



Real Estate Appraisal Report

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

GÖLKÖY NEİGHBORHOOD, 325. STREET, NO: 7
BODRUM LOFT OTEL (BLOCK 112 PARCEL 4)
BODRUM / MUĞLA

06.01.2025
SM-24-SPK-047

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 / 047
Valuation Date	31.12.2024
Appraisal Report Date	06.01.2025
Appraisal Report Number	SM-24-SPK-047
Appraisal Report Type	Real Estate Appraisal Report
Subject Real Estates	1 Hotel
Full Address of Property	Gölköy Neighborhood, 325. Street, No: 7, Bodrum Loft Hotel (Block 112 Parcel 4), Bodrum / MUĞLA
Assistant Appraiser	Nurullah KİBAR Real Estate Development and Management (Ankara University) Assistant Appraisal (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 the Valuation Report containing the market value of the 'Right of Overlay (Construction)' on parcel 112, block 4, with a surface measurement of 57.000,01 sq m, located in Göl Neighbourhood, on page 1678 of volume 18 for a period of 47 years, 9 months and 25 days, 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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E-mail : iletisim@smartkurumsal.com.tr

Web : www.smartkurumsal.com.tr

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 ESTATES (MAIN PROPERTY)	
Province	MUĞLA
District	BODRUM
Neighborhood	GÖL
Village	-
Locality	-
Cadastral Map No	N18-C-14-C-2-D
Block No	112
Parcel No	4
Surface Area (sq m)	57.000,01
Description of Property	FOREST----
Building Block No	-
Floor No	-
Individual Division No	-
Qualification of Individual Division	-
Owner's Share In the Land	-
Volume / Page No	18
Real Estate ID No	1678
Date / Journal No	27.07.2016 / 15866
Owner	MALİYE HAZİNESİ (1/1)

**Main property information is taken from the report dated 31.12.2023.*

SUBJECT REAL ESTATES (SURFACE RIGHT)	
Province	MUĞLA
District	BODRUM
Neighborhood	GÖL
Village	-
Locality	-
Cadastral Map No	N18-C-14-C-2-D
Block No	112
Parcel No	4
Surface Area (sq m)	57.000,01
Description of Property	47 YEARS, 9 MONTHS AND 25 DAYS 'CONSTRUCTION RIGHT' ON PARCEL 1543 IN VOLUME 18, PAGE 1678
Building Block No	-
Floor No	-
Individual Division No	-
Qualification of Individual Division	-
Owner's Share In the Land	-
Volume / Page No	18
Real Estate ID No	1679
Date / Journal No	16.09.2021 - 30176
Owner	AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ (1/1)

3.2 INFORMATION ON ENCUMBRANCES OF THE TITLE DEED

According to the title deed record of the overriding right obtained from the General Directorate of Land Registry and Cadastre System on 25.12.2024 at 10:26, there are the following encumbrances on the immovable.

Declarations

- Other (Subject: By making a condition change in the official deed dated 01/12/2013 and numbered 21685 dated 01/12/2013; It has been changed to expire on 21/12/2067 by adding the period of 6 years, 2 months and 19 days extended by the Ministry of Culture and Tourism in accordance with the provisions of the Regulation on the Extension of the Periods of Tourism Investments on Public Immovables and Sale of the upper rights established in favour of 49 years.) (Template: Other) (06.03.2019 - 4783)
- Other (Subject: THE GÖLTÜRKBÜKÜ NEIGHBOURHOOD (LAKE) OF THE BODRUM DISTRICT OF MUĞLA PROVINCE IS A 2ND DEGREE NATURAL SITE REGISTERED WITH THE DECISIONS OF THE MUĞLA CULTURAL AND NATURAL HERITAGE CONSERVATION BOARD2 DATED 24/08/2005 AND NUMBERED 1074 AND DATED 22-23/10/2010 AND NUMBERED 6599. DEGREE NATURAL PROTECTED AREA AND 3RD DEGREE ARCHAEOLOGICAL PROTECTED AREA REGISTERED WITH THE DECISION OF THE MUĞLA REGIONAL BOARD FOR THE PROTECTION OF CULTURAL AND NATURAL ASSETS DATED 18/04/2008 AND NUMBERED 3976, MASANDA TOURISM INVESTMENTS A.Ş. IN ORDER TO SUPPLY THE ENERGY FOR THE CONSTRUCTION SITE FACILITIES TO BE CONSTRUCTED ON THE PARCEL 8 PLOT 1543, WHICH IS LOCATED WITHIN THE 3RD DEGREE ARCHAEOLOGICAL SITE REGISTERED WITH THE DECISION DATED 3976 DATED 3976 AND NUMBERED 3, AS A RESULT OF THE DETERMINATION AND EXAMINATIONS MADE ON THE SAME ROUTE, AS SHOWN ON THE ATTACHED 1/1000 SCALE MAP, ONE BUILDING REMAINS HAS BEEN REGISTERED AS AN IMMOVABLE CULTURAL ASSET UNDER THE LAW NUMBERED 2863.) Template Other) (29.07.2016 - 16134)
- It is a Group I building (Template: Specification for the Grouping of Cultural and Natural Assets.)(12.10.2015 - 19735)
- Other (Subject: 2nd degree natural protected area.) Date: 0 Number: -(Template: Other) (SN:7801679) MUĞLA KADASTRO DIRECTORATE
- Declaration Other (Subject: THE GÖLTÜRKBÜKÜ NEIGHBOURHOOD (LAKE) OF THE BODRUM DISTRICT OF MUĞLA PROVINCE IS A 2ND DEGREE NATURAL SITE REGISTERED WITH THE DECISIONS OF THE MUĞLA CULTURAL AND NATURAL HERITAGE CONSERVATION BOARD2 DATED 24/08/2005 AND NUMBERED 1074 AND DATED 2223/10/2010 AND NUMBERED 6599. DEGREE NATURAL PROTECTED AREA AND 3RD DEGREE ARCHAEOLOGICAL PROTECTED AREA REGISTERED WITH THE DECISION OF THE MUĞLA REGIONAL BOARD FOR THE PROTECTION OF CULTURAL AND NATURAL ASSETS DATED 18/04/2008 AND NUMBERED 3976, WHICH IS LOCATED WITHIN THE 3RD DEGREE ARCHAEOLOGICAL PROTECTED AREA, MASANDA TURİZM YATIRIMLARI A.Ş. 8 (SEC:6414042) BODRUM UNDERWATER ARCHAEOLOGICAL MUSEUM DIRECTORATE VKN: Bodrum - 29-07-2016 15: 46 - 16134 FOR INFORMATION PURPOSES THERE IS NO OBJECTION TO THE CONSTRUCTION OF AN ENERGY TRANSMISSION LINE COVERING A FOREST AREA OF 2932,93 M2 IN ORDER TO PROVIDE ENERGY FOR THE CONSTRUCTION SITE FACILITIES TO BE CONSTRUCTED ON PLOT 2 / 4 PARCEL 1543, AS A RESULT OF THE DETERMINATION AND EXAMINATIONS MADE ON THE SAME ROUTE, AS SHOWN ON THE ATTACHED 1/1000 SCALE MAP, ONE BUILDING REMAINS HAS BEEN REGISTERED AS AN IMMOVABLE CULTURAL ASSET UNDER THE LAW NUMBERED 2863.) Date: - Number: -(Template: Other)

3.3 SALE TRANSACTIONS IN THE LAST THREE YEARS

According to the TAKBIS document of the right of ownership obtained from the General Directorate of Land Registry and Cadastre on 25.12.2024, no change has been observed in the last three years. Since the ownership of the main immovable subject to valuation is 'TREASURE OF THE TREASURY', 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 offices. For this reason, the main immovable title deed registration information was taken from the report dated 31.12.2023.

4. GENERAL INFORMATION ABOUT SUBJECT REAL ESTATES

4.1 DEFINITION OF REAL ESTATE

The immovable subject to valuation is the holiday village operated under the name of Bodrum Loft, which is located in Muğla Province, Bodrum District, Göl Neighbourhood, according to the title deed records, on the immovable property with a surface area of 57.000,01 sq m, block 112, parcel number 4, qualified as 'FOREST-...'.

4.2 CHARACTERISTICS OF THE REGION WHERE THE IMMOVABLE IS LOCATED

4.2.1 Muğla Province

Muğla is a province and the twenty-fourth most populous city in Turkey. As of 2020, it has a population of 1,021,773. It is a settlement in the Aegean Region, with a small part of its territory falling within the Mediterranean Region, famous for its holiday resorts such as Ortaca, Dalaman, Köyceğiz, Fethiye, Marmaris, Milas, Datça and Bodrum. There are 13 districts in the province. The area of Muğla province is 12.654 km². Muğla is under the influence of Mediterranean climate. Located at the southwestern tip of Turkey, it is surrounded by Aydın to the north, Denizli and Burdur to the northeast, Antalya to the east, the Mediterranean Sea to the south and the Aegean Sea to the west. With a total coastline of 1479 km, Muğla is the province with the longest coastline in Turkey. The largest district is Fethiye. There are also two large lakes in Muğla province. These are Lake Bafa, which spreads within the borders of Milas and Söke district of Aydın province, and Lake Köyceğiz in Köyceğiz district. Three important rivers are the Çine Stream (Yatağan Stream passing through Yatağan), Esen Stream (Seki Stream passing through the town of Seki) and the Dalaman Stream between Ortaca and Dalaman, which is accepted as the border between these two districts. Muğla was founded on the foothills of Mount Asar, which is 670 m above sea level and has an interesting appearance as a flat rock mass. Muğla Plain is one of the bowl-shaped depressions formed by the subsequent karstification of the depressions formed in the Neogene age on the Menteşe limestone plateau.



Administrative Structure:

Muğla was included in the metropolitan status with the Law No. 6360, which was adopted on 12.11.2012 and entered into force after being published in the Official Gazette dated 06.12.2012 and numbered 28489, and was restructured administratively and consisted of a total of 13 districts, Menteşe being the central district.

Districts of Muğla province: Bodrum, Dalaman, Datça, Fethiye, Kavaklıdere, Köyceğiz, Marmaris, Menteşe, Milas, Ortaca, Seydikemer, Ula and Yatağan.



Transport:

The important harbours of the province are in Bodrum, Marmaris, Fethiye and Güllük. There are also two airports in the province; Milas-Bodrum Airport and Dalaman Airport.

Inner city Muğla extends from Bodrum to Seydikemer and there is no problem in urban transport. It is possible to reach the bazaar from the old neighbourhoods without a vehicle. Only newly established neighbourhoods such as Kötekli, Yeniköy, TOKİ, Gülağzı, OSB, Menteşe and Akçaova and Karabağlar need city vehicles for transportation.

Highway: Muğla has developed road connections due to its proximity to world-famous tourism centres. Highways coming from big cities such as İstanbul, Ankara and İzmir and other parts of the country and reaching important tourism centres such as Marmaris, Fethiye and Bodrum pass through Muğla. D 320, D 400 and D 550 motorways start or end in Muğla. It is possible to reach other cities of Turkey from Muğla without a transfer. In addition, buses and minibuses are constantly travelling to its districts, especially in the summer season.



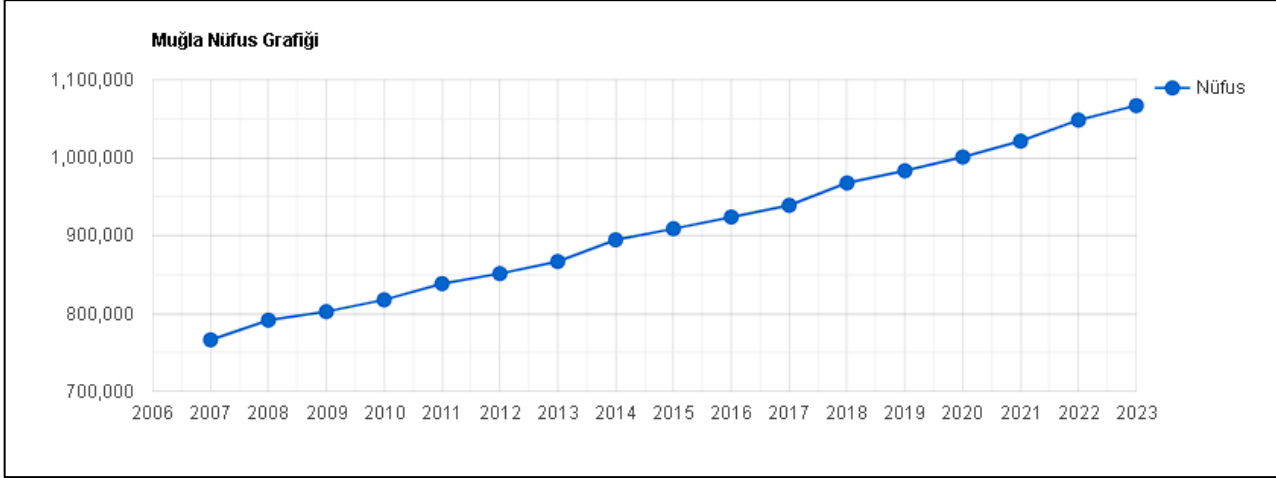
Climate and Vegetation:

Our region has the climate characteristics of the Mediterranean and Aegean regions. Summers are hot and dry, winters are mild and rainy. Spring is snowless and very variable and fall is short and winter-like. While it is possible to see snow on high hills in winter, snow almost never falls on the plain and coastal areas.

Ortaca has the typical vegetation of the Mediterranean climate zone. 74% of the land in the Muğla region is forests and heathlands, 15.8% is cultivated and planted areas, 5.6% is arable land and 4.6% is meadows and pastures. The trees that make up our forests are oak, sweetgum (log), sandal elm, sycamore, white oak, spruce, eucalyptus (sulfata), gum, heather, willow, poplar, laurel, maple, The coniferous trees are red pine and larch, the higher ones are myrtle, myrtle, oleander, myrtle, locust, carob and laurel, and the dwarf crops are thyme, sage, carob, licorice and chaste. These dwarf crops have an important place in the economy of our country. Ortaca is a touristic attraction in terms of its natural resources, tourism facilities and cultural values. Ortaca, which has two important tourism resorts such as Sarigerme and Dalyan, has an important position due to its location in the middle of the Fethiye-Marmaris and Muğla triangle and its proximity to Dalaman Airport. On the way from Dalyan canal to Iztuzu beach, Sarigerme Beach with its fine sand, clean sea and natural beauty, where rock tombs, pine forests, sunflower trees, Iztuzu beaches, which are the habitat of the endangered Caretta Caretta turtles, and ancient city ruins that have preserved their vitality for 5000 years, are important attraction values.

Population and Demographic Structure:

Muğla population increased by 18,551 compared to the previous year. According to 2023, the population of Muğla is 1.066.736. This population consists of 541.870 men and 524.866 women. In percentage terms: 50,80% male and 49,20% female.



Years	Total Population	Male Population	Female Population
2023	1.066.736	541.870	524.866
2022	1.048.185	533.368	514.817
2021	1.021.141	517.961	503.180
2020	1.000.773	508.504	492.269
2019	983.142	500.602	482.540
2018	967.487	493.140	474.347
2017	938.751	478.950	459.801
2016	923.773	470.404	453.369
2015	908.877	463.411	445.466
2014	894.509	454.642	439.867
2013	866.665	441.531	425.134
2012	851.145	434.539	416.606
2011	838.324	428.114	410.210
2010	817.503	416.029	401.474
2009	802.381	410.089	392.292
2008	791.424	405.079	386.345
2007	766.156	392.403	373.753

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

Bodrum, Fethiye and Milas districts are among the districts with the highest population density, while Kavaklıdere and Datça districts have the lowest population density.

Yıl	İlçe	İlçe Nüfusu	Erkek Nüfusu	Kadın Nüfusu	Nüfus Yüzdesi
2023	Bodrum	198.335	101.653	96.682	% 18,59
2023	Fethiye	177.569	88.547	89.022	% 16,65
2023	Milas	149.691	75.903	73.788	% 14,03
2023	Menteşe	123.227	61.499	61.728	% 11,55
2023	Marmaris	96.778	50.807	46.171	% 9,07
2023	Seydikemer	65.851	34.346	31.505	% 6,17
2023	Ortaca	56.056	27.975	28.081	% 5,25
2023	Dalaman	49.044	25.599	23.445	% 4,80
2023	Yatağan	45.614	22.960	22.654	% 4,28
2023	Köyceğiz	40.665	20.480	20.185	% 3,81
2023	Ula	27.282	13.787	13.495	% 2,56
2023	Datça	25.649	12.956	12.693	% 2,40
2023	Kavaklıdere	10.975	5.558	5.417	% 1,03

Economy:

The main axes of Muğla's economy are tourism and agriculture. Apart from energy and mining facilities, there are no major industrial initiatives.

Tourism:

The tourism sector in Muğla, which is a tourism paradise with its world-famous destinations such as Bodrum, Marmaris and Fethiye; districts such as Datça, Köyceğiz, Milas, Seydikemer, which have now become international brands; distinguished tourism alternatives such as Dalyan, Ölüdeniz, Kayaköy, Akyaka, Saklıkent, Butterfly Valley, Sedir Island; nearly 1,500 km of coastline and hundreds of beaches, most of which have blue flags, provides employment opportunities for tens of thousands of people with over 3. With over 3,600 accommodation facilities, 400 of which have Tourism Management Certificates, a total bed capacity of over 260,000, and an average annual inflow of nearly 3.5 million foreign tourists, the tourism sector not only provides employment opportunities for tens of thousands of people, but also creates trade volume for other sectors with which it is in direct and indirect exchange, and generates significant foreign exchange revenues.

Agriculture:

Muğla province draws attention with the diversity of its agricultural products. It is one of the most important centers of beekeeping in the world. Especially Marmaris district is famous for its pine honey and is known as the "Capital of World Pine Honey Production". Our province provides 90% of the pine honey produced in our country. In our province, which ranks first in Turkey in the production of marine aquaculture, olive cultivation is also developed and ranks second in Turkey in the field of olives for oil. In Ortaca, Fethiye, Dalaman and Dalyan districts, citrus fruits (orange, lemon, tangerine, grapefruit) are widely cultivated.

Industry:

There is Yatağan Thermal Power Plant in Yatağan, Yeniköy Thermal Power Plant in Yeniköy and Kemerköy Thermal Power Plant in Kemerköy. The province has rich mineral deposits. In this sector, Yatağan lignite reserves and Fethiye chrome deposits can be counted among the first items. It also has important marble deposits.

4.2.2 Bodrum District

Bodrum is one of the 13 districts of Muğla. Today, the district is known for being an important tourism center, which is influenced by the fact that Bodrum has some unique features. Bodrum is a district known not only in Turkey but also in the world in terms of tourism.

In terms of population, it is the largest district in the province, surpassing Menteşe and Fethiye. Most of the district's territory is located on a peninsula bearing its name, which is surrounded by the Aegean Sea to the north, west and south. It has no administrative borders except Milas to the east. Bodrum has well-developed transportation facilities due to its status as a world-famous holiday destination. The city's air transportation is provided via Milas-Bodrum Airport, which is 32 km from the city. Bodrum also has three large marinas and a cruise berthing pier. The first marina is the Milta marina in the center of Bodrum. The second marina is D Marin in the town of Turgutreis and the third is Pal Marina in the town of Yalikavak. Bodrum is not located at an important road junction. Transportation to Bodrum by road is provided by a double-lane asphalt road via Milas. Bodrum is 111 km to the provincial center Muğla, 242 km to İzmir, 165 km to Marmaris and 234 km to Fethiye.



Climate:

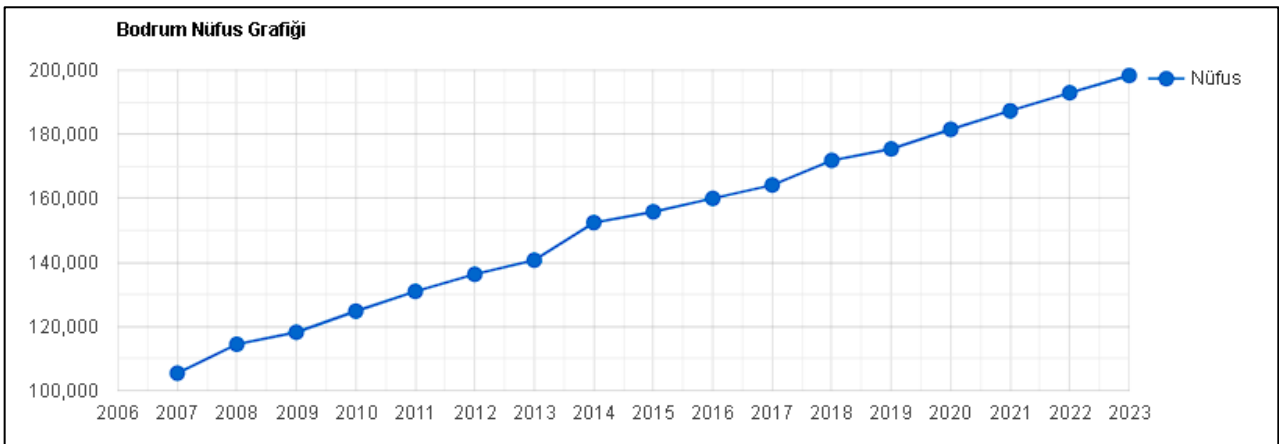
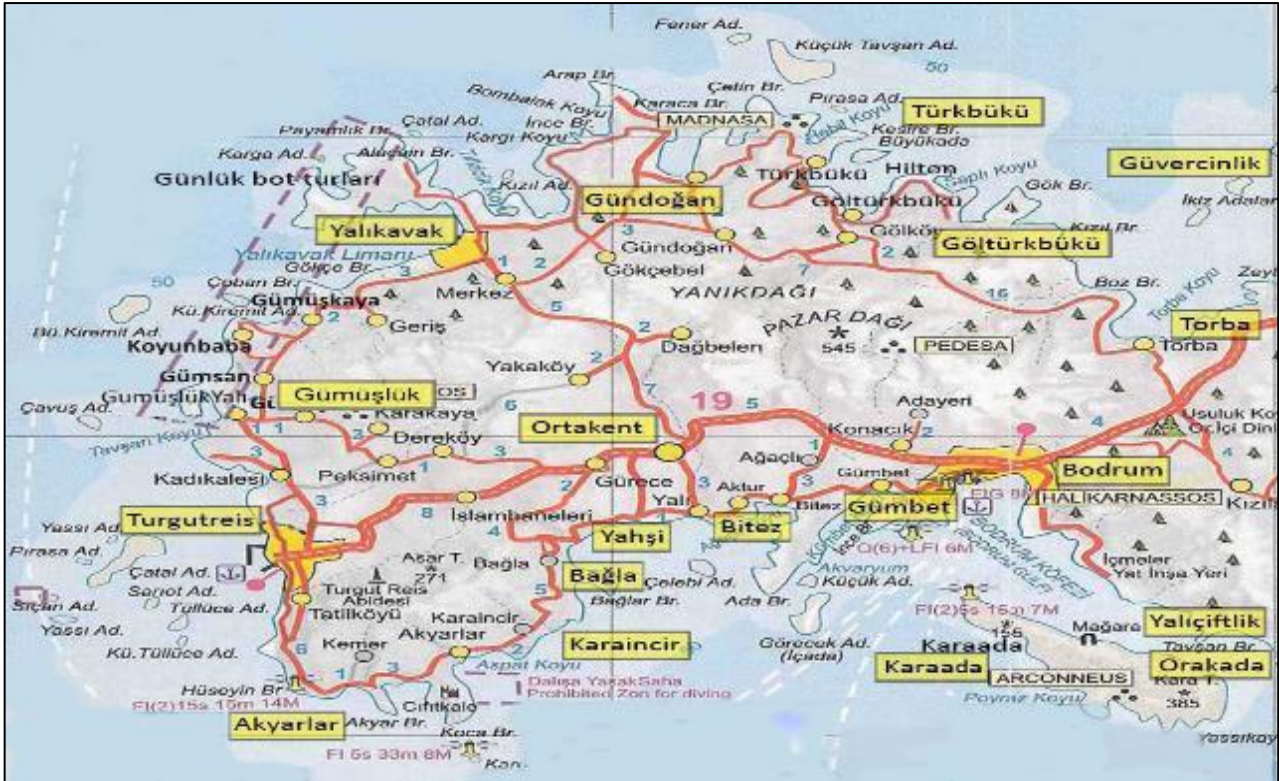
In terms of climate, it has a feature consisting of the synthesis of Aegean and Mediterranean climates. As a peninsula, it shows a microclimate area feature. There is almost no humidity in the summer months. In the winter months, the humidity is quite low. The summer months are hot and dry, while the winter months are quite mild and rainy. Since 1970 until today, snowfall has been observed only in February 2004 and the average snow thickness reached 5 cm. The peninsula is very distinctly divided into two in terms of vegetation. The vegetation to the west of the Bodrum-Milas highway is covered with shrubs and heaths and thorny grasses called "çeti" in the region. The part to the east of the highway is covered with coniferous red pine, wild strawberry, myrtle and sandalwood trees. 61.3% of the district's land is considered forest. However, as a result of forest fires in recent years, a significant decrease in forest cover has been observed. There are no regular rivers in the district.

Population:

Bodrum population is 198.335 according to 2023. This population consists of 101.653 men and 96.682 women. In percentage terms: 51,25% male and 48,75% female.

Transportation:

Bodrum, being a world-famous holiday destination, has well-developed transportation facilities. The city's air transportation is provided via Milas-Bodrum Airport, which is 32 km from the city. Bodrum also has three large marinas and a cruise berthing pier. The first marina is the Milta marina in the center of Bodrum. The second marina is D Marin in the town of Turgutreis and the third is Pal Marina in the town of Yalıkavak. Bodrum is not located at an important road junction. Transportation to Bodrum by road is provided by a double-lane asphalt road via Milas. Bodrum is 111 km to the provincial center Muğla, 242 km to İzmir, 165 km to Marmaris and 234 km to Fethiye.



Graph: Bodrum District Address Based Population Data Changes by Year

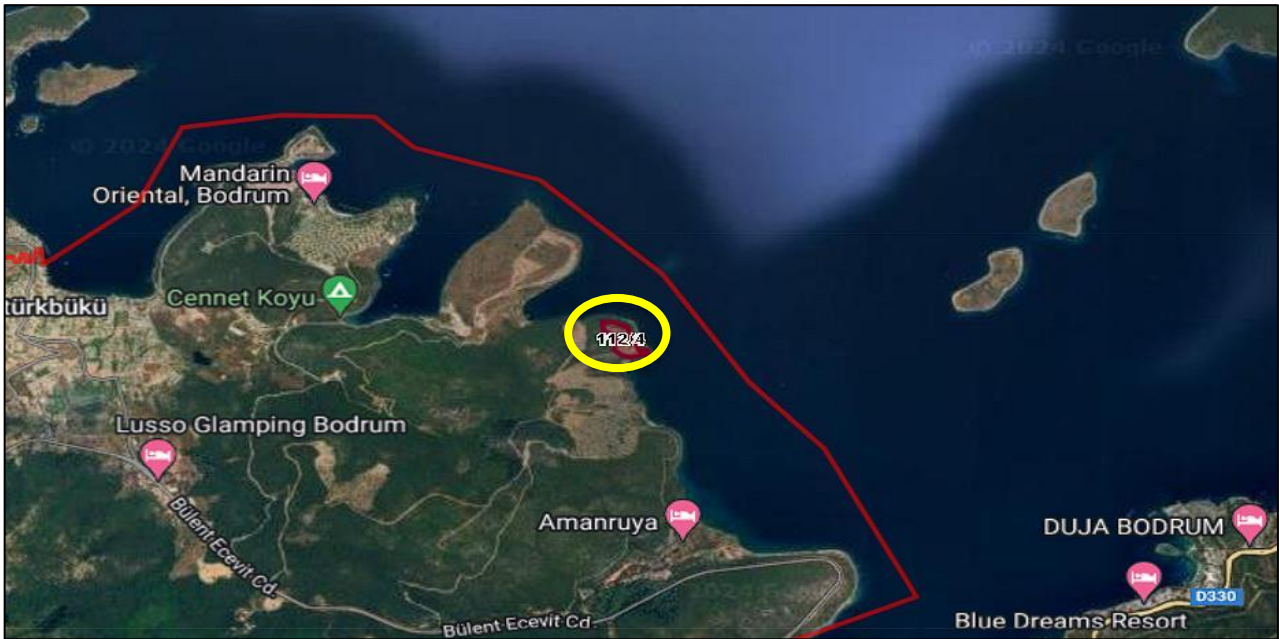
4.3 THE LOCATION AND NEAR SURROUNDING FEATURES OF THE REAL ESTATES

The immovable property subject to valuation is the land and the hotel operated under the name of Bodrum Loft Hotel located in Muğla Province, Bodrum District, Gököy Neighborhood, 325th Street, No: 7.

In order to reach the immovable subject to the report, while moving towards Türkbükü on Bülent Ecevit Street, one of the main arteries of the region, turn right to Gökburun Street. Before reaching Kızılburun Hill on this street, the 325th Street, where the immovable is located, is reached. The immovable subject to the report has an entrance gate at the end of this street. The immovable in question is located in Demirbükü Bay.

In the region where the immovable subject to the report is located, there are generally vacant lands, forested areas, coastal beaches, villa sites and holiday villages similar to the subject immovable.

In close proximity to the immovable, there are projects such as Güllük Bay, Gökburun, Seba Gököy, NEF Reserve Gököy, which have a similar concept to the immovable.



DISTANT ENVIROMENT of REAL ESTATE



LOCATION of REAL ESTATE

4.4 STRUCTURAL / PHYSICAL CHARACTERISTICS OF THE PROPERTY

Characteristics of the Main Immovables:

CHARACTERISTICS OF THE MAIN IMMOVABLES			
Construction Type	Reinforced Concrete	Class and Group of Structure	5/C
Year of Construction	2021 (Year of Start-up)	Building Ordinance	Adjacent
Total Number of Floors	- A, B, C, T and Y Blocks: 1 (GF) - H, I, J, K, L, M, N, O, P, R, S, U, V, Z Blocks and Technical Volumes: 2 (GF+1 NF) - E, F, G Blocks: 3 (GF+2NF)	Total Number of Independent Sections in the Main Real Estate	-
Parking Lot	Yes	Elevator	Yes
Swimming Pool	None	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 before the regulation dated 06/03/2007, which was regulated after the earthquakes.



The immovable subject to the report is located on block 112, parcel 4 with a surface area of 57.000,01 sq m, according to the project; There is a holiday village operated under the name of Bodrum Loft Hotel in 5 star concept consisting of 23 blocks named as A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, T, U, V, Y, Z Block and 1 technical volume block in reinforced concrete construction style. 19 of the blocks are designed as accommodation units, 3 blocks with administrative, kitchen, restaurant etc. areas, 1 library and 1 block with technical volumes.

Accommodation units offer services in 3 different concept villa styles: 2+1, 3+1, 4+1.

The parcel where the hotel is located is geometrically amorphous and has a sloping land structure. The parcel fronts the coastal edge line approximately 135 meters in the south direction and the entrance to the parcel is made through the street in the west direction with security control.

A Block; According to the project, it has a gross usage area of approximately 95 sq m and consists of library and living area volumes. The floors in the immovable are covered with mosaic stone concrete and the walls are covered with wood.

B Block; According to the project, it has a total gross usage area of approximately 69 sq m, including approximately 42 sq m gross ground floor and approximately 27 sq m gross terrace floor. There is a children's club volume on the ground floor of the immovable.

C Block; According to the project, it consists of approximately gross 605 sq m 2nd basement floor, approximately gross 1.118 sq m 1st basement floor and approximately gross 650 sq m ground floor volume and has a total gross usage area of approximately 2373 sq m. On the 2nd basement floor of the immovable; shelter, WC and technical volumes, on the 1st basement floor; there are areas belonging to the staff, kitchen, offices belonging to the management, laundry, storage areas, garbage rooms and goods receiving area volumes, on the ground floor there are 2 restaurants, luggage room, dishwashing, WC volumes and reception volumes. The floors in the immovable are covered with mosaic stone concrete, the walls are painted over plaster, and the doors are wooden paneled.

D Block; According to the project, it has a total gross usage area of approximately 730 sq m, including approximately 331 sq m gross basement floor and approximately 399 sq m gross ground floor. On the basement floor of the immovable; shower, massage, steam room, resting areas, WC, changing rooms volumes, on the ground floor; pools, bar, WC, sports area, boutique, yoga, pilates area volumes are located. The floors in the immovable are covered with mosaic stone concrete, the walls are painted over plaster, the doors are wooden panels, and the floors in the yoga, pilates areas and pool areas are covered with wood.

E Block; According to the project, it has a total gross usage area of approximately 903 sq m, including approximately 378 sq m gross basement floor, approximately 345 sq m gross ground floor and approximately 180 sq m gross 1st floor. On the basement floor of the immovable; parking lot and storage volumes, on the ground floor; 2 bedrooms with dressing areas and bathrooms, living area with kitchen niche, WC / shower, nanny volumes, on the 1st floor; 2 bedrooms with dressing areas and bathrooms and terrace volumes.

F Block; According to the project, it has a total gross usage area of approximately 2048 sq m, including approximately 929 sq m gross basement floor, approximately 684 sq m ground floor and approximately 435 sq m 1st floor. On the basement floor of the immovable; parking lot, on the ground floor; 3 bedrooms with dressing areas and bathrooms, 3 living areas with kitchen niches, storages, WC / shower areas, 3 nanny areas and terrace volumes, on the 1st floor; 4 bedrooms with dressing areas and bathrooms, balconies and terrace volumes.

G Blok; According to the project, it has a total gross usage area of approximately 1.374 sq m, including approximately 612 sq m gross basement floor, approximately 464 sq m gross ground floor and approximately 298 sq m gross first floor. On the basement floor of the immovable; parking lot, technical volumes and storages, on the ground floor; 2 bedrooms with dressing areas and bathrooms, 2 living areas with kitchen niches, terrace, storages, WC / shower areas, 2 nanny, cloakroom volumes, on the 1st floor; 3 bedrooms with dressing areas and bathrooms, balconies and terrace volumes.

H Blok; According to the project, it has a total gross usage area of approximately 714 sq m, including approximately 424 sq m gross ground floor and approximately 290 sq m gross 1st floor. On the ground floor of the immovable; 2 bedrooms with dressing areas and bathrooms, 2 living areas with kitchen niches, terrace, storages, technical areas, WC/shower volumes, and on the 1st floor; 2 bedrooms with dressing areas and bathrooms, 1 living area with kitchen niches, balconies and terrace volumes.

I Blok; According to the project, it has a total gross usage area of approximately 729 sq m, including approximately 411 sq m gross ground floor and approximately 318 sq m gross 1st floor. On the ground floor of the immovable; there are 2 bedrooms with dressing areas and bathrooms, 2 living areas with kitchen niches, nanny, storages, technical areas, WC / shower volumes, and on the 1st floor there are 3 bedrooms with dressing areas and bathrooms, balconies and terrace volumes.

J Blok; According to the project, it has a total gross usage area of approximately 1.074 sq m, including approximately 650 sq m gross ground floor and approximately 424 sq m gross 1st floor. On the ground floor of the immovable; there are 3 bedrooms with dressing areas and bathrooms, 3 living areas with kitchen niches, nanny, terrace, storages, technical areas, WC / shower volumes, and on the 1st floor there are 4 bedrooms with dressing areas and bathrooms, balconies and terrace volumes.

K Blok; According to the project, it has a total gross usage area of approximately 688 sq m, including approximately 393 sq m gross ground floor and approximately 295 sq m gross 1st floor. On the ground floor of the immovable; 2 bedrooms with dressing areas and bathrooms, 2 living areas with kitchen niches, terrace, storages, technical areas, nanny, WC&shower volumes, on the 1st floor there are 3 bedrooms with dressing areas and bathrooms, balconies and terrace volumes.

L Blok; According to the project, it has a total gross usage area of approximately 527 sq m, including approximately gross 325 sq m ground floor and approximately gross 202 sq m 1st floor. On the ground floor of the immovable; there are 2 bedrooms with dressing areas and bathrooms, 1 living area with kitchen niche, terrace, technical areas, WC volumes, and on the 1st floor there are 2 bedrooms with dressing areas and bathrooms and terrace volumes.

M Blok; According to the project, it has a total gross usage area of approximately 1.171 sq m, including approximately 681 sq m gross ground floor and approximately 490 sq m gross 1st floor. On the ground floor of the immovable; there are 3 bedrooms with dressing area and bathroom, 3 living areas with kitchen niche, terrace, storages, technical areas, nanny, WC/shower volumes, and on the 1st floor there are 4 bedrooms with dressing areas and bathroom, balconies and terrace volumes.

N Blok; According to the project, it has a total gross usage area of approximately 1.096 sq m, including approximately 661 sq m gross ground floor and approximately 435 sq m gross 1st floor. On the ground floor of the immovable; there are 3 bedrooms with dressing areas and bathrooms, 3 living areas with kitchen niches, terrace, storages, technical areas, 2 nanny, WC&shower volumes, and on the 1st floor there are 4 bedrooms with dressing areas and bathrooms, balconies and terrace volumes.

O Block; According to the project, it has a total gross usage area of approximately 491 sq m, including approximately 303 sq m gross ground floor and approximately 188 sq m gross 1st floor. On the ground floor of the immovable; there are 2 bedrooms with dressing areas and bathrooms, 1 living area terrace with kitchen niche, technical areas, WC & shower volume, and 2 bedrooms with dressing areas and bathrooms and terrace volumes on the 1st floor.

P Block; According to the project, it has a total gross usage area of approximately 702 sq m, including approximately 419 sq m gross ground floor and approximately 282 sq m gross 1st floor. On the ground floor of the immovable; 2 bedrooms with dressing areas and bathrooms, 2 living areas with kitchen niches, terrace, storages, technical areas, nanny, WC&shower volumes, on the 1st floor there are 2 bedrooms with dressing areas and bathrooms and terrace volumes.

R Block; According to the project, it has a total gross usage area of approximately 460 sq m, including approximately gross 290 sq m ground floor and approximately gross 170 sq m 1st floor. On the ground floor of the immovable; there are 2 bedrooms with dressing areas and bathrooms, 1 living area with kitchen niche, terrace, WC & shower, laundry and technical volumes, and on the 1st floor there are 2 bedrooms with dressing areas and bathrooms and terrace volumes.

S Block; According to the project, it has a total gross usage area of approximately 714 sq m, approximately 441 sq m on the ground floor and approximately 273 sq m on the first floor. On the ground floor of the immovable; 2 bedrooms with dressing area and bathroom, nanny, 2 living areas with kitchen niches, technical areas, terrace volumes, on the 1st floor there are 3 bedrooms with dressing area and bathroom and terrace volumes.

T Block; According to the project, it has a gross usage area of approximately 271 sq m and consists of 2 bedrooms with dressing and bathroom, living area with kitchen niche, WC & shower, storage room, technical areas and terrace volumes.

U Block; According to the project, it has a total gross usage area of approximately 791 sq m, including approximately gross 444 sq m ground floor and approximately gross 347 sq m 1st floor. On the ground floor of the immovable; 2 bedrooms with dressing area and bathroom, 2 living areas with kitchen niches, WC&shower, WC, 2 storerooms, technical areas, terrace volumes, on the 1st floor there are 3 bedrooms with dressing area and bathroom and terrace volumes.

V Block; According to the project, it has a total gross usage area of approximately 370 sq m, including approximately 223 sq m gross ground floor and approximately 147 sq m gross 1st floor. On the ground floor of the immovable; there is 1 bedroom with dressing room and bathroom, living area with kitchen niche, technical volumes and terrace volumes, and on the 1st floor there is 1 bedroom with dressing room and bathroom and terrace volumes.

Y Block; According to the project, it has a gross usage area of approximately 374 sq m and consists of 3 bedrooms with dressing and bathroom areas, living area with kitchen niche, WC and terrace volumes.

Z Block; According to the project, it has a total gross usage area of approximately 975 sq m, including approximately 558 sq m gross ground floor and approximately 417 sq m gross 1st floor. On the ground floor of the immovable; there are 2 bedrooms with dressing area and bathroom, 3 living areas with kitchen niche, technical areas, WC & shower volumes, storages and terrace volumes, and on the 1st floor there are 4 bedrooms with dressing area and bathroom and terrace volumes.

Technical Volume Structure; According to the project, it is constructed under the ground floor, consists of 2 basement floors with a gross usage area of approximately 782 sq m each, and has a total gross usage area of approximately 1.564 sq m. There are water tanks, technical volumes, pump and treatment rooms, package

treatment room, sea water tanks within the immovable. The floors in the interior volumes are paved concrete and the walls are painted over plaster.

There are 36 villas within the hotel, 20 2+1, 12 3+1, 4 4+1 villas and there are 96 rooms in total. The exterior of the accommodation units are covered with decorative concrete, the interior floors are covered with concrete with mosaic stone, and the walls are painted over plaster. There is a washbasin in the bathroom volumes, the floors in the shower areas are covered with wood, sanitary ware products are installed. In the kitchen units, the countertop is granite and the cabinets are solid. Windows in the units are aluminum joinery, doors are wooden joinery. Some villas have kitchen cabinets and countertops in the terrace areas.

The immovable was built with very luxurious materials and it has been observed that it is well maintained and does not need renovation. It is seen that the courtyard concept in Anatolian architecture is utilized in the villas. Some of the accommodation units have caretaker-assistant rooms called nanny. All of the accommodation units have a sea view, but it was not observed that maximum attention was paid to the maximum benefit from the view while positioning.

The facility in question has direct access to the sea and you can enter the sea via the pier on the south side of the parcel. In addition, with the platforms established on the sea, the opportunities for customers to benefit from the sea have been increased and buggy vehicles are offered for the transportation of customers within the facility.

There are 2 restaurants on the parcel in question, except for the restaurant located within the blocks, which will be utilized by the hotel customers.

Positive and Negative Factors:

POSITIVE FEATURES	NEGATIVE FEATURES
Having a sea view	Limited accessibility
Being a qualified project	Presence of similar quality projects in close proximity
High levels of workmanship and material quality	Having a specific buyer base due to the size of the investment
Access to the sea	Partially distant location to the district center
Located in an area where hotels are concentrated	Due to its concept, it offers more limited services than the hotels in the region
	No service in the off-season
	According to the 1/1000 scale Implementation Zoning Plan, it is located in the 2nd Degree Natural Protected Area and 3rd Degree Archaeological Protected Area

4.5. SWOT ANALYSIS

POSITIVE FEATURES		NEGATIVE FEATURES		
STRONG SIDES	<ul style="list-style-type: none"> High quality of workmanship and materials Being a qualified project Access to the sea High recognition 	WEAK SIDES	<ul style="list-style-type: none"> Having a specific buyer base due to the size of the investment Due to its concept, it offers more limited services than the hotels in the region No service in the off-season According to the 1/1000 scale Implementation Zoning Plan, it is located in the 2nd Degree Natural Protected Area and 3rd Degree Archaeological Protected Area 	INTERNAL FACTORS
	<ul style="list-style-type: none"> Close to the sea Being located close to tourism regions Highly recognized hotels located in the immediate vicinity Located in an area where hotels are concentrated 		<ul style="list-style-type: none"> Fluctuations in the national economy 	
OPPORTUNITIES		THREATS		EXTERNAL FACTORS

5. LEGAL PROCESS ANALYSIS OF THE REAL ESTATE

5.1 CURRENT ZONING INFORMATION ABOUT THE REAL ESTATE

CURRENT ZONING STATUS OF THE IMMOVABLES			
Plan Type	1/1000 scaled Implementation Development Plan	Legend	Partially Tourism Facility Area, Partially Day Use Facility Area, Partially First Section of the Coastline
Construction Regulations	-	H max	7,50m (Tourism Facility Area)
BCR	-	FAR	0,30 (Tourism Facility Area) 0,03 (Day Use Facility Area)
Setback Distance	Front: -	Sides: -	Back: -
Diğer	<p>According to the verbal information received from the Bodrum Zoning Directorate, the immovable is located within the scope of the 1/1000 scale Implementation Zoning Plan "Partially Tourism Facility Area, Partially Day Use Facility Area, Partially First Part of the Coastline" and has the construction conditions of FAR: 0,30, Hmax: 7.50 m in the Tourism Facility Area and FAR: 0,03 in the Tourism Facility Area.</p> <p>The immovable is located within the boundaries of 3rd Degree Archaeological Site and 2nd Degree Natural Site and any construction activity requires the opinion and permission of the Regional Directorate of Cultural and Natural Heritage Protection.</p> <p><u>* Detailed plan notes are provided in the appendices.</u></p>		

5.2 ZONING PLAN CHANGES AND EXPROPRIATION PROCEDURES

According to the information received from the Bodrum Municipality Zoning Directorate, the parcel where the immovable is located has the construction conditions of FAR:0,30 and FAR:0,03 in the "Partially Tourism Facility Area, Partially Day Use Facility Area, Partially First Part of the Coastline" legend in the 1/1000 scale Implementation Zoning Plan approved on 24.01.1985. 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 documents that are legally required for the project are fully and accurately available.

According to the examinations made in Bodrum Municipality, the legal documents of the immovables in the dormitory complex on the parcel subject to valuation are as follows.

- 20.03.2020 dated and 1-13/158 numbered Architectural Project, which is attached to the Building License dated 20.03.2020 and numbered 1-13/158, is arranged separately for different blocks.

- **A Block**; 20.03.2020 dated, 2020/158-1 numbered, Renovation Building License has been examined and the document in question was issued for the library with a closed area of 95,38 sq m. There is a Certificate of Occupancy dated 03.06.2020 and numbered 2020/99-1 based on the said document. It has been observed

that there is a New Building License dated 23.11.2015 and numbered 2015/563-1 on the said Certificate of Occupancy.

- **B Block**; 20.03.2020 dated, 2020/158-2 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 59,01 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-2 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-2 on the said Certificate of Occupancy.

- **C Block**; 20.03.2020 dated, 2020/158-3 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 2.372,88 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-3 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-3 on the said Certificate of Occupancy.

- **D Block**; 20.03.2020 dated, 2020/158-4 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 729,62 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-4 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-4 on the said Certificate of Occupancy.

- **E Block**; 20.03.2020 dated, 2020/158-5 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 902,84 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-5 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-5 on the said Certificate of Occupancy.

- **F Block**; 20.03.2020 dated, 2020/158-6 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 2.048,32 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-6 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-6 on the said Certificate of Occupancy.

- **G Block**; 20.03.2020 dated, 2020/158-7 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 1.373,98 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-7 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-7 on the said Certificate of Occupancy.

- **H Block**; 20.03.2020 dated, 2020/158-8 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 714,34 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-8 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-8 on the said Certificate of Occupancy.

- **I Block**; 20.03.2020 dated, 2020/158-9 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 729,29 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-9 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-9 on the said Certificate of Occupancy.

- **J Blok;** 20.03.2020 dated, 2020/158-10 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 1.073,53 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-10 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-10 on the said Certificate of Occupancy.

- **K Blok;** 20.03.2020 dated, 2020/158-11 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 687,79 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-11 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-11 on the said Certificate of Occupancy.

- **L Blok;** 20.03.2020 dated, 2020/158-12 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 526,70 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-12 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-11 on the said Certificate of Occupancy.

- **M Blok;** 20.03.2020 dated, 2020/158-13 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 1.170,68 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-13 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-13 on the said Certificate of Occupancy.

- **N Blok;** 20.03.2020 dated, 2020/158-14 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 1.095,96 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-14 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-14 on the said Certificate of Occupancy.

- **O Blok;** 20.03.2020 dated, 2020/158-15 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 490,86 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-15 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-15 on the said Certificate of Occupancy.

- **P Blok;** 20.03.2020 dated, 2020/158-16 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 701,34 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-16 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-16 on the said Certificate of Occupancy.

- **R Blok;** 20.03.2020 dated, 2020/158-17 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 460,31 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-17 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-17 on the said Certificate of Occupancy.

- **S Blok;** 20.03.2020 dated, 2020/158-18 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 713,54 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-18 based on the said

document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-18 on the said Certificate of Occupancy.

- **T Block;** 20.03.2020 dated, 2020/158-19 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 271,32 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-19 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-19 on the said Certificate of Occupancy.

- **U Block;** 20.03.2020 dated, 2020/158-20 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 790,57 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-20 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-20 on the said Certificate of Occupancy.

- **V Block;** 20.03.2020 dated, 2020/158-21 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 370,37 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-21 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-21 on the said Certificate of Occupancy.

- **Y Block;** 20.03.2020 dated, 2020/158-22 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 374,06 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-22 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-22 on the said Certificate of Occupancy.

- **Z Block;** 20.03.2020 dated, 2020/158-23 numbered, Renovation Building License has been examined and the document in question has been issued for an office and workplace with a closed area of 975,46 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-23 based on the said document. It has been observed that there is a New Building License dated 23.11.2015 and numbered 2015/563-23 on the said Certificate of Occupancy.

- **Retaining Wall;** 20.03.2020 dated 20.03.2020, numbered 2020/158-24, Renovation Building License has been examined and there is a Certificate of Occupancy Permit dated 03.06.2020, numbered 2020/99-24 based on the said document. It has been observed that there is a New Building License dated 23.11.2015, numbered 2015/563-24 on the said Certificate of Occupancy.

- **Technical Units;** 20.03.2020 dated 20.03.2020, numbered 2020/158-25, Renovation Building Permit has been examined and the document in question has been issued for a common area with a closed area of 1.564 sq m. There is a Certificate of Occupancy Permit dated 03.06.2020 and numbered 2020/99-25 based on the said document. It has been observed that there is a New Building Licence dated 23.11.2015 and numbered 2015/563-25 on the said Certificate of Occupancy.

Bodrum Municipality Zoning Archive does not have any demolition decision, criminal proceedings, etc. documents belonging to the immovable.

No. 1533, dated 18.04.2012, 91 rooms (2 beds), 1 physically disabled room (2 beds), total: 92 rooms-184 beds, open a la carte restaurant for 60 people, pool, bar, lobby bar, vitamin bar, open bar, restaurant for 56 people, outdoor swimming pool, sauna, steam room, massage unit (3 units), gymnasium, game room for 15 people, TV lounge, special service room for 10 people (36 units), sales unit, indoor car park for 50 vehicles.

5.3.1 Legal and Current Situation Analysis of Immovables

According to the project, the building areas and usage types have been determined, and as a result of the measurements taken on site and observations made, it has been observed that the hotel structure on the parcel is compatible with the architectural project in terms of gross usage area.

5.3.2 Information On Whether There Are Any Changes In The Buildings That Require A New Licence To Be Obtained 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 Building Inspection Organisation and Transactions

The project where 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 inspection of the immovable was carried out by Halikarnas Yapı Denetim Ltd. Şti. operating at Konacık Mahallesi Atatürk Bulvarı, No:301/E Bodrum / MUĞLA.

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 in digital format.

5.3.5 Explanation that the Detailed Information and Plans Regarding the Project and the Value in question are entirely related to the Existing Project, and that the value to be found in case of the implementation of a different project may be different

This valuation report has not been prepared for project appraisal.

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-020 has been prepared for the immovable subject to valuation.

Report No	Date	Value of the Immovable (TRY)	Experts Signing the Report
SM-24-SPK-020	03.07.2024	1.517.240.000.-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

Among the immovables in question, Block A, dated 28.01.2020, document number Y244891AF3AE8, dated 28.01.2020, is in B class, Block B, dated 28.01.2020, document number Y244883F671F9, dated 28.01.2020, is in B class, Block C, dated 28. 01.01.2020, document number Y2448BA04FB06, dated 28.01.2020, belonging to Block D, document number Y24480A5DD397, dated 28.01.2020, belonging to Block E, with B class feature, 28. 01.01.2020, dated 28.01.2020, document number Y244887F6A5E5, class B property, belonging to Block F, dated 28.01.2020, document number Y24481E6BC70D, class B property, belonging to Block G, dated 28.01.2020, document number Y2448689F894A, class B property, belonging to Block H, dated 28.01.2020, document number Y244850706032, class B property, belonging to Block I, dated 28.01. 2020, document number Y244878865770, dated 28.01.2020, belonging to Block J, document number Y244803D49FC7, dated 28.01.2020, belonging to Block K, dated 28.01. 2020, document number Y24487CB37DCF, dated 28.01.2020, B class specialty, belongs to Block L, document number Y244823C1BFCF, dated 28.01.2020, B class specialty, belongs to Block M, document number

Y244875F1E65C, dated 28.01.2020, B class specialty, belongs to Block N, dated 28. 01.01.2020, document number Y2448999F94D7, B class feature, belongs to O Block, dated 28.01.2020, document number Y24489F04E79A, B class feature, belongs to P Block, dated 28.01.2020, document number Y2448BC55B4D3, B class feature, belongs to R Block, dated 28.01.2020, document number Y244823CE871E, B class feature, belongs to S Block, dated 28.01.2020 document number Y2448B20846E4, B class feature, belongs to T Block, dated 28.01.2020 document number Y244886E57C50, B class feature, belongs to U Block, dated 28.01.2020 document number Y2448D747C983, B class feature, belongs to V Block, dated 28.01.2020 document number Y2448224B5C37, B class feature, belongs to Y Block, dated 28.01.2020 document number Y24484232056E, B class feature, belongs to Z Block, dated 28.01.2020 document number Y244817DDB5EB energy identity certificate.

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 in the nature of "Forest" and there is a hotel facility on it.

5.3.9 If the Subject of Valuation is Surface Right or Timeshare, Information on Whether There Are Any Restrictions on the Transferability of Surface Right and Timeshare Rights, Except Those Arising Directly from the Provisions of the Law Specific to Contracts

The owner of the immovable subject to valuation is the General Directorate of Foundations and a right of override has been established by Akfen Gayrimenkul Yatırım Ortaklığı A.Ş. for 49 years. The aforementioned overriding right is registered in favor of Akfen Gayrimenkul Yatırım Ortaklığı A.Ş. Starting on 01.10.2012, the overriding right will expire on 21.12.2067 with the extension of time.

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

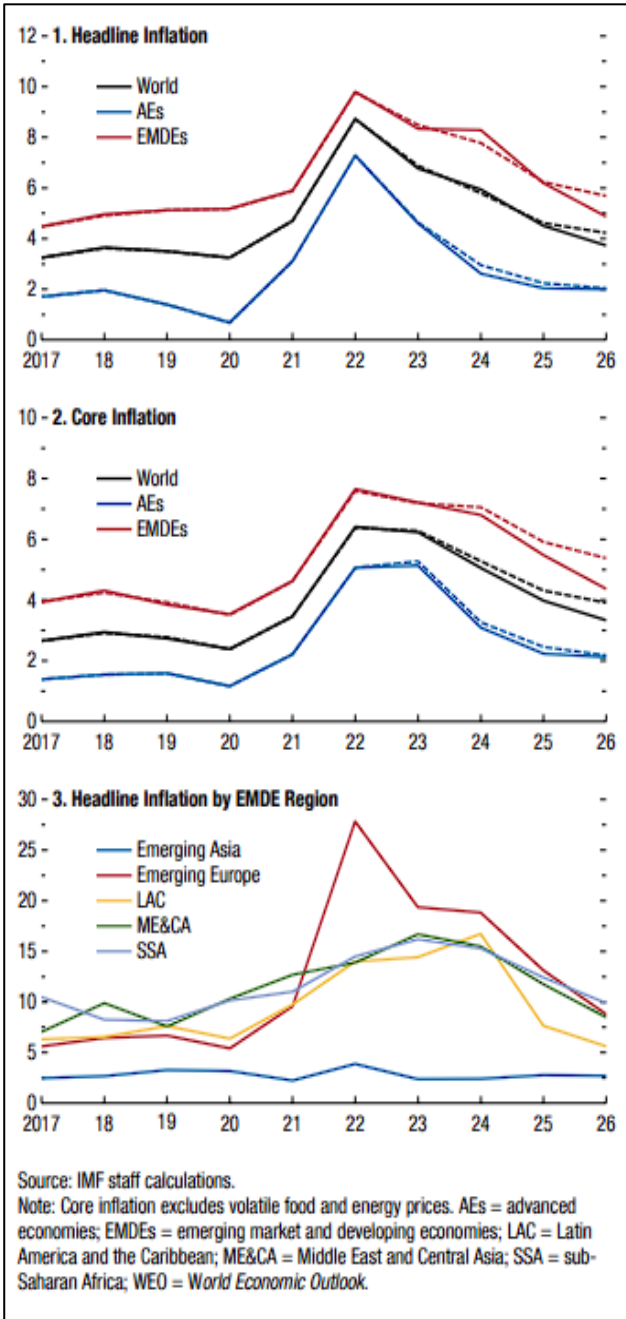
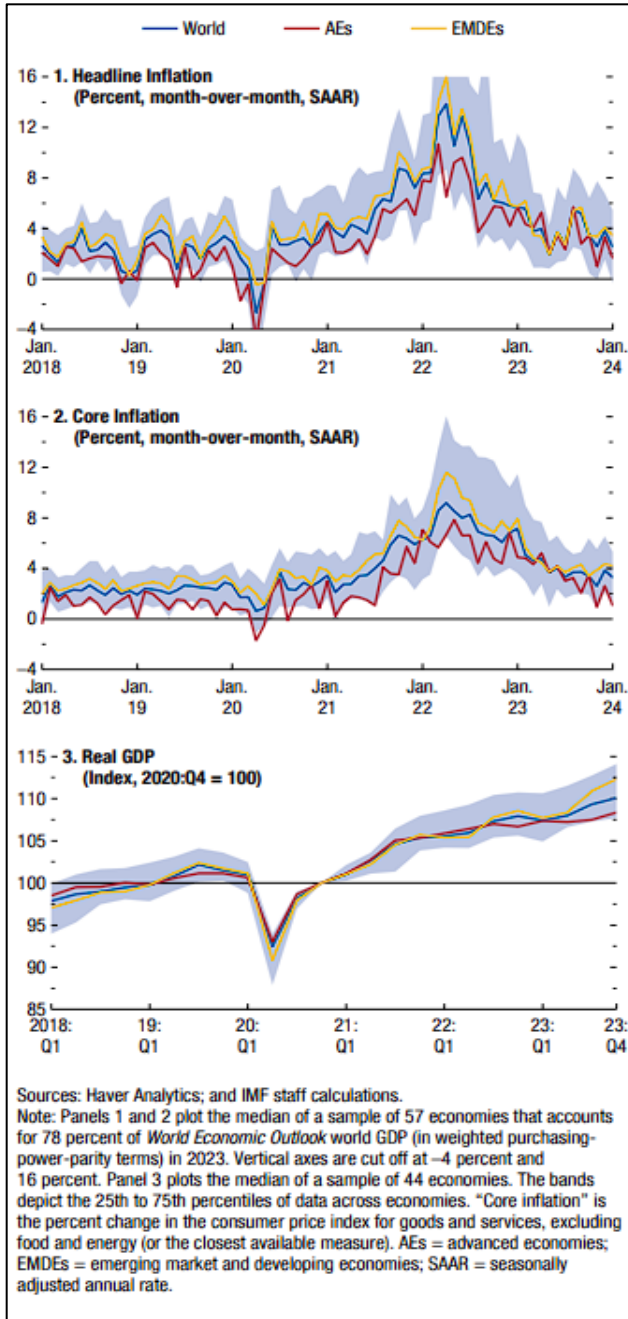
Throughout 2023, the primary problem in the global economy was inflation and the measures taken against it. A similar trend continued in the first quarter of 2024. In order to reduce inflationary pressure, many central banks, particularly those of advanced economies, continued to implement tight monetary 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

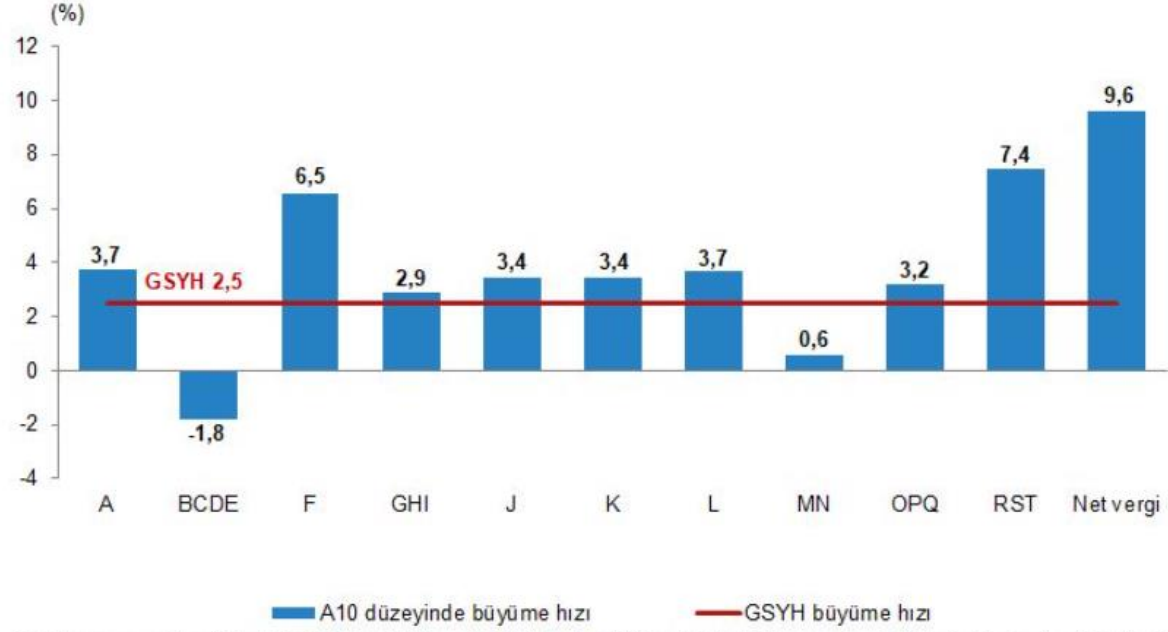
6.1.2 Turkish Economy - Macro Indicators

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:

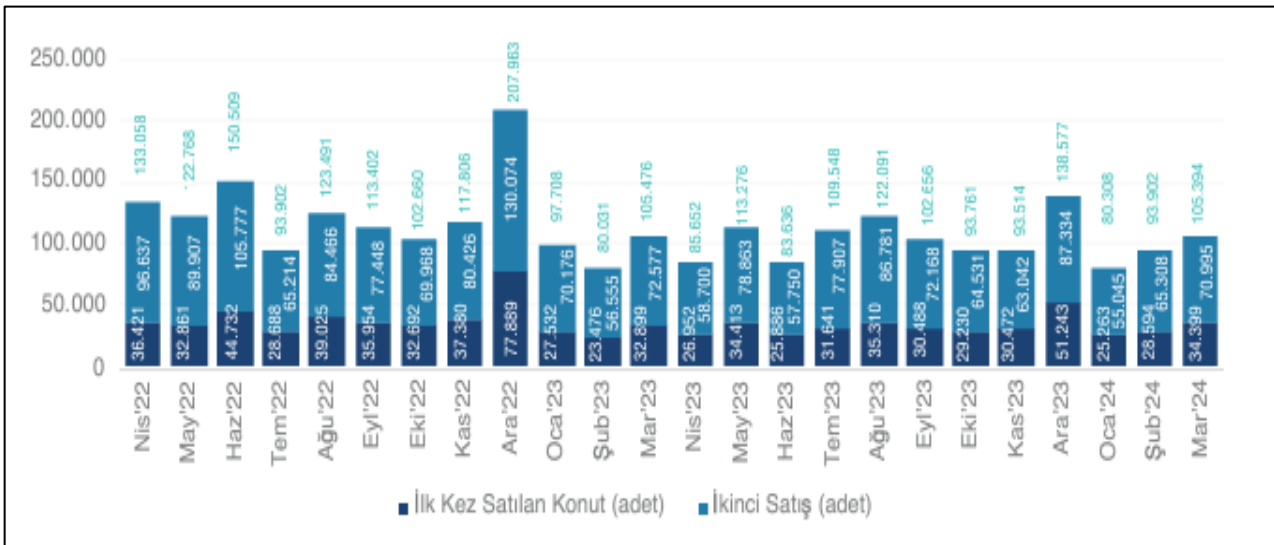
In the first quarter of 2024, house sales decreased by 1.3% compared to the same quarter of the previous year and by 14.3% compared to the previous quarter to 279,604 units. With these results, house sales in the 1st quarter of 2024 were recorded as the lowest number of sales in the last twelve quarters.

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)

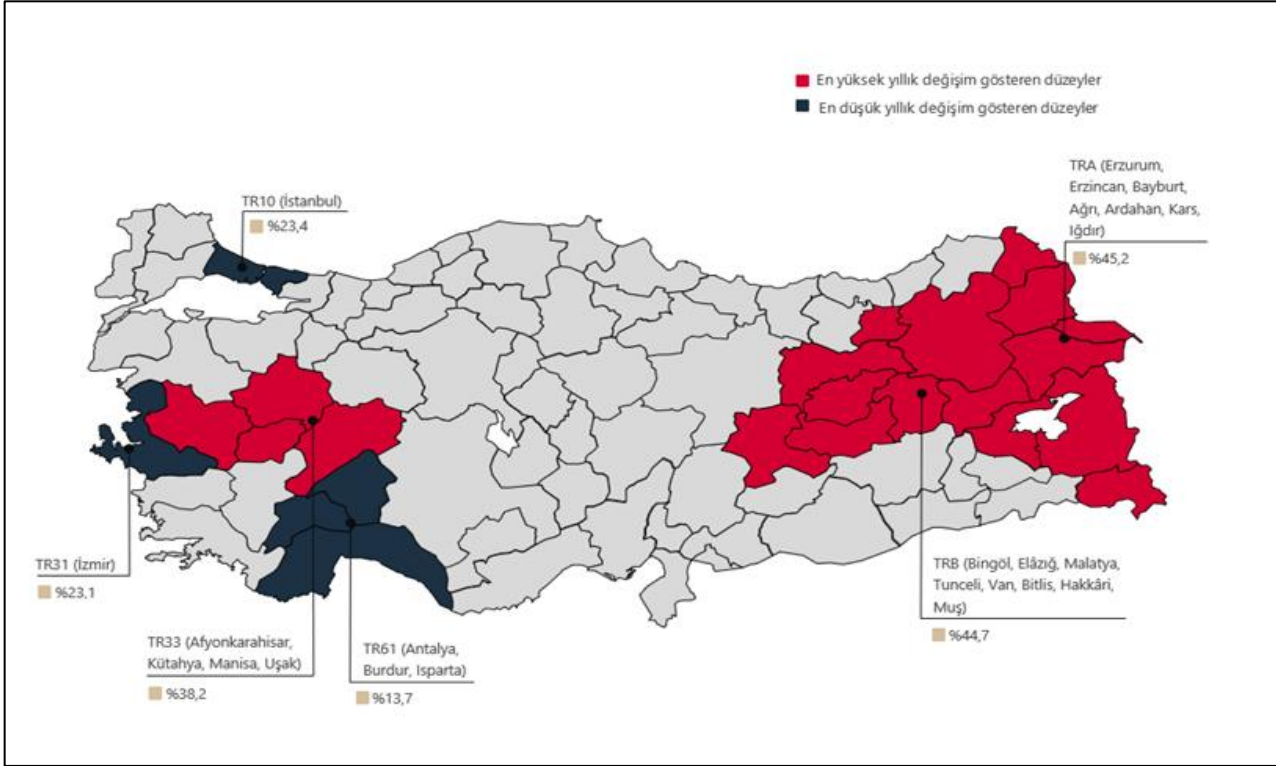






The monthly interest rate rose to 3.01% at the end of the third quarter of 2023 and ended the last quarter of the year at 2.96%. At the end of the first quarter of 2024, the monthly interest rate was 3.03%. Similarly, the annual interest rate increased to 42.79% in the third quarter of 2023 and ended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

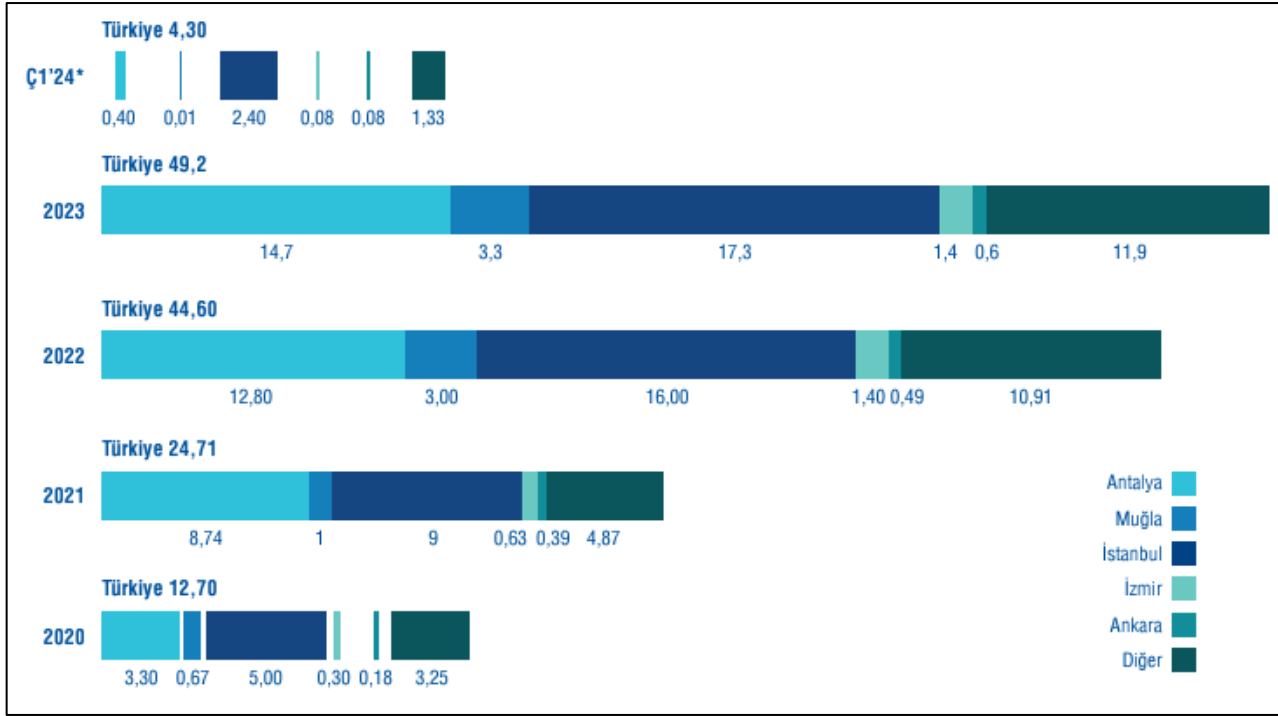
In 2023, the occupancy rate decreased (0.3%) compared to the previous year (2022) and is 66.6% in Turkey. Room rates in 2023 are 117.34 Euro in Turkey as a whole, with a decrease (0.2%) compared to 2022. Considering the 2020 performance indicators, it is observed that the average realised room rates 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%.

YILLAR	TOPLAM					VATANDAŞ ¹	
	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 Istanbul, 9.3% to Antalya and 1.9% to Ankara. These three cities were followed by Izmir 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).

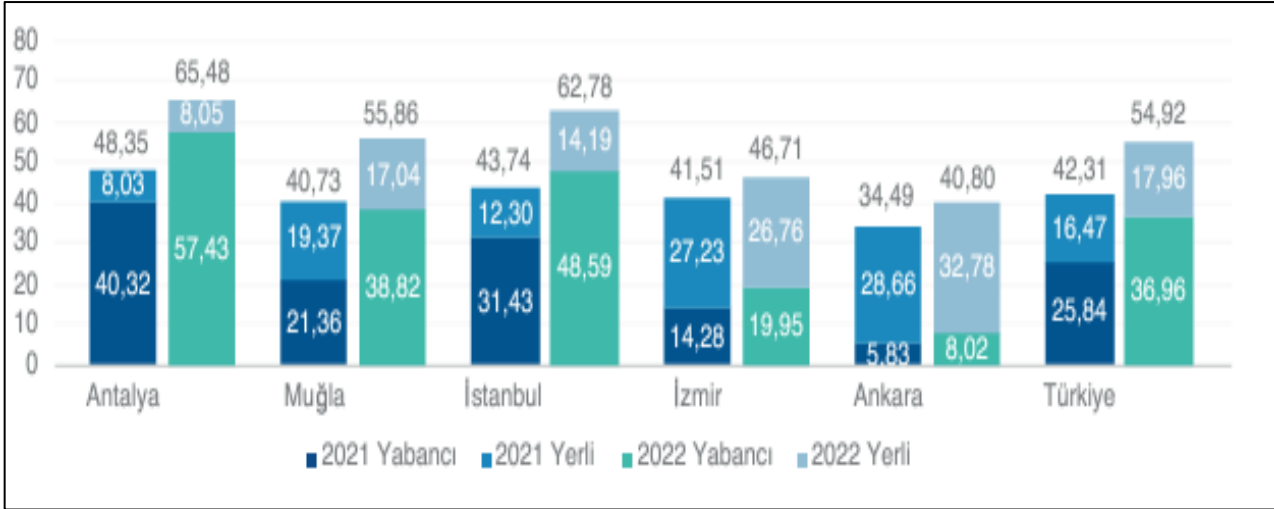
Tourism revenues increased by 5.4% yoy in the first quarter of January, February and March and reached 8 billion 784 million 800 thousand USD. 21% of tourism revenue was generated from non-resident citizens visiting Turkey.

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.

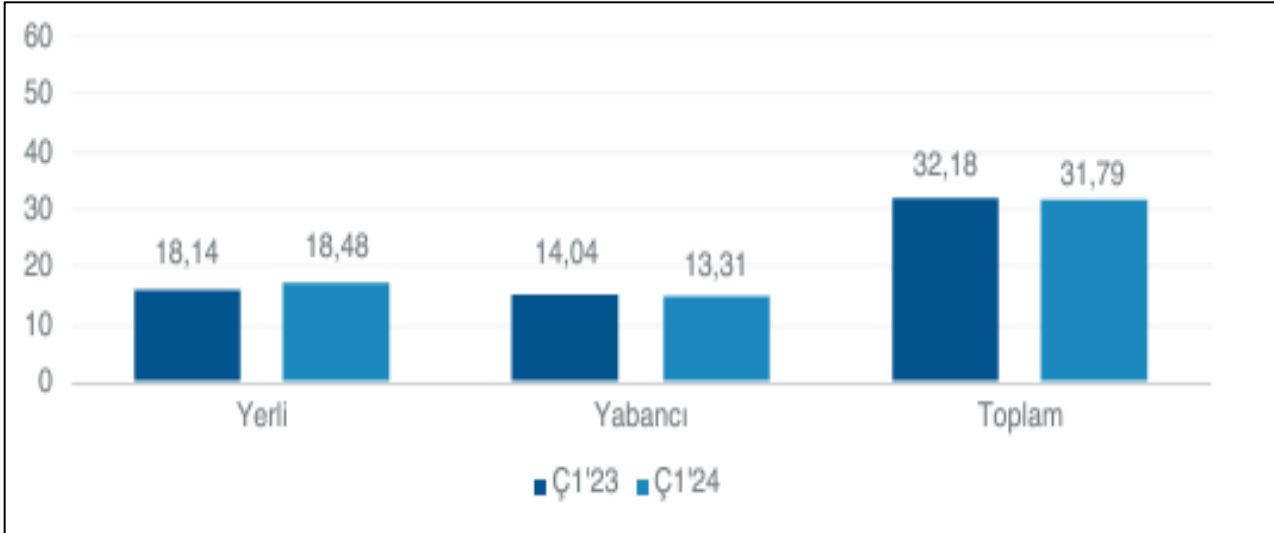
Hotel Occupancy Rate and Average Daily Room Rate:

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%.

Analysis of the Region where the Valuation Subject Hotel is Located

The hotel subject to valuation is in the concept of a summer hotel and is located close to the sea, in the region preferred for summer season vacation.

In close proximity to the immovable, there are villa sites, summer residences and hotels with the same concept as the subject immovable. The region where the immovable is located is in the center of attraction for tourism and is close to locations such as Türkbükü, Torba Bay, Twin Islands, Küçükbük Güvercinlik Bay.

The hotels located close to the sea in the region generally have private beach use and there are restaurants, bars and social facilities within the hotels.

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

Location	Accommodation Types	2025 Season Prices (€)	Details
Mandarin Oriental	Room, Suite, Villa (50 sq m - 500 sq m)	2.550 € – 18.250 €	- All inclusive service -Beachfront location -Ultra luxury -Alcohol service available
The Norm Collection Door'a	Room, Suite, Villa (20 sq m - 40 sq m)	28.000 TRY – 257.280 TRY (767 € - 7.052 €)	- All inclusive service -Beachfront location -Ultra luxury -Alcohol service available
Rixos Premium Bodrum	Room, Suite, Villa (32 sq m - 90 sq m)	756 € – 11.775 €	- All inclusive service -Beachfront location -Ultra luxury -Alcohol service available



6.2 FACTORS THAT ADVERSELY AFFECT OR LIMIT THE VALUATION PROCESS

In the valuation of the immovables, 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 IMMOVABLES			
Electricity	✓	Water	✓
Sewerage	✓	Heating System	✓
Elevator	✓	Air Conditioning System	✓
Indoor Parking	x	Fire Escape	x
Generator	✓	Closed Circuit Camera System	✓
Indoor Swimming Pool	x	Social Facility	✓
Other Specificatins:-			

In the valuation of the technical features of the immovables 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 immovables 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

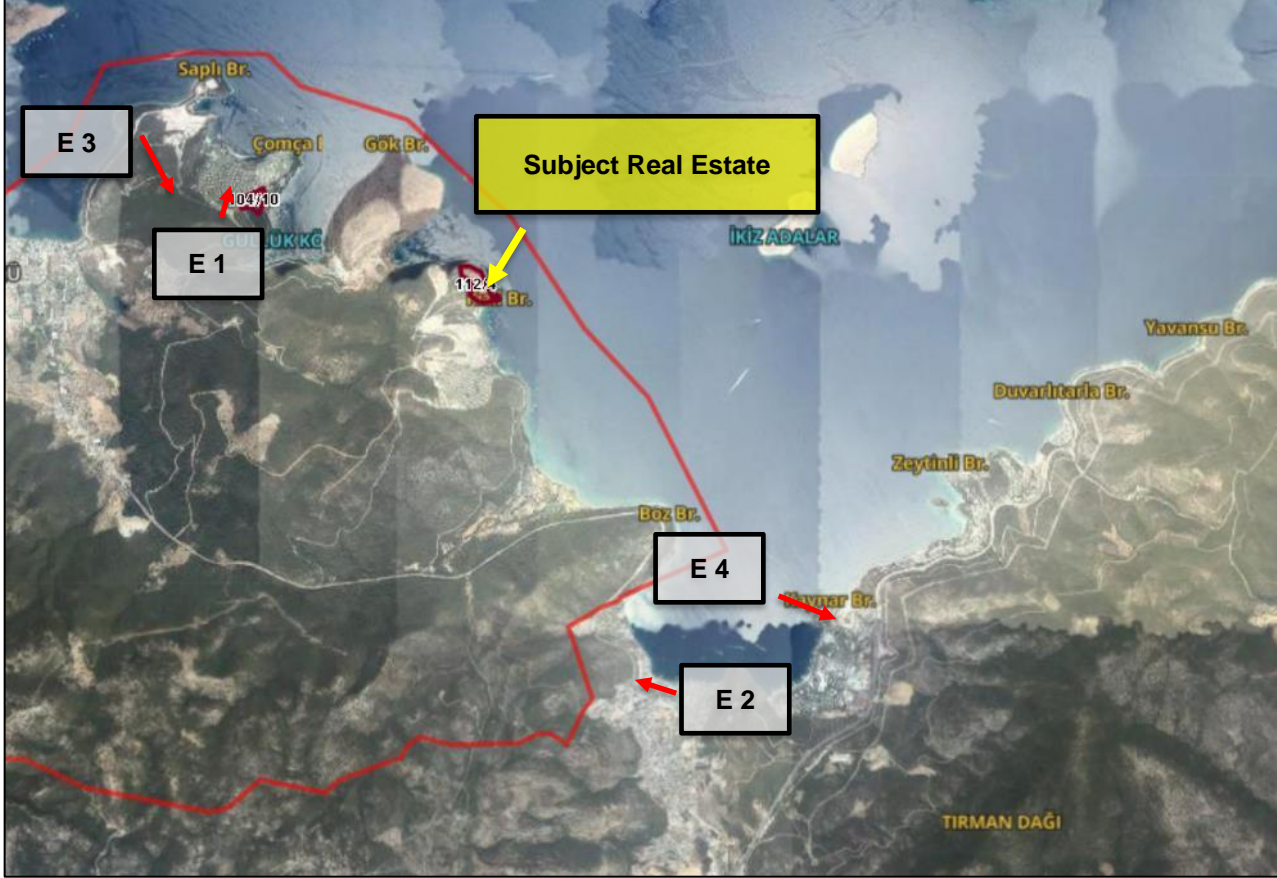
The following data were obtained from the researches conducted in the vicinity of the immovable subject to valuation.

Comparable 1: Muğla Province, Bodrum District, Göl Neighborhood, 41.747,60 sq m surface area, 104 block 10 parcel numbered, facing the sea, with the "Partially Tourism Facility Area" legend, with the same construction conditions as the immovable subject to the report with the "Partially Day Use Facility Area" legend, and the declared land, which has been informed that the zoning plan has been canceled in the current situation, was sold in November 2022 for 43.751.000 USD (average dollar rate for November 2022: 18,60.-TRY, Sales Price of the Immovable: ~ 813,768,600.-TRY).

Comparable 2: A price of 1.485.000.000. TRY is requested for the land with a surface area of 45.598 m², no information on the island parcel, declared to have a sea front, with the 'Tourism Facility Area' legend, with E:0,30 construction conditions in Torba Neighbourhood, Bodrum District, Muğla Province.

Comparable 3: A price of 215.000.000.000.-TRY is requested for the land which is declared to be 5.000 m² in Muğla Province, Bodrum District, Göl Neighbourhood, with a surface area of 5.000 m², no island parcel information is given, it is close to the sea, with the 'Residential Area' legend, E: 0,20, Hmax: 6,50 m construction conditions. It is thought that the requested price is high. In the interview with the real estate office official who has the real estate in its portfolio, it was informed that it could find a buyer around 180.000.000 TL.

Comparable 4: Muğla Province, Bodrum District, Yalıkavak Neighborhood, 22.000 sq m of land with a surface area of 22.000 sq m, with the “Tourism Facility Area” legend, which is declared to have FAR: 0,45 construction conditions, which is declared to be approximately 750 meters from the sea, which is declared to have 22.000.000.000.-USD in October 2022 (average dollar exchange rate in October 2022: 18,60 TRY, Sales Price of the Immovable: ~ 409.200.000.-TRY).



Evaluation of Comparables:

In the Market Value Analysis, existing market information was utilized, price adjustments were made within the framework of the criteria that may affect the market value by taking into account the similar immovables that have been recently marketed and sold / rented in the region, and the land sales unit prices for the subject real estate were determined by taking into account the error / error and bargaining shares in the usage areas declared in the precedents. The precedents found were compared within the criteria such as location, size, usage function, zoning conditions, and real estate marketing firms and owners were interviewed for the current evaluation of the real estate market in the vicinity; as well as the information in our office was utilized.

Comparables are located in the same region with the immovable. The location, usage areas, bargaining shares, all positive and negative features of the real estate subject to valuation were taken into consideration in the valuation.

MARKET VALUE ANALYSIS					
	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Subject Real Estate
Neighborhood/Village / Location (m)	Göl	Torba	Göl	Yalıkavak	Göl
Block / Parcel	104/10	-	-	-	112/4
Area (sq m)	41.747,60	45.598,00	5.000,00	22.000,00	57.000,00
Sale Price (TRY)	813.768.600	1.485.000.000	215.000.000	409.200.000	
Negotiated Price (TRY)	813.768.600	1.350.000.000	190.000.000	409.200.000	
Zoning Status	TFA, FAR: 0,30, DRA: 0,03 (There is a plan cancellation)	TFA, FAR: 0,30	Housing, FAR: 0,20	TFA, FAR: 0,45	TFA; FAR: 0,30, DRA; FAR: 0,03
Unit Value (TRY/sq m)	19.493	29.607	38.000	18.600	
Time Goodwill	-125%	0%	0%	-125%	
Zoning Status Goodwill	0%	0%	-25%	15%	
Location Goodwill	0%	-25%	-45%	-50%	
Size Goodwill	10%	0%	30%	20%	
Adjusted Unit Value (TRY/sq m)	39.472	37.008	48.213	42.687	
Average Unit Value (TRY/sq m)	41.845,05				41.845,05
Subject Real Estate Value (TRY)					2.385.167.632,32
Rounded Value of Real Estate (TRY)					2.385.170.000

SURFACE RIGHT TIME TABLE	
Surface Right Establishment Date	1.10.2012
Duration of Surface Right	55 Yıl
Duration of Surface Right Number of Days	20169
Surface Right Expiry Date	21.12.2067
Valuation Date	31.12.2024
Number of Days Remaining Surface Right of Use as of the Valuation Date	15695
Surface Right Time of Use Percentage (%)	77,82%

Appraised Full Ownership Land Unit Value (TRY/sqm)	41.845,09
Land Area (sqm)	57.000
Total Value of Land (TRY)	2.385.170.000

Ratio of Surface Right Value	0,67
Percentage of Surface Right Remaining Useful Time (%)	77,82%
Land Unit Value Based on Surface Right (TRY/sqm)	21.709
Land Area (sqm)	57.000
Total Land Value Based on Surface Right (TRY)	1.237.385.531

There is a 49-year surface right contract on the subject property as of the starting date of 01.10.2012. It was registered to expire on 21.12.2067, with the addition of the definite allocation period of 6 years, 2 months and 19 days extended by the Ministry of Culture and Tourism in accordance with the Regulation on the Extension of the Term and Sale of Tourism Investments on Public Real Estate. Accordingly, the surface right period, which will begin on 01.10.2012, will expire on 21.12.2067. Article 64 of the Law on Fees No. 492 states that "In the calculation of the fees related to bare ownership and usufruct rights, one third of the registered value shall be allocated to bare ownership and two thirds to usufruct rights." Therefore, within the framework of the determination made in the Law on Fees, it seems appropriate to consider the fixed-term surface right value as approximately 2/3 of the land value. The surface right value calculated in this way is estimated as follows, taking into account the remaining time according to the contract.

Land Value Based on Surface Right

Real Estate	Gorss Area (sqm)	Unit Value (TRY/sqm)	Market Value (TRY)
Block 112, Parcel 4	57.000,01	21.709	1.237.385.531.-
Land Value (TRY)			1.237.385.531.-

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
Blocks 112 Parcel 4	57.000,00		19.497,92	1.111.381.288 TL
Structure Values	Closed Area	sqm unit price	Amortization Rate	Value
Accommodation Blocks	13.552	33.000	3%	433.799.520
Technical Volumes	1.564	18.500	3%	28.065.980
Social Areas	3.266	27.500	3%	87.120.550
Parking Lot, Shelter, etc.	1.919	18.500	3%	34.436.455
Landscaping, Infrastructure and External Miscellaneous Works				5.000.000
Structure Value Total				588.422.505
External and Miscellaneous Works				
Developer Profit, Goodwill				88.265.000
Land Value				1.237.385.531
Structure Value				588.422.505
External and Miscellaneous Works				88.265.000
Total Value (TRY)				1.914.073.036
Rounded Total Value (TRY)				1.914.070.000

**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 has been calculated as approximately 950 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:

- Bodrum Loft Hotel consists of 32 villas according to the tourism management certificate. The hotel is open 183 days between May 1 and October 31.
- Villa prices in the facility where the immovable is located vary in long and short term rentals, and the villa price for 2024 has been determined as 775 Eur for the year 2024, taking into account the researches carried out in the region and the data in the old periods.
- It has been informed that the occupancy rate of the hotel was 80% in the 6-month period in 2020 and approximately 93% in 2021. In the examinations made in the region, the occupancy rates in similar projects are around 90% on average, and taking into account the past data and concept of the immovable, it is accepted and reflected in the projection as 95% during the operation of the facility in 2024 and 97% in the following years.
- Due to the use of foreign currency in the calculations, it is projected that the price increase rates will remain constant at 5% for the first year and 3% for the following years, taking into account the increases in exchange rates, real estate developments in the region where the hotel is located and the realizations of the hotel.
- Considering the hotel's operating principle and non-accommodation revenues (such as restaurant and bar, spa-welness, babysitting, dry cleaning and organizations), the other income rate was determined. As a result of the hotel's previous years' data and research, it is estimated that the other income rate will be approximately 75% of the hotel's total room revenue.
- Gross operating profit is calculated by subtracting 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 33% in 2025 and increase, reaching 46% in 2033 and remaining constant in the following years.

Genel Varsayımlar:

- 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 1,19-2,19 %. In the income analysis, the discount rate was taken as 9% with the sum of the risk-free rate of return and the risk premium.

- According to the Top Right agreement, the land rent is based on the budgeted figure of 3.595.862.-TL for the year 2025.
- 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 VAT)	775,00																	
Other Income Rate	75,00%																	
Removal	1,00%																	
Rate of Increase (First year)	5,0%																	
Rate of Increase (Subsequent years)	3,0%																	
CASH FLOW																		
Project Cash Flow (EUR)	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Years	31.12.2024	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	31.12.2035	31.12.2036	31.12.2037	31.12.2038	31.12.2039	31.12.2040	31.12.2041
Hotel Function																		
Total Number of Rooms (Number)	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Number of Open Days (Days)	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00
Annual Room Capacity	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508
Occupancy Rate (%)	95,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%
Rooms Sold (Units)	5.233	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343
Room Rate (EUR)	813,75	854,44	897,18	924,07	951,80	980,36	1.009,76	1.040,05	1.071,26	1.103,39	1.136,49	1.170,59	1.205,71	1.241,88	1.279,13	1.317,51	1.357,03	1.396,78
Room Revenues (EUR)	4.258.028	4.565.054	4.793.307	4.937.106	5.085.220	5.237.778	5.394.910	5.556.797	5.723.459	5.895.163	6.072.298	6.254.179	6.441.804	6.635.068	6.834.116	7.039.133	7.250.307	7.472.085
Other Income (EUR)	3.193.521	3.423.791	3.594.980	3.702.830	3.813.915	3.928.332	4.046.182	4.167.568	4.292.595	4.421.372	4.554.014	4.690.434	4.831.353	4.976.294	5.125.562	5.279.350	5.437.730	5.597.551
Total Hotel Revenues (EUR)	7.451.549	7.988.845	8.388.287	8.639.936	8.899.135	9.166.108	9.441.092	9.724.365	10.016.054	10.316.536	10.626.312	10.944.613	11.273.157	11.611.352	11.959.682	12.318.483	12.688.039	13.069.636
Gross Profitability Ratio-GOP (%)	33,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%
Gross Profitability (EUR)	2.459.011	2.796.096	3.103.666	3.369.575	3.648.845	3.941.427	4.154.080	4.375.946	4.607.385	4.845.606	5.092.975	5.354.614	5.631.222	5.923.222	6.236.562	6.575.562	6.949.862	7.358.862
Operating Expense Ratio (%)	67,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%
Operating Expenses (EUR)	4.992.538	5.192.749	5.284.621	5.270.361	5.250.289	5.224.682	5.287.011	5.348.378	5.408.669	5.467.929	5.526.337	5.583.999	5.640.944	5.697.138	5.752.562	5.807.250	5.861.504	5.915.544
Total Operating Expenses (EUR)	74.515	79.888	83.883	86.399	88.891	91.661	94.411	97.243	100.161	103.165	106.260	109.448	112.732	116.114	119.597	123.185	126.880	130.680
Building Insurance (EUR/2%)	124.262	126.347	128.474	130.643	132.856	135.113	137.415	139.762	142.155	144.594	147.079	149.609	152.184	154.803	157.466	160.173	162.924	165.724
Property Tax (EUR/2%)	14.028	14.309	14.595	14.887	15.185	15.489	15.798	16.114	16.437	16.765	17.101	17.443	17.791	18.147	18.510	18.880	19.258	19.643
Annual Cost of Split of Wage	87.883	89.841	91.838	93.875	95.952	98.071	100.233	102.437	104.683	106.971	109.301	111.673	114.087	116.543	119.041	121.581	124.163	126.785
Total Hotel Expenses (EUR)	0	5.283.227	5.493.139	5.593.411	5.586.165	5.573.474	5.555.016	5.534.889	5.509.937	5.476.111	5.432.442	5.379.832	5.318.431	5.256.437	5.193.962	5.131.107	5.067.873	5.004.588
Net Income (EUR)	0	2.168.322	2.495.711	2.794.877	3.053.771	3.325.661	3.611.093	3.816.223	4.036.387	4.253.943	4.468.381	4.679.761	4.887.722	5.092.919	5.295.562	5.495.733	5.692.166	5.888.048
Net Cash Flows	0	2.168.322	2.495.711	2.794.877	3.053.771	3.325.661	3.611.093	3.816.223	4.036.387	4.253.943	4.468.381	4.679.761	4.887.722	5.092.919	5.295.562	5.495.733	5.692.166	5.888.048

31.12.2042	31.12.2043	31.12.2044	31.12.2045	31.12.2046	31.12.2047	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	31.12.2059	31.12.2060	31.12.2061	31.12.2062	31.12.2063	31.12.2064	31.12.2065	31.12.2066	31.12.2067
36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00	153,00
5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508	5.508
95,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%	97,00%
5.233	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343	5.343
813,75	854,44	897,18	924,07	951,80	980,36	1.009,76	1.040,05	1.071,26	1.103,39	1.136,49	1.170,59	1.205,71	1.241,88	1.279,13	1.317,51	1.357,03	1.397,51	1.439,08	1.481,75	1.525,44	1.570,17	1.615,94	1.662,76	1.710,64	1.759,57
4.258.028	4.565.054	4.793.307	4.937.106	5.085.220	5.237.778	5.394.910	5.556.797	5.723.459	5.895.163	6.072.298	6.254.179	6.441.804	6.635.068	6.834.116	7.039.133	7.250.307	7.467.549	7.690.845	7.919.287	8.153.891	8.394.656	8.641.591	8.894.706	9.154.101	9.419.776
3.193.521	3.423.791	3.594.980	3.702.830	3.813.915	3.928.332	4.046.182	4.167.568	4.292.595	4.421.372	4.554.014	4.690.434	4.831.353	4.976.294	5.125.562	5.279.350	5.437.730	5.602.701	5.774.264	5.952.419	6.137.174	6.328.529	6.525.484	6.728.039	6.936.194	7.149.959
7.451.549	7.988.845	8.388.287	8.639.936	8.899.135	9.166.108	9.441.092	9.724.365	10.016.054	10.316.536	10.626.312	10.944.613	11.273.157	11.611.352	11.959.682	12.318.483	12.688.039	13.068.250	13.459.015	13.860.334	14.272.207	14.694.736	15.128.021	15.572.060	16.026.861	16.492.422
33,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%	35,00%
2.459.011	2.796.096	3.103.666	3.369.575	3.648.845	3.941.427	4.154.080	4.375.946	4.607.385	4.845.606	5.092.975	5.354.614	5.631.222	5.923.222	6.236.562	6.575.562	6.949.862	7.355.562	7.792.562	8.260.562	8.760.562	9.292.562	9.847.562	10.425.562	11.026.562	11.650.562
67,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%	65,00%
4.992.538	5.192.749	5.284.621	5.270.361	5.250.289	5.224.682	5.287.011	5.348.378	5.408.669	5.467.929	5.526.337	5.583.999	5.640.944	5.697.138	5.752.562	5.807.250	5.861.179	5.915.250	5.969.473	6.023.848	6.078.375	6.133.056	6.187.891	6.242.881	6.297.926	6.353.031
74.515	79.888	83.883	86.399	88.891	91.661	94.411	97.243	100.161	103.165	106.260	109.448	112.732	116.114	119.597	123.185	126.880	130.583	134.295	138.016	141.746	145.485	149.233	152.990	156.756	160.531
124.262	126.347	128.474	130.643	132.856	135.113	137.415	139.762	142.155	144.594	147.079	149.609	152.184	154.803	157.466	160.173	162.924	165.675	168.426	171.177	173.928	176.679	179.430	182.181	184.932	187.683
14.028	14.309	14.595	14.887	15.185	15.489	15.798	16.114	16.437	16.765	17.101	17.443	17.791	18.147	18.510	18.880	19.258	19.645	20.032	20.419	20.806	21.193	21.580	21.967	22.354	22.741
87.883	89.841	91.838	93.875	95.952	98.071	100.233	102.437	104.683	106.971	109.301	111.673	114.087	116.543	119.041	121.581	124.163	126.745	129.327	131.909	134.491	137.073	139.655	142.237	144.819	147.401
0	5.283.227	5.493.139	5.593.411	5.586.165	5.573.474	5.555.016	5.534.889	5.509.937	5.476.111	5.432.442	5.379.832	5.318.431	5.256.437	5.193.962	5.131.107	5.067.873	5.004.579	4.941.285	4.877.991	4.814.697	4.751.403	4.688.109	4.624.815	4.561.521	4.498.227
0	2.168.322	2.495.711	2.794.877	3.053.771	3.325.661	3.611.093	3.816.223	4.036.387	4.253.943	4.468.381	4.679.761	4.887.722	5.092.919	5.295.562	5.495.733	5.692.166	5.888.599	6.084.932	6.281.265	6.477.598	6.673.931	6.870.264	7.066.597	7.262.930	7.459.263
0	2.168.322	2.495.711	2.794.877	3.053.771	3.325.661	3.611.093	3.816.223	4.036.387	4.253.943	4.468.381	4.679.761	4.887.722	5.092.919	5.295.562	5.495.733	5.692.166	5.888.599	6.084.932	6.281.265	6.477.598	6.673.931	6.870.264	7.066.597	7.262.930	7.459.263

VALUATION TABLE			
Risk Free Rate Ratio	7,31%	7,31%	7,31%
Risk Premium	1,19%	1,69%	2,19%
Reduction Rate	8,50%	9,00%	9,50%
Total Present Value (EUR)	51.114.681	47.664.388	44.569.744
Approximate Total Present Value (EUR)	51.110.000	47.660.000	44.570.000
Total Present Value (TRY)	1.877.759.160	1.751.008.475	1.637.323.043
Approximate Total Present Value (TRY)	1.877.760.000	1.751.010.000	1.637.320.000

VALUE OF THE IMMOVABLE ACCORDING TO CASH FLOW (EUR)	47.660.000
FINAL VALUE OF THE IMMOVABLE (EUR)	47.660.000
FINAL VALUE OF THE IMMOVABLE (TRY)	1.751.010.000
ANNUAL RENTAL VALUE FOR THE IMMOVABLE PROPERTY (EUR)	1.970.000
ANNUAL RENTAL VALUE THE IMMOVABLE (TRY)	72.450.000
EXCHANGE RATE 31.12.2024 CBRT (1€)	36,7362

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.

Analizi Valuation Analysis of Joint or Divided Portions

The immovable subject to the report, located in Bodrum District, Göl Neighborhood, with a land area of 57.000,01 sq m, parcel number 112, block 4, "FOREST" qualified immovable, "Holiday Village with 32 Villas and Social Areas, operated under the name of Bodrum Loft", belongs to Akfen Gayrimenkul Yatırım Ortaklığı A.Ş. The right of overriding which will expire on 21.12.2067 with the extension of time.

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)	1.751.010.000.-	2.101.210.000.-
	One billion seven hundred and fifty-one million ten thousand Turkish Lira	Two billion one million two hundred and ten thousand Turkish Lira
Annual Rental Value (TRY)	72.450.000.-	86.940.000.-
	Seventy-two million four hundred and fifty thousand Turkish Lira	Eighty-six million, nine hundred and forty thousand Turkish Lira

MARKET VALUE (EUR)		
Immovable	Market Value (EUR)	Market Value (Including VAT*) (EUR)
Immovable Value (EUR)	47.660.000.-	57.190.000.-
	Forty-seven million six hundred and sixty thousand Euro	Fifty-seven million one hundred and ninety thousand Euro
Annual Rental Value (EUR)	1.970.000.-	2.365.000.-
	One millionnine hundred and seventy thousand Euro	Two million three hundred and sixty-five thousand Euro

* CBRT Foreign Exchange Buying Rate as of the valuation date: 35,1284.

(*) 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
Lisans No: 924076

Appraiser
Merve GÜNEŞ
Lisans No: 409249

Responsible Appraiser
Mehmet ÖZTÜRK
Lisans 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

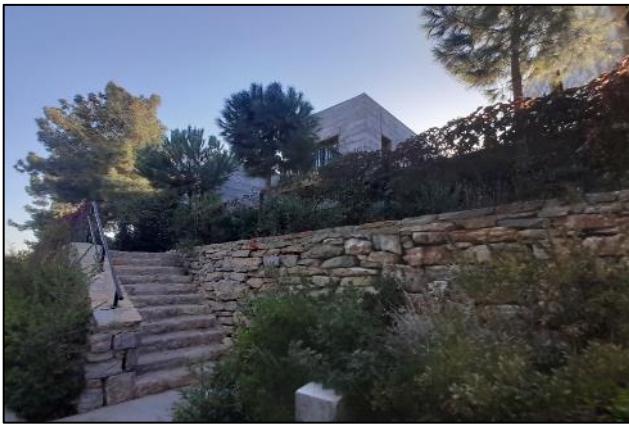














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EMSALE DAHİL OLAN ALAN

YAPILAR	MAHAL ADI	BODRUM KATLARI	EMSALE HESABI	TOPLAM
G BLOK	KONAK ÜNİ (bodrum kat)	0,00	314,70 m²	314,70 m²
F BLOK	KONAK ÜNİ (bodrum kat)	0,00	431,66 m²	431,66 m²
E BLOK	KONAK ÜNİ (bodrum kat)	0,00	339,35 m²	339,35 m²
J BLOK	KONAKLAMA ÜNİTELERİ	0,00	407,14 m²	407,14 m²
I BLOK	KONAKLAMA ÜNİTELERİ	0,00	394,91 m²	394,91 m²
H BLOK	KONAKLAMA ÜNİTELERİ	0,00	397,62 m²	397,62 m²
L BLOK	KONAKLAMA ÜNİTELERİ	0,00	201,30 m²	201,30 m²
M BLOK	KONAKLAMA ÜNİTELERİ	0,00	401,01 m²	401,01 m²
S BLOK	KONAKLAMA ÜNİTELERİ	0,00	271,49 m²	271,49 m²
T BLOK	KONAKLAMA ÜNİTELERİ	0,00	107,44 m²	107,44 m²
Y BLOK	KONAKLAMA ÜNİTELERİ	0,00	209,02 m²	209,02 m²
U BLOK	KONAKLAMA ÜNİTELERİ	0,00	277,08 m²	277,08 m²
V BLOK	KONAKLAMA ÜNİTELERİ	0,00	197,17 m²	197,17 m²
W BLOK	KONAKLAMA ÜNİTELERİ	0,00	390,33 m²	390,33 m²
K BLOK	KONAKLAMA ÜNİTELERİ	0,00	290,5 m²	290,5 m²
O BLOK	KONAKLAMA ÜNİTELERİ	0,00	190,67 m²	190,67 m²
P BLOK	KONAKLAMA ÜNİTELERİ	0,00	274,93 m²	274,93 m²
V BLOK	KONAKLAMA ÜNİTELERİ	0,00	145,93 m²	145,93 m²
Z BLOK	KONAKLAMA ÜNİTELERİ	0,00	360,94 m²	360,94 m²
			TOPLAM	9.671,73 m²

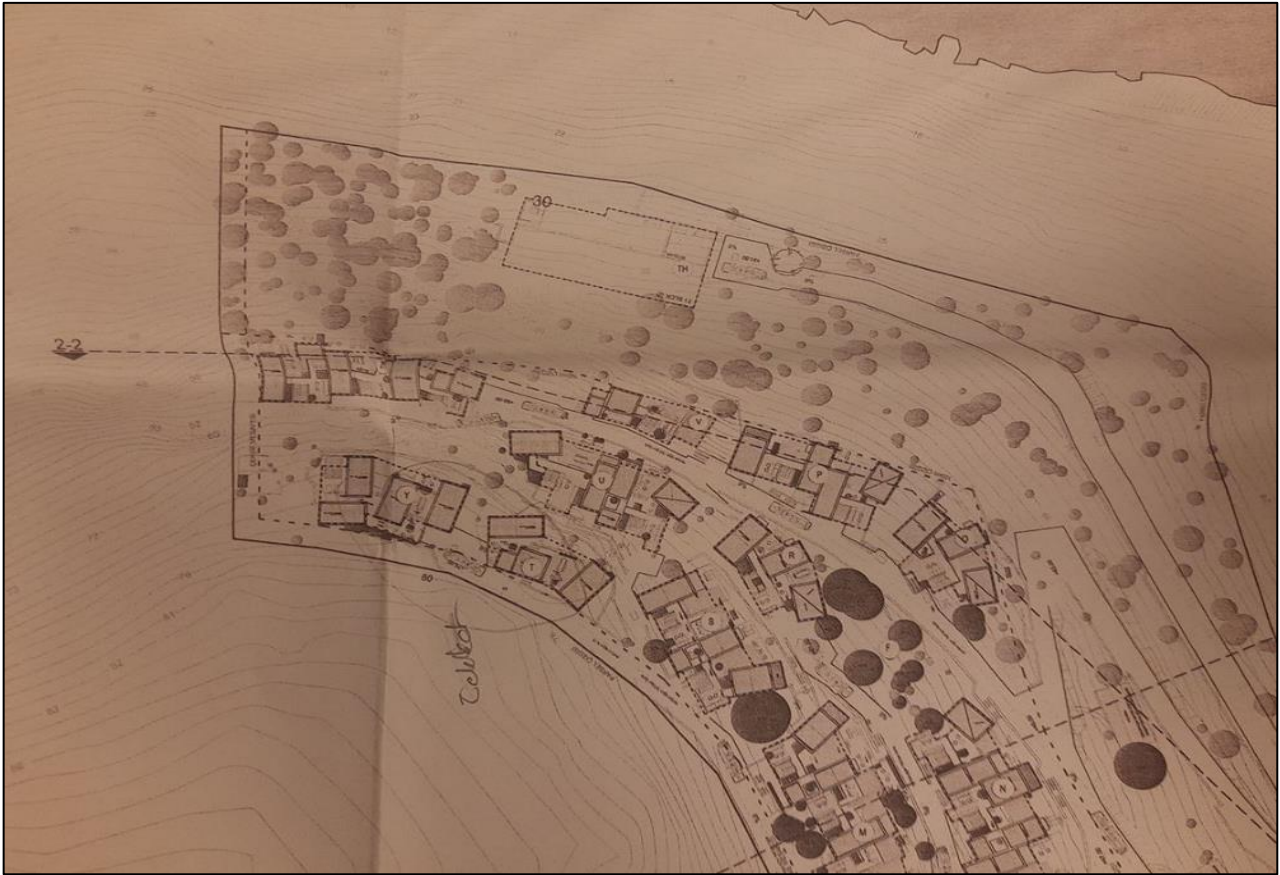
C BLOK	SOSYAL TESİS	0,00 m²	400,44 m²	400,44 m²
D BLOK	SPA ve HAMAM	0,00 m²	178,40 m²	178,40 m²
A BLOK	YAŞAMA		40,32 m²	40,32 m²
B BLOK	ÇOCUK KLOBU		0,00	0,00

TOPLAM 708,25 m²

GENEL TOPLAM 10.579,98 m²

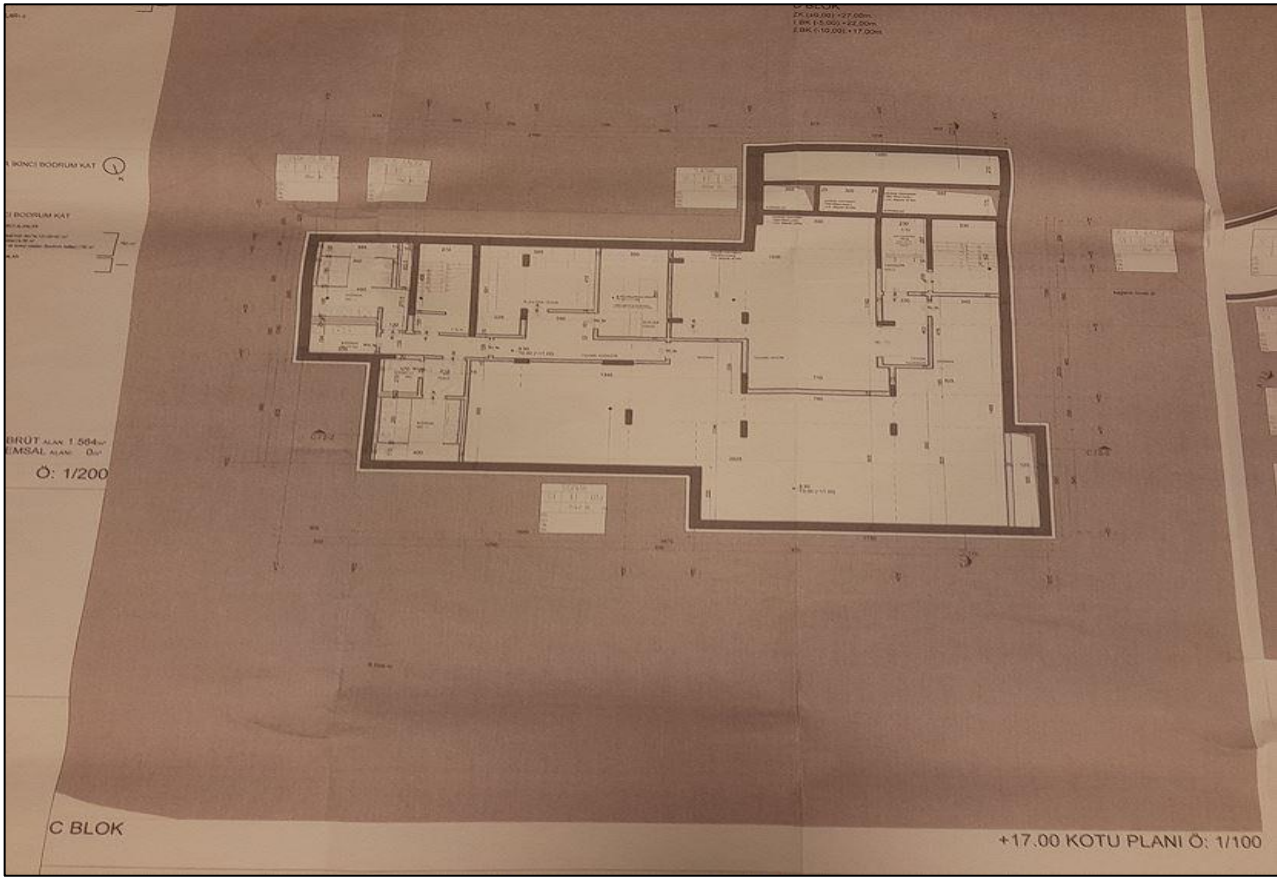
708,25 m² < 793,56 m² SAGLANMAKTADIR.

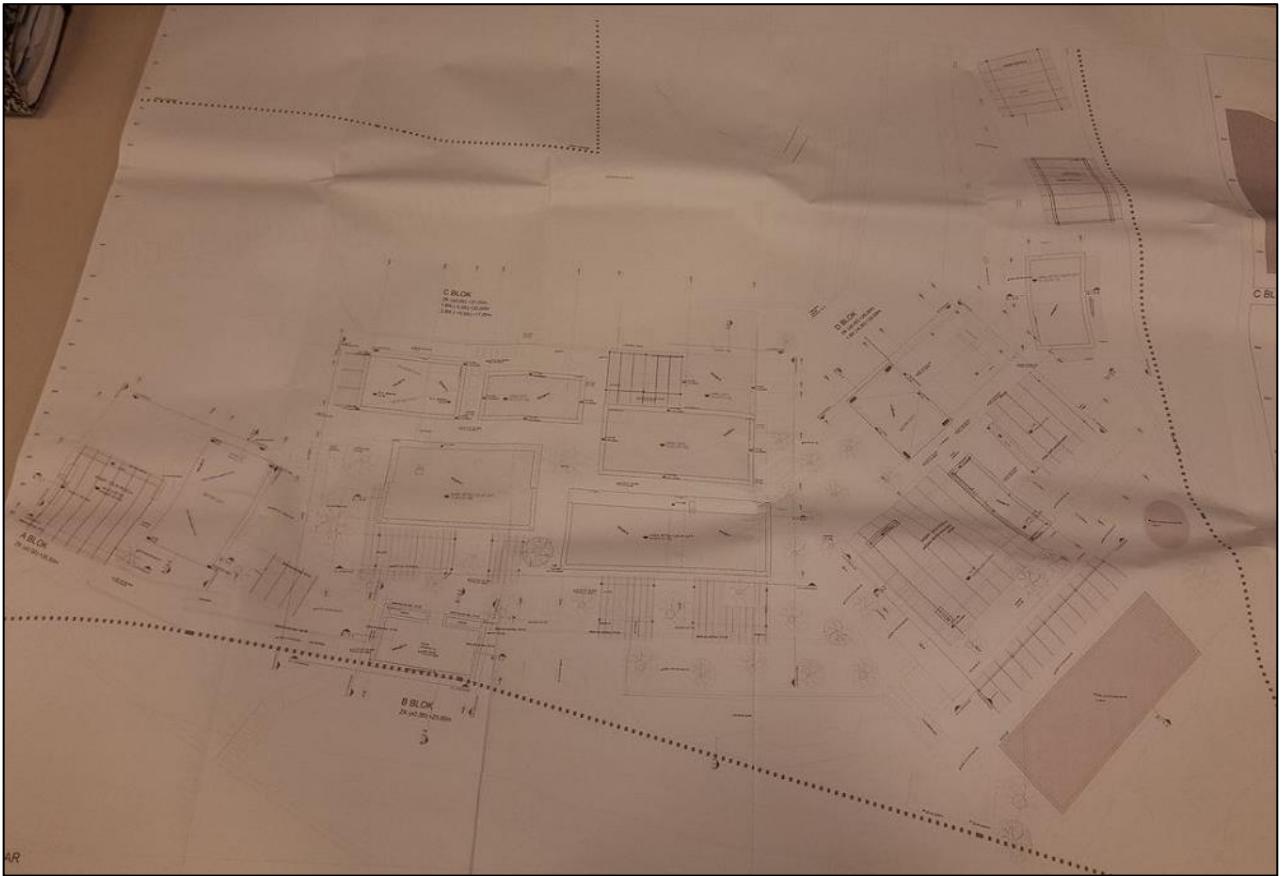
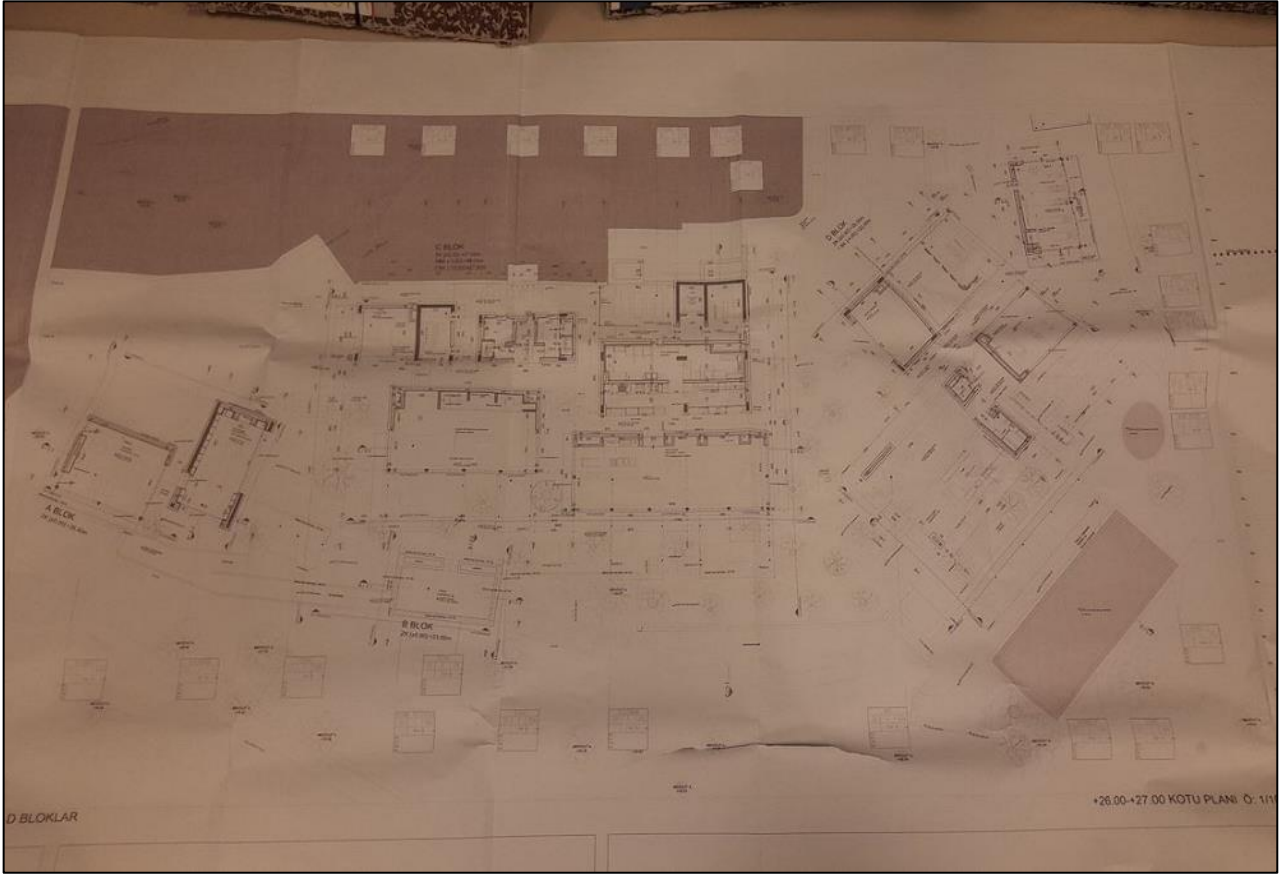
10.623,85 m² < 14.516,70 m² SAGLANMAKTADIR.

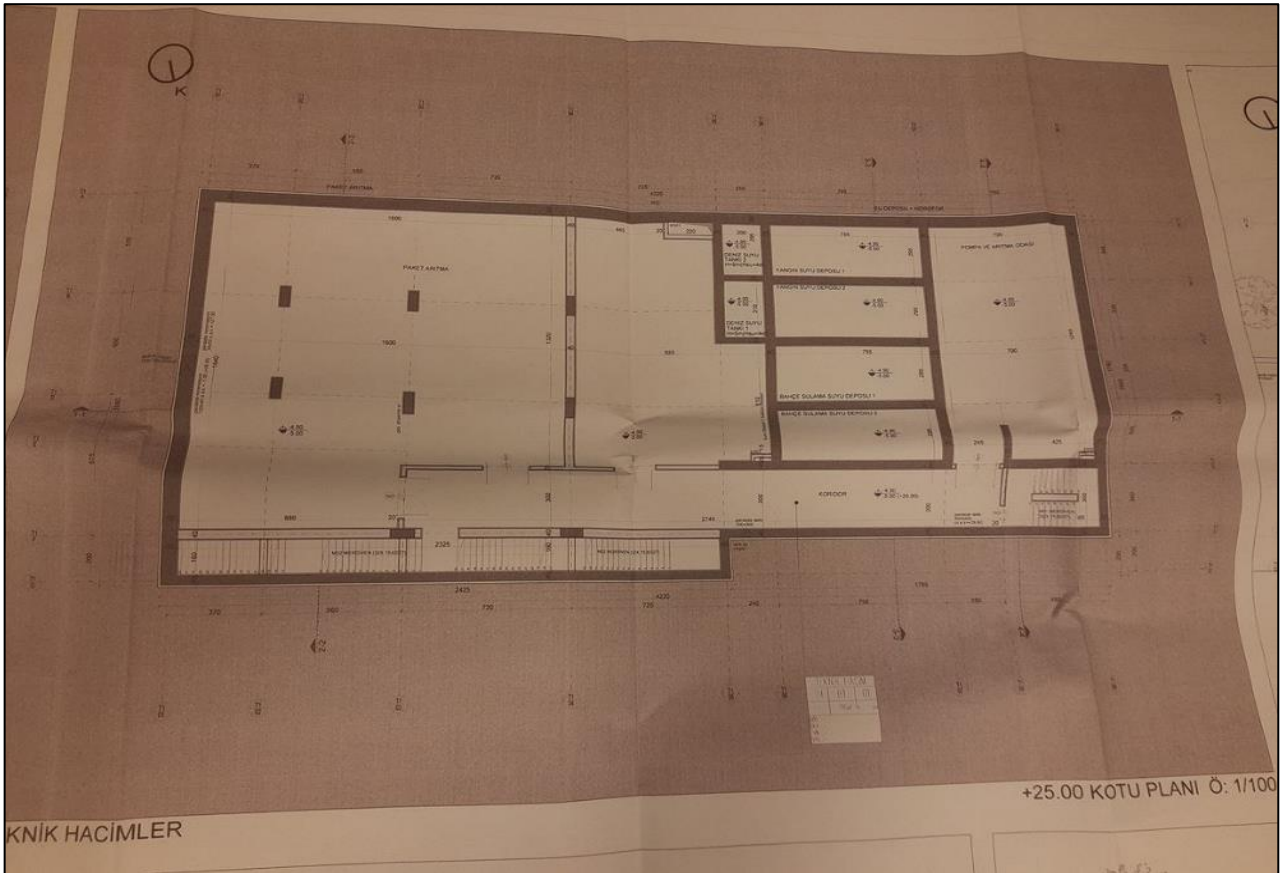
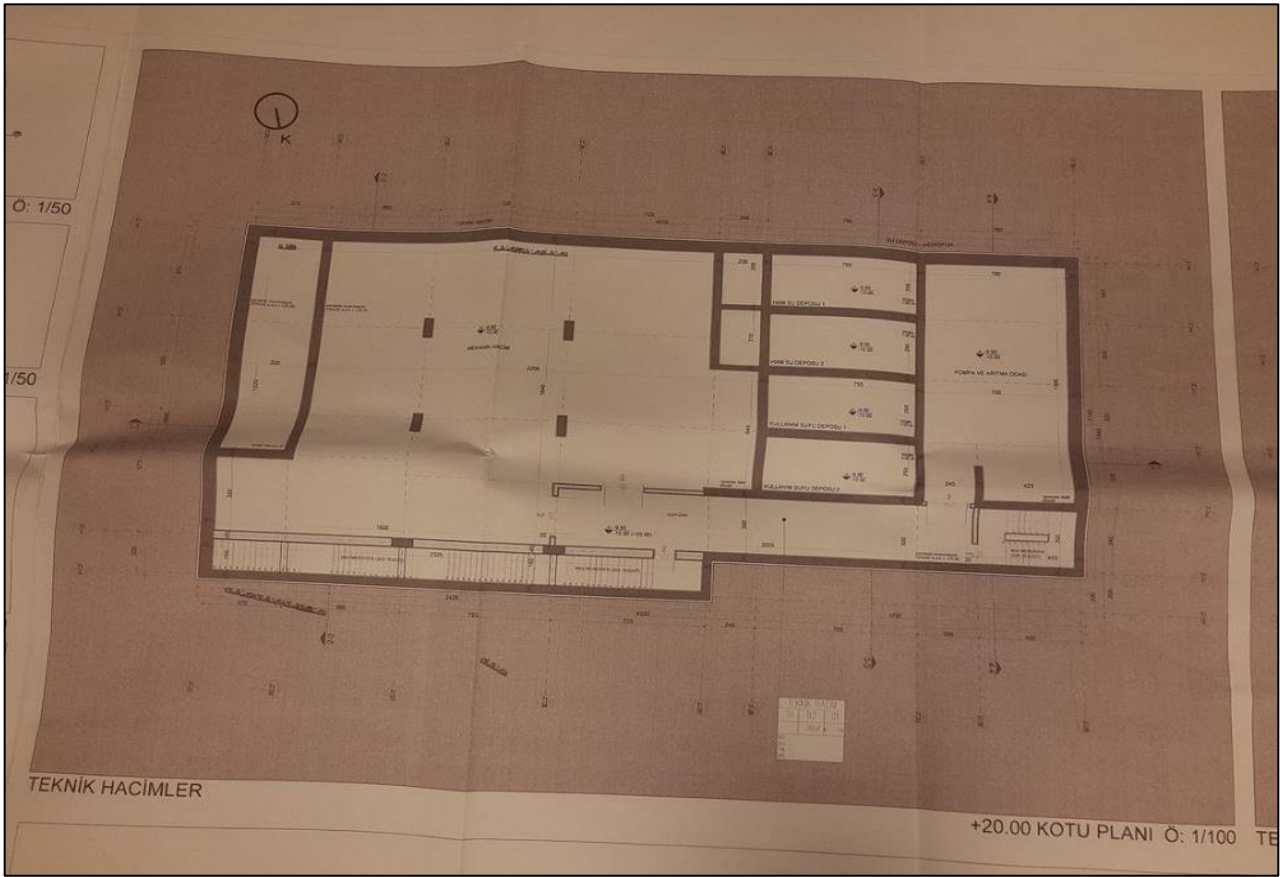




90 m	BODRUM LOFT TATİL KÖYÜ PROJESİ																									
85 m	ARSA BİLGİLERİ																									
80 m	TOPLAM ARSA ALANI										57.000	m ²														
	309 METRE ÇİZGİSİ İÇİNDEN KALAN ARSA ALANI										21.937	m ²														
	50-100 METRE ÇİZGİSİ ARASINDA KALAN ARSA ALANI										76.452	m ²														
75 m	SAHİL ŞERHİNİN BİRİNCİ BÖLÜMÜ										8.411	m ²														
70 m	İNŞAAT NİZAMI VE NÜPESİ																									
	KARS										0.3															
	E (GT de emsal)										0.03															
65 m	Emsal Dehi Toplam Alanı (TTA-GT)										48.389	m ²														
	GT EMSAL										26.452 x 0.03	793.56	m ²													
60 m	TOPLAM EMSAL										48.389 x 0.30	14.516.70	m ²													
	TTA İÇİN EMSAL										148.389 x 0.30	793.56	m ²													
55 m	EMSALE HESABI																									
	GT DE KULLANILAN EMSAL ALANI										752.12	€	793.56	m ²												
50 m	TTA DA KULLANILAN EMSAL ALANI										9.871.73	€	13.773.14	€	13.773.14	m ²										
	TOPLAM EMSAL ALANI										10.623.85	€	14.516.70	m ²												
45 m	1/500 Hesabına Göre Emsal Payları																									
	TTA'ya										3.540,01															
40 m	GT'ye										2.96,40															







PAFTA NO:03

BODRUM LOFT TATİL KÖYÜ PROJESİ

YAPININ YERİ : MUĞLA
İlçesi : BODRUM
Nahiyesi : GÖL
Sokağı : 325
Pafta : N18C-14C-2D
Ada : 112
Parsel : 4

YAPININ CİNSİ : BETONARME ÇELİK

Yukarıda belirtilen yerde yapılmak istenen mahiyeti yazılı inşaatla ait projeler 08.10.2019 gün 731 sayılı imar durumuna ; imar kanunu ve ilgili mevzuatı hükümlerine göre teklif edilerek tarafımızdan tasdik edilmiştir.

Proje müellifi : Adı Soyadı : Ünvanı : Oda Sic. no : Büro Tek. Bel. no : Sorumluluk : İmza :
Mimar : MURAT TABANCOĞLU : Y.Mz. Mimar : 23982 : 34-2855 : TMMOB MİMARLAR ODASI MUĞLA ŞİBİ :
Müellifin adı : TMMOB MUĞLA MİMARLIK DANIŞMANLIK LTD. ŞTİ. : 23042 : 34-5456 : MİMARLIK DANIŞMANI :
Sahibi : Masanda Turizm Yatırımları A.Ş.
Kullanma Amacı : Bodrum Loft 5 Yıldızlı Tatil Köyü

ARSANIN (Belge uygulaması esaslarına göre)

Belediyesi	İlçesi	Nahiyesi	Sokağı	pafta	Ada	Parsel	İmar dur. tarih-no.
BODRUM BELEDİYESİ	BODRUM	GÖL	325	N18C-14C-2D	112	4	08.10.2019 sayı 731

YAPININ

Mimar	Statik	Maliyet	Kat. adedi	Alan m2	İnşaat süresi	Taahhüt sistemi	En büyük açıklık	En büyük kat yük.	Harareti yük kg/m2

Mimarlar Odası Onayı : 21.02.2020
uf. 95.2020/8000-066

Belediye Onayı : 21.02.2020
Banu TOK : Bolent BARDAK :
Yapı Denetim Onayı : 21.02.2020

26.12.2019 300

MUĞLA TATİL YATIRIMLARI KURUMA BÖLGE KOMİSYONU

Unvan	Adı Soyadı	İmza
Genel Başkan	Behmet ALP KÜÇÜKDAĞ	
Üye	Emrah YILMAZ	
Üye	Ömer DÜKTAŞ	
Üye	Behmet KALAFINAR	
Üye	Necla Çiğdem SÜCEKEN	
Üye	Ömer TATAR	

ASLİ GİZLİ

20.03.2020 tarih ve 2020/153 sayılı Yapı Kurulu Kararı

MİMARİ RUHSAT PROJESİ

G-F-E BLOKLAR



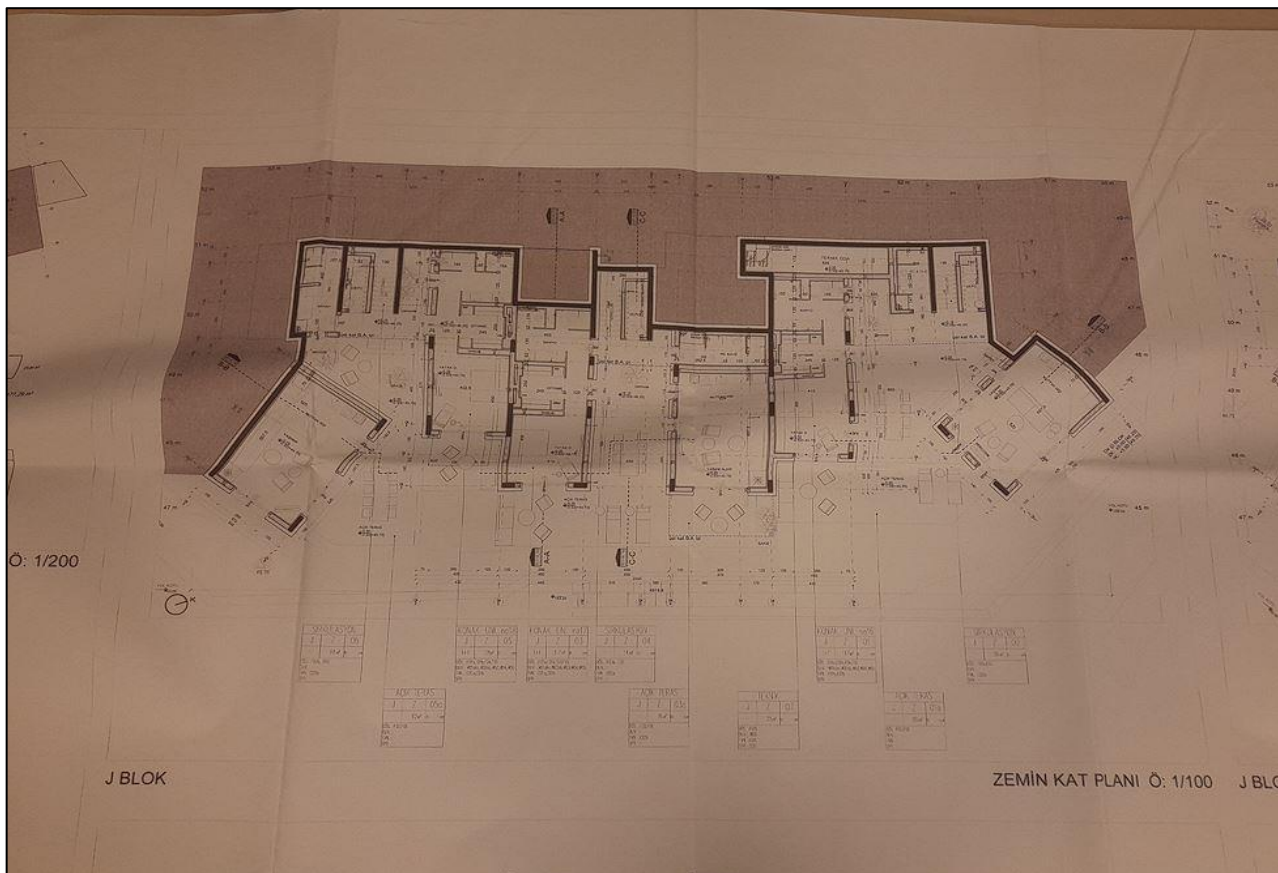


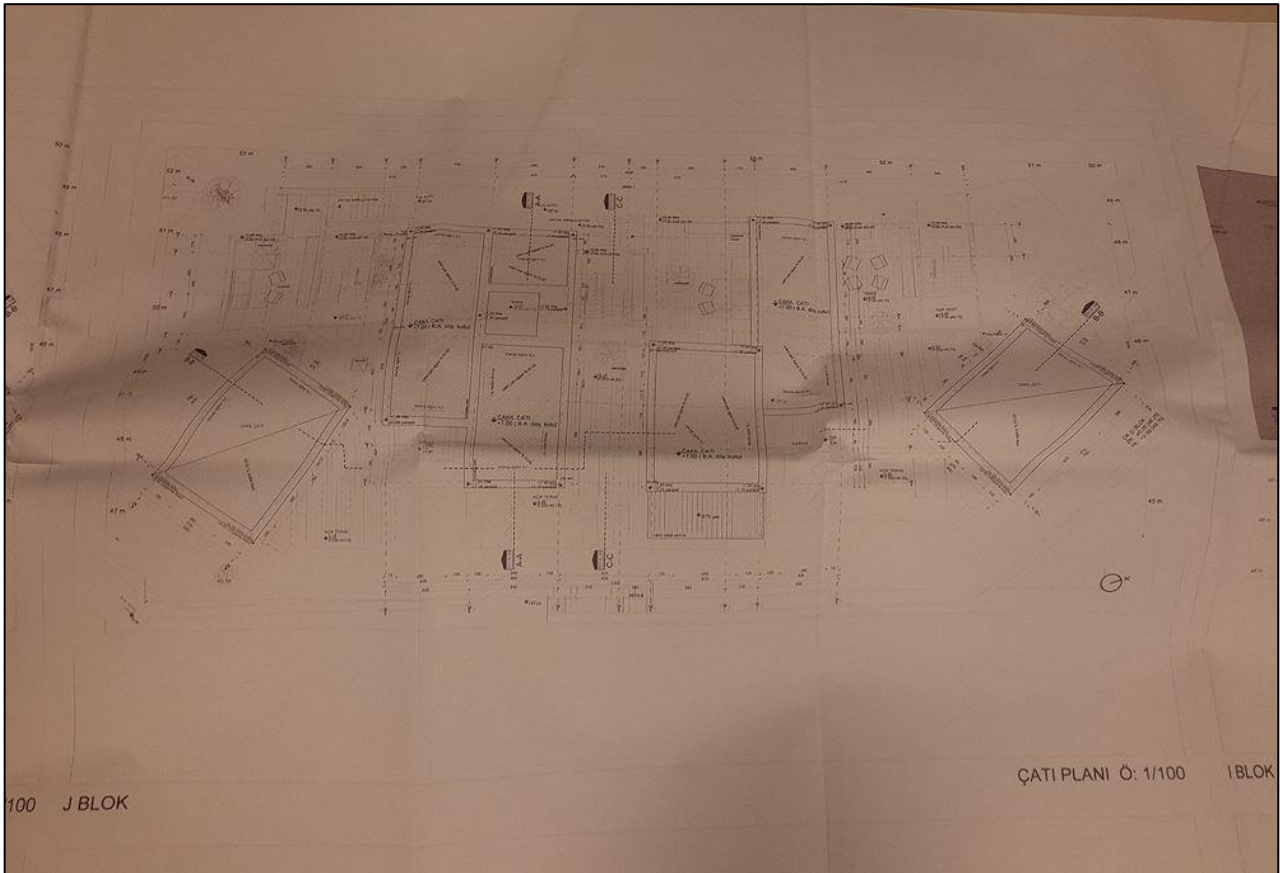
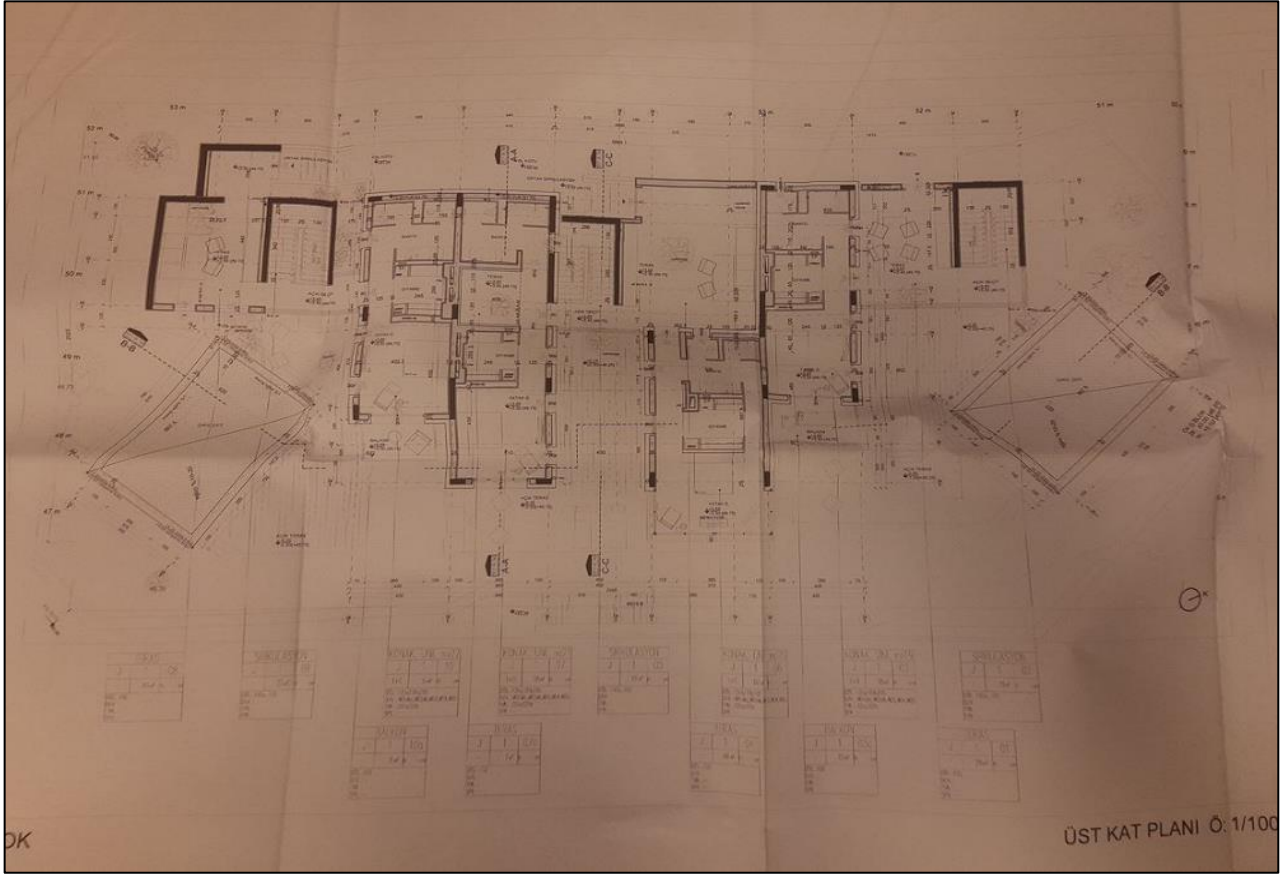
26.12.2019 300

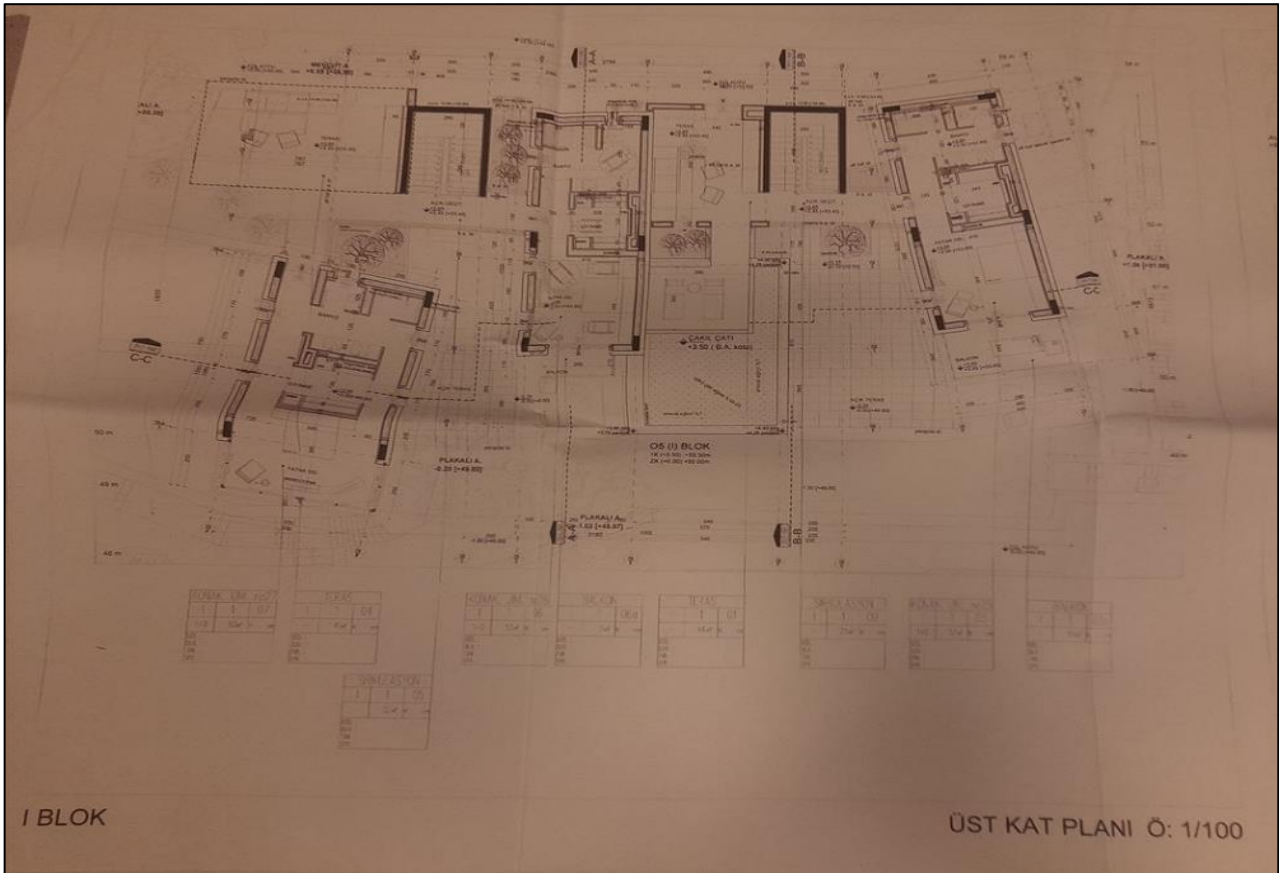
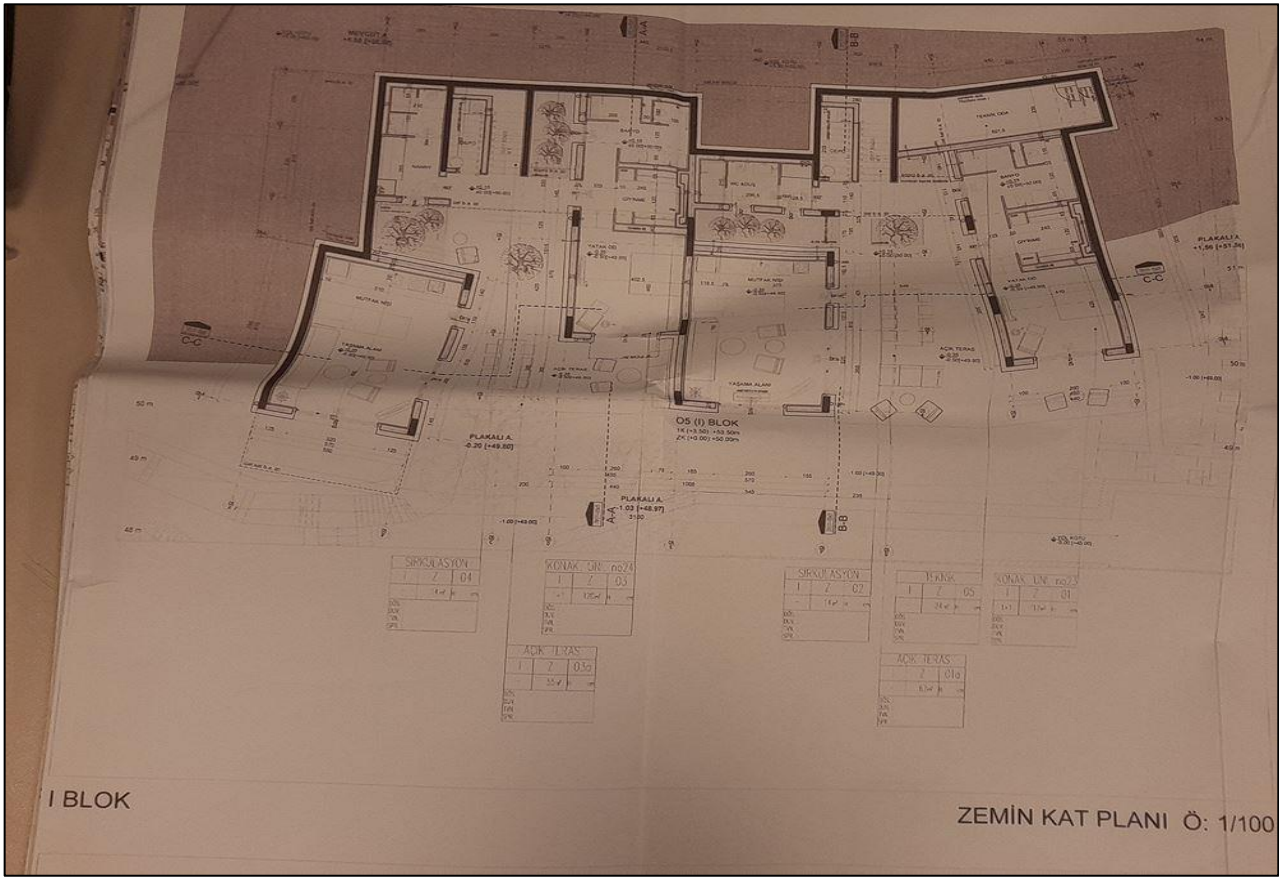
SİĞİRCİ TAĞSAT VARIYOLARINI KORUMA BÖLGE KOMİSYONU	
Başkan	Mahmut AKI KOÇUNBAŞI
Başkan Yard. Cem DEDE	
Üye	Ömer KESKİNOĞLU
Üye	Ömer GÖRÜK
Üye	Mahmut KARAPINAR
Üye	Metin ÇELİK SÜTEKEM
Üye	Şahin TATAR

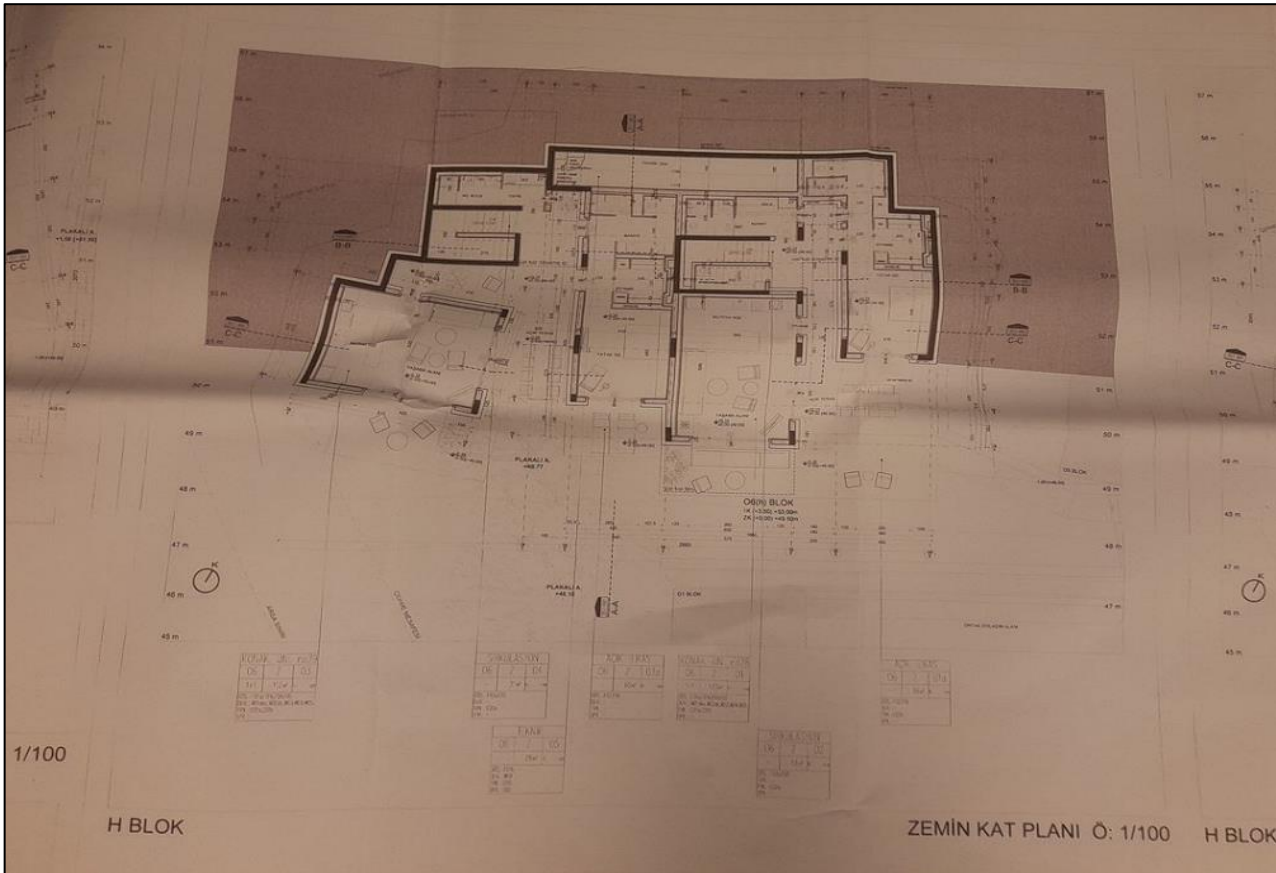
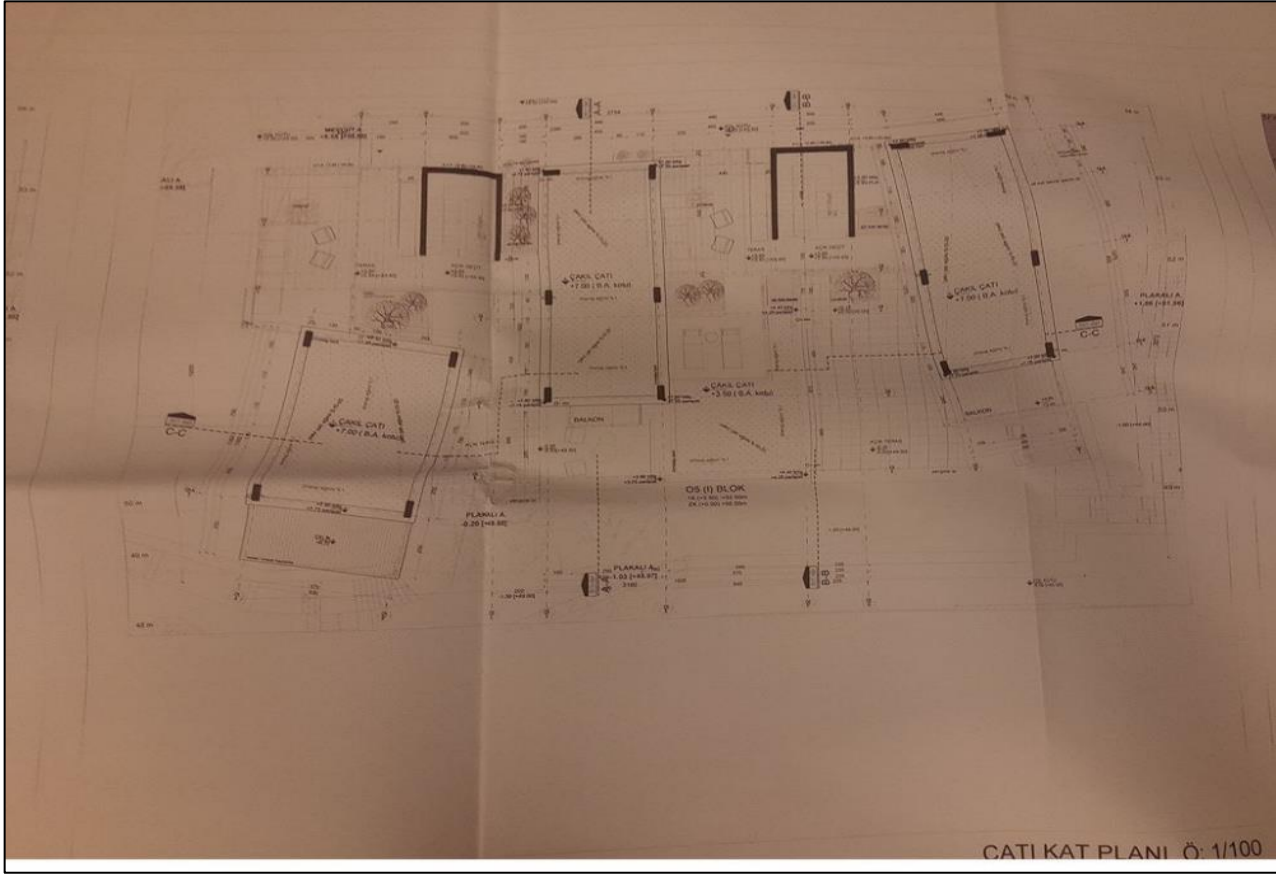
20.03.2020 158
Yazı Numarası: 158/2020

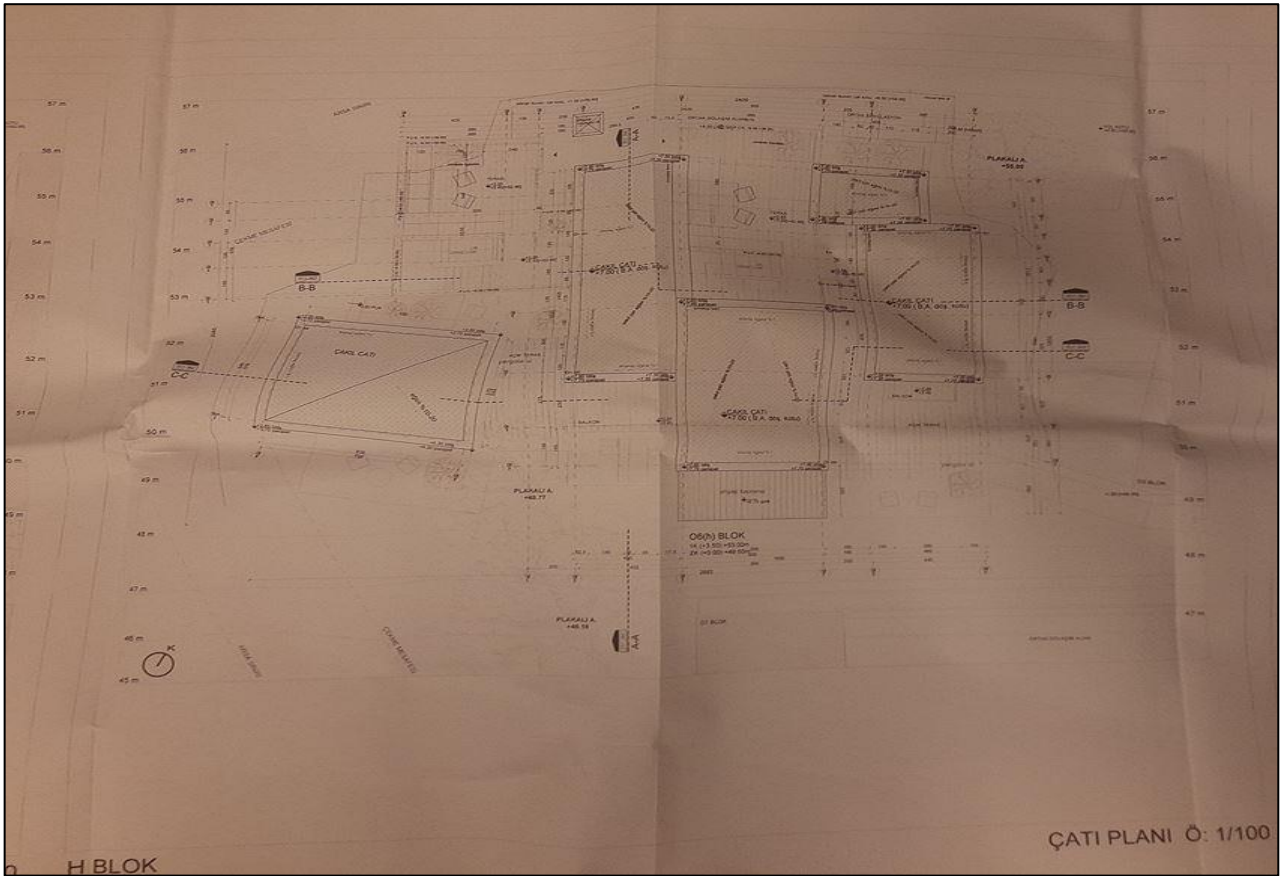
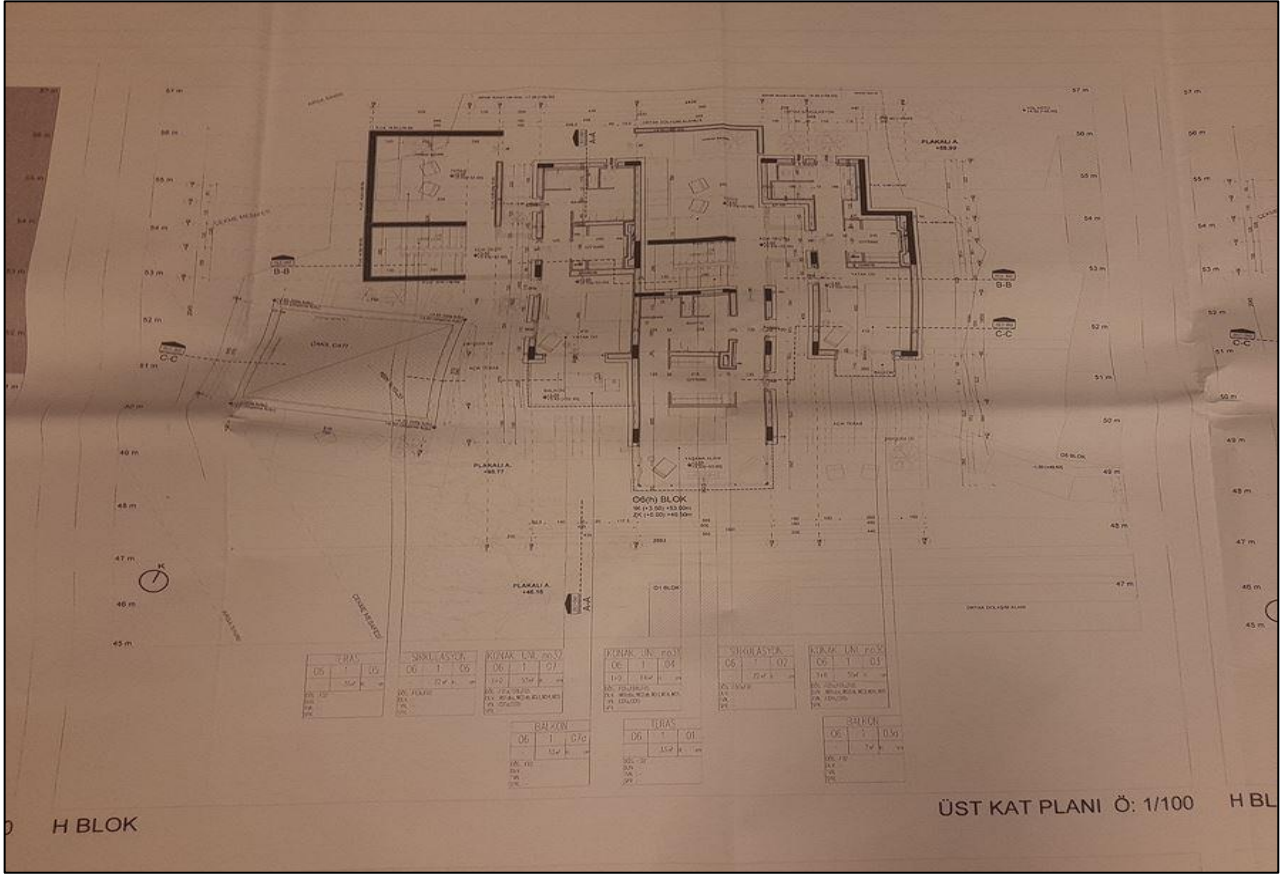
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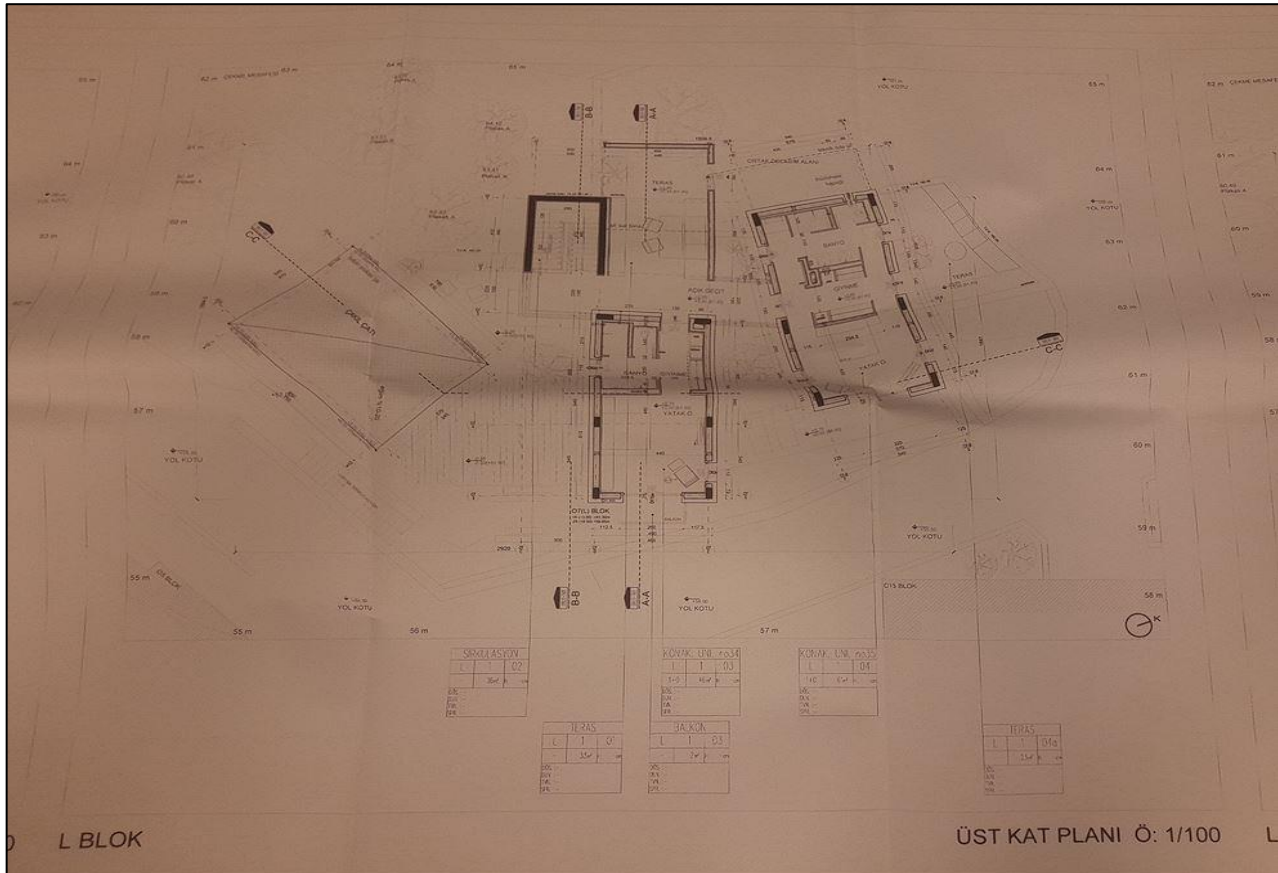
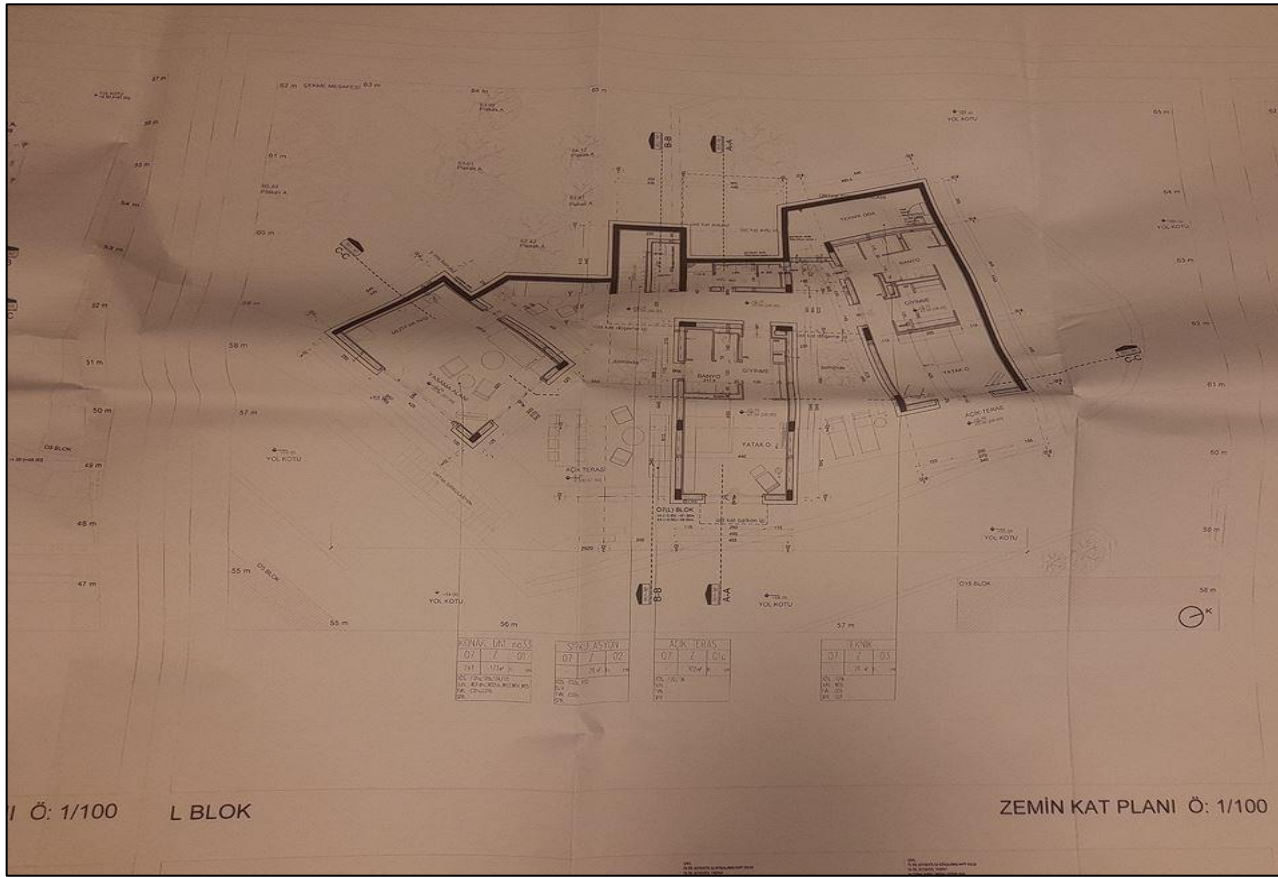


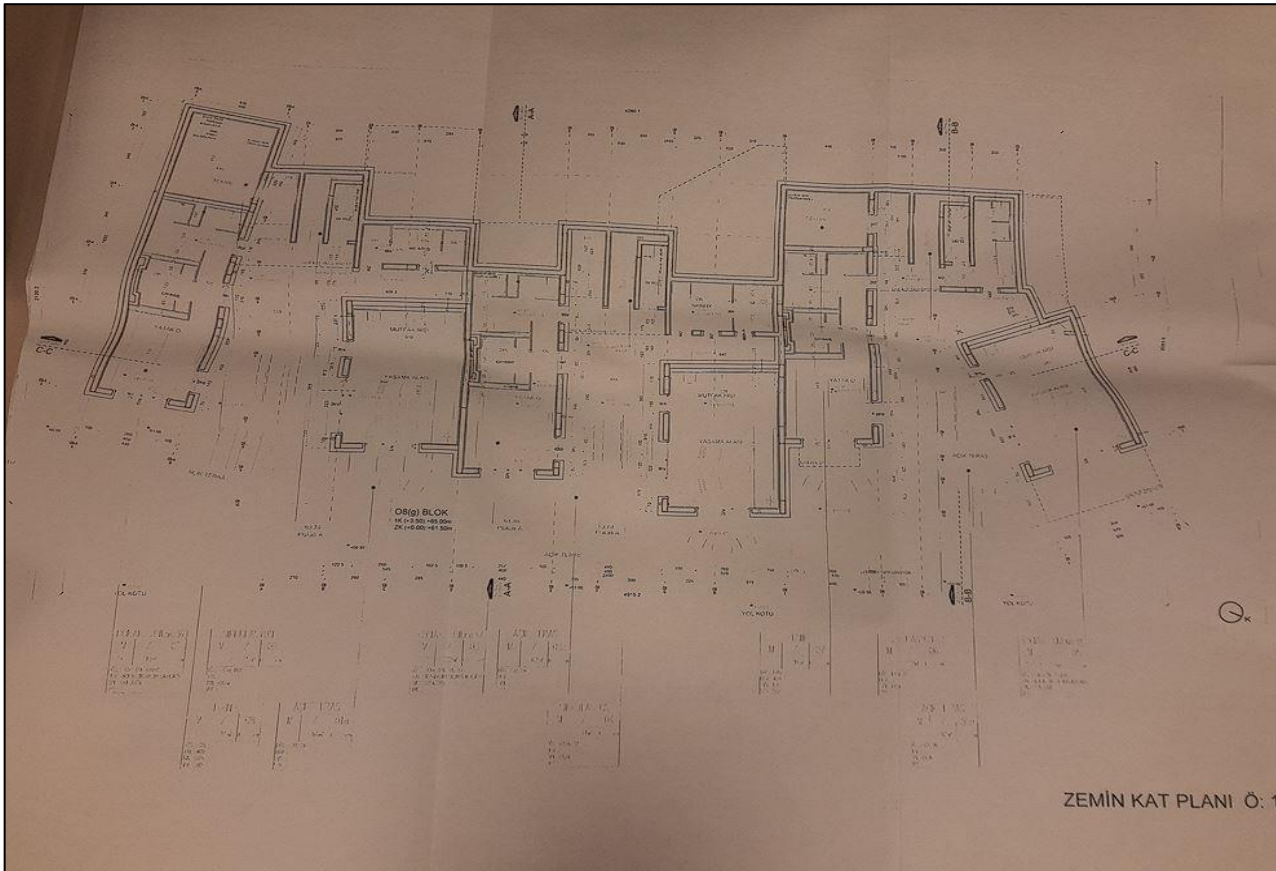


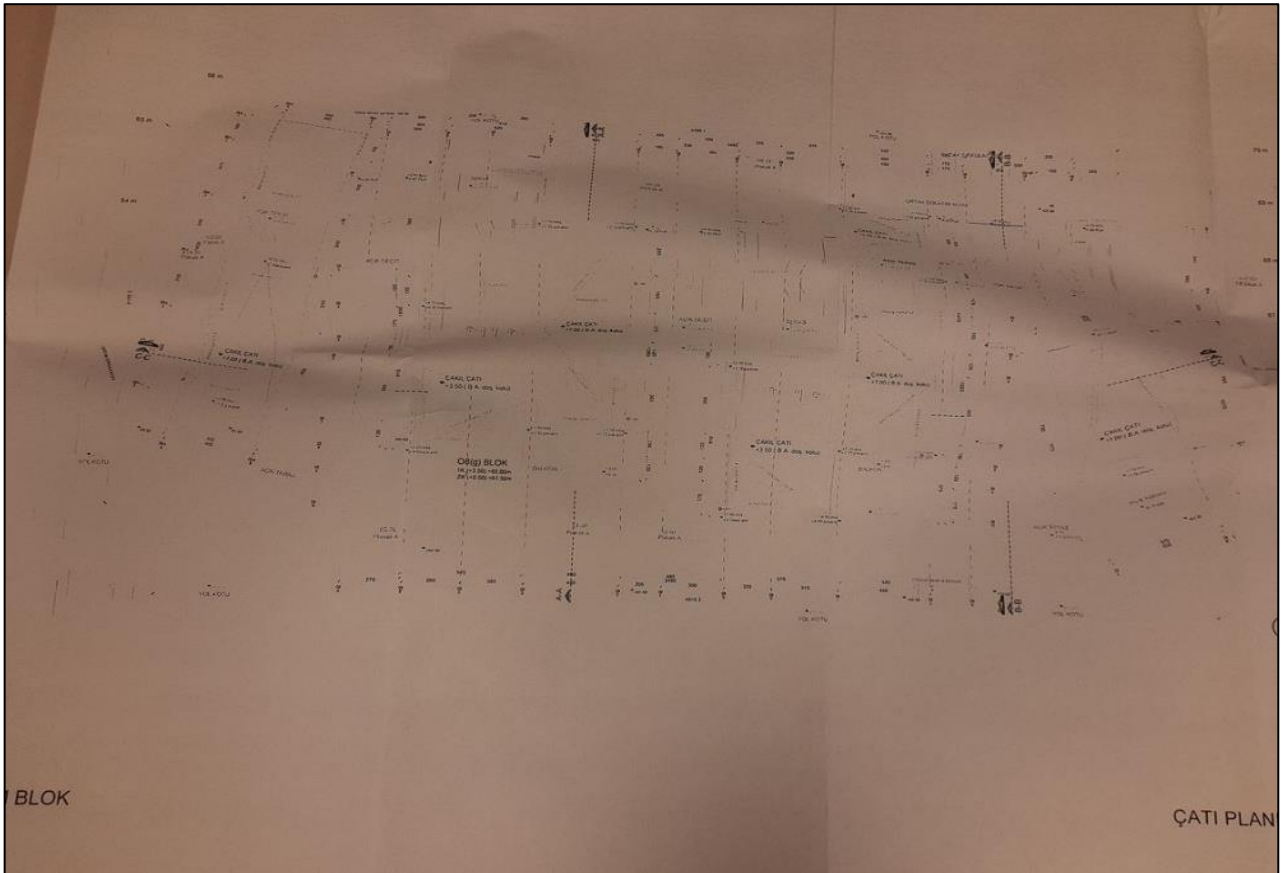
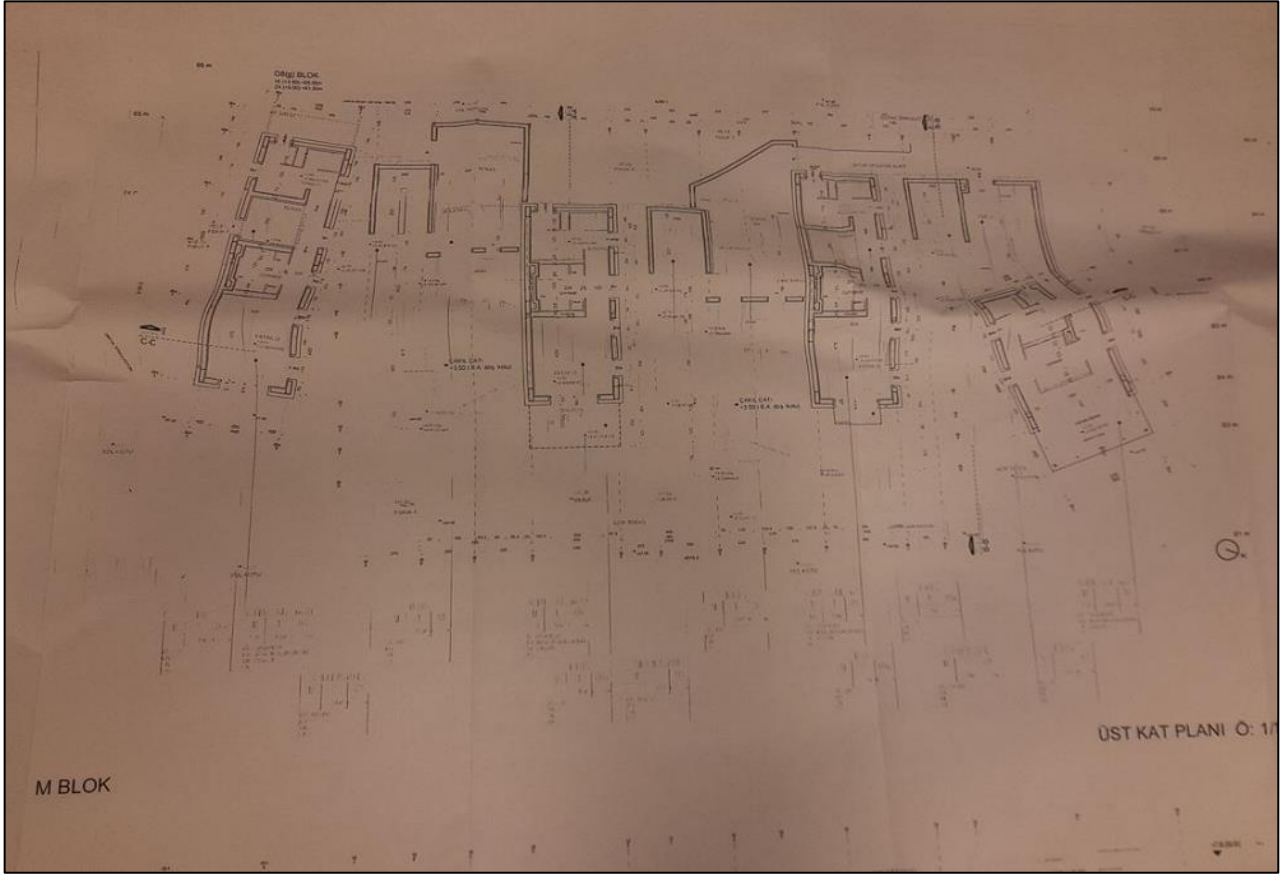


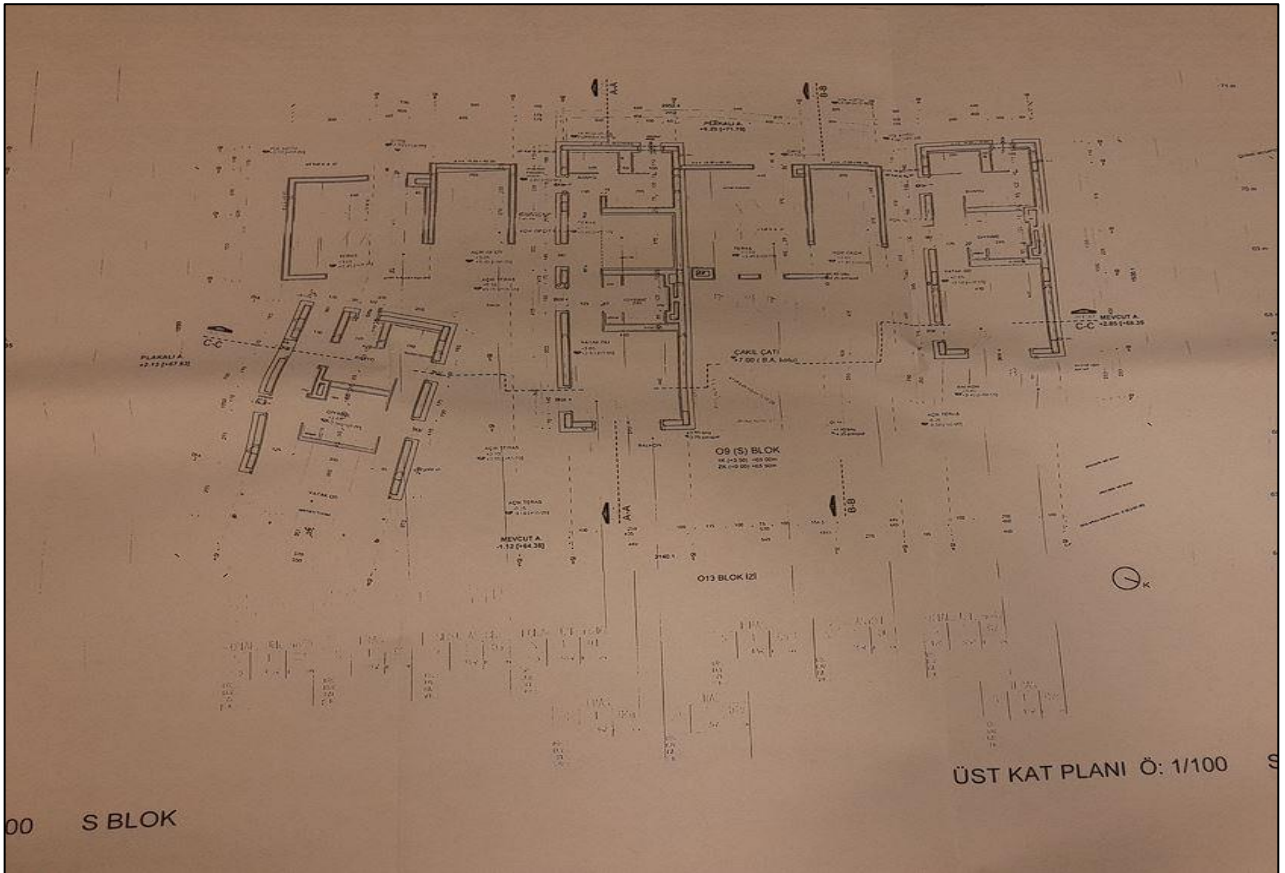
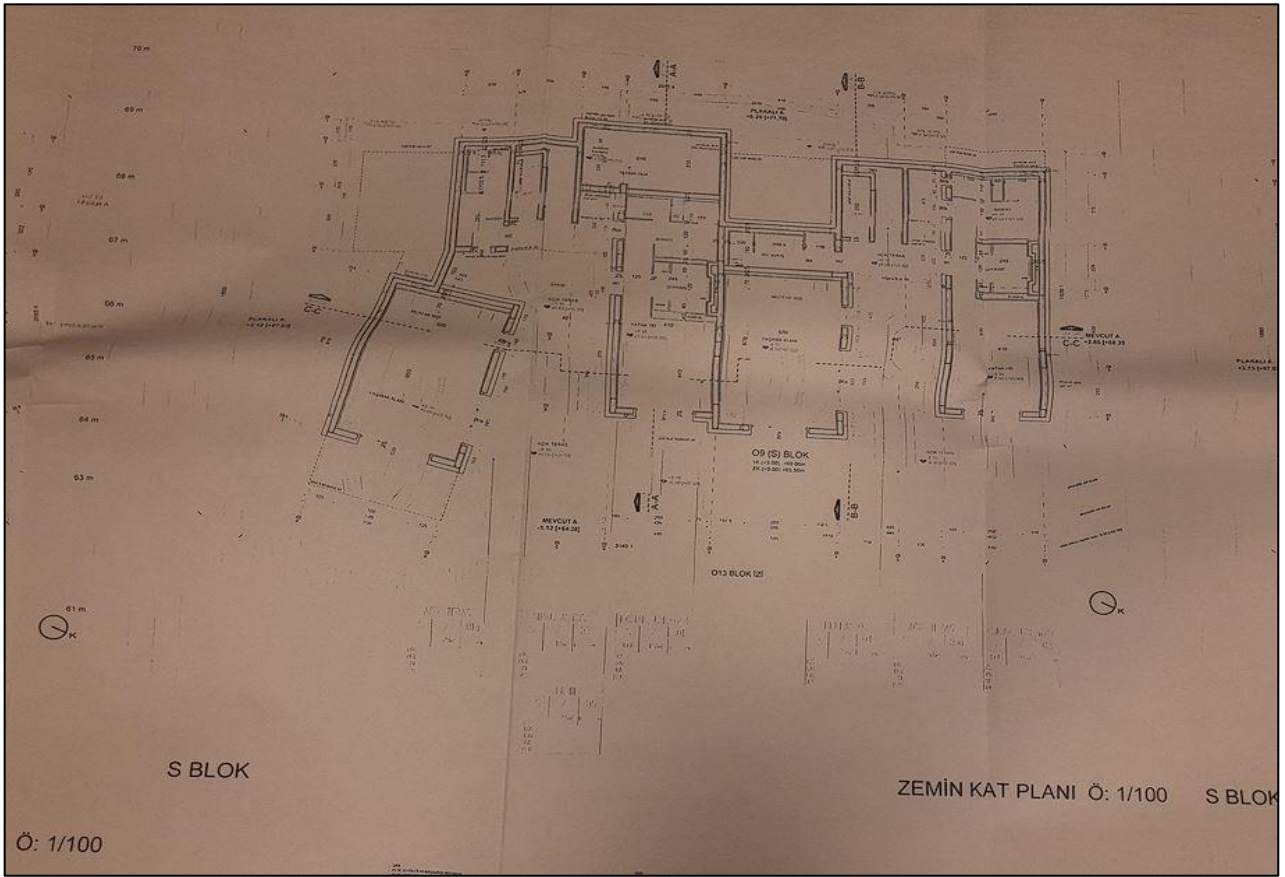


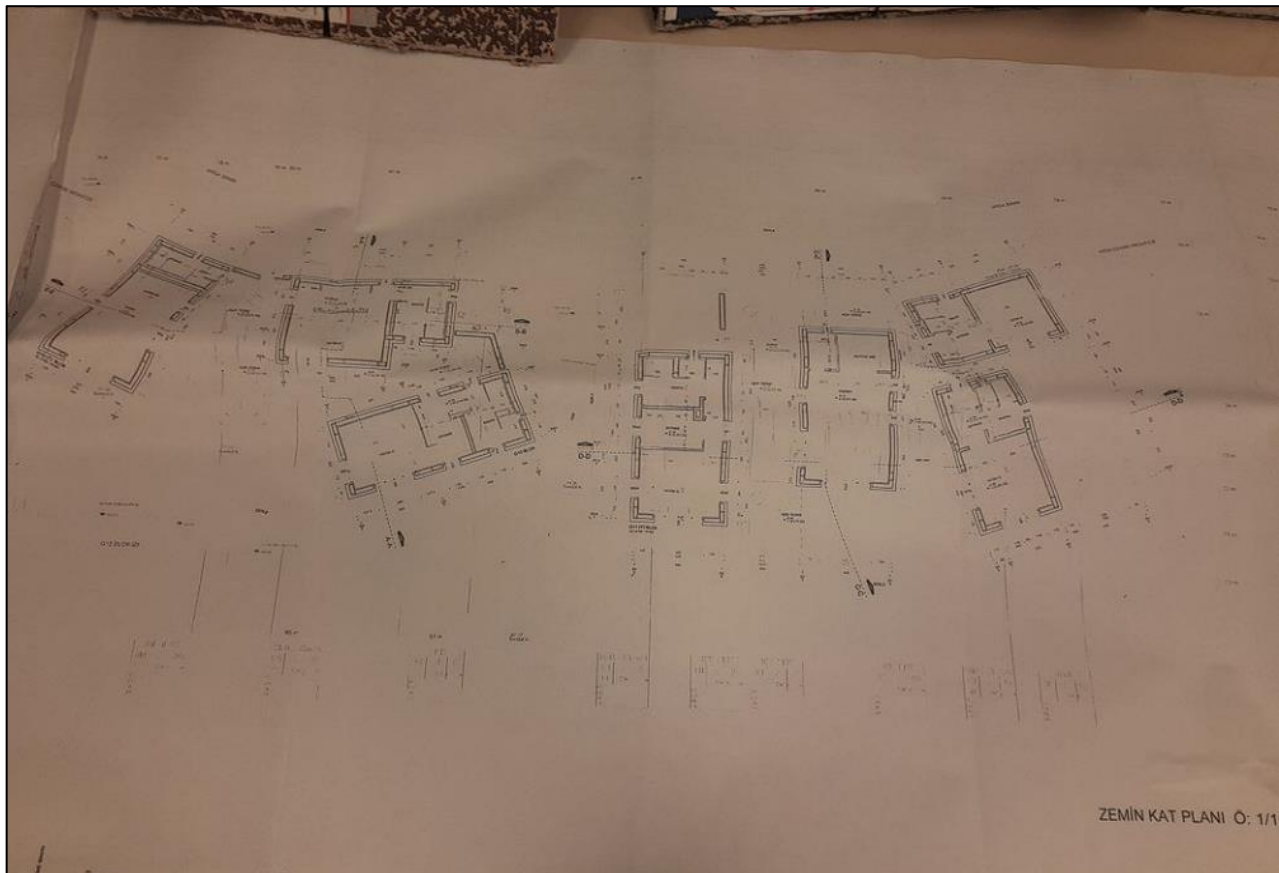
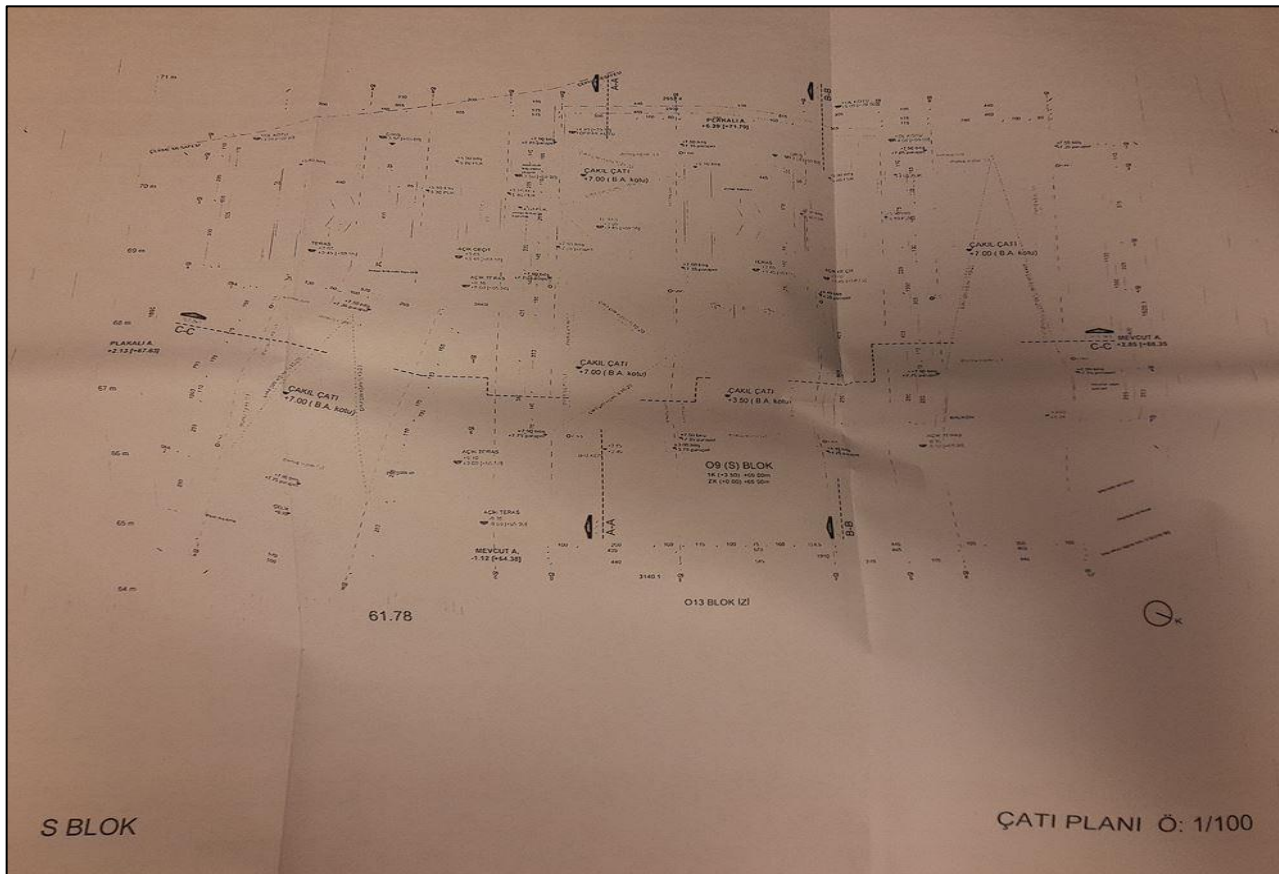









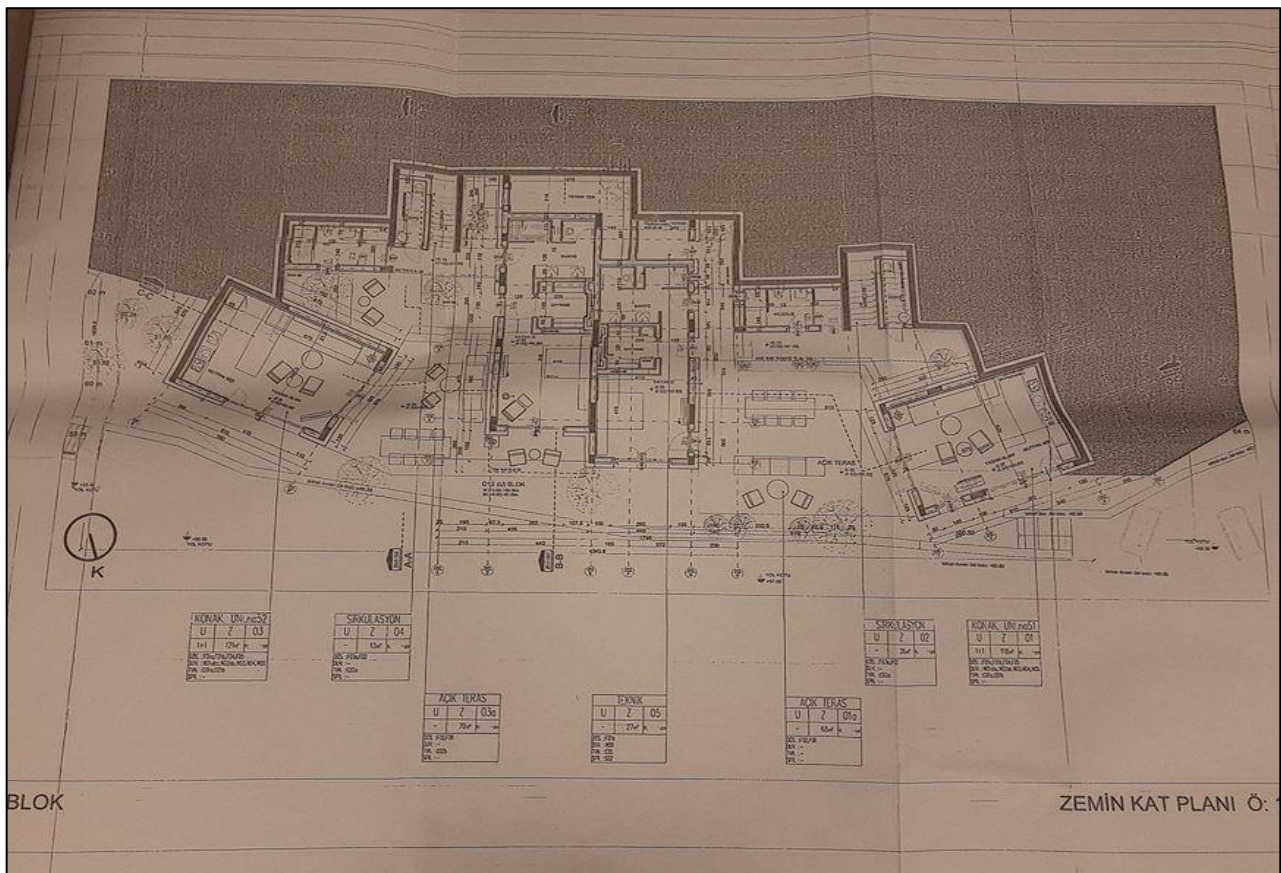
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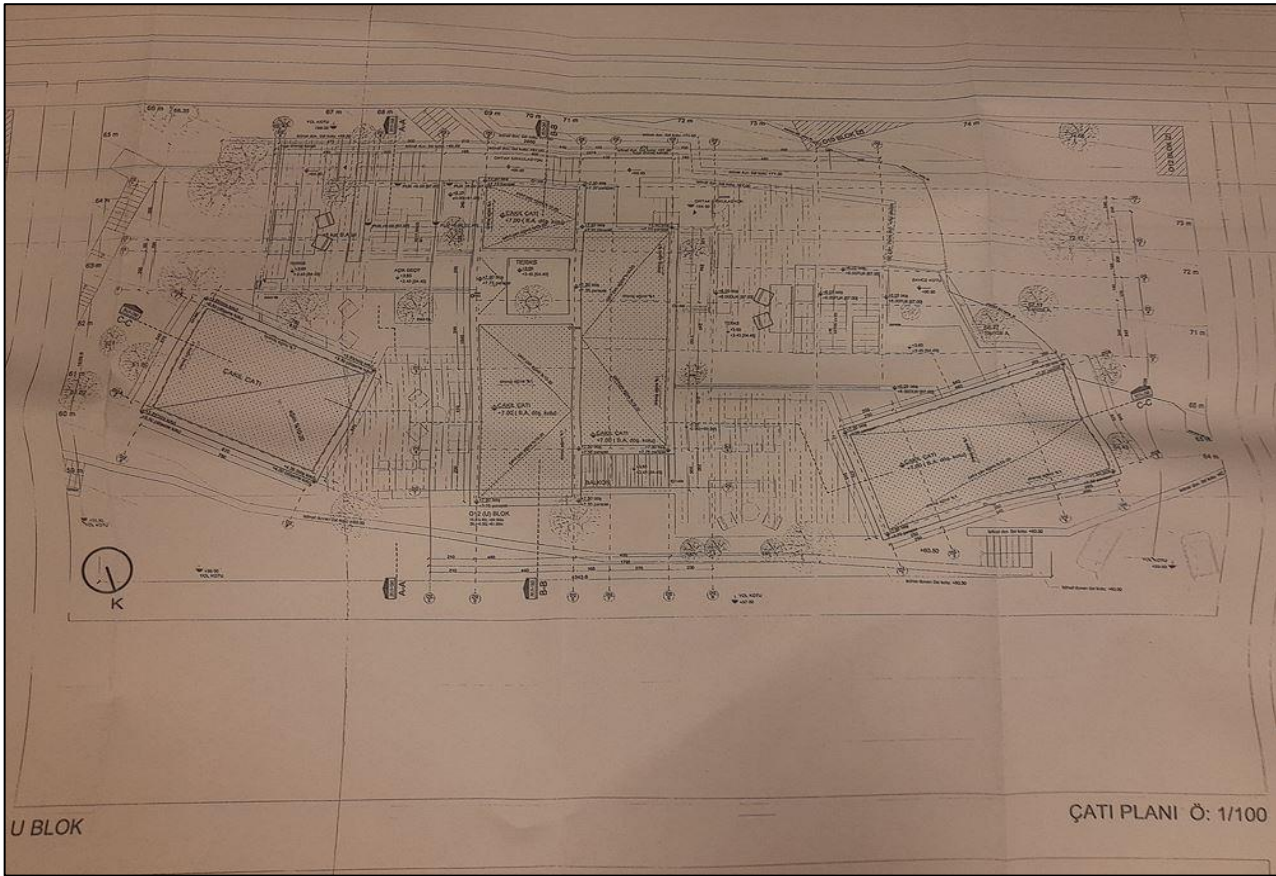
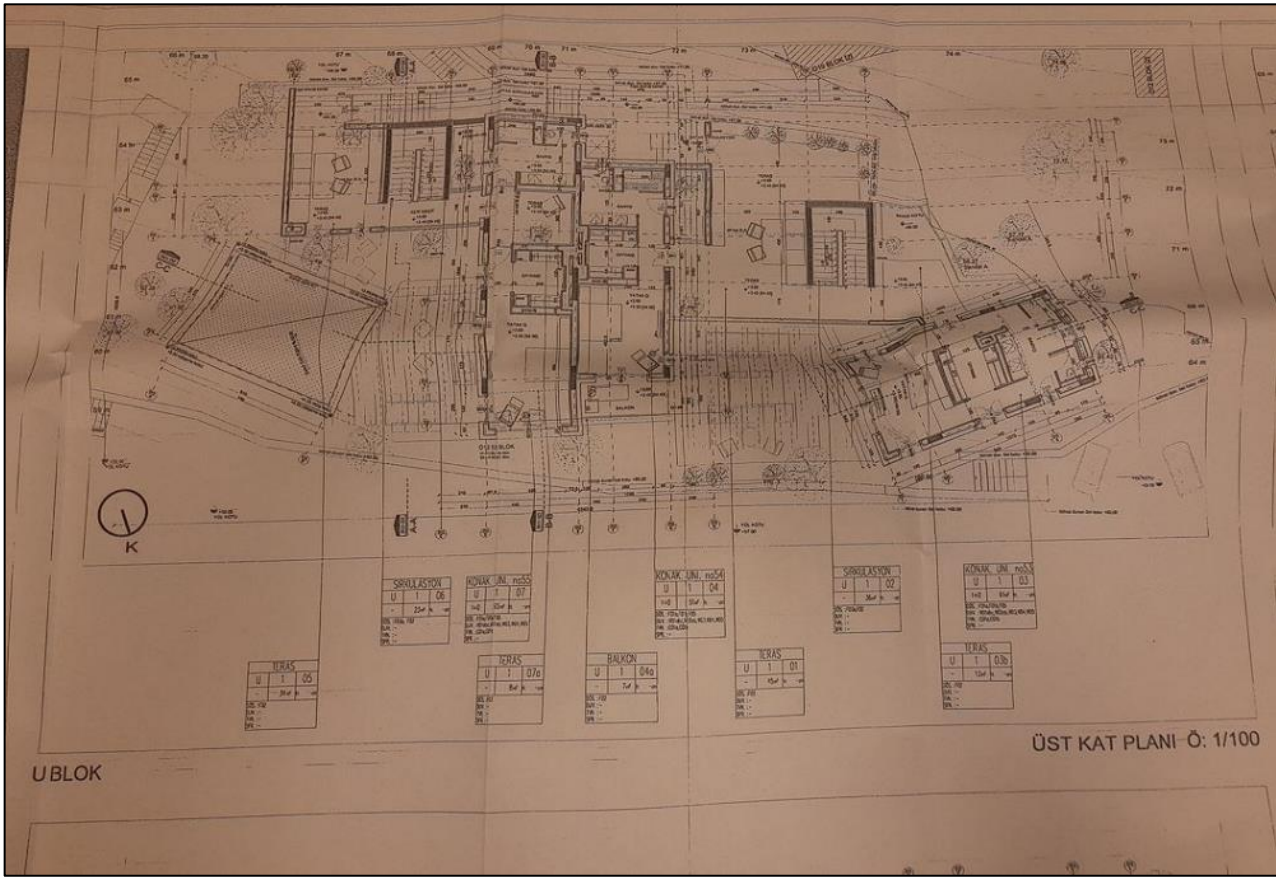


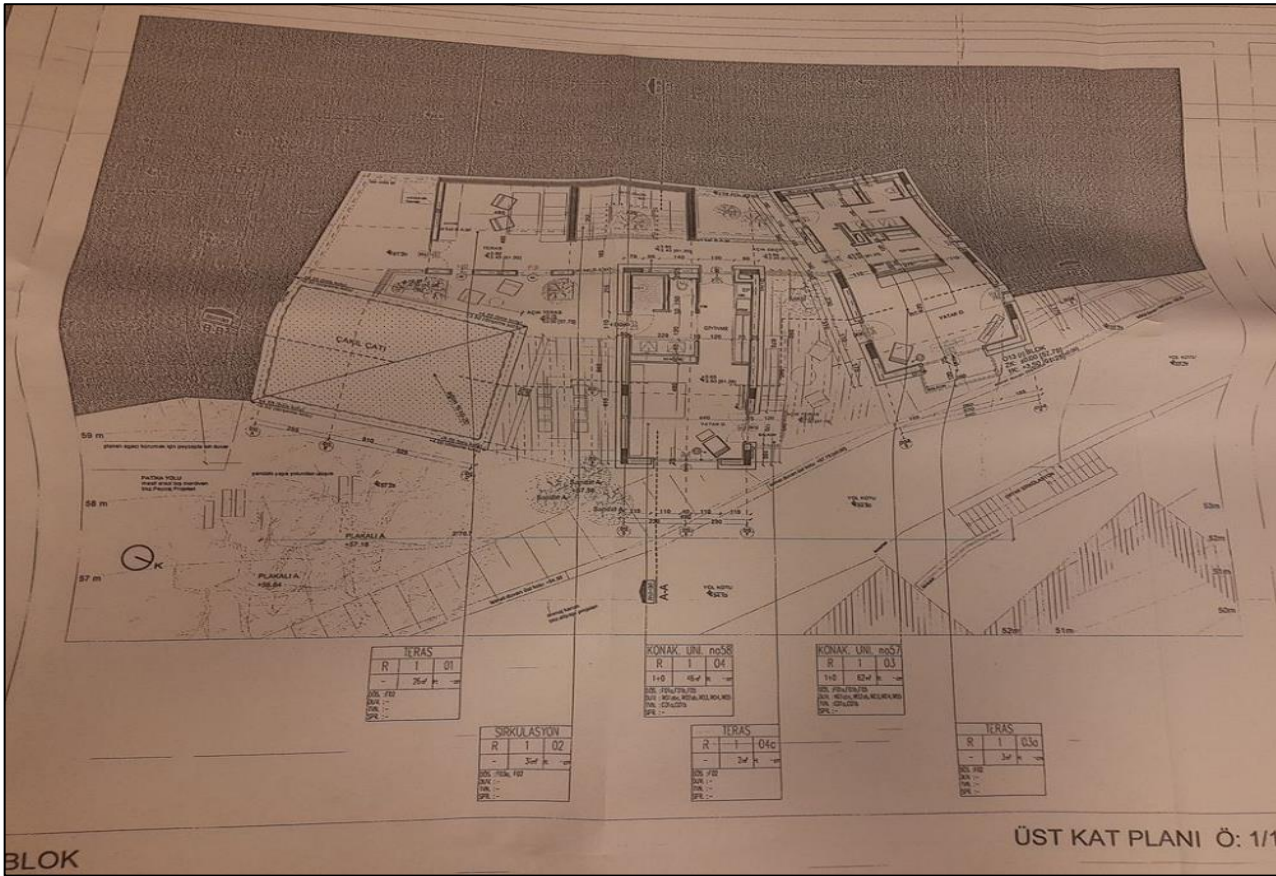
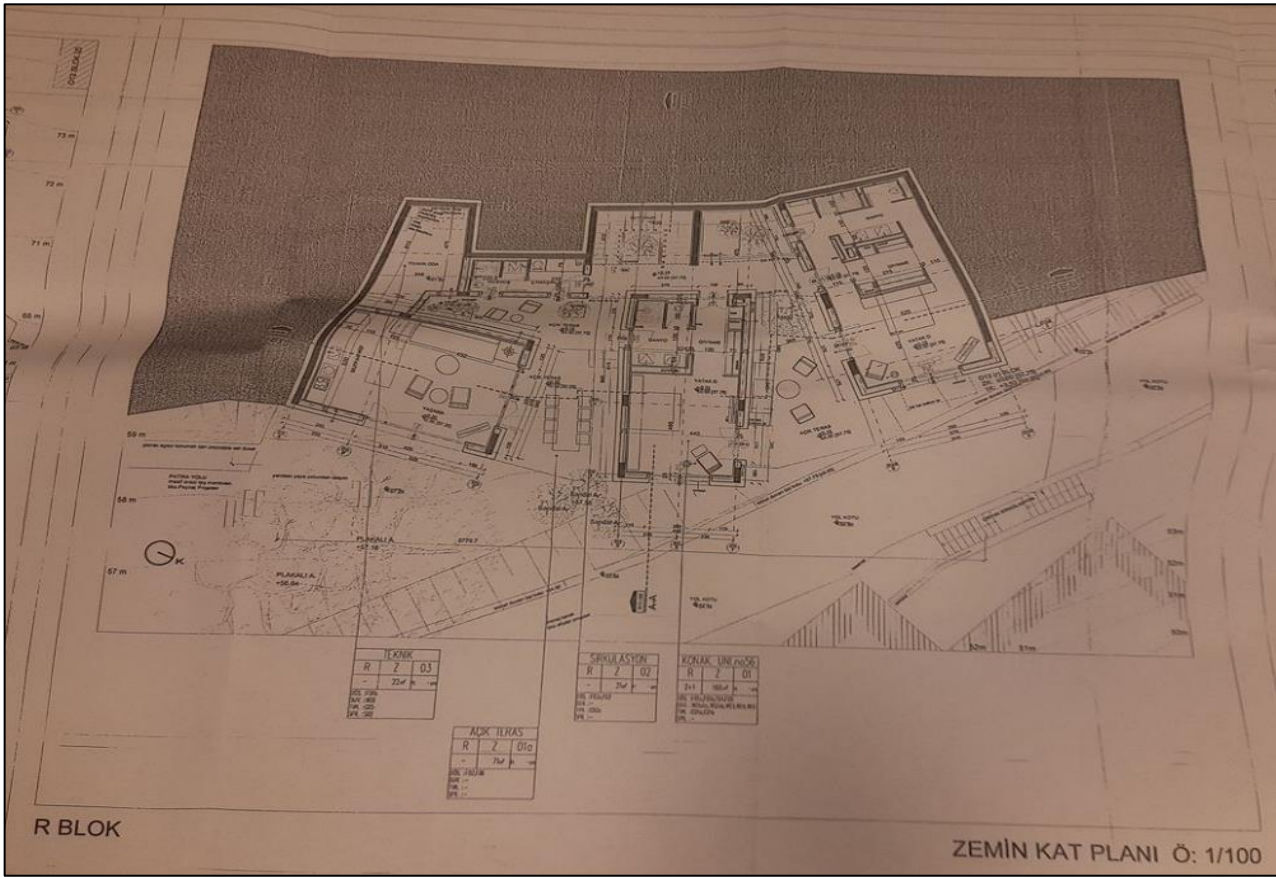


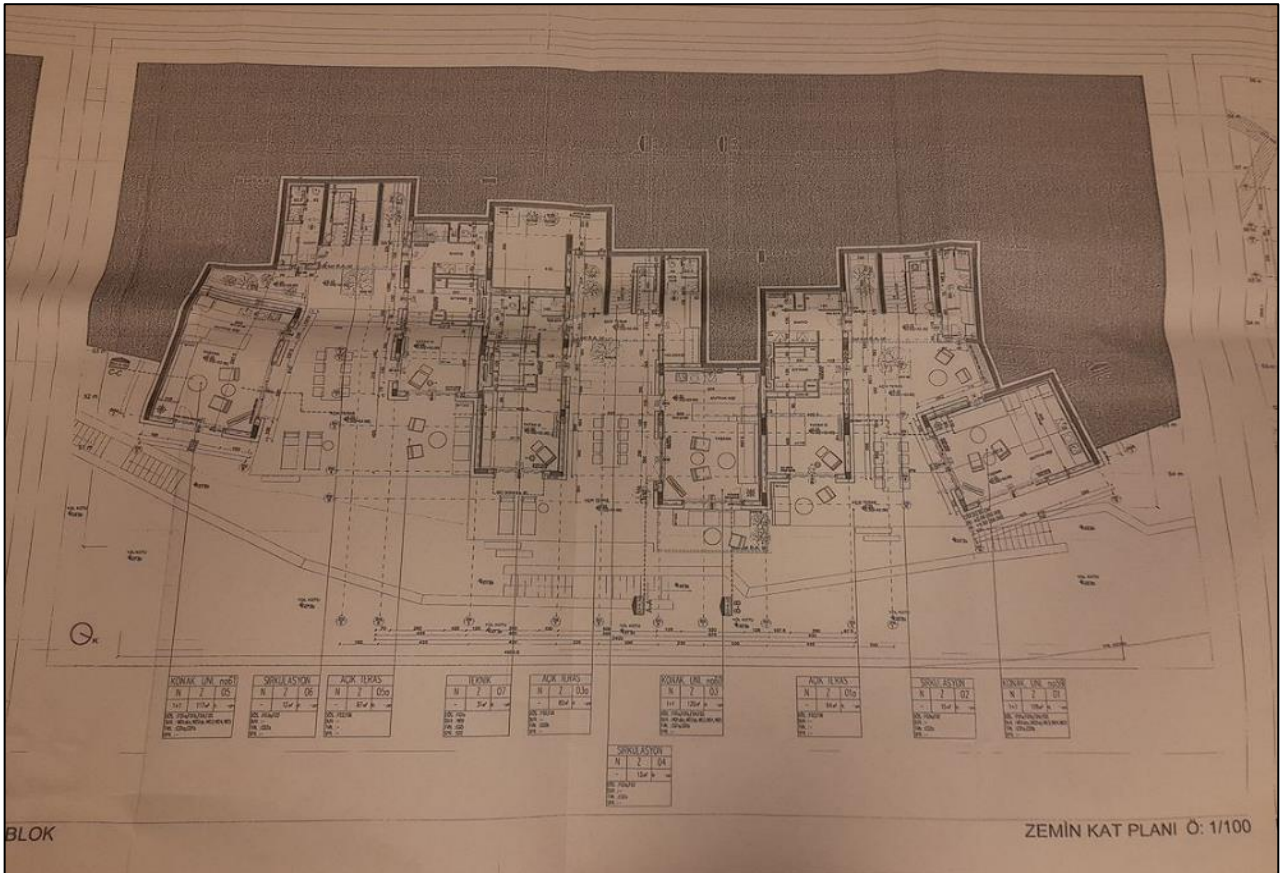
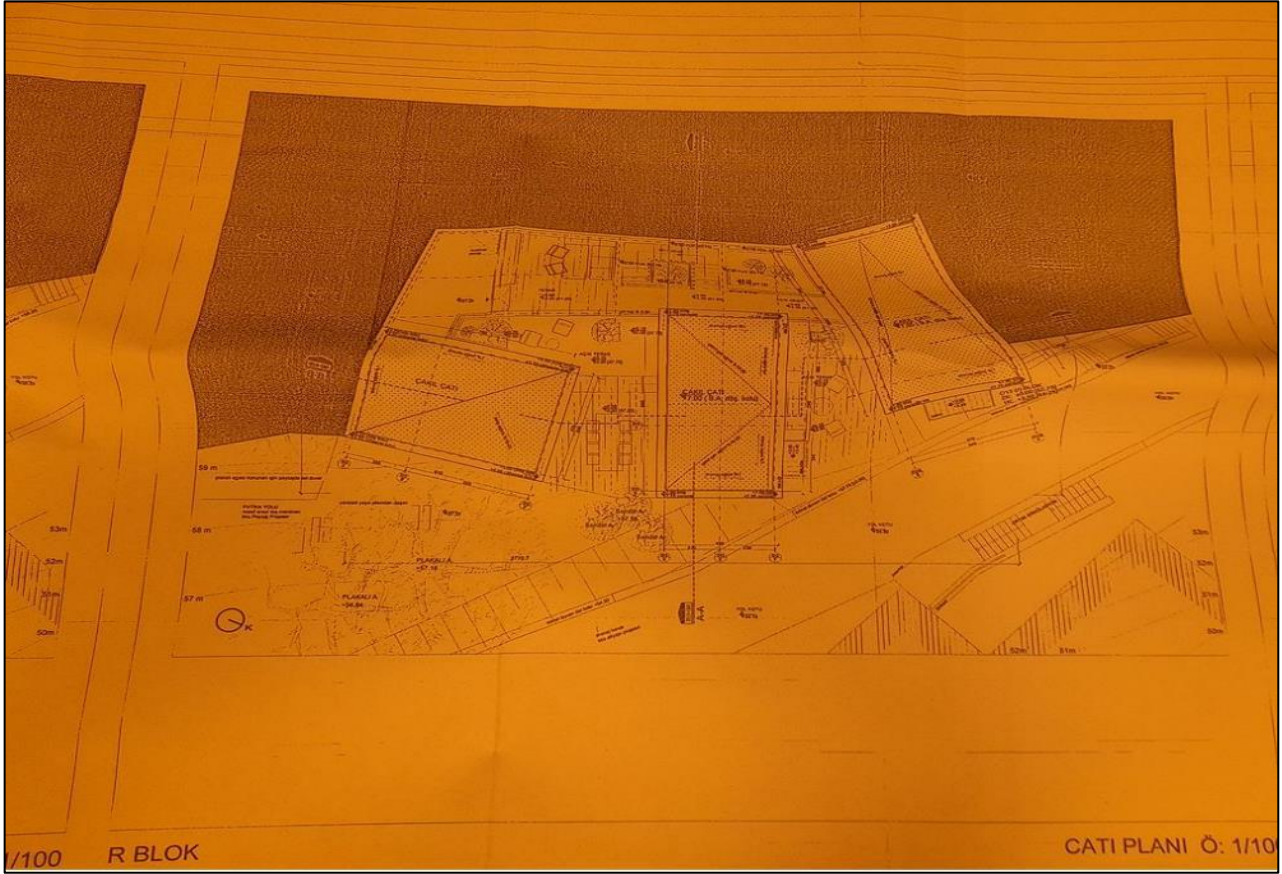


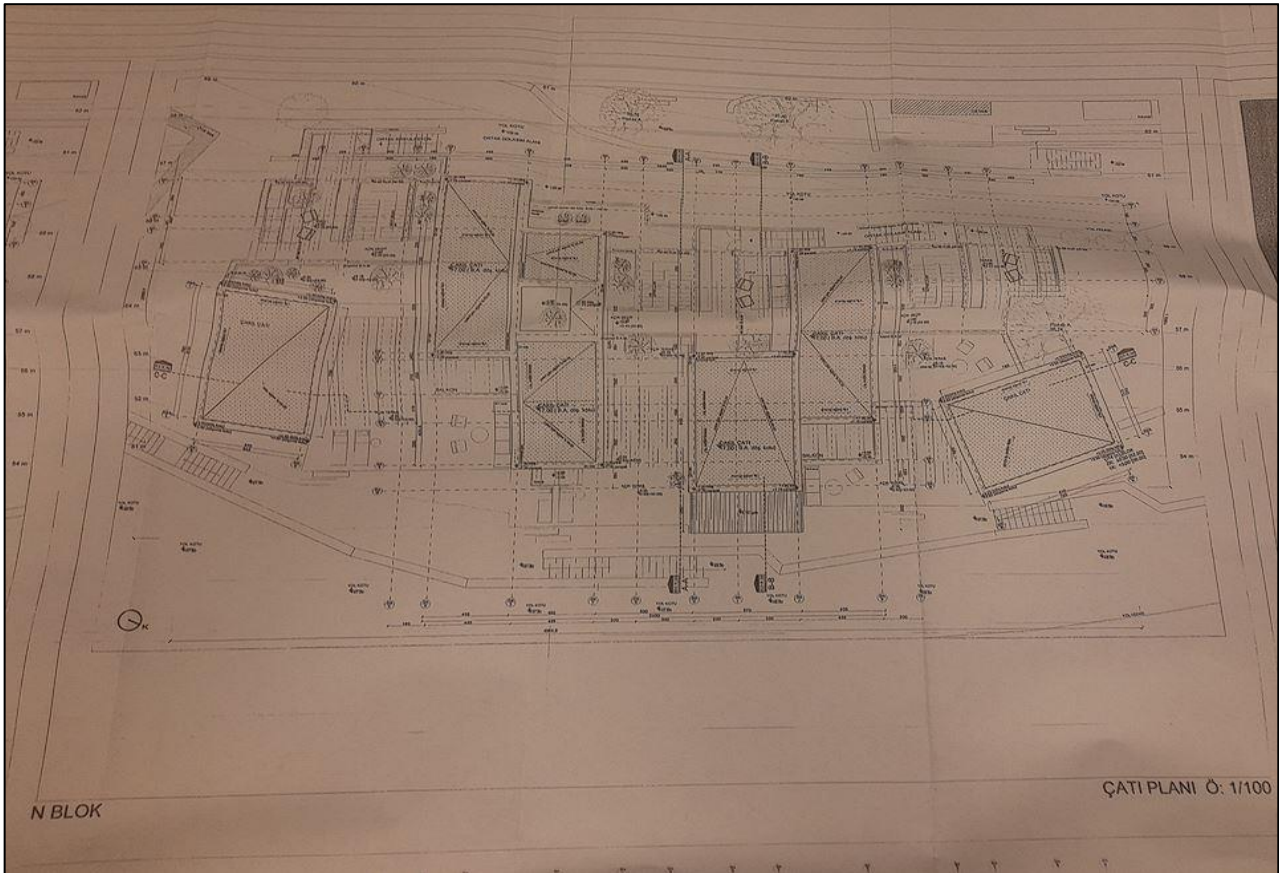
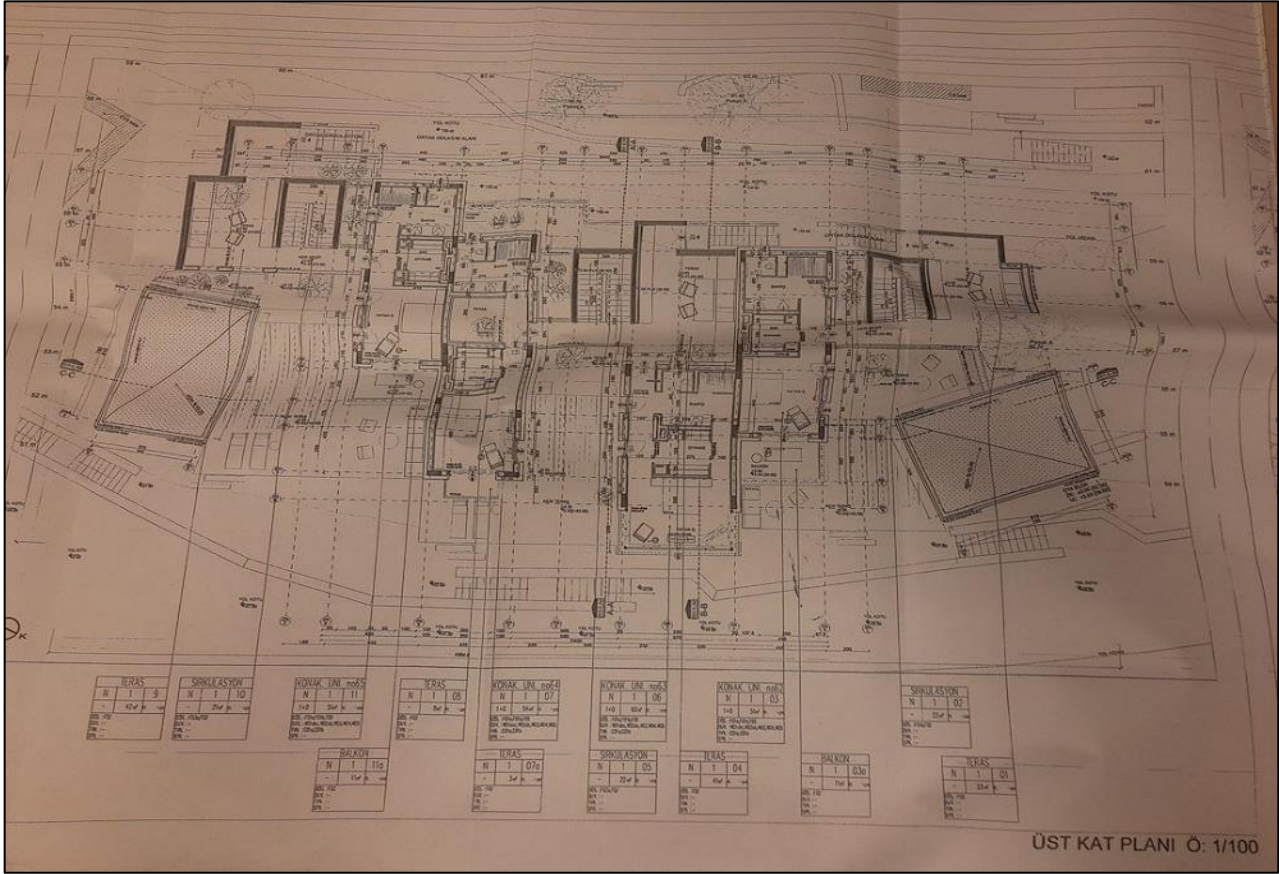
AÇIKLAMALAR	
26.12.2019	300
MÜĞLA TAŞIT YOLLARINI KORUMA DÖŞEME KÖMİSYONU	
Başkan	Bekir KARAKÖKÇÜ
Başkan Yard. Cem DEDEŞ	
Üye	Cumhur KESİNGÖR
Üye	Ömer ÇOKTAŞ
Üye	Bahattin KARAPINAR
Üye	Melik Cem SÜCEKEM
Üye	Sinem TATAR
 	
  	
20.03.2020 tarihine 2020/158 sayılı Yayımlanmış Eskiçe	
MİMARİ RUHSAT PROJESİ BLOKLAR [U-R-N-K BLOK] x VAZİYET PLANI ALAN HESABI İSTİSKAT PLANI ARI	
Ö: 1/500 Ö: 1/200 Ö: 1/100	

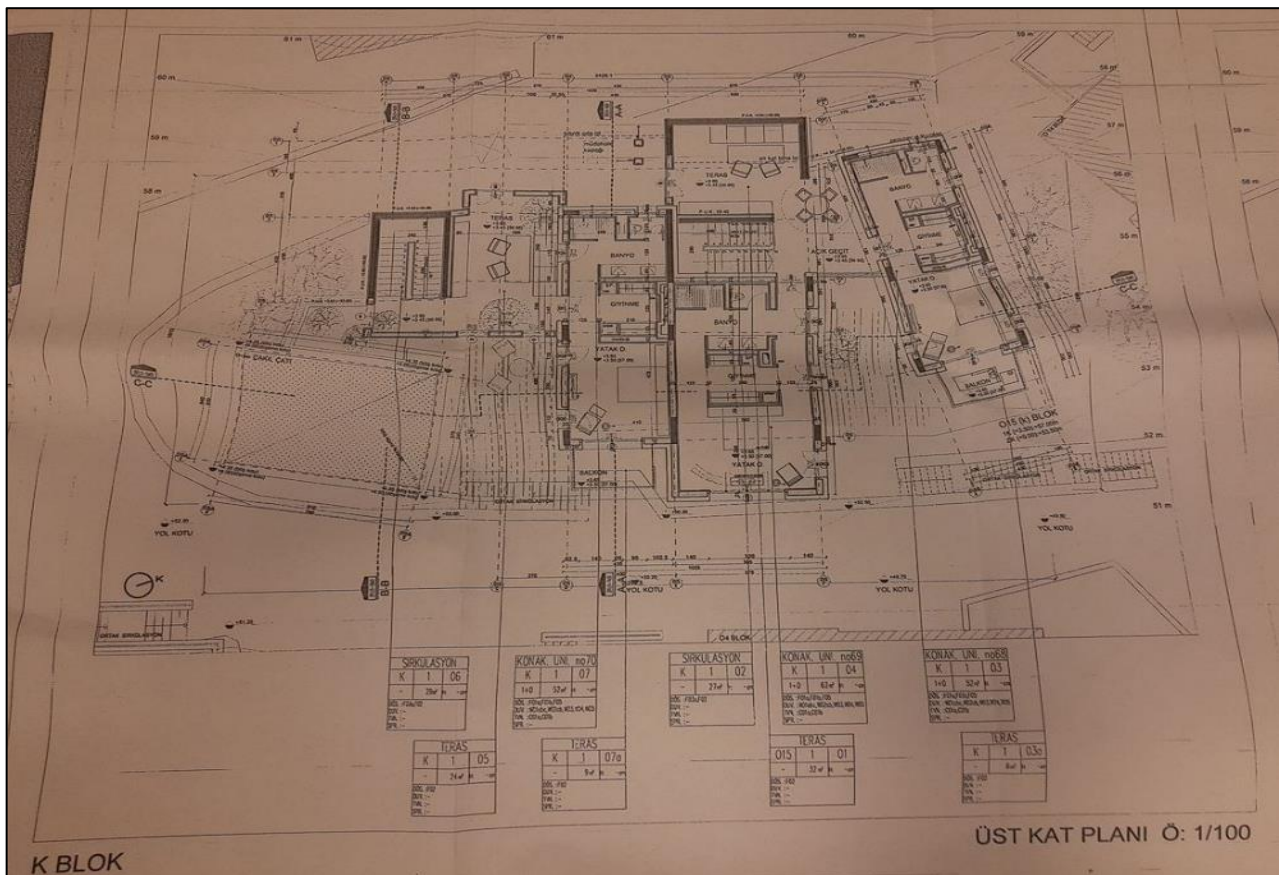


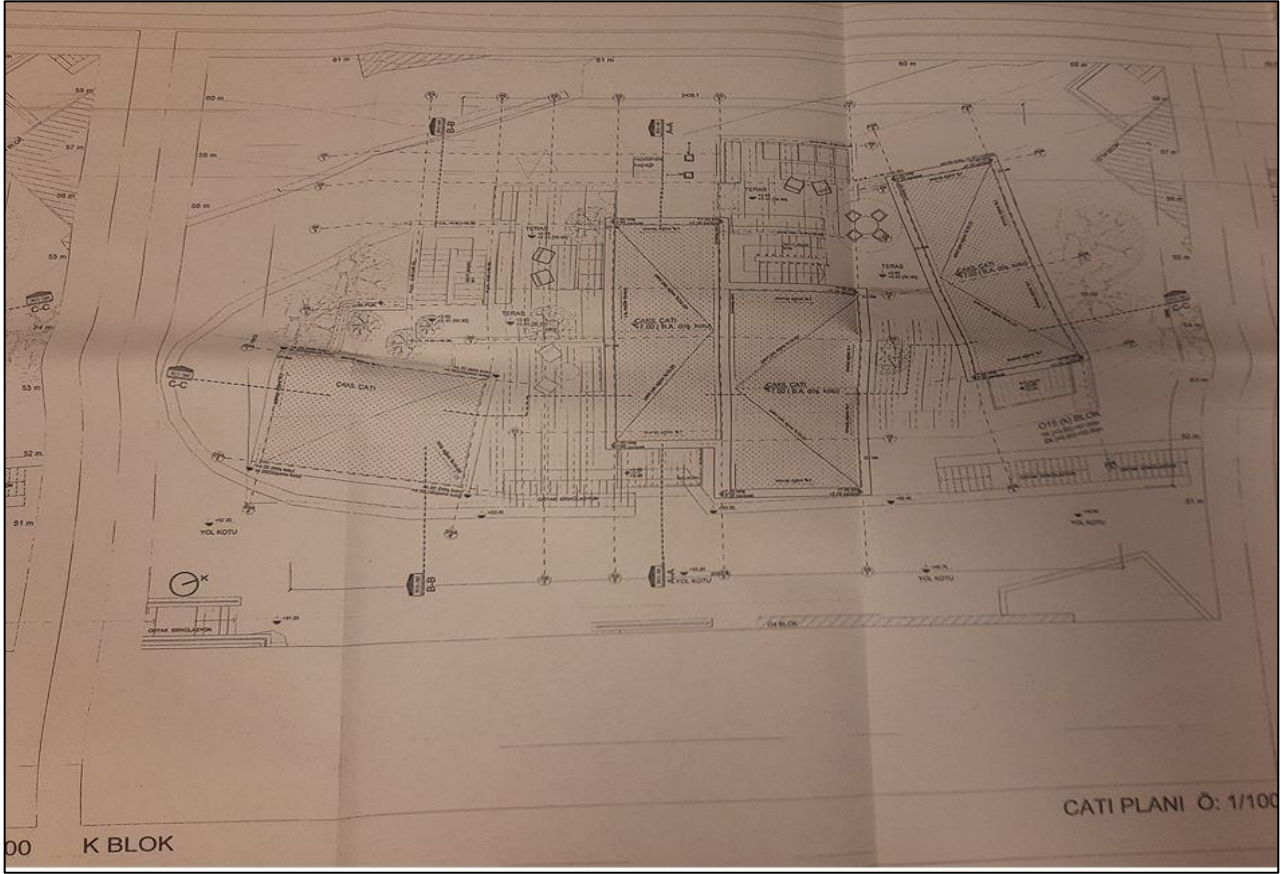












PAFTA NO:07

BODRUM LOFT TATİL KÖYÜ PROJESİ

YAPININ YERİ İl: MUĞLA İlçesi: BODRUM Nahiyesi: GÖL Sokağı: 325 Pafta: N18C-14C-2D Ada: 112 Parsel: 4

YAPININ CİNSİ BETONARME ÇELİK

Yukarıda belirtilen yerde yapılmak istenen mahiyeti yazılı inşaatı ait projeler 08.10.2019 gün 731 sayılı imar durumuna; imar kanunu ve ilgili mevzuatı hükümlerine göre teklif edilerek tarafımızdan tasdik edilmiştir.

Proje müellifi: Adı Soyadı: Örneği: Oda Sic. no: 23982 Bel. no: 34-2855 Sorumluluk İmzası: Mimar: MURAT TABANLIOĞLU MİMARLIK GÖRSEL MİMAR TASARIM VE İNŞAAT LTD. ŞTİ. Mgrüyetli cad. no:87 Tepebaşı-İstanbul Beşiktaş V.D.8130000015

Müellifin adı: Sahibi: Masanda Turizm Yatırımları A.Ş. Kullanma Amacı: Bodrum Loft 5 Yıldızlı Tatil Köyü

YAPININ ARSANIN (Belge uygulaması esaslarına göre)

Belediyesi	İlçesi	Nahiyesi	Sokağı	Pafta	Ada	Parsel	İmar dur. tarih-no
BODRUM BELEDİYESİ	BODRUM	GÖL	325	N18C-14C-2D	112	4	08.10.2019 sayı 73

YAPININ

Mimar	Statik	Mühür	Kat	Alan	İnşaat	Taahhüt	En büyük	En küçük	Hareketli
...

Mimarlar Odası Onayı 21.02.2020 48.445/2020 P.000.046

Belediye Onayı 12.02.2020 Banu TOK Mimar

Yapı Denetim Onayı 14.02.2020 14.02.2020 sayı 14.02.2020

AÇIKLAMALAR

26.12.2019 300

MİMARİ RUHSAT PROJESİ

BLOKLAR [O-P-V-Z BLOK]

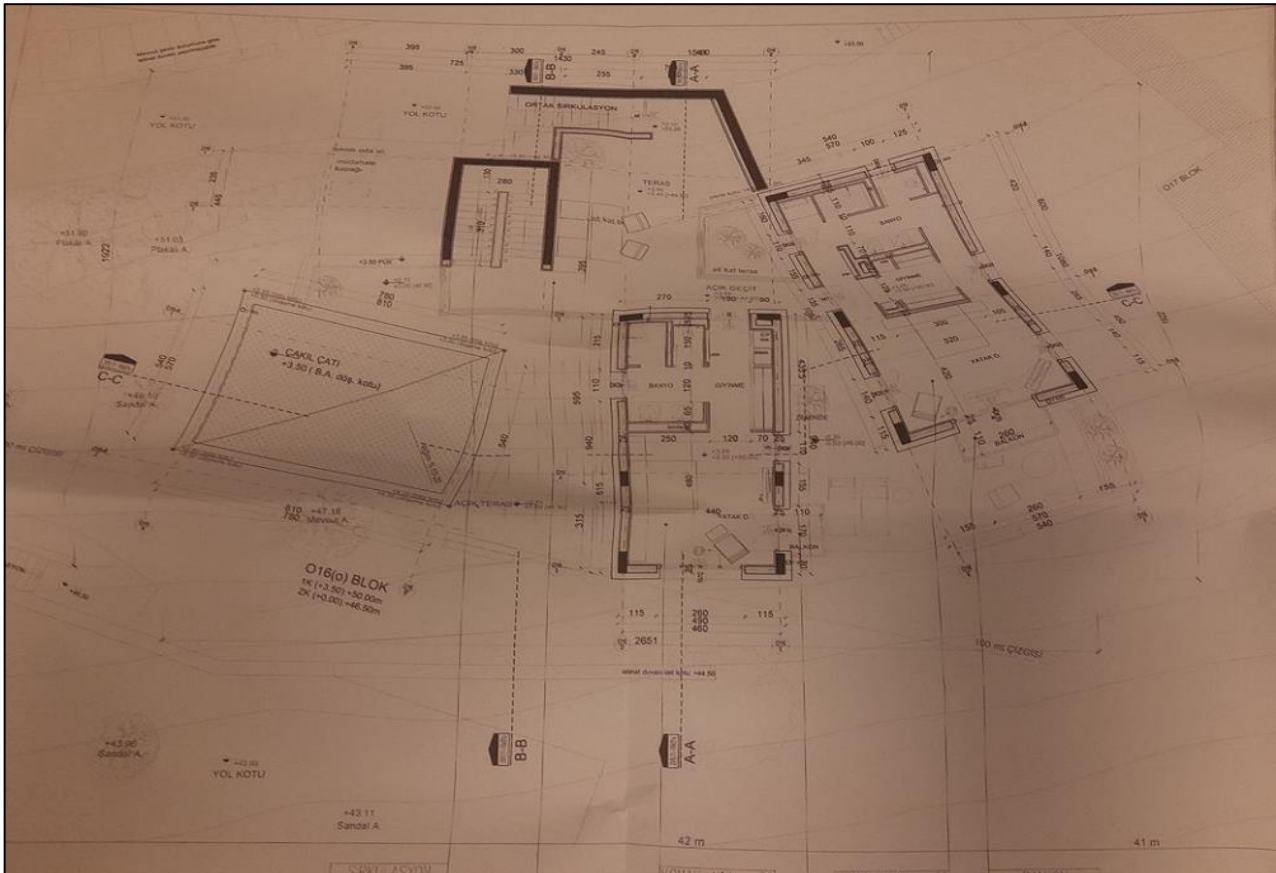
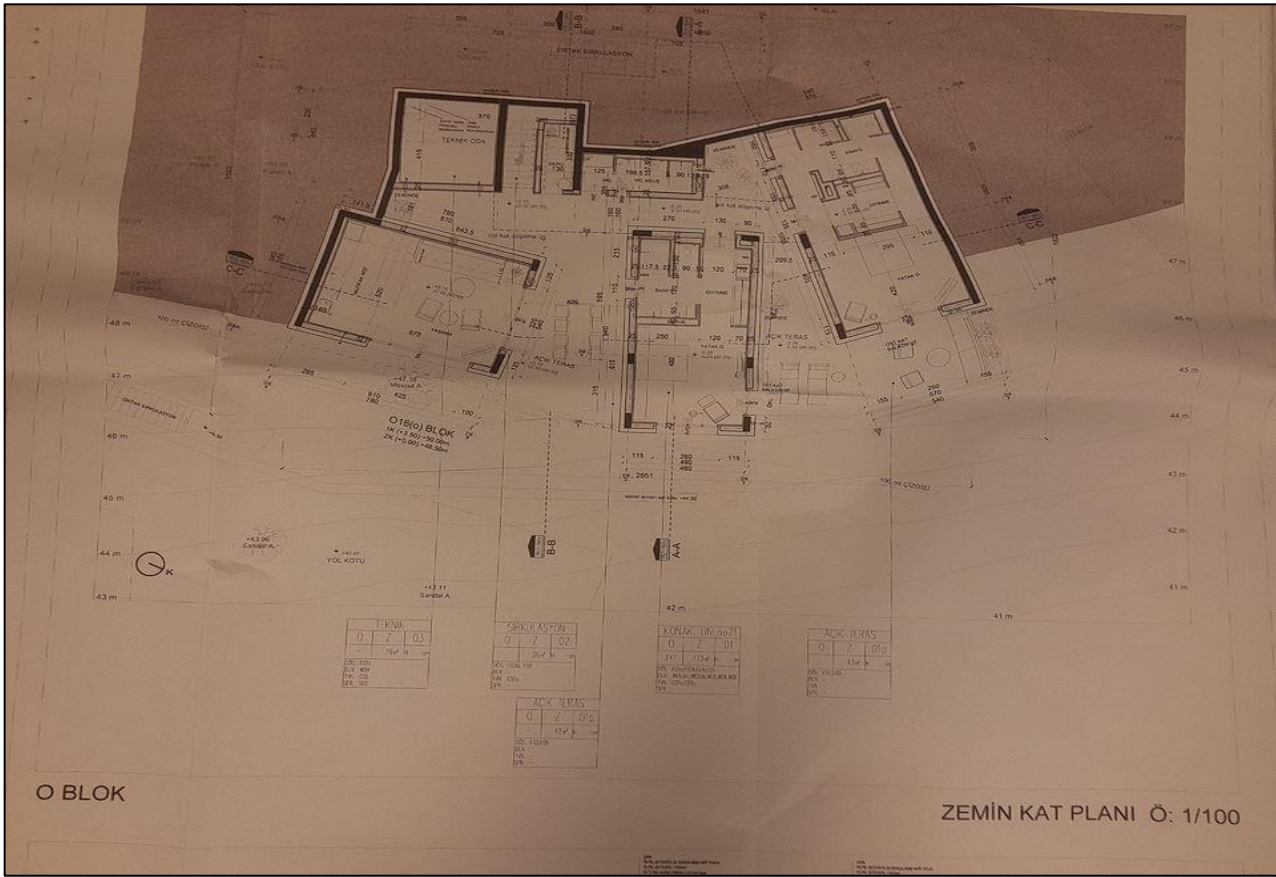
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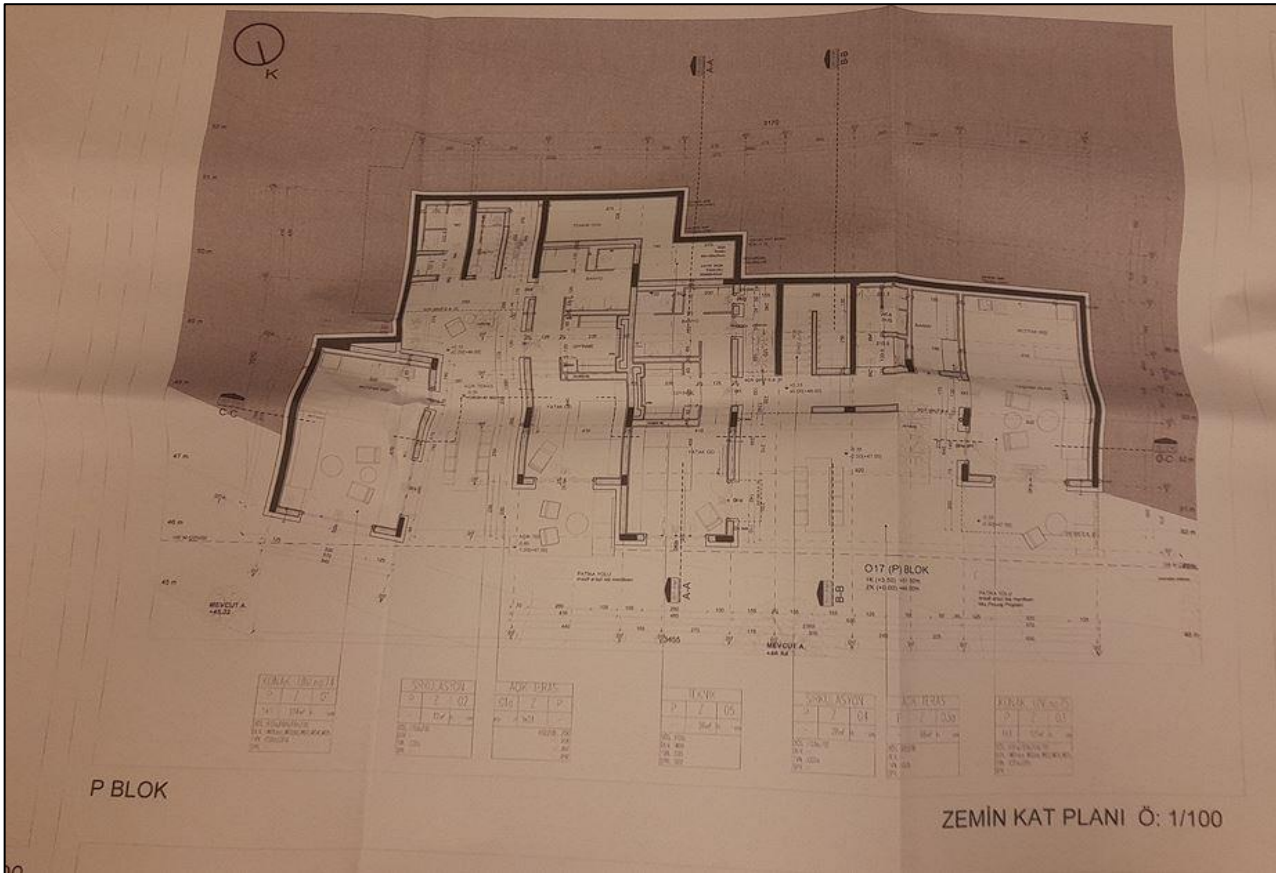
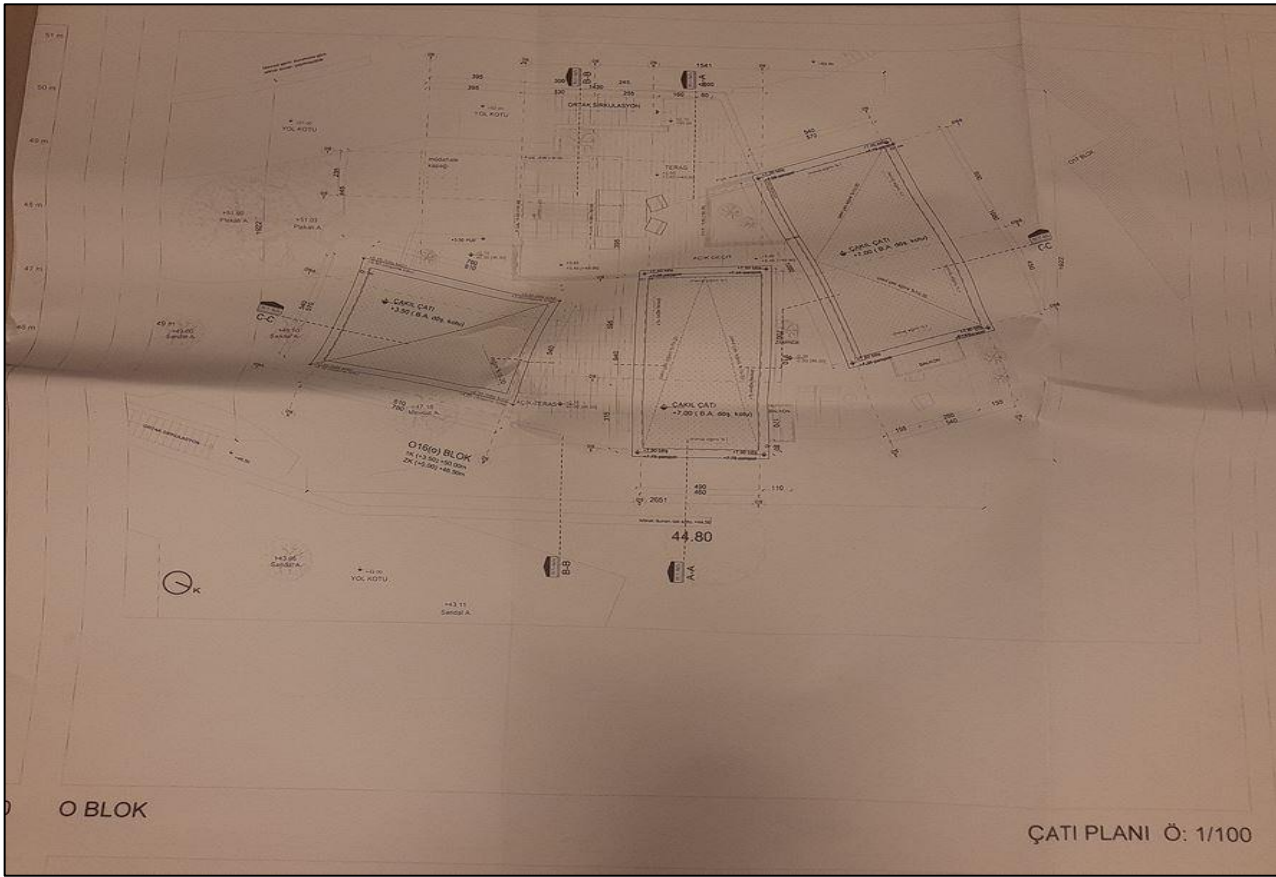
ALAN HESABI Ö:1/200

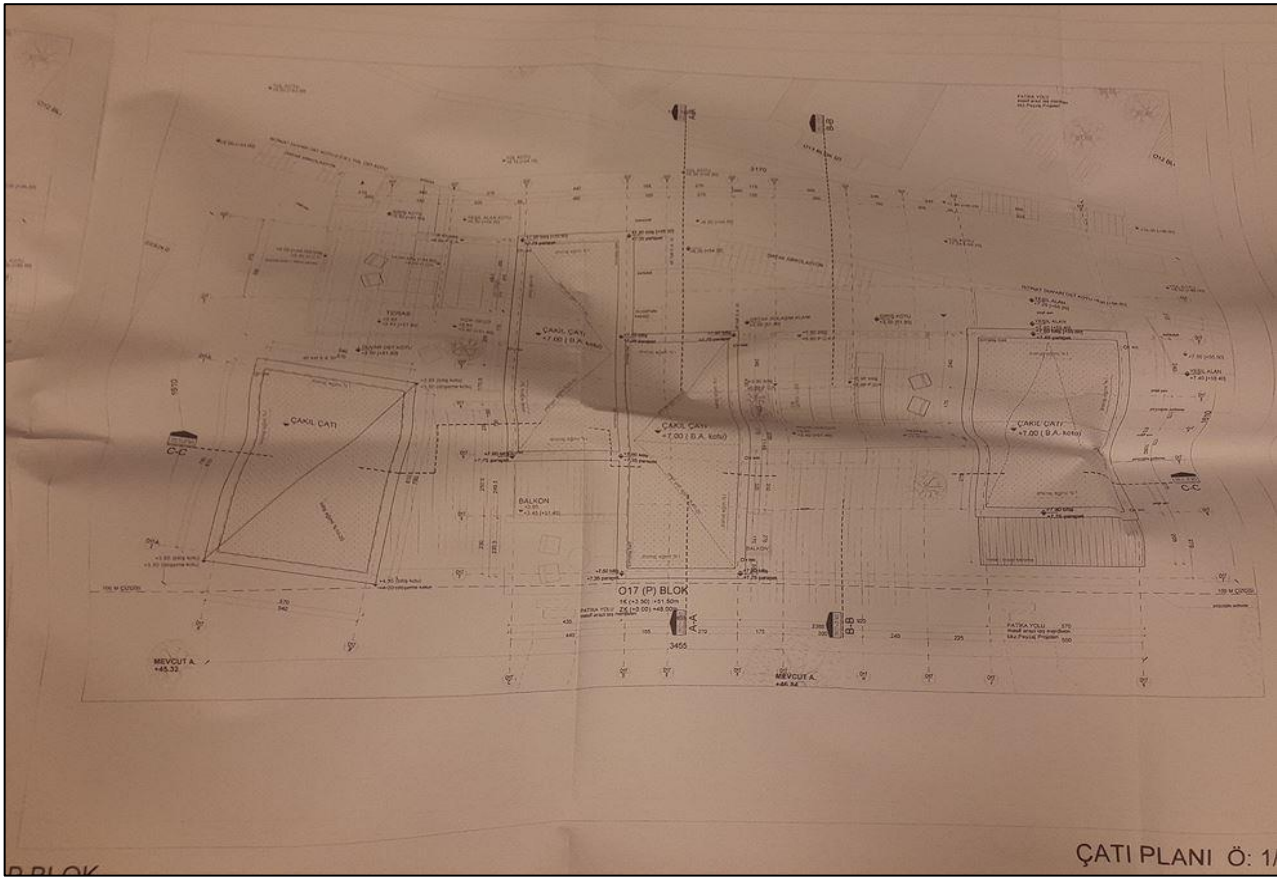
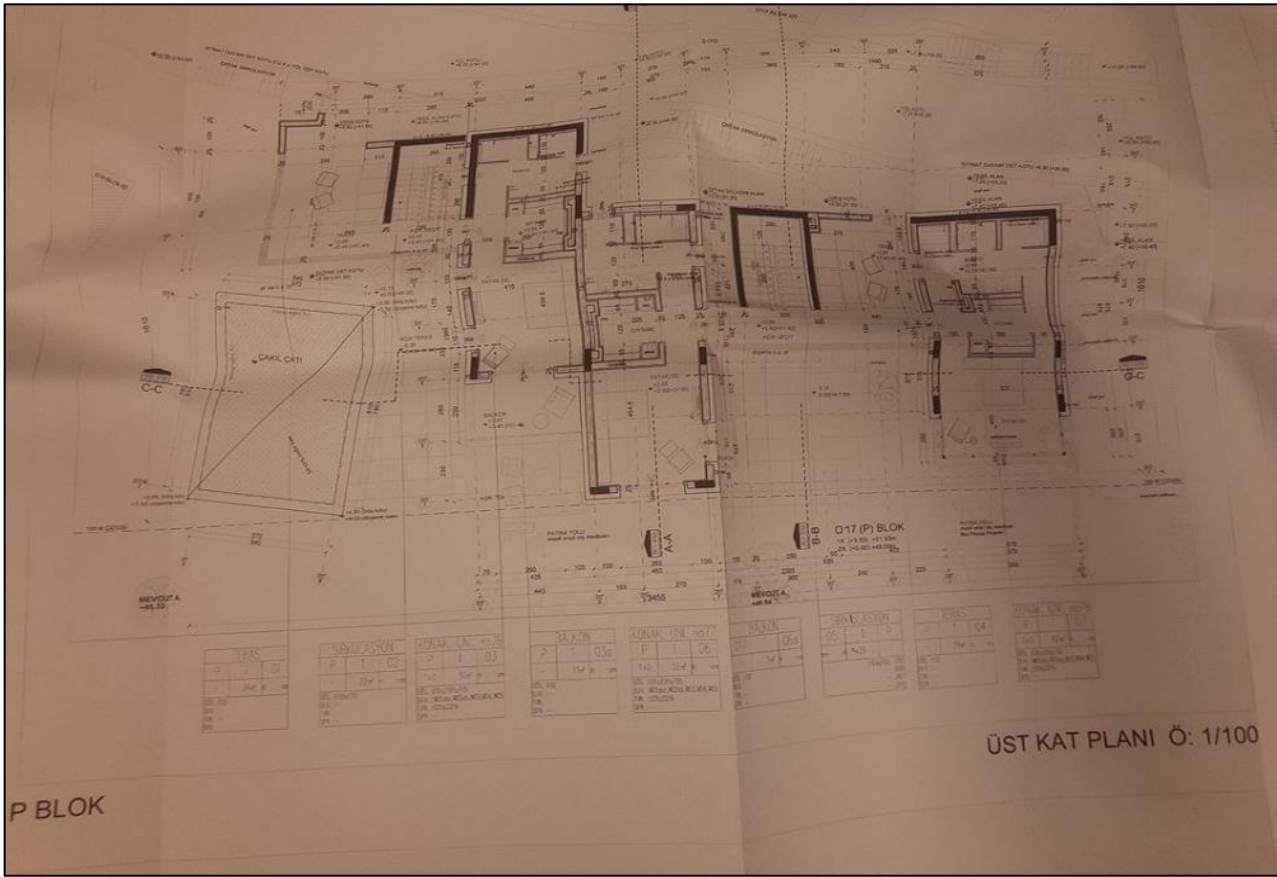
3D KAT PLANLARI Ö:1/100

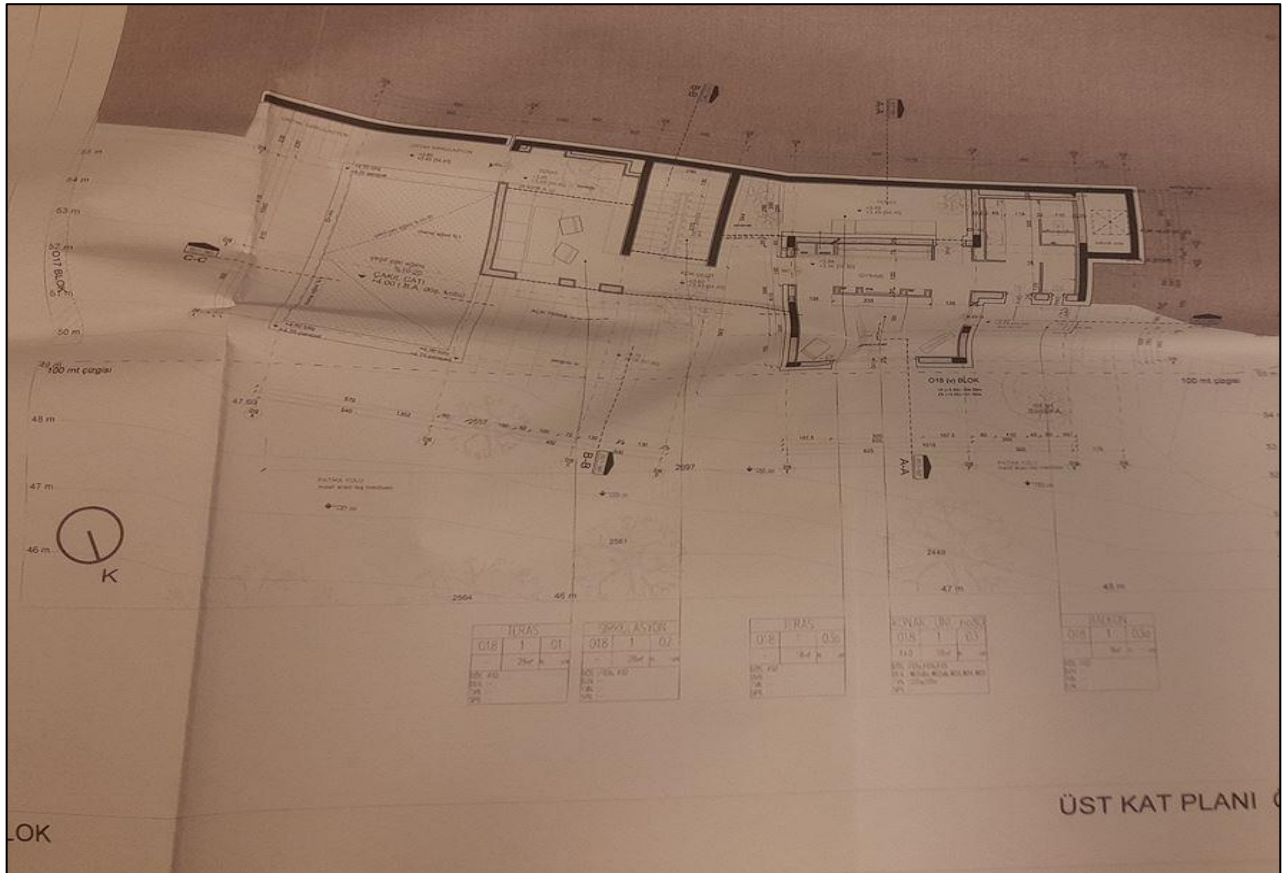
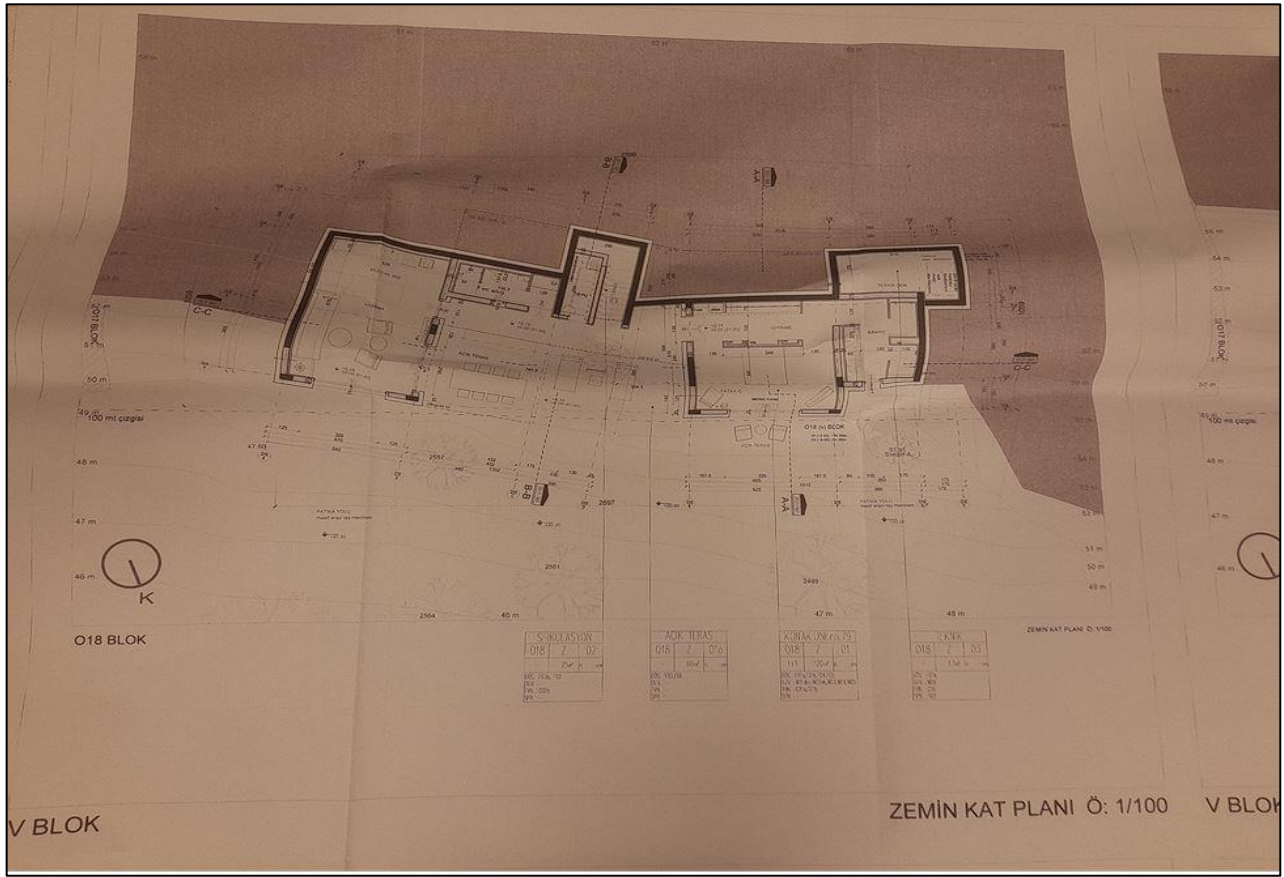
MAHAL L

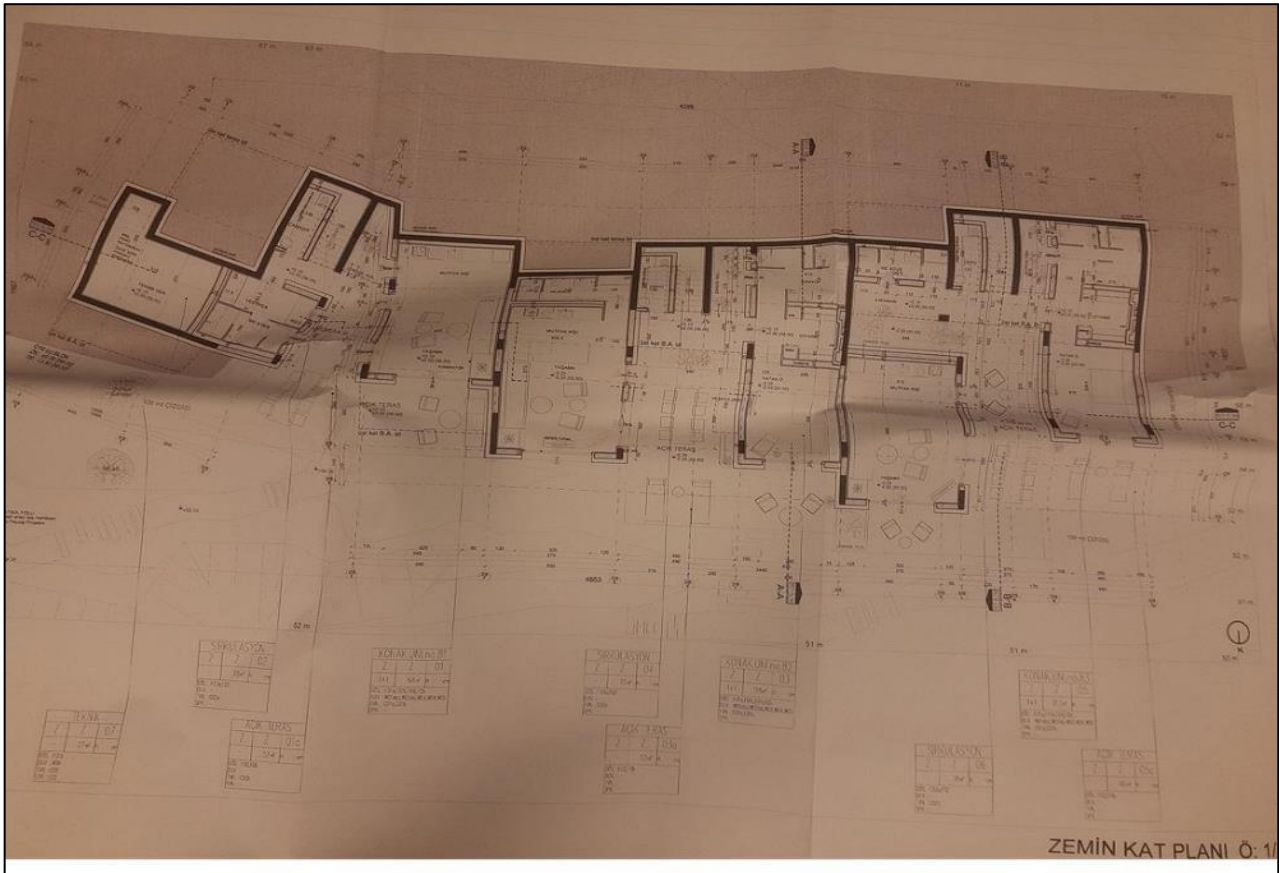
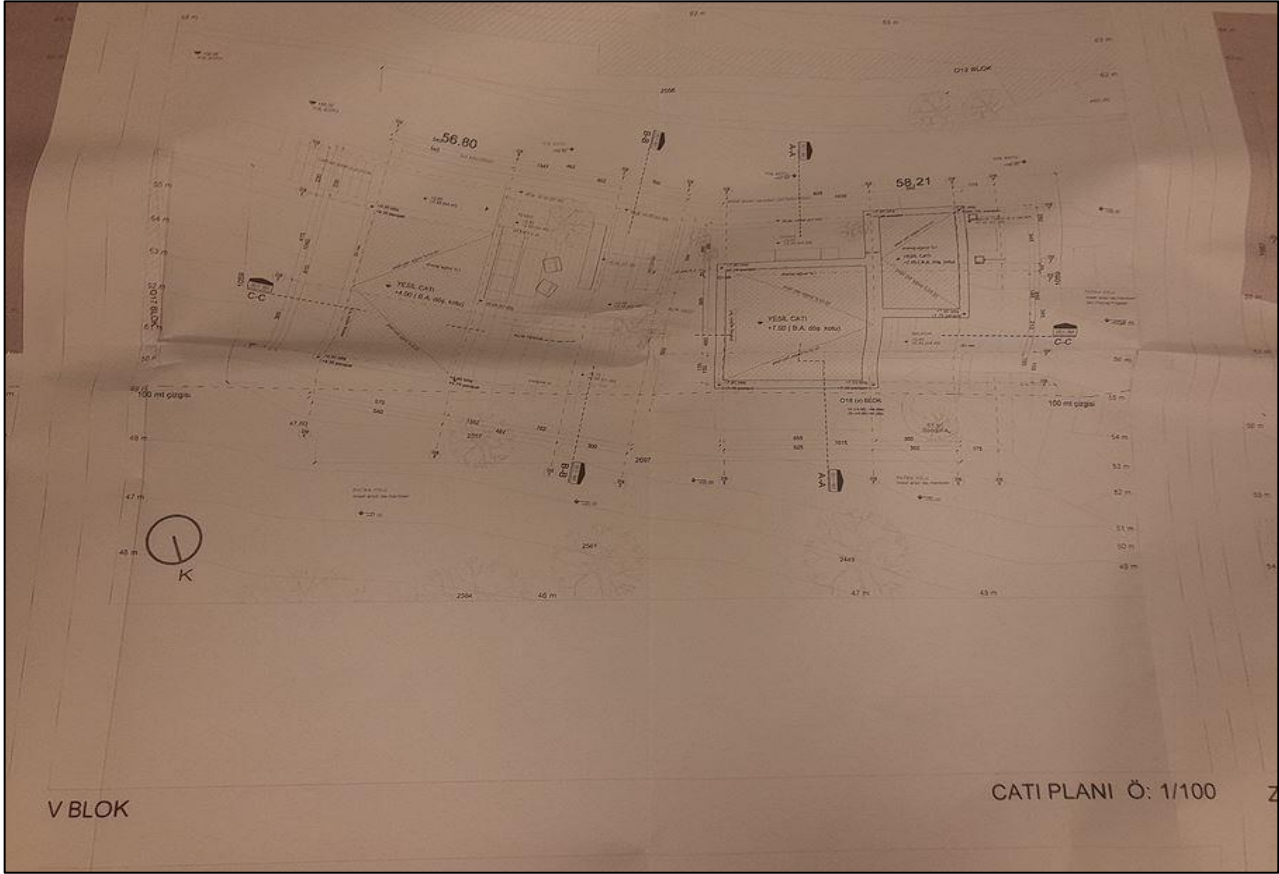
KOD	MAHAL L
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0-2-01a	0-2-01a
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0-2-03	0-2-03
0-1-01	0-1-01
0-1-02	0-1-02
0-1-03	0-1-03
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0-1-04	0-1-04
0-1-04a	0-1-04a
P-2-01	P-2-01
P-2-01a	P-2-01a
P-2-02	P-2-02
P-2-03	P-2-03
P-2-04	P-2-04
P-2-05	P-2-05
P-1-01	P-1-01
P-1-02	P-1-02
P-1-03	P-1-03
P-1-03a	P-1-03a
P-1-04	P-1-04
P-1-05	P-1-05
P-1-06	P-1-06
P-1-07	P-1-07
V-2-01	V-2-01
V-2-01a	V-2-01a
V-2-02	V-2-02
V-2-03	V-2-03
V-1-01	V-1-01
V-1-02	V-1-02
V-1-03	V-1-03
V-1-03a	V-1-03a
V-1-03b	V-1-03b
Z-2-01	Z-2-01
Z-2-01a	Z-2-01a
Z-2-02	Z-2-02
Z-2-03	Z-2-03
Z-2-03a	Z-2-03a
Z-2-04	Z-2-04
Z-2-05	Z-2-05
Z-2-05a	Z-2-05a
Z-2-06	Z-2-06

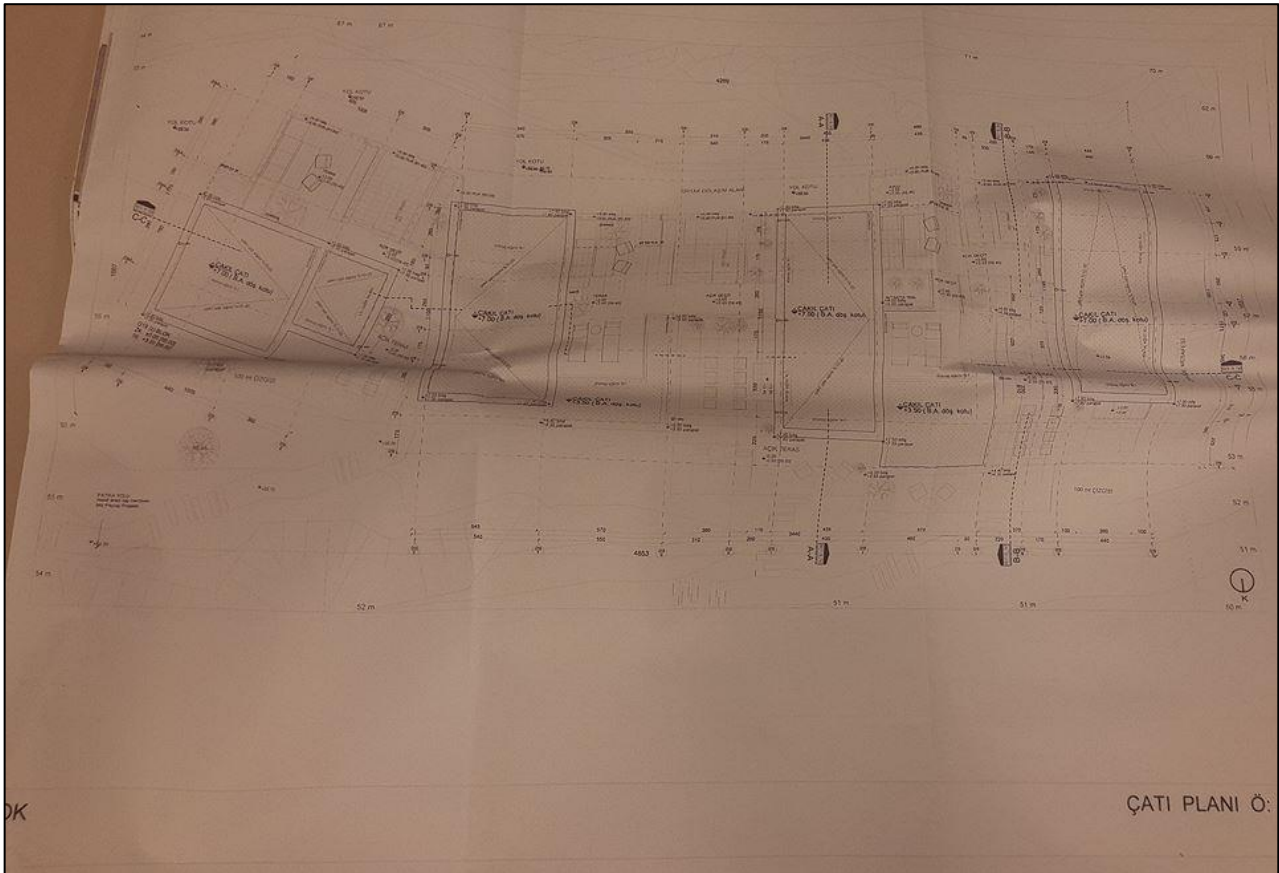












YAPI RUHSATI Building Licence		13062192	
1. Adres: ... 2. Alan: ... 3. Durum: ... 4. Tarih: ... 5. Durum: ... 6. Durum: ... 7. Durum: ... 8. Durum: ... 9. Durum: ... 10. Durum: ... 11. Durum: ... 12. Durum: ... 13. Durum: ... 14. Durum: ... 15. Durum: ... 16. Durum: ... 17. Durum: ... 18. Durum: ... 19. Durum: ... 20. Durum: ... 21. Durum: ... 22. Durum: ... 23. Durum: ... 24. Durum: ... 25. Durum: ... 26. Durum: ... 27. Durum: ... 28. Durum: ... 29. Durum: ... 30. Durum: ... 31. Durum: ... 32. Durum: ... 33. Durum: ... 34. Durum: ... 35. Durum: ... 36. Durum: ... 37. Durum: ... 38. Durum: ... 39. Durum: ... 40. Durum: ... 41. Durum: ... 42. Durum: ... 43. Durum: ... 44. Durum: ... 45. Durum: ... 46. Durum: ... 47. Durum: ... 48. Durum: ... 49. Durum: ... 50. Durum: ... 51. Durum: ... 52. Durum: ... 53. Durum: ... 54. Durum: ... 55. Durum: ... 56. Durum: ... 57. Durum: ... 58. Durum: ... 59. Durum: ... 60. Durum: ... 61. Durum: ... 62. Durum: ... 63. Durum: ... 64. Durum: ... 65. Durum: ... 66. Durum: ... 67. Durum: ... 68. Durum: ... 69. Durum: ... 70. Durum: ... 71. Durum: ... 72. Durum: ... 73. Durum: ... 74. Durum: ... 75. Durum: ... 76. Durum: ... 77. Durum: ... 78. Durum: ... 79. Durum: ... 80. Durum: ... 81. Durum: ... 82. Durum: ... 83. Durum: ... 84. Durum: ... 85. Durum: ... 86. Durum: ... 87. Durum: ... 88. Durum: ... 89. Durum: ... 90. Durum: ... 91. Durum: ... 92. Durum: ... 93. Durum: ... 94. Durum: ... 95. Durum: ... 96. Durum: ... 97. Durum: ... 98. Durum: ... 99. Durum: ... 100. Durum: ...			

YAPI KULLANMA İZİN BELGESİ Certificate of permission for use of building		14714233	
1. Adres: ... 2. Alan: ... 3. Durum: ... 4. Tarih: ... 5. Durum: ... 6. Durum: ... 7. Durum: ... 8. Durum: ... 9. Durum: ... 10. Durum: ... 11. Durum: ... 12. Durum: ... 13. Durum: ... 14. Durum: ... 15. Durum: ... 16. Durum: ... 17. Durum: ... 18. Durum: ... 19. Durum: ... 20. Durum: ... 21. Durum: ... 22. Durum: ... 23. Durum: ... 24. Durum: ... 25. Durum: ... 26. Durum: ... 27. Durum: ... 28. Durum: ... 29. Durum: ... 30. Durum: ... 31. Durum: ... 32. Durum: ... 33. Durum: ... 34. Durum: ... 35. Durum: ... 36. Durum: ... 37. Durum: ... 38. Durum: ... 39. Durum: ... 40. Durum: ... 41. Durum: ... 42. Durum: ... 43. Durum: ... 44. Durum: ... 45. Durum: ... 46. Durum: ... 47. Durum: ... 48. Durum: ... 49. Durum: ... 50. Durum: ... 51. Durum: ... 52. Durum: ... 53. Durum: ... 54. Durum: ... 55. Durum: ... 56. Durum: ... 57. Durum: ... 58. Durum: ... 59. Durum: ... 60. Durum: ... 61. Durum: ... 62. Durum: ... 63. Durum: ... 64. Durum: ... 65. Durum: ... 66. Durum: ... 67. Durum: ... 68. Durum: ... 69. Durum: ... 70. Durum: ... 71. Durum: ... 72. Durum: ... 73. Durum: ... 74. Durum: ... 75. Durum: ... 76. Durum: ... 77. Durum: ... 78. Durum: ... 79. Durum: ... 80. Durum: ... 81. Durum: ... 82. Durum: ... 83. Durum: ... 84. Durum: ... 85. Durum: ... 86. Durum: ... 87. Durum: ... 88. Durum: ... 89. Durum: ... 90. Durum: ... 91. Durum: ... 92. Durum: ... 93. Durum: ... 94. Durum: ... 95. Durum: ... 96. Durum: ... 97. Durum: ... 98. Durum: ... 99. Durum: ... 100. Durum: ...			

YAPI RUHSATI Building Licence		100109412	
1. Adres: ... 2. Alan: ... 3. Durum: ... 4. Tarih: ... 5. Durum: ... 6. Durum: ... 7. Durum: ... 8. Durum: ... 9. Durum: ... 10. Durum: ... 11. Durum: ... 12. Durum: ... 13. Durum: ... 14. Durum: ... 15. Durum: ... 16. Durum: ... 17. Durum: ... 18. Durum: ... 19. Durum: ... 20. Durum: ... 21. Durum: ... 22. Durum: ... 23. Durum: ... 24. Durum: ... 25. Durum: ... 26. Durum: ... 27. Durum: ... 28. Durum: ... 29. Durum: ... 30. Durum: ... 31. Durum: ... 32. Durum: ... 33. Durum: ... 34. Durum: ... 35. Durum: ... 36. Durum: ... 37. Durum: ... 38. Durum: ... 39. Durum: ... 40. Durum: ... 41. Durum: ... 42. Durum: ... 43. Durum: ... 44. Durum: ... 45. Durum: ... 46. Durum: ... 47. Durum: ... 48. Durum: ... 49. Durum: ... 50. Durum: ... 51. Durum: ... 52. Durum: ... 53. Durum: ... 54. Durum: ... 55. Durum: ... 56. Durum: ... 57. Durum: ... 58. Durum: ... 59. Durum: ... 60. Durum: ... 61. Durum: ... 62. Durum: ... 63. Durum: ... 64. Durum: ... 65. Durum: ... 66. Durum: ... 67. Durum: ... 68. Durum: ... 69. Durum: ... 70. Durum: ... 71. Durum: ... 72. Durum: ... 73. Durum: ... 74. Durum: ... 75. Durum: ... 76. Durum: ... 77. Durum: ... 78. Durum: ... 79. Durum: ... 80. Durum: ... 81. Durum: ... 82. Durum: ... 83. Durum: ... 84. Durum: ... 85. Durum: ... 86. Durum: ... 87. Durum: ... 88. Durum: ... 89. Durum: ... 90. Durum: ... 91. Durum: ... 92. Durum: ... 93. Durum: ... 94. Durum: ... 95. Durum: ... 96. Durum: ... 97. Durum: ... 98. Durum: ... 99. Durum: ... 100. Durum: ...			

YAPI KULLANMA İZİN BELGESİ Certificate of permission for use of building		12200662	
1. Adres: ... 2. Alan: ... 3. Durum: ... 4. Tarih: ... 5. Durum: ... 6. Durum: ... 7. Durum: ... 8. Durum: ... 9. Durum: ... 10. Durum: ... 11. Durum: ... 12. Durum: ... 13. Durum: ... 14. Durum: ... 15. Durum: ... 16. Durum: ... 17. Durum: ... 18. Durum: ... 19. Durum: ... 20. Durum: ... 21. Durum: ... 22. Durum: ... 23. Durum: ... 24. Durum: ... 25. Durum: ... 26. Durum: ... 27. Durum: ... 28. Durum: ... 29. Durum: ... 30. Durum: ... 31. Durum: ... 32. Durum: ... 33. Durum: ... 34. Durum: ... 35. Durum: ... 36. Durum: ... 37. Durum: ... 38. Durum: ... 39. Durum: ... 40. Durum: ... 41. Durum: ... 42. Durum: ... 43. Durum: ... 44. Durum: ... 45. Durum: ... 46. Durum: ... 47. Durum: ... 48. Durum: ... 49. Durum: ... 50. Durum: ... 51. Durum: ... 52. Durum: ... 53. Durum: ... 54. Durum: ... 55. Durum: ... 56. Durum: ... 57. Durum: ... 58. Durum: ... 59. Durum: ... 60. Durum: ... 61. Durum: ... 62. Durum: ... 63. Durum: ... 64. Durum: ... 65. Durum: ... 66. Durum: ... 67. Durum: ... 68. Durum: ... 69. Durum: ... 70. Durum: ... 71. Durum: ... 72. Durum: ... 73. Durum: ... 74. Durum: ... 75. Durum: ... 76. Durum: ... 77. Durum: ... 78. Durum: ... 79. Durum: ... 80. Durum: ... 81. Durum: ... 82. Durum: ... 83. Durum: ... 84. Durum: ... 85. Durum: ... 86. Durum: ... 87. Durum: ... 88. Durum: ... 89. Durum: ... 90. Durum: ... 91. Durum: ... 92. Durum: ... 93. Durum: ... 94. Durum: ... 95. Durum: ... 96. Durum: ... 97. Durum: ... 98. Durum: ... 99. Durum: ... 100. Durum: ...			

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YAPI KULLANIM İZİN BELGESİ Certificate of permission for use of building				122593002		Tarih/Sıra No: 3.6.20 2020/93-4	
1. Yapı Adı: KİT. BİNA		2. Başvuru tarihi: 01.06.2020		3. Başvuru türü: <input checked="" type="checkbox"/> Yeniden inşaat <input type="checkbox"/> Yeniden yapılandırma		4. Başvuru alanı: 3.6.20	
5. Başvuru alanı: 3.6.20		6. Başvuru alanı: 3.6.20		7. Başvuru alanı: 3.6.20		8. Başvuru alanı: 3.6.20	
9. Başvuru alanı: 3.6.20		10. Başvuru alanı: 3.6.20		11. Başvuru alanı: 3.6.20		12. Başvuru alanı: 3.6.20	
13. Başvuru alanı: 3.6.20		14. Başvuru alanı: 3.6.20		15. Başvuru alanı: 3.6.20		16. Başvuru alanı: 3.6.20	
17. Başvuru alanı: 3.6.20		18. Başvuru alanı: 3.6.20		19. Başvuru alanı: 3.6.20		20. Başvuru alanı: 3.6.20	
21. Başvuru alanı: 3.6.20		22. Başvuru alanı: 3.6.20		23. Başvuru alanı: 3.6.20		24. Başvuru alanı: 3.6.20	
25. Başvuru alanı: 3.6.20		26. Başvuru alanı: 3.6.20		27. Başvuru alanı: 3.6.20		28. Başvuru alanı: 3.6.20	
29. Başvuru alanı: 3.6.20		30. Başvuru alanı: 3.6.20		31. Başvuru alanı: 3.6.20		32. Başvuru alanı: 3.6.20	
33. Başvuru alanı: 3.6.20		34. Başvuru alanı: 3.6.20		35. Başvuru alanı: 3.6.20		36. Başvuru alanı: 3.6.20	
37. Başvuru alanı: 3.6.20		38. Başvuru alanı: 3.6.20		39. Başvuru alanı: 3.6.20		40. Başvuru alanı: 3.6.20	
41. Başvuru alanı: 3.6.20		42. Başvuru alanı: 3.6.20		43. Başvuru alanı: 3.6.20		44. Başvuru alanı: 3.6.20	
45. Başvuru alanı: 3.6.20		46. Başvuru alanı: 3.6.20		47. Başvuru alanı: 3.6.20		48. Başvuru alanı: 3.6.20	
49. Başvuru alanı: 3.6.20		50. Başvuru alanı: 3.6.20		51. Başvuru alanı: 3.6.20		52. Başvuru alanı: 3.6.20	
53. Başvuru alanı: 3.6.20		54. Başvuru alanı: 3.6.20		55. Başvuru alanı: 3.6.20		56. Başvuru alanı: 3.6.20	
57. Başvuru alanı: 3.6.20		58. Başvuru alanı: 3.6.20		59. Başvuru alanı: 3.6.20		60. Başvuru alanı: 3.6.20	
61. Başvuru alanı: 3.6.20		62. Başvuru alanı: 3.6.20		63. Başvuru alanı: 3.6.20		64. Başvuru alanı: 3.6.20	
65. Başvuru alanı: 3.6.20		66. Başvuru alanı: 3.6.20		67. Başvuru alanı: 3.6.20		68. Başvuru alanı: 3.6.20	
69. Başvuru alanı: 3.6.20		70. Başvuru alanı: 3.6.20		71. Başvuru alanı: 3.6.20		72. Başvuru alanı: 3.6.20	
73. Başvuru alanı: 3.6.20		74. Başvuru alanı: 3.6.20		75. Başvuru alanı: 3.6.20		76. Başvuru alanı: 3.6.20	
77. Başvuru alanı: 3.6.20		78. Başvuru alanı: 3.6.20		79. Başvuru alanı: 3.6.20		80. Başvuru alanı: 3.6.20	
81. Başvuru alanı: 3.6.20		82. Başvuru alanı: 3.6.20		83. Başvuru alanı: 3.6.20		84. Başvuru alanı: 3.6.20	
85. Başvuru alanı: 3.6.20		86. Başvuru alanı: 3.6.20		87. Başvuru alanı: 3.6.20		88. Başvuru alanı: 3.6.20	
89. Başvuru alanı: 3.6.20		90. Başvuru alanı: 3.6.20		91. Başvuru alanı: 3.6.20		92. Başvuru alanı: 3.6.20	
93. Başvuru alanı: 3.6.20		94. Başvuru alanı: 3.6.20		95. Başvuru alanı: 3.6.20		96. Başvuru alanı: 3.6.20	
97. Başvuru alanı: 3.6.20		98. Başvuru alanı: 3.6.20		99. Başvuru alanı: 3.6.20		100. Başvuru alanı: 3.6.20	
101. Başvuru alanı: 3.6.20		102. Başvuru alanı: 3.6.20		103. Başvuru alanı: 3.6.20		104. Başvuru alanı: 3.6.20	
105. Başvuru alanı: 3.6.20		106. Başvuru alanı: 3.6.20		107. Başvuru alanı: 3.6.20		108. Başvuru alanı: 3.6.20	
109. Başvuru alanı: 3.6.20		110. Başvuru alanı: 3.6.20		111. Başvuru alanı: 3.6.20		112. Başvuru alanı: 3.6.20	
113. Başvuru alanı: 3.6.20		114. Başvuru alanı: 3.6.20		115. Başvuru alanı: 3.6.20		116. Başvuru alanı: 3.6.20	
117. Başvuru alanı: 3.6.20		118. Başvuru alanı: 3.6.20		119. Başvuru alanı: 3.6.20		120. Başvuru alanı: 3.6.20	
121. Başvuru alanı: 3.6.20		122. Başvuru alanı: 3.6.20		123. Başvuru alanı: 3.6.20		124. Başvuru alanı: 3.6.20	
125. Başvuru alanı: 3.6.20		126. Başvuru alanı: 3.6.20		127. Başvuru alanı: 3.6.20		128. Başvuru alanı: 3.6.20	
129. Başvuru alanı: 3.6.20		130. Başvuru alanı: 3.6.20		131. Başvuru alanı: 3.6.20		132. Başvuru alanı: 3.6.20	
133. Başvuru alanı: 3.6.20		134. Başvuru alanı: 3.6.20		135. Başvuru alanı: 3.6.20		136. Başvuru alanı: 3.6.20	
137. Başvuru alanı: 3.6.20		138. Başvuru alanı: 3.6.20		139. Başvuru alanı: 3.6.20		140. Başvuru alanı: 3.6.20	
141. Başvuru alanı: 3.6.20		142. Başvuru alanı: 3.6.20		143. Başvuru alanı: 3.6.20		144. Başvuru alanı: 3.6.20	
145. Başvuru alanı: 3.6.20		146. Başvuru alanı: 3.6.20		1			

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YAPI RUHSATI
Building Licence

13362044

20.03.2020 2020/158-7

Yapı Sahibi: ...

Yapı Mülkiyeti: ...

Sanayi Bölgesi: ...

Yapı İhtiyaçları: ...

Yapı Teknik Özellikleri: ...

Yapı Projesi: ...

YAPI RUHSATI
Building Licence

115402154

20.03.2020 2020/158-8

Yapı Sahibi: ...

Yapı Mülkiyeti: ...

Sanayi Bölgesi: ...

Yapı İhtiyaçları: ...

Yapı Teknik Özellikleri: ...

Yapı Projesi: ...

YAPI KULLANMA İZİN BELGESİ
Certificate of permission for use of building

114427124

20.03.2020 2020/158-7

Yapı Sahibi: ...

Yapı Mülkiyeti: ...

Sanayi Bölgesi: ...

Yapı İhtiyaçları: ...

Yapı Teknik Özellikleri: ...

Yapı Projesi: ...

YAPI KULLANMA İZİN BELGESİ
Certificate of permission for use of building

11237394

20.03.2020 2020/158-8

Yapı Sahibi: ...

Yapı Mülkiyeti: ...

Sanayi Bölgesi: ...

Yapı İhtiyaçları: ...

Yapı Teknik Özellikleri: ...

Yapı Projesi: ...

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YAPI KULLANMA İZİN BELGESİ Certificate of permission for use of building

Form No: 3000
3 6 20 2020/05 11

1. Başvuru yapana ilişkin bilgiler		2. Başvuru alanına ilişkin bilgiler		3. Başvuru alanının durumu		4. Başvuru alanının durumu	
1.1 Başvuru alanının adı: ...		1.2 Başvuru alanının adresi: ...		1.3 Başvuru alanının durumu: ...		1.4 Başvuru alanının durumu: ...	
1.5 Başvuru alanının durumu: ...		1.6 Başvuru alanının durumu: ...		1.7 Başvuru alanının durumu: ...		1.8 Başvuru alanının durumu: ...	
1.9 Başvuru alanının durumu: ...		2.0 Başvuru alanının durumu: ...		2.1 Başvuru alanının durumu: ...		2.2 Başvuru alanının durumu: ...	
2.3 Başvuru alanının durumu: ...		2.4 Başvuru alanının durumu: ...		2.5 Başvuru alanının durumu: ...		2.6 Başvuru alanının durumu: ...	
2.7 Başvuru alanının durumu: ...		2.8 Başvuru alanının durumu: ...		2.9 Başvuru alanının durumu: ...		3.0 Başvuru alanının durumu: ...	
3.1 Başvuru alanının durumu: ...		3.2 Başvuru alanının durumu: ...		3.3 Başvuru alanının durumu: ...		3.4 Başvuru alanının durumu: ...	
3.5 Başvuru alanının durumu: ...		3.6 Başvuru alanının durumu: ...		3.7 Başvuru alanının durumu: ...		3.8 Başvuru alanının durumu: ...	
3.9 Başvuru alanının durumu: ...		4.0 Başvuru alanının durumu: ...		4.1 Başvuru alanının durumu: ...		4.2 Başvuru alanının durumu: ...	
4.3 Başvuru alanının durumu: ...		4.4 Başvuru alanının durumu: ...		4.5 Başvuru alanının durumu: ...		4.6 Başvuru alanının durumu: ...	
4.7 Başvuru alanının durumu: ...		4.8 Başvuru alanının durumu: ...		4.9 Başvuru alanının durumu: ...		5.0 Başvuru alanının durumu: ...	

Yapı Sahibinin Bilgileri		Yapı Müteahhidi Bilgileri		Sanayiye Şerhleri	
1.1 Adı: ...		1.1 Adı: ...		1.1 Adı: ...	
1.2 Adres: ...		1.2 Adres: ...		1.2 Adres: ...	
1.3 Telefon: ...		1.3 Telefon: ...		1.3 Telefon: ...	
1.4 E-posta: ...		1.4 E-posta: ...		1.4 E-posta: ...	
1.5 Diğer Bilgiler: ...		1.5 Diğer Bilgiler: ...		1.5 Diğer Bilgiler: ...	
1.6 Diğer Bilgiler: ...		1.6 Diğer Bilgiler: ...		1.6 Diğer Bilgiler: ...	
1.7 Diğer Bilgiler: ...		1.7 Diğer Bilgiler: ...		1.7 Diğer Bilgiler: ...	
1.8 Diğer Bilgiler: ...		1.8 Diğer Bilgiler: ...		1.8 Diğer Bilgiler: ...	
1.9 Diğer Bilgiler: ...		1.9 Diğer Bilgiler: ...		1.9 Diğer Bilgiler: ...	
1.10 Diğer Bilgiler: ...		1.10 Diğer Bilgiler: ...		1.10 Diğer Bilgiler: ...	
1.11 Diğer Bilgiler: ...		1.11 Diğer Bilgiler: ...		1.11 Diğer Bilgiler: ...	
1.12 Diğer Bilgiler: ...		1.12 Diğer Bilgiler: ...		1.12 Diğer Bilgiler: ...	
1.13 Diğer Bilgiler: ...		1.13 Diğer Bilgiler: ...		1.13 Diğer Bilgiler: ...	
1.14 Diğer Bilgiler: ...		1.14 Diğer Bilgiler: ...		1.14 Diğer Bilgiler: ...	
1.15 Diğer Bilgiler: ...		1.15 Diğer Bilgiler: ...		1.15 Diğer Bilgiler: ...	
1.16 Diğer Bilgiler: ...		1.16 Diğer Bilgiler: ...		1.16 Diğer Bilgiler: ...	
1.17 Diğer Bilgiler: ...		1.17 Diğer Bilgiler: ...		1.17 Diğer Bilgiler: ...	
1.18 Diğer Bilgiler: ...		1.18 Diğer Bilgiler: ...		1.18 Diğer Bilgiler: ...	
1.19 Diğer Bilgiler: ...		1.19 Diğer Bilgiler: ...		1.19 Diğer Bilgiler: ...	
1.20 Diğer Bilgiler: ...		1.20 Diğer Bilgiler: ...		1.20 Diğer Bilgiler: ...	

Belgenin Düzenlenmesinde Kullanılan Ölçüler		Yapı ile İlgili Ölçüler	
1.1 Ölçüler: ...		1.1 Ölçüler: ...	
1.2 Ölçüler: ...		1.2 Ölçüler: ...	
1.3 Ölçüler: ...		1.3 Ölçüler: ...	
1.4 Ölçüler: ...		1.4 Ölçüler: ...	
1.5 Ölçüler: ...		1.5 Ölçüler: ...	
1.6 Ölçüler: ...		1.6 Ölçüler: ...	
1.7 Ölçüler: ...		1.7 Ölçüler: ...	
1.8 Ölçüler: ...		1.8 Ölçüler: ...	
1.9 Ölçüler: ...		1.9 Ölçüler: ...	
1.10 Ölçüler: ...		1.10 Ölçüler: ...	
1.11 Ölçüler: ...		1.11 Ölçüler: ...	
1.12 Ölçüler: ...		1.12 Ölçüler: ...	
1.13 Ölçüler: ...		1.13 Ölçüler: ...	
1.14 Ölçüler: ...		1.14 Ölçüler: ...	
1.15 Ölçüler: ...		1.15 Ölçüler: ...	
1.16 Ölçüler: ...		1.16 Ölçüler: ...	
1.17 Ölçüler: ...		1.17 Ölçüler: ...	
1.18 Ölçüler: ...		1.18 Ölçüler: ...	
1.19 Ölçüler: ...		1.19 Ölçüler: ...	
1.20 Ölçüler: ...		1.20 Ölçüler: ...	

Yapının Teknik Özellikleri		Yapının Yapısal Özellikleri	
1.1 Teknik Özellikler: ...		1.1 Teknik Özellikler: ...	
1.2 Teknik Özellikler: ...		1.2 Teknik Özellikler: ...	
1.3 Teknik Özellikler: ...		1.3 Teknik Özellikler: ...	
1.4 Teknik Özellikler: ...		1.4 Teknik Özellikler: ...	
1.5 Teknik Özellikler: ...		1.5 Teknik Özellikler: ...	
1.6 Teknik Özellikler: ...		1.6 Teknik Özellikler: ...	
1.7 Teknik Özellikler: ...		1.7 Teknik Özellikler: ...	
1.8 Teknik Özellikler: ...		1.8 Teknik Özellikler: ...	
1.9 Teknik Özellikler: ...		1.9 Teknik Özellikler: ...	
1.10 Teknik Özellikler: ...		1.10 Teknik Özellikler: ...	
1.11 Teknik Özellikler: ...		1.11 Teknik Özellikler: ...	
1.12 Teknik Özellikler: ...		1.12 Teknik Özellikler: ...	
1.13 Teknik Özellikler: ...		1.13 Teknik Özellikler: ...	
1.14 Teknik Özellikler: ...		1.14 Teknik Özellikler: ...	
1.15 Teknik Özellikler: ...		1.15 Teknik	

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YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

Tarih: Karanlık

13950460

1. Başvuru yapıldığı yer: 6006 H. BELEDİYESİ		2. Başvuru tarihi ve saati: 3. 6. 2022 12:20		3. Başvuru no: 2222/095-19	
4. Başvuru yapanın adı: M. KULAN	5. Başvuru adresi: 6006 H. BELEDİYESİ	6. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	7. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	8. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	9. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer
10. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	11. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	12. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	13. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	14. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	15. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer
16. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	17. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	18. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	19. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	20. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	21. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer
22. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	23. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	24. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	25. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	26. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	27. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer
28. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	29. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	30. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	31. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	32. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer	33. Başvuru türü: 1. Yıkım 2. Yeniden inşaat 3. Ek yapı 4. Değişiklik 5. Diğer

Yapı Sahibinin		Yapı Müteahhidi		Sanayiye Şefinin	
1. Adı Soyadı: M. KULAN	2. Adı Soyadı: M. KULAN	3. Adı Soyadı: M. KULAN	4. Adı Soyadı: M. KULAN	5. Adı Soyadı: M. KULAN	6. Adı Soyadı: M. KULAN
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YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

120736462

Tarih: İstanbul

1. Bina ve inşaat alanı: 1000 m² (1000 m²)

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YAPI KULLANMA İZİN BELGESİ Certificate of permission for use of building				13377393		Form No: 2019/1	
İzine izin verilmektedir 1. MÜKELLEP: ... 2. YER: ... 3. ALAN: ... 4. KAT: ... 5. YERİ: ... 6. YERİ: ... 7. YERİ: ... 8. YERİ: ... 9. YERİ: ... 10. YERİ: ... 11. YERİ: ... 12. YERİ: ... 13. YERİ: ... 14. YERİ: ... 15. YERİ: ... 16. YERİ: ... 17. YERİ: ... 18. YERİ: ... 19. YERİ: ... 20. YERİ: ... 21. YERİ: ... 22. YERİ: ... 23. YERİ: ... 24. YERİ: ... 25. YERİ: ... 26. YERİ: ... 27. YERİ: ... 28. YERİ: ... 29. YERİ: ... 30. YERİ: ... 31. YERİ: ... 32. YERİ: ... 33. YERİ: ... 34. YERİ: ... 35. YERİ: ... 36. YERİ: ... 37. YERİ: ... 38. YERİ: ... 39. YERİ: ... 40. YERİ: ... 41. YERİ: ... 42. YERİ: ... 43. YERİ: ... 44. YERİ: ... 45. YERİ: ... 46. YERİ: ... 47. YERİ: ... 48. YERİ: ... 49. YERİ: ... 50. YERİ: ... 51. YERİ: ... 52. YERİ: ... 53. YERİ: ... 54. YERİ: ... 55. YERİ: ... 56. YERİ: ... 57. YERİ: ... 58. YERİ: ... 59. YERİ: ... 60. YERİ: ... 61. YERİ: ... 62. YERİ: ... 63. YERİ: ... 64. YERİ: ... 65. YERİ: ... 66. YERİ: ... 67. YERİ: ... 68. YERİ: ... 69. YERİ: ... 70. YERİ: ... 71. YERİ: ... 72. YERİ: ... 73. YERİ: ... 74. YERİ: ... 75. YERİ: ... 76. YERİ: ... 77. YERİ: ... 78. YERİ: ... 79. YERİ: ... 80. YERİ: ... 81. YERİ: ... 82. YERİ: ... 83. YERİ: ... 84. YERİ: ... 85. YERİ: ... 86. YERİ: ... 87. YERİ: ... 88. YERİ: ... 89. YERİ: ... 90. YERİ: ... 91. YERİ: ... 92. YERİ: ... 93. YERİ: ... 94. YERİ: ... 95. YERİ: ... 96. YERİ: ... 97. YERİ: ... 98. YERİ: ... 99. YERİ: ... 100. YERİ: ... 101. YERİ: ... 102. YERİ: ... 103. YERİ: ... 104. YERİ: ... 105. YERİ: ... 106. YERİ: ... 107. YERİ: ... 108. YERİ: ... 109. YERİ: ... 110. YERİ: ... 111. YERİ: ... 112. YERİ: ... 113. YERİ: ... 114. YERİ: ... 115. YERİ: ... 116. YERİ: ... 117. YERİ: ... 118. YERİ: ... 119. YERİ: ... 120. YERİ: ... 121. YERİ: ... 122. YERİ: ... 123. YERİ: ... 124. YERİ: ... 125. YERİ: ... 126. YERİ: ... 127. YERİ: ... 128. YERİ: ... 129. YERİ: ... 130. YERİ: ... 131. YERİ: ... 132. YERİ: ... 133. YERİ: ... 134. YERİ: ... 135. YERİ: ... 136. YERİ: ... 137. YERİ: ... 138. YERİ: ... 139. YERİ: ... 140. YERİ: ... 141. YERİ: ... 142. YERİ: ... 143. YERİ: ... 144. YERİ: ... 145. YERİ: ... 146. YERİ: ... 147. YERİ: ... 148. YERİ: ... 149. YERİ: ... 150. YERİ: ... 151. YERİ: ... 152. YERİ: ... 153. YERİ: ... 154. YERİ: ... 155. YERİ: ... 156. YERİ: ... 157. YERİ: ... 158. YERİ: ... 159. YERİ: ... 160. YERİ: ... 161. YERİ: ... 162. YERİ: ... 163. YERİ: ... 164. YERİ: ... 165. YERİ: ... 166. YERİ: ... 167. YERİ: ... 168. YERİ: ... 169. YERİ: ... 170. YERİ: ... 171. YERİ: ... 172. YERİ: ... 173. YERİ: ... 174. YERİ: ... 175. YERİ: ... 176. YERİ: ... 177. YERİ: ... 178. YERİ: ... 179. YERİ: ... 180. YERİ: ... 181. YERİ: ... 182. YERİ: ... 183. YERİ: ... 184. YERİ: ... 185. YERİ: ... 186. YERİ: ... 187. YERİ: ... 188. YERİ: ... 189. YERİ: ... 190. YERİ: ... 191. YERİ: ... 192. YERİ: ... 193. YERİ: ... 194. YERİ: ... 195. YERİ: ... 196. YERİ: ... 197. YERİ: ... 198. YERİ: ... 199. YERİ: ... 200. YERİ: ... 201. YERİ: ... 202. YERİ: ... 203. YERİ: ... 204. YERİ: ... 205. YERİ: ... 206. YERİ: ... 207. YERİ: ... 208. YERİ: ... 209. YERİ: ... 210. YERİ: ... 211. YERİ: ... 212. YERİ: ... 213. YERİ: ... 214. YERİ: ... 							

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bina enerji performansı

ENERJİ KİMLİK BELGESİ

Binanın	Belgenin		Binanın Görünüşü
Tipi: İyeren Binası	Veriliş Tarihi: 28.01.2020		
İnşaat Ruhsat Tarihi: 14.05.2019	Geçerlilik Tarihi: 28.01.2030		
Tadilat Tarihi:	B		
Toplam Alan: 42,23	Performans Sınıfı: B		
Ada/Parsel/Pafta: 112 / 4 / 018-b-01-a-3	Emisyon Sınıfı:		
UAVT Bina No: 613446392	Masanda Turizm Yatırımlar A.Ş. 8 Blok		
Adı: GÖLKUY MAH. 325. SOK. NO: 7 B BODURUM/MUĞLA			
Adresi:			

Sahibinin Ada Soyadı: Masanda Turizm Yatırımlar A.Ş. 8 Blok




ENERJİ PERFORMANSI
Türev

ORAN

58

A 0 - 39
B 40 - 79
C 80 - 99
D 100 - 119
E 120 - 139
F 140 - 174
G 175 - ...

Doğak



SERA GAZİEMİSYONU
Türev

2810
Bina Enerji Sınıfı

ORAN

68


A 0 - 39
B 40 - 79
C 80 - 99
D 100 - 119
E 120 - 139
F 140 - 174
G 175 - ...


Türev

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI		
	Bina Enerji (kWh/yıl)	Bina Alan Başına (kWh/m ² /yıl)	Bina Enerji (kWh/yıl)	Bina Alan Başına (kWh/m ² /yıl)	
Toplam	3.775,84	77,57	0,00	0,00	B
Isınma	2.054,88	48,66	0,00	0,00	B
Sıhhi Sıcak Su	0,00	0,00	0,00	0,00	D
Soljuma	1.061,13	25,13	0,00	0,00	B
Havalandırma	99,44	2,35	0,00	0,00	C
Aydınlatma	60,39	1,43	0,00	0,00	B
Kojenerasyon	0,00	0,00	0,00	0,00	—
Fotovoltaik	—	—	0,00	0,00	—

Belgenin	Belge Düzenleyeninin	Kare Kod
Numarası: Y244883F67179	Adı Soyadı: HÜSEYİN GÜLPINAR	
Veriliş Tarihi: 28.01.2020	Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT ÜRÜNLERİ TİCARET TAAHHÜT LIMITED ŞİRKETİ	
Son Geçerlilik Tarihi: 28.01.2030	Sertifika No: ATLAS12-06-0140	
İptal Edilen EKB No:	İmza:	



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeli Bina

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 2.214,77

Ada/Parcel/Pafla: 112 / 4 / 018-b-01-a-3

UAVT Bina No: 597890193

Adi: Masanda Turizm Yatırımlar A.Ş. C Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 C BODRUM/MUĞLA

Belgenin

Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. C Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

64

SERA GAZİ EMİSYONU

45,56

Yüksek

ORAN

69

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birim: (kWh/yıl)	Birim: (kWh/yıl)	
Toplam	189.735,21	153,01	B
Isıtma	58.348,74	47,06	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	15.025,15	12,12	C
Havalandırma	4.824,76	3,89	D
Aydınlatma	111.536,56	89,95	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y2448BA04F806

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin

Adı Soyadı: HÜSEYİN GÜLPINAR


Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod





ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeli Bina

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 668,96

Ada/Parcel/Pafla: 112 / 4 / 018-b-01-a-3

UAVT Bina No: 557434081

Adi: Masanda Turizm Yatırımlar A.Ş. D Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 D BODRUM/MUĞLA

Belgenin

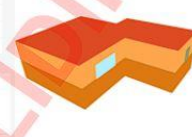
Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. D Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

57

SERA GAZİ EMİSYONU

21,58

Yüksek

ORAN

62

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birim: (kWh/yıl)	Birim: (kWh/yıl)	
Toplam	48.469,26	72,46	B
Isıtma	17.262,83	25,81	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	6.394,00	9,56	B
Havalandırma	1.816,42	2,72	C
Aydınlatma	22.996,00	34,38	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y2448BA000392

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR


Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod





ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeli Bina

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 918,72

Ada/Parcel/Pafla: 112 / 4 / 018-b-01-a-3

UAVT Bina No: 665891537

Adi: Masanda Turizm Yatırımlar A.Ş. E Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 E BODRUM/MUĞLA

Belgenin

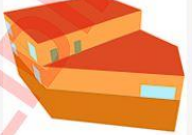
Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. E Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

59

SERA GAZİ EMİSYONU

61,94

Yüksek

ORAN

63

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birim: (kWh/yıl)	Birim: (kWh/yıl)	
Toplam	59.202,68	214,72	B
Isıtma	16.874,27	61,20	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	3.852,09	13,97	C
Havalandırma	836,81	3,04	D
Aydınlatma	37.639,51	136,52	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y2448B76A5E5

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR


Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod





ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeli Bina

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 1.948,53

Ada/Parcel/Pafla: 112 / 4 / 018-b-01-a-3

UAVT Bina No: 565205523

Adi: Masanda Turizm Yatırımlar A.Ş. F Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 F BODRUM/MUĞLA

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. F Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

64

SERA GAZİ EMİSYONU

40,57

Yüksek

ORAN

70

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birim: (kWh/yıl)	Birim: (kWh/yıl)	
Toplam	74.259,90	136,24	B
Isıtma	24.979,48	45,83	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	8.253,13	15,14	B
Havalandırma	1.649,46	3,03	D
Aydınlatma	39.377,83	72,25	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y24481E6BC70D

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin

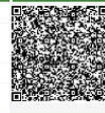
Adı Soyadı: HÜSEYİN GÜLPINAR

Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 1.285,58

Ada/Parsel/Pafla: 112 / 4 / 018-b-01-a-3-

UAVT Bina No: 672665569

Adi: Masanda Turizm Yatırımlar A.Ş. G Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 G BODRUM/MUĞLA

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. G Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

61

SERA GAZİ EMİSYONU

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

66

YENİLENERİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENERİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	56.269,33	159,11	B
Isıtma	20.810,16	58,84	B
Sıhhi Sıcak Su	0,00	0,00	D
Soljütma	4.884,05	13,81	C
Havalandırma	1.073,08	3,03	D
Aydınlatma	29.502,03	83,42	B
Kojenleşeyen	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y2448597894A

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyen


Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 701,16

Ada/Parsel/Pafla: 112 / 4 / 018-b-01-a-3-

UAVT Bina No: 490623170

Adi: Masanda Turizm Yatırımlar A.Ş. H Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 H BODRUM/MUĞLA

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. H Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

58

SERA GAZİ EMİSYONU

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

64

YENİLENERİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENERİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	28.115,33	74,59	B
Isıtma	10.106,68	26,81	B
Sıhhi Sıcak Su	0,00	0,00	D
Soljütma	6.680,40	17,72	C
Havalandırma	982,25	2,61	C
Aydınlatma	10.345,00	27,45	B
Kojenleşeyen	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y244859706032

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyen

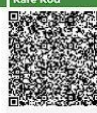
Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 720,18

Ada/Parsel/Pafla: 112 / 4 / 018-b-01-a-3-

UAVT Bina No: 718242233

Adi: Masanda Turizm Yatırımlar A.Ş. I Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 I BODRUM/MUĞLA

Belgenin

Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. I Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

58

SERA GAZİ EMİSYONU

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

64

YENİLENERİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENERİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	31.015,20	83,72	B
Isıtma	13.213,87	35,67	B
Sıhhi Sıcak Su	0,00	0,00	D
Soljütma	5.700,77	15,39	C
Havalandırma	952,91	2,57	C
Aydınlatma	11.147,65	30,09	B
Kojenleşeyen	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y244878865770

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyen

Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 1.054,03

Ada/Parsel/Pafla: 112 / 4 / 018-b-01-a-3-

UAVT Bina No: 477329999

Adi: Masanda Turizm Yatırımlar A.Ş. J Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 J BODRUM/MUĞLA

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. J Blok

ENERJİ PERFORMANSI

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

59

SERA GAZİ EMİSYONU

Yüksek

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

66

YENİLENERİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENERİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	49.714,17	72,99	B
Isıtma	22.616,51	33,21	B
Sıhhi Sıcak Su	0,00	0,00	D
Soljütma	8.594,97	12,62	C
Havalandırma	1.902,88	2,79	C
Aydınlatma	16.599,80	24,37	B
Kojenleşeyen	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y244803049FC7

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyen


Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 689,96

Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3

UAVT Bina No: 534561204

Adi: Masanda Turizm Yatırımlar A.Ş. K Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 K BODRUM/MUĞLA

Belgenin

Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. K Blok

ENERJİ PERFORMANSI

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

52

SERA GAZİEMİSYONU

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

61

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	33.225,81	92,77	B
Isıtma	20.159,64	56,29	B
Sıhhi Sıcak Su	0,00	0,00	D
Sogutma	4.104,86	11,46	C
Havalandırma	935,37	2,61	C
Aydınlatma	8.025,94	22,41	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y24487CB37DCE

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin

Adı Soyadı: HÜSEYİN GÜLPINAR

Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ


Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 527,84

Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3

UAVT Bina No: 728205530

Adi: Masanda Turizm Yatırımlar A.Ş. L Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 L BODRUM/MUĞLA

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. L Blok

ENERJİ PERFORMANSI

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

58

SERA GAZİEMİSYONU

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

66

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	34.532,22	91,85	B
Isıtma	17.641,28	46,92	B
Sıhhi Sıcak Su	0,00	0,00	D
Sogutma	5.163,22	13,73	C
Havalandırma	1.465,26	3,90	C
Aydınlatma	10.267,46	27,31	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y244823C1BFCF

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR

Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 1.109,77

Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3

UAVT Bina No: 645277575

Adi: Masanda Turizm Yatırımlar A.Ş. M Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 M BODRUM/MUĞLA

Belgenin

Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. M Blok

ENERJİ PERFORMANSI

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

59

SERA GAZİEMİSYONU

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

69

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	65.303,84	104,00	B
Isıtma	37.432,00	59,61	B
Sıhhi Sıcak Su	0,00	0,00	D
Sogutma	9.020,75	14,37	C
Havalandırma	1.908,26	3,04	C
Aydınlatma	16.942,82	26,98	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y244875F1E55C

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin

Adı Soyadı: HÜSEYİN GÜLPINAR

Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ


Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi:

Toplam Alan: 1.092,55

Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3

UAVT Bina No: 658105267

Adi: Masanda Turizm Yatırımlar A.Ş. N Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 N BODRUM/MUĞLA

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. N Blok

ENERJİ PERFORMANSI

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

58

SERA GAZİEMİSYONU

ORAN

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

66

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0,00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m².yıl)	
Toplam	63.288,60	118,80	B
Isıtma	32.045,48	60,15	B
Sıhhi Sıcak Su	0,00	0,00	D
Sogutma	8.420,06	15,81	C
Havalandırma	1.617,52	3,04	C
Aydınlatma	21.205,54	39,81	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin

Numarası: Y2448999F94D7

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR

Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ


Sertifika No: ATLASLT-06-0140

İmza:


Kare Kod




Sayfa 1/3



ENERJİ KİMLİK BELGESİ



Binanın	Belgenin	Binanın Görüntüsü
Tipi: İyeri Binası	Veriliş Tarihi: 28.01.2020	
İnşaat Ruhsat Tarihi: 14.05.2019	Geçerlilik Tarihi: 28.01.2030	
Tadilat Tarihi: 477.28	Performans Sınıfı: B	
Toplam Alan: 112 / 4 / 018-b-01-a-3	Emisyon Sınıfı: B	
Adı/Parsel/Pafta: 735720922		
UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. O Blok		
Adı: GÖLKÖY MAH. 325. SOK. NO: 7 O BODRUM/MUĞLA		
Adresi:		

Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. O Blok

ENERJİ PERFORMANSI

ORAN

57

SERA GAZİ EMİSYONU


ORAN

65


YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0.00


SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birincil (kWh/yıl)	
Toplam	24.130,33	0,00	B
Isınma	12.446,39	0,00	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	3.302,05	0,00	C
Havalandırma	643,33	2,55	C
Aydınlatma	7.738,56	30,62	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	


Belgenin	Belge Düzenleyenin	Kare Kod
Numarası: Y24489F04E79A	Adı Soyadı: HÜSEYİN GÜLPINAR	
Veriliş Tarihi: 28.01.2020	Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ	
Son Geçerlilik Tarihi: 28.01.2030	Sertifika No: ATLASLT-06-0140	
İptal Edilen EKB No:	İmza:	

Sayfa 1/3



ENERJİ KİMLİK BELGESİ



Binanın	Belgenin	Binanın Görüntüsü
Tipi: İyeri Binası	Veriliş Tarihi: 28.01.2020	
İnşaat Ruhsat Tarihi: 14.05.2019	Geçerlilik Tarihi: 28.01.2030	
Tadilat Tarihi: 709,90	Performans Sınıfı: B	
Toplam Alan: 112 / 4 / 018-b-01-a-3	Emisyon Sınıfı: B	
Adı/Parsel/Pafta: 618291025		
UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. P Blok		
Adı: GÖLKÖY MAH. 325. SOK. NO: 7 P BODRUM/MUĞLA		
Adresi:		

Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. P Blok

ENERJİ PERFORMANSI

ORAN

56

SERA GAZİ EMİSYONU


ORAN

65


YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0.00


SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birincil (kWh/yıl)	
Toplam	30.885,74	0,00	B
Isınma	16.474,90	0,00	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	6.297,24	0,00	C
Havalandırma	1.229,30	2,83	C
Aydınlatma	6.884,31	15,87	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	


Belgenin	Belge Düzenleyenin	Kare Kod
Numarası: Y24488C584D3	Adı Soyadı: HÜSEYİN GÜLPINAR	
Veriliş Tarihi: 28.01.2020	Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ	
Son Geçerlilik Tarihi: 28.01.2030	Sertifika No: ATLASLT-06-0140	
İptal Edilen EKB No:	İmza:	

Sayfa 1/3



ENERJİ KİMLİK BELGESİ



Binanın	Belgenin	Binanın Görüntüsü
Tipi: İyeri Binası	Veriliş Tarihi: 28.01.2020	
İnşaat Ruhsat Tarihi: 14.05.2019	Geçerlilik Tarihi: 28.01.2030	
Tadilat Tarihi: 455,59	Performans Sınıfı: B	
Toplam Alan: 112 / 4 / 018-b-01-a-3	Emisyon Sınıfı: B	
Adı/Parsel/Pafta: 547361659		
UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. R Blok		
Adı: GÖLKÖY MAH. 325. SOK. NO: 7 R BODRUM/MUĞLA		
Adresi:		

Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. R Blok

ENERJİ PERFORMANSI

ORAN

56

SERA GAZİ EMİSYONU


ORAN

67

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birincil (kWh/yıl)	
Toplam	19.638,29	0,00	B
Isınma	12.254,01	0,00	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	3.727,92	0,00	C
Havalandırma	727,68	2,80	C
Aydınlatma	2.928,68	11,26	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin	Belge Düzenleyenin	Kare Kod
Numarası: Y244823CE871E	Adı Soyadı: HÜSEYİN GÜLPINAR	
Veriliş Tarihi: 28.01.2020	Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ	
Son Geçerlilik Tarihi: 28.01.2030	Sertifika No: ATLASLT-06-0140	
İptal Edilen EKB No:	İmza:	

Sayfa 1/3



ENERJİ KİMLİK BELGESİ



Binanın	Belgenin	Binanın Görüntüsü
Tipi: İyeri Binası	Veriliş Tarihi: 28.01.2020	
İnşaat Ruhsat Tarihi: 14.05.2019	Geçerlilik Tarihi: 28.01.2030	
Tadilat Tarihi: 721,95	Performans Sınıfı: B	
Toplam Alan: 112 / 4 / 018-b-01-a-3	Emisyon Sınıfı: B	
Adı/Parsel/Pafta: 600566574		
UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. S Blok		
Adı: GÖLKÖY MAH. 325. SOK. NO: 7 S BODRUM/MUĞLA		
Adresi:		

Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. S Blok

ENERJİ PERFORMANSI

ORAN

59

SERA GAZİ EMİSYONU

ORAN

70

YENİLENEBİLİR ENERJİ KULLANIM ORANI

% 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ	YENİLENEBİLİR ENERJİ/KOJEN ENERJİ	SINIFI
	Birincil (kWh/yıl)	Birincil (kWh/yıl)	
Toplam	30.660,59	0,00	B
Isınma	17.420,03	0,00	B
Sıhhi Sıcak Su	0,00	0,00	D
Soğutma	6.527,70	0,00	C
Havalandırma	1.267,14	2,61	C
Aydınlatma	5.445,73	11,23	B
Kojenerasyon	0,00	0,00	
Fotovoltaik	0,00	0,00	

Belgenin	Belge Düzenleyenin	Kare Kod
Numarası: Y2448820846E4	Adı Soyadı: HÜSEYİN GÜLPINAR	
Veriliş Tarihi: 28.01.2020	Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ	
Son Geçerlilik Tarihi: 28.01.2030	Sertifika No: ATLASLT-06-0140	
İptal Edilen EKB No:	İmza:	

Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 23.11.2015

Tadilat Tarihi: 240.76

Toplam Alan: 112 / 4 / 018-C-14-C-2

Adı/Parsel/Pafta: 743238768

UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. T Blok

Adı: GÖLKÖY MAH. 325. SOK. NO: 7 T BODURUM/MUGLA

Adresi:

Belgenin

Veriliş Tarihi: 28.05.2020

Geçerlilik Tarihi: 28.05.2030

Performans Sınıfı: B

Emisyon Sınıfı: C

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. T Blok

ENERJİ PERFORMANSI

ORAN: 78

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

SERA GAZİ EMİSYONU

ORAN: 81

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

YENİLENEBİLİR ENERJİ KULLANIM ORANI

ORAN: % 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ		YENİLENEBİLİR ENERJİ/KOJEN ENERJİ		SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	
Toplam	24.098,57	150,24	0,00	0,00	B
Isıtma	2.017,37	12,58	0,00	0,00	B
Sıhhi Sıcak Su	0,00	0,00	0,00	0,00	D
Soğutma	18.708,85	116,64	0,00	0,00	C
Havalandırma	396,79	2,47	0,00	0,00	C
Aydınlatma	2.975,57	18,55	0,00	0,00	B
Kojenerasyon	0,00	0,00	0,00	0,00	
Fotovoltaik	0,00	0,00	0,00	0,00	

Belgenin

Numarası: Y24488657C50

Veriliş Tarihi: 28.05.2020

Son Geçerlilik Tarihi: 28.05.2030

İptal Edilen EKB No:

Belge Düzenleyenin

Adı Soyadı: ESAT DEMİREL

Firma: ESAT DEMİREL

Sertifika No: EMO-06-0353

İmza:

Kare Kod



Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi: 769,38

Toplam Alan: 112 / 4 / 018-b-01-a-3

Adı/Parsel/Pafta: 608144812

UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. U Blok

Adı: GÖLKÖY MAH. 325. SOK. NO: 7 U BODURUM/MUGLA

Adresi:

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. U Blok

ENERJİ PERFORMANSI

ORAN: 55

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

SERA GAZİ EMİSYONU

ORAN: 64

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

YENİLENEBİLİR ENERJİ KULLANIM ORANI

ORAN: % 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ		YENİLENEBİLİR ENERJİ/KOJEN ENERJİ		SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	
Toplam	31.711,83	101,93	0,00	0,00	B
Isıtma	19.301,86	62,04	0,00	0,00	B
Sıhhi Sıcak Su	0,00	0,00	0,00	0,00	D
Soğutma	3.550,17	11,41	0,00	0,00	C
Havalandırma	947,36	3,05	0,00	0,00	C
Aydınlatma	7.912,43	25,43	0,00	0,00	B
Kojenerasyon	0,00	0,00	0,00	0,00	
Fotovoltaik	0,00	0,00	0,00	0,00	

Belgenin

Numarası: Y24480747C983

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi: 359,44

Toplam Alan: 112 / 4 / 018-b-01-a-3

Adı/Parsel/Pafta: 534356159

UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. V Blok

Adı: GÖLKÖY MAH. 325. SOK. NO: 7 V BODURUM/MUGLA

Adresi:

Belgenin

Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. V Blok

ENERJİ PERFORMANSI

ORAN: 41

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

SERA GAZİ EMİSYONU

ORAN: 50

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

YENİLENEBİLİR ENERJİ KULLANIM ORANI

ORAN: % 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ		YENİLENEBİLİR ENERJİ/KOJEN ENERJİ		SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	
Toplam	27.229,58	136,72	0,00	0,00	B
Isıtma	22.823,21	114,59	0,00	0,00	A
Sıhhi Sıcak Su	0,00	0,00	0,00	0,00	D
Soğutma	1.417,43	7,12	0,00	0,00	C
Havalandırma	593,35	2,98	0,00	0,00	C
Aydınlatma	2.395,58	12,03	0,00	0,00	B
Kojenerasyon	0,00	0,00	0,00	0,00	
Fotovoltaik	0,00	0,00	0,00	0,00	

Belgenin

Numarası: Y244822485C37

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3

ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeri Binası

İnşaat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi: 381,46

Toplam Alan: 112 / 4 / 018-b-01-a-3

Adı/Parsel/Pafta: 491584322

UAVT Bina No: Masanda Turizm Yatırımlar A.Ş. Y Blok

Adı: GÖLKÖY MAH. 325. SOK. NO: 7 Y BODURUM/MUGLA

Adresi:

Belgenin


Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. Y Blok

ENERJİ PERFORMANSI

ORAN: 58

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

SERA GAZİ EMİSYONU

ORAN: 66

Yüksek

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

YENİLENEBİLİR ENERJİ KULLANIM ORANI

ORAN: % 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ		YENİLENEBİLİR ENERJİ/KOJEN ENERJİ		SINIFI
	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	Birincil (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	
Toplam	23.267,15	101,87	0,00	0,00	B
Isıtma	13.165,61	57,64	0,00	0,00	B
Sıhhi Sıcak Su	0,00	0,00	0,00	0,00	D
Soğutma	3.458,91	15,14	0,00	0,00	C
Havalandırma	684,15	3,00	0,00	0,00	C
Aydınlatma	5.958,48	26,09	0,00	0,00	B
Kojenerasyon	0,00	0,00	0,00	0,00	
Fotovoltaik	0,00	0,00	0,00	0,00	

Belgenin

Numarası: Y24484232056E

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin


Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAHHÜT LIMITED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



Sayfa 1/3



ENERJİ KİMLİK BELGESİ

Binanın

Tipi: İyeni Binası

İmarat Ruhsat Tarihi: 14.05.2019

Tadilat Tarihi: 919.99

Adı/Panelsi/Pelması: 112 / 4 / 018-b-01-a-3

UAVT Bina No: 641116231

Adı: Masanda Turizm Yatırımlar A.Ş. 2 Blok

Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 Z BODRUM/MUĞLA

Belgenin

Veriliş Tarihi: 28.01.2020

Geçerlilik Tarihi: 28.01.2030

Performans Sınıfı: B

Emisyon Sınıfı: B

Binanın Görüntüsü



Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. 2 Blok

ENERJİ PERFORMANSI

Oran: 44

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

SERA GAZİ EMİSYONU

Oran: 53

A 0-39

B 40-79

C 80-99

D 100-119

E 120-139

F 140-174

G 175-...

YENİLENERİLİR ENERJİ KULLANIM ORANI

% 0.00

SİSTEMLER	YILLIK ENERJİ TÜKETİMLERİ		YENİLENERİLİR ENERJİ/KOJEN ENERJİ		SINIFI
	Birimci (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	Birimci (kWh/yıl)	Birim Alan Başına (kWh/m²-yıl)	
Toplam	53.500,10	101,30	0,00	0,00	B
Isıtma	37.723,01	71,43	0,00	0,00	A
Sihhi Sıcak Su	0,00	0,00	0,00	0,00	D
Sogutma	5.023,15	9,51	0,00	0,00	C
Havalandırma	1.603,77	3,04			C
Aydınlatma	9.150,18	17,33			B
Kojenerasyon	0,00	0,00	0,00	0,00	
Fotovoltaik			0,00	0,00	

Belgenin

Numarası: Y24481700858

Veriliş Tarihi: 28.01.2020

Son Geçerlilik Tarihi: 28.01.2030

İptal Edilen EKB No:

Belge Düzenleyenin

Adı Soyadı: HÜSEYİN GÜLPINAR

Firma: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKİLYE İNŞAAT TURİZM TİCARET TAHHÜT LİMİTED ŞİRKETİ

Sertifika No: ATLASLT-06-0140

İmza:

Kare Kod



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 : BODRUM LOFT
Sınıfı ve Türü : 5 YILDIZLI TATİL KÖYÜ
Adresi : GÖLKÖY MH. 325. SK. NO:7 (112 ADA 4 PARSEL (57.000 M2)) BODRUM/MUĞLA
Belge Sahibi : AKFEN GAYRİMENKUL YAT. ORT. A.Ş.
Mal Sahibi : KÜLTÜR VE TURİZM BAKANLIĞI
İşletmecisi : AKFEN TUR. YAT. VE İŞL. A.Ş.
Tarih ve Sayı : 18/04/2012 - 13533
Çalışma Saatleri : GENELGESİNDE GÖSTERİLMİŞTİR
Kapasite :
91 ODA (2 YATAK), 1 BEDENSEL ENGELLİ ODASI (2 YATAK), TOPLAM: 92 ODA - 184 YATAK, 60 KİŞİLİK AÇIK ALAKART LOKANTA, HAVUZ BAR, LOBİ BAR, VİTAMİN BAR, AÇIK BAR, 56 KİŞİLİK LOKANTA, AÇIK YÜZME HAVUZU, SAUNA, BUHAR ODASI, MASAJ ÜNİTESİ(3 ADET), ALETLİ JİMNASTİK SALONU, 15 KİŞİLİK OYUN SALONU, TELEVİZYON SALONU, 10 KİŞİLİK ÖZEL HİZMET SALONU(36 ADET), SATIŞ ÜNİTESİ, 50 ARAÇLIK KAPALI OTOPARK

e-imzalıdır
Şennur ALDEMİR DOĞAN
Bakan a.
Genel Müdür V.

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

İLÇESİ	MAHALLE	MEVKİİ	PAFTA NO	ADA NO	PARSEL NO	YÜZÖLÇÜMÜ	İMAR PLANI PAFTA NO
BODRUM	GÖL		N18C-14C-2D	112	4	57.000,00 M2	N18C-14C-2D

İmar Uygulaması için bu belge geçerli değildir.

Sit Karakteri : 3. Derece Arkeolojik Sit

Bölge: KISMEN TURİZM TESİS AL., KISMEN GÜNEŞLİLİK TESİS AL., KISMEN SAHİL ŞERİTİNİN BİRİNCİ BÖLÜMÜ

1-Kültür ve Turizm Bakanlığı Yatırım İşletmeler Genel Müdürlüğü tarafından 2034 sayılı Turizm Teşvik Kanununun 7. maddesi uyarınca 1404/2011 tarihinde onaylanarak yürürlüğe girmiştir.

2-Çevre ve Şehircilik Bakanlığı (Tabiat Varlıklarını Koruma Genel Müdürlüğü) tarafından 27.11.2013 tarih ve 219079 sayılı Orta'da onaylanan Göl Mahallesi Gökburun Mevki. "Taşıt ve Yaya yolu" alanı.

3-Bodrum Göl Mahallesi, Gökburun Mevki, 1/1000 ölçekli Koruma Amaçlı İmar Planı, Plan İle ilgili, Bodrum-Türkçü Doğru Turizm Merkezi 1. Etap Koruma Amaçlı Uygulama İmar Planı (nolu) ve 3194.2634.3821/3830.2863/3330 ve yayımlanan yönetmelik hükümlerine uyulacaktır.

4- Parsel bilgisiyle park alanı içerisinde tesvili kısıt koruma bandı bulunduğundan, yapılacak işlemlerde Muğla Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğünden izin alınması gerekmektedir.

EMSAL: Plan hükümlerinin 9.2 maddesi uyarınca.

Tescil Sıra No :

MUĞLA İL BODRUM İLÇESİ
113 ADA 1 PARSEL İLE 114
TAŞIT YOLU VE YAYA YOLU
1/1000 ÖLÇEKLİ KORUMA
BÖLGE PLANI

KORUNACAK ALANLAR

D1	1. DERECE DOĞAL SİT AL.
D2	2. DERECE DOĞAL SİT AL.
A1	1. DERECE ARKEOLOJİK
A2	2. DERECE ARKEOLOJİK
A3	3. DERECE ARKEOLOJİK

Çevre Yapılaşma Şartları gösterilmiştir. İmar Planı ve Yönetmeliğine Uygundur.

DÜZENLEYEN
ÖNÜL NUR KIRIK
HARİTA TEKNİKERİ

KONTROL EDEN
NAZLI DİLAN ERGEN
ŞEHİR PLANCISI

KONTROL EDEN
GİZEM AYDIN
ŞEHİR PLANCISI

ONAYLAYAN
SERHAN ALKAN
İMAR VE ŞEH. MÜD.

VE ARAZİ KULLANIMI KANUNU	*BİNA TABAN ALANI 150 M ² 'Yİ GEÇMEZ. *KAT YÜKSEKLİĞİ H _{max} =6.50 METRE (2 KAT)'YI GEÇMEZ. *PLANIN ONAYINDAN ÖNCE 1500 M ² 'NİN ALTINDA TEŞEKKÜL ETMİŞ, İMAR YOLUNA CEPHESİ BULUNAN VE İMAR UYGULAMA SONRA 750 M ² 'DEN BÜYÜK PARSELLERDE, PLANDA BELİRTİLEN İNŞAAT EMSALİ İLE NET İMAR PARSELİNİN ÇARPIMINDAN ELDE ALAN KADAR TEK YAPI YAPILABİLİR.
FETİLER NEDENİYLE ALINACAK	5.1.7-KONUT ALANLARINDA, PLANIN ÖNGÖRÜĞÜ İNŞAAT EMSALİNİ AŞMADAN TOPLAM İNŞAAT ALANININ % 60'İ ZEMİN KULLANILABİLİR.
LİK HÜKÜMLERİ İLE, YÜRÜRLÜKTE BULUNAN VE BU HÜKÜMLERİ GEÇERLİDİR.	5.1.8-KONUT ALANLARINDA ÇATI KATI VE ÇEKME KATI YAPILAMAZ. ÇATI YAPILMASI DURUMUNDA GELENEKSEL ÇATI TİPİNİN KULLANILMASI ESASTIR. ÇATI İÇİNDE MEKÂN OLUŞTURULAMAZ. GÜNEŞ ENERJİSİ DEPOLARI ÇATI İÇİNDE GİZLENMEKTEDİR.
NI HÜKÜMLERİ İLE "MUGLA" ANI HÜKÜMLERİNE UYULMASI	5.1.9-PLANDA AYRIK NİZAM 2 KAT (A-2) OLARAK İŞARETLENEN ALANLARDA BU PLANIN ONAYINDAN ÖNCE YÜRÜRLÜKTEKİ PLAN KAT DOĞRULTUSUNDA İNŞAAT RUHSATI ALARAK YAPILANMIS BİNALARIN HAKLARI SAKLIDIR. BU PARSELLERDE İLAVE YAPI YAPILMA PLAN HÜKÜMÜNDE BELİRTİLEN YAPILAMA KOŞULLARI UYGULANACAKTIR.
RI GENEL MÜDÜRLÜĞÜ'NÜN ORKARI VE EKLERİYLE BİR	5.1.10-KONUT ALANLARINDA, OTEL, BUTİK OTEL, PANSİYON GİBİ "TÜRİZM TESİSLERİNİN BELGELENDİRİLMESİNE VE NİTELİKLERİNE KONTROLARDA BU PLAN NOTLARININ 5.2 MADDESİNDE BELİRTİLEN HUSUSLARA UYULACAKTIR.
AYILI VE 09.02.2005 TARİHİNDE (2) KIDILAMASI İLE	5.2-TÜRİZM TESİS ALANLARI 5.2.1-TÜRİZM TESİS ALANLARINDA VAZİYET PLANLARI İLGİLİ KURUM TARAFINDAN ONAYLANMADAN UYGULAMAYA GEÇİLEMEZ SİT ALI UYGUN GÖRÜŞÜ ALINMADAN YAPI RUHSATI VE YAPI KULLANMA İZİNİ VERİLEMEZ.
SI HARİC ZEYTLİNLERİN FİLAHAZ VE İŞLETİLEMEZ, VE İŞLETİŞİ TARİH VE	TÜRİZM TESİS ALANLARI İÇİN VAZİYET PLANLARI VE AYAN PROJELERİ HAZIRLANMADAN YAPI RUHSATI VE YAPI KULLANMA İZİNİ VER SİT ALANI İÇERİSİNDE KALAN TÜRİZM TESİS ALANLARI İÇİN HAZIRLANACAK OLAN VAZİYET PLANLARINA MUĞLA KÜLTÜR VE VARLIKLARINI KORUMA BÖLGE KURULUNUN UYGUN GÖRÜŞÜ ALINACAKTIR.
MSUZ ETKİLEYEN HAVAYI 10 TABELA, AFTS, REKLAM	5.2.2-BU ALANLARDA, 4957/2634 SAYILI "TÜRİZM TEŞVİK KANUNU" VE İLGİLİ YÖNETMELİKLERİ DOĞRULTUSUNDA UY İLİŞKİN YÖNETMELİK'TE TANIMLANAN TESİSLER YAPILABİLİR.
YULAMALAR YAPILMASI MENİN ÖZENDİRİLMESİ MÜNDA DİŞ TAŞ DUVAR VEYA SİLME SAÇAKLI, KURUMUNDA; YOLLARIN DEĞİŞİKLİĞİNE GEREK	5.2.3-TÜRİZM TESİS ALANLARI İÇİN VAZİYET PLANLARI VE AYAN PROJELERİ HAZIRLANMADAN YAPI RUHSATI VE YAPI KULLANMA İZİNİ VER SİT ALANI İÇERİSİNDE KALAN TÜRİZM TESİS ALANLARI İÇİN HAZIRLANACAK OLAN VAZİYET PLANLARINA MUĞLA KÜLTÜR VE VARLIKLARINI KORUMA BÖLGE KURULUNUN UYGUN GÖRÜŞÜ ALINACAKTIR.
RI VE DONANIMLARIN NDIRILMASI, ÇATISIZ YLAÇAKTIR.	5.2.4-TÜRİZM TESİS ALANLARI İÇİN VAZİYET PLANLARI VE AYAN PROJELERİ HAZIRLANMADAN YAPI RUHSATI VE YAPI KULLANMA İZİNİ VER SİT ALANI İÇERİSİNDE KALAN TÜRİZM TESİS ALANLARI İÇİN HAZIRLANACAK OLAN VAZİYET PLANLARINA MUĞLA KÜLTÜR VE VARLIKLARINI KORUMA BÖLGE KURULUNUN UYGUN GÖRÜŞÜ ALINACAKTIR.
ERKİĞİNE DÂHİLDİR.	5.2.5-PLANDA TÜRİZM TESİSLERİ OLARAK BELİRTİLEN YAPI ADALARININ İÇİNDE "TÜRİZM TESİSLERİNİN BELGELENDİRİLMESİNE VE NİTELİKLERİNE İLİŞKİN YÖNETMELİK" HÜKÜMLERİNE GÖRE VAZİYET PLANINDA AYRILMASI GEREKEN YEŞİL, YOL VE OTOPARK ALANLARIN KAMU ELİNE GEÇMESİ ŞARTI ARANMAZ.
OLUK KURALLARINA	5.2.6-TÜRİZM TESİS ALANLARINDA GÖRÜŞÜ KAT YAPILABİLİR. YAPILARIN KOT ALDIĞI NOKTA ALTINDA KAZANILAN KONAKLAMA HESABINA DÂHİL EDİLMİŞ. BU ALANLARDA BİR, GÖRÜŞÜ KÜLTÜR, DİSKOTEK, SATIŞ ÖNTELERİ, RESTORAN, HAMAM, YÜZME + TOPLANTI SALONU, HAYATİSTİK İNCELEME, HAYATK VE OTOPLAR, MAKİNE DAİRESİ, ÇAMAŞIRHANE VE OTOPARK GİBİ SERVİS KULLANILAR YER ALABİLİR.
İRTİLEN NİTELİK VE FİSSU ÇUKURLARI	5.2.7-TESİSAT KATI YAPILMASI HALİNDE MAKSİMUM YÜKSEKLİĞİ 1.80 M'DİR. TESİSAT KATI KAT ADEDİNDEN SAYILMAZ. ANCAK MA BİNA YÜKSEKLİĞİNE DÂHİLDİR.
STİRİLECEK KONUT İNDA ARTTILMADAN Z. ARTTILAN SUYUN	5.2.8-ASMA KAT, KAT ADEDİNDEN SAYILMAZ. EMSAL VE MAKSİMUM BİNA YÜKSEKLİĞİNE DÂHİLDİR.
AKDENİZ MURHASE, Bİ YÖRESEL PEYZAJ (SARINÇ, OKAK VB.) İMA KOŞULLARI VE	5.2.9-TURİSTİK TESİSLERDE YAPILABİLECEK OLAN VE TESİSLERİ BİRBİRİNE BAĞLAYAN AÇIK GEÇİTLER, AÇIK TERASLAR, AÇI AKICAKARI, AÇIK YÜZME HAVUZU VE SABİT OLMAYAN TESİSLER İNŞAAT EMSALİNE DÂHİL DEĞİLDİR.
KI KONUMLARI YAPI REKLİ DURUMLARINDA İLEN HER AĞAÇ İÇİN KURUMUNDA, AĞAÇLAR, GÜZELİMELERİNDE	5.2.10-BİR PARSELDE TESİS BÜTÜNLÜĞÜ İÇİNDE BİRDEN FAZLA YAPI YAPILABİLİR. YAPI YAKLAŞMA SINIRLARI İÇİNDE KALMAK KOŞ GEÇİTLER YAPILABİLİR.
İMU ELİNE GEÇMEDEN	5.2.11-İFRAZ SONUCU ELDE EDİLEBİLECEK MİNİMUM PARSEL BÜYÜKLÜĞÜ=7500 M ² 'DİR. PLANIN ONAYINDAN ÖNCE 7500 M ² 'NİN İ TEŞEKKÜL ETMİŞ, İMAR YOLUNA CEPHESİ BULUNAN VE İMAR UYGULAMASINDAN SONRA 4000 M ² VE ÜZERİNDE OLAN PARSELLERDE TESİSİ YAPILABİLİR.
İTK ORTALAMASINDA ARAZİ TOPOGRAFYASIZ ÖVEDERİSİ DEĞERLERİN	5.2.12-TÜRİZM TESİS ALANLARINDA YAPILANMA KOŞULLARI: *MAKSİMUM İNŞAAT ALANI KATSAYISI E=0.30 *MAKSİMUM BİNA YÜKSEKLİĞİ H _{max} =7.50 M'DİR. (2 KAT) E=0.15'DİR.
İNSATI VERİLEMEZ.	5.2.13-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
K HAKT GİZERİNGE VE TİP KİNGA YEŞİL ALANLARI	5.2.14-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
LAN ALTI ÇÜRKÜLİ İMAR SAKLIDIR. BU YAPILARIN BÜY YAPILACAKTIR.	5.2.15-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
ILARINA KARŞI KORUMA İKLET BU İŞLERİ GENEL YANUSAR 2 SAYILI YAZISI ALANLARDA; İÇİ YAZIDA İLARININ KAMUYA TERKİ	5.2.16-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
LERE KOMŞU OLAN VEYA KİTİ, YAPI RUHSATI, YAPI YULAMAYA YAPILAMAZ. BU ÇİNS DEĞİŞİKLİĞİ, YAPI R VE 3154 SAYILI İMAR	5.2.17-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
KALAN HER TÜRÜL YAPITIA KİNGIDA YÖNETMELİK" İLE "BU KİNGIDA BELEDİYESİ	5.2.18-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
DANARLARI HALDİRİCİ VE	5.2.19-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
ILARDA HAZİR BETON	5.2.20-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
İLUM 4.48.00.10 SAYI İLE LACAKTIR.	5.2.21-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
İ H _{max} =6.50 M (2 KAT)	5.2.22-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
KT) OLACAKTIR. KOTTAN N YÜKSEKLİĞİ EN FAZLA	5.2.23-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI
MİL OLMAYAN	5.2.24-PLANDA (GT) (GÜNBÜBLÜK TESİS) OLARAK İŞARETLENEN VE SAHİL ŞERİDİNİN İKİNCİ 50 M'LİK BÖLÜMÜNDE KALAN ALA SAHİL ŞERİDİNİN GİRİŞİNDEKİ TÜRİZM TESİSİNİN TAHAMULYICISI NİTELİĞİNDE GÜNBÜBLÜK TÜRİZM YAPI VE TESİSLERİ YER ALABI

Yevmiye No : 14357
Tarih : 06.03.2019

RESMİ SENET

Bodrum Tapu Müdürlüğü Yetkili Müdür Yardımcısı Mehmet ÖZYILMAZ
Huzurunda aşağıda "detayları listelenen" işlem, ilgili taraflar arasında anlaşılacak gerçekleştirilmiştir.

İşlem Tanımı: Resmi Senetde Şart Değişikliği (Malik Talebi)
İşleme Konu Tapu Sicil Kaydına Ait Bilgiler:
(SN:93917434) GÖL Mah.sı, N18-C-14-C-2-D Pafta, 112 Ada, 4 Parsel 57.000,01 m2 Orman, Cilt:18 Sayfa:1678 Ana Sayfa
SY:93917434 ZH:(352246857) 1/1 hisse MALİYE HAZİNESİ, adlarına kayıtlı iken;

(SN:93917434) GÖL Mah.sı, N18-C-14-C-2-D Pafta, 112 Ada, 4 Parsel 57.000,01 m2 Orman olan taşınmaz üzerinde; DMH (SN:93917435) - Cilt:18 Sayfa:1679 Ana Sayfa
ZH:(352246858) 1/1 hisse MASANDA TURİZM YATIRIMLARI ANONİM ŞİRKETİ, adlarına kayıtlı iken;

Tapu Bölümleri Üzerindeki Şerh, Beyan ve İrtifak Hakları:
Beyan:
Diğer (Konusu: MUĞLA İLİ BODRUM İLÇESİ GÖLTÜRKÜKÜ MAHALLESİ (GÖL) MUĞLA KÜLTÜR VE TABİAT VARLIKLARINI KORUMA KURULUŞUNUN 24/08/2005 ÜN VE 1074 SAYILI VE 22-23/10/2010 GÜN VE 6599 SAYILI KARARLARI İLE TESCİLLİ 2. DERECE DOĞAL SİT ALANINA VE MUĞLA KÜLTÜR VE TABİAT VARLIKLARINI KORUMA BÖLGE KURULUNUN 18/04/2008 GÜN VE 3976 SAYILI KARARI İLE TESCİLLİ 3. DERECE ARKEOLOJİK SİT ALANI İÇİNDE YER ALAN, MASANDA TURİZM YATIRIMLARI A.Ş. ADINA ÜST İNŞAAT HAKKI TESCİL EDİLMİŞ OLAN 8 PAFTA 1543 PARSELDE İNŞAATINA BAŞLANACAK SANTIYE TESİSLERİNİN ENERJİSİNİN TEMİN EDİLMESİ AMACIYLA 2932.93 M2 LİK ORMANLIK ALANI KAPSAYAN ENERJİ NAKİL HATTI TESİSİ YAPILMASINDA SAKINCA OLMADIĞINA, AYNI GÜZERGAHTA YAPILAN TESPİT VE İNCELEMELER SONUCUNDA EKİ 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TAŞINMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR.) Tarih: - Sayı: - Tesisi: Diğer Beyanların Tesisi - 29/07/2016 - 16134-Malikler:(SN:6414042) BODRUM SUALTI ARKEOLOJİ MÜZESİ MÜDÜRLÜĞÜ VergiNo: -> "GÖL Mah. 112 Ada 4 Parsel üzerindeki DMH (Bas.Tarih:06/12/2013 Sıra:47 yıl 9 ay 25 gün) ZeminTip:3 TesislemRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

Beyan:
İlerup yapıdır Tesisi:Koruması Gerekli Taşınmazın Hangi Gruba Girdiğini Belirtmesi Tesisi. - 12/10/2015 - 19735 -> "GÖL Mah. 112 Ada 4 Parsel ZeminTip:1 TesislemRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

Beyan:
Diğer (Konusu: MUĞLA İLİ BODRUM İLÇESİ GÖLTÜRKÜKÜ MAHALLESİ (GÖL) MUĞLA KÜLTÜR VE TABİAT VARLIKLARINI KORUMA KURULUŞUNUN 24/08/2005 ÜN VE 1074 SAYILI VE 22-23/10/2010 GÜN VE 6599 SAYILI KARARLARI İLE TESCİLLİ 2. DERECE DOĞAL SİT ALANINA VE MUĞLA KÜLTÜR VE TABİAT VARLIKLARINI KORUMA BÖLGE KURULUNUN 18/04/2008 GÜN VE 3976 SAYILI KARARI İLE TESCİLLİ 3. DERECE ARKEOLOJİK SİT ALANI İÇİNDE YER ALAN, MASANDA TURİZM YATIRIMLARI A.Ş. ADINA ÜST İNŞAAT HAKKI

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Yevmiye No :
Tarih :

TESCİL EDİLMİŞ OLAN 8 PAFTA 1543 PARSELDE İNŞAATINA BAŞLANACAK SANTIYE TESİSLERİNİN ENERJİSİNİN TEMİN EDİLMESİ AMACIYLA 2932.93 M2 LİK ORMANLIK ALANI KAPSAYAN ENERJİ NAKİL HATTI TESİSİ YAPILMASINDA SAKINCA OLMADIĞINA, AYNI GÜZERGAHTA YAPILAN TESPİT VE İNCELEMELER SONUCUNDA EKİ 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TAŞINMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR.) Tarih: - Sayı: - Tesisi: Diğer Beyanların Tesisi - 29/07/2016 - 16134-Malikler:(SN:6414042) BODRUM SUALTI ARKEOLOJİ MÜZESİ MÜDÜRLÜĞÜ VergiNo: -> "GÖL Mah. 112 Ada 4 Parsel ZeminTip:1 TesislemRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

İrtifak:
Daimi Müstakil Hak : Müstakil ve daimi nitelikte olan "Üst İnşaat Hakkı" tescil edilmiştir. Miktar: 57000 M2 Başl. Tarih: 06/12/2013 Sıra: 47 yıl 9 ay 25 gün -> "GÖL Mah. 112 Ada 4 Parsel ZeminTip:1 TesislemRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

Asağıdaki Hususlarda Anlaşılmalıdır :
Taraflarca tapu kütüğü ve elektronik ortamda kayıtları incelenen ve yukarıda özellikleri belirtilen GÖL Mah. 112 Ada 4 Parselin tamamı MALİYE HAZİNESİ, GÖL Mah. 112 Ada 4 Parsel üzerindeki DMH in tamamı MASANDA TURİZM YATIRIMLARI ANONİM ŞİRKETİ, adına kayıtlı iken, Tapu siciline göre, mülkiyetten başka leh ve aleyhine mevcut diğer aynı hak ve takyidi, bu resmi senedin ilgili bölümünde gösterilmiştir.

İlçemiz, Göl Mahallesinde bulunan mülkiyeti Hazineye ait 112 ada, 4 parsel sayılı (eski 1543 parsel) 57.000,00 m2 yüzölçümlü taşınmaz üzerinde 01/10/2012 tarihinden başlamak üzere 300 yataklı 5 yıldızlı tatil köyü yapılmak amacıyla 49 (kırkdokuz) yıl süreyle lehine bağışsız ve sürekli nitelikli üst hakkı tesis edilmiş olan Masanda Turizm Yatırımları A.Ş. lehine tesisi bulunan üst haklarının 01/10/2012 tarihinden başlamak üzere 49 (kırkdokuz) yıl süreyle ve Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik Hükümleri uyarınca Kültür ve Turizm Bakanlığınca uzatılan 6 yıl 2 ay 19 günlük kesin tahsis süresi de ilave edilme suretiyle 21/12/2067 tarihinde sona erecek şekilde bu üst haklarının 4721 sayılı Türk Medeni Kanunun 826 vd. maddeleri uyarınca bağışsız ve sürekli nitelikli üst hakkı olarak Masanda Tur. Yat. A.Ş. lehine tesis ve tapuya tesciline devamının sağlanması Bakanlık makamının 31/01/2019 tarihli ve 31190 sayılı Olurları ile uygun görüldüğü bildirilmiştir.

Buna göre, söz konusu taşınmaza ilişkin olarak Masanda Turizm Yatırımları A.Ş. lehine daimi ve müstakil üst hakkının tapuya tescili amacıyla düzenlenen 09/12/2013 tarih ve 21685 yevmiye numarası senedi;

- "İrtifak hakkının süresi, başlama ve bitiş tarihi" başlıklı 1 inci maddesinin;

"Birinci maddede nitelikleri belirtilen taşınmaz üzerinde aşağıdaki koşullarla bağışsız ve sürekli (müstakil ve daimi) nitelikte üst hakkı kurulmuştur.

Bu hak 01/10/2012 tarihinden başlayacak ve 49 yıllık mevcut süreyle Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik hükümleri uyarınca Kültür ve Turizm Bakanlığınca yapılan 6 yıl 2 ay 19 günlük süre uzatımı da eklenmek suretiyle 21/12/2067 tarihinde sona erecektir." şeklinde değiştirilmiştir.

- "Üst hakkının bedeli" başlıklı 6 ncı maddesinin;

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8 "Zeminin Üst Hakkı Bedeli" başlıklı (A) bendinin başlığının "A-Zeminin Üst Hakkı Bedeli ile Yararlanma ve İlave Yararlanma Bedeli" şeklinde değiştirilerek bu senede;

"Ayrıca, Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik hükümleri uyarınca tahsis süresinin uzatılmasından dolayı bir defaya mahsus olmak üzere, tesisin ilgili idarece uygun görülme veya turizm belgesine esas son tür, sınıf ve kapasitesi üzerinden cari yıl için belirlenen toplam yatırım maliyet bedelinin kesin ödeme halinde binde dörtü, taksitli ödeme halinde ise binde beşinin uzatılan süreyle çarpımı suretiyle yararlanma bedeli hesap edilir. Süre uzatımı yapıldıktan sonra tesisin tür, sınıf veya kapasitesinde herhangi bir artış gerçekleştirilmesi halinde de, uzatma işleminin tesis edildikten itibaren katan uzatma süresiyle artan tür, sınıf veya kapasiteyle ilişkin olarak işlemin yapılacağı yıl itibarıyla belirlenen toplam yatırım maliyet bedelinin kesin ödeme halinde binde dörtü, taksitli ödeme halinde ise binde beşinin çarpımı suretiyle ilave yararlanma bedeli hesaplanır." şeklinde ikinci fıkranın eklenmesi,

- "Ödeme zamanı" başlıklı (C) bendine;

"Yararlanma bedeli ile tesisin tür, sınıf veya kapasitesinde yapılan artıştan dolayı tespit edilecek ilave yararlanma bedeli taksitleri ve kamui faizleri ise Kültür ve Turizm Bakanlığınca belirlenen ödeme planında belirtilen tarihte ödenir." cümlesinin eklenmesi,

- "Bedellerin Süresinde Ödenmesi" başlıklı (D) bendinin;

"Süresi içinde ödenmeyen üst hakkı bedeli, hasılat payları, yararlanma bedeli ve ilave yararlanma bedeli taksitleri ile diğer alacaklar hakkında 21/7/1953 tarihli ve 6183 sayılı Amme Alacaklarının Tahsil Usulü Hakkında Kanunun 51 inci maddesine göre belirlenen oranda gecikme faizi uygulanır. Üst hakkı bedeli veya hasılat payının herhangi birinin iki yıl üst üste süresi içinde yatırılmaması halinde üst hakkı iptal edilir. Ancak yararlanma bedeli veya ilave yararlanma bedeli taksitlerinin iki yıl üst üste veya son taksitinin ödenmemesi durumunda ise süre uzatımı işlemi iptal edilir ve üst hakkı süresi, hakkın başlangıç tarihinden itibaren ilk verilen 45 yıllık sürenin bitim tarihi olan 01/10/2067 tarihinde sona erer. Bu durumda tahsil edilmiş olan yararlanma bedelinin, uzatılan sürenin geçen kısmı ile varsa sözleşmeden doğan diğer borçlarına mahsup edilmesi sonucu geriye kalan kısmı iptal işleminin gerçekleştirilmesine müktekip faizsiz olarak idare edilir" şeklinde değiştirilmiştir,

- "Devir" başlıklı 14 üncü maddesinin son cümlesinden sonra gelmek üzere;

"Ayrıca süre uzatımına ilişkin yararlanma bedeli veya ilave yararlanma bedelinin kalan taksitleri de devralan tarafından ödenir." cümlesinin eklenmesi,

- "Üst hakkının iptali" başlıklı 16 ncı maddesinin;

"Üst hakkının iptali halinde, süre uzatımı nedeniyle tahsil edilen yararlanma bedeli veya ilave yararlanma bedeli iade edilmez, varsa kalan taksit ve kamui faizleri yasal yollara da bayırlanarak suretiyle tahsil edilir. Bundan dolayı hak lehleri veya üçüncü kişilerce herhangi bir hak ve talepe bulunulamaz." fıkrasının eklenmesi,

- "Uygulanacak hükümler" başlıklı 21 inci maddesinin;

"Bu taahhütnamede belirtilen hallerde 2634 sayılı Turizmi Teşvik Kanunu ve Kamu Taşınmazlarının Turizm Yatırımlarına Tahsis Hakkında Yönetmelik ile Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik hükümleri ve kesin tahsis koşulları, bunlarda açık bir hüküm olmaması halinde ilgili mevzuat uygulanacaktır." şeklinde değiştirilmiştir,

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yapılan bu değişikliklerle birlikte söz konusu Resmi Senetlerde yer alan diğer hükümler aynen korunmak suretiyle tapuda yeni bir resmi senet düzenlenmesi kaydıyla İlçemiz, Göl Mahallesinde bulunan mülkiyeti Hazineye ait 112 ada, 4 parsel sayılı (eski 1543 parsel) 57.000,00 m2 yüzölçümlü taşınmaz üzerinde Masanda Turizm Yatırımları A.Ş. lehine tesisi bulunan üst haklarının 01/10/2012 tarihinden başlamak üzere 49 (kırkdokuz) yıl süreyle ve Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik Hükümleri uyarınca Kültür ve Turizm Bakanlığınca uzatılan 6 yıl 2 ay 19 günlük kesin tahsis süresi de ilave edilme suretiyle 21/12/2067 tarihinde sona erecek şekilde bu üst haklarının 4721 sayılı Türk Medeni Kanunun 826 vd. maddeleri uyarınca bağışsız ve sürekli nitelikli üst hakkı olarak Masanda Tur. Yat. A.Ş. lehine tesis ve tapuya tescili ile devamının sağlanması, değişikliklerle birlikte yeniden düzenlenen resmi senet ile tapu senedi ve kaydının birer örneğinin gönderilmesi hususunda gereğini bilgilendirte arz ederim.

Akdi içeren bu Resmi Senet tarafımızdan düzenlenmiş olup tamamı okunarak ve okutularak tarafların isteklerine tamamen uygun olduğu anlaşıldıktan sonra tapu siciline tescilini talep etmeleri üzerine 06.03.2019 tarihinde saatte dairesinde hopimiz tarafından imza ve tasdik olundu, temlik alan/lehda bir suret tapu senedi/iptek belgesi verildi.




Taraf
RİZA DEMİR
Başkan
BAŞAK PEKER KOÇYILDIRIM
Yardımcısı
Mehmet ÖZYILMAZ
Yardımcısı

Bilgisayar İşletmeni
Özlem ALTIOK
Haberleşen
Taksit ve Tapu
Kütüğü Tescilini
Yapan

Tapu Müdür
Yardımcısı
Mehmet ÖZYILMAZ
İşlemi Kontrol
Eden
Taksit ve Tapu
Kütüğü Tescilini
Kontrol Eden

Tapu Bölümleri ile İlgili Olarak Taraflar :
(Hak Lehtarı)
> (SN:7815077) MASANDA TURİZM YATIRIMLARI ANONİM ŞİRKETİ VergiNo:6130746669 SiciNo:319801
MASANDA TURİZM YATIRIMLARI ANONİM ŞİRKETİ ANKARA TİCARET SİCİLİ MÜDÜRLÜĞÜ'nün 04/03/2019 tarih 2019-GD-16526 sayılı Yetki Belgesi ile temsilcileri SİLA CILIZ İNANÇ : BİRKAN Kızı ANKARA 38. NOTERLİĞİ'nin 01/03/2019 tarih 6913 sayılı Vekaletname ile temsilcileri BAŞAK PEKER KOÇYILDIRIM : COŞKUN Kızı MASANDA TURİZM YATIRIMLARI ANONİM ŞİRKETİ ANKARA TİCARET SİCİLİ MÜDÜRLÜĞÜ'nün 04/03/2019 tarih 2019-GD-16526 sayılı Yetki Belgesi ile temsilcileri SELİM AKIN : HAMDİ Oğlu ANKARA 38. NOTERLİĞİ'nin 01/03/2019 tarih 6913 sayılı Vekaletname ile temsilcileri BAŞAK PEKER KOÇYILDIRIM : COŞKUN Kızı
(Malikler)
> (SN:47) MALİYE HAZİNESİ VergiNo:6110312806 SiciNo:25425
MALİYE HAZİNESİ MİLLİ EMLAK MÜDÜRLÜĞÜ'nün 05/03/2019 tarih 9397 sayılı Yetki Belgesi ile temsilcileri RİZA DEMİR : SATILMIŞ Oğlu

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Yevmiye No :
Tarih :
(Hak Lehtar Vekilleri)
> BAŞAK PEKER KOÇYILDIRIM, COŞKUN, HATİCE, ANKARA, 12/09/1984, KIRIKKALE, MERKEZ, YENİDOĞAN, Cilt:18, Aile:566, Sıra:16, Nüfus Cüzdanı, VerildiğiTarih:02/04/2013, SeriNo:D12 -260174, (SN:167129713) , TC - 15529002992, Adres:EMEK MAH. 19 SK.3/7 ÇANKAYA/ANKARA,
(Malikler Vekilleri)
> RIZA DEMİR, SATILMIŞ, ESME, KIRIKKALE, 06/08/1974, KIRIKKALE, YAHŞİHAN, BEDESTEN, Cilt:31, Aile:5, Sıra:62, Türkiye Cumhuriyeti Kimlik Kartı, VerildiğiTarih:09/06/2017, SeriNo:A03B03088, (SN:165039861) , TC - 11223115006, Adres:YENİKÖY MAH. BARBAROS HAYRETTİN PAŞA CAD. 5E/2 BODRUM/MUĞLA,
E-Tahsilat Numarası
088519074894
Tahsilat Tipi Tahsil Edilen Tutar Taraf
DS(Döner Sermaye) 320,00TL (ÜÇYÜZYİRMİTLİK) Malikler
TH-13-C(Tapu Harcı) 2.584,80TL (İKİBİNBEŞYÜZSEKSENDÖRÜTLSEKSENKR) Malikler
Tapu Senedi aldım.

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2019 yil 7/09 SmartKurumsal E-Tahsilat Kanunu02_151019124.doc



9.3 TITLE DEED REGISTRATION CERTIFICATE (TAKBİS CERTIFICATE)

BU BELGE TOPLAM 4 SAYFADAN OLUŞMAKTADIR BİLGİ AMAÇLIDIR.

Tarih: 25-12-2024-10:26

**Kayıd Oluşturan: SELİM AKIN (AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ****Tapu Kaydı (Aktif Malikler için Detaylı - ŞBİ var)****TAPU KAYIT BİLGİSİ**

Zemin Tipi:	DaimiMustakilHak	Ada/Parsel:	112/4
Taşınmaz Kimlik No:	93917435	AT Yüzölçüm(m2):	57000.00
İl/İlçe:	MUĞLA/BODRUM	Bağımsız Bölüm Nitelik:	
Kurum Adı:	Bodrum	Bağımsız Bölüm Brüt Yüzölçümü:	
Mahalle/Köy Adı:	GÖL Mah.	Bağımsız Bölüm Net Yüzölçümü:	
Mevkii:	-	Blok/Kat/Giriş/BBNo:	
Cilt/Sayfa No:	18/1679	Arsa Pay/Payda:	
Kayıt Durum:	Aktif	Ana Taşınmaz Nitelik:	47 yıl 9 ay 25 gün süre ile 18. cilt 1678. sayfadaki 1543 parsel üzerindeki "Üst (İnşaat) Hakkı"

TAŞINMAZA AİT ŞERH BEYAN İRTİFAK BİLGİLERİ

Ş/B/l	Açıklama	Malik/Lehtar	Tesis Kurum Tarih-Yevmiye	Terkın Sebebi-Tarih-Yevmiye
Beyan	Diğer (Konusu: 01/12/2013 tarih 21685 yevmiyeli resmi senette şart	(SN:7749498)	Bodrum -	

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	değişikliği yapılarak; 49 yıllık lehine tesisli üst haklarının Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile SATIŞA İlişkin Yönetmelik Hükümleri uyarınca Kültür ve Turizm Bakanlığınca uzatılan 6 yıl 2 ay 19 günlük süre ilave edilerek 21/12/2067 tarihinde sona erecek şekilde değiştirilmiştir.) Tarih: - Sayı: - (Şablon: Diğer)	BODRUM TAPU MÜDÜRLÜĞÜ VKN:	06-03-2019 15:59 - 4783	
Beyan	Diğer (Konusu: MUĞLA İLİ BODRUM İLÇESİ GÖLTÜRKBÜKÜ MAHALLESİ (GÖL) MUĞLA KÜLTÜR VE TABİT VARLIKLARINI KORUMA KURULU2NUN 24/08/2005 ÜN VE 1074 SAYILI VE 22-23/10/2010 GÜN VE 6599 SAYILI KARARLARI İLE TESCİLLİ 2. DERECE DOĞAL SİT ALANINA VE MUĞLA KÜLTÜR VE TABİAT VARLIKLARINI KORUMA BÖLGE KURULUNUN 18/04/2008 GÜN VE 3976 SAYILI KARARI İLE TESCİLLİ 3. DERECE ARKEOLOJİK SİT ALANI İÇİNDE YER ALAN, MASANDA TURİZM YATIRIMLARI A.Ş. ADINA ÜST İNŞAAT HAKKI TESCİL EDİLMİŞ OLAN 8 PAFTA 1543 PARSELDE İNŞAATINA BAŞLANACAK ŞANTIYE TESİSLERİNİN ENERJİSİNİN TEMİNİ EDİLMESİ AMACIYLA 2932,93 M2 LİK ORMANLIK ALANI KAPSAYAN ENERJİ NAKİL HATTI TESİSİ YAPILMASINDA SAKINCA OLMADIĞINA, AYNI GÜZERGAHTA YAPILAN TESPİT VE İNCELEMELER SONUCUNDA EKLI 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ACDET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TAŞINMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR.) Tarih: - Sayı: - (Şablon: Diğer)	(SN:6414042) BODRUM SUALTI ARJKEOLOJİ MÜZESİ MÜDÜRLÜĞÜ VKN:	Bodrum - 29-07-2016 15:46 - 16134	
Beyan	Diğer (Konusu: 2.derece doğal sit alanıdır.) Tarih: 0 Sayı: - (Şablon: Diğer)	(SN:7801679) MUĞLA KADASTRO MÜDÜRLÜĞÜ VKN:		
Beyan	Diğer (Konusu: MUĞLA İLİ BODRUM İLÇESİ GÖLTÜRKBÜKÜ MAHALLESİ (GÖL) MUĞLA KÜLTÜR VE TABİT VARLIKLARINI KORUMA KURULU2NUN 24/08/2005 ÜN VE 1074 SAYILI VE 22-23/10/2010 GÜN VE 6599 SAYILI KARARLARI İLE TESCİLLİ 2. DERECE DOĞAL SİT ALANINA VE MUĞLA KÜLTÜR VE TABİAT VARLIKLARINI KORUMA BÖLGE KURULUNUN 18/04/2008 GÜN VE 3976 SAYILI KARARI İLE TESCİLLİ 3. DERECE ARKEOLOJİK SİT ALANI İÇİNDE YER ALAN, MASANDA TURİZM YATIRIMLARI A.Ş. ADINA ÜST İNŞAAT HAKKI TESCİL EDİLMİŞ OLAN 8	(SN:6414042) BODRUM SUALTI ARJKEOLOJİ MÜZESİ MÜDÜRLÜĞÜ VKN:	Bodrum - 29-07-2016 15:46 - 16134	

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	PAFTA 1543 PARSELDE İNŞAATINA BAŞLANACAK ŞANTİYE TESİSLERİNİN ENERJİSİNİNTEMİN EDİLMESİ AMACIYLA 2932,93 M2 LİK ORMANLIK ALANI KAPSAYAN ENERJİ NAKİL HATTI TESİSİ YAPILMASINDA SAKINCA OLMADIĞINA, AYNI GÜZERGAHTA YAPILAN TESPİT VE İNCELEMELER SONUCUNDA EKLI 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TAŞINMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR.) Tarih: - Sayr: -(Şablon: Diğer)			
Beyan	I.grup yapıdır(Şablon: Kültür Ve Tabiat Varıklarının Gruplanmasına Yönelik Belirtme.)		Bodrum - 12-10-2015 13:13 - 19735	

MÜLKİYET BİLGİLERİ

(Hisse) Sistem No	Malik	El Birliği No	Hisse Pay/ Payda	Metrekare	Toplam Metrekare	Edinme Sebebi-Tarih-Yevmiye	Terkin Sebebi-Tarih-Yevmiye
607070385	(SN:8329354) AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ V	-	1/1	57000.00	57000.00	Tüzel Kişiliklerin Ünvan Değişikliği 16-09-2021 30176	-

Bu belgeyi akıllı telefonunuzdan karekod tarama programları ile aşağıdaki barkodu taratarak;

veya Web Tapu anasayfasından (<https://webtapu.tkgm.gov.tr> adresinden) YCAIQRg03rYN kodunu Online İşlemler alanına yazarak doğrulayabilirsiniz.

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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 Serkan KARABACAK
LİSANSLAMA SINAV VE SİCİL MÜDÜRÜ 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 Serkan KARABACAK
LİSANSLAMA SINAV VE SİCİL MÜDÜRÜ 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.

 
İlker ARIKAN E. Nevzat ÖZTANGUT
GENEL SEKRETER BAŞKAN



This diploma is held from year to year subject to the provisions of the bye-laws of the institution.



9.5 PROFESSIONAL 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. Street 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)