüklencinin ilgili kurum nezdinde vebicelerini tam olarak yerine getirmesi gerekmektedir.

Madde 22- Şartname Ekleri:

Vakıflar Genel Müdürlüğü'nün, 20.05.2009 tarih ve B.02.1.VGM.0.05.00.00/271/244 sayılı Vakıflar Meclisi Kararı ile 22.05.2009 tarih ve B.02.1.VGM.0.11.05.02.34/2342 sayılı İhale Onay Belgesi bu şartnamenin değişkenleridir.

Bu şartnamenin yer almayan veya açık olmayan hususlarda, 2886 sayılı Devlet İhale Kanunun hükümleri geçerlidir. İş bu şartnamede hüküm bulunmayan hallerde, 2886 Sayılı Kanunla Maliye Bakanlığınca İyayındalık ve İskan Bakanlığının Yap-İşlet-Devret Modeli sistemi ile ihalelerinin yapılması ve uygulanma esaslarına dair yürürlükteki şartnameler ile geliştirilmiş hükümleri uygulanır ve bunlar iş bu şartnamenin esas ve tabii ekleri olarak kabul edilmiştir.

Madde 23- İhtilafların Çözüm Yeri:

Bu şartname ile imzalanacak sözleşmenin uygulanmasından doğabilecek ihtilafları çözmeye İstanbul ili Adli ve İdari Mahkemeleri ve İcra daireleri yetkili kılınmıştır.

YAKAR HADİSİN
ÖREBİLİ SAĞIN
Kocaeli Mahkemesi
Adres: 80600
Başkanlık

Kemal OZAY
Elek. Müd.

Abdullah DEDE
Nispetiye Mahkemesi
Dış No: 2556
Öd. Sicil No: 64707

Nispetiye GAMBEL
Müdir

Yusuf YILMAZ
Nispetiye Mahkemesi

İbrahim ÖZEKİNCİ
Bölg. Müdürü

[illegible]

T.C. BAŞBAKANLIK
VAKIFLAR GENEL MÜDÜRLÜĞÜ
VAKIFLAR MECLİSİ

14477
29387

B.02.1.VGM.0.05.00.00/271
KARAR NO : 244
KONU :

22 Ekim 2011

-2-

İşlemlerin İdareme adına yüklenici tarafından takip edilmesi ve bunlara ilişkin tüm maliyetlerin de yine yüklenici tarafından karşılanması, bu nedenlerle belirlenen kira bedellerinin tenzili veya süre uzatımı talebinde bulunulmaması.

7- Tasarınların tapu kaydında varsa takyidatın kaldırılması, mevcut yapıların gerekli tüm güvenlik önlemleri alınarak yıkılıp kaldırılması ve taşınmazların tevdi ile ilgili tüm işlemlerinin yüklenicisi tarafından İdareme adına takip edilmesi ve anılan işlemlerle ilgili masrafların da yine yüklenicisi tarafından karşılanması.

8- 6570 sayılı kanuna ve diğer mevzuata aykırı olarak kiralama süresi dolmadan taşınmazın tahliye edilmesi halinde yapılmış olan masrafların talep edilmemesi, yatırılan teminat ve kiralamanın İdareye gelir kaydedilmesi ve inşaatla ilgili her türlü masrafların İdareye terk ve teberra edilmiş sayılması.

9- Sözleşme süresi sonunda yapının çıkarış, batarlı ve kullanılabilir şekilde hiçbir hak ve bedel talebinde bulunulmadan İdareye teslim edilmesi.

10- Sözleşme tarihinden itibaren ilk 5 yıl içerisinde binanın uygulama projelerinin hazırlanması, ilgili tüm kurum ve kuruluşlardan onaylatılarak inşaat ruhsatının alınması ve inşaat imalatlarının bitirilerek binanın işletmeye açılması, aksi halde sözleşmenin feshedilerek İdareye yatırılan kesin teminat ve aylık kiralaların iktisad edilmesidir.

Kaydıyla, söz konusu taşınmazların asgari 4 yıldızlı otel yapılmak üzere inşa karşılığı kira ihalesine çıkarılması hususunda Genel Müdürlüğe yetki verilmesidir.

Gereği için dosyanın Genel Müdürlüğe tevdiine 20.05.2009 tarihinde oybirliği ile karar verildi.

Yusuf BEYAZIT
Genel Müdür ve
Vakıflar Meclisi
Başkanı

Turan KILIÇ
Üye

Yılmaz KARAN
Üye

Arif DULGER
Üye

Ahmet TANYOLAC
Gen. Müd. Yrd.
Üye

Birhan ERSOY
Gen. Müd. Yrd.
Üye

Aydın SEÇKİN
Gen. Müd. Yrd.
Üye

Oya ERÇİT
1. Huk. Mdr.
Üye

Mikdat YERİM
Üye

Ahmet SİMSAN
Üye
(Mazeretli)

İslam EMİROĞLU
Üye
(Mazeretli)

Solmaz DİNÇ
Üye

Abdolkadir SOKULLU
Üye

P. Laki VINGAS
Üye

T. Başak ERSEN
Üye

T.C.
THE REPUBLIC OF TURKEY
KÜLTÜR VE TURİZM BAKANLIĞI
THE MINISTRY OF CULTURE AND TOURISM

TURİZM İŞLETMESİ BELGESİ
The Certificate of Tourism Establishment

Adı : NOVOTEL İSTANBUL BOSPHORUS
Sınıfı ve Türü : 5 YILDIZLI OTEL
Adresi : KEMANKES KARAMUSTAFA PAŞA MAH.
KEMANKES CAD. NO:57-59 B3B2B1+Z+5. KAT
BEYOĞLU/İSTANBUL
Belge Sahibi : AKFEN KARAKÖY GAYRİMENKUL
YATIRIMLARI VE İNŞAAT ANONİM ŞİRKETİ
İşletmeci : TAMARİS TUR. AŞ.
Tarih ve Sayı : 18/05/2015 - 16082
Kapasite : GENEL GESİNDE GÖSTERİLMİŞTİR.
ARKA SAYFADA GÖSTERİLMİŞTİR.

Murat DEMİRÖREN
Bakan a.
Genel Müdür

BU BELGEDE BELİRTİLEN KAPASİTE 3194 SAYILI İMAR KANUNU VE 3621
SAYILI KİTİ KANUNUNA GÖRE HAK OLUŞTURMAZ.

Adı : NOVOTEL İSTANBUL BOSPHORUS
Sınıfı ve Türü : 5 YILDIZLI OTEL
Kapasite :

177 ODA (2 YATAK), 21 SÜİT ODA (2 YATAK), 2 BEDENSEL ENGELLİ ODASI (2 YATAK), TOPLAM: 200 ODA - 400 YATAK, 300 KİŞİLİK BİRİNCİ SINIF LOKANTA, 100 KİŞİLİK ALAKART LOKANTA, 80 KİŞİLİK İKİNCİ SINIF ALAKART LOKANTA, 200 KİŞİLİK AÇIK YEMEK ALANI, 100 KİŞİLİK PASTA SALONU, 120 KİŞİLİK DISKOTEK, BAR, 25 KİŞİLİK KAFE, 75 KİŞİLİK ÇOK AMAÇLI SALON, 80 KİŞİLİK ÇOK AMAÇLI SALON (2 ADET), 90 KİŞİLİK TOPLANTI SALONU, KAPALI YÜZME HAVUZU, TÜRK HAMAMI, SAUNA (2 ADET), BUHAR BANYOSU (2 ADET), MASAJ ÜNİTESİ (2 ADET), ALETLİ JİMNASTİK SALONU, ÇOCUK OYUN ODASI, SATIŞ ÜNİTESİ, 130 ARAÇLIK KAPALI OTOYERK

100 KİŞİLİK ALAKART LOKANTA: FRİTÖZ RESTAURANT İŞLETMECİLİĞİ GIDA TİCARET LİMİTED ŞİRKETİ,
25 KİŞİLİK KAFE: KONSEPT GURME REST. GIDA SAN. TİC. LTD. ŞTİ.
TARAFINDAN İŞLETİLMEKTEDİR

Murat DEMİRÖREN
Bakan a.
Genel Müdür

İMAR BARIŞI KAPSAMINDA TESPİT YAPILAN TAŞINMAZLAR

İli	İSTANBUL		
İlçesi	BEYOĞLU		
Mahalle / Köy	KEMANKES KARAMUSTAFA PAŞA		
Cadde / Sokak	KEMANKES		
Bina Numarası	57.59		
Ada Numarası	77		
Parsel Numarası	64		
Yapı Kullanma İzni (İskan) Belgesi Var mı?	<input checked="" type="checkbox"/> Var	<input type="checkbox"/> Yok	
Ayırılmış Kapsamı	<input type="checkbox"/> Yapının Tamamı	<input checked="" type="checkbox"/> Bağlımsız Bölüm	
Yapının Kullanım Amacı	<input type="checkbox"/> Konut	<input checked="" type="checkbox"/> Ticaret	<input type="checkbox"/> Konut + Ticaret
Toplam Yapı Alanı (İtme bölümlerinde iskan ve ticaret alanı toplamı)	20551,91		
Toplam Bağlımsız Bölüm Sayısı	Toplam Konut Bağlımsız Bölüm Sayısı	Toplam Ticaret Bağlımsız Bölüm Sayısı	
Eski = 6 Yeni = 7			
Beyan Edilen Bağlımsız Bölüm Alanı (İskan bina ya da yapılmış olması halinde toplam alan)	Beyan Edilen Bağlımsız Bölüm Alanı	Beyan Edilen Konut Alanı	Beyan Edilen Ticaret Alanı
20.551,91 - 999,65 Toplam = 21.471,56			
Arsa Birim Değeri (TL / metrekares)	21.191,00 TL		
Yapının Belirli Değeri (TL / metrekares)	3074,58		
Yapı Sınıfı (Yapı Birim Maliyet Bedeli)	<input type="checkbox"/> Tarzı Atanmış Kullanılan Yapılar	<input type="checkbox"/> 1-2 katlı binalar ve benzeri yapılar	<input checked="" type="checkbox"/> 3-7 katlı binalar ve benzeri yapılar
<input type="checkbox"/> 8 ve daha yüksek katlı binalar	<input type="checkbox"/> Lüks binalar (yüksek katlı, yüksek katlı, yüksek katlı)		
Arsanın Mülkiyet Durumu	<input checked="" type="checkbox"/> Vakıf	<input type="checkbox"/> Hisseli (Sahibi ile)	<input type="checkbox"/> Hisseli (Kurum ile)
Hisse Oranları			
Ayırılmış Niteliği	İskan dahil olmayan çatı katındaki birimlerin eklenecek iskan alınması.		
İmar Durumu	THT		
Yapılan Tespit Ait Nodur	5 Dükkan 1 otelden oluşan yapıya 1 adet 312,38 olan çatı kat alanının 1232,03 m2 ye çıkarılarak restoran olarak bağlımsız bölüm olarak eklenecektir.		

Fotoğraf

Harita

GÖKHAN KEŞKİN

16.12.2018 Çevre ve Şehircilik Bakanlığı - İmar Barışı Kayıt Başvurusu ve Sorgulama

türkiye.gov.tr
E-Devlet Kurumları

77/64

Çevre ve Şehircilik Bakanlığı
İmar Barışı Kayıt Başvurusu ve Sorgulaması

Başvuru Bilgileri

Başvuru Numarası 4361629

Değişiklik Numarası -

Başvuru Zamanı 18/12/2018 11:35:47

Ödeme Tutarı (TL) 123.211,82

Ek Ödeme Tutarı (TL) -

Ticari Bağımsız Bölüm Başına Düşen Tutar (TL) 123.211,82

Durum Ödeme Bekleniyor

Müracaat Sahibine Ait Bilgiler

T.C. Kimlik Numarası 14779497862

Adı Soyadı LÜTFİ KARABACAK

Cep Telefonu Numarası 5324801681

E-Posta Adresi lutfikarabacak@hotmail.com

İletişim Adresi KARTALTEPE MAH. ŞEHİT ER RIDVAN MERT SK. KAAN SİTESİ A BLOK NO: 1/3 İÇ KAPI NO: 7 BAKIRKÖY / İSTANBUL

Yapıya Ait Bilgiler

Yapı Kullanma İzni (İskan) Belgesi Var mı? VAR

Aykırlığın Kapsamı Bağımsız Bölüm

Yapının Kullanım Amacı Ticari

İli İSTANBUL

İlçesi BEYOĞLU

Mahalle / Köy KEMANKEŞ KARAMUSTAFAPAŞA

Cadde / Sokak KEMANKEŞ CADDE

Bilgi Akışı
https://www.turkiye.gov.tr/cevre-ve-sehircilik-bakanligi-imar-barisi-kayit-basvurusu-ve-sorgulama?tab=detay

1/2

18.12.2018 Çevre ve Şehircilik Bakanlığı - İmar Barışı Kayıt Başvurusu ve Sorgulama

Ada Numarası 77

Parsel Numarası 64

Bağımsız Bölüm Numarası ESKİ 6 (7)

Bağımsız Bölüm Alanı (metrekare) 1232,03

Toplam Yapı Alanı (metrekare) 21471,56

Arsa Birim Değeri (TL / metrekare) 1

Yapının Bulunduğu Arsanın Yüzölçümü (metrekare) 3074,58

Yapı Sınıfı (Yapı Birim Maliyet Bedeli) Lüks binalar, villa, alışveriş kompleksi, hastane, otel vb. yapılar (2.000 TL / metrekare)

Arsanın Mülkiyet Durumu Özel Mülkiyet


Aykırlığın Niteliği

9 katlı Oteli ve işyeri vakfındaki binanın çatı katını tamamının iskana dahil edilmesi (Vakfi adına kayıtlı bulunan işbu tapınmaz hakkında 7143 Sayılı K.H.K. hükümleri kapsamında yapılan yapı kayıt müracaatı Vakıflar Genel Müdürlüğünün 16.08.2018 tarih ve E.118421 sayılı talimatı ile yetkilendirilen Yorum ve Emlak Şube Müdürü Lütfi Karabacak tarafından yapılmıştır.)

Yapıya Ait Fotoğraflar

Başvuru esnasında yüklediğiniz yapıya ait fotoğrafları görüntülemek için tıklayınız.

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ENERJİ KİMLİK BELGESİ

Binanın

Tipi : Otel

İnşaat Yılı : 14.035.00

Kapalı Kullanma Alanı : 77/121 /64

Ada, Parseli : KEMANKEŞ KARAMUSTAFA PAŞA MAHALLESİ NO:57-59 BEYOĞLU/İSTANBUL

Bina Sahibinin

Adı Soyadı : VAKIFLAR GENEL MÜDÜRLÜĞÜ İSTANBUL 1. BÖLGE MÜDÜRLÜĞÜ

Adresi : GÜMÜŞSUYU MAHALLESİ İNÖNÜ CD.NO:2 TAKSIM/İSTANBUL

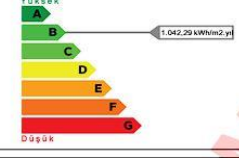
Müşterek Tesisatların Sahibi (gerekiyorsa)

Adı Soyadı : VAKIFLAR GENEL MÜDÜRLÜĞÜ İSTANBUL 1. BÖLGE MÜDÜRLÜĞÜ

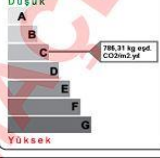
Adresi : GÜMÜŞSUYU MAHALLESİ İNÖNÜ CD.NO:2 TAKSIM/İSTANBUL

Binanın Resmi

Enerji Performansı




Sera Gazı Emisyonu



Yenilenebilir Enerji Kullanım Oranı

%0,00



Enerji Kullanım Alanı	Kullanılan Sistem	Yıllık Enerji Tüketimleri			Sınıfı
		Nispeti (kWh/yıl)	Birimi (kWh/yıl)	Kullanım Alanı Başına (kWh/m2.yıl)	
TOPLAM	Sistemler	14.628.509,95	17.094.450,94	1.042,29	A B C D E F G
ISITMA	Isıtma Sistemleri	7.911.438,46	7.911.438,46	563,69	A B C D E F G
SIHHİ SICAK SU	Sıcak Su Sistemleri	4.903.879,58	4.903.879,58	349,40	A B C D E F G
SOĞUTMA	Soğutma Sistemleri	1.166.969,83	2.754.048,79	83,15	A B C D E F G
HAVALANDIRMA	Havalandırma Sistemleri	45.454,47	107.272,54	3,24	A B C D E F G
AYDINLATMA	Aydınlatma Sistemleri	600.767,63	1.417.811,58	42,81	A B C D E F G

Açıklamalar

Belgenin

Numarası : 5342840986249

Veriliş Tarihi : 29.06.2015

Son Geçerlilik Tarihi : 29.06.2025

Belgeyi Düzenleyen

Adı Soyadı : YUSUF YANTIR

Firması : Tepaş Mühendislik İnşaat San. Ve Tic. Ltd. Şti.

Oda Sicil No : GUR-34-0004



YAPI KAYIT BELGESİ

Belge No : HNTF4ACE

Başvuru Numarası : 4361629

Düzenleme Tarihi : 20.12.2018

Belgenin Kapsamı : Bağımsız Bölüm için verilmiştir.

Belgenin Niteliği : TİCARİ

Yapının Adresi : İl:İSTANBUL, İlçe:BEYOĞLU, Mahalle:KEMANKEŞ KARAMUSTAFA PAŞA, Caddesi/Sokak:KEMANKEŞ CADDESİ, Dış Kapı No:57 -59, Ada:77, Parsel:64

Arsa Alanı : 3074,58 m²

Bağımsız Bölüm Alanı : 1232,03 m²

Bağımsız Bölüm Numarası : ESKİ 6 (7)

İşbu belge, 3194 sayılı İmar Kanunu'nun Geçici 16. maddesi doğrultusunda; başvuru yapanın beyanına uygun olarak düzenlenmiştir.

Bu belgenin doğruluğu <https://www.turkiye.gov.tr/csb-imar-baris-belge-dogrulama> adresinde veya mobil cihazlarınızda yükleyebileceğiniz e-Devlet Kapısı'na ait Barkodlu Belge Doğrulama uygulaması vasıtası ile yandaki karekod okutularak kontrol edilebilir.





S:338033

T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Kültür Varlıkları ve Müzeler Genel Müdürlüğü
İstanbul 2 Numaralı Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü



Sayı : E-11367120-165.99-5414886
Konu : İstanbul İli, Beyoğlu İlçesi, Kemankes
Mahallesi, 77 Ada, 64 Parsel (34.13.5619)
[2023/198205]

DAĞITIM YERLERİNE

İlgi : İstanbul Cumhuriyet Başsavcılığı Memur Suçları Soruşturma Bürosunun 10.07.2024 tarihli ve 26153777/(2023/198205)/12788 sayılı yazısı.

İstanbul İli, Beyoğlu İlçesi, Kemankes Mahallesi, 77 ada 64 parsel, No:57-59 kapı nolu bağımsız bölüme kayıtlı taşınmazda "imara aykırı uygulamalar yönünden ihbara konu aykırılıkların hangi tarih ya da tarih aralığında gerçekleştirildiğinin tespit edilerek gönderilmesi" talepli ilgi yazı incelenmiştir.

77 ada 64 parsel ile ilgili İstanbul 2 Numaralı Kültür Varlıklarını Koruma Bölge Kurulunun 25.08.2023 tarih 12621 sayılı kararı ile Kültür Varlıkları ve Müzeler Genel Müdürlüğü Tespit ve Planlama Dairesi Başkanlığı'nın 07.08.2023 tarih ve 4049363 sayılı yazısı eki uzman raporunda belirtilen ve 22.12.2015 tarih ve 4057 sayılı Kurul kararı ile onaylı projesine izinsiz olarak yapılan uygulamaların (Kemankes caddesine bakan ön bloğunun ön cephesinde teras katının projesinden farklı olarak üst örtü ile kapatıldığı, bu örtünün cephe hattına kadar uzandığı, parapetler üzerindeki metal ayaklar üzerine oturtulduğunun görüldüğü, ayrıca parapetlerde projesinde olmayan cam parapetlerin kullanıldığı, ön cephesinde projesinde olmayan giriş saçağının yapıldığı, ön cephenin sol tarafında taşınmazın cephe hattından dışarıya doğru taşan metal malzemeden oluşturulmuş konstrüksiyon ile bu malzemenin önünde tentesi olan yarı açık bir mekan oluşturulduğu, ayrıca yapının arka sokağa bakan arka bloğunda zemin kat hizasına tente yapıldığı, buralarda yol işgalinin bulunduğu, yan cephede ise yapının yüksekliği boyunca uzanan havalandırma bacalarının yer aldığı) komşuluğunda yer alan yapılara zarar vermeyecek şekilde Vakıf Genel Müdürlüğü denetiminde kaldırılmasına, yapıda izinsiz uygulamayı yapan sorumlular hakkında 2863 sayılı Yasanın 9. ve 65. maddelerince suç duyurusunda bulunulmasına, söz konusu parselde onaylı mimari tadilat projesine uygun hale Vakıf Genel Müdürlüğü denetiminde getirilmesine, uygulamanın Kurul kararına uygun olarak sonuçlandırılmasına dair denetleme sorumlusu mimar ve Vakıflar tarafından hazırlanacak teknik rapor ve fotoğrafların Kurulumuza iletilmesine karar verilmiştir. Müdürlük işlem dosyasında bulunan ve bahse konu uzman raporunda belirtilen izinsiz uygulamaların yapıldığı net tarihlere dair bilgi belgelere rastlanılmamıştır.

Müdürlüğümüzde konular 2863 sayılı yasa ve ilgili mevzuatlar kapsamında değerlendirilmekte olup; ilgi yazıda belirtilen hususlara ilişkin 77 ada 64 parselde yapılan izinsiz/aykırı uygulamaların Vakıflar Genel Müdürlüğü ve Beyoğlu Belediyesince hangi tarihlerde yapıldığına ilişkin her türlü bilgi belgenin

Bu belge, güvenli elektronik imza ile imzalanmıştır.

Doğrulama Kodu: A130FA6C-17B6-4F81-8799-C21E2E005A6B

Doğrulama Adresi: <https://www.turkiye.gov.tr/ktb-ebys>

Hobyar Mah. Hamidiye Cad. Elkon İşhanı No:5 Kat:5 Sırkoci-Fatih/İSTANBUL
Telefon: (0212) 526 65 99 Belgegeçer: (0212) 526 65 98
KEP Adresi : istanbul2kurul@is01.kep.tr

Bilgi için: Ebru KEÇELİ
Mimar
Telefon No: (212) 526 65 99-
205



İvedilikle Cumhuriyet Başsavcılığına iletilmesi ve Müdürlüğümüze bilgi verilmesi hususunda bilgilerinizi ve gereğini arz/ rica ederim.

Ahmet LATİFOĞLU
Koruma Bölge Kurulu Müdürü

Dağıtım:

Gereği:

İstanbul Cumhuriyet Başsavcılığına
(Memur Suçları Soruşturma Bürosu)
İstanbul Vakıflar I. Bölge Müdürlüğüne
Beyoğlu Belediye Başkanlığına

Bilgi:

Kültür Varlıkları ve Müzeler Genel Müdürlüğüne

Bu belge, güvenli elektronik imza ile imzalanmıştır.

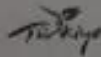
Doğrulama Kodu: A110FA6C-17B6-4F81-8799-C21E2E005A6B

Doğrulama Adresi: <https://www.turkiye.gov.tr/krb-chys>

Hobyar Mah. Hamidiye Cad. Elkon İşhanı No:5 Kat:5 Sirketi-Fatih/İSTANBUL
Telefon: (0212) 526 65 99 Belgegeçer: (0212) 526 65 98
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Bilgi için Ebru KİÇCELİ
Mimar
Telefon No:(212) 526 65 99-
205







T.C.
KÜLTÜR VE TURİZM BAKANLIĞI
Kültür Varlıkları ve Müzeler Genel Müdürlüğü
İstanbul 2 Numaralı Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğü



Sayı : E-11367120-165.02.03-5487443
Konu : (EKEV) İstanbul İli, Beyoğlu İlçesi,
77 ada, 64 parsel (34.13.5619) hk.

DAĞITIM YERLERİNE

İlgi : Vakıflar Genel Müdürlüğü İstanbul Vakıflar I. Bölge Müdürlüğü'nün 29.07.2024 tarihli ve E-15219810-160.07.02-678060 sayılı yazısı.

İstanbul ili, Beyoğlu ilçesi, Kemankeş Mahallesi, 77 ada, 64 parseldeki işin inşaat yapımı işinin 12.02.2016 tarihinde tamamlanarak iskan belgesi alındığı, 15.03.2016 tarihinde geçici kabulü ve 04.07.2017 tarihinde kesin kabulünün onaylandığı, projesine aykırı imalatların kaldırılarak binanın projesine uygun ahle getirilmesi için yüklenicisine bildirildiği, bunun dışında yüklenici tarafından yapılan söz konusu aykırı imalatların hangi tarihlerde yapıldığına dair İdarelerinde bilgi bulunmadığına ilişkin ilgi yazı incelenmiştir.

Bahse konu 77 ada, 64 parselde ilişkin İstanbul I Numaralı Kültür ve Tabiat Varlıklarını Koruma Kurulunun 25.08.2023 tarih ve 12621 sayılı kararıyla parsel sayılı yere ilişkin Kültür Varlıkları ve Müzeler Genel Müdürlüğü Tespit ve Planlama Dairesi Başkanlığı'nın 07.08.2023 tarih ve 4049363 sayılı yazısı eki uzman raporunda belirtilen ve 22.12.2015 tarih ve 4057 sayılı Kurul kararı ile onaylı projesine izinsiz olarak yapılan uygulamaların (Kemankeş caddesine bakan ön bloğunun ön cephesinde teras katının projesinden farklı olarak üst örtü ile kapatıldığı, bu örtünün cephe hattına kadar uzandığı, parapetler üzerindeki metal ayaklar üzerine oturtulduğunun görüldüğü, ayrıca parapetlerde projesinde olmayan cam parapetlerin kullanıldığı, ön cephesinde projesinde olmayan giriş saçağının yapıldığı, ön cephenin sol tarafında taşınmazın cephe hattından dışarıya doğru taşan metal malzemeden oluşturulmuş konstrüksiyon ile bu malzemenin önünde tentesi olan yarı açık bir mekan oluşturulduğu, ayrıca yapının arka sokağa bakan arka bloğunda zemin kat hizasına tente yapıldığı, buralarda yol işgalinin bulunduğu, yan cephede ise yapının yüksekliği boyunca uzanan havalandırma bacalarının yer aldığı) komşuluğunda yer alan yapılara zarar vermeyecek şekilde Vakıf Genel Müdürlüğü denetiminde kaldırılmasına, yapıda izinsiz uygulamayı yapan sorumlular hakkında 2863 sayılı Yasanın 9. ve 65. maddelerince suç duyurusunda bulunulmasına, söz konusu parselde onaylı mimari tadilat projesine uygun hale Vakıf Genel Müdürlüğü denetiminde

Bu belge, güvenli elektronik imza ile imzalanmıştır.

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Hobyar Mah. Hamidiye Cad. Elkon İşhanı No:5 Kat:5 Sirkeci-
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KEP Adresi : istanbul2kurul@hs01.kep.tr

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Mimar
Telefon No: (212) 526 65 99-
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getirilmesine, uygulamanın Kurul kararına uygun olarak sonuçlandırıldığına dair denetleme sorumlusu mimar ve Vakıflar tarafından hazırlanacak teknik rapor ve fotoğrafların Kurulumuza iletilmesine karar verilmiştir.

2863 sayılı Yasanın 61. maddesinde "...Kamu kurum ve kuruluşları ve belediyeler ile gerçek ve tüzel kişiler, Koruma Yüksek Kurulu ve koruma bölge kurullarının kararlarına uymak zorundadır..." denilmektedir.

Söz konusu 77 ada, 64 parsel ile ilişkin Kurul kararı gereğinin yerine getirilmesinin sağlanması, parselde onaylı mimari tadilat projesine uygun hale Vakıf Genel Müdürlüğü denetiminde getirilmesine, uygulamanın Kurul kararına uygun olarak sonuçlandırıldığına dair denetleme sorumlusu mimar ve Vakıflar tarafından hazırlanacak teknik rapor ve fotoğrafların Kurulumuza iletilmesi, yapılan iş ve işlemler hakkında Müdürlüğümüze bilgi verilmesi hususunda bilgilerinizi ve gereğini arz/rica ederim.

Ahmet LATİFOĞLU
Koruma Bölge Kurulu Müdürü

Dağıtım:

Gereği:

İstanbul Vakıflar I. Bölge Müdürlüğüne
BEYOĞLU BELEDİYE BAŞKANLIĞINA
Akfen Karaköy Gayrimenkul Yat. ve İnş.A.Ş.
novotel Karaköy
KEMANKEŞ MAH. RIHTIM CAD.
NO:57-59 BEYOĞLU İSTANBUL

Bilgi:

İstanbul Cumhuriyet Başsavcılığına
KÜLTÜR VARLIKLARI VE MÜZELER
GENEL MÜDÜRLÜĞÜ
(Kurullar Daire Başkanlığı)

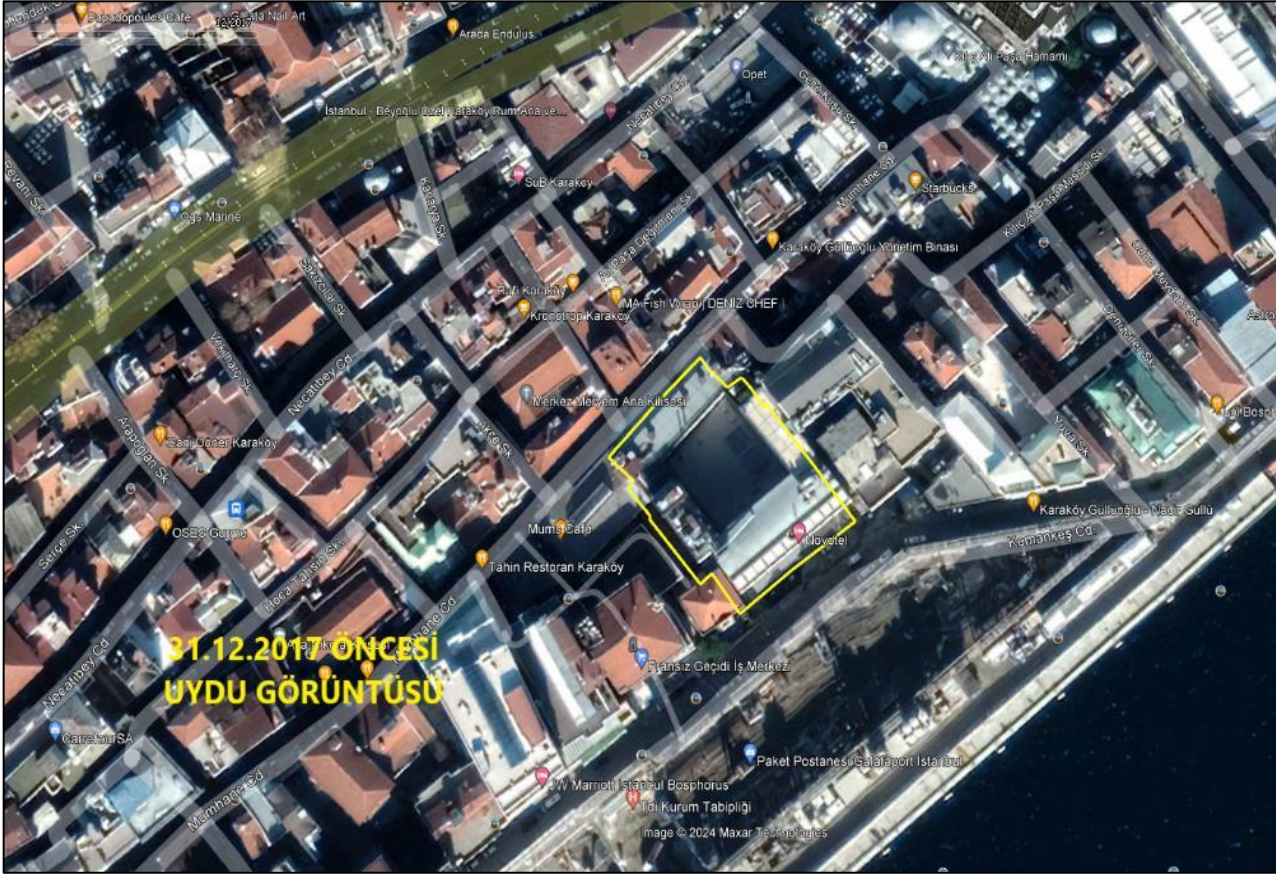
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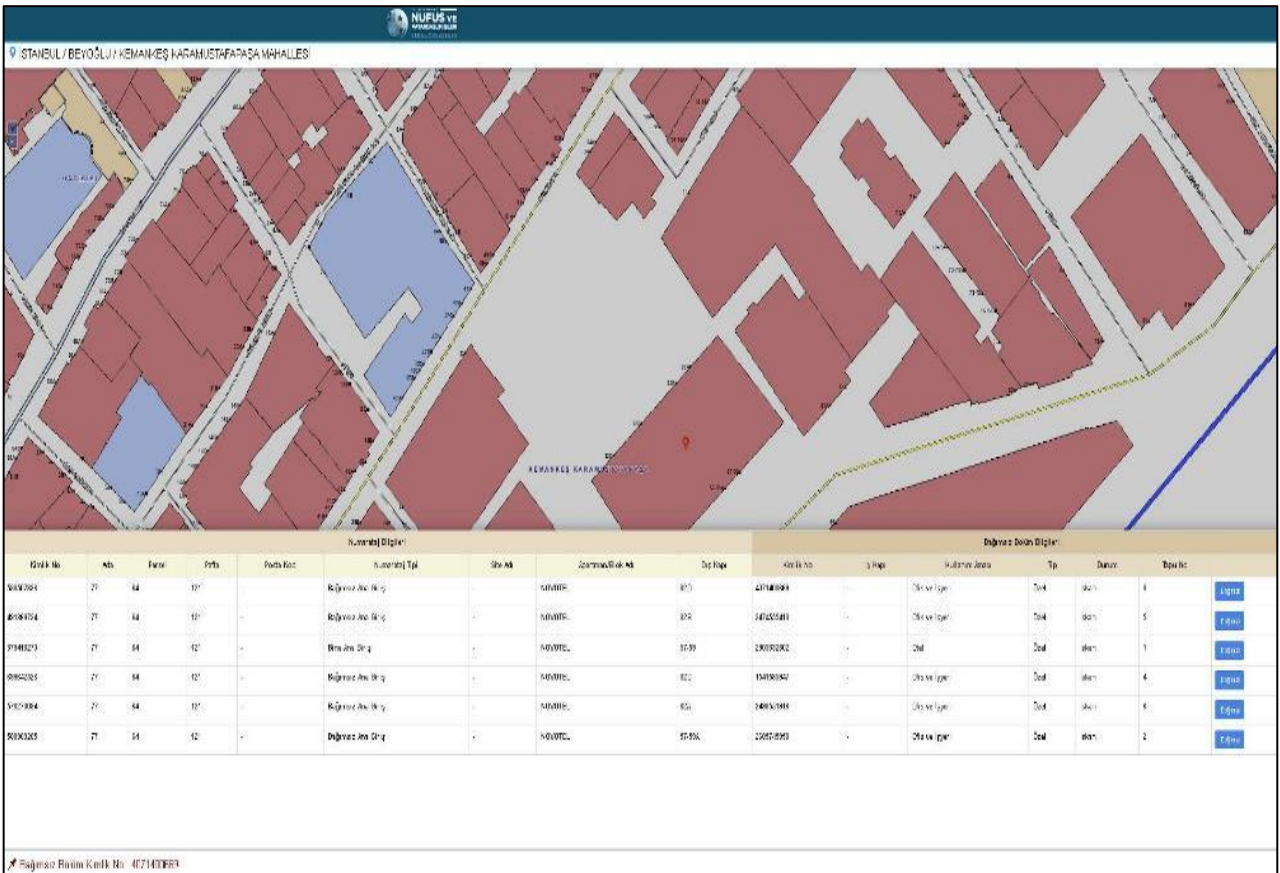
Doğrulama Kodu: 4CDF8B44-55DB-495A-808A-CB885174EB1F Doğrulama Adresi: <https://www.turkiye.gov.tr/ktb-ebys>

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Telefon No: (212) 526 65 99-
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9.3 TITLE DEED REGISTRATION CERTIFICATE (TAKBİS CERTIFICATE)**TAŞINMAZA AİT TAPU KAYDI**

Bu belge Vali/Var Genel Müdürlüğüne 08/11/2024 tarihi TAKBİS verileri kullanılarak iletmiştir. İhtilaf halinde ilgili TM kütükleri esaslıdır. Bu belgeyi 08.11.2024 tarihinde, saat 14:58'de Murat DURULUN tarafından doğrulanmıştır.

Zemin Tipi	: Ana Taşınmaz	Ada/Parsel	: 77/64
Zemin No	: 54782147	Yüzölçümü	: 3074,58 m2
İl/ilçe	: İSTANBUL/BEYOĞLU	Ana Taşınmazın Niteliği	: 9 KATLI OTEL VE İŞYERİ
Mahalle	: KEMANKEŞ	Blok/Kat/Giriş-B.B.No	:
Mevkii	:	Arsa Payı/Payda	:
Cik/Sayfa No	: 10/983	Arsa Payına Düşen m2	:
Kayıt Durumu	: Aktif	Bağımsız Bölüm Niteliği	:

Mülkiyet Bilgileri

Adı/Soyadı/Ünvan	TC Kimlik/Vergi No	Ana Adı-Baba Adı	Hisse Oranı	Arsa Payı Hisse Miktarı	Edinme Şekli	Edinme Tarihi	Yevmiye No
------------------	--------------------	------------------	-------------	-------------------------	--------------	---------------	------------


Taşınmaz Üzerindeki Şerh/Beyan/İrtifak Bilgileri

İşlem Türü	İşlem Tarihi	Açıklama
------------	--------------	----------

Muhdesatlar (Ağaç, Konut, Müstemilat, Dalgıç Ve Voli Mahali, Diğer)

Türü	Açıklama	Tanım	Yevmiye Tarihi	Yevmiye No
------	----------	-------	----------------	------------

9.4 APPRAISERS LICENSES

 **SPL**
Sermaye Piyasası
Lisanslama Sici ve Eğiim Kurulu



Düzenlenme Tarihi: 3.08.2022 Belge No: 924076


GAYRİMENKUL DEĞERLEME LİSANSI


Sermaye Piyasası Kurulunun VII-128.7 sayılı Sermaye Piyasasında Faaliyette Bulunanlar İçin Lisanslama ve Sicil Tutmaya İlişkin Esaslar Hakkında Tebliği uyarınca

NURULLAH KİBAR

Gayrimenkul Değerleme Lisansı almaya hak kazanmıştır.

 
Levent HANLIOĞLU
LİSANSLAMA SINAV VE SİCİL MÜDÜRÜ
Serkan KARABACAK
GENEL MÜDÜR VE YÖNETİM KURULU ÜYESİ



 **SPL**
Sermaye Piyasası
Lisanslama Sici ve Eğiim Kurulu



Düzenlenme Tarihi: 26.11.2021 Belge No: 409249


GAYRİMENKUL DEĞERLEME LİSANSI

Sermaye Piyasası Kurulunun VII-128.7 sayılı Sermaye Piyasasında Faaliyette Bulunanlar İçin Lisanslama ve Sicil Tutmaya İlişkin Esaslar Hakkında Tebliği uyarınca

MERVE GÜNEŞ

Gayrimenkul Değerleme Lisansı almaya hak kazanmıştır.

 
Levent HANLIOĞLU
LİSANSLAMA SINAV VE SİCİL MÜDÜRÜ
Serkan KARABACAK
GENEL MÜDÜR VE YÖNETİM KURULU ÜYESİ



TSPAKB TÜRKİYE SERMAYE PİYASASI
ARACI KURULUŞLARI BİRLİĞİ

Tarih : 06.11.2009 No : 401187

GAYRİMENKUL DEĞERLEME UZMANLIĞI LİSANSI

Sermaye Piyasası Kurulu'nun Seri: VIII, No:34 sayılı "Sermaye Piyasasında Faaliyette Bulunanlar İçin Lisanslama ve Sicil Tutmaya İlişkin Esaslar Hakkında Tebliği" i uyarınca

Mehmet ÖZTÜRK

Gayrimenkul Değerleme Uzmanlığı Lisansını almaya hak kazanmıştır.

 
İlkyay ARIKAN
GENEL SEKRETER
E.Nevzat ÖZTANGUT
BAŞKAN





9.5 EXPERIENCE CERTIFICATES OF THE VALUATION EXPERTS SIGNING THE REPORT

 MESLEKİ TECRÜBE BELGESİ	
Belge Tarihi: 09.05.2023	Belge No: 2023-03.11722
Sayın Nurullah KİBAR (T.C. Kimlik No: 14569149032 - Lisans No: 924076)	
Sermaye Piyasası Kurulu tarafından gayrimenkul değerlendirme alanındaki tecrübenin kontrolüne ilişkin belirlenen ilke ve esaslar çerçevesinde “Konut Değerleme Uzmanı” olmak için aranan 1 (bir) yıllık mesleki tecrübe şartını sağladığınız tespit edilmiştir.	
 Hakan UFUK Genel Sekreter	 Yaşar BAHÇECİ Başkan

 MESLEKİ TECRÜBE BELGESİ	
Belge Tarihi: 02.01.2023	Belge No: 2023-01.11097
Sayın Merve GÜNEŞ (T.C. Kimlik No: 22117928978 - Lisans No: 409249)	
Sermaye Piyasası Kurulu tarafından gayrimenkul değerlendirme alanındaki tecrübenin kontrolüne ilişkin belirlenen ilke ve esaslar çerçevesinde “Sorumlu Değerleme Uzmanı” olmak için aranan 5 (beş) yıllık mesleki tecrübe şartını sağladığınız tespit edilmiştir.	
 Hakan UFUK Genel Sekreter	 Yaşar BAHÇECİ Başkan



MESLEKİ TECRÜBE BELGESİ

Belge Tarihi:15.05.2020

Belge No: 2019-01.3222

Sayın Mehmet ÖZTÜRK

(T.C. Kimlik No: 12298179368 - Lisans No: 401187)

Sermaye Piyasası Kurulu tarafından gayrimenkul değerlendirme alanındaki tecrübenin kontrolüne ilişkin belirlenen ilke ve esaslar çerçevesinde **“Sorumlu Değerleme Uzmanı”** olmak için aranan 5 (beş) yıllık mesleki tecrübe şartını sağladığınız tespit edilmiştir.

Doruk KARŞI
Genel Sekreter

Encan AYDOĞDU
Başkan

9.6 BIOGRAPHIES OF THE AUTHORS OF THE REPORT

FULL NAME	: Nurullah KİBAR		
T.C. IDENTITY NUMBER	: 14569149032		
ADDRESS	: Gümüşdere Neighborhood 11. St. No:1/1 Keçiören / ANKARA		
EDUCATION STATUS	: Ankara University - Faculty of Applied Sciences - Department of Real Estate Development and Management (2018 - 2022) (Licence) Ankara University - Graduate School of Natural and Applied Sciences - Department of Real Estate Development and Management (2024 -) (Master's Degree)		
TITLE AND ADDRESS OF CURRENT WORKPLACE:	Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya / ANKARA Tel : (312) 287 44 00 - Fax : (312) 287 44 20 - Email : iletisim@smartkurumsal.com.tr		
PROFESSION AND JOB TITLE:	Assistant Real Estate Appraiser		
TAX IDENTIFICATION NUMBER:	-		
PARTNERSHIP SHARE:	-		
PREVIOUS WORKPLACES			
	TITLE OF THE ORGANIZATION	ENTRY-DEPARTURE DATE	JOB TITLE
2-	-	-	-
3-	-	-	-
INFORMATION ON PREVIOUS VALUATION SERVICES PROVIDED			
TITLE OF THE COMPANY TO WHICH VALUATION SERVICES ARE PROVIDED	SUBJECT OF VALUATION	JOB TITLE	
-	-	-	
-	-	-	
-	-	-	
TRAININGS AND CERTIFICATES RELATED TO VALUATION			
YEAR	DURATION	NAME OF EDUCATION	CERTIFICATE
(03.08.2022 - 924026)	-	-	Real Estate Appraiser License (03.08.2022 - 924026)

FULL NAME : Merve GÜNEŞ			
T.C. IDENTITY NUMBER : 22117928978			
ADDRESS : Göksu Neighborhood 5350. Street. Oyak Göksupark Sitesi B4 Block Flat No:10 Etimesgut/ ANKARA			
EDUCATION STATUS : Selçuk University - Faculty of Engineering - Surveying Engineering (2014) Selçuk University - Faculty of Engineering - Surveying Engineering (-) (MSc)			
TITLE AND ADDRESS OF CURRENT WORKPLACE: Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya /ANKARA Tel : (312) 287 44 00 - Fax : (312) 287 44 20 - Email : iletisim@smartkurumsal.com.tr			
PROFESSION AND JOB TITLE: Appraiser-Controller			
TAX IDENTIFICATION NUMBER: -			
PARTNERSHIP SHARE: -			
PREVIOUS WORKPLACES			
	TITLE OF THE ORGANIZATION	ENTRY-DEPARTURE DATE	JOB TITLE
1-	Akaray Grup İnşaat	January 2015-July 2015	Survey Engineer
2	Günka Harita	May 2016-May 2017	Survey Engineer
3-	TSKB Gayrimenkul Değerleme A.Ş.	July 2017- November 2021	Senior Appraiser
INFORMATION ON PREVIOUS VALUATION SERVICES PROVIDED			
TITLE OF THE COMPANY TO WHICH VALUATION SERVICES ARE PROVIDED		SUBJECT OF VALUATION	JOB TITLE
TSKB Gayrimenkul Değerleme A.Ş.		All type of immovebles	Senior Appraiser
-		-	-
-		-	-
TRAININGS AND CERTIFICATES RELATED TO VALUATION			
YEAR	DURATION	NAME OF EDUCATION	CERTIFICATE
(03.04.2018- 409249	-	-	Real Estate Appraiser License (03.04.2018- 409249)

FULL NAME : Mehmet ÖZTÜRK			
T.C. IDENTITY NUMBER : 12298179368			
ADDRESS : Alacaatlı Neighborhood 4827. Street No: 6/C Çankaya/ANKARA			
EDUCATION STATUS : Gazi University - Faculty of Architecture Engineering - Department of Urban and Regional Planning (2003) (Bachelor's Degree) Ankara Univ. - Graduate School of Natural and Applied Sciences - Department of Real Estate Development and Management (2014-2019) (Master's Degree)			
TITLE AND ADDRESS OF CURRENT WORKPLACE: Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş. Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya /ANKARA Tel : (312) 287 44 00 - Fax : (312) 287 44 20 - Email : iletisim@smartkurumsal.com.tr			
PROFESSION AND JOB TITLE: Urban Planner - Company Partner - Responsible Appraiser			
TAX IDENTIFICATION NUMBER: -7720681407			
PARTNERSHIP SHARE: %45			
PREVIOUS WORKPLACES			
	TITLE OF THE ORGANIZATION	ENTRY-DEPARTURE DATE	JOB TITLE
1-	Çınar Taşınmaz Değerleme ve Dan. A.Ş.	December 2011 - August 2012	Appraiser
2	Fortis Bank A.Ş. / Türk Ekonomi Bankası A.Ş. Ege Bölge Md.	May 2005 - September 2011	Appraisal Unit - Aegean Region Responsible
INFORMATION ON PREVIOUS VALUATION SERVICES PROVIDED			
TITLE OF THE COMPANY TO WHICH VALUATION SERVICES ARE PROVIDED		SUBJECT OF VALUATION	JOB TITLE
Çınar Taşınmaz Değerleme ve Dan. A.Ş.		All type of immovebles	Appraiser-Controller
Fortis Bank A.Ş. / Türk Ekonomi Bankası A.Ş. Ege Bölge Md.		All type of immovebles	Appraiser-Controller
-		-	-
TRAININGS AND CERTIFICATES RELATED TO VALUATION			
YEAR	DURATION	NAME OF EDUCATION	CERTIFICATE
(06.11.2009 - 401187)	-	-	Real Estate Appraiser License (06.11.2009 - 401187)