



## Real Estate Appraisal Report

### **AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**

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

06/01/2026  
SM-25-SPK-039

**Report Summary**

|  |   |
|--|---|
| <b>Title and Contact Information of the Institution Performing the Valuation</b> | <b>Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.</b><br>Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza,<br>No:139A/43 Çankaya / ANKARA<br>Tel: (312) 287 44 00 - E.Mail : <a href="mailto:iletisim@smartkurumsal.com.tr">iletisim@smartkurumsal.com.tr</a> |
| <b>Title and Contact Information of the Customer Requesting Valuation</b>        | <b>Akfen Gayrimenkul Yatırım Ortaklığı Anonim Şirketi</b><br>Büyükdere Street, No:201, Levent Loft, C Block, Floor:8, 34390<br>Levent / ISTANBUL<br>Tel: (0212) 371 87 00 – E.Mail: <a href="mailto:info@akfengyo.com.tr">info@akfengyo.com.tr</a>                          |
| <b>Reference Contract Date / Number</b>  | 28/03/2025  |
| <b>Request Contract Date / Number</b>  | 22/10/2025 / 039  |
| <b>Valuation Date</b>  | 31/12/2025  |
| <b>Appraisal Report Date</b>   | 06/01/2026  |
| <b>Appraisal Report Number</b>   | SM-25-SPK-039   |
| <b>Appraisal Report Type</b>   | Real Estate Appraisal Report  |
| <b>Subject Real Estates</b>  | 1 Hotel   |
| <b>Full Adress of Property</b>   | Golkoy Neighborhood, 325. Street, No: 7, Bodrum Loft Hotel<br>(Block 112 Parcel 4), Bodrum / MUGLA  |
| <b>Assistant Appraiser</b>   | Nurullah KİBAR<br>Real Estate Development and Management (Ankara University)<br>Assistant Appraisal (Licence No: 924076)  |
| <b>Appraiser</b>   | Merve GÜNEŞ<br>Topographical Engineer (Selçuk University)<br>Appraiser (Licence No: 409249)   |
| <b>Controller / Responsible Appraiser</b>  | Mehmet ÖZTÜRK<br>Urban Planner (Gazi University)<br>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 sqm, 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 probable 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

Tel : (312) 287 44 00 – Fax : (312) 287 44 20

E-mail : [iletisim@smartkurumsal.com.tr](mailto:iletisim@smartkurumsal.com.tr)

Web : [www.smartkurumsal.com.tr](http://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 / ISTANBUL

Tel: (0212) 37187 00

E-mail : [info@akfengyo.com.tr](mailto:info@akfengyo.com.tr)

Web : [www.akfengyo.com.tr](http://www.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                             | MUGLA                     |
| District                             | BODRUM                    |
| Neighborhood                         | GOL                       |
| Village                              | -                         |
| Locality                             | -                         |
| Cadastral Map No                     | N18-C-14-C-2-D            |
| Block No                             | 112                       |
| Parcel No                            | 4                         |
| Surface Area (sqm)                   | 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                                | MINISTRY OF FINANCE (1/1) |

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

| SUBJECT REAL ESTATES (SURFACE RIGHT) |   |
|--------------------------------------|---|
| Province                             | MUGLA   |
| District                             | BODRUM  |
| Neighborhood                         | GOL   |
| Village                              | -   |
| Locality                             | -   |
| Cadastral Map No                     | N18-C-14-C-2-D  |
| Block No                             | 112   |
| Parcel No                            | 4   |
| Surface Area (sqm)                   | 57,000.01   |
| Description of Property              | 47 YEARS, 9 MONTHS AND 25 DAYS 'CONSTRUCTION RIGHT'<br>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<br>(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 11/12/2025 at 15.05, 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 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, 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 SQM 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 11/12/2025, 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 Mugla Province, Bodrum District, Gol Neighbourhood, according to the title deed records, on the immovable property with a surface area of 57,000.01 sqm, block 112, parcel number 4, qualified as 'FOREST-...'.  
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### **4.2 CHARACTERISTICS OF THE REGION WHERE THE IMMOVABLE IS LOCATED**

#### **4.2.1 Muğla Province**

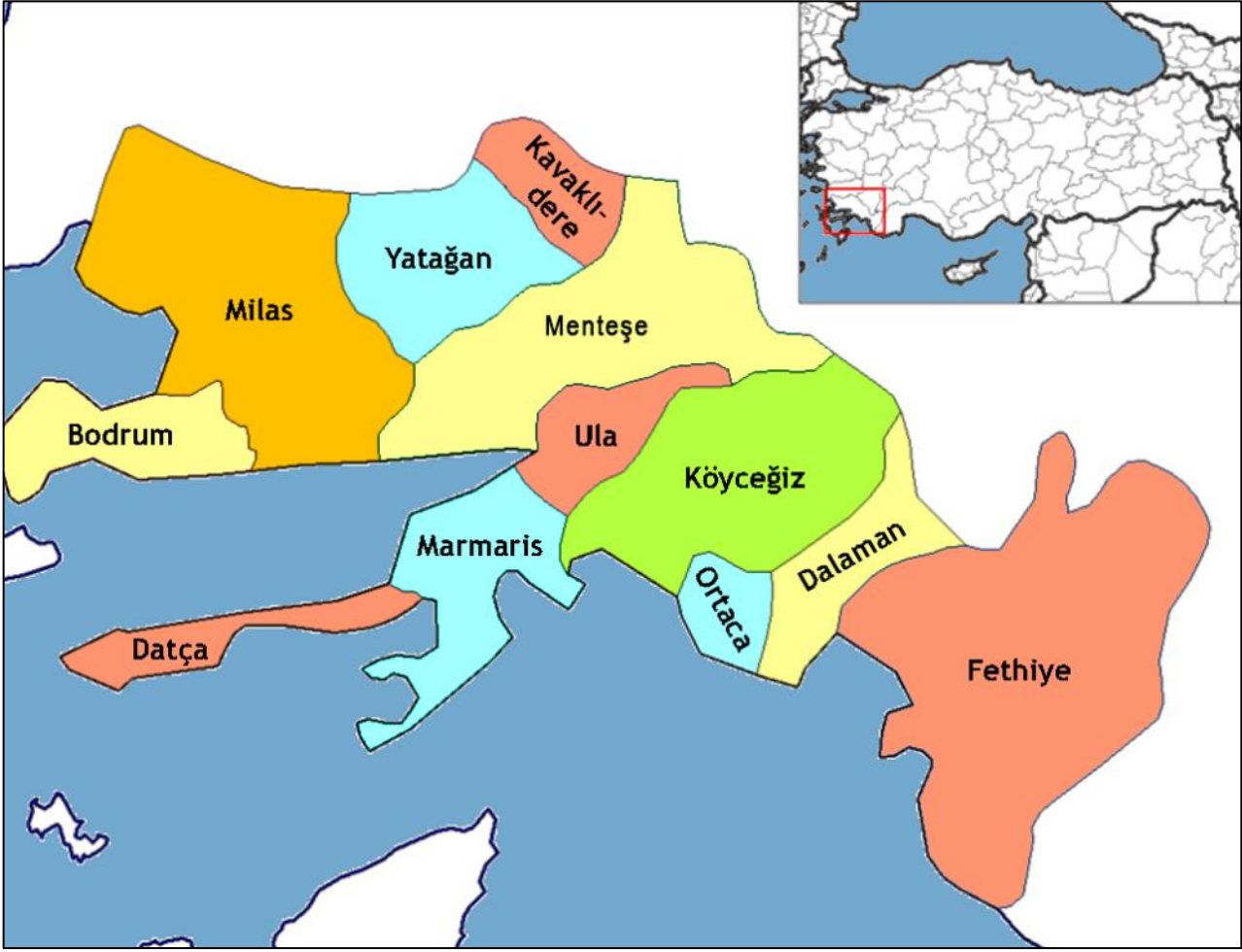
Muğla is a province and the twenty-fourth most populous city in Turkey. As of 2020, it has a population of 1,021,773. It is a settlement in the Aegean Region, with a small part of its territory falling within the Mediterranean Region, famous for its holiday resorts such as Ortaca, Dalaman, Köyceğiz, Fethiye, Marmaris, Milas, Datça and Bodrum. There are 13 districts in the province. The area of Muğla province is 12,654 sq km. 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 Köteklî, 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.



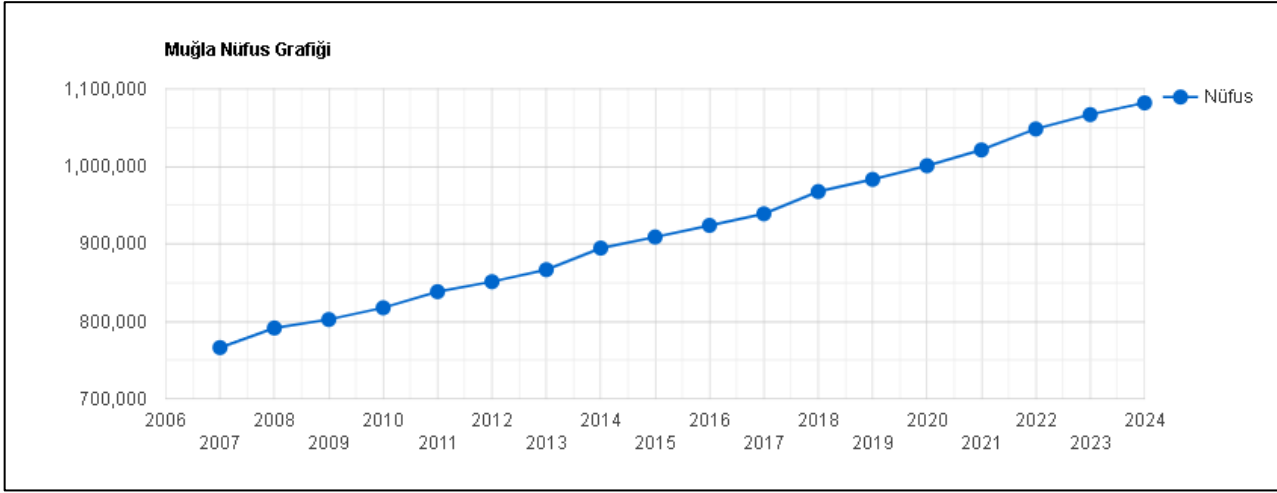
### Climate and Vegetation:

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:**

The population of Muğla has increased by 15,131 compared to the previous year. As of 2024, the population of Muğla is 1,081,867, consisting of 549,074 males and 532,793 females. In percentage terms, this corresponds to 50.75% male and 49.25% female.



| Years | Total Population | Male Population | Female Population |
|-------|------------------|-----------------|-------------------|
| 2024  | 1,081,867        | 549,074         | 532,793           |
| 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 |
|------|-------------|-------------|--------------|--------------|---------------|
| 2024 | Bodrum      | 203.035     | 103.947      | 99.088       | % 18,77       |
| 2024 | Fethiye     | 182.280     | 90.796       | 91.484       | % 16,85       |
| 2024 | Milas       | 150.520     | 76.222       | 74.298       | % 13,91       |
| 2024 | Menteşe     | 124.825     | 62.348       | 62.477       | % 11,54       |
| 2024 | Marmaris    | 96.589      | 50.126       | 46.463       | % 8,93        |
| 2024 | Seydikemer  | 65.861      | 34.607       | 31.254       | % 6,09        |
| 2024 | Ortaca      | 57.155      | 28.428       | 28.727       | % 5,28        |
| 2024 | Dalaman     | 51.088      | 26.817       | 24.271       | % 4,72        |
| 2024 | Yatağan     | 45.217      | 22.744       | 22.473       | % 4,18        |
| 2024 | Köyceğiz    | 41.205      | 20.700       | 20.505       | % 3,81        |
| 2024 | Ula         | 27.392      | 13.849       | 13.543       | % 2,53        |
| 2024 | Datça       | 25.866      | 13.007       | 12.859       | % 2,39        |
| 2024 | Kavaklıdere | 10.834      | 5.483        | 5.351        | % 1,00        |

### **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 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.



### **Climate:**

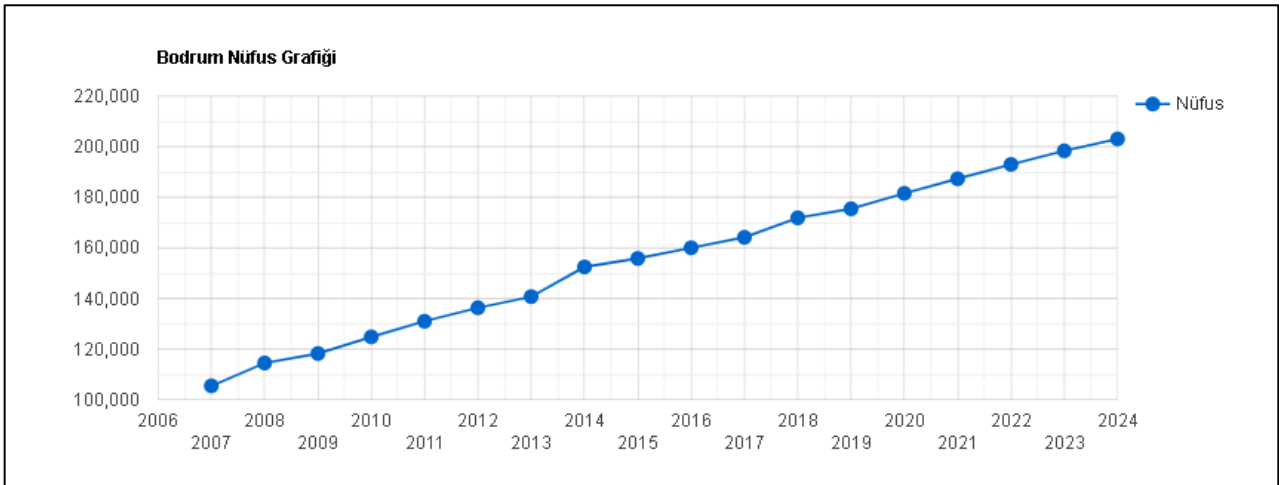
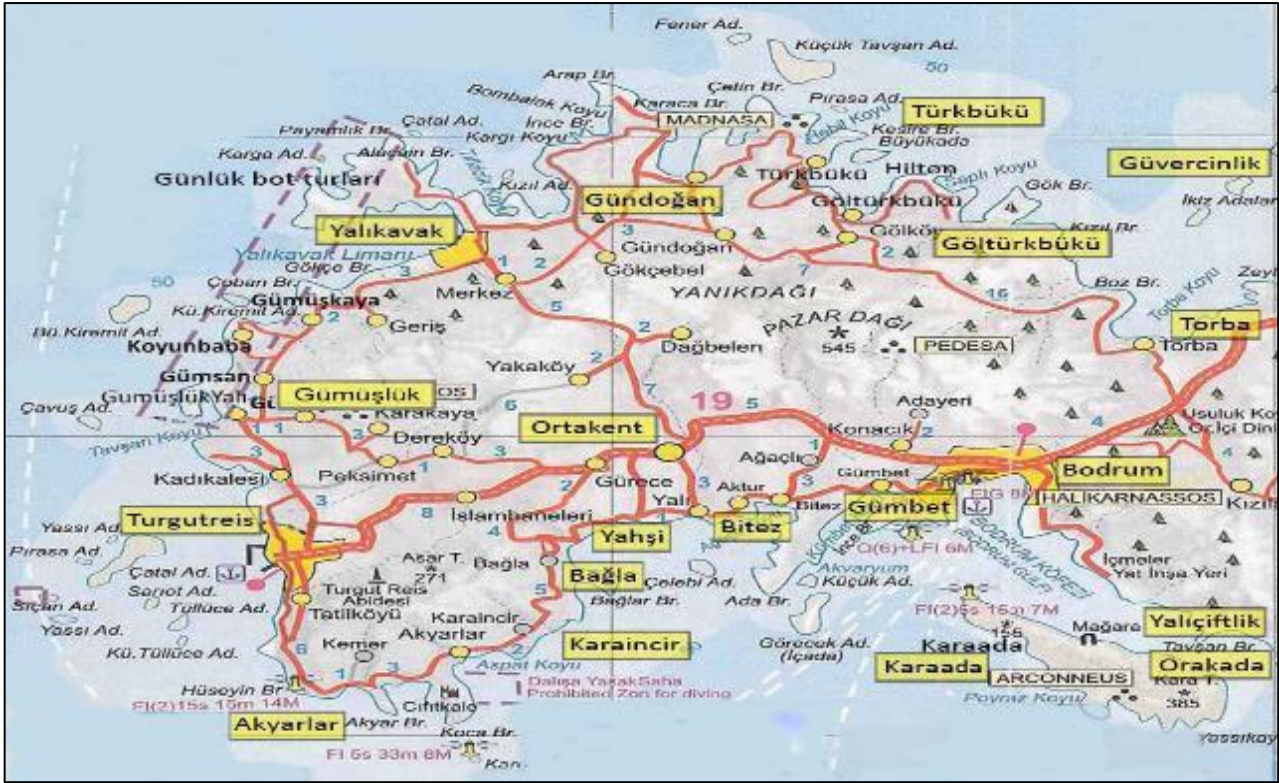
In terms of climate, it has a feature consisting of the synthesis of Aegean and Mediterranean climates. As a peninsula, it shows a microclimate area feature. There is almost no humidity in the summer months. In the winter months, the humidity is quite low. The summer months are hot and dry, while the 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:

As of 2024, the population of Bodrum is 203,035, consisting of 103,947 males and 99,088 females. In percentage terms, this corresponds to 51.20% male and 48.80% 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**

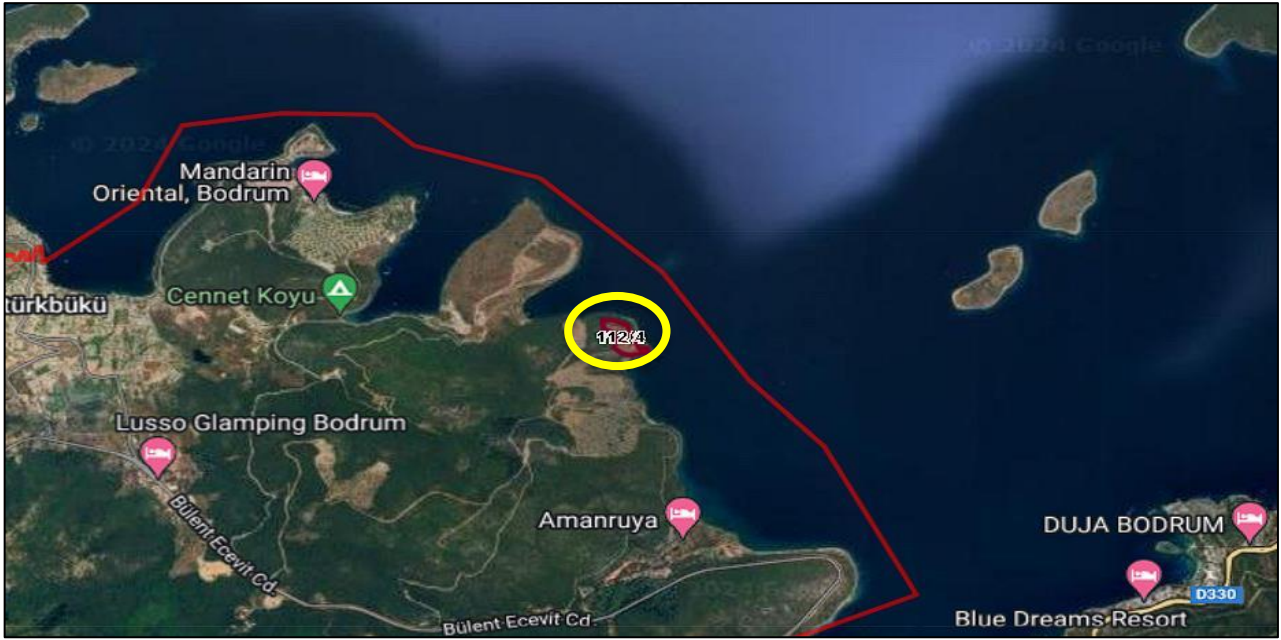
#### **4.3 THE LOCATION AND NEAR SURROUNDING FEATURES OF THE REAL ESTATES**

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:**

| <b>CHARACTERISTICS OF THE MAIN IMMOVABLES</b> |   |   |          |
|---|---|---|----------|
| <b>Construction Type</b>                      | Reinforced Concrete   | <b>Class and Group of Structure</b>                                 | 5/C      |
| <b>Year of Construction</b>                   | 2021<br>(Year of Start-up)  | <b>Building Ordinance</b>   | Adjacent |
| <b>Total Number of Floors</b>                 | - A, B, C, T and Y Blocks: 1 (GF)<br>- H, I, J, K, L, M, N, O, P, R, S, U, V, Z Blocks and Technical Volumes: 2 (GF+1 NF)<br>- E, F, G Blocks: 3 (GF+2NF) | <b>Total Number of Independent Sections in the Main Real Estate</b> | -        |
| <b>Parking Lot</b>                            | Yes   | <b>Elevator</b>   | Yes      |
| <b>Swimming Pool</b>                          | None  | <b>Security</b>   | Yes      |
| <b>Earthquake Zone Degree</b>                 | Grade 1   | <b>Earthquake Damage Status</b>                                     | 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 sqm, 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 sqm 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 sqm, including approximately 42 sqm gross ground floor and approximately 27 sqm 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 sqm 2nd basement floor, approximately gross 1,118 sqm 1st basement floor and approximately gross 650 sqm ground floor volume and has a total gross usage area of approximately 2,373 sqm. 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 sqm, including approximately 331 sqm gross basement floor and approximately 399 sqm 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 sqm, including approximately 378 sqm gross basement floor, approximately 345 sqm gross ground floor and approximately 180 sqm 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 2,048 sqm, including approximately 929 sqm gross basement floor, approximately 684 sqm ground floor and approximately 435 sqm 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 sqm, including approximately 612 sqm gross basement floor, approximately 464 sqm gross ground floor and approximately 298 sqm 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 sqm, including approximately 424 sqm gross ground floor and approximately 290 sqm 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 sqm, including approximately 411 sqm gross ground floor and approximately 318 sqm 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 sqm, including approximately 650 sqm gross ground floor and approximately 424 sqm 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 sqm, including approximately 393 sqm gross ground floor and approximately 295 sqm 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 sqm, including approximately gross 325 sqm ground floor and approximately gross 202 sqm 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 sqm, including approximately 681 sqm gross ground floor and approximately 490 sqm 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 sqm, including approximately 661 sqm gross ground floor and approximately 435 sqm 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 sqm, including approximately 303 sqm gross ground floor and approximately 188 sqm 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 sqm, including approximately 419 sqm gross ground floor and approximately 282 sqm 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 sqm, including approximately gross 290 sqm ground floor and approximately gross 170 sqm 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 sqm, approximately 441 sqm on the ground floor and approximately 273 sqm 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 sqm 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 sqm, including approximately gross 444 sqm ground floor and approximately gross 347 sqm 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 sqm, including approximately 223 sqm gross ground floor and approximately 147 sqm 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 sqm 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 sqm, including approximately 558 sqm gross ground floor and approximately 417 sqm 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 sqm each, and has a total gross usage area of approximately 1,564 sqm. 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:**

| <b>POSITIVE FEATURES</b>                         | <b>NEGATIVE FEATURES</b>  |
|--|---|
| 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 |  |                         |
|---------------------|---|-------------------|--|-------------------------|
| <b>STRONG SIDES</b> | <ul style="list-style-type: none"> <li>• High quality of workmanship and materials</li> <li>• Being a qualified project</li> <li>• Access to the sea</li> <li>• High recognition</li> </ul> | <b>WEAK SIDES</b> | <ul style="list-style-type: none"> <li>• Having a specific buyer base due to the size of the investment</li> <li>• Due to its concept, it offers more limited services than the hotels in the region</li> <li>• No service in the off-season</li> <li>• 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</li> </ul> | <b>INTERNAL FACTORS</b> |
|                     | <b>OPPORTUNITIES</b>  |                   | <ul style="list-style-type: none"> <li>• Close to the sea</li> <li>• Being located close to tourism regions</li> <li>• Highly recognized hotels located in the immediate vicinity</li> <li>• Located in an area where hotels are concentrated</li> </ul>   |                         |

## 5. LEGAL PROCESS ANALYSIS OF THE REAL ESTATE

### 5.1 CURRENT ZONING INFORMATION ABOUT THE REAL ESTATE

| CURRENT ZONING STATUS OF THE IMMOVABLES |  |               |  |
|---|--|---------------|--|
| <b>Plan Type</b>                        | 1/1000 scaled Implementation Development Plan  | <b>Legend</b> | Partially Tourism Facility Area, Partially Day Use Facility Area, Partially First Section of the Coastline |
| <b>Construction Regulations</b>         | -  | <b>H max</b>  | 7,50m (Tourism Facility Area)  |
| <b>BCR</b>                              | -  | <b>FAR</b>    | 0,30 (Tourism Facility Area)<br>0,03 (Day Use Facility Area)   |
| <b>Setback Distance</b>                 | Front: -   | Sides: -      | Back: -  |
| <b>Diğer</b>                            | <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>* Detailed plan notes are provided in the appendices.</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 Plaza 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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 sqm. 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, 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, 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 sqm. 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 License 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<br>Assistant Appraiser (SPK Licence No:924076)       |
|               |            |                              | Merve GÜNEŞ<br>Appraiser (SPK Licence No:409249)                    |
|               |            |                              | Mehmet ÖZTÜRK<br>Responsible Appraiser (SPK Licence No:401187)      |
| SM-24-SPK-047 | 06/01/2025 | 1,751,010,000,-TRY           | Nurullah KİBAR<br>Değerleme Uzman Yardımcısı (SPK Lisans No:924076) |
|               |            |                              | Merve GÜNEŞ<br>Değerleme Uzmanı (SPK Lisans No:409249)              |
|               |            |                              | Mehmet ÖZTÜRK<br>Sorumlu Değerleme Uzmanı (SPK Lisans 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 28/01/2020, 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, 28/01/2020, 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 Y244823C1BFCE, 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 28/01/2020, 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**

Global growth is expected to remain steady at 2.7% in 2025-26. However, the global economy appears to be settling into a low growth rate that will be insufficient to promote sustainable economic development, amid increased policy uncertainty and negative trade policy shifts, geopolitical tensions, persistent inflation, and the possibility of more headwinds from climate-related natural disasters. In this context, emerging market and developing economies (EMDE), which account for 60 percent of global growth, are poised to enter the second quarter of the twenty-first century on a trajectory that implies per capita incomes will catch up to developed economy living standards at a significantly slower pace than previously experienced. Without course corrections, it is unlikely that most low-income countries will transition to middle-income status by mid-century. Policy action is needed at both the global and national levels to foster a more favorable external environment, enhance macroeconomic stability, reduce structural constraints, address the impacts of climate change, and thereby accelerate long-term growth and development.

Global Outlook. Global growth is stabilizing as inflation moves closer to targets and monetary easing supports activity in both advanced economies and emerging market and developing economies (EMDE). This should lead to broad-based, moderate global expansion of 2.7 percent per year as a trade and investment firm between 2025 and 2026. However, growth expectations appear insufficient to offset the damage inflicted on the global economy by several consecutive years of adverse shocks and are having harmful consequences, particularly in the most vulnerable countries. From a longer-term perspective, catching up to advanced economy income levels in EMDE has steadily weakened in the first quarter of the twenty-first century. Increasing policy uncertainty and adverse trade policy shifts represent the key downside risks to the outlook. Other risks include rising conflicts and geopolitical tensions, high inflation, more extreme weather events linked to climate change, and weaker growth in major economies. On the upside, faster progress in tackling inflation and stronger demand in key economies could lead to higher-than-expected global activity. The weak growth outlook and multiple headwinds underscore the need for decisive policy action. To protect trade, address debt vulnerabilities, and tackle climate change. National policymakers must steadfastly maintain price stability, increase tax revenues, and rationalize expenditures to ensure fiscal sustainability and finance necessary investments. Furthermore, interventions that reduce the impact of conflicts, increase human capital, support labor force participation, and combat food insecurity will be critical to boosting longer-term growth and putting development goals back on track. Regional outlook. Amid increasing trade restrictive measures and a slowing global growth environment, EMDE regions face divergent growth prospects this year. Growth is expected to be moderate in Europe and Central Asia due to weak domestic demand in China and slowdowns in some major economies following last year's strong growth. In contrast, Latin America and the Caribbean, the Middle East and North Africa, South Asia, and Sub-Saharan Africa are expected to see a recovery, partly supported by strong domestic demand. Growth is expected to strengthen in most regions in 2026. The year 2025 will mark the end of the first quarter of the twenty-first century – a good time to review the performance of emerging and developing economies since 2000 and assess their prospects. This edition of the Global Economic Outlook report consists of two analytical sections, presenting a quarter-century report card. One section provides insights into the prospects and challenges facing middle-income, emerging, and developing economies. They account for 45% of this trend, which is driven by strong collective growth in the three largest EMDE economies (China, India, and Brazil, or EM3). Collectively, EMDE economies have contributed approximately 60% of annual global growth since 2000, doubling their share from the 1990s on average. Their rise, particularly in the first decade of the century, was supported by rapid global trade and financial integration. Interdependence among these economies has also increased significantly. Today, about half of goods exports

from EMDE economies go to other EMDE economies, compared to one-quarter in 2000. As cross-border linkages strengthened, business cycles among EMDE economies and between EMDE economies and advanced economies became more synchronized, giving rise to a distinct EMDE business cycle. Cross-border business cycle spillovers from EM3 to other EMEs are quite large, amounting to about half the size of spillovers from the largest advanced economies (the United States, the euro area, and Japan). Nevertheless, EMEs face a series of headwinds at the start of the second quarter of the century. Progress in implementing structural reforms has stalled in most of these economies. Globally, protectionist measures and geopolitical fragilities have increased sharply. High debt burdens, demographic shifts, and the rising costs of climate change are weighing on economic prospects. A successful policy approach aimed at accelerating growth and development should focus on increasing investment and productivity, navigating a challenging external environment, and strengthening macroeconomic stability. Declining Graduation Expectations: Low-Income Countries in the Twenty-First Century. XVIII Rapid growth, supported by internal reforms and a benign global environment, allowed many low-income countries (LICs) to reach middle-income status in the first decade of the twenty-first century. Since then, the rate at which LICs transition to middle-income status has slowed significantly. The outlook for today's LICs appears much more challenging. In recent years, per capita growth has been anemic amid rising levels of conflict and fragility and adverse global developments. Across a wide range of development metrics, today's LICs lag behind where LICs that have since become middle-income stood in 2000. They are also more vulnerable.

Global growth is stabilizing as inflation moves closer to targets and monetary easing supports activity in both advanced economies and emerging market and developing economies (EMDE). This should lead to broad-based, moderate global expansion of 2.7 percent per year as a trade and investment firm between 2025 and 2026. However, growth expectations appear insufficient to offset the damage inflicted on the global economy by several consecutive years of adverse shocks and are having harmful consequences, particularly in the most vulnerable countries. From a longer-term perspective, catching up to advanced economy income levels in EMDE has steadily weakened in the first quarter of the twenty-first century. Increasing policy uncertainty and negative trade policy shifts represent the key downside risks to the outlook. Other risks include rising conflicts and geopolitical tensions, high inflation, more extreme weather events linked to climate change, and weaker growth in major economies. On the upside, faster progress in fighting inflation and stronger demand in key economies could lead to more robust global activity than expected. The weak growth outlook and multiple headwinds underscore the need for decisive policy action. Global policy efforts are needed to protect trade, address debt vulnerabilities, and combat climate change. National policymakers should steadfastly maintain price stability, increase tax revenues, and rationalize spending to ensure fiscal sustainability and finance needed investments. Furthermore, interventions that reduce the impact of conflicts, increase human capital, support labor force participation, and combat food insecurity will be critical to boosting longer-term growth and putting development goals back on track.

**TABLE 1.1 Real GDP<sup>1</sup>**

(Percent change from previous year unless indicated otherwise)

Percentage-point differences  
from June 2024 projections

|   | 2022       | 2023       | 2024e      | 2025f      | 2026f      | 2024e      | 2025f       | 2026f       |
|---|------------|------------|------------|------------|------------|------------|-------------|-------------|
| <b>World</b>                                    | <b>3.2</b> | <b>2.7</b> | <b>2.7</b> | <b>2.7</b> | <b>2.7</b> | <b>0.1</b> | <b>0.0</b>  | <b>0.0</b>  |
| <b>Advanced economies</b>                       | <b>2.8</b> | <b>1.7</b> | <b>1.7</b> | <b>1.7</b> | <b>1.8</b> | <b>0.2</b> | <b>0.0</b>  | <b>0.0</b>  |
| United States                                   | 2.5        | 2.9        | 2.8        | 2.3        | 2.0        | 0.3        | 0.5         | 0.2         |
| Euro area                                       | 3.5        | 0.4        | 0.7        | 1.0        | 1.2        | 0.0        | -0.4        | -0.1        |
| Japan   | 0.9        | 1.5        | 0.0        | 1.2        | 0.9        | -0.7       | 0.2         | 0.0         |
| <b>Emerging market and developing economies</b> | <b>3.7</b> | <b>4.2</b> | <b>4.1</b> | <b>4.1</b> | <b>4.0</b> | <b>0.1</b> | <b>0.1</b>  | <b>0.1</b>  |
| East Asia and Pacific                           | 3.4        | 5.1        | 4.9        | 4.6        | 4.1        | 0.1        | 0.4         | 0.0         |
| China   | 3.0        | 5.2        | 4.9        | 4.5        | 4.0        | 0.1        | 0.4         | 0.0         |
| Indonesia                                       | 5.3        | 5.0        | 5.0        | 5.1        | 5.1        | 0.0        | 0.0         | 0.0         |
| Thailand  | 2.5        | 1.9        | 2.6        | 2.9        | 2.7        | 0.2        | 0.1         | -0.2        |
| Europe and Central Asia                         | 1.6        | 3.4        | 3.2        | 2.5        | 2.7        | 0.2        | -0.4        | -0.1        |
| Russian Federation                              | -1.2       | 3.6        | 3.4        | 1.6        | 1.1        | 0.5        | 0.2         | 0.0         |
| Türkiye   | 5.5        | 5.1        | 3.2        | 2.6        | 3.8        | 0.2        | -1.0        | -0.5        |
| Poland  | 5.3        | 0.1        | 3.0        | 3.4        | 3.2        | 0.0        | 0.0         | 0.0         |
| Latin America and the Caribbean                 | 4.0        | 2.3        | 2.2        | 2.5        | 2.6        | 0.4        | -0.2        | 0.0         |
| Brazil  | 3.0        | 2.9        | 3.2        | 2.2        | 2.3        | 1.2        | 0.0         | 0.3         |
| Mexico  | 3.7        | 3.3        | 1.7        | 1.5        | 1.6        | -0.6       | -0.6        | -0.4        |
| Argentina                                       | 5.3        | -1.6       | -2.8       | 5.0        | 4.7        | 0.7        | 0.0         | 0.2         |
| Middle East and North Africa                    | 5.4        | 1.7        | 1.8        | 3.4        | 4.1        | -1.0       | -0.8        | 0.5         |
| Saudi Arabia                                    | 7.5        | -0.8       | 1.1        | 3.4        | 5.4        | -1.4       | -2.5        | 2.2         |
| Iran, Islamic Rep. <sup>2</sup>                 | 3.8        | 5.0        | 3.0        | 2.7        | 2.2        | -0.2       | 0.0         | -0.2        |
| Egypt, Arab Rep. <sup>2</sup>                   | 6.6        | 3.8        | 2.4        | 3.5        | 4.2        | -0.4       | -0.7        | -0.4        |
| South Asia                                      | 5.8        | 6.6        | 6.0        | 6.2        | 6.2        | -0.2       | 0.0         | 0.0         |
| India <sup>2</sup>                              | 7.0        | 8.2        | 6.5        | 6.7        | 6.7        | -0.1       | 0.0         | -0.1        |
| Bangladesh <sup>2</sup>                         | 7.1        | 5.8        | 5.0        | 4.1        | 5.4        | -0.6       | -1.6        | -0.5        |
| Pakistan <sup>2</sup>                           | 6.2        | -0.2       | 2.5        | 2.8        | 3.2        | 0.7        | 0.5         | 0.5         |
| Sub-Saharan Africa                              | 3.8        | 2.9        | 3.2        | 4.1        | 4.3        | -0.3       | 0.2         | 0.3         |
| Nigeria   | 3.3        | 2.9        | 3.3        | 3.5        | 3.7        | 0.0        | 0.0         | 0.0         |
| South Africa                                    | 1.9        | 0.7        | 0.8        | 1.8        | 1.9        | -0.4       | 0.5         | 0.4         |
| Angola  | 3.0        | 1.0        | 3.2        | 2.9        | 2.9        | 0.3        | 0.3         | 0.5         |
| <b>Memorandum items:</b>                        |            |            |            |            |            |            |             |             |
| <b>Real GDP<sup>1</sup></b>                     |            |            |            |            |            |            |             |             |
| High-income countries                           | 2.9        | 1.7        | 1.7        | 1.8        | 1.9        | 0.0        | -0.1        | 0.0         |
| Middle-income countries                         | 3.7        | 4.6        | 4.3        | 4.3        | 4.1        | 0.1        | 0.2         | 0.0         |
| Low-income countries                            | 5.1        | 3.0        | 3.6        | 5.7        | 5.9        | -1.4       | 0.4         | 0.4         |
| EMDEs excluding China                           | 4.2        | 3.5        | 3.5        | 3.8        | 3.9        | 0.0        | -0.2        | 0.0         |
| Commodity-exporting EMDEs                       | 3.3        | 2.6        | 2.8        | 3.2        | 3.4        | 0.0        | -0.2        | 0.2         |
| Commodity-importing EMDEs                       | 3.9        | 5.0        | 4.7        | 4.5        | 4.2        | 0.0        | 0.2         | -0.1        |
| Commodity-importing EMDEs excluding China       | 5.3        | 4.6        | 4.3        | 4.4        | 4.6        | -0.1       | -0.2        | -0.1        |
| EM7   | 3.3        | 5.1        | 4.6        | 4.2        | 3.9        | 0.1        | 0.2         | -0.1        |
| World (PPP weights) <sup>3</sup>                | 3.4        | 3.2        | 3.2        | 3.2        | 3.2        | 0.1        | 0.0         | 0.0         |
| <b>World trade volume<sup>4</sup></b>           | <b>5.9</b> | <b>0.8</b> | <b>2.7</b> | <b>3.1</b> | <b>3.2</b> | <b>0.2</b> | <b>-0.3</b> | <b>-0.2</b> |
| <b>Commodity prices<sup>5</sup></b>             |            |            |            |            |            |            |             |             |
| WBG commodity price index                       | 142.5      | 108.0      | 104.5      | 98.5       | 96.7       | -1.5       | -3.6        | -4.8        |
| Energy index                                    | 152.6      | 106.9      | 100.8      | 93.6       | 91.7       | -3.2       | -6.4        | -7.3        |
| Oil (US\$ per barrel)                           | 99.8       | 82.6       | 80.0       | 72.0       | 71.0       | -4.0       | -7.0        | -7.1        |
| Non-energy index                                | 122.1      | 110.2      | 112.1      | 108.5      | 107.0      | 2.0        | 2.1         | 0.4         |

Source: World Bank.

Note: e = estimate; f = forecast. EM7 = Brazil, China, India, Indonesia, Mexico, the Russian Federation, and Türkiye. WBG = World Bank Group. World Bank forecasts are frequently updated based on new information. Consequently, projections presented here may differ from those contained in other World Bank documents, even if basic assessments of countries' prospects do not differ at any given date. For the definition of EMDEs, developing countries, commodity exporters, and commodity importers, please refer to table 1.2. The World Bank is currently not publishing economic output, income, or growth data for Turkmenistan and República Bolivariana de Venezuela owing to lack of reliable data of adequate quality. Turkmenistan and República Bolivariana de Venezuela are excluded from cross-country macroeconomic aggregates.

1. Headline aggregate growth rates are calculated using GDP weights at average 2010-19 prices and market exchange rates.

2. GDP growth rates are on a fiscal year (FY) basis. Aggregates that include these countries are calculated using data compiled on a calendar year basis. For India and the Islamic Republic of Iran, the column for 2022 refers to FY2022/23. For Bangladesh, the Arab Republic of Egypt, and Pakistan, the column for 2022 refers to FY2021/22. Pakistan's growth rates are based on GDP at factor cost.

3. World growth rates are calculated using average 2010-19 purchasing power parity (PPP) weights, which attribute a greater share of global GDP to emerging market and developing economies (EMDEs) than market exchange rates.

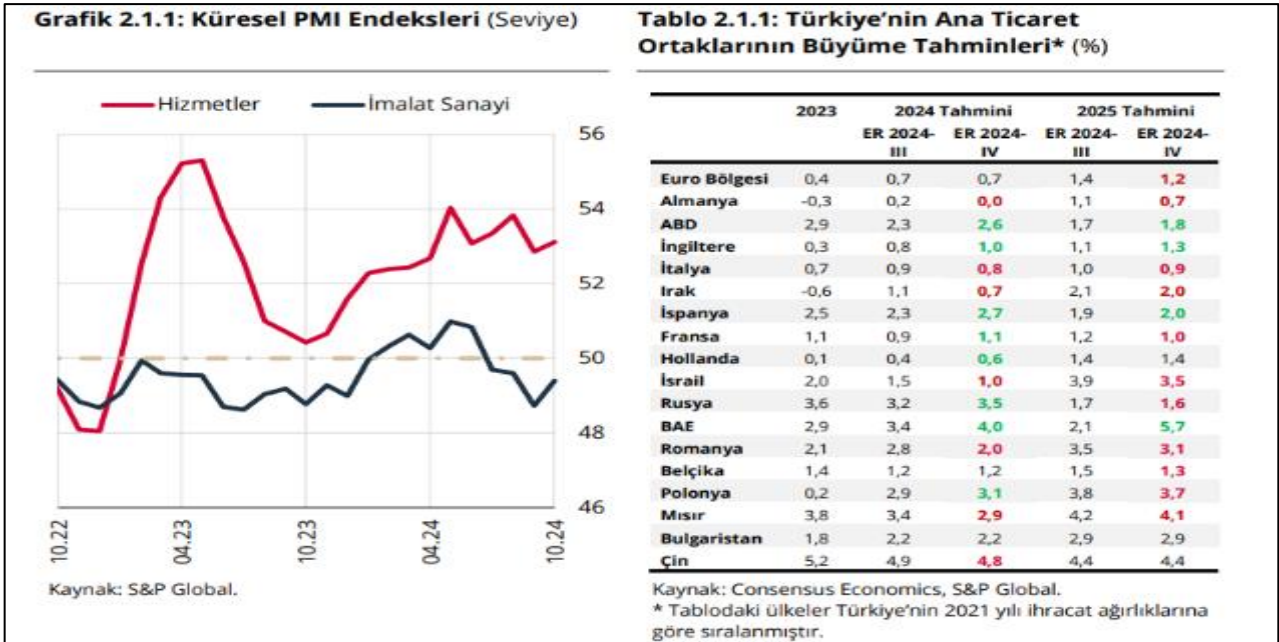
4. World trade volume of goods and nonfactor services.

5. Indexes are expressed in nominal U.S. dollars (2010 = 100). Oil refers to the Brent crude oil benchmark. For weights and composition of indexes, see <https://worldbank.org/commodities>.

\* Source: Global Economic Outlook Report

## 2025 Countries' Economic Outlook Table

Leading indicators for global economic activity point to a continued weak performance in the manufacturing sector and the service sector remaining the main driver of economic growth. The global manufacturing PMI index has continued its weak performance below the threshold value. Although the services sector PMI index declined compared to the previous Inflation Report period, it remained above the threshold value (Chart 2.1.1). Growth forecasts for Turkey's trading partners vary according to the extent to which they are affected by geopolitical developments and inflation-monetary policy expectations. Compared to the previous Inflation Report period, the 2024 growth outlook for the developed country group has become more positive, while the outlook for the Eastern Europe and Middle East group has deteriorated (Table 2.1.1). The US is showing stronger growth prospects compared to other developed economies. On the other hand, China's 2024 growth forecast has been revised down slightly due to its relatively weak performance in the second quarter and the fact that the announced broad monetary and fiscal expansion fell short of expectations. Furthermore, China's annual growth has declined to its lowest level in the last eighteen months in the third quarter. In this context, Turkey's global growth index, weighted by the export shares of its foreign trade partners, is expected to increase by 2.0 percent in 2024, unchanged from the previous Inflation Report period. On the other hand, while the 2.4 percent global growth expectation for 2025 has been maintained, significant differences between countries are noteworthy. These growth forecasts have been revised downward for the Eurozone and upward for the US, the UK, and the United Arab Emirates, while remaining unchanged for China. When actual outcomes, forecasts, and leading indicators are considered together, it is assessed that downside risks to the overall global growth outlook have increased compared to the previous Inflation Report period.



\*Kaynak: Consensus Economics, S&P Global.

## Inflation Charts

The global growth outlook and composition, geopolitical risks, financial conditions, and supply-side factors continue to be decisive for commodity prices. Excluding energy, which showed a downward trend in the summer months, commodity prices have seen widespread increases compared to the previous Inflation Report period. On the other hand, the volatile trend in oil prices is noteworthy. The Russia-Ukraine war and ongoing geopolitical tensions in the Middle East, along with decisions by Organization of the Petroleum Exporting Countries (OPEC+) member countries to cut production, are causing upward pressure on oil prices, while weak demand is causing downward pressure. Geopolitical tensions are also causing fluctuations in natural gas prices. However, the Eurozone growth outlook, mild weather conditions, and high natural gas stocks due to increased liquefied natural gas (LNG) imports have had a downward effect on prices indicative for Europe, and natural gas prices have decreased by 2.8 percent compared to the previous Inflation Report period. On the other hand, the stimulus measures announced by China to alleviate deflation concerns and achieve its growth target have significantly increased industrial commodity prices compared to the previous Inflation Report period. Agricultural commodity prices have also risen significantly compared to the previous Inflation Report period due to weather conditions (Table 2.1.2).

**Tablo 2.1.2: Emtia Fiyat Gelişmeleri (%)**

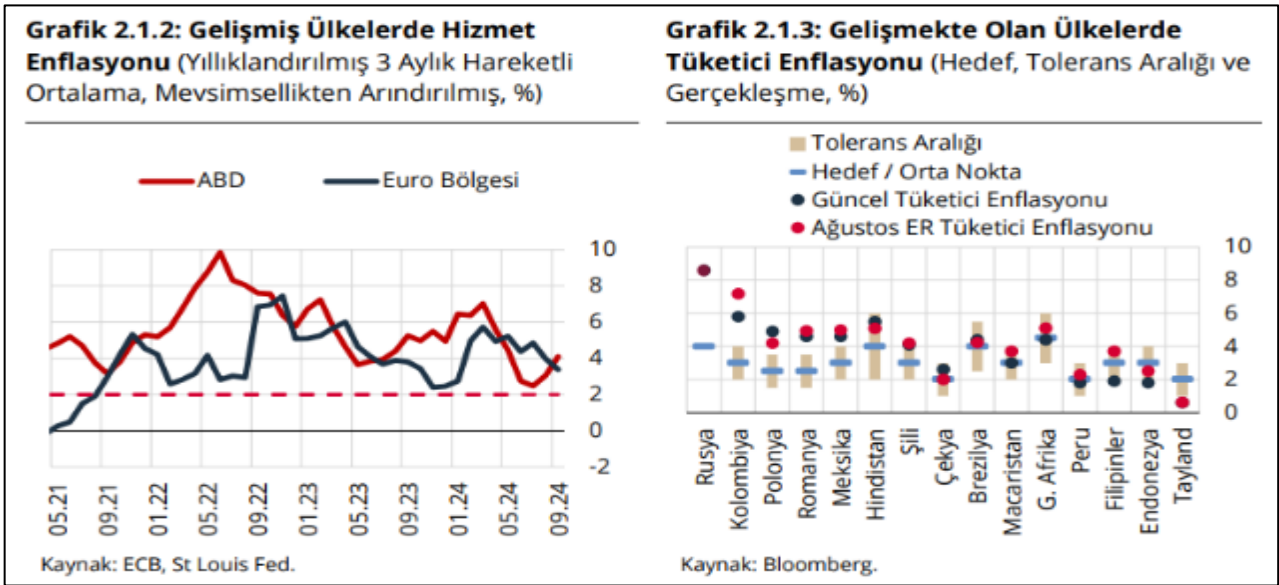
|                           | Temmuz<br>2024 | Ağustos<br>2024 | Eylül<br>2024 | Ekim<br>2024 | Yıllık | Bir Önceki<br>Rapor<br>Dönemine<br>Göre* |
|---------------------------|----------------|-----------------|---------------|--------------|--------|--|
| <b>Emtia Ana Endeksi</b>  | -1,4           | -4,8            | -2,6          | 3,5          | -7,5   | -0,9                                     |
| <b>Enerji</b>             | 0,4            | -6,6            | -6,9          | 3,8          | -16,5  | -7,0                                     |
| <b>Tarımsal Emtia</b>     | -7,0           | -3,1            | 5,1           | 1,2          | -7,6   | 4,5                                      |
| <b>Endüstriyel Metal</b>  | -3,8           | -2,5            | 2,9           | 4,3          | 16,3   | 10,5                                     |
| <b>Değerli Metal</b>      | 3,4            | 2,5             | 3,7           | 4,5          | 40,7   | 12,1                                     |
| <b>Enerji Hariç</b>       | -3,7           | -2,3            | 3,2           | 3,0          | 6,5    | 7,6                                      |
| <b>Brent Petrol</b>       | 3,3            | -5,2            | -8,1          | 1,8          | -16,9  | -8,0                                     |
| <b>Doğal Gaz (ABD)</b>    | -21,2          | -6,0            | 14,9          | 7,6          | -18,2  | 25,2                                     |
| <b>Doğal Gaz (Avrupa)</b> | -5,6           | 18,0            | -5,7          | 11,4         | -14,1  | -2,8                                     |
| <b>Kömür</b>              | 1,1            | 7,8             | -3,9          | 3,8          | 4,2    | -1,1                                     |
| <b>Alüminyum</b>          | -5,8           | 0,1             | 4,5           | 5,6          | 18,4   | 15,8                                     |
| <b>Bakır</b>              | -3,0           | -5,9            | 3,1           | 4,5          | 22,7   | 10,4                                     |
| <b>Demir</b>              | 1,2            | -8,3            | -6,8          | 14,1         | -10,6  | 2,2                                      |
| <b>Buğday</b>             | -9,0           | -3,1            | 7,8           | 2,9          | 2,2    | 5,7                                      |
| <b>Soya</b>               | -4,6           | -12,0           | 2,8           | -1,0         | -21,9  | -2,7                                     |
| <b>Pirinç</b>             | -11,3          | -5,8            | 2,1           | -1,5         | -5,6   | -1,1                                     |
| <b>Mısır</b>              | -9,4           | -5,5            | 6,1           | 4,2          | -14,8  | 9,3                                      |
| <b>Pamuk</b>              | -4,4           | -1,0            | 4,1           | 1,2          | -15,5  | 6,7                                      |
| <b>Şeker</b>              | 1,0            | -4,8            | 12,0          | 8,4          | -16,9  | 18,8                                     |

Kaynak: Bloomberg.

\* 1 Kasım 2024 ile 8 Ağustos 2024 tarihlerinde oluşan fiyatların yüzde değişimini göstermektedir.

Source: Inflation Report 2024-IV

As the global disinflation process continues, inertia in service inflation is observed to persist despite showing signs of decline. Geopolitical developments and fluctuations in commodity prices continue to pose significant risks to the disinflation process, while moderate supply conditions and tight monetary policies continue to support the decline in inflation on a global scale. It is noteworthy that wage pressures have weakened as the supply-demand balance in labor markets continues to normalize, and price increases across the service sector are more moderate compared to the previous Inflation Report period (Spotlight 2.1). Data for the last two months show a slight increase in the underlying trend of US services inflation, moving away from levels consistent with the target. However, this development, driven by increases in health and transportation services in September that are considered one-off, has not led to a significant deterioration in the overall inflation outlook and inflation expectations in the US. In the Eurozone, service price increases have continued to decline significantly (Figure 2.1.2). On the other hand, despite inflation remaining outside the tolerance range in some Eastern European and Latin American countries and limited increases in annual inflation being observed in some countries, inflation rates in developing countries overall have shown a trend of converging more closely to targets compared to the previous Inflation Report period (Figure 2.1.3).



Source: Inflation Report 2024-IV

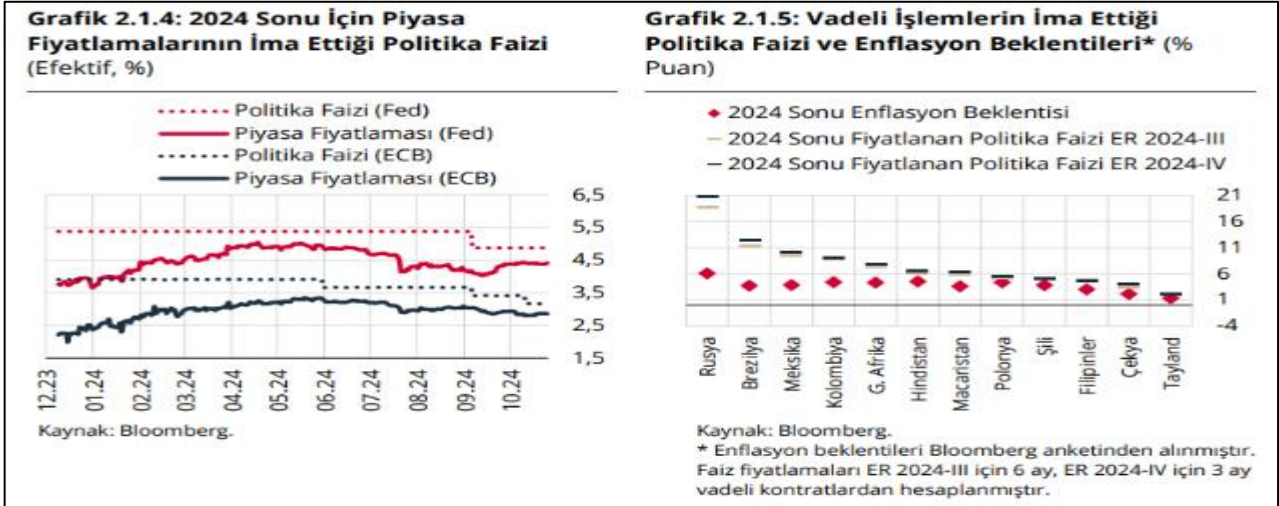
With the continued decline in inflation, central banks in advanced economies have entered a rate-cutting cycle, and market pricing suggests that rate cuts are expected to continue. The U.S. Federal Reserve (Fed) initiated its easing cycle with a 50 basis point rate cut at its September meeting, while the median policy rate projections of Fed members were revised to signal further rate cuts for 2024 and 2025 compared to July (Box 2.1). In its communication, the Fed indicated that additional rate cuts could be implemented in the remaining meetings of the year, depending on incoming data. The recent resilience of the labor market has strengthened expectations that the easing cycle will proceed in a more cautious manner.

The European Central Bank (ECB) continued its rate cuts with a 25 basis point reduction at its October meeting and signaled that further cuts could be delivered by year-end, depending on developments in inflation and economic activity. As of November 6, the additional rate cuts priced in until year-end amount to 46 basis points for the Fed and 30 basis points for the ECB (Chart 2.1.4).

During the current Inflation Report period, the central banks of Canada and Denmark reduced policy rates by 25 basis points each, while Sweden cut rates by 50 basis points. The central banks of South Korea (25 basis points) and New Zealand (a total of 75 basis points across two meetings) took their first easing steps. On the other hand, the Bank of Japan, which raised its policy rate by 15 basis points in July, communicated that it would spread any additional rate hikes over a longer period.

In emerging market economies, central banks have maintained a cautious stance in their easing cycles due to the slower improvement in the inflation outlook. During the current Inflation Report period, the central banks of Indonesia, South Africa, Romania, and Thailand initiated rate cuts with 25 basis points each, while the Philippines started its easing cycle with a total of 50 basis points across two meetings. Meanwhile, the central banks of Peru (50 basis points), Mexico (50 basis points), Colombia (100 basis points), Czechia (25 basis points), Chile (50 basis points), and Hungary (25 basis points) continued to lower their policy rates. The Central Bank of Brazil, which revised its inflation forecasts upward, raised its policy rate by 25 basis points, while the Central Bank of Russia continued tightening with a 300 basis point rate hike. China, in an effort to alleviate deflation concerns and achieve its 5 percent growth target, announced expansionary measures on both the monetary and fiscal fronts.

Looking ahead, rate cuts are expected to continue in both advanced and emerging economies in line with the decline in inflation. However, considering the level and persistence of inflation as well as heightened geopolitical risks stemming from the Middle East, easing cycles are expected to proceed in a manner that preserves monetary tightness and ensures the continuation of disinflation. Compared to the previous Inflation Report period, market pricing indicates slightly higher year-end 2024 policy rate levels in many emerging market economies. Moreover, policy rates implied by futures contracts and inflation expectations suggest that interest rates in emerging economies will continue to be set above inflation rates (Chart 2.1.5).



Source: Inflation Report 2024-IV

Global Economic Outlook: Economic, geopolitical, and social transformations on a global scale are generating differentiated effects across regions and countries, depending on structural dynamics and the priority issues shaping the macroeconomic agenda. For instance, in the United States, interest rate cuts following concerns over employment conditions and the post-election trajectory of trade have become key topics of focus. In Europe, demographic challenges, geopolitical tensions, and the erosion of competitiveness in industry and technology—amid the lingering effects of the energy crisis—are being widely debated.

China, the leading economy in Asia, is facing slowing growth and export challenges despite efforts to stimulate domestic demand. While the government continues to implement infrastructure investments and supportive policy measures, problems originating in the real estate sector are constraining economic expansion. Other major Asian economies, affected by the weakening in global trade, are intensifying their search for stability through measures such as increasing technology investments and expanding domestic markets. In this context, it is important to summarize recent developments in the United States, Europe, and leading Asian markets within their regional and national frameworks, and to identify the key agenda items shaping the outlook for 2025.

## 6.1.2 Turkish Economy - Macro Indicators

In the Turkish economy, which slowed in 2024, this trend continued into the first quarter of 2025. The rebalancing between domestic and external demand observed during the first three quarters of 2024 came to a halt in the final quarter of the year. In the first quarter of 2025, growth was driven by domestic demand, while net external demand made a negative contribution. Annualized GDP in U.S. dollar terms reached 1.371 trillion dollars. Leading indicators for the second quarter of 2025 point to a continued slowdown in economic activity. The Manufacturing Purchasing Managers' Index (PMI) declined from 47.3 in March to 46.7 in June, remaining in contraction territory. While the capacity utilization rate displayed a volatile pattern over the past three months, sectoral confidence indices also followed a fluctuating course.

In the second quarter, some deterioration was observed in the external balance. Although the recovery in exports continued, imports also accelerated, and the foreign trade deficit widened in the first six months of the year compared to the same period of the previous year. Despite the increase in services revenues, developments on the income side contributed negatively to the current account balance. According to preliminary data from the Ministry of Trade, exports increased by 4.1 percent in the first six months of the year compared to the same period of 2024, while imports rose by 7.2 percent. As a result, the foreign trade deficit, which stood at 42.5 billion dollars in the January–March period of 2024, increased to 49.4 billion dollars in the same period of 2025. The 12-month cumulative current account deficit, which was 12.9 billion dollars in March 2025, rose to 16.0 billion dollars in May 2025.

The disinflation process that began in June 2024 has continued into the second quarter of 2025. Annual consumer price inflation (CPI), which was 38.1 percent in March 2025, declined to 35.0 percent in June. Over the same period, annual domestic producer price inflation (PPI) edged up slightly from 23.5 percent to 24.5 percent. In the coming months, annual inflation is expected to continue declining, albeit at a slower pace. In response to increased volatility in domestic financial markets, the Central Bank of the Republic of Türkiye tightened its monetary policy stance as of March. At its April 17 meeting, it raised the policy rate by 350 basis points to 46.0 percent and maintained the asymmetric interest rate corridor framework. At its June meeting, the Bank kept the policy rate unchanged in line with market expectations. Additionally, it introduced changes to the macroprudential framework to strengthen the monetary transmission mechanism and support the transition to the Turkish lira.

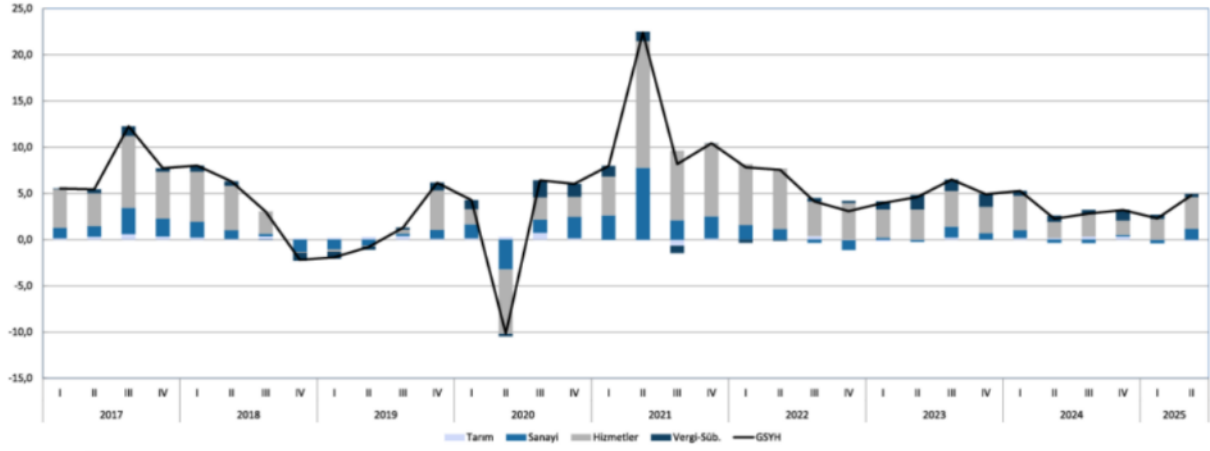


**GSYH Büyüme Oranları (Bir önceki yılın aynı dönemine göre % değişim)**

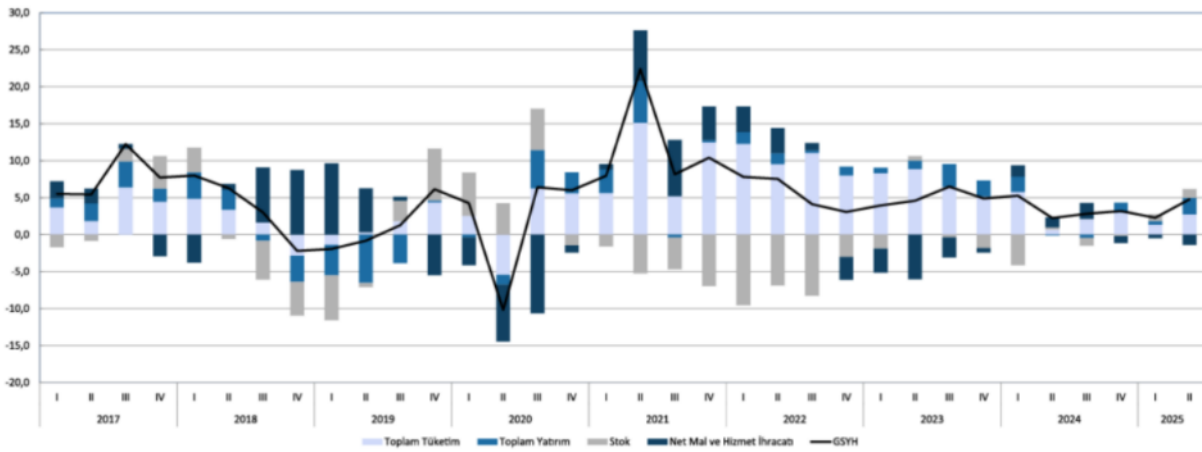
| 2021 |      |     |      | 2022 |     |     |     | 2023 |     |     |     | 2024 |     |     |     | 2025 |     |
|------|------|-----|------|------|-----|-----|-----|------|-----|-----|-----|------|-----|-----|-----|------|-----|
| I    | II   | III | IV   | I    | II  | III | IV  | I    | II  | III | IV  | I    | II  | III | IV  | I    | II  |
| 8,0  | 22,4 | 8,2 | 10,4 | 7,8  | 7,6 | 4,1 | 3,1 | 4,0  | 4,6 | 6,5 | 4,9 | 5,3  | 2,3 | 2,8 | 3,2 | 2,3  | 4,8 |



### ÜRETİM YÖNTEMİYLE GSYH (BÜYÜMEYE KATKILAR)



### HARCAMA YÖNTEMİYLE GSYH (BÜYÜMEYE KATKILAR)



### 6.1.3 Real Estate Market:

In the second quarter of 2025, housing sales increased by 34.1% compared to the same quarter of the previous year and by 6.1% compared to the previous quarter, reaching 356,107 units. This figure stands out as the second-highest second-quarter sales volume on record, following the 406,335 units recorded in the second quarter of 2022.

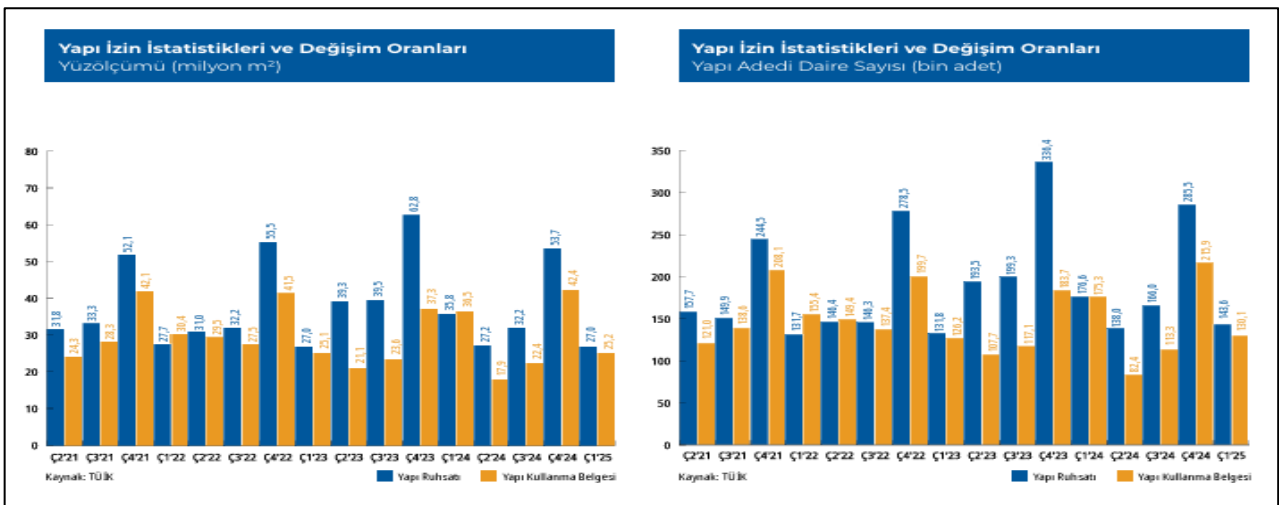
Regarding house price developments, the annual increase in the first quarter of 2025 was 31.8%, rising to 32.7% by the end of the second quarter. In line with the upward trend in housing sales, house prices have recorded increases for three consecutive quarters. In real terms, although the annual change remains negative, the real change continued its upward trend as of June and stood at -1.7%. Among the three largest provinces, real price growth continued in Ankara, reaching 5.3%, while real changes were calculated at -1.8% in Istanbul and -2.4% in İzmir.

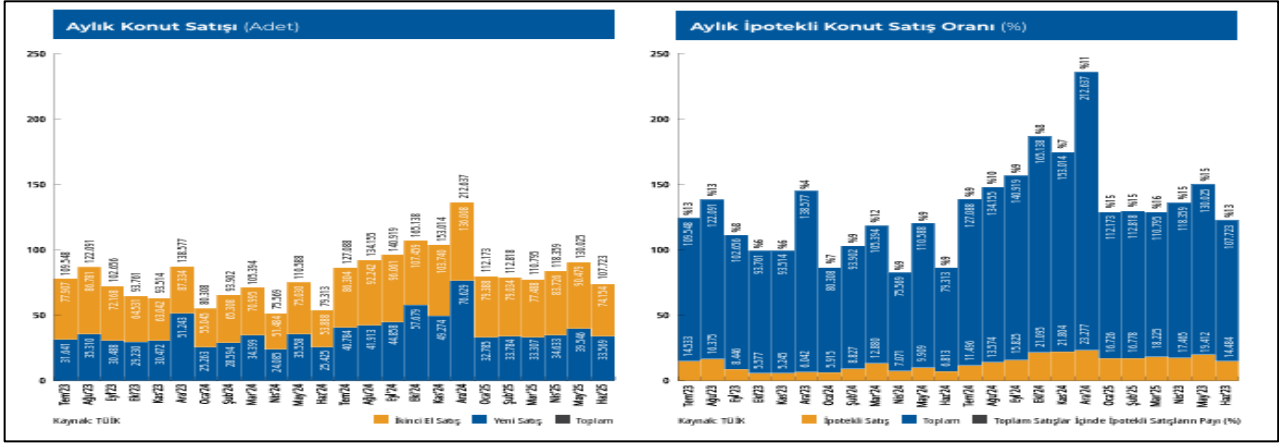
A partial slowdown was observed in new housing prices. While the annual increase in new house prices was 33.5% in the first quarter of 2025, it declined to 32.3% in the second quarter. In real terms, the change in new housing prices stood at -1.9% as of June. As a result, the average residential unit price across Türkiye rose to 39,738 TRY per square meter. Among the three largest cities, the unit price reached 63,279 TRY per square meter in Istanbul, 43,963 TRY per square meter in İzmir, and 35,674 TRY per square meter in Ankara.

By sales type, first-hand (new) home sales increased by 26.7% year-on-year in the second quarter of 2025, while second-hand sales rose by 33.7% annually. In the second quarter, first-hand sales amounted to 107,748 units, whereas second-hand sales reached 248,359 units. The share of first-hand sales in total sales increased slightly from 29.8% in the previous quarter to 30.3%.

In terms of sales method, 51,361 mortgaged sales were recorded in the second quarter of 2025, marking a 115.9% increase compared to the same period of the previous year. However, the share of mortgaged sales in total sales declined by 1 percentage point on a quarterly basis to 14.4%. Housing loan interest rates showed a limited increase, rising from 40.1% in the first quarter of 2025 to 41.8% in the second quarter. Other (non-mortgaged) sales totaled 304,746 units in the second quarter, representing a 26.1% annual increase.

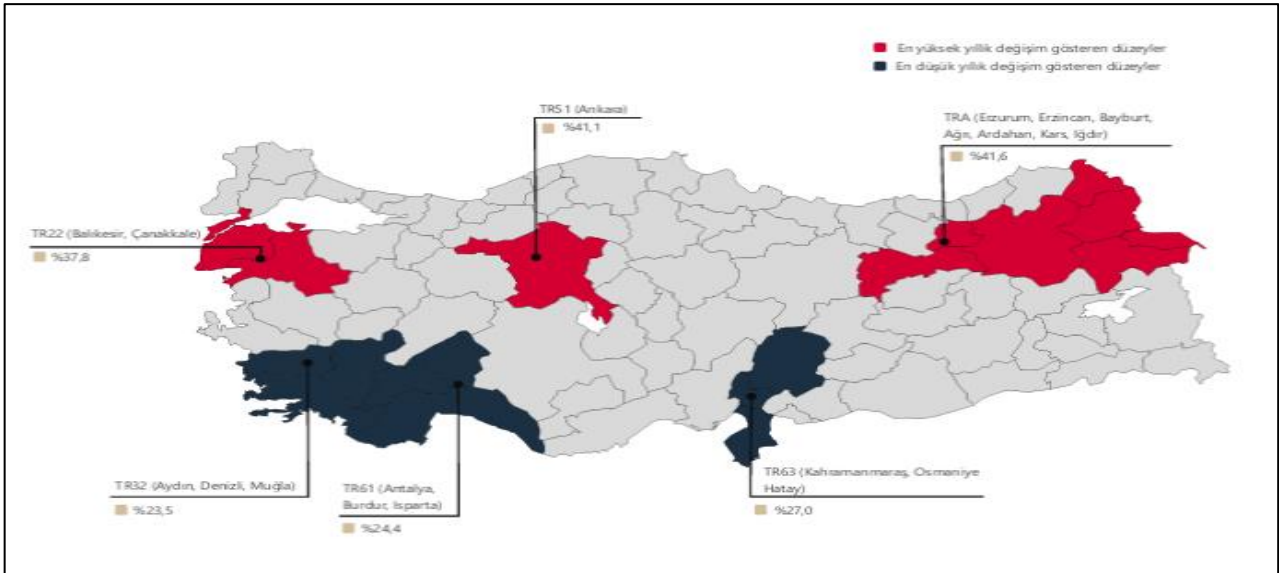
Sales to foreigners totaled 4,776 units in the second quarter, matching the same period of the previous year. However, their share in total sales declined from 1.8% last year to 1.3% in the second quarter of 2025. By nationality, the highest number of purchases was made by citizens of the Russian Federation, with 876 units. On a provincial basis, the highest number of sales was recorded in Istanbul, with 1,698 units in the second quarter.





According to the Central Bank's data, the House Price Index (HPI), which increased by 2.5% in August 2025 compared to the previous month, rose by 31.4% in nominal terms year-on-year, while declining by 1.2% in real terms.

In August 2025, monthly increases were recorded at 3.0% in İstanbul, 2.8% in Ankara, and 2.5% in İzmir. On an annual basis, index values increased by 30.2% in İstanbul, 41.1% in Ankara, and 31.9% in İzmir compared to the same month of the previous year.



|                            | TÜRKİYE | İSTANBUL | ANKARA | İZMİR |
|----------------------------|---------|----------|--------|-------|
| <b>Konut Fiyat Endeksi</b> | 192,5   | 179,4    | 212,2  | 186,5 |
| <b>Yıllık Değişim</b>      | %31,4   | %30,2    | %41,1  | %31,9 |
| <b>Aylık Değişim</b>       | %2,5    | %3,0     | %2,8   | %2,5  |

### 6.1.4 Tourism Sector

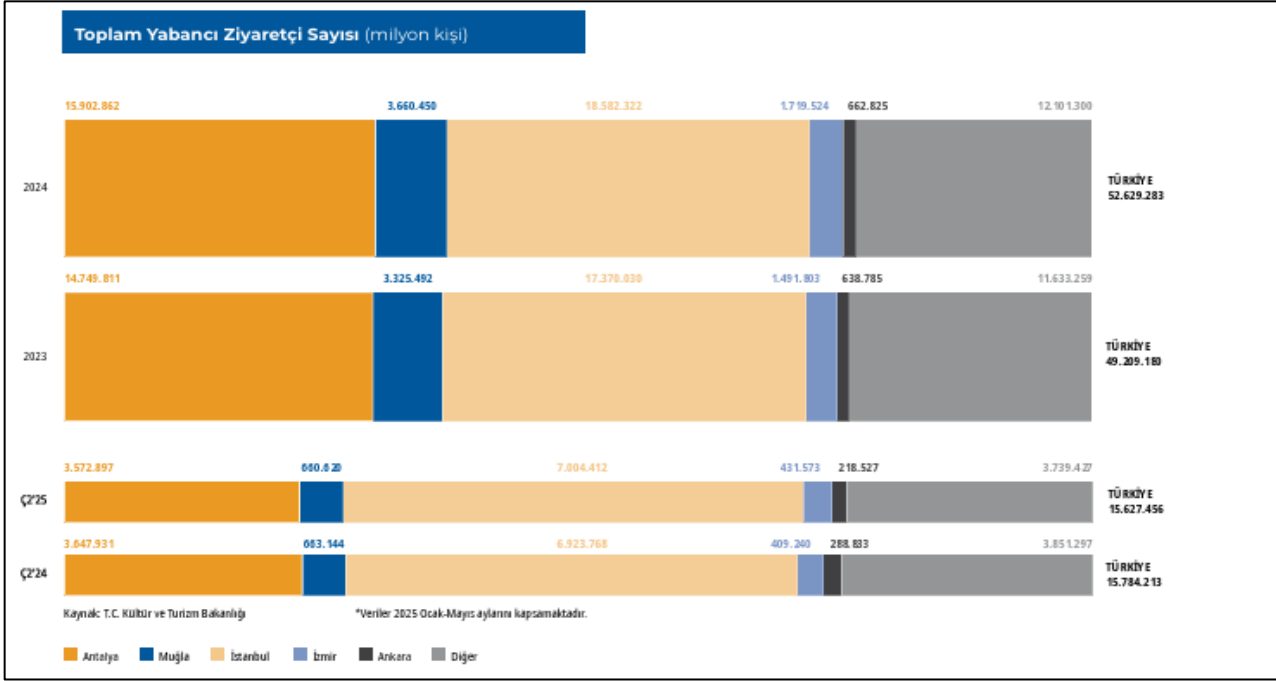
According to the data obtained from the Ministry of Culture and Tourism, the total number of visitors arriving in Türkiye in the first and second quarters of 2025 was approximately 15.6 million, whereas the figure was recorded as 15.8 million in the same period of 2024. When compared to the same period of the previous year, a 1% decrease in the number of incoming tourists was observed.

In the first half of 2025, of the 15.6 million foreign tourists visiting Türkiye, 44.8% arrived in İstanbul, 1.4% in Ankara, 2.8% in İzmir, 22.9% in Antalya, and 4.2% in Muğla.

| YILLAR                     | TOPLAM                 |                        |                   |                  |                            | VATANDAŞ <sup>1</sup> |                  |
|----------------------------|------------------------|------------------------|-------------------|------------------|----------------------------|-----------------------|------------------|
|                            | GELEN ZİYARETÇİ SAYISI | ÇIKAN ZİYARETÇİ SAYISI | TURİZM GELİRİ     | ORTALAMA HARCAMA | TURİZM <sup>2</sup> GİDERİ | TURİZM GELİRİ         | ORTALAMA HARCAMA |
| 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             | 15 287 810        | 958              | 1 188 382                  | 3 317 861             | 1 064            |
| 2021                       | 30 038 961             | 29 357 463             | 30 528 342        | 1 032            | 2 203 157                  | 6 507 848             | 1 201            |
| 2022                       | 51 387 513             | 51 369 026             | 50 248 936        | 971              | 5 098 884                  | 7 454 442             | 1 061            |
| 2023                       | 56 693 837             | 57 077 440             | 56 439 612        | 979              | 8 429 980                  | 8 391 864             | 1 086            |
| 2024                       | 62 269 890             | 62 232 447             | 61 103 419        | 972              | 7 741 002                  | 10 303 122            | 1 073            |
| <b>2025 (Ocak-Haziran)</b> | <b>26 388 831</b>      | <b>25 533 320</b>      | <b>25 778 039</b> | <b>996</b>       | <b>5 208 130</b>           | <b>4 849 895</b>      | <b>990</b>       |

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

### Turkey's Tourism Income-Expenditure Table



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

When examining the number of facilities with operating certificates and investment certificates, it is observed that across Türkiye there are a total of 21,196 facilities with an operating certificate, offering 873,000 rooms, and 629 accommodation facilities with an investment certificate, offering 65,000 rooms.

Looking at the city breakdown of facilities with operating certificates, İstanbul ranks first with 3,077 facilities and a room capacity of 125,000, followed by Muğla with 2,854 facilities and 109,000 rooms. Antalya has 2,631 facilities with operating certificates and a total room supply of 288,000.

Considering facilities with investment certificates, among the 629 facilities that will soon be added to the existing hotel supply, the largest share belongs to Antalya with 85 facilities and 16,000 rooms, followed by İstanbul with 84 facilities and approximately 9,000 rooms, and Muğla with 74 facilities and 7,000 rooms.

| İşletme ve Yatırım Belgeli Tesis Sayısı |                 |            |                 |            |
|---|-----------------|------------|-----------------|------------|
|   | İşletme Belgeli |            | Yatırım Belgeli |            |
|   | Tesis Sayısı    | Oda Sayısı | Tesis Sayısı    | Oda Sayısı |
| ANTALYA                                 | 2.631           | 287.914    | 85              | 16.254     |
| MUĞLA                                   | 2.854           | 109.308    | 74              | 7.093      |
| İSTANBUL                                | 3.077           | 125.491    | 84              | 8.745      |
| İZMİR                                   | 1.889           | 42.833     | 53              | 5.264      |
| ANKARA                                  | 379             | 21.885     | 12              | 1.228      |
| DİĞER                                   | 10.366          | 286.378    | 321             | 27.248     |
| TÜRKİYE                                 | 21.196          | 873.809    | 629             | 65.832     |

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

In the first quarter of 2025, per capita spending increased by 4.8% compared to the same period of the previous year, while the total number of foreign tourists rose by 1.2%.

| Toplam Turist ve Harcamalar |                                  |                         |
|-----------------------------|----------------------------------|-------------------------|
|                             | Toplam Yabancı Turist (Bin Kişi) | Kişi Başı Harcama (USD) |
| Ç1'23                       | 8.181.566                        | 1.019                   |
| Ç2'23                       | 13.995.495                       | 951                     |
| Ç3'23                       | 22.428.234                       | 996                     |
| Ç4'23                       | 12.472.145                       | 954                     |
| <b>2023 TOPLAM</b>          | <b>57.077.440</b>                | <b>979</b>              |
| Ç1'24                       | 9.010.090                        | 975                     |
| Ç2'24                       | 16.097.884                       | 924                     |
| Ç3'24                       | 23.206.579                       | 1.001                   |
| Ç4'24                       | 13.917.894                       | 981                     |
| <b>2024 TOPLAM</b>          | <b>62.232.447</b>                | <b>972</b>              |
| Ç1'25                       | 9.121.152                        | 1.022                   |

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

When examining arrivals by nationality, in the second quarter of 2025, Germany ranked first with 1,740,000 arrivals, Russia second with 1,722,000 arrivals, and the United Kingdom third with 1,225,000 arrivals. Compared to the same period in 2024, the number of tourists from Iran remained almost unchanged (a 0.98% increase), arrivals from Russia decreased by 5.23%, and arrivals from Germany declined by 6%.

When comparing the same periods over the two years, the largest increase was observed from Italy at 41%, while the largest decrease came from Georgia at 14.54%. Looking at the total figures for 2024, Russia ranked first with 6.7 million visitors, Germany second with 6.6 million, and the United Kingdom third with 4.4 million.

| Milliyetlere göre Geliş      |           |           |         |           |           |         |
|------------------------------|-----------|-----------|---------|-----------|-----------|---------|
|                              | 2023      | 2024      | Değişim | Ç2'24     | Ç2'25     | Değişim |
| Rusya Fed.                   | 6.313.675 | 6.710.198 | %6,28   | 1.817.311 | 1.722.326 | -%5,23  |
| Almanya                      | 6.193.259 | 6.620.612 | %6,90   | 1.852.435 | 1.740.455 | -%6,05  |
| İngiltere (Birleşik Krallık) | 3.800.922 | 4.433.782 | %16,65  | 1.209.591 | 1.224.950 | %1,27   |
| İran                         | 2.504.494 | 3.277.852 | %30,88  | 1.167.694 | 1.179.192 | %0,98   |
| Bulgaristan                  | 2.893.092 | 2.918.581 | %0,88   | 1.118.705 | 1.001.169 | -%10,51 |
| Polonya                      | 1.539.123 | 1.866.986 | %21,30  | 394.187   | 417.709   | %5,97   |
| Gürcistan                    | 1.633.977 | 1.466.188 | -%10,27 | 587.983   | 502.464   | -%14,54 |
| Amerika Birleşik Devletleri  | 1.334.337 | 1.442.191 | %8,08   | 389.519   | 437.562   | %12,33  |
| Hollanda                     | 1.232.220 | 1.303.262 | %5,77   | 408.149   | 404.139   | -%0,98  |
| Romanya                      | 990.005   | 1.173.358 | %18,52  | 298.362   | 315.386   | %5,71   |
| Fransa                       | 1.031.824 | 1.088.380 | %5,48   | 343.749   | 342.098   | -%0,48  |
| Irak                         | 1.051.721 | 968.834   | -%7,88  | 297.971   | 328.767   | %10,34  |
| Azerbaycan                   | 855.445   | 956.178   | %11,78  | 334.215   | 317.011   | -%5,15  |
| Ukrayna                      | 839.729   | 941.614   | %12,13  | 290.340   | 286.055   | -%1,48  |
| Suudi Arabistan              | 820.683   | 869.453   | %5,94   | 211.162   | 240.354   | %13,82  |
| Kazakistan                   | 826.319   | 863.542   | %4,50   | 227.447   | 203.819   | -%10,39 |
| İtalya                       | 602.176   | 719.668   | %19,51  | 189.988   | 267.933   | %41,03  |
| Yunanistan                   | 686.480   | 707.133   | %3,01   | 294.647   | 256.056   | -%13,10 |
| Belçika                      | 596.355   | 625.263   | %4,85   | 170.591   | 166.430   | -%2,44  |
| Özbekistan                   | 470.644   | 569.818   | %21,07  | 185.935   | 215.685   | %16,00  |

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

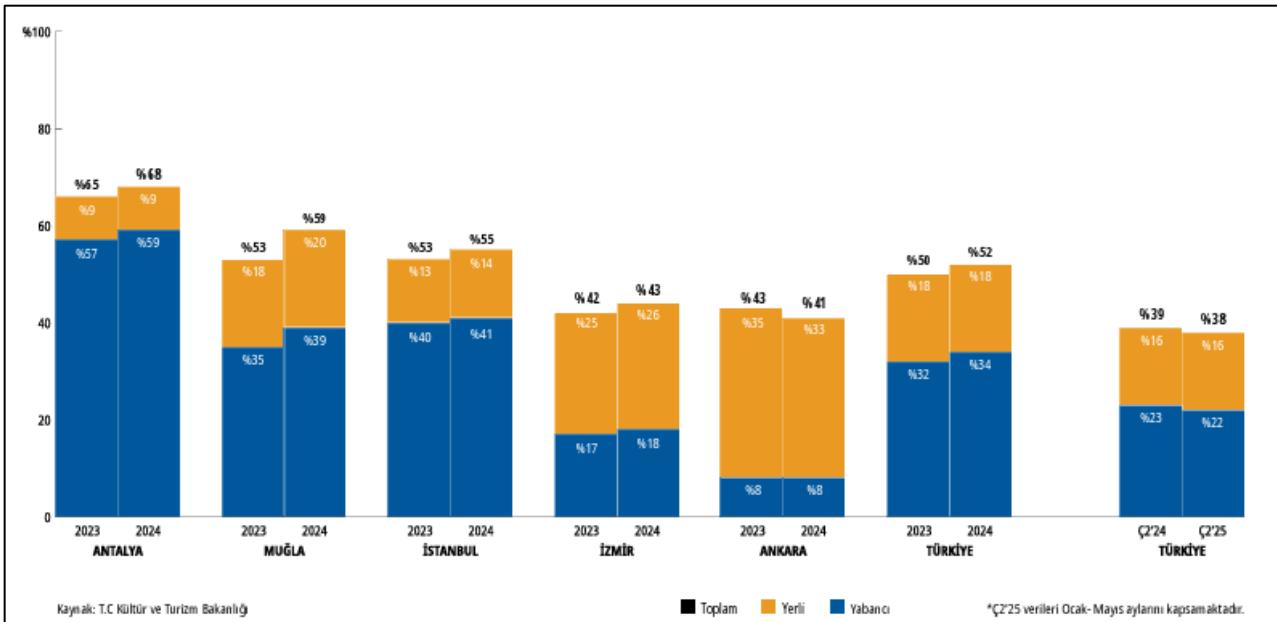
In the second quarter of 2025, occupancy rates increased by 1.9% compared to the same period of the previous year, reaching 58.2% across Türkiye. Room rates also rose by 2.2% compared to the second quarter of 2024, with the national average recorded at 110.48 EUR in the second quarter of 2025.

In İstanbul, hotel occupancy rose by 1.6% year-on-year to 64.6%, while the average room rate increased by 0.4% to 125.35 EUR. In Ankara, occupancy grew by 6.5% to 60.6%, with the average room rate rising 2.1% to 93.60 EUR. İzmir saw occupancy increase by 4.6% to 60.9%, and the average room rate rose 3.7% to 113.80 EUR. In Bodrum, however, occupancy fell by 12.7% to 21.3%, while the average room rate surged 28.3% to 258.58 EUR.

| Türkiye Doluluk ve Oda Fiyatları - STR Verileri |             |      |        |       |         |       |       |       |
|---|-------------|------|--------|-------|---------|-------|-------|-------|
|   | Doluluk (%) |      |        |       | ADR (€) |       |       |       |
|   | 2023        | 2024 | Ç1'24  | Ç1'25 | 2023    | 2024  | Ç1'24 | Ç1'25 |
| <b>İSTANBUL</b>                                 | 64,8        | 69,2 | 63,6   | 64,6  | 142,1   | 133,6 | 124,9 | 125,3 |
| <b>İSTANBUL Değişim</b>                         | %6,8        |      | %1,6   |       | -%6,0   |       | %0,4  |       |
| <b>ANKARA</b>                                   | 56,3        | 58,4 | 56,9   | 60,6  | 84,2    | 93,4  | 91,7  | 93,6  |
| <b>ANKARA Değişim</b>                           | %3,7        |      | %6,5   |       | %11,0   |       | %2,1  |       |
| <b>İZMİR</b>                                    | 60,4        | 64,8 | 58,2   | 60,9  | 104,0   | 110,9 | 109,7 | 113,8 |
| <b>İZMİR Değişim</b>                            | %7,3        |      | %4,6   |       | %6,6    |       | %3,7  |       |
| <b>BODRUM</b>                                   | 40,7        | 41,2 | 24,4   | 21,3  | 586,6   | 614,9 | 201,5 | 258,6 |
| <b>BODRUM Değişim</b>                           | %1,2        |      | -%12,7 |       | %4,8    |       | %28,3 |       |
| <b>TÜRKİYE</b>                                  | 59,3        | 62,6 | 57,1   | 58,2  | 129,9   | 128,8 | 108,1 | 110,5 |
| <b>TÜRKİYE Değişim</b>                          | %5,6        |      | %1,9   |       | -%0,9   |       | %2,2  |       |

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

### Hotel Occupancy Rate in Five Metropolitan Cities (%)



(Source: Ministry of Culture and Tourism)

## Analysis of the Region where the Valuation Subject Hotel is Located

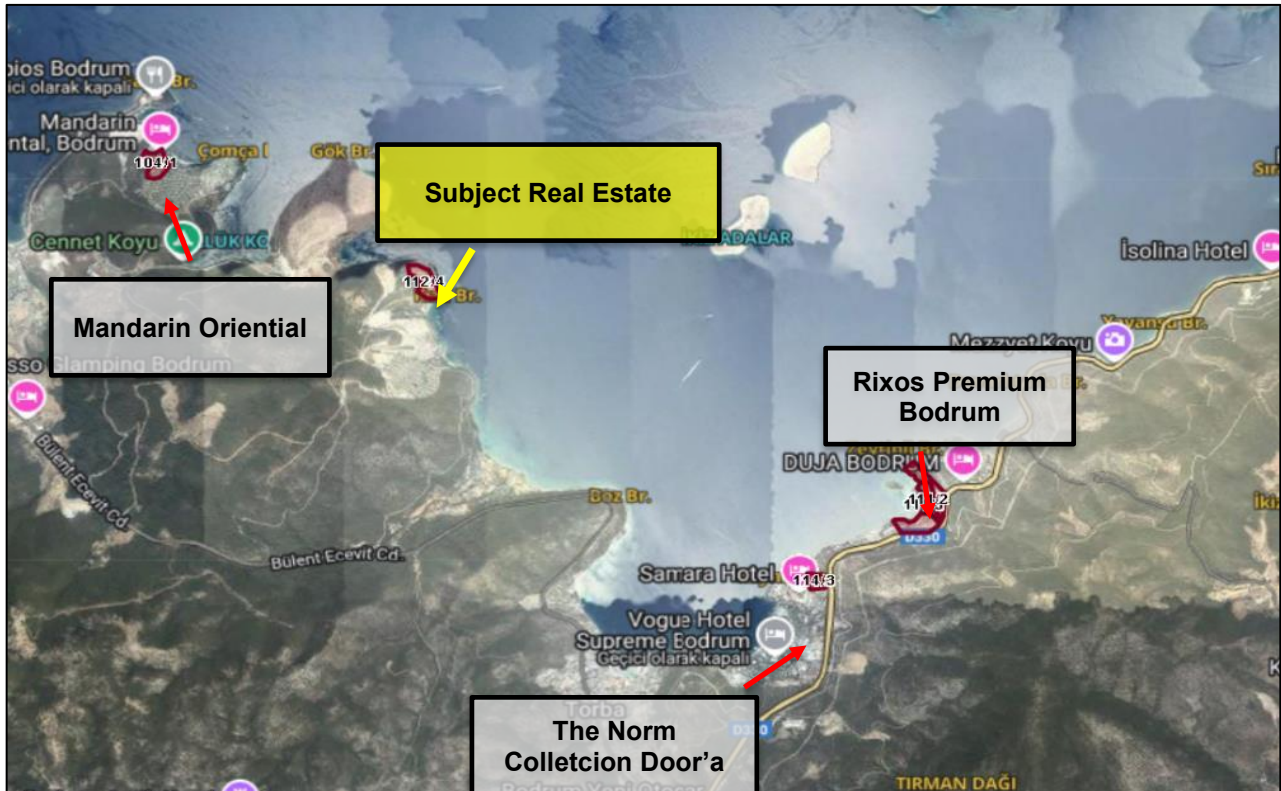
The hotel subject to valuation is in the concept of a summer hotel and is located close to the sea, in the region preferred for summer season vacation.

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 (EUR)                        | Details  |
|----------------------------|---------------------------------------|---|--|
| Mandarin Oriental          | Room, Suite, Villa (50 sqm - 500 sqm) | 2,400 EUR – 22,000 EUR                          | - All inclusive service<br>-Beachfront location<br>-Ultra luxury<br>-Alcohol service available |
| The Norm Collection Door'a | Room, Suite, Villa (20 sqm - 40 sqm)  | 41,310 TRY – 243,270 TRY (846 EUR - 4.985 EUR)  | - All inclusive service<br>-Beachfront location<br>-Ultra luxury<br>-Alcohol service available |
| Rixos Premium Bodrum       | Room, Suite, Villa (32 sqm - 90 sqm)  | 41,312 TRY – 621,135 TRY (846 EUR – 12,729 EUR) | - All inclusive service<br>-Beachfront location<br>-Ultra luxury<br>-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**

| <b>TECHNICAL SPECIFICATIONS OF THE IMMOVABLES</b> |   |                                     |   |
|---|---|-------------------------------------|---|
| <b>Electricity</b>                                | ✓ | <b>Water</b>                        | ✓ |
| <b>Sewerage</b>                                   | ✓ | <b>Heating System</b>               | ✓ |
| <b>Elevator</b>                                   | ✓ | <b>Air Conditioning System</b>      | ✓ |
| <b>Indoor Parking</b>                             | x | <b>Fire Escape</b>                  | x |
| <b>Generator</b>                                  | ✓ | <b>Closed Circuit Camera System</b> | ✓ |
| <b>Indoor Swimming Pool</b>                       | x | <b>Social Facility</b>              | ✓ |
| <b>Other Specifications:-</b>                     |   |                                     |   |

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 comparables 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**

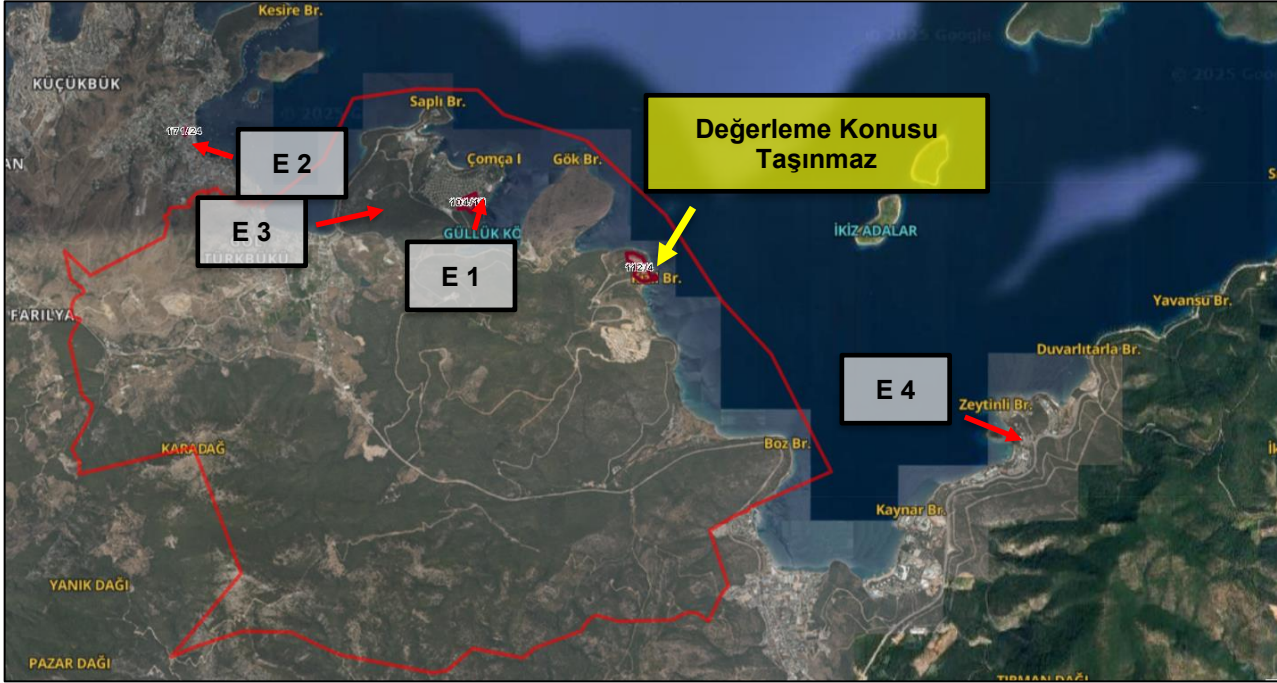
The following data were obtained from the researches conducted in the vicinity of the immovable subject to valuation.

**Comparable 1:** A land parcel located in Muğla Province, Bodrum District, Göl Neighborhood, with a surface area of 41,747.60 sqm, Block 104, Parcel 10, facing the sea. The property is zoned as "Partially Tourism Facility Area" and has the same construction conditions as the subject property, which is zoned "Partially Day Use Facility Area". It has been reported that the zoning plan for this land has been canceled in the current situation. The property was sold in November 2022 for USD 43,751,000. Based on the average exchange rate for November 2022 of 1 USD = 18.60 TRY, the sales price in TRY is approximately 813,768,600.

**Comparable 2:** A land parcel with a surface area of 45,598 sqm located in Torba Neighborhood, Bodrum District, Muğla Province, with a sea frontage (no island parcel information available). The property is zoned as "Tourism Facility Area" with E:0.30 construction conditions. The asking price is 1,485,000,000 TRY.

**Comparable 3:** A land parcel declared to have a surface area of 5,000 sqm, located in Muğla Province, Bodrum District, Göl Neighborhood, with no island parcel information available, close to the sea. The property is zoned "Residential Area" with E:0.20 and Hmax: 6.50 m construction conditions. The asking price of 215,000,000 TRY is considered high. According to an interview with a local real estate agent managing the property, the parcel could realistically find a buyer around 180,000,000 TRY.

**Comparable 4:** A land parcel with a surface area of 22,000 sqm, located in Muğla Province, Bodrum District, Yalıkavak Neighborhood, zoned as “Tourism Facility Area” with FAR:0.45 construction conditions. The property is approximately 750 meters from the sea. It was declared for sale at USD 22,000,000 in October 2022. Using the average exchange rate for October 2022 of 1 USD = 18.60 TRY, the sales price in TRY is approximately 409,200,000.



### **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           | Göl   | Türkbükü          | Göl                   | Yalıkavak         | Göl                                     |
| Block / Parcel                            | 104/10  | 171/24            | -                     | -                 | 112/4                                   |
| Area (sqm)                                | 41,747.60   | 2,282.80          | 3,000.00              | 22,000.00         | 57,000.00                               |
| Sale Price (TRY)                          | 813,768,600   | 207,500,000       | 200,000,000           | 409,200,000       |   |
| Negotiated Price (TRY)                    | 2,440,000,000   | 186,750,000       | 180,000,000           | 1,230,000,000     |   |
| Zoning Status                             | TFA, FAR: 0.30,<br>DRA: 0.03<br>(There is a plan<br>cancellation) | TFA,<br>FAR: 0.30 | Housing,<br>FAR: 0.20 | TFA,<br>FAR: 0.45 | TFA;<br>FAR: 0.30,<br>DRA;<br>FAR: 0.03 |
| Unit Value (TRY/sqm)                      | 58,446  | 81,807            | 60,000                | 55,909            |   |
| Zoning Status Goodwill                    | 0%  | 0%                | -20%                  | 15%               |   |
| Location Goodwill                         | 0%  | 5%                | -10%                  | -50%              |   |
| Size Goodwill                             | 10%   | 35%               | 35%                   | 20%               |   |
| Adjusted Unit Value (TRY/sqm)             | 52,602  | 49,084            | 57,000                | 64,295            |   |
| Average Unit Value (TRY/sqm)              | 55,745.43   |                   |                       |                   | 55,745.43                               |
| <b>Subject Real Estate Value (TRY)</b>    |   |                   |                       |                   | <b>3,177,489,772.80</b>                 |
| <b>Rounded Value of Real Estate (TRY)</b> |   |                   |                       |                   | <b>3,177,490,000</b>                    |

| SURFACE RIGHT TIME TABLE   |            |
|--|------------|
| Surface Right Establishment Date                                       | 1/10/2012  |
| Duration of Surface Right  | 55 Years   |
| Duration of Surface Right Number of Days                               | 20169      |
| Surface Right Expiry Date  | 21/12/2067 |
| Valuation Date   | 31/12/2025 |
| Number of Days Remaining Surface Right of Use as of the Valuation Date | 15330      |
| Surface Right Time of Use Percentage (%)                               | 76,01%     |

|  |               |
|--|---------------|
| Appraised Full Ownership Land Unit Value (TRY/sqm) | 55,745.44     |
| Land Area (sqm)                                    | 57,000        |
| Total Value of Land (TRY)                          | 3,177,490,000 |

|   |                      |
|---|----------------------|
| Ratio of Surface Right Value                          | 0.67                 |
| Percentage of Surface Right Remaining Useful Time (%) | 76.01%               |
| Land Unit Value Based on Surface Right (TRY/sqm)      | 28,247               |
| Land Area (sqm)                                       | 57,000               |
| <b>Total Land Value Based on Surface Right (TRY)</b>  | <b>1,610,092,112</b> |

*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        | 28,247.23            | 1,610,092,112,-        |
| <b>Land Value (TRY)</b> |                  |                      | <b>1,610,092,112,-</b> |

### 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       |                | 28,247.23            | 1,610,092,112 TRY    |
| Structure Values   | Closed Area     | sqm unit price | Amortization Rate    | Value                |
| Accommodation Blocks   | 13,552          | 40,000         | 4%                   | 520,396,800          |
| Technical Volumes  | 1,564           | 22,500         | 4%                   | 33,782,400           |
| Social Areas   | 3,266           | 33,500         | 4%                   | 105,034,560          |
| Parking Lot, Shelter, etc.                                   | 1,919           | 22,500         | 4%                   | 41,450,400           |
| Landscaping, Infrastructure and External Miscellaneous Works |                 |                |                      | 6,000,000            |
| Structure Value Total  |                 |                |                      | 706,664,160          |
| External and Miscellaneous Works                             |                 |                |                      |                      |
| Developer Profit, Goodwill                                   |                 |                |                      | 106,000,000          |
| Land Value   |                 |                |                      | 1,610,092,112        |
| Structure Value  |                 |                |                      | 706,664,160          |
| External and Miscellaneous Works                             |                 |                |                      | 106,000,000          |
| <b>Total Value (TRY)</b>                                     |                 |                |                      | <b>2,422,756,272</b> |
| <b>Rounded Total Value (TRY)</b>                             |                 |                |                      | <b>2,422,760,000</b> |

*\*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:**

- According to the tourism operation certificate, Bodrum Loft Hotel consists of 32 villas. The hotel operates between May and October, providing services for a total of 153 days per year.
- Villa prices at the facility where the property is located vary between long-term and short-term rentals. Based on regional research and historical data, the villa rate for 2025 has been determined as 780 EUR.
- It has been reported that the hotel occupancy rate was 80% over a 6-month period in 2020 and approximately 93% in 2021. Regional studies indicate that occupancy rates in similar projects average around 90%. Considering the historical data and the concept of the property, the occupancy rate for 2026 has been assumed as 95% and incorporated into the projection for the operational period and subsequent years.
- Since the calculations are made in foreign currency, and taking into account exchange rate increases, real estate developments in the hotel's region, and historical room rate realizations, the price increase rates are projected to remain constant as follows: 12% for the first and second years, 10% for the third and fourth years, 8% for the fifth and sixth years, 5% for years seven to eleven, and 2.5% for the following years.
- Considering the hotel's operating principles and non-accommodation revenues (such as restaurant and bar, spa-wellness, babysitting, dry cleaning, and event services), the other income rate has been determined. Based on historical performance and regional research, other income is projected to be approximately 70% of the total room revenue.
- Gross Operating Profit (GOP) has been calculated by subtracting total expenses from total hotel revenues. Considering the effects of exchange rate fluctuations, inflation, and past performance, the hotel's GOP ratio is projected to start at 26% in 2026, increase to 34% by 2034, and remain constant thereafter.

### **Assumptions:**

- Property tax and insurance costs submitted by Akfen GYO AŞ. are taken as basis and 2% annual increase rate has been applied.
- Renovation cost is included in the projection as 1% of gross room revenue.
- During the studies, the average value of long-term Eurobonds with a Eurobond Euro value between 2038 and 2045 was obtained as the risk-free rate of return. In determining these rates, the rates of return of the most liquid long-term bonds were determined as the risk-free rate of return.
- The discount rates were determined by taking the risk premium as the sum of the risk-free rates of return and the country risks arising from the irregularity in exchange rates, which is around 1.19-2.19 %. In the income analysis, the discount rate was taken as 8.5% with the sum of the risk-free rate of return and the risk premium.
- For 2026, the total budgeted amount under the Upper Right Agreement has been determined based on a land rent of 40,156 EUR and a revenue share of 54,595 EUR.



|  |                      |
|--|----------------------|
| VALUE OF THE IMMOVABLE ACCORDING TO CASH FLOW (EUR)  | 49,040,000           |
| FINAL VALUE OF THE IMMOVABLE (EUR)                   | <b>49,040,000</b>    |
| FINAL VALUE OF THE IMMOVABLE (TRY)                   | <b>2,465,790,000</b> |
| ANNUAL RENTAL VALUE FOR THE IMMOVABLE PROPERTY (EUR) | <b>2,030,000</b>     |
| ANNUAL RENTAL VALUE THE IMMOVABLE (TRY)              | <b>102,040,000</b>   |
| EXCHANGE RATE 31/12/2025 CBRT (1EUR)                 | <b>50.2859</b>       |

### **Vacant Land and Project Values of Developed Lands**

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

### **Comparable 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 sqm, 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)    | 2,465,790,000,-   | 2,958,950,000,-  |
|                           | <b>Two billion four hundred sixty-five million seven hundred ninety thousand Turkish Lira</b> | <b>Two billion nine hundred fifty-eight million nine hundred fifty thousand Turkish Lira</b> |
| Annual Rental Value (TRY) | 102,040,000,-   | 122,450,000,-  |
|                           | <b>One hundred two million forty thousand Turkish Lira</b>                                    | <b>One hundred twenty-two million four hundred fifty thousand Turkish Lira</b>               |

| MARKET VALUE (EUR)        |   |  |
|---------------------------|---|--|
| Immovable                 | Market Value (EUR)                            | Market Value (Including VAT*) ( EUR)                         |
| Immovable Value ( EUR)    | 49,040,000,-                                  | 58,850,000,-   |
|                           | <b>Forty-nine million forty thousand Euro</b> | <b>Fifty-eight million eight hundred fifty thousand Euro</b> |
| Annual Rental Value (EUR) | 2,030,000,-                                   | 2,435,000,-  |
|                           | <b>Two million thirty thousand Euro</b>       | <b>Two million four hundred thirty-five thousand Euro</b>    |

\* CBRT Foreign Exchange Buying Rate as of the valuation date: 50.2859.

(\*) 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

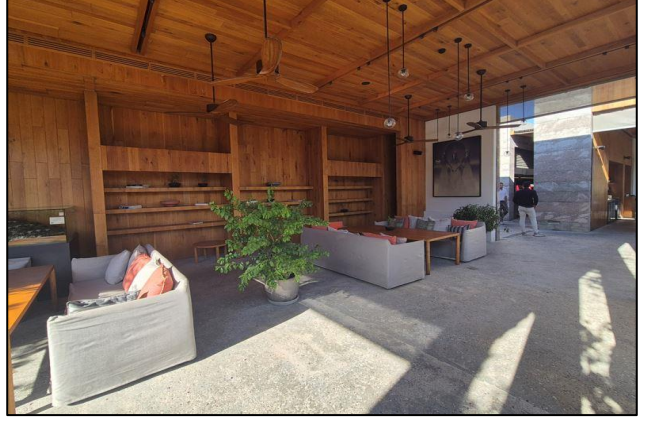
Responsible Appraiser  
Mehmet ÖZTÜRK  
Lisans No: 401187

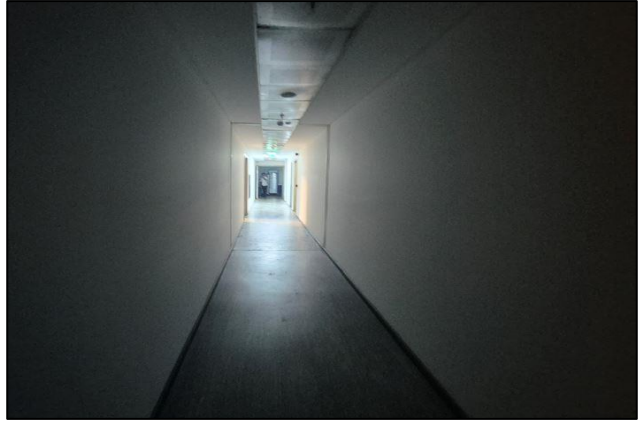
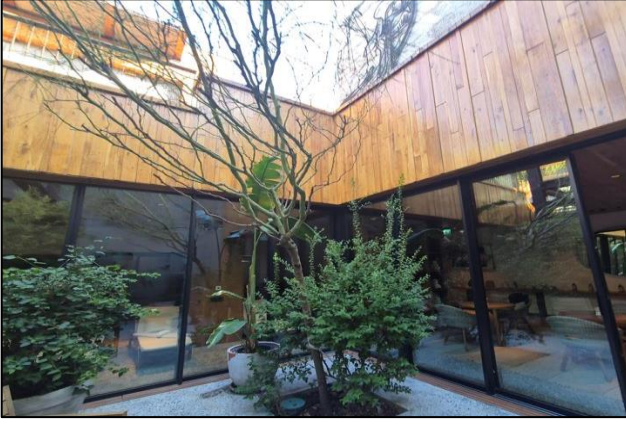
- This report has been prepared in triplicate and in original upon the written request of **AKFEN GYO A.Ş.**, and our Company is not responsible for any consequences that may arise if copies are used.
- Our company has obtained the License Certificate from the Republic of Turkey Prime Ministry Capital 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.

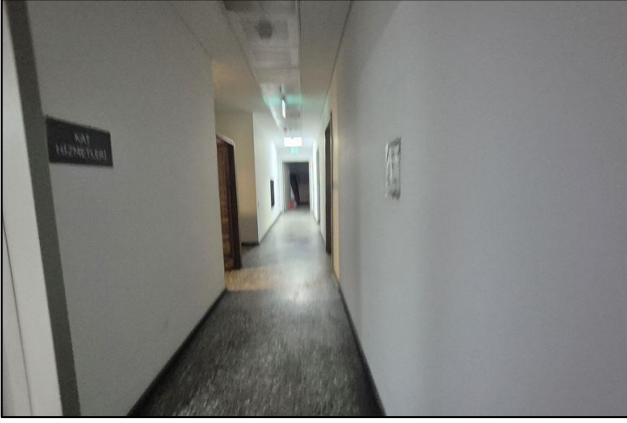
## 9. ANNEXES

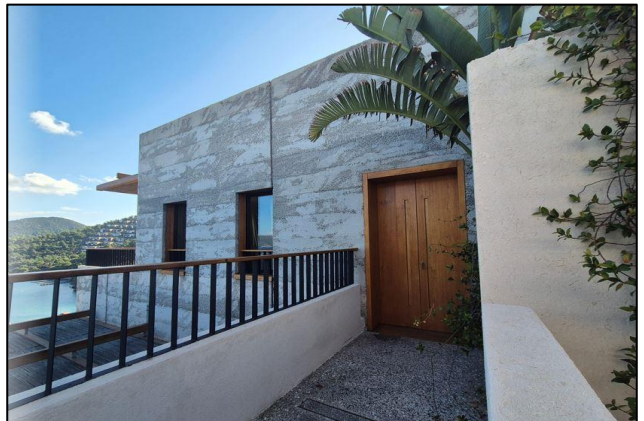
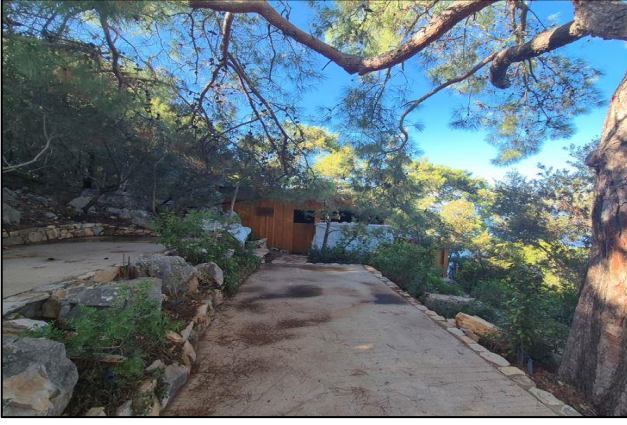
### 9.1 PHOTOGRAPHS

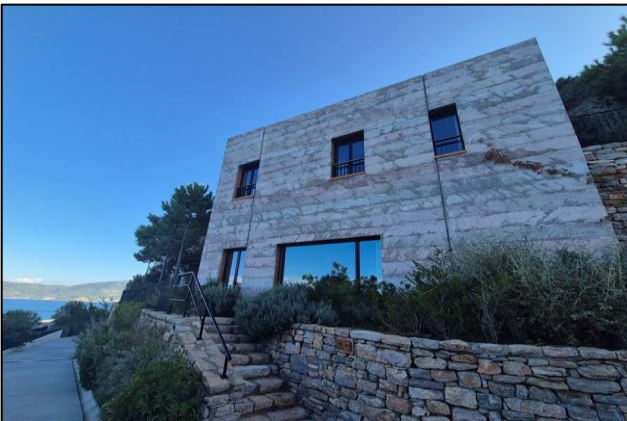






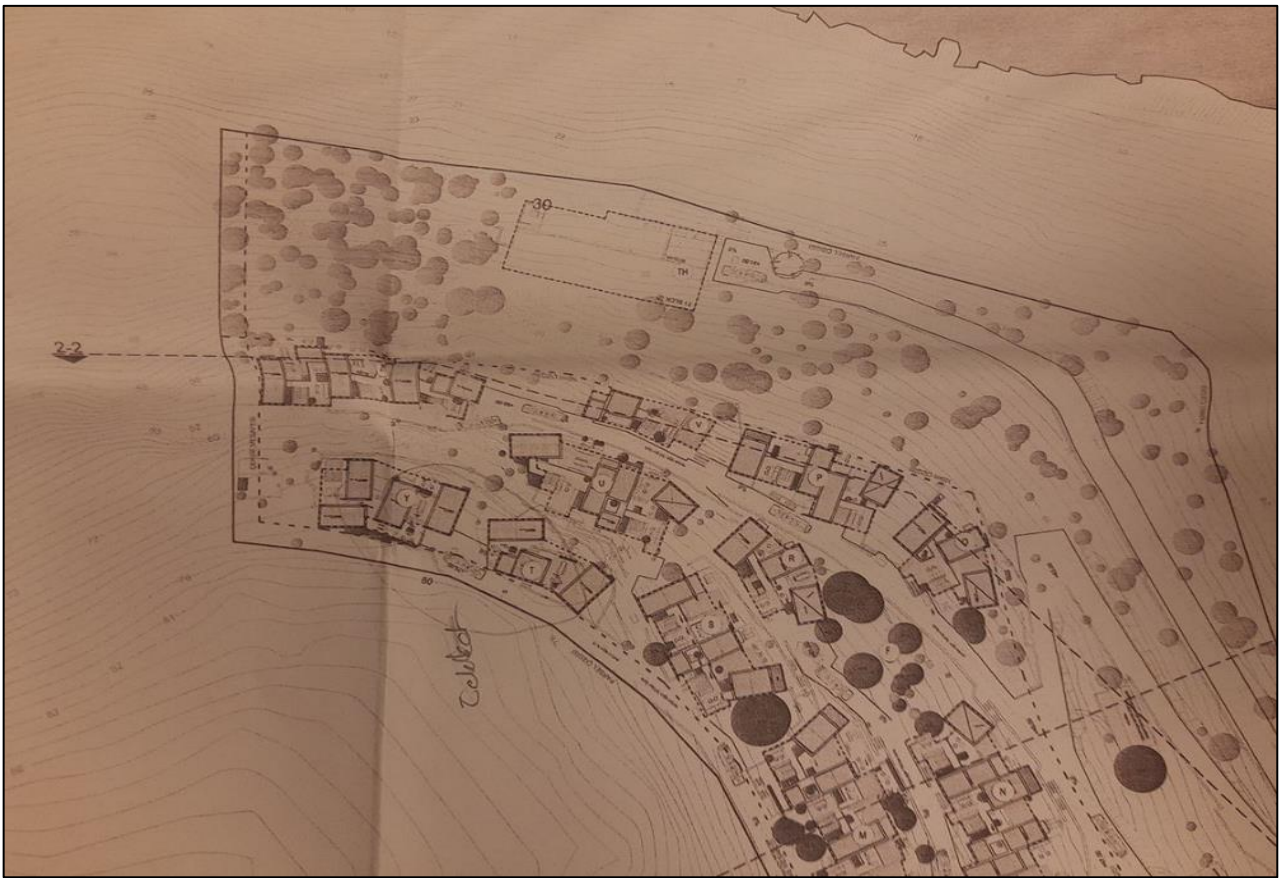






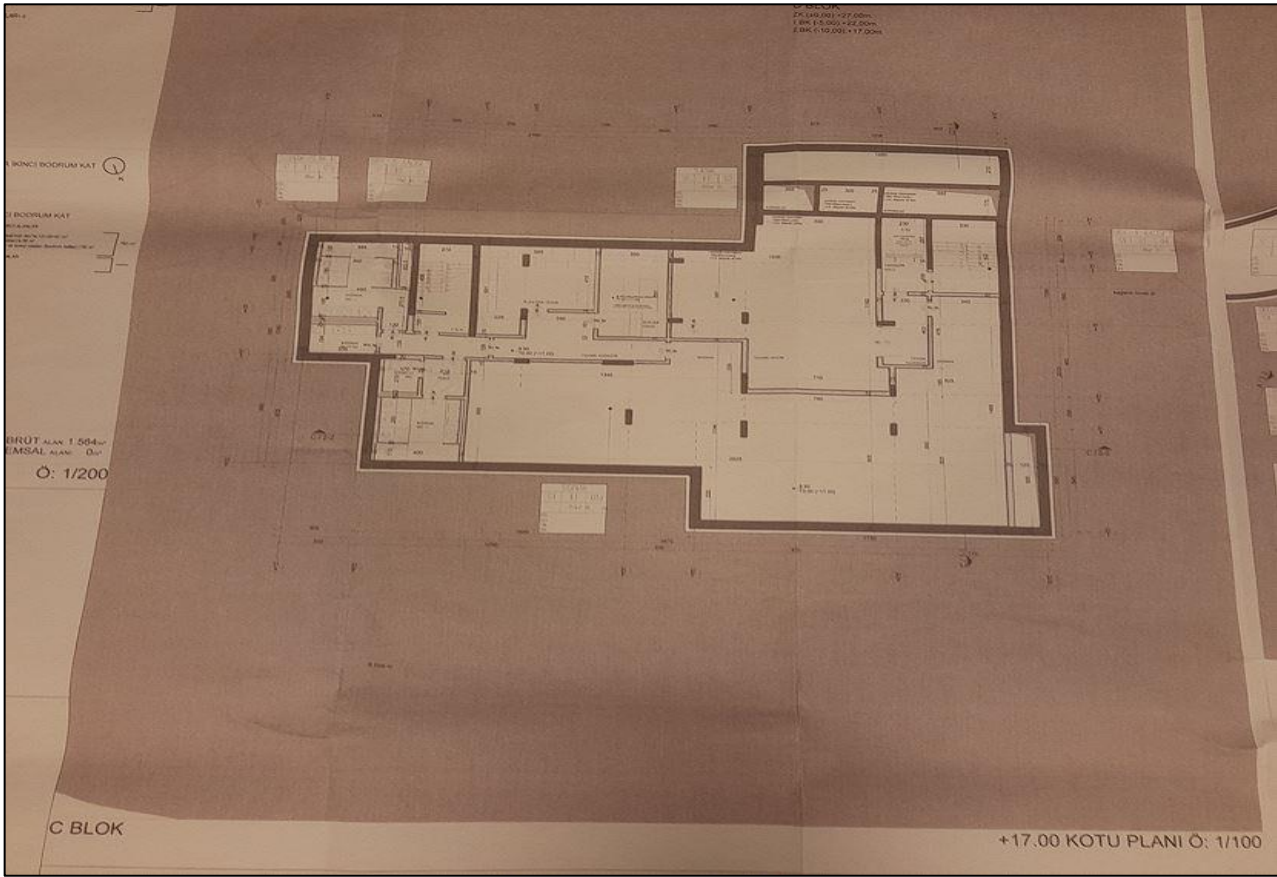


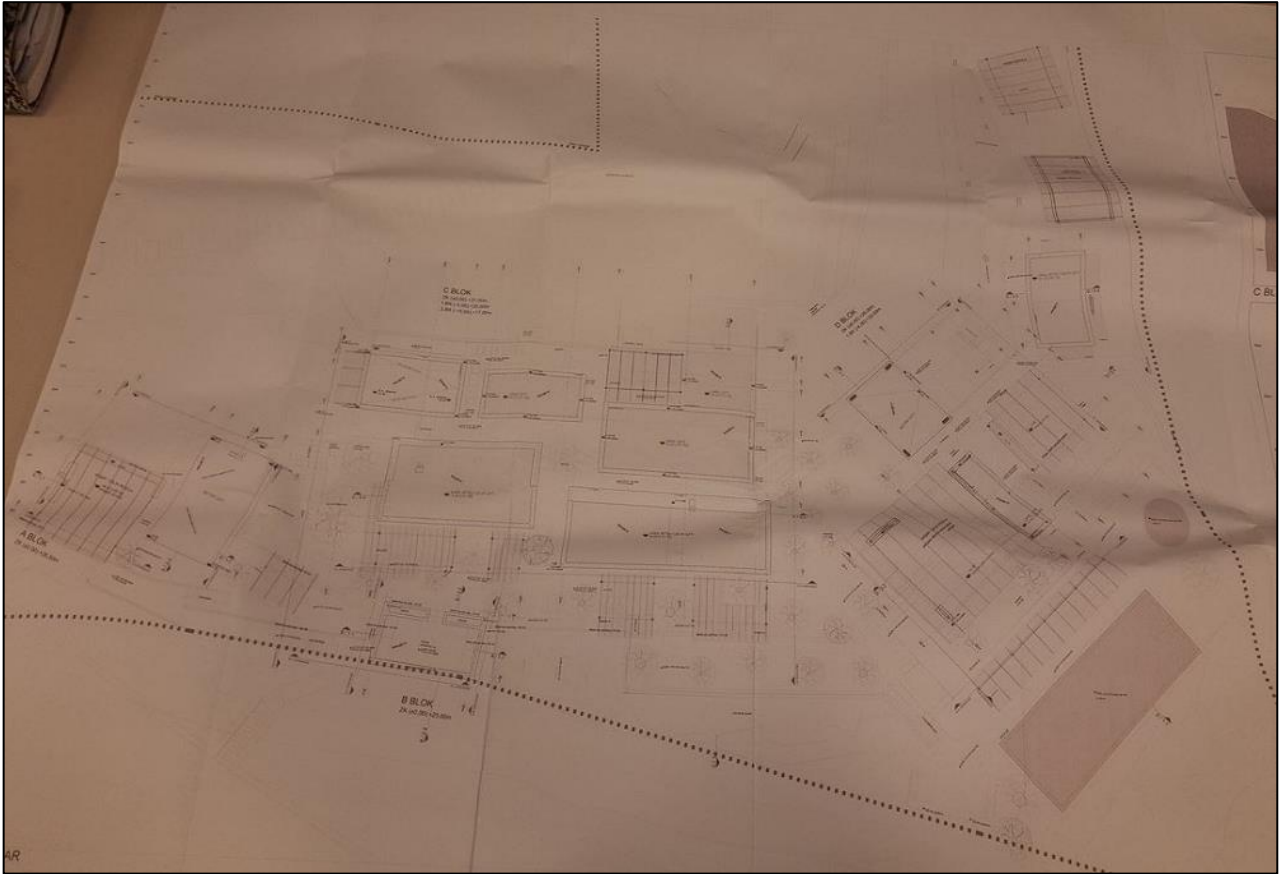


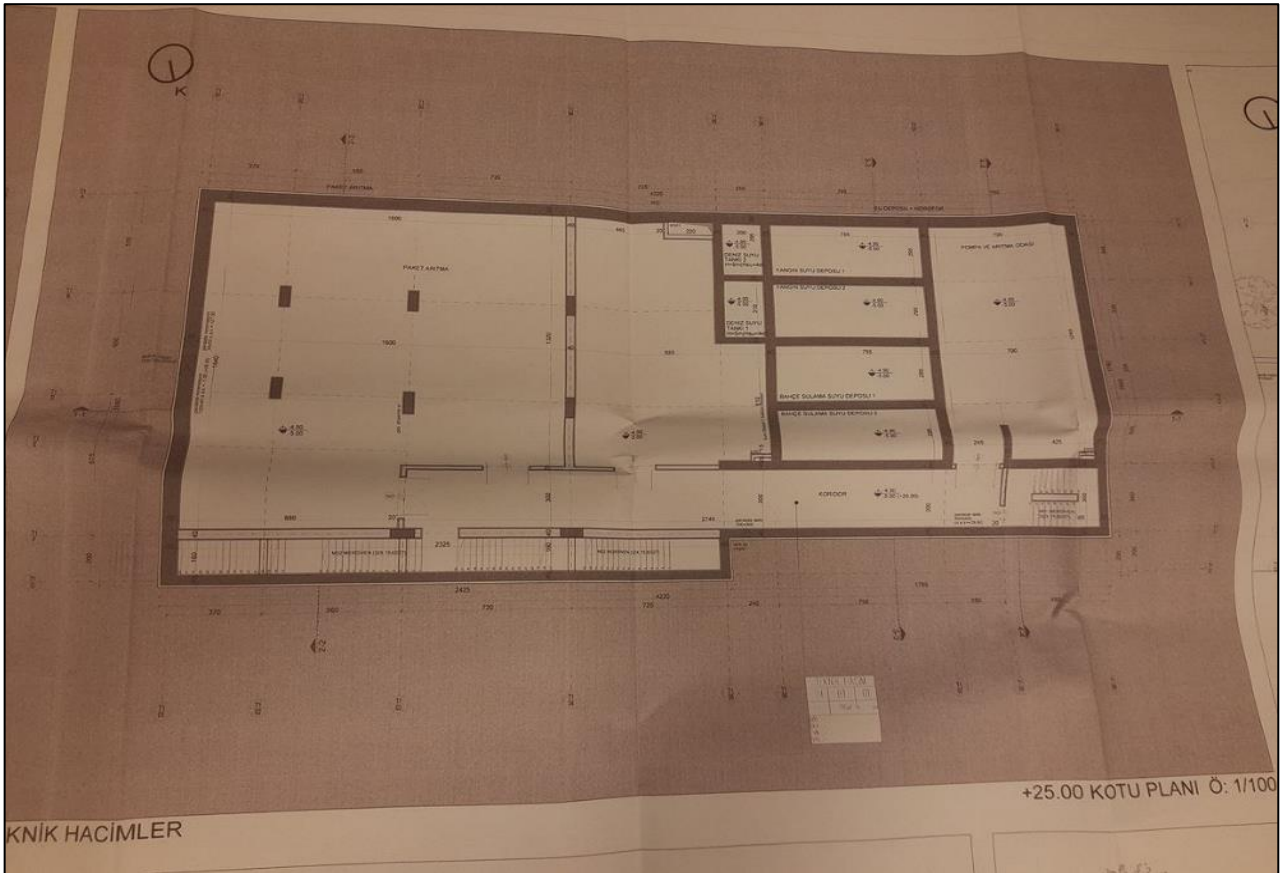
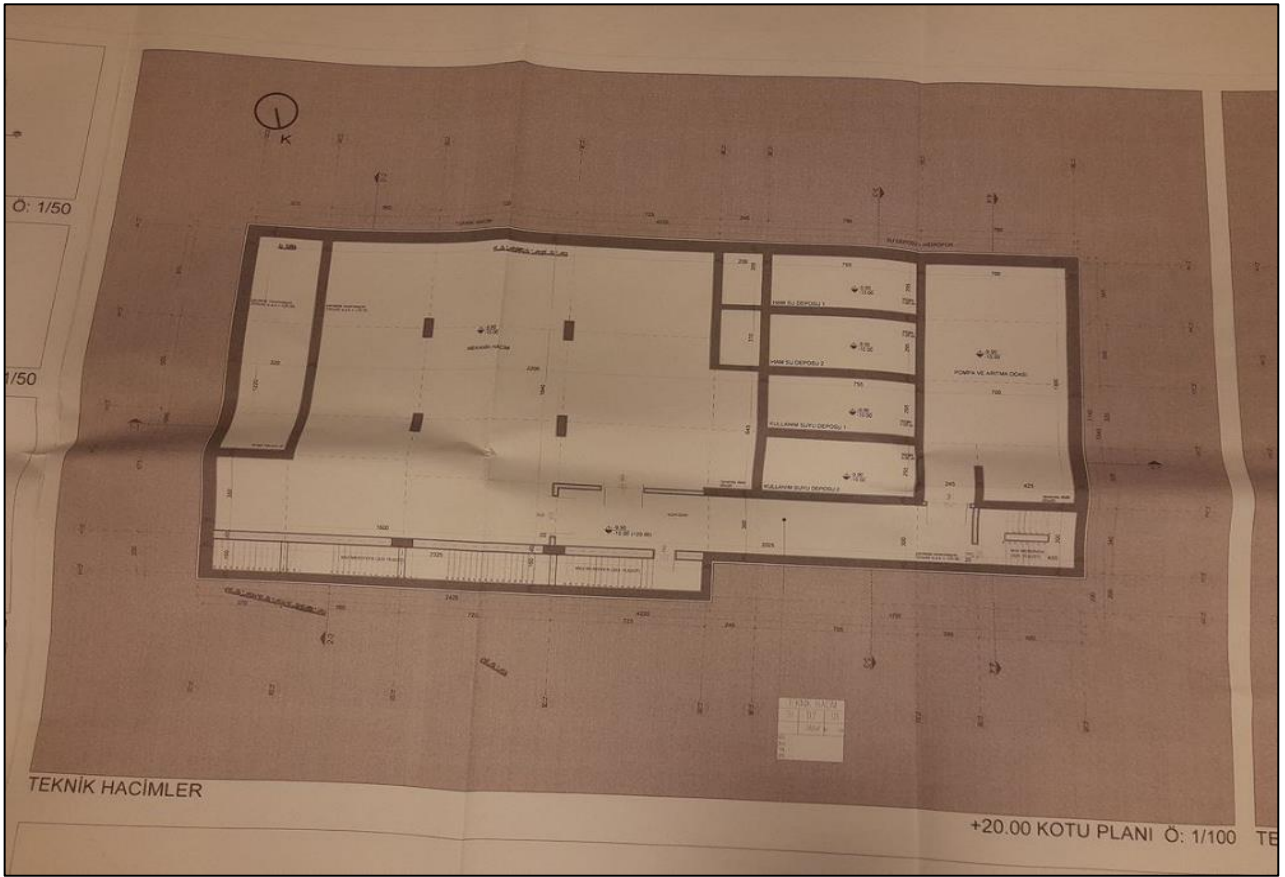












PAFTA NO:03

**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. Tel. no. | Sorumluluk İmza |
|----------------|--|--------------|--------------|--------------------|-----------------|
| Mimari         | MURAT TABANLIOĞLU  | Y.Mzr. Mimar | 23882        | 34-2855            |                 |
| Müellifin adı  | MELİKAN ÖZDEMİR  | mimar        | 23042        | 34-5456            |                 |
| Müellifin adı  | TASMAN IOĞLU MİMARLIK DANIŞMANLIK LTD. ŞTİ.                  | Mimarlık     |              |                    |                 |
|                | Meydanbey cad. no:67 Topkapı-İstanbul Beyoğlu V.D.8155900015 |              |              |                    |                 |

Sahibi : Masanda Turizm Yatırımları A.Ş.

YAPININ Kullanma Amacı : Bodrum Loft 5 Yıldızlı Tatil Köyü

ARSANIN (Belge uygulaması esaslarına göre)

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

YAPININ

| Mimar     | Saha      | Mahiyet | Kat   | Alan | İnşaat | Tagir  | En büyük | En büyük | Hareket   |
|-----------|-----------|---------|-------|------|--------|--------|----------|----------|-----------|
| Hz. Santh | Hz. Santh | grubu   | adedi | m2   | sırası | sistem | açıklık  | kat yük. | yük kg/m2 |
|           |           |         |       |      |        |        |          |          |           |

Mimarlar Odası Onayı : 21.02.2020  
Ul. 95.2020/3000/066

Belediye Onayı : Banu TOK, Bülent BAREDAK

Yapı Denetim Onayı : 21.02.2020

26.11.2019 300

| İMZA | İMZA ADI              | İMZA YERİ |
|------|-----------------------|-----------|
|      | Behmet AŞ KÜÇÜKDAĞ    |           |
|      | Dağhan Yrd. Cem BEDEK |           |
|      | Uye Cüneyt KILIKINDIR |           |
|      | Uye Ömer GÜNTAS       |           |
|      | Uye Behmet KALEPİNAR  |           |
|      | Uye Nedâ Cem SÜCEKEN  |           |
|      | Uye Sinan TATAR       |           |

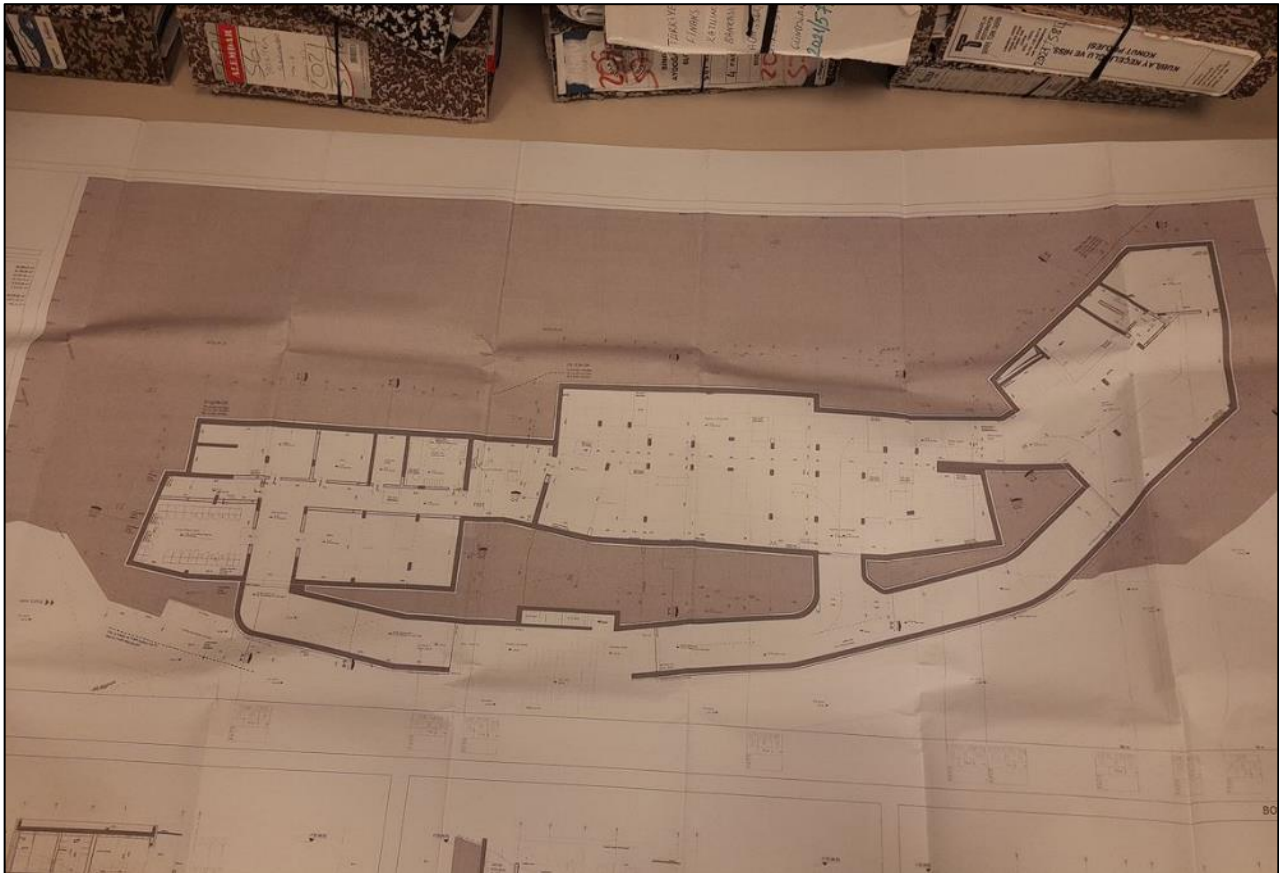
ASLI GİZLİ  
SÖZLEŞME BAĞI  
T.C. MİMARLAR ODASI  
M. T. C.

Bülent BAREDAK  
İmar ve Şehircilik Müdürü

Banu TOK  
Mimar

20.03.2020 tarih ve  
2020/153 sayılı  
Yapı Ruhsatı Emri

MİMARİ RUHSAT PROJESİ  
G-F-E BLOKLAR





PAFTA NO:04 Ö:1/5

## 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 mahiyetli yazılı inşaatla ilgili projeler 08.10.2019 gün 731 sayılı imar durumuna : İmar kanunu ve ilgili mevzuatı hükümlerine göre teklif ederek tarafımızdan tasdik edilmiştir.

| Proje müellifi | Adı Soyadı        | Ünvanı        | Oda Sic. no. | Bld. Tes. Bel. no. | Sorumluluk İnceletmeni |
|----------------|-------------------|---------------|--------------|--------------------|------------------------|
| Mimari         | MURAT TABANLIOĞLU | Y. Müh. Mimar | 23862        | 34-2855            |                        |
| Müellifin adı  | MURAT TABANLIOĞLU | Mimar         | 29042        | 34-5450            |                        |

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

**ARSANIN** (Belece uygulaması esaslarına göre)  
 Belediyesi : BODRUM  
 İlçesi : BODRUM  
 Nahiyesi : GÖL  
 Sokağı : 325  
 pafta : N18C-14C-2D  
 Ada : 112  
 Parsel : 4  
 İmar dur. tarih-no : 08.10.2019 sayı 731

| Mimar | Çizim | Mahiyet | Kat   | Alan           | İnşaat | Teknik  | En büyük | En büyük | Hareket |
|-------|-------|---------|-------|----------------|--------|---------|----------|----------|---------|
| no    | no    | grubu   | adını | m <sup>2</sup> | alanı  | statüsü | yük      | yük      | yük     |
|       |       |         |       |                |        |         |          |          |         |

**Mimarlar Odası Onayı**  
 21.10.2020  
 18.55.2020/1000/0446

**Belediye Onayı**  
 Banu TOK  
 Mimar

**Yapı Denetim Onayı**  
 İNCELENDİ  
 MİMARLIK VE YAPILAR MÜHÜRÜ  
 12.10.2020

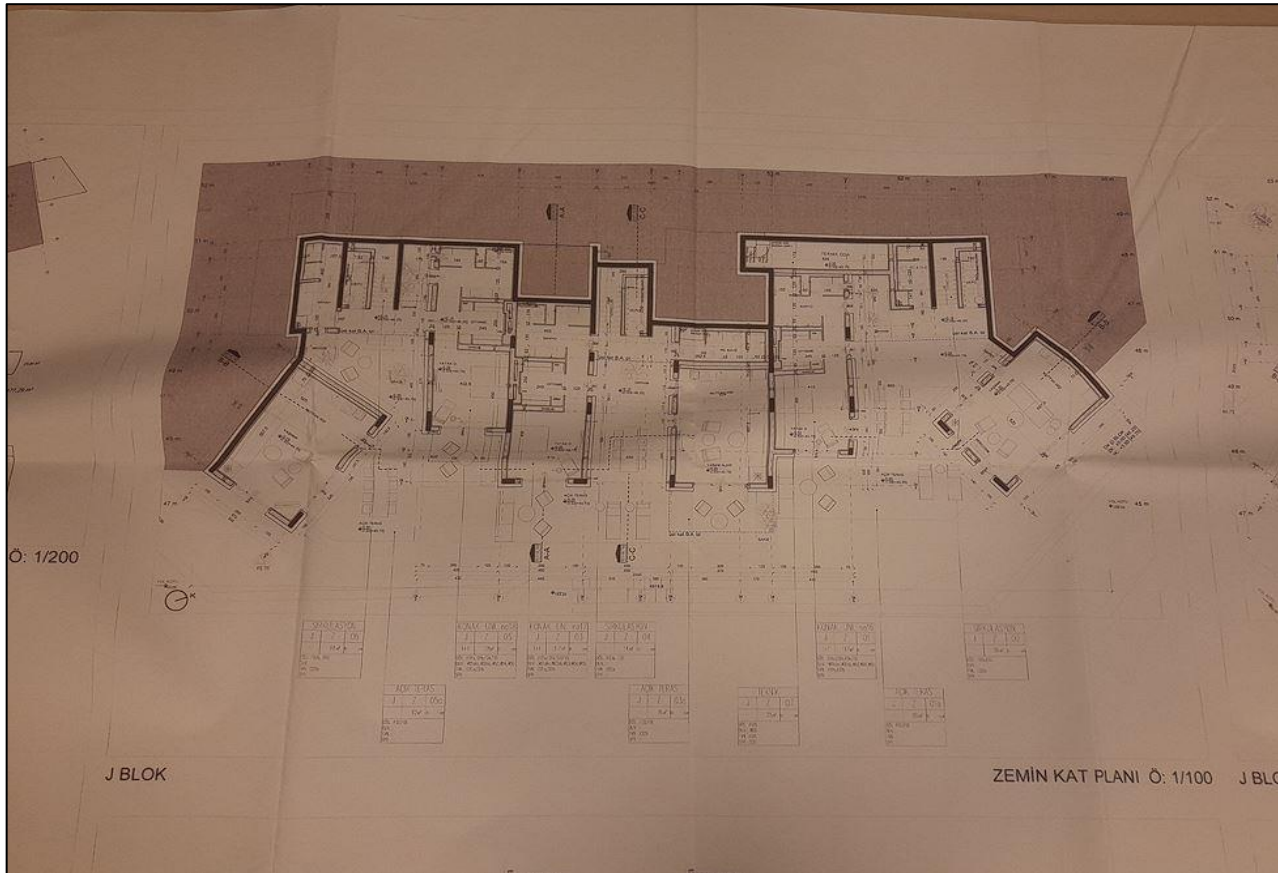
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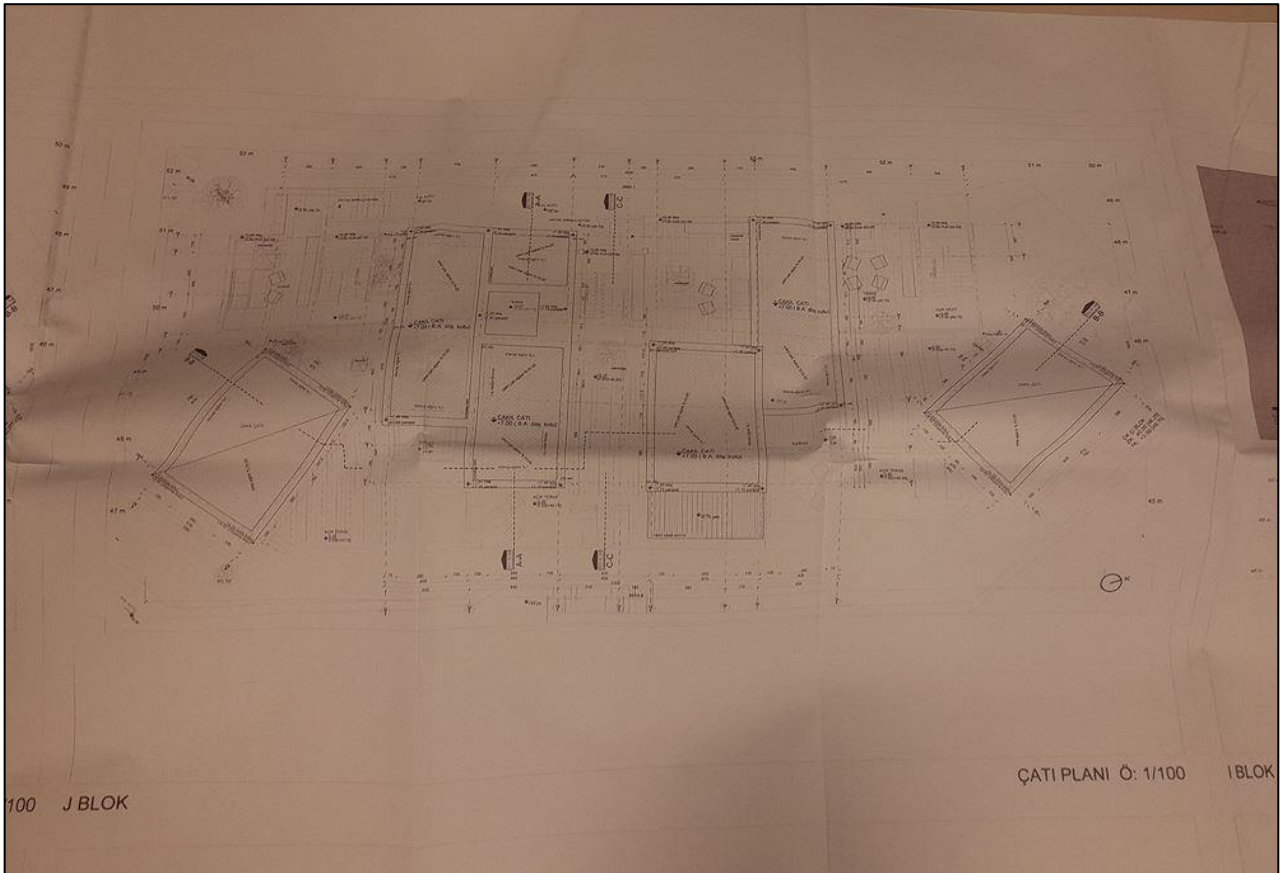
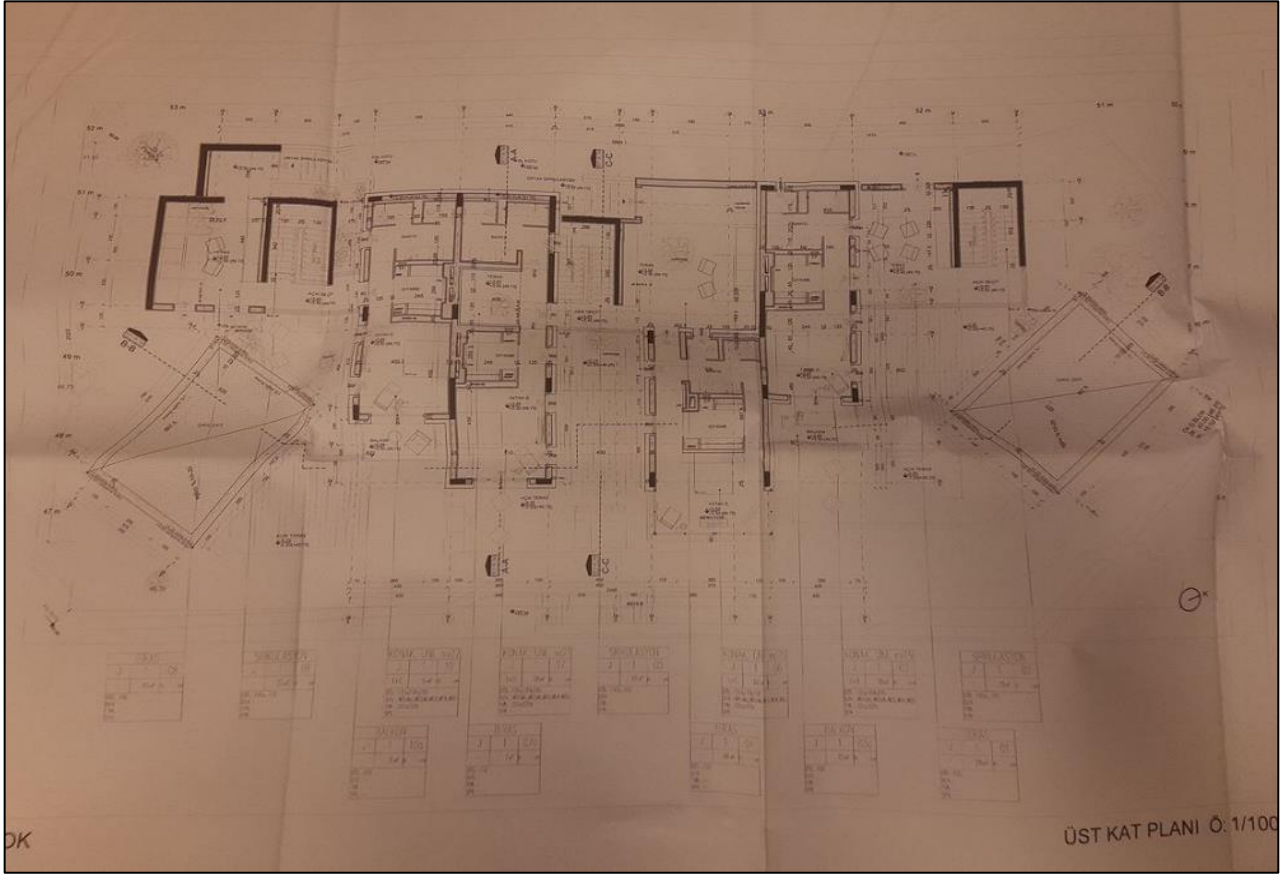
26.10.2019 300

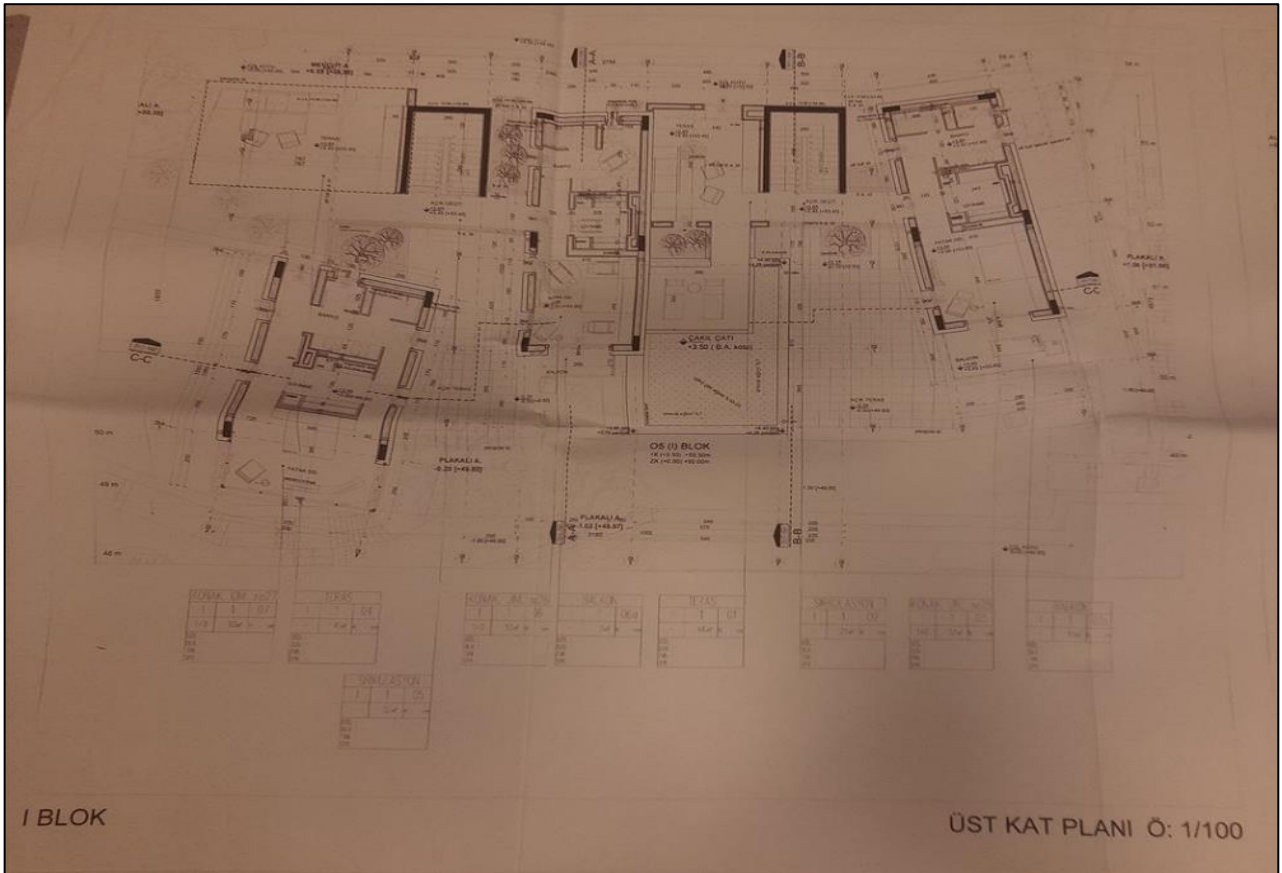
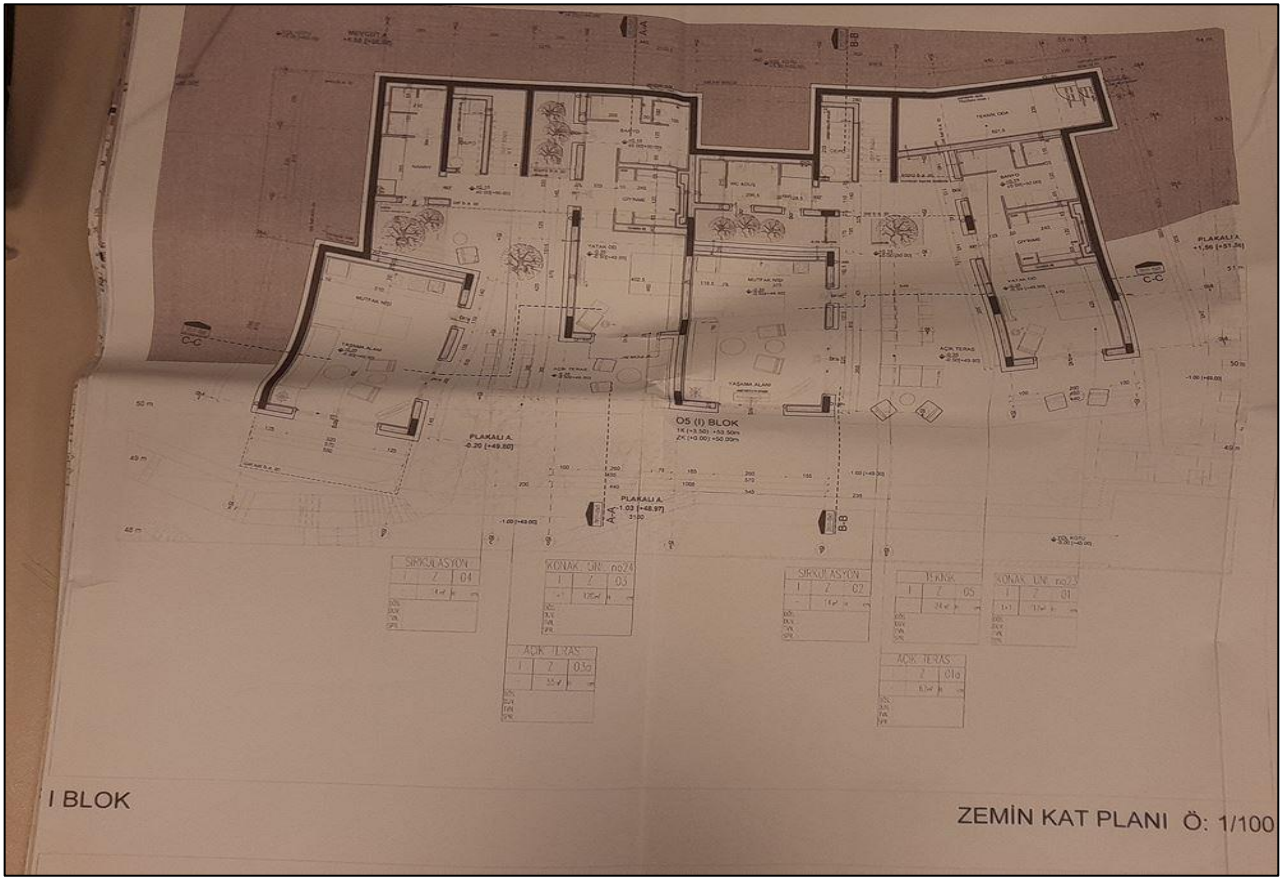
| İşlem                 | Mühür                  | İmza |
|-----------------------|------------------------|------|
| Başkan                | Mehmet AKIF KİŞİÇİBAŞI |      |
| Başkan Yard. Cem BEDE |                        |      |
| Üye                   | Cemal KESKİNOĞLU       |      |
| Üye                   | Ömer ÇÖKTÜK            |      |
| Üye                   | Mehmet KARAPINAR       |      |
| Üye                   | Halil Çelebi SÜCCEREN  |      |
| Üye                   | Emre TAŞAR             |      |

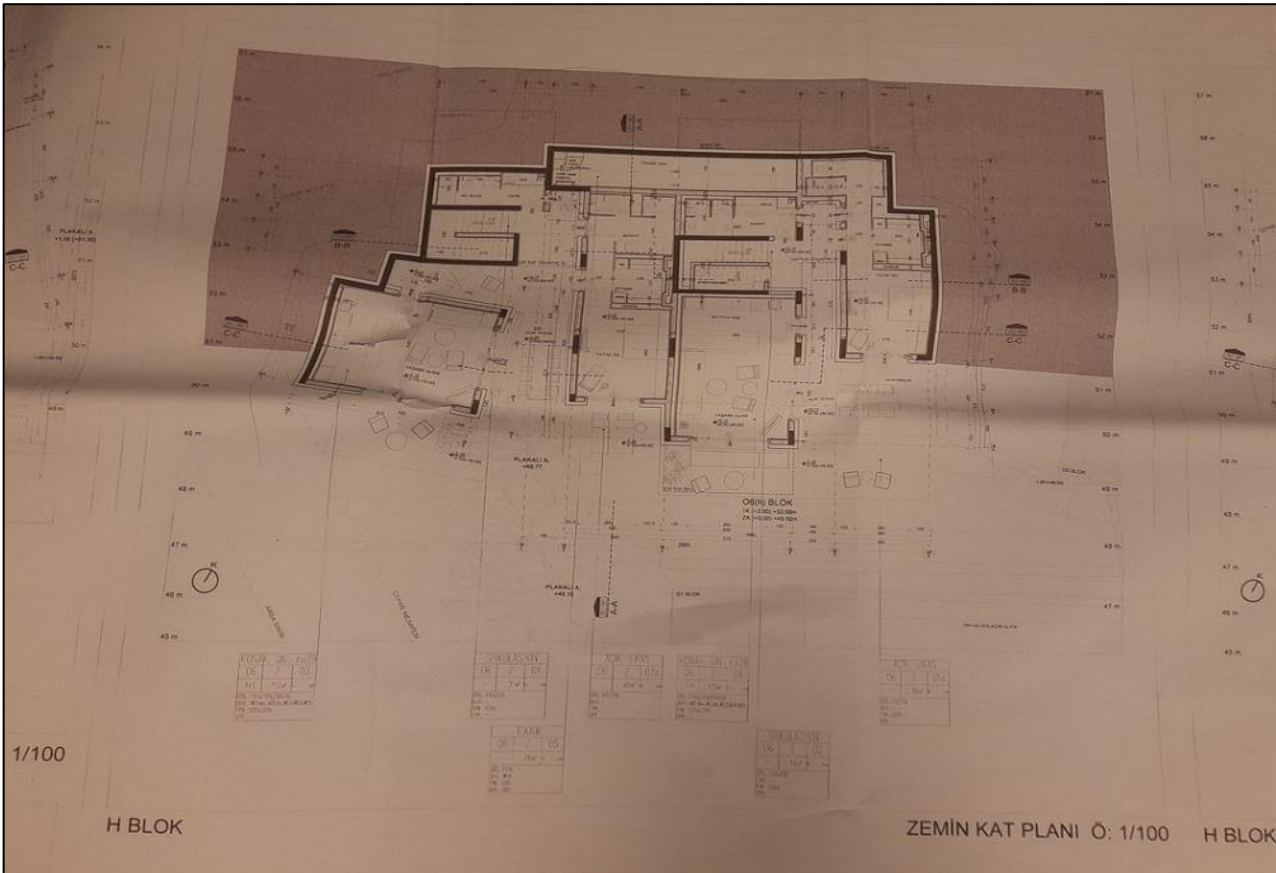
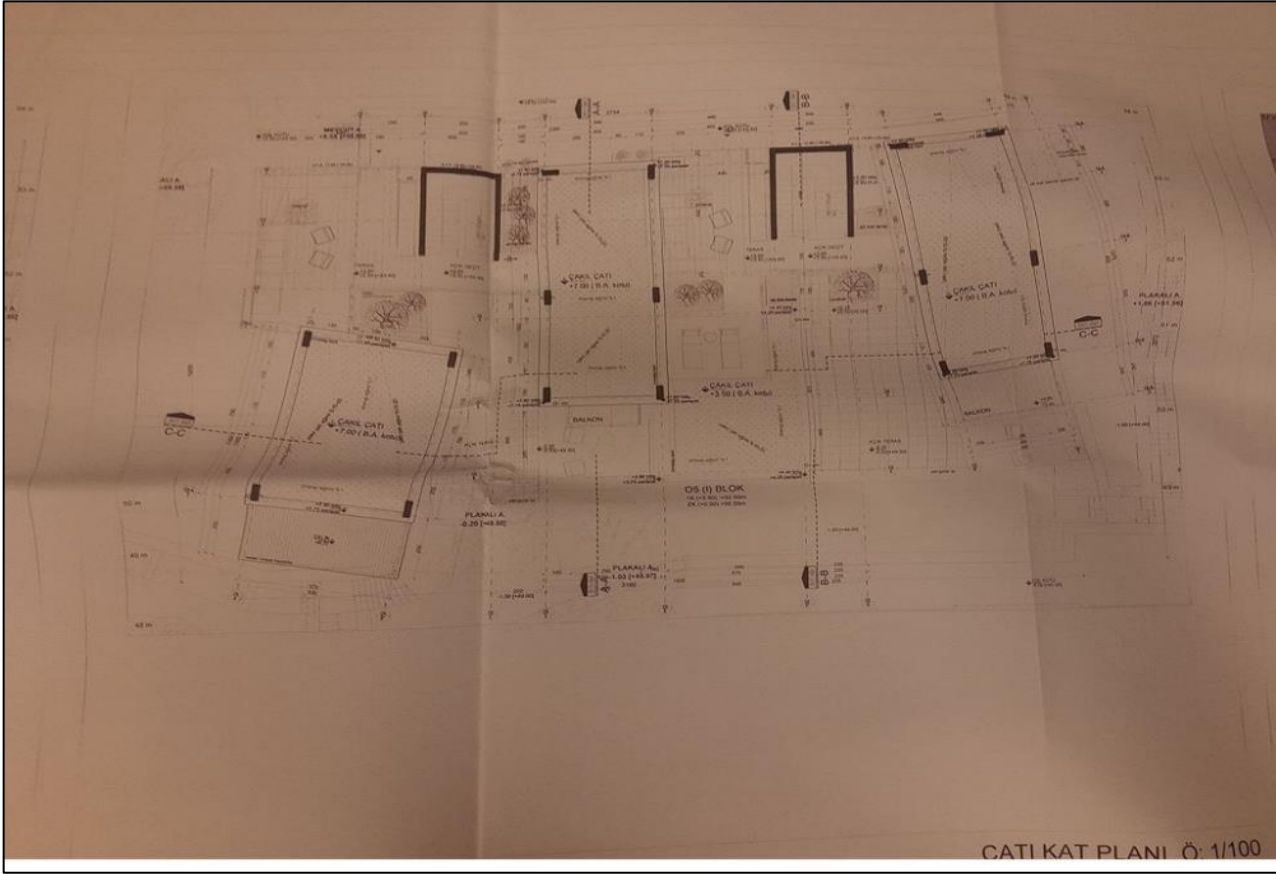
**MİMARİ RUHSAT PROJESİ**  
 BLOKLAR [J-I-H-L BLOKLAR]  
 VAZİYET PLANI  
 ALAN HESABI

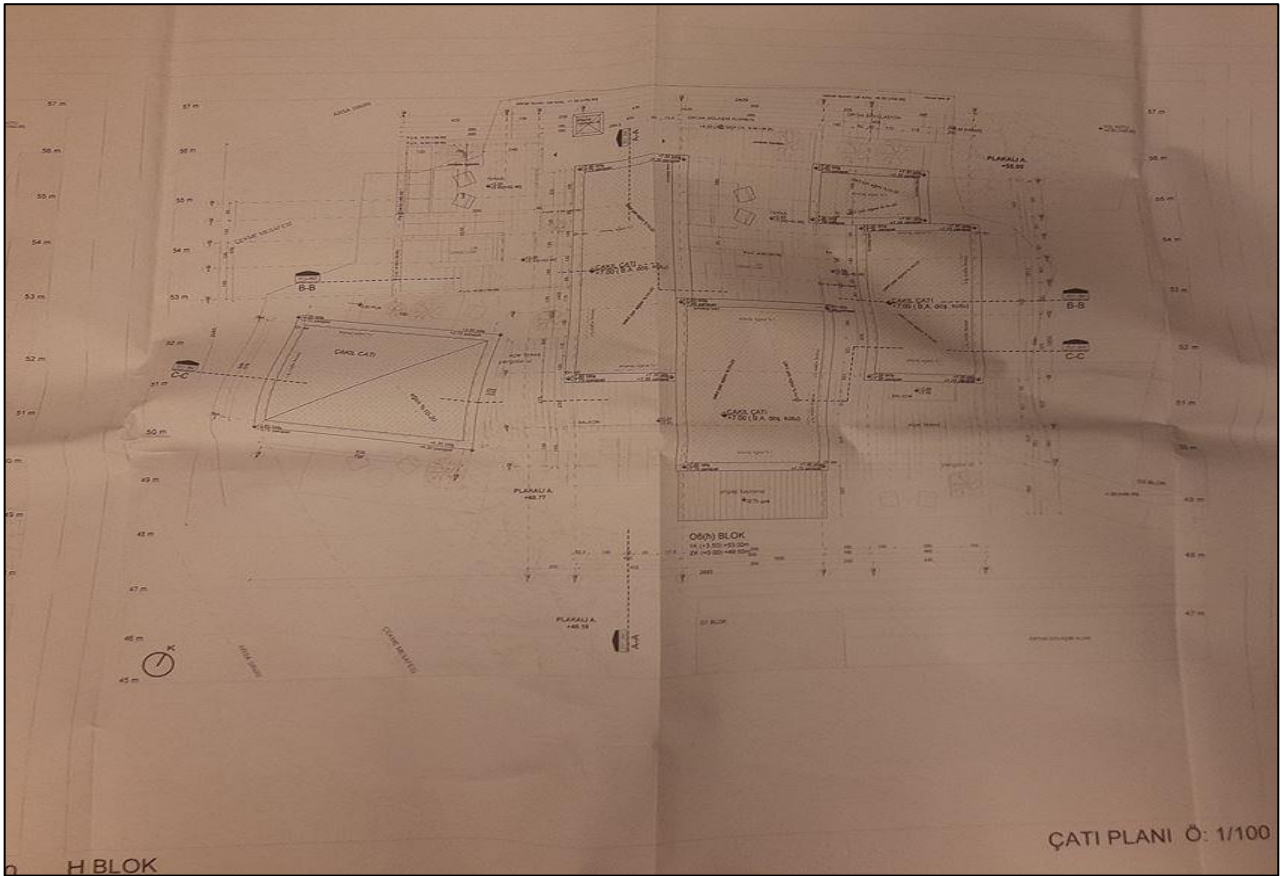
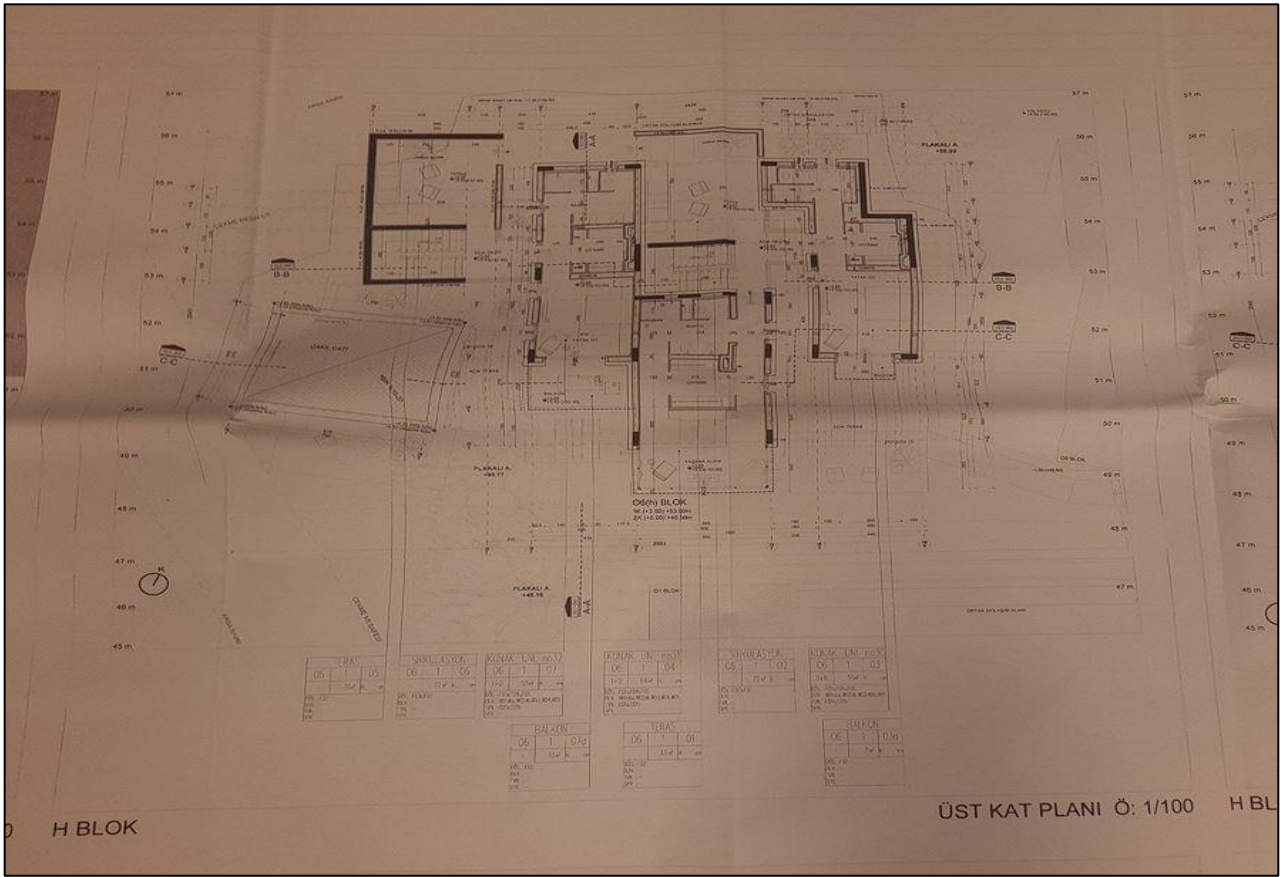
Ö:1/500

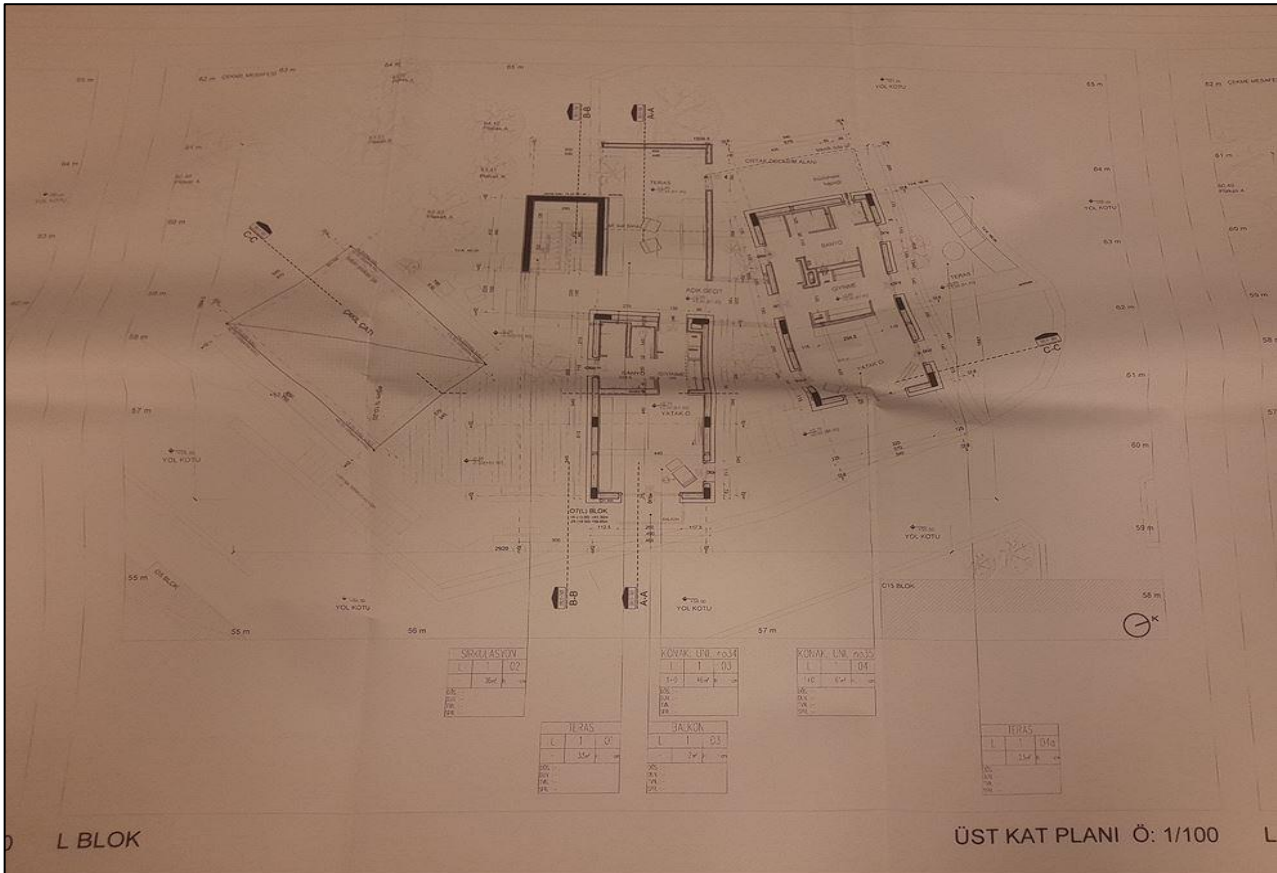
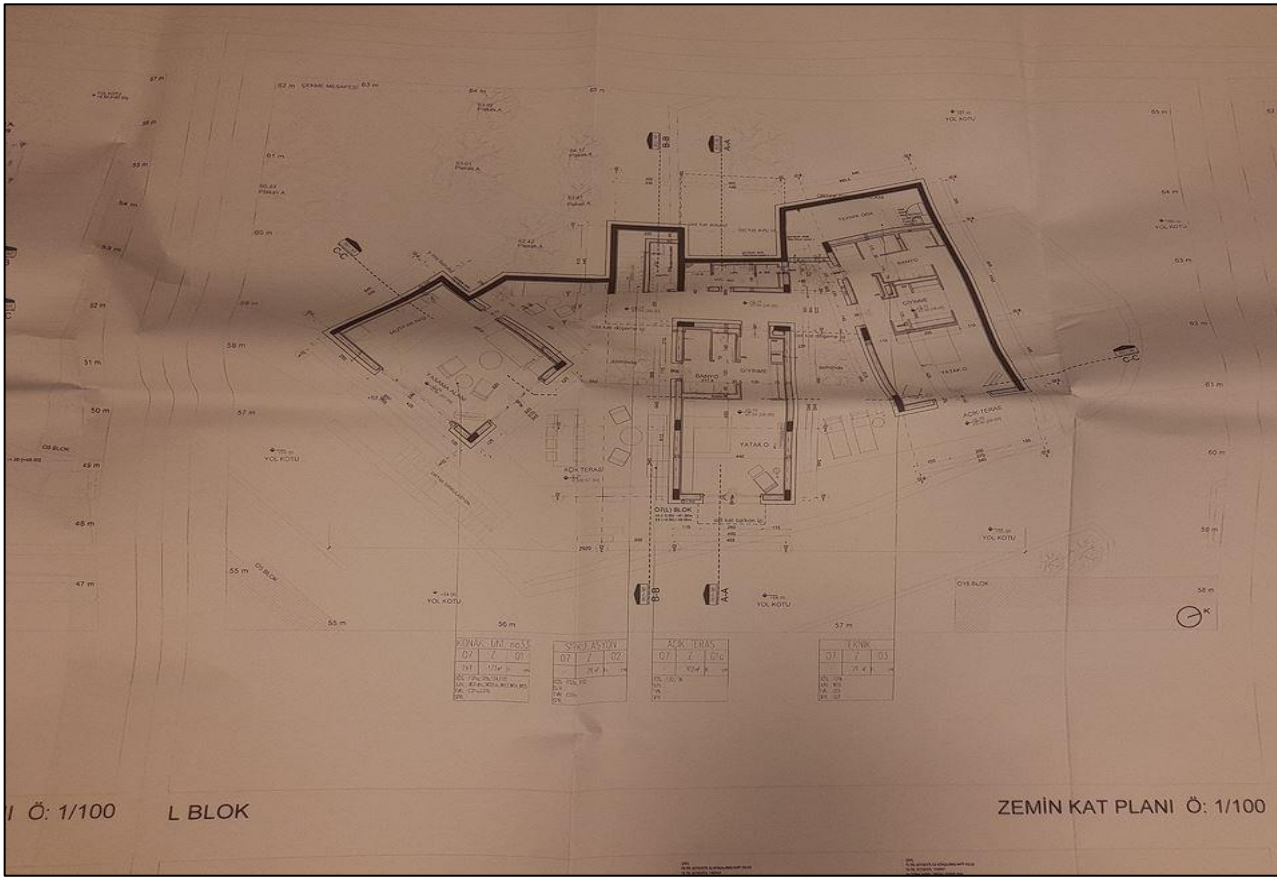












**PAFTA NO:05**


**BODRUM LOFT TATİL KÖYÜ PROJESİ**

**YAPININ YERİ** **YAPININ ÇİNSİ**

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

**BETONARME ÇELİK**

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

| Proje müellifi | Adı Soyadı       | Önvanı        | Oda Sic. no | Büro Teş. Bel. no | Sorumluak İmzası  |
|----------------|------------------|---------------|-------------|-------------------|---|
| Mimari         | MARAT TRİBALOĞLU | Y. Mim. Mimar | 23982       | 34-2855           |  |
| Müellifin adı  | MELKAN GÖRSEL    | Mimar         | 23042       | 34-5456           |   |

MARAT TRİBALOĞLU  
TABANLIĞI SÖZLEŞME DANIŞMANLIK LTD. ŞTİ.  
Meydanı cad. no:67 Tepebaşı-İstanbul Beyoğlu V.D.815900015

**YAPININ 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 | imar dur. sınıfı no |
|------------|--------|----------|--------|-------------|-----|--------|---------------------|
| BODRUM     | BODRUM | GÖL      | 325    | N18C-14C-2D | 112 | 4      | 08.02019 sayı:731   |

**YAPININ**

| Mimar | Statik | Mühür grubu | Kat adedi | Alan m <sup>2</sup> | İnşaat sınıfı | Tapyo sistemi | En büyük açılma | En büyük kat yük. | Harcama kat yük. |
|-------|--------|-------------|-----------|---------------------|---------------|---------------|-----------------|-------------------|------------------|
|       |        |             |           |                     |               |               |                 |                   |                  |

**Mimarlar Odası Onayı** **Belediye Onayı**

**Yapı Denetim Onayı**

**AÇIKLAMALAR**

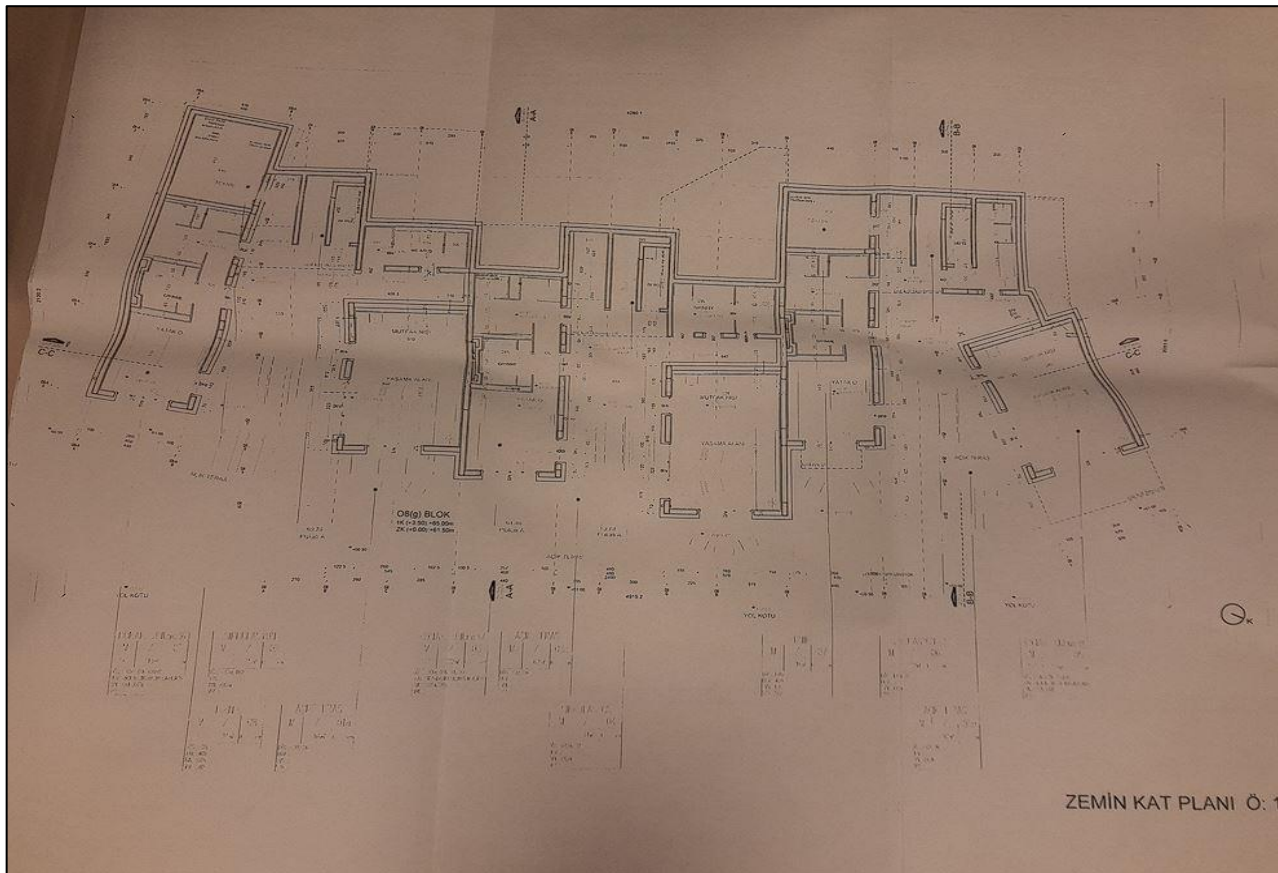
26.11.2019 300

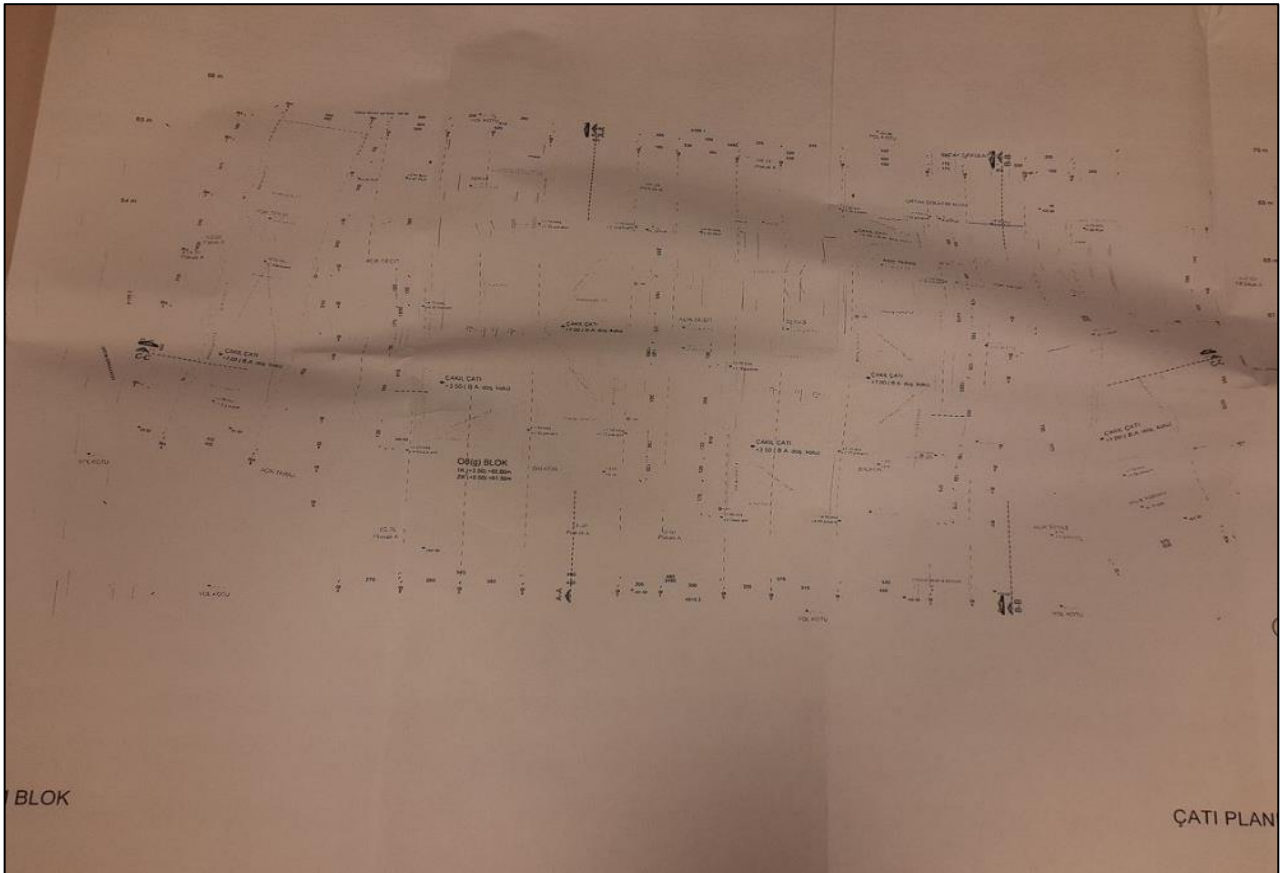
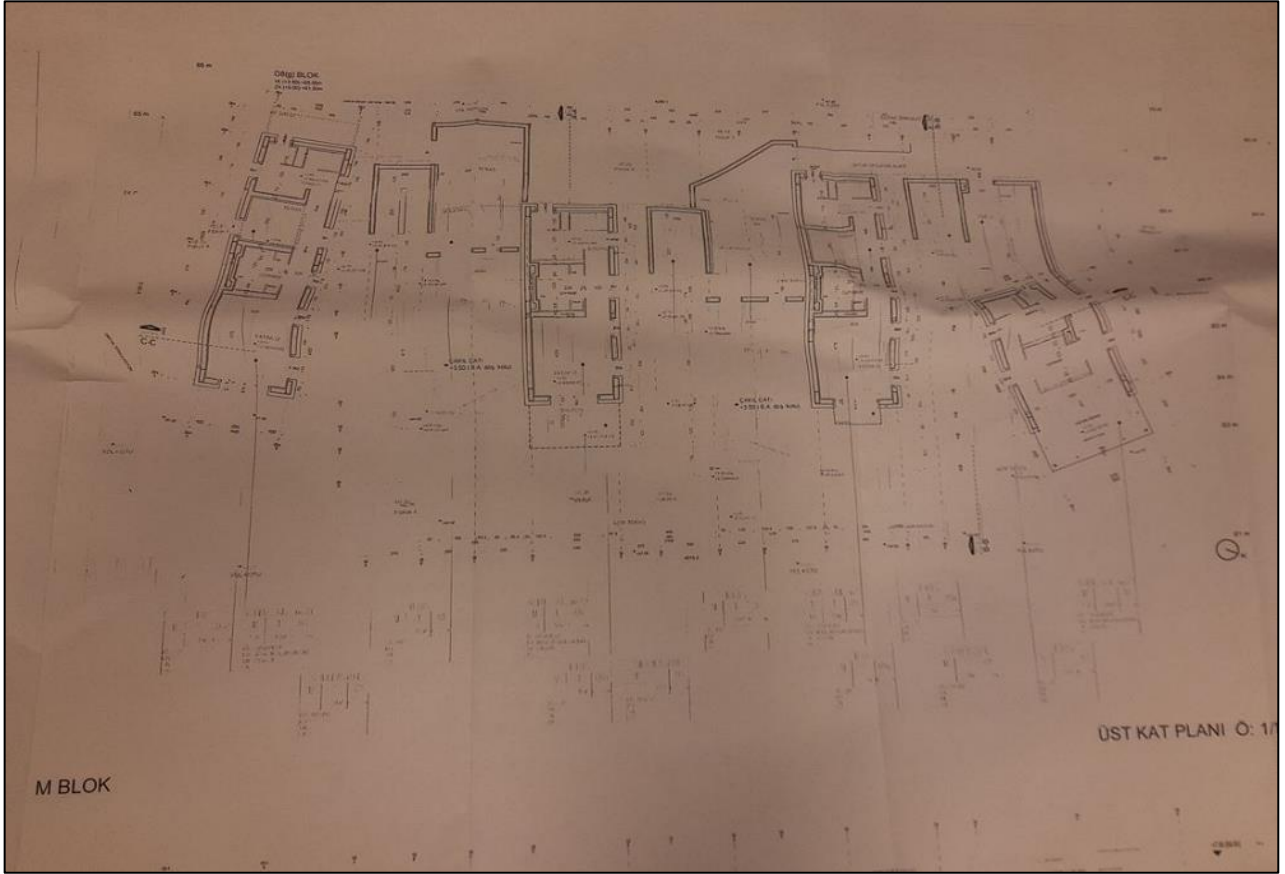
| İşin Adı                   | İşin Durumu |
|----------------------------|-------------|
| Yapı İzin Belgesi          |             |
| Yapı İmar Belgesi          |             |
| Yapı Kullanma İzin Belgesi |             |
| Yapı Tamamlama Belgesi     |             |
| Yapı Satış Belgesi         |             |
| Yapı Kiralama Belgesi      |             |
| Yapı Temin Belgesi         |             |

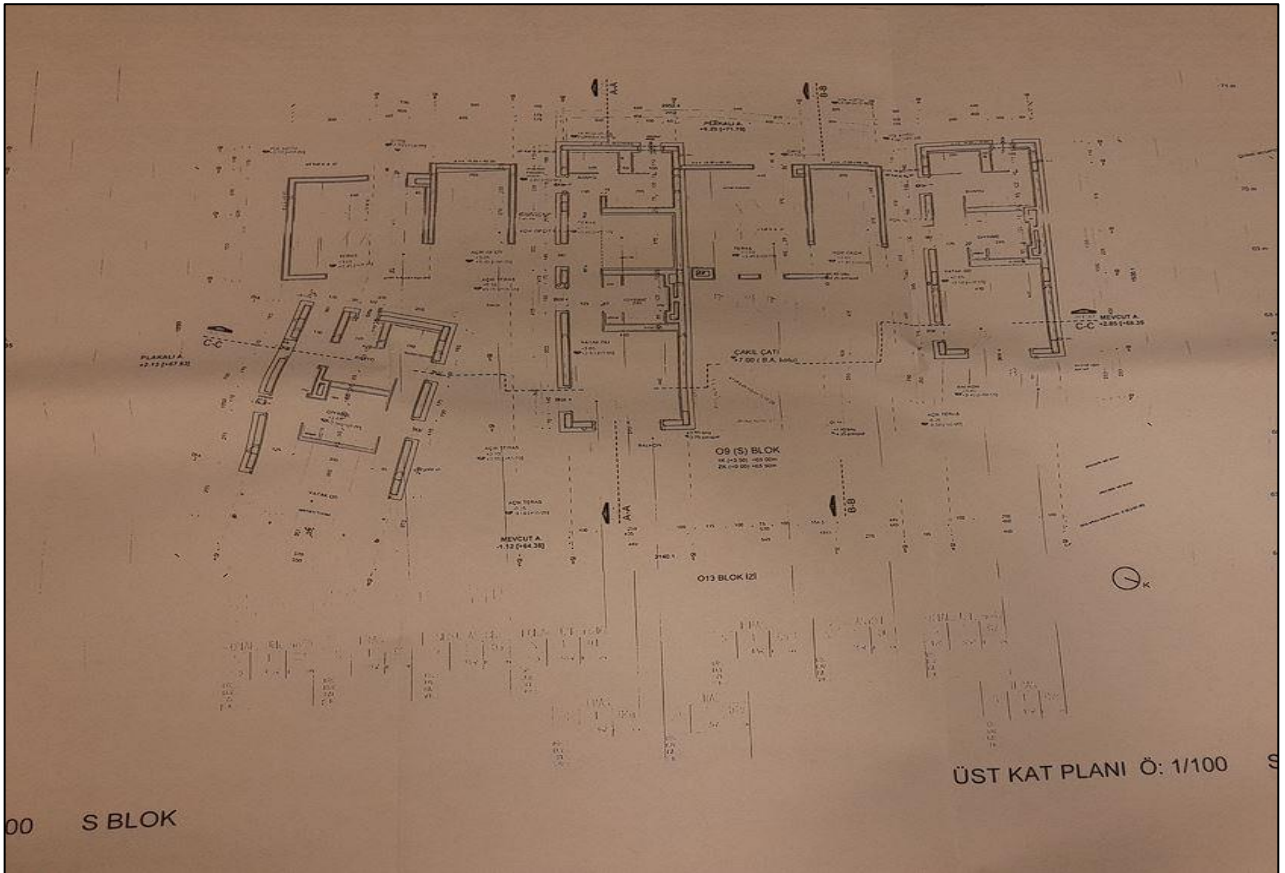
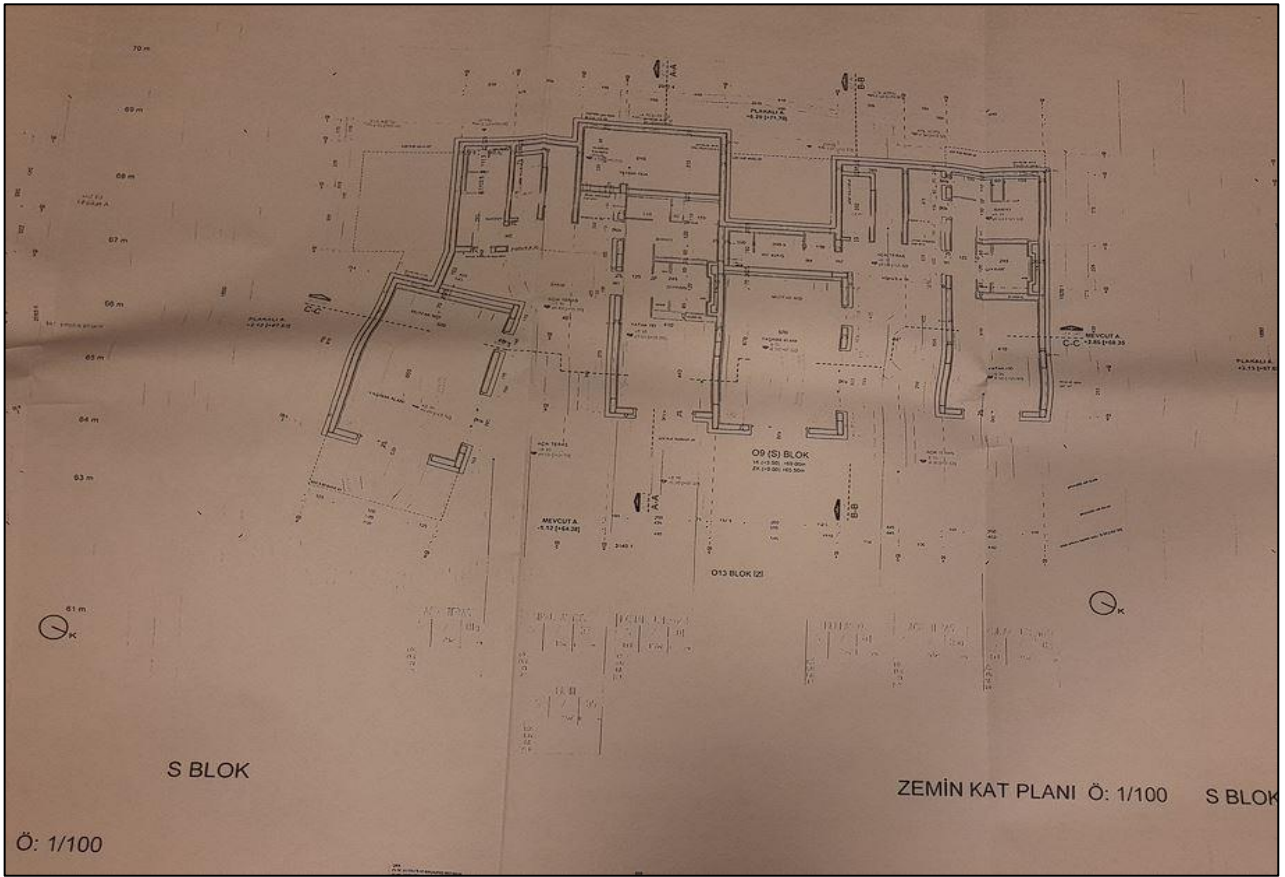
**MİMARİ RUHSAT PROJESİ**

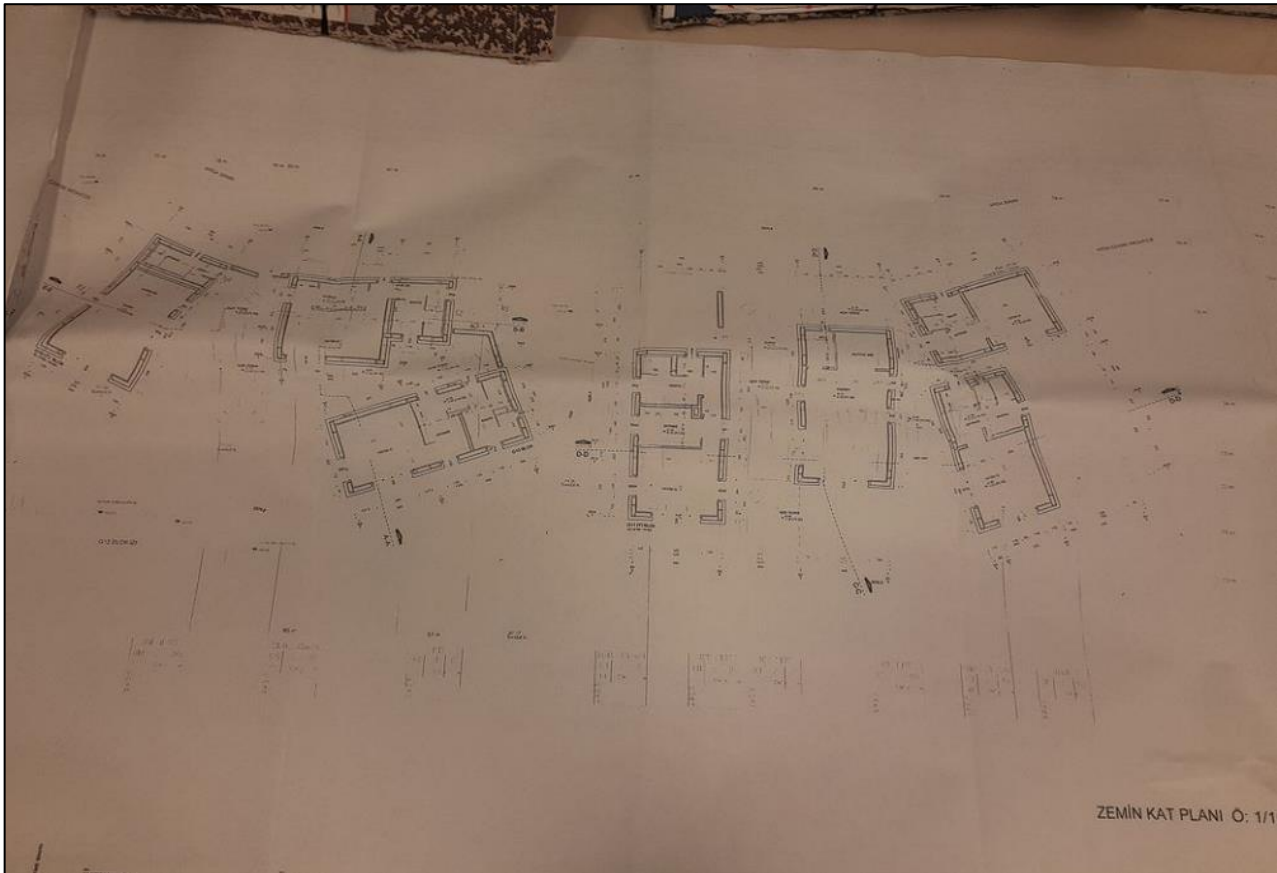
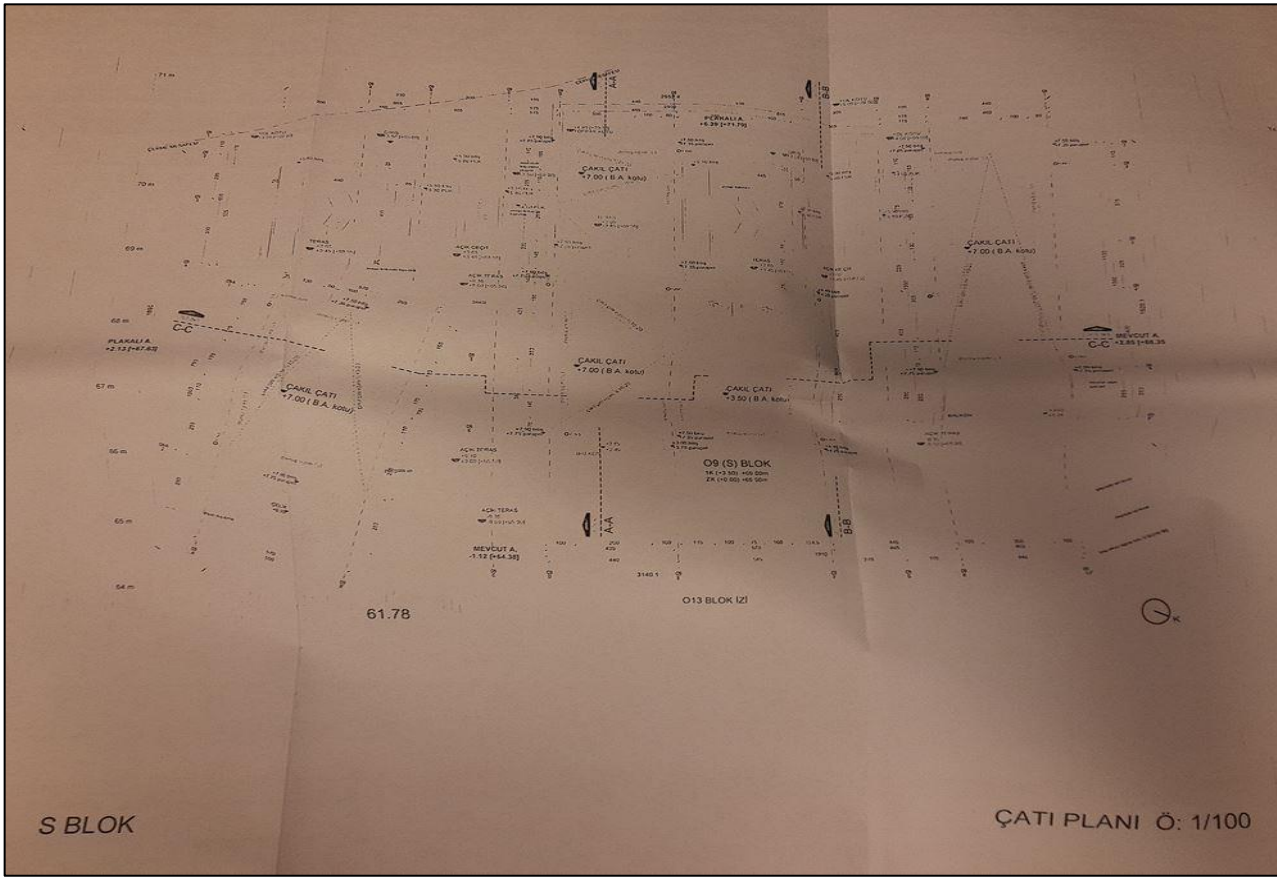
**O BLOKLAR [M-S-T-Y BLOK]**

**VAZİYET PLANI** Ö:1/500  
**ALAN HESABI** Ö:1/200  
**ZEMİN KAT PLANLARI** Ö:1/100









0:1/5

**PAFTA NO:06**

**BODRUM LOFT TATİL KÖYÜ PROJESİ**

**YAPININ YERİ** : MUĞLA **YAPININ ÇİMSİ**

**İlçesi** : BODRUM **BETONARME**

**Nahiyesi** : GÖL **ÇELİK**

**Sokağı** : 325

**Pafta** : N18C-14C-2D

**Ada** : 112

**Parsel** : 4

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

| Proje müellifi | Adı Soyadı  | Unvanı     | Oda Sic. no. | Büro Tes. Bil. no. | Sorumluluk Durumları |
|----------------|---|------------|--------------|--------------------|----------------------|
| Mimar          | MURAT TABANLIOĞLU   | Yapı Mimar | 23882        | 34-2855            |                      |
| Müellifin adı  | TABANLIOĞLU MİMARLIK DANIŞMANLIK LTD. ŞTİ.                  |            |              |                    |                      |
|                | Meydanı cad. no:67 Tepebaşı-İstanbul Beyoğlu V.D.8159900015 |            |              |                    |                      |

**YAPININ 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 | imar dur. tarih/No. |
|-------------------|--------|----------|--------|-------------|-----|--------|---------------------|
| BODRUM BELEDİYESİ | BODRUM | GÖL      | 325    | N18C-14C-2D | 112 | 4      | 08.10.2019 sayı 721 |

**YAPININ**

| Mimar | Statik | Mühür grubu | Kat adedi | Alan m2 | İnşaat adresi | Tespit sistemi | En büyük açıklık | En büyük kat yük. | Hareketli yük kg/m2 |
|-------|--------|-------------|-----------|---------|---------------|----------------|------------------|-------------------|---------------------|
|       |        |             |           |         |               |                |                  |                   |                     |

**Mimarlar Odası Onayı** **Belediye Onayı**

**Yapı Denetim Onayı**

**AÇIKLAMALAR**

26.11.2019 300

MUĞLA TABİAT VARLIKLARINI KORUMA BÖLGE KOMİSYONU

| Başkan                | İhtimali AHİ KÖRÖZBAŞI |
|-----------------------|------------------------|
| Başkan Yrd. Cem DEĞER |                        |
| Üye Cemil KESKİNGÖZ   |                        |
| Üye Ömer ÇÖKTÜŞ       |                        |
| Üye Bekir KARAPINAR   |                        |
| Üye Metin Cem SUCEREN |                        |
| Üye Sivrim TATAR      |                        |

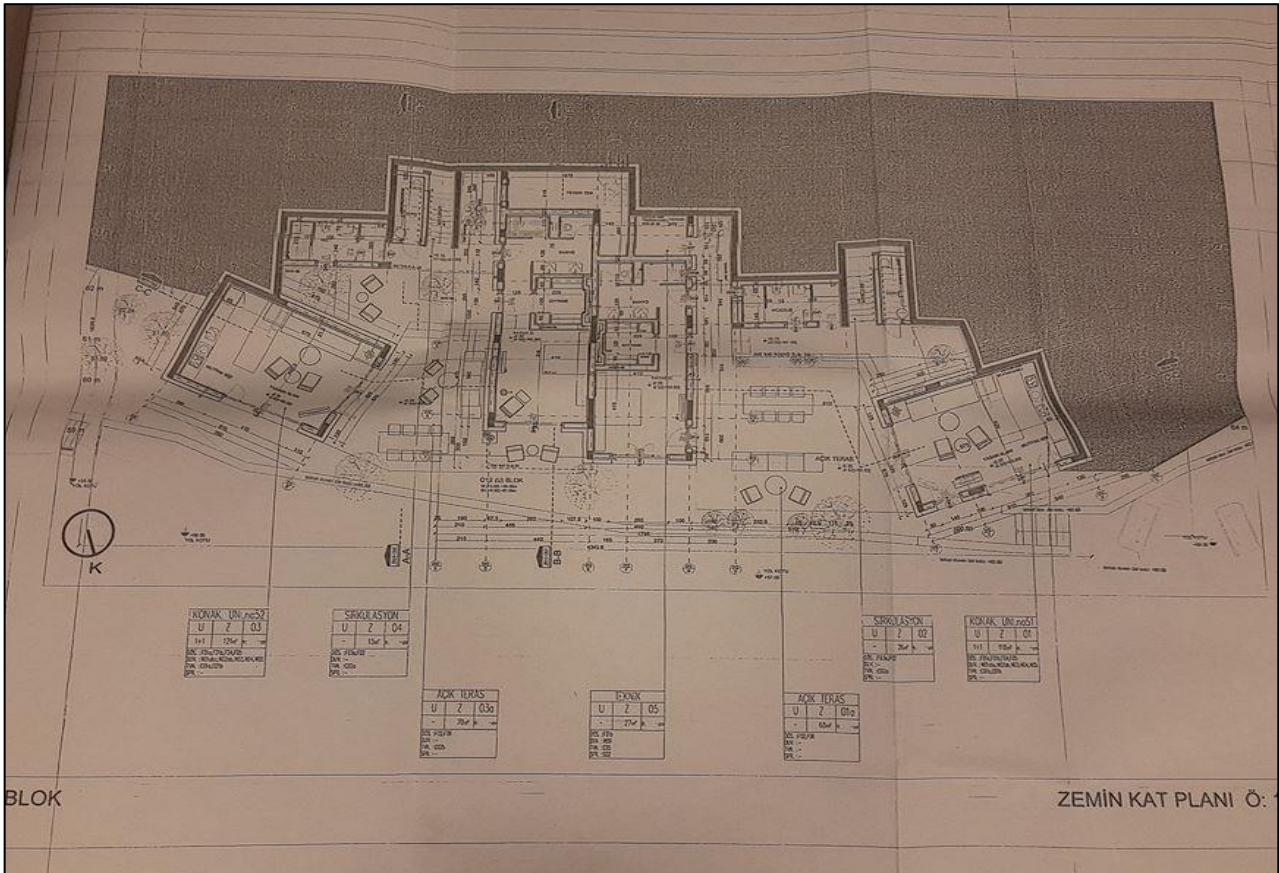
**MİMARİ RUHSAT PROJESİ**

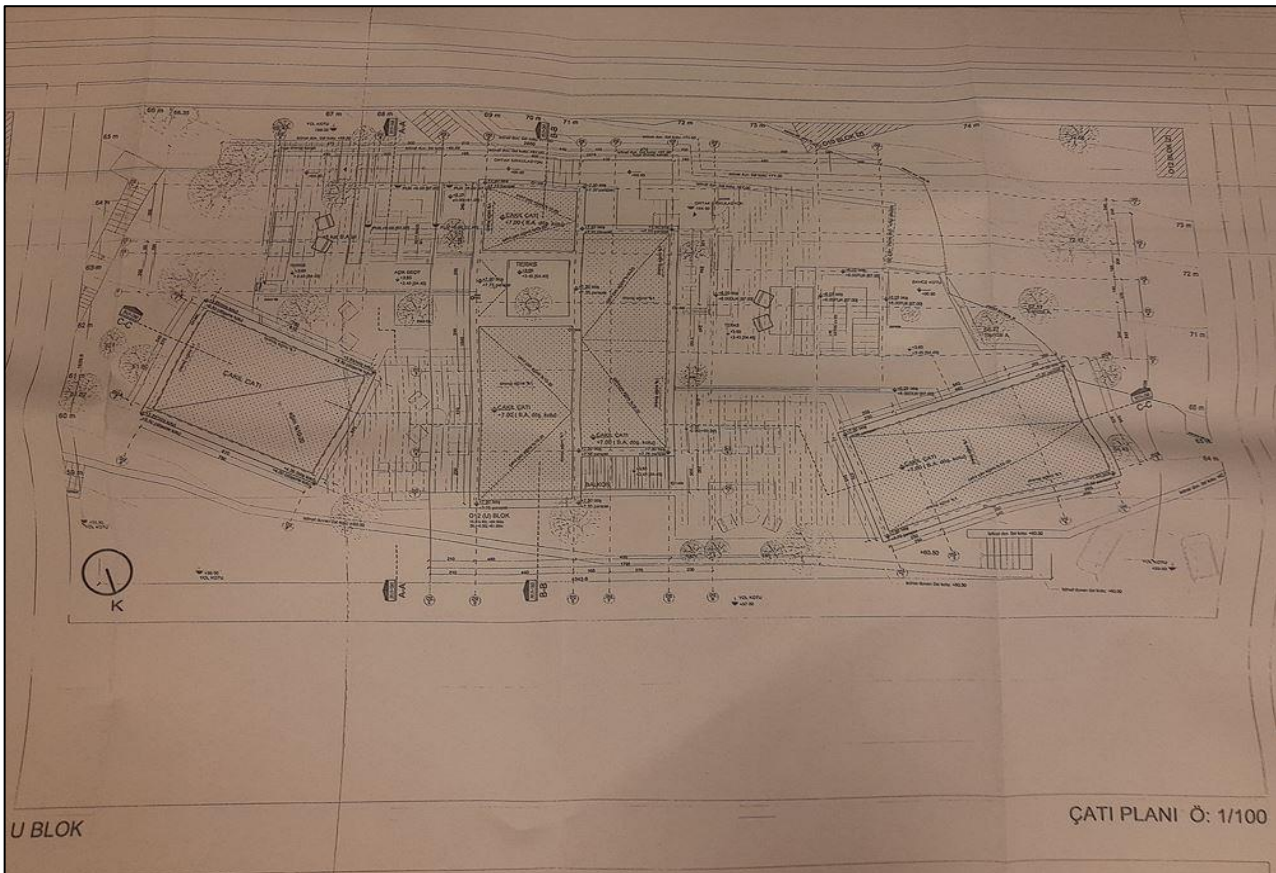
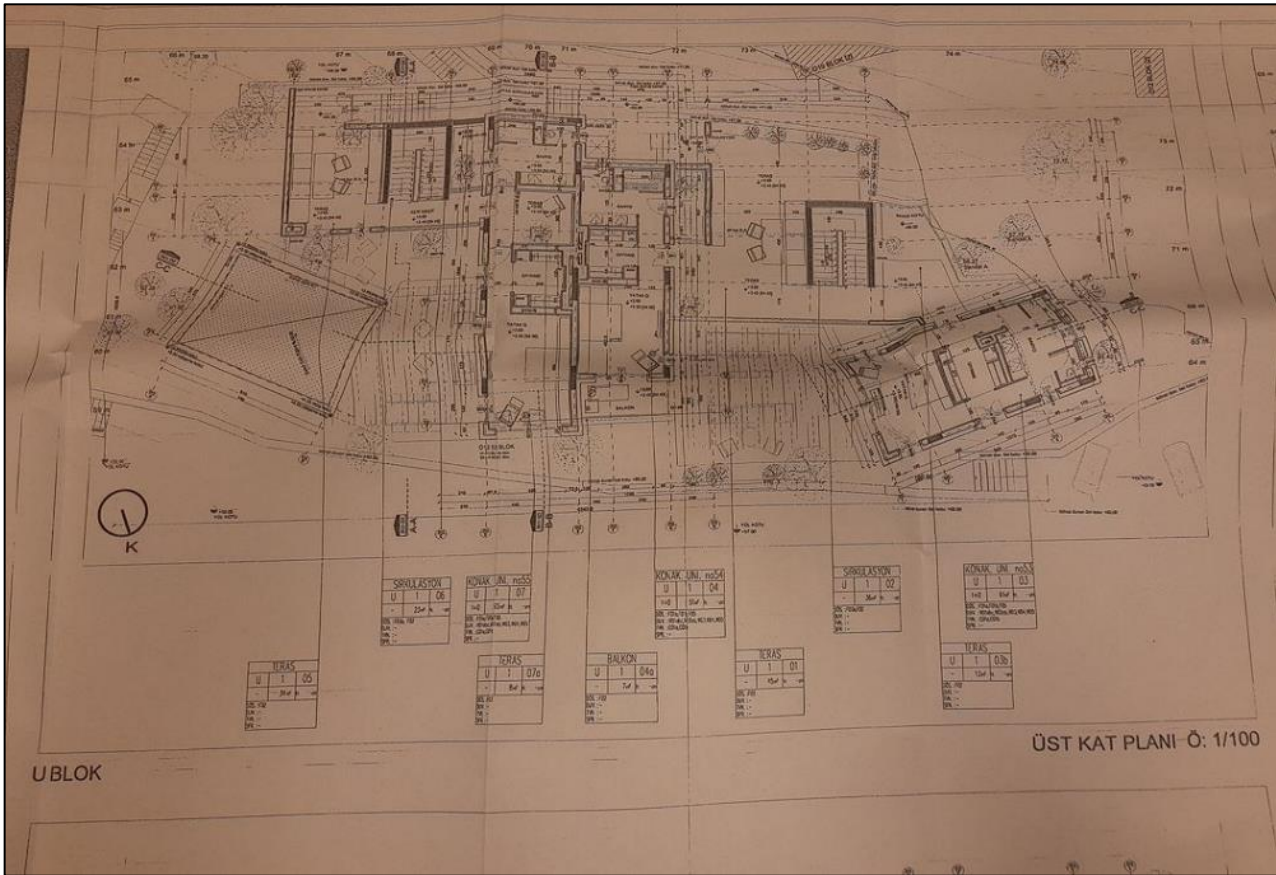
**BLOKLAR [U-R-N-K BLOK] x**

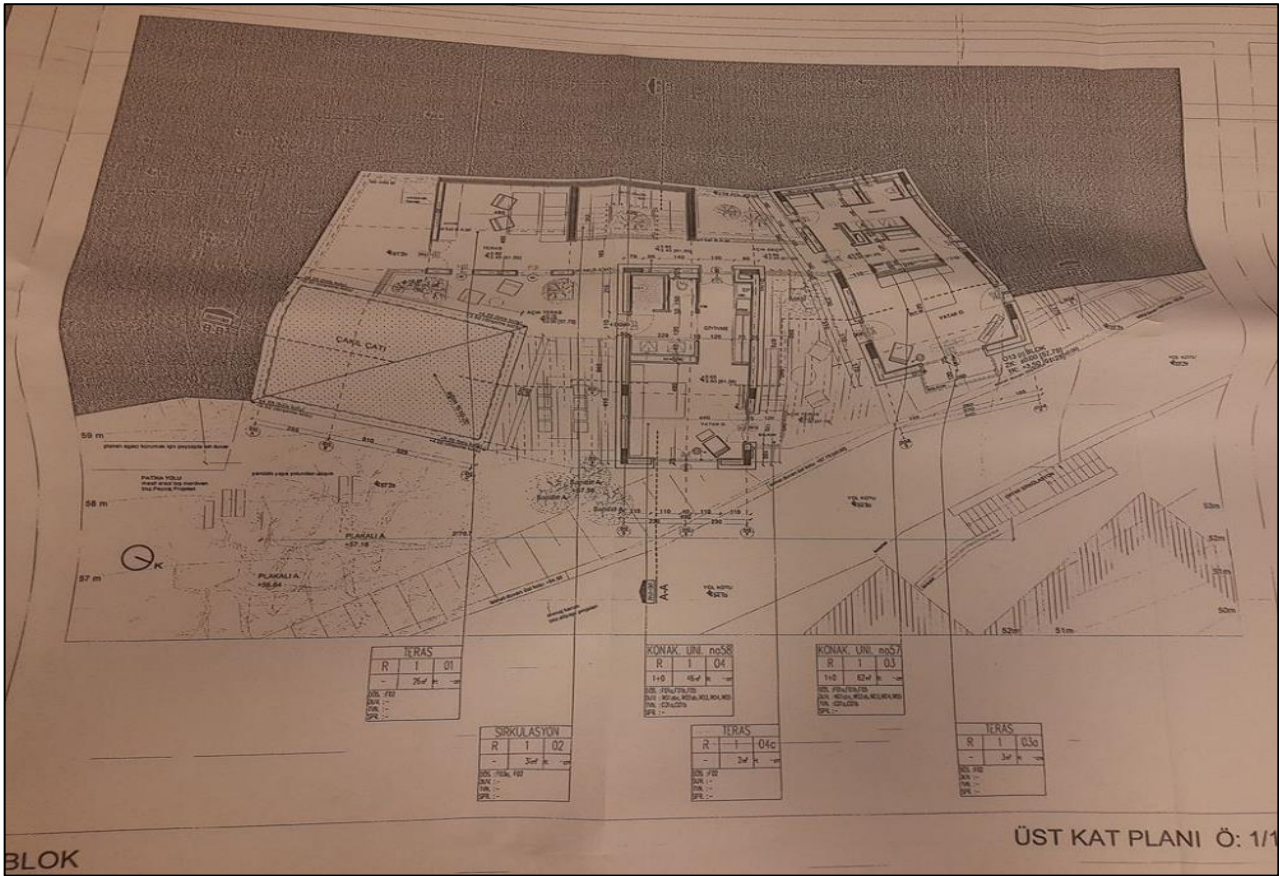
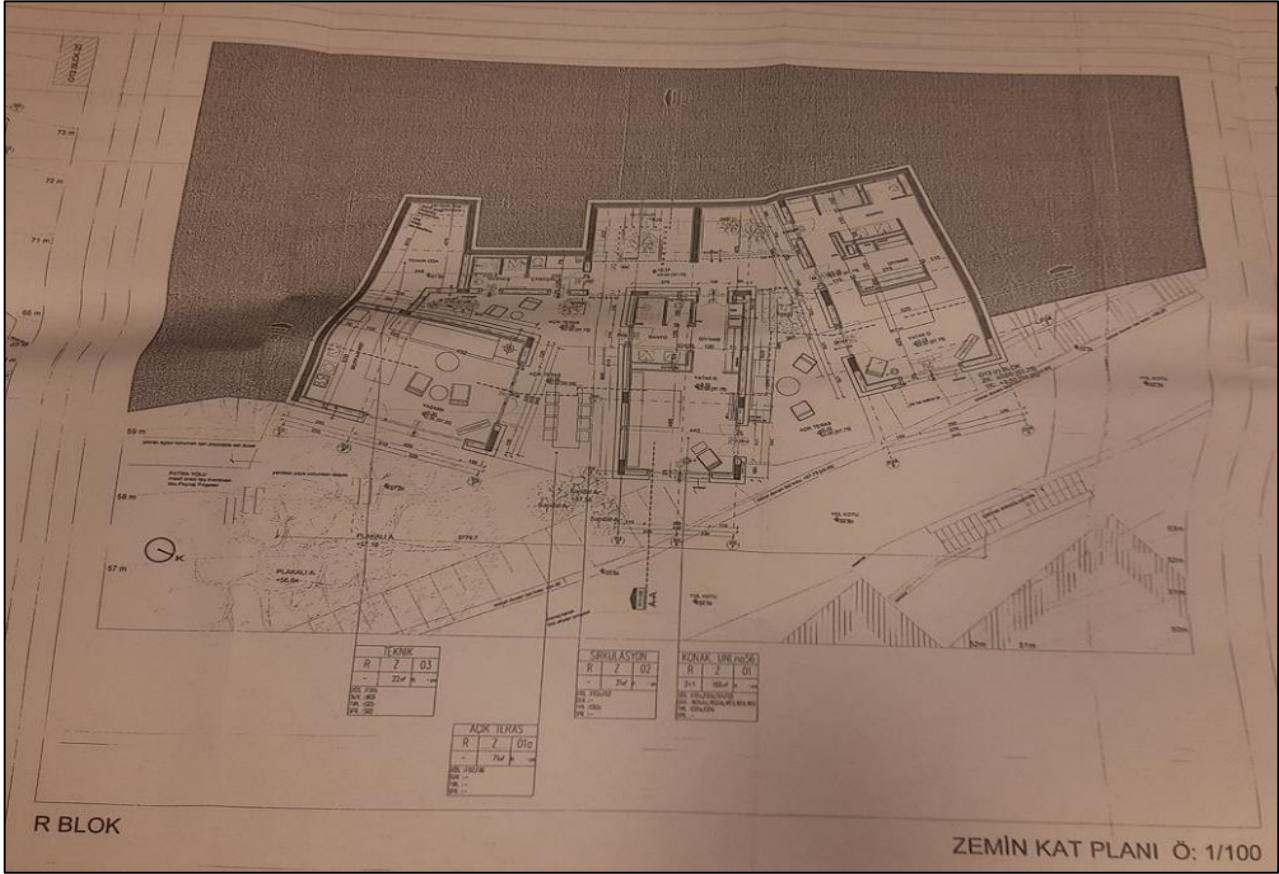
**VAZİYET PLANI** Ö: /500

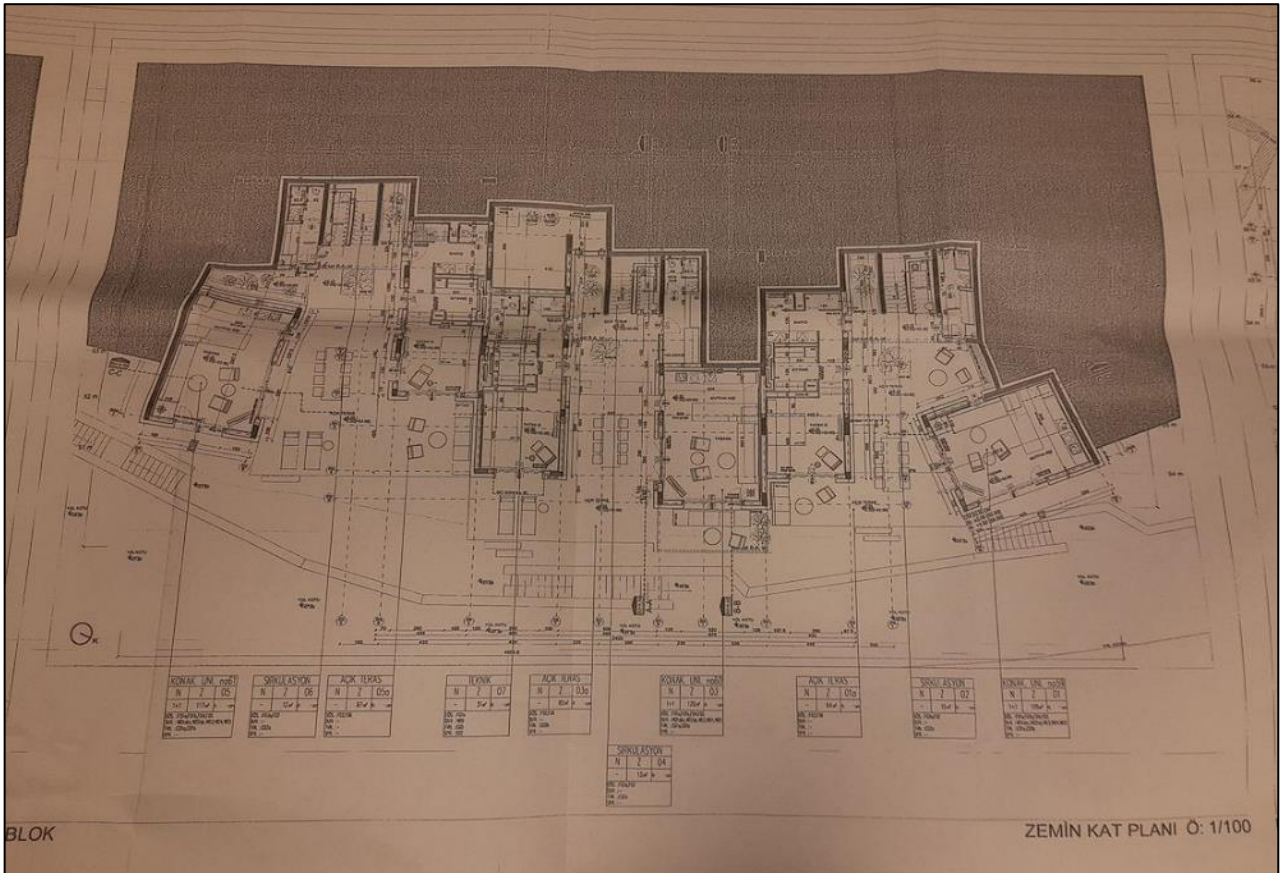
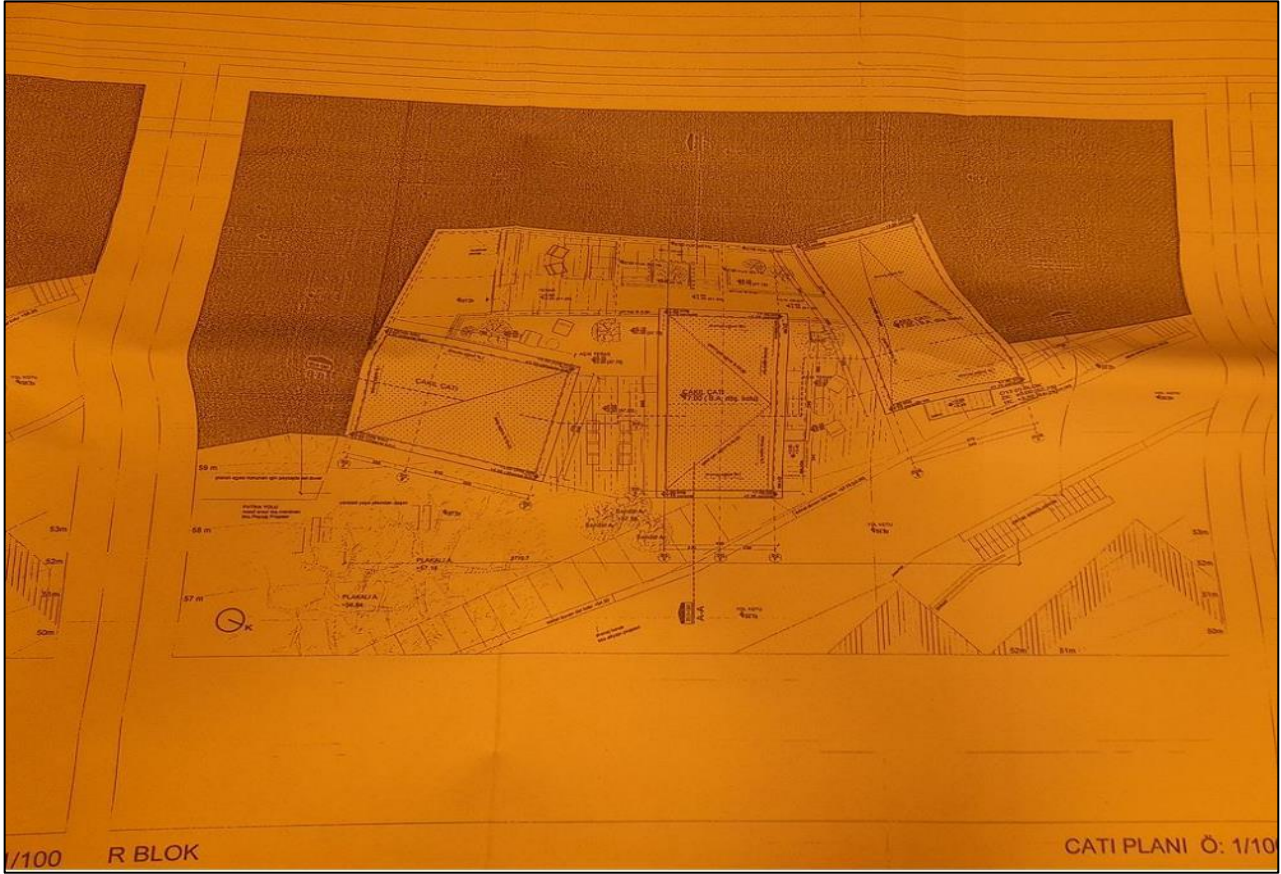
**ALAN HESABI** Ö: /200

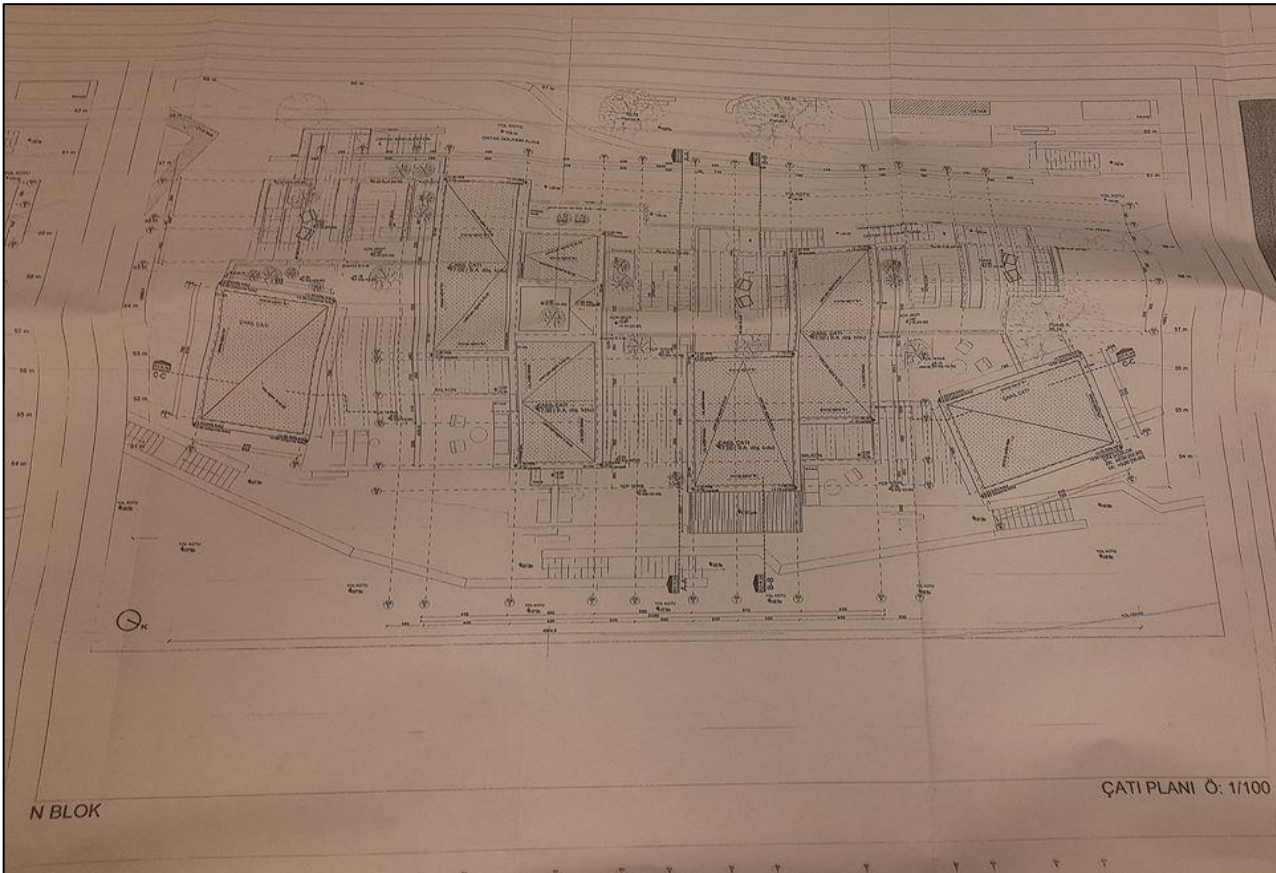
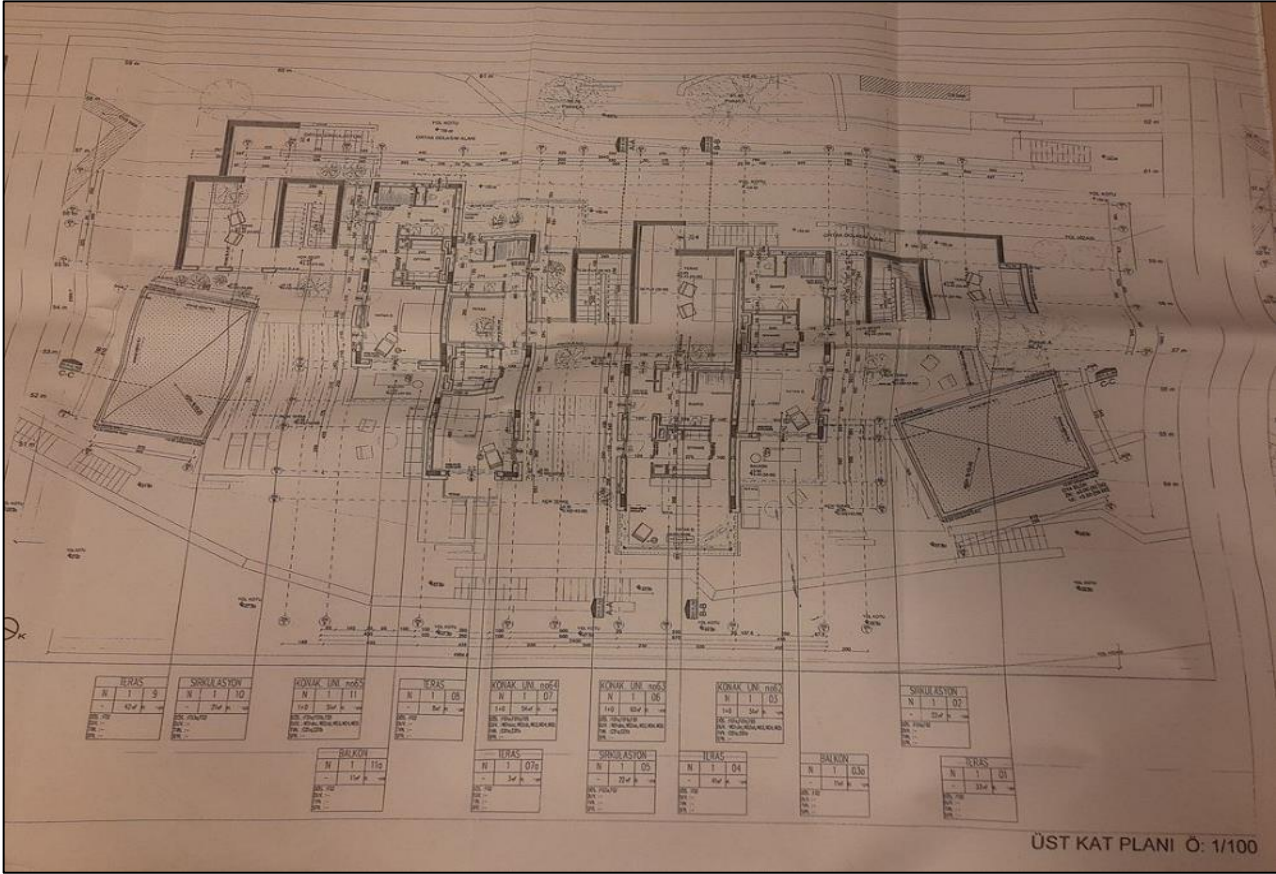
**ÜST KAT PLANLARI** Ö: /100





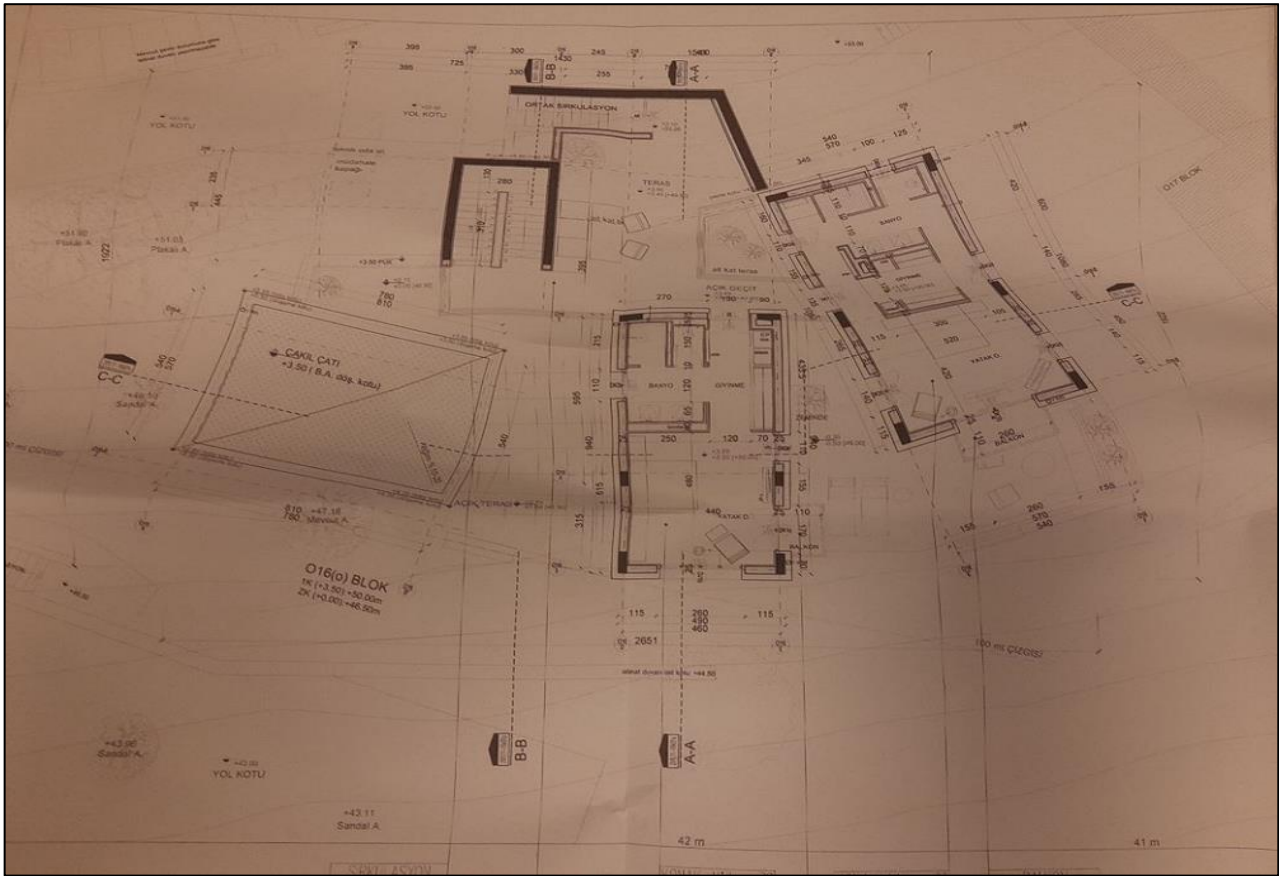
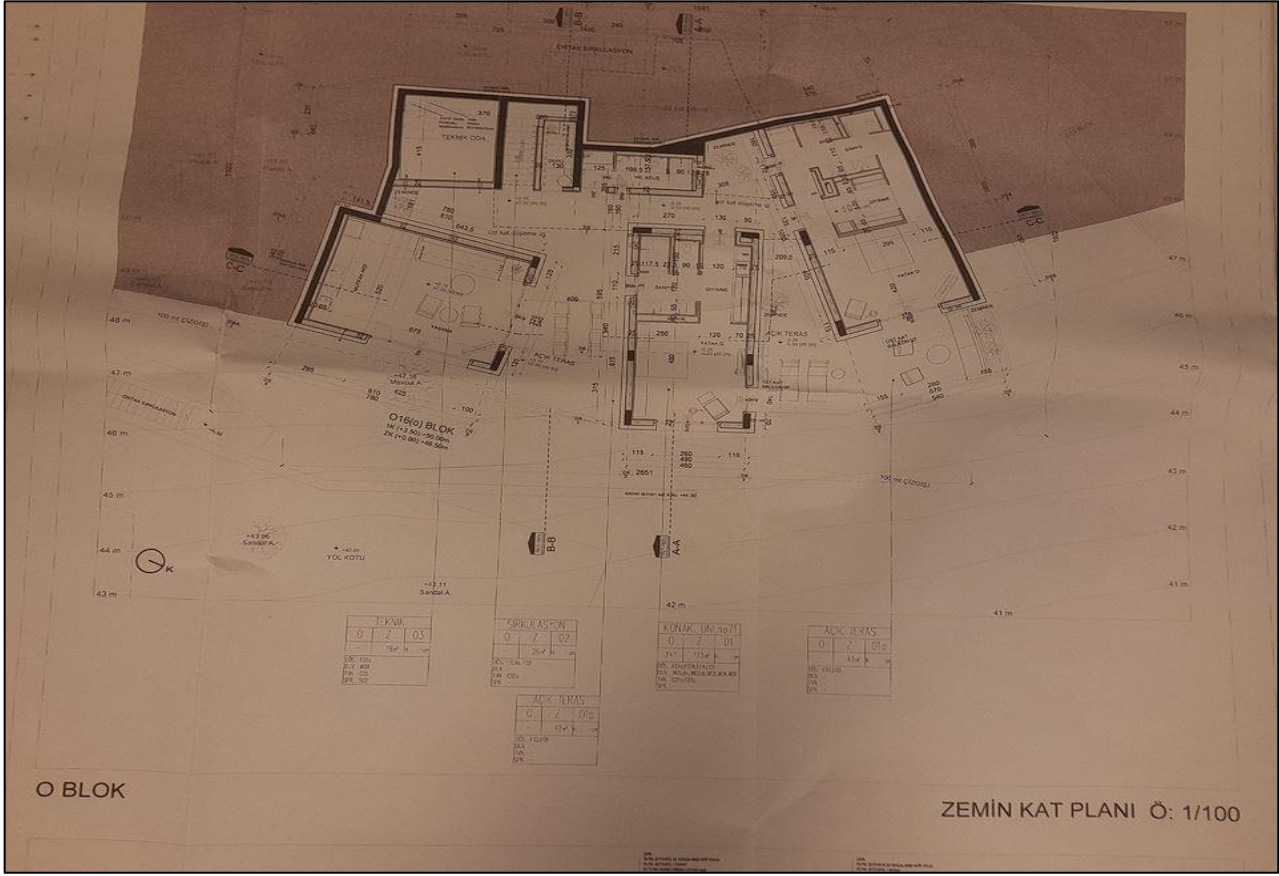


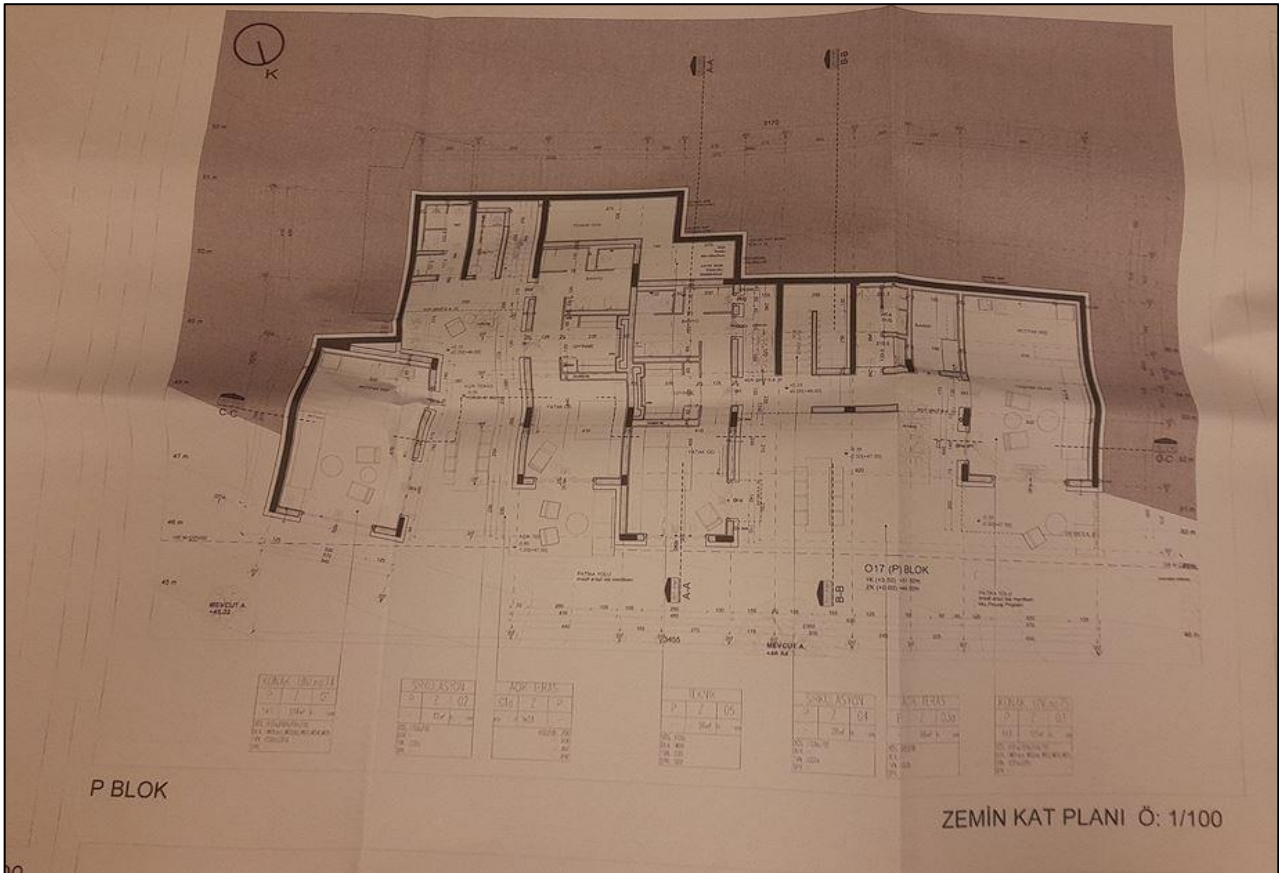
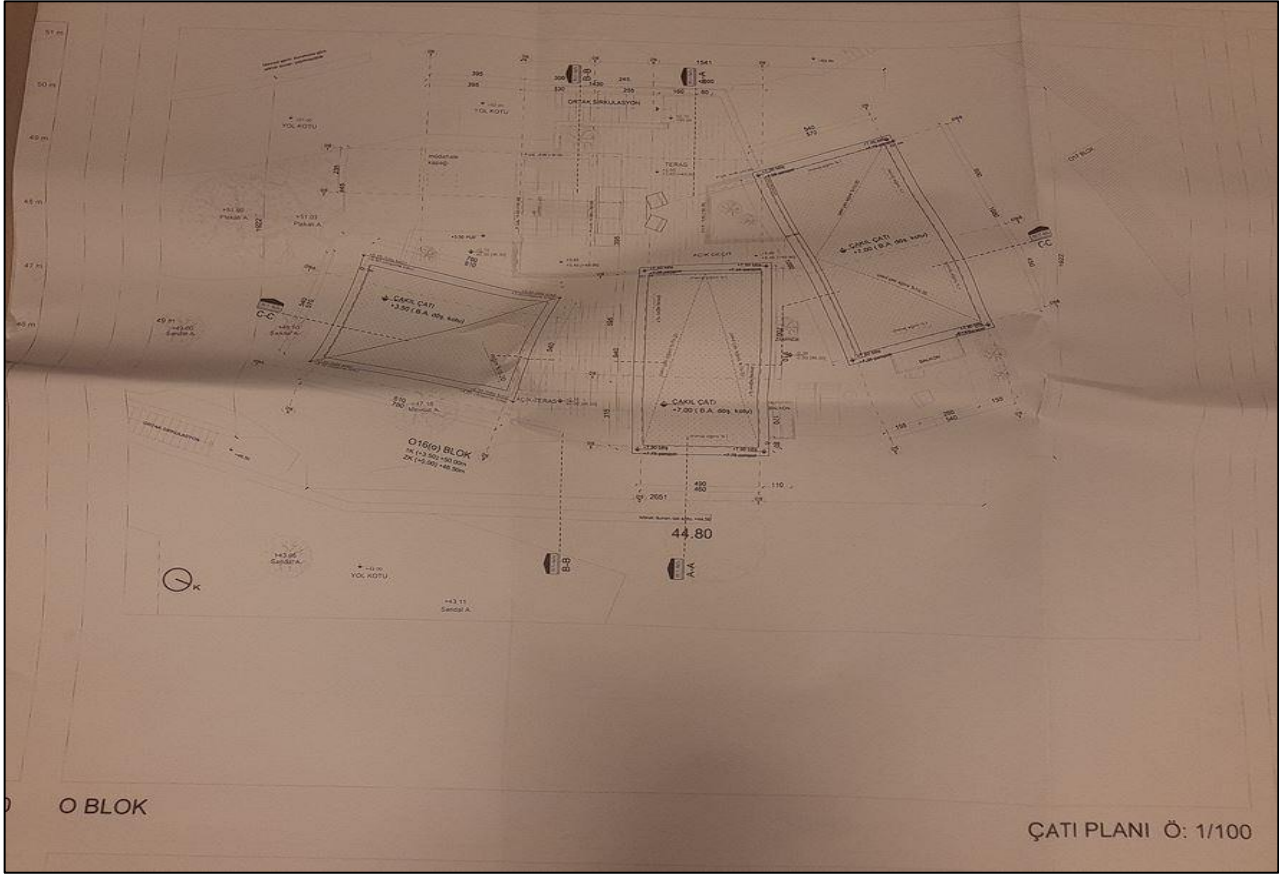


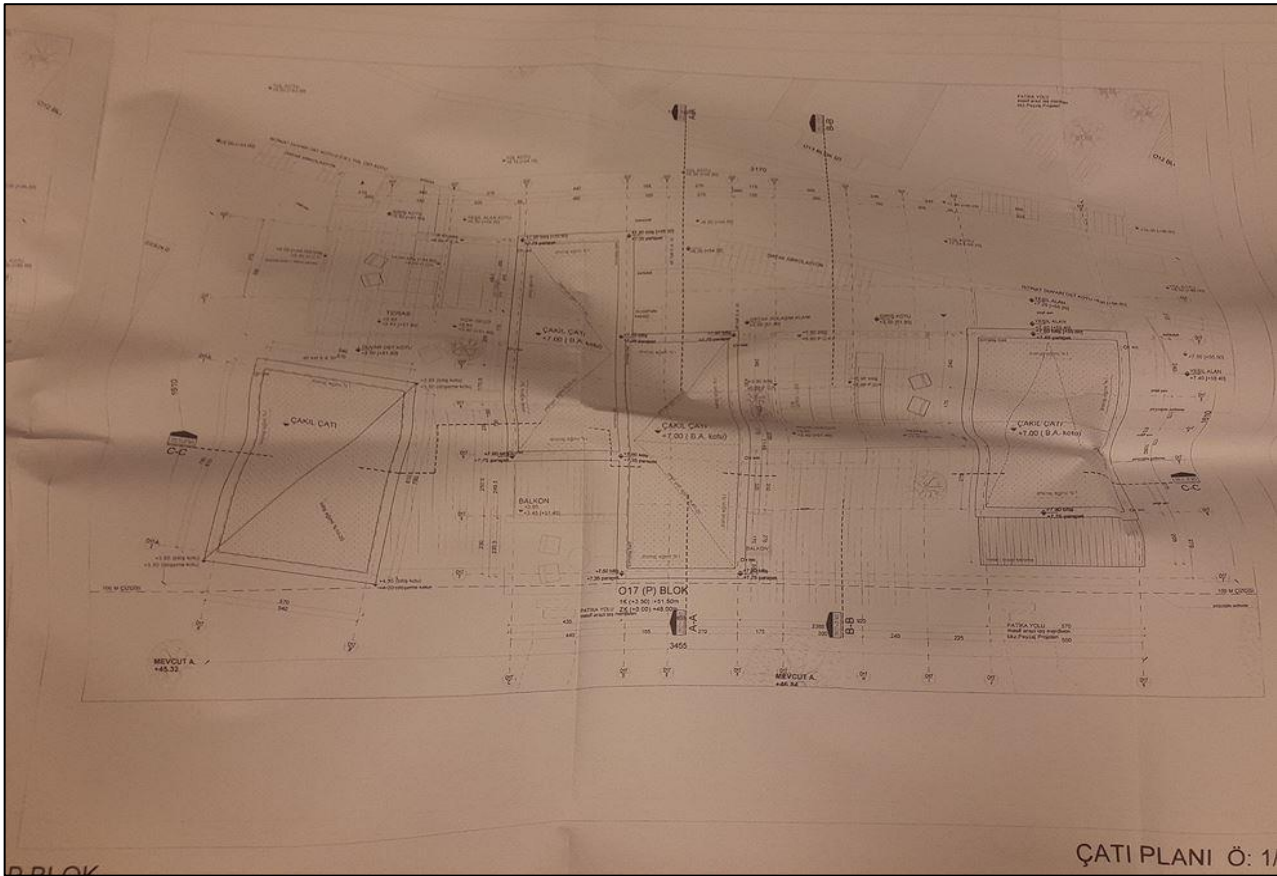
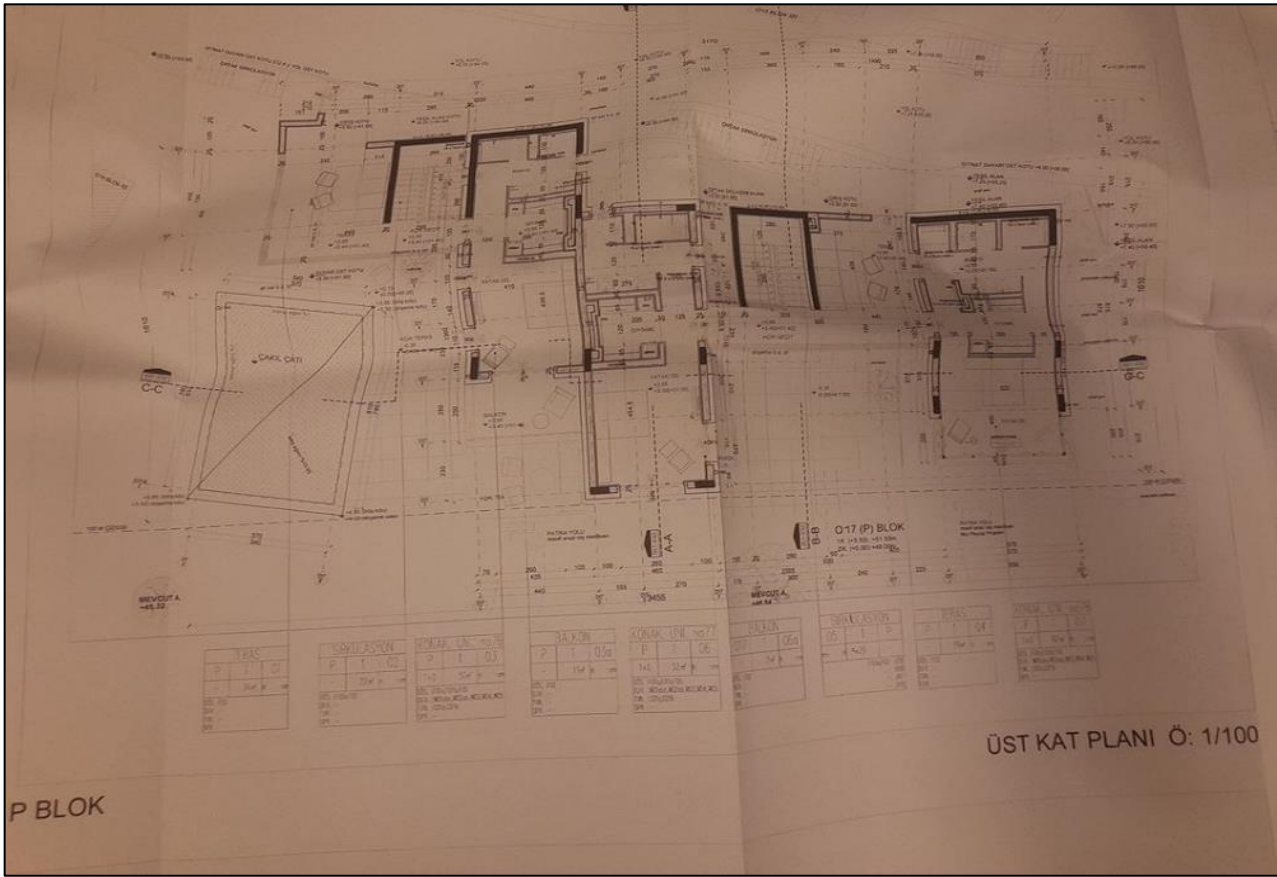


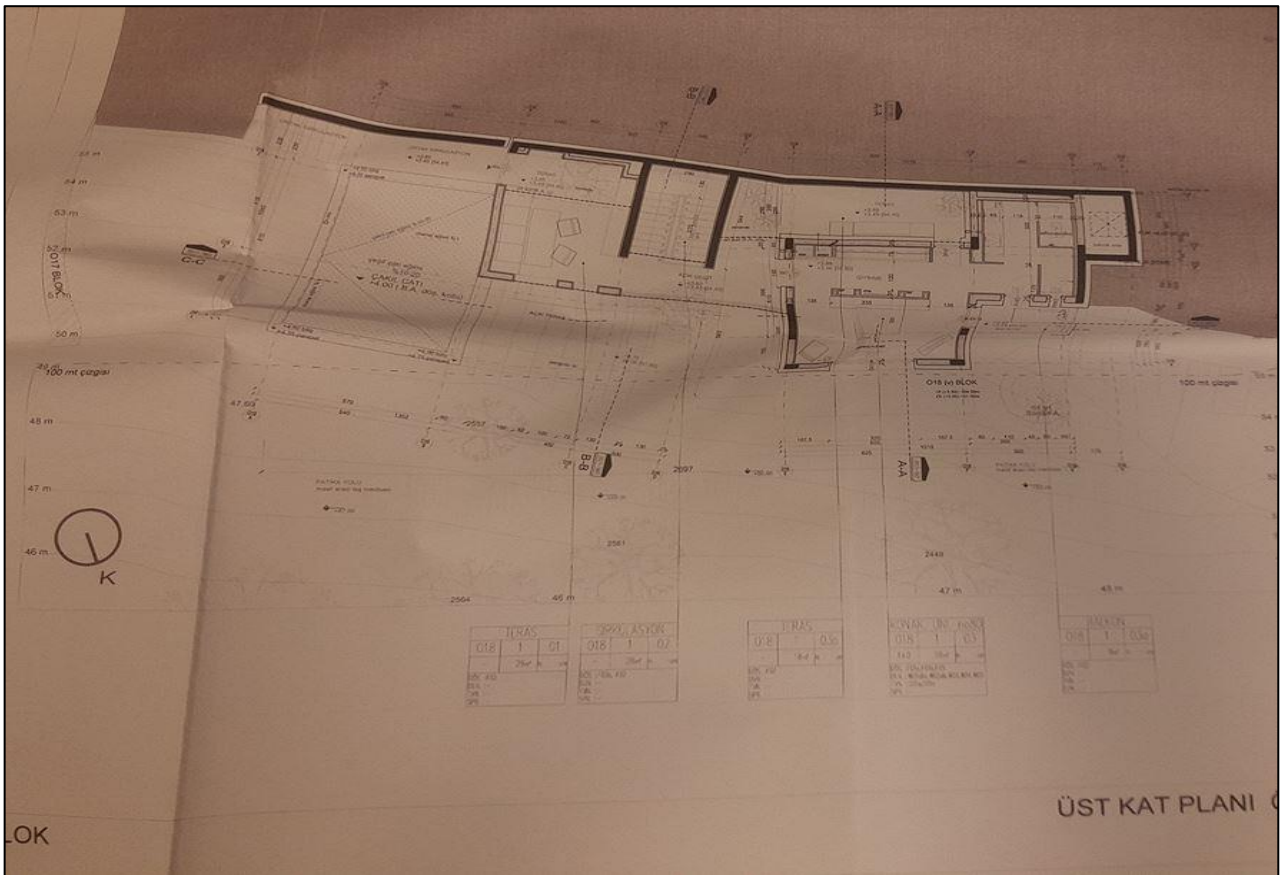
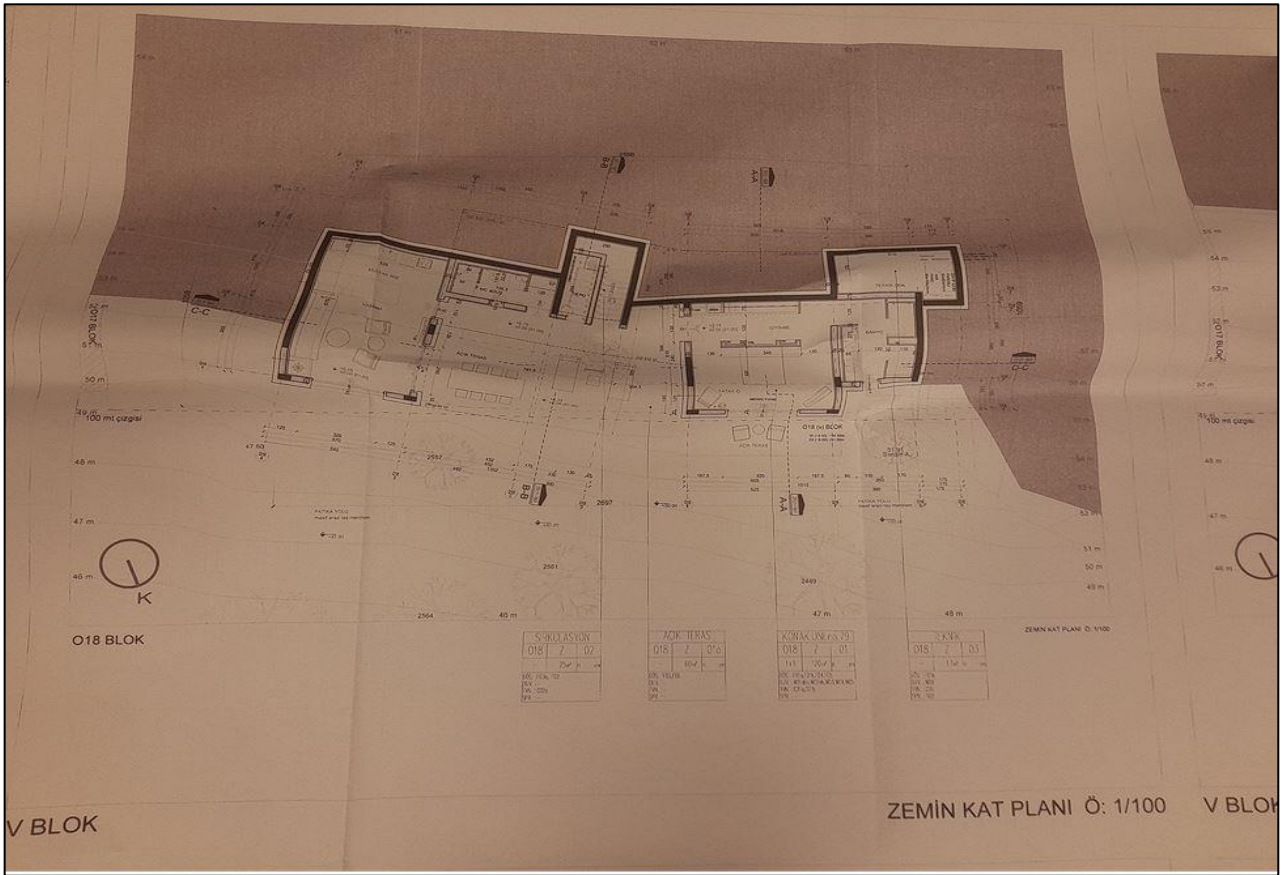


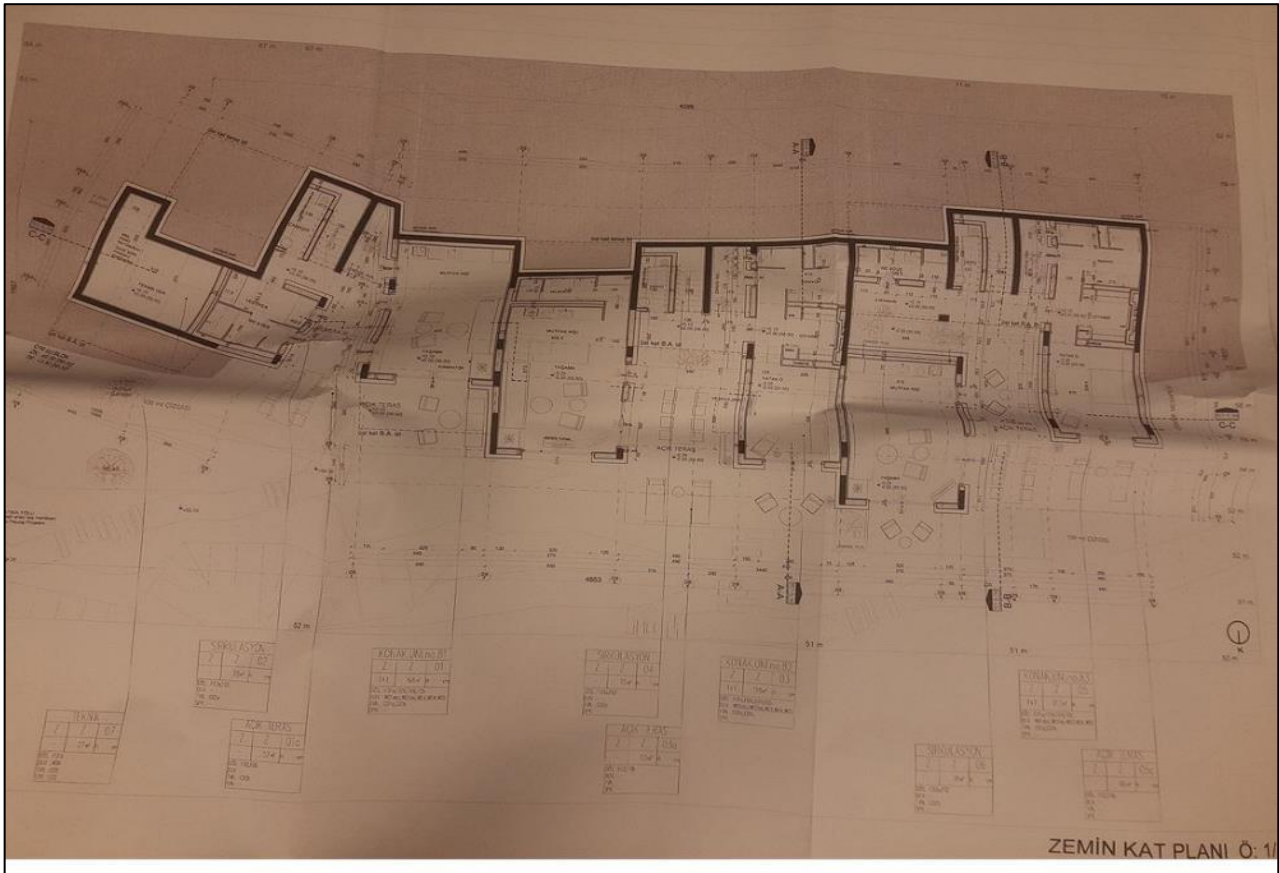
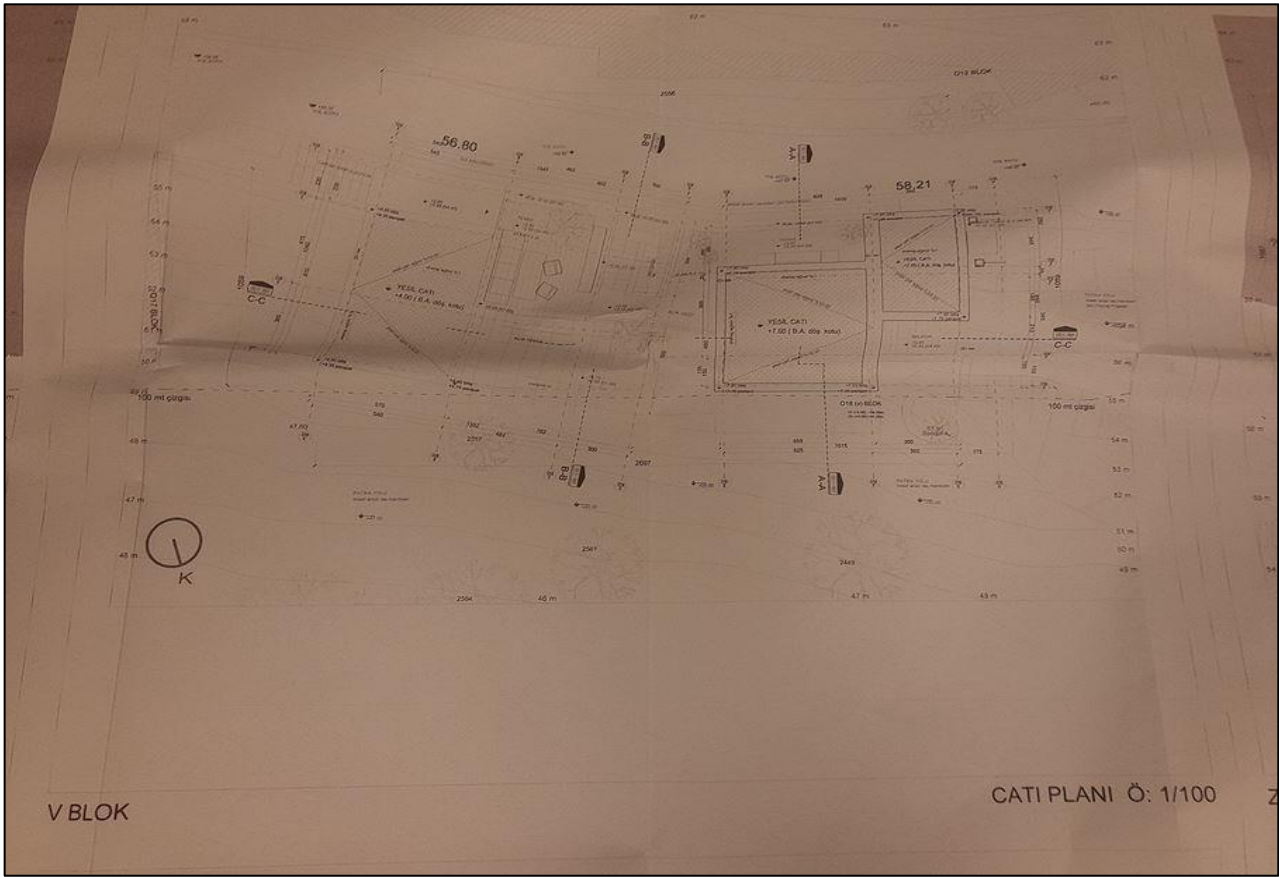
















**YAPI RUHSATI**  
Building Licence

107493181

20.03.2020 / 2020/158-3

Yapı Sahibinin, Yapı Müteahhidinin, Şantiye Şefinin, Form Düzeylenen Kurumsal İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Yapı Projeleri

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

142411531

3.6.2020 / 2020/99-3

Belge Düzenlenen Kurumsal İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Yapının İhtiyaçlarının İçin Verilen Yapı Kullanma İzin Belgesinin, Konut İle İlgili Özellikler

**YAPI RUHSATI**  
Building Licence

118081156

20.03.2020 / 2020/158-4

Yapı Sahibinin, Yapı Müteahhidinin, Şantiye Şefinin, Form Düzeylenen Kurumsal İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Yapı Projeleri

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

122290324

3.6.2020 / 2020/99-4

Belge Düzenlenen Kurumsal İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Yapının İhtiyaçlarının İçin Verilen Yapı Kullanma İzin Belgesinin, Konut İle İlgili Özellikler



**YAPI RUHSATI**  
Building Licence

13362666

20.03.2020 2020/158-7

Yapı Sahibinin, Yapı Mütahhedinin, Sanayiye Götürülen, Form Düzeylenen Kurumla İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Proje

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

11442724

3.6.2020 2020/158-7

Yapı Sahibinin, Yapı Mütahhedinin, Sanayiye Götürülen, Form Düzeylenen Kurumla İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Kenet İle İlgili Özellikler

**YAPI RUHSATI**  
Building Licence

116403164

20.03.2020 2020/158-8

Yapı Sahibinin, Yapı Mütahhedinin, Sanayiye Götürülen, Form Düzeylenen Kurumla İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Proje

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

112273946

3.6.2020 2020/158-8

Yapı Sahibinin, Yapı Mütahhedinin, Sanayiye Götürülen, Form Düzeylenen Kurumla İlgili Özellikler, Yapı İle İlgili Özellikler, Yapının Teknik Özellikleri, Kenet İle İlgili Özellikler

**YAPI RUHSATI**  
Building Licence

134021151

1. Başvuru tarihi: 20.03.2020  
2. Karar tarihi: 20.03.2020

3. Yapı Sahibi: M. SÖZAL  
4. Yapı Mühendisi: M. SÖZAL  
5. Sanayi Sefini: M. SÖZAL

6. Form Düzenlenen Kurumun İlgili Özellikleri  
7. Yapı ile İlgili Özellikleri  
8. Yapının Teknik Özellikleri  
9. Yapı Projeleri

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

140185520

1. Başvuru tarihi: 3.06.2020  
2. Karar tarihi: 20.02.2020

3. Yapı Sahibi: M. SÖZAL  
4. Yapı Mühendisi: M. SÖZAL  
5. Sanayi Sefini: M. SÖZAL

6. Form Düzenlenen Kurumun İlgili Özellikleri  
7. Yapı ile İlgili Özellikleri  
8. Yapının Teknik Özellikleri  
9. Yapının Bilen Kısımın İçin Verilen Yapı Kullanma İzin Belgesinin Konut ile İlgili Özellikleri

**YAPI RUHSATI**  
Building Licence

121854496

1. Başvuru tarihi: 20.03.2020  
2. Karar tarihi: 20.03.158.00

3. Yapı Sahibi: M. SÖZAL  
4. Yapı Mühendisi: M. SÖZAL  
5. Sanayi Sefini: M. SÖZAL

6. Form Düzenlenen Kurumun İlgili Özellikleri  
7. Yapı ile İlgili Özellikleri  
8. Yapının Teknik Özellikleri  
9. Yapı Projeleri

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

111790743

1. Başvuru tarihi: 3.06.2020  
2. Karar tarihi: 20.02.2020

3. Yapı Sahibi: M. SÖZAL  
4. Yapı Mühendisi: M. SÖZAL  
5. Sanayi Sefini: M. SÖZAL

6. Form Düzenlenen Kurumun İlgili Özellikleri  
7. Yapı ile İlgili Özellikleri  
8. Yapının Teknik Özellikleri  
9. Yapının Bilen Kısımın İçin Verilen Yapı Kullanma İzin Belgesinin Konut ile İlgili Özellikleri

### YAPI RUHSATI

Building Licence

106680229

20.03.2020 2020/15844

Yapı Sahibinin Yaptı Müteahhidinin Şantiye Şefinin

Form Düzeylenen Kusur İlgili Özellikler Yapı İlgili Özellikler

Yapının Teknik Özellikleri

Yapı Projeleri

### YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

137233803

3.6.2020 2020/9911

Yapı Sahibinin Yaptı Müteahhidinin Şantiye Şefinin

Belge Düzeylenen Kusur İlgili Özellikler Yapı İlgili Özellikler

Yapının Teknik Özellikleri

Yapının Bilen Kurumlar İçin Verilen Yapı Kullanma İzin Belgesinin Konut İlgili Özellikleri

### YAPI RUHSATI

Building Licence

130665618

20.03.2020 2020/15844

Yapı Sahibinin Yaptı Müteahhidinin Şantiye Şefinin

Form Düzeylenen Kusur İlgili Özellikler Yapı İlgili Özellikler

Yapının Teknik Özellikleri

Yapı Projeleri

### YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

113100085

3.6.2020 2020/9912

Yapı Sahibinin Yaptı Müteahhidinin Şantiye Şefinin

Belge Düzeylenen Kusur İlgili Özellikler Yapı İlgili Özellikler

Yapının Teknik Özellikleri

Yapının Bilen Kurumlar İçin Verilen Yapı Kullanma İzin Belgesinin Konut İlgili Özellikleri



**YAPI RUHSATI**  
Building Licence

141997548

30.03.2020 2020/158-15

Yapı Sahibinin, Yapı Müteahhidinin, Sanitye Şefinin bilgileri ve teknik özellikleri içeren bir form. Formun alt kısmında yapı projisinin detayları ve teknik özellikleri yer almaktadır.

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

142025927

3.10.2020 2020/99-15

Belge düzenlenirken kullanılan teknik özellikler ve yapı ile ilgili özellikler ayrı bölümlerde listelenmiştir. Ayrıca belge düzenlenirken kullanılan teknik özellikler ve yapı ile ilgili özellikler ayrı bölümlerde listelenmiştir.

**YAPI RUHSATI**  
Building Licence

141997758

30.03.2020 2020/158-16

Yapı Sahibinin, Yapı Müteahhidinin, Sanitye Şefinin bilgileri ve teknik özellikleri içeren bir form. Formun alt kısmında yapı projisinin detayları ve teknik özellikleri yer almaktadır.

**YAPI KULLANMA İZİN BELGESİ**  
Certificate of permission for use of building

142025927

3.10.2020 2020/99-16

Belge düzenlenirken kullanılan teknik özellikler ve yapı ile ilgili özellikler ayrı bölümlerde listelenmiştir. Ayrıca belge düzenlenirken kullanılan teknik özellikler ve yapı ile ilgili özellikler ayrı bölümlerde listelenmiştir.



### YAPI RUHSATI

Building Licence

139563619

1. Ruhsat alanının adresi: ...  
2. Ruhsat alanının alanı: ...  
3. Ruhsat alanının durumu: ...

**Yapı Sahibinin** ...  
**Yapı Mütahhhidinin** ...  
**Santiye Şefinin** ...

**Form Düzeylenen Kaşımın İlgili Özellikleri** ...  
**Yapı İlgili Özellikleri** ...

**Yapının Teknik Özellikleri** ...

**Yapı Projesi** ...

### YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

139563619

1. Bina kullanma izni alanının adresi: ...  
2. Bina kullanma izni alanının alanı: ...  
3. Bina kullanma izni alanının durumu: ...

**Yapı Sahibinin** ...  
**Yapı Mütahhhidinin** ...  
**Santiye Şefinin** ...

**Belge Düzeylenen Kaşımın İlgili Özellikleri** ...  
**Yapı İlgili Özellikleri** ...

**Yapının Teknik Özellikleri** ...

**Yapının Bütün Kusurları İçin Verilen Yapı Kullanma İzin Belgesinin** ...  
**Konut İlgili Özellikleri** ...

### YAPI RUHSATI

Building Licence

115579275

1. Ruhsat alanının adresi: ...  
2. Ruhsat alanının alanı: ...  
3. Ruhsat alanının durumu: ...

**Yapı Sahibinin** ...  
**Yapı Mütahhhidinin** ...  
**Santiye Şefinin** ...

**Form Düzeylenen Kaşımın İlgili Özellikleri** ...  
**Yapı İlgili Özellikleri** ...

**Yapının Teknik Özellikleri** ...

**Yapı Projesi** ...

### YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

116640394

1. Bina kullanma izni alanının adresi: ...  
2. Bina kullanma izni alanının alanı: ...  
3. Bina kullanma izni alanının durumu: ...

**Yapı Sahibinin** ...  
**Yapı Mütahhhidinin** ...  
**Santiye Şefinin** ...

**Belge Düzeylenen Kaşımın İlgili Özellikleri** ...  
**Yapı İlgili Özellikleri** ...

**Yapının Teknik Özellikleri** ...

**Yapının Bütün Kusurları İçin Verilen Yapı Kullanma İzin Belgesinin** ...  
**Konut İlgili Özellikleri** ...





### YAPI RUHSATI

Building Licence

11/2020/36

1. Ruhsatın Adı: YAPIM RÜHSATI  
2. Ruhsatın Alanı: MÜLKAH  
3. Ruhsatın Türü: MÜLKAH  
4. Ruhsatın Durumu: İZİN ALINDI  
5. Ruhsatın Geçerlilik Tarihi: 28.01.2020  
6. Ruhsatın Geçerlilik Süresi: 2020/08-25  
7. Ruhsatın Alanının Yüzölçümü: 30.000 m<sup>2</sup>  
8. Ruhsatın Alanının Kat Sayısı: 10  
9. Ruhsatın Alanının Kat Alanı: 3000 m<sup>2</sup>  
10. Ruhsatın Alanının Kat Alanı: 3000 m<sup>2</sup>  
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100. Ruhsatın Alanının Kat Alanı: 3000 m<sup>2</sup>

### YAPI KULLANMA İZİN BELGESİ

Certificate of permission for use of building

13377937

1. Belgenin Adı: YAPI KULLANMA İZİN BELGESİ  
2. Belgenin Alanı: MÜLKAH  
3. Belgenin Türü: MÜLKAH  
4. Belgenin Durumu: İZİN ALINDI  
5. Belgenin Geçerlilik Tarihi: 28.01.2020  
6. Belgenin Geçerlilik Süresi: 2020/08-25  
7. Belgenin Alanının Yüzölçümü: 30.000 m<sup>2</sup>  
8. Belgenin Alanının Kat Sayısı: 10  
9. Belgenin Alanının Kat Alanı: 3000 m<sup>2</sup>  
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100. Belgenin Alanının Kat Alanı: 3000 m<sup>2</sup>

### ENERJİ KİMLİK BELGESİ

Binanın Tipi: İyeri Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Veriliş Tarihi: 28.01.2020  
Geçerlilik Tarihi: 28.01.2030  
Toplam Alan: 101,10  
Performans Sınıfı: B  
Ado/Paralel/Pafta: 112 / 4 / O18-b-01-a-3  
Emisyon Sınıfı: B  
UA/VT Bina No: 706981883  
Masanda Turizm Yatırımları A.Ş. B Blok  
GÖLKÖY MAH. 325. SOK. NO: 7 A BODRUM/MUĞLA

Sahibinin Adı Soyadı: Masanda Turizm Yatırımları A.Ş. B Blok

ENERJİ PERFORMANSI: A 0-39, B 40-79, C 80-99, D 100-119, E 120-139, F 140-174, G 175-...  
ORAN: 57

SERA GAZİ EMİSYONU: A 0-39, B 40-79, C 80-99, D 100-119, E 120-139, F 140-174, G 175-...  
ORAN: 67

YENİLENEBİLİR ENERJİ KULLANIM ORANI: % 0,00

| SİSTEMLER      | BİRİM                                       | YILLIK ENERJİ TÜKETİMLERİ | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ | SINIFI |
|----------------|---|---------------------------|-----------------------------------|--------|
| Toplam         | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 7.495,34                  | 0,00                              | B      |
| Isınma         | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 4.204,35                  | 0,00                              | B      |
| Sıhhi Sıcak Su | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 0,00                      | 0,00                              | D      |
| Soğutma        | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 2.854,88                  | 0,00                              | C      |
| Havalandırma   | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 277,52                    | 0,00                              | C      |
| Aydınlatma     | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 158,60                    | 0,00                              | B      |
| Kojenasyon     | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 0,00                      | 0,00                              | B      |
| Fotoelektrik   | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 0,00                      | 0,00                              | B      |

Belgenin Numarası: Y244891AF3AE8  
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 LİMİTED ŞİRKETİ  
Sertifika No: ATLASLT-06-0140  
İmza: ...  
Kare Kod: ...

### ENERJİ KİMLİK BELGESİ

Binanın Tipi: İyeri Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Veriliş Tarihi: 28.01.2020  
Geçerlilik Tarihi: 28.01.2030  
Toplam Alan: 42,23  
Performans Sınıfı: B  
Ado/Paralel/Pafta: 112 / 4 / O18-b-01-a-3  
Emisyon Sınıfı: B  
UA/VT Bina No: 613446392  
Masanda Turizm Yatırımları A.Ş. B Blok  
GÖLKÖY MAH. 325. SOK. NO: 7 B BODRUM/MUĞLA

Sahibinin Adı Soyadı: Masanda Turizm Yatırımları A.Ş. B Blok

ENERJİ PERFORMANSI: A 0-39, B 40-79, C 80-99, D 100-119, E 120-139, F 140-174, G 175-...  
ORAN: 58

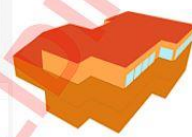
SERA GAZİ EMİSYONU: A 0-39, B 40-79, C 80-99, D 100-119, E 120-139, F 140-174, G 175-...  
ORAN: 68

YENİLENEBİLİR ENERJİ KULLANIM ORANI: % 0,00


| SİSTEMLER      | BİRİM                                       | YILLIK ENERJİ TÜKETİMLERİ | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ | SINIFI |
|----------------|---|---------------------------|-----------------------------------|--------|
| Toplam         | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 3275,84                   | 77,57                             | B      |
| Isınma         | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 2.054,88                  | 0,00                              | B      |
| Sıhhi Sıcak Su | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 0,00                      | 0,00                              | D      |
| Soğutma        | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 1.061,13                  | 25,13                             | C      |
| Havalandırma   | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 99,44                     | 2,35                              | C      |
| Aydınlatma     | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 60,39                     | 1,43                              | B      |
| Kojenasyon     | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 0,00                      | 0,00                              | B      |
| Fotoelektrik   | Birim Alan Başına (kWh/m <sup>2</sup> ·yıl) | 0,00                      | 0,00                              | B      |

Belgenin Numarası: Y244883F671F9  
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 LİMİTED ŞİRKETİ  
Sertifika No: ATLASLT-06-0140  
İmza: ...  
Kare Kod: ...


## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin                      | Binanın Görüntüsü   |
|---|-------------------------------|---|
| Tipi: İyeli Binası  | Veriliş Tarihi: 28.01.2020    |  |
| İnşaat Ruhsat Tarihi: 14.05.2019                            | Geçerlilik Tarihi: 28.01.2030 |   |
| Tadilat Tarihi:   | Performans Sınıfı: B          |   |
| Toplam Alan: 2.214,77                                       | Emisyon Sınıfı: B             |   |
| Ada/Parcel/Pafta: 112 / 4 / O18-b-01-a-3                    |                               |   |
| UAVT Bina No: 597890193                                     |                               |   |
| Adı: Masanda Turizm Yatırımlar A.Ş. C Blok                  |                               |   |
| Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 C BODRUM/MUĞLA          |                               |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. C Blok |                               |   |


**ENERJİ PERFORMANSI**  
Oran: 64




**SERA GAZİ EMİSYONU**  
Oran: 69



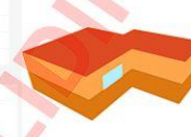
**YENİLENEBİLİR ENERJİ KULLANIM ORANI**  
% 0,00




| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |                                | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                                | SINIFI |
|----------------|---------------------------|--------------------------------|-----------------------------------|--------------------------------|--------|
|                | Birimci (kWh/yıl)         | Birim Alan Başına (kWh/m².yıl) | Birimci (kWh/yıl)                 | Birim Alan Başına (kWh/m².yıl) |        |
| Toplam         | 189.735,21                | 153,01                         | 0,00                              | 0,00                           | B      |
| Isıtma         | 58.348,74                 | 47,06                          | 0,00                              | 0,00                           | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00                           | 0,00                              | 0,00                           | D      |
| Soğutma        | 15.025,15                 | 12,12                          | 0,00                              | 0,00                           | C      |
| Havalandırma   | 4.824,76                  | 3,89                           | 0,00                              | 0,00                           | D      |
| Aydınlatma     | 111.536,56                | 89,95                          | 0,00                              | 0,00                           | B      |
| Kojenerasyon   | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |
| Fotovoltaik    | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |

| Belgenin                          | Belge Düzenleyenin   |  | Kare Kod   |
|-----------------------------------|--|--|--|
| Numarası: Y24488A04E806           | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |  |
| Veriliş Tarihi: 28.01.2020        | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ |  |  |
| Son Geçerlilik Tarihi: 28.01.2030 | Sertifika No: ATLASLT-06-0140  |  |  |
| İptal Edilen EKB No:              | İmza:  |  |  |


## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin                      | Binanın Görüntüsü   |
|---|-------------------------------|---|
| Tipi: İyeli Binası  | Veriliş Tarihi: 28.01.2020    |  |
| İnşaat Ruhsat Tarihi: 14.05.2019                            | Geçerlilik Tarihi: 28.01.2030 |   |
| Tadilat Tarihi:   | Performans Sınıfı: B          |   |
| Toplam Alan: 668,96   | Emisyon Sınıfı: B             |   |
| Ada/Parcel/Pafta: 112 / 4 / O18-b-01-a-3                    |                               |   |
| UAVT Bina No: 557434081                                     |                               |   |
| Adı: Masanda Turizm Yatırımlar A.Ş. D Blok                  |                               |   |
| Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 D BODRUM/MUĞLA          |                               |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. D Blok |                               |   |


**ENERJİ PERFORMANSI**  
Oran: 57




**SERA GAZİ EMİSYONU**  
Oran: 62




**YENİLENEBİLİR ENERJİ KULLANIM ORANI**  
% 0,00




| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |                                | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                                | SINIFI |
|----------------|---------------------------|--------------------------------|-----------------------------------|--------------------------------|--------|
|                | Birimci (kWh/yıl)         | Birim Alan Başına (kWh/m².yıl) | Birimci (kWh/yıl)                 | Birim Alan Başına (kWh/m².yıl) |        |
| Toplam         | 48.469,26                 | 72,46                          | 0,00                              | 0,00                           | B      |
| Isıtma         | 12.262,83                 | 25,81                          | 0,00                              | 0,00                           | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00                           | 0,00                              | 0,00                           | D      |
| Soğutma        | 6.394,00                  | 9,56                           | 0,00                              | 0,00                           | B      |
| Havalandırma   | 1.816,42                  | 2,72                           | 0,00                              | 0,00                           | C      |
| Aydınlatma     | 22.996,00                 | 34,38                          | 0,00                              | 0,00                           | B      |
| Kojenerasyon   | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |
| Fotovoltaik    | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |

| Belgenin                          | Belge Düzenleyenin   |  | Kare Kod   |
|-----------------------------------|--|--|--|
| Numarası: Y24488A5D0397           | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |  |
| Veriliş Tarihi: 28.01.2020        | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ |  |  |
| Son Geçerlilik Tarihi: 28.01.2030 | Sertifika No: ATLASLT-06-0140  |  |  |
| İptal Edilen EKB No:              | İmza:  |  |  |


## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin                      | Binanın Görüntüsü   |
|---|-------------------------------|---|
| Tipi: İyeli Binası  | Veriliş Tarihi: 28.01.2020    |  |
| İnşaat Ruhsat Tarihi: 14.05.2019                            | Geçerlilik Tarihi: 28.01.2030 |   |
| Tadilat Tarihi:   | Performans Sınıfı: B          |   |
| Toplam Alan: 918,72   | Emisyon Sınıfı: B             |   |
| Ada/Parcel/Pafta: 112 / 4 / O18-b-01-a-3                    |                               |   |
| UAVT Bina No: 665891537                                     |                               |   |
| Adı: Masanda Turizm Yatırımlar A.Ş. E Blok                  |                               |   |
| Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 E BODRUM/MUĞLA          |                               |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. E Blok |                               |   |


**ENERJİ PERFORMANSI**  
Oran: 59




**SERA GAZİ EMİSYONU**  
Oran: 63




**YENİLENEBİLİR ENERJİ KULLANIM ORANI**  
% 0,00



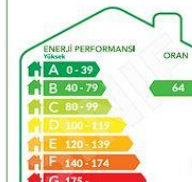
| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |                                | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                                | SINIFI |
|----------------|---------------------------|--------------------------------|-----------------------------------|--------------------------------|--------|
|                | Birimci (kWh/yıl)         | Birim Alan Başına (kWh/m².yıl) | Birimci (kWh/yıl)                 | Birim Alan Başına (kWh/m².yıl) |        |
| Toplam         | 59.202,68                 | 214,72                         | 0,00                              | 0,00                           | B      |
| Isıtma         | 16.874,27                 | 61,20                          | 0,00                              | 0,00                           | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00                           | 0,00                              | 0,00                           | D      |
| Soğutma        | 3.852,09                  | 13,97                          | 0,00                              | 0,00                           | C      |
| Havalandırma   | 836,81                    | 3,04                           | 0,00                              | 0,00                           | D      |
| Aydınlatma     | 37.639,51                 | 136,52                         | 0,00                              | 0,00                           | B      |
| Kojenerasyon   | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |
| Fotovoltaik    | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |

| Belgenin                          | Belge Düzenleyenin   |  | Kare Kod  |
|-----------------------------------|--|--|---|
| Numarası: Y2448876A5E5            | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |  |
| Veriliş Tarihi: 28.01.2020        | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ |  |   |
| Son Geçerlilik Tarihi: 28.01.2030 | Sertifika No: ATLASLT-06-0140  |  |   |
| İptal Edilen EKB No:              | İmza:  |  |   |


## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin                      | Binanın Görüntüsü   |
|---|-------------------------------|---|
| Tipi: İyeli Binası  | Veriliş Tarihi: 28.01.2020    |  |
| İnşaat Ruhsat Tarihi: 14.05.2019                            | Geçerlilik Tarihi: 28.01.2030 |   |
| Tadilat Tarihi:   | Performans Sınıfı: B          |   |
| Toplam Alan: 1.948,53                                       | Emisyon Sınıfı: B             |   |
| Ada/Parcel/Pafta: 112 / 4 / O18-b-01-a-3                    |                               |   |
| UAVT Bina No: 565205523                                     |                               |   |
| Adı: Masanda Turizm Yatırımlar A.Ş. F Blok                  |                               |   |
| Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 F BODRUM/MUĞLA          |                               |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. F Blok |                               |   |


**ENERJİ PERFORMANSI**  
Oran: 64




**SERA GAZİ EMİSYONU**  
Oran: 70



**YENİLENEBİLİR ENERJİ KULLANIM ORANI**  
% 0,00



| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |                                | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                                | SINIFI |
|----------------|---------------------------|--------------------------------|-----------------------------------|--------------------------------|--------|
|                | Birimci (kWh/yıl)         | Birim Alan Başına (kWh/m².yıl) | Birimci (kWh/yıl)                 | Birim Alan Başına (kWh/m².yıl) |        |
| Toplam         | 74.259,90                 | 136,24                         | 0,00                              | 0,00                           | B      |
| Isıtma         | 24.979,48                 | 45,83                          | 0,00                              | 0,00                           | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00                           | 0,00                              | 0,00                           | D      |
| Soğutma        | 8.253,13                  | 15,14                          | 0,00                              | 0,00                           | B      |
| Havalandırma   | 1.649,46                  | 3,03                           | 0,00                              | 0,00                           | D      |
| Aydınlatma     | 39.377,83                 | 72,25                          | 0,00                              | 0,00                           | B      |
| Kojenerasyon   | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |
| Fotovoltaik    | 0,00                      | 0,00                           | 0,00                              | 0,00                           |        |

| Belgenin                          | Belge Düzenleyenin   |  | Kare Kod  |
|-----------------------------------|--|--|---|
| Numarası: Y24481E68C700           | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |  |
| Veriliş Tarihi: 28.01.2020        | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ |  |   |
| Son Geçerlilik Tarihi: 28.01.2030 | Sertifika No: ATLASLT-06-0140  |  |   |
| İptal Edilen EKB No:              | İmza:  |  |   |

## ENERJİ KİMLİK BELGESİ


**Binanın**

Tipi: İybeti Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi:  
Toplam Alan: 1.285,58  
Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3  
UAVT Bina No: 672665569  
Adı: Masanda Turizm Yatırımlar A.Ş. G Blok  
Adresi: GÖLKÖY MAH. 325. SOK.NO: 7 G BODURUM/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: 61

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

**SERA GAZİ EMİSYONU**

Yüksek

ORAN: 66

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 56.299,33                 | 159,11                                      | 0,00                              | 0,00  | B      |
| Isıtma         | 20.810,16                 | 58,84                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 4.884,05                  | 13,81                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.073,08                  | 3,03  | 0,00                              | 0,00  | D      |
| Aydınlatma     | 29.502,03                 | 83,42                                       | 0,00                              | 0,00  | B      |
| Kojenleşme     | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |


**Belgenin**

Numarası: Y244889F89A  
Veriliş Tarihi: 28.01.2020  
Son Geçerlilik Tarihi: 28.01.2030  
İptal Edilen EKB No:

**Belge Düzenleyenin**

Adı Soyadı: HÜSEYİN GÜLPİNAR  
Firma: GÜLPİNAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ  
Sertifika No: ATLASLT-06-0140  
İmza:

**Kare Kod**



Sayfa 1/2

## ENERJİ KİMLİK BELGESİ

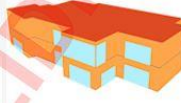
**Binanın**

Tipi: İybeti Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi:  
Toplam Alan: 701,16  
Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3  
UAVT Bina No: 490623170  
Adı: Masanda Turizm Yatırımlar A.Ş. H Blok  
Adresi: GÖLKÖY MAH. 325. SOK.NO: 7 H BODURUM/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: 58

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

**SERA GAZİ EMİSYONU**

Yüksek

ORAN: 64

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 28.115,33                 | 74,59                                       | 0,00                              | 0,00  | B      |
| Isıtma         | 10.106,68                 | 26,81                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 6.680,40                  | 17,72                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 982,25                    | 2,61  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 10.346,00                 | 27,45                                       | 0,00                              | 0,00  | B      |
| Kojenleşme     | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |

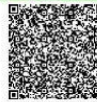
**Belgenin**

Numarası: Y244889706032  
Veriliş Tarihi: 28.01.2020  
Son Geçerlilik Tarihi: 28.01.2030  
İptal Edilen EKB No:

**Belge Düzenleyenin**

Adı Soyadı: HÜSEYİN GÜLPİNAR  
Firma: GÜLPİNAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ  
Sertifika No: ATLASLT-06-0140  
İmza:

**Kare Kod**



Sayfa 1/2

## ENERJİ KİMLİK BELGESİ

**Binanın**

Tipi: İybeti Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi:  
Toplam Alan: 720,18  
Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3  
UAVT Bina No: 718242233  
Adı: Masanda Turizm Yatırımlar A.Ş. I Blok  
Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 I BODURUM/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: 58

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

**SERA GAZİ EMİSYONU**

Yüksek

ORAN: 64

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 31.015,20                 | 83,72                                       | 0,00                              | 0,00  | B      |
| Isıtma         | 13.213,87                 | 35,67                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 5.700,77                  | 15,39                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 952,91                    | 2,57  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 11.147,65                 | 30,99                                       | 0,00                              | 0,00  | B      |
| Kojenleşme     | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |

**Belgenin**

Numarası: Y24488865770  
Veriliş Tarihi: 28.01.2020  
Son Geçerlilik Tarihi: 28.01.2030  
İptal Edilen EKB No:

**Belge Düzenleyenin**

Adı Soyadı: HÜSEYİN GÜLPİNAR  
Firma: GÜLPİNAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ  
Sertifika No: ATLASLT-06-0140  
İmza:

**Kare Kod**



Sayfa 1/2

## ENERJİ KİMLİK BELGESİ


**Binanın**

Tipi: İybeti Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi:  
Toplam Alan: 1.054,03  
Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3  
UAVT Bina No: 477329999  
Adı: Masanda Turizm Yatırımlar A.Ş. J Blok  
Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 J BODURUM/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: 59

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

**SERA GAZİ EMİSYONU**

Yüksek

ORAN: 66

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 49.714,17                 | 72,99                                       | 0,00                              | 0,00  | B      |
| Isıtma         | 22.616,51                 | 33,21                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 8.594,97                  | 12,62                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.902,88                  | 2,79  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 16.599,80                 | 24,37                                       | 0,00                              | 0,00  | B      |
| Kojenleşme     | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  | ---    |

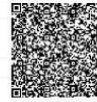
**Belgenin**

Numarası: Y244803D49FC7  
Veriliş Tarihi: 28.01.2020  
Son Geçerlilik Tarihi: 28.01.2030  
İptal Edilen EKB No:

**Belge Düzenleyenin**

Adı Soyadı: HÜSEYİN GÜLPİNAR  
Firma: GÜLPİNAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ  
Sertifika No: ATLASLT-06-0140  
İmza:


**Kare Kod**



Sayfa 1/2



**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:       |  | Performans Sınıfı: | B          |                   |  |
| Toplam Alan:          | 689,96                                     | Emisyon Sınıfı:    | B          |                   |  |
| Ada/Parsel/Pafta:     | 112 / 4 / 018-b-01-a-3                     |                    |            |                   |  |
| UAVT Bina No:         | 534561204                                  |                    |            |                   |  |
| Adı:                  | Masanda Turizm Yatırımlar A.Ş. K Blok      |                    |            |                   |  |
| Adresi:               | GÖLKÖY MAH. 325. SOK. NO: 7 K BODRUM/MUĞLA |                    |            |                   |  |

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

**ENERJİ PERFORMANSI**

ORAN

**52**

**SERA GAZİEMİSYONU**

27,63

ORAN

**61**


**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

**% 0,00**


| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 33.225,81                 | 93,77                                       | 0,00                              | 0,00  | B      |
| Isıtma         | 20.159,64                 | 56,29                                       | 0,00                              | 0,00  | B      |
| Sihhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Suğutma        | 4.104,86                  | 11,46                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 935,37                    | 2,61  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 8.025,94                  | 22,41                                       | 0,00                              | 0,00  | B      |
| Kojenerasyon   | 0,00                      | 0,00  | 0,00                              | 0,00  |        |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  |        |

| Belgenin               |              | Belge Düzenleyenin |  | Kare Kod  |
|------------------------|--------------|--------------------|--|---|
| Numarası:              | Y24487C837DF | Adı Soyadı:        | HÜSEYİN GÜLPINAR   |  |
| Veriliş Tarihi:        | 28.01.2020   | Firma:             | 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:       |  | Performans Sınıfı: | B          |                   |  |
| Toplam Alan:          | 527,84                                     | Emisyon Sınıfı:    | B          |                   |  |
| Ada/Parsel/Pafta:     | 112 / 4 / 018-b-01-a-3                     |                    |            |                   |  |
| UAVT Bina No:         | 728205530                                  |                    |            |                   |  |
| Adı:                  | Masanda Turizm Yatırımlar A.Ş. L Blok      |                    |            |                   |  |
| Adresi:               | GÖLKÖY MAH. 325. SOK. NO: 7 L BODRUM/MUĞLA |                    |            |                   |  |

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

**ENERJİ PERFORMANSI**

ORAN

**58**

**SERA GAZİEMİSYONU**

27,35


ORAN

**66**


**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

**% 0,00**


| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 34.533,22                 | 91,85                                       | 0,00                              | 0,00  | B      |
| Isıtma         | 17.641,28                 | 46,92                                       | 0,00                              | 0,00  | B      |
| Sihhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Suğutma        | 5.163,22                  | 13,73                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.465,26                  | 3,90  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 10.267,46                 | 27,31                                       | 0,00                              | 0,00  | B      |
| Kojenerasyon   | 0,00                      | 0,00  | 0,00                              | 0,00  |        |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  |        |

| Belgenin               |               | Belge Düzenleyenin |  | Kare Kod  |
|------------------------|---------------|--------------------|--|---|
| Numarası:              | Y244823C1BFCF | Adı Soyadı:        | HÜSEYİN GÜLPINAR   |  |
| Veriliş Tarihi:        | 28.01.2020    | Firma:             | 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:       |  | Performans Sınıfı: | B          |                   |  |
| Toplam Alan:          | 1.109,77                                   | Emisyon Sınıfı:    | B          |                   |  |
| Ada/Parsel/Pafta:     | 112 / 4 / 018-b-01-a-3                     |                    |            |                   |  |
| UAVT Bina No:         | 645277575                                  |                    |            |                   |  |
| Adı:                  | Masanda Turizm Yatırımlar A.Ş. M Blok      |                    |            |                   |  |
| Adresi:               | GÖLKÖY MAH. 325. SOK. NO: 7 M BODRUM/MUĞLA |                    |            |                   |  |

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

**ENERJİ PERFORMANSI**

ORAN

**59**

**SERA GAZİEMİSYONU**

30,97


ORAN

**69**


**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

**% 0,00**

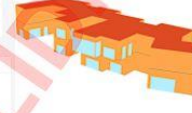
| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 65.303,84                 | 104,00                                      | 0,00                              | 0,00  | B      |
| Isıtma         | 37.432,00                 | 59,61                                       | 0,00                              | 0,00  | B      |
| Sihhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Suğutma        | 9.020,75                  | 14,37                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.908,26                  | 3,04  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 16.942,82                 | 26,98                                       | 0,00                              | 0,00  | B      |
| Kojenerasyon   | 0,00                      | 0,00  | 0,00                              | 0,00  |        |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  |        |

| Belgenin               |               | Belge Düzenleyenin |  | Kare Kod  |
|------------------------|---------------|--------------------|--|---|
| Numarası:              | Y244875F1E55C | Adı Soyadı:        | HÜSEYİN GÜLPINAR   |  |
| Veriliş Tarihi:        | 28.01.2020    | Firma:             | 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:       |  | Performans Sınıfı: | B          |                   |  |
| Toplam Alan:          | 1.092,55                                   | Emisyon Sınıfı:    | B          |                   |  |
| Ada/Parsel/Pafta:     | 112 / 4 / 018-b-01-a-3                     |                    |            |                   |  |
| UAVT Bina No:         | 658105267                                  |                    |            |                   |  |
| Adı:                  | Masanda Turizm Yatırımlar A.Ş. N Blok      |                    |            |                   |  |
| Adresi:               | GÖLKÖY MAH. 325. SOK. NO: 7 N BODRUM/MUĞLA |                    |            |                   |  |

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

**ENERJİ PERFORMANSI**

ORAN

**58**

**SERA GAZİEMİSYONU**

35,38


ORAN

**66**

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

**% 0,00**

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 63.288,60                 | 118,80                                      | 0,00                              | 0,00  | B      |
| Isıtma         | 32.045,48                 | 60,15                                       | 0,00                              | 0,00  | B      |
| Sihhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Suğutma        | 8.420,06                  | 15,81                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.617,52                  | 3,04  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 21.205,54                 | 39,81                                       | 0,00                              | 0,00  | B      |
| Kojenerasyon   | 0,00                      | 0,00  | 0,00                              | 0,00  |        |
| Fotovoltaik    | 0,00                      | 0,00  | 0,00                              | 0,00  |        |

| Belgenin               |               | Belge Düzenleyenin |  | Kare Kod  |
|------------------------|---------------|--------------------|--|---|
| Numarası:              | Y2448999F94D7 | Adı Soyadı:        | HÜSEYİN GÜLPINAR   |  |
| Veriliş Tarihi:        | 28.01.2020    | Firma:             | 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: 14.05.2019  
Tadilat Tarihi: 477.28  
Toplam Alan: 112 / 4 / 018-b-01-a-3  
Ada/Parsel/Pafta: 735720922  
UAVT Bina No:  
Adı: Masanda Turizm Yatırımlar A.Ş. O Blok  
Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 O 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. O Blok

**ENERJİ PERFORMANSI**

ORAN: 57

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

**SERA GAZİEMİSYONU**

26,43  
ORAN: 65

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 24.130,33                 | 95,47                                       | 0,00                              | 0,00  | B      |
| Isınma         | 12.446,39                 | 49,24                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 3.302,05                  | 13,06                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 643,33                    | 2,55  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 7.738,56                  | 30,62                                       | 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: Y24489F04E79A  
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**



Sayfa 1/3

## ENERJİ KİMLİK BELGESİ


**Binanın**

Tipi: İyeri Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi: 709,90  
Toplam Alan: 112 / 4 / 018-b-01-a-3  
Ada/Parsel/Pafta: 618291025  
UAVT Bina No:  
Adı: Masanda Turizm Yatırımlar A.Ş. P Blok  
Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 P 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. P Blok

**ENERJİ PERFORMANSI**

ORAN: 56

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

**SERA GAZİEMİSYONU**

21,20  
ORAN: 65

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 30.885,74                 | 71,19                                       | 0,00                              | 0,00  | B      |
| Isınma         | 16.474,90                 | 37,97                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 6.297,24                  | 14,51                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.229,30                  | 2,83  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 6.884,31                  | 15,87                                       | 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: Y2448BC584D3  
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**



Sayfa 1/3

## ENERJİ KİMLİK BELGESİ


**Binanın**

Tipi: İyeri Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi: 455,59  
Toplam Alan: 112 / 4 / 018-b-01-a-3  
Ada/Parsel/Pafta: 547361659  
UAVT Bina No:  
Adı: Masanda Turizm Yatırımlar A.Ş. R Blok  
Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 R 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. R Blok

**ENERJİ PERFORMANSI**

ORAN: 56

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

**SERA GAZİEMİSYONU**

22,49  
ORAN: 67

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 19.638,29                 | 75,51                                       | 0,00                              | 0,00  | B      |
| Isınma         | 12.254,01                 | 47,12                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 3.727,92                  | 14,33                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 727,68                    | 2,80  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 2.928,68                  | 11,26                                       | 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: Y244823CE871E  
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**



Sayfa 1/3

## ENERJİ KİMLİK BELGESİ

**Binanın**

Tipi: İyeri Binası  
İnşaat Ruhsat Tarihi: 14.05.2019  
Tadilat Tarihi: 721,95  
Toplam Alan: 112 / 4 / 018-b-01-a-3  
Ada/Parsel/Pafta: 60056574  
UAVT Bina No:  
Adı: Masanda Turizm Yatırımlar A.Ş. S Blok  
Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 S 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. S Blok

**ENERJİ PERFORMANSI**

ORAN: 59

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

**SERA GAZİEMİSYONU**

18,82  
ORAN: 70

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

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0,00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 30.660,59                 | 63,20                                       | 0,00                              | 0,00  | B      |
| Isınma         | 17.420,03                 | 35,91                                       | 0,00                              | 0,00  | B      |
| Sıhhi Sıcak Su | 0,00                      | 0,00  | 0,00                              | 0,00  | D      |
| Soğutma        | 6.527,70                  | 13,46                                       | 0,00                              | 0,00  | C      |
| Havalandırma   | 1.267,14                  | 2,61  | 0,00                              | 0,00  | C      |
| Aydınlatma     | 5.445,73                  | 11,23                                       | 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: Y2448B20846E4  
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**







Sayfa 1/3

## ENERJİ KİMLİK BELGESİ

| Binanın  | Belgenin   | Binanın Görüntüsü   |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|--|--|---|--------------------|---|----------|-----------------------------------|--------------------------|---|----------------------------|---|-----------------------------------|---|----------------------|-----------|--------|------|------|---|--------|----------|-------|------|------|---|----------------|------|------|------|------|---|---------|-----------|--------|------|------|---|--------------|--------|------|------|------|---|------------|----------|-------|------|------|---|--------------|------|------|------|------|---|-------------|------|------|------|------|---|
| Tipi: İyeri Binası<br>İnşaat Ruhsat Tarihi: 23.11.2015<br>Tadilat Tarihi:<br>Toplam Alan: 240,76<br>Ada/Parsel/Pafta: 112 / 4 / N18-C14-C-2<br>UAVT Bina No: 743238768<br>Adı: Masanda Turizm Yatırımlar A.Ş. T Blok<br>Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 T BODRUM/MUĞLA   | Veriliş Tarihi: 28.05.2020<br>Geçerlilik Tarihi: 28.05.2030<br>Performans Sınıfı: B<br>Emisyon Sınıfı: C                                 |  |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. T Blok  |  |   |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <b>ENERJİ PERFORMANSI</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük   | <b>SERA GAZİ EMİSYONU</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük | <b>YENİLENEBİLİR ENERJİ KULLANIM ORANI</b><br>% 0,00                              |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">SİSTEMLER</th> <th colspan="2">YILLIK ENERJİ TÜKETİMLERİ</th> <th colspan="2">YENİLENEBİLİR ENERJİ/KOJEN ENERJİ</th> <th rowspan="2">SINIFI</th> </tr> <tr> <th>Birincil (kWh/yıl)</th> <th>Birim Alan Başına (kWh/m<sup>2</sup>/yıl)</th> <th>Birincil (kWh/yıl)</th> <th>Birim Alan Başına (kWh/m<sup>2</sup>/yıl)</th> </tr> </thead> <tbody> <tr> <td>Toplam</td> <td>24.098,57</td> <td>150,24</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Isınma</td> <td>2.017,37</td> <td>12,58</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Sıhhi Sıcak Su</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>D</td> </tr> <tr> <td>Soğutma</td> <td>18.708,85</td> <td>116,64</td> <td>0,00</td> <td>0,00</td> <td>C</td> </tr> <tr> <td>Havalandırma</td> <td>396,79</td> <td>2,47</td> <td>0,00</td> <td>0,00</td> <td>C</td> </tr> <tr> <td>Aydınlatma</td> <td>2.975,57</td> <td>18,55</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Kojenerasyon</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>—</td> </tr> <tr> <td>Fotovoltaik</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>—</td> </tr> </tbody> </table> |  |   | SİSTEMLER          | YILLIK ENERJİ TÜKETİMLERİ                   |          | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                          | SINIFI  | Birincil (kWh/yıl)         | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birincil (kWh/yıl)                | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Toplam               | 24.098,57 | 150,24 | 0,00 | 0,00 | B | Isınma | 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 | — |
| SİSTEMLER  | YILLIK ENERJİ TÜKETİMLERİ  |   |                    | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ           |          | SINIFI                            |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|  | Birincil (kWh/yıl)   | Birim Alan Başına (kWh/m <sup>2</sup> /yıl)                                       | Birincil (kWh/yıl) | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Toplam   | 24.098,57  | 150,24  | 0,00               | 0,00  | B        |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Isınma   | 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  | —        |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Belgenin</th> <th>Belge Düzenleyenin</th> <th>Kare Kod</th> </tr> </thead> <tbody> <tr> <td>Numarası: Y24488657C50</td> <td>Adı Soyadı: ESAT DEMİREL</td> <td rowspan="4" style="text-align: center;">  </td> </tr> <tr> <td>Veriliş Tarihi: 28.05.2020</td> <td>Firması: ESAT DEMİREL</td> </tr> <tr> <td>Son Geçerlilik Tarihi: 28.05.2030</td> <td>Sertifika No: EMO-06-0353</td> </tr> <tr> <td>İptal Edilen EKB No:</td> <td>İmza:</td> </tr> </tbody> </table>  |  |   | Belgenin           | Belge Düzenleyenin                          | Kare Kod | Numarası: Y24488657C50            | Adı Soyadı: ESAT DEMİREL |  | Veriliş Tarihi: 28.05.2020 | Firması: ESAT DEMİREL                       | Son Geçerlilik Tarihi: 28.05.2030 | Sertifika No: EMO-06-0353                   | İptal Edilen EKB No: | İmza:     |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Belgenin   | Belge Düzenleyenin   | Kare Kod  |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Numarası: Y24488657C50   | Adı Soyadı: ESAT DEMİREL   |  |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Veriliş Tarihi: 28.05.2020   | Firması: ESAT DEMİREL  |   |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Son Geçerlilik Tarihi: 28.05.2030  | Sertifika No: EMO-06-0353  |   |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| İptal Edilen EKB No:   | İmza:  |   |                    |   |          |                                   |                          |   |                            |   |                                   |   |                      |           |        |      |      |   |        |          |       |      |      |   |                |      |      |      |      |   |         |           |        |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |





Sayfa 1/2

## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin   | Binanın Görüntüsü   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|---|--|---|--------------------|---|----------|-----------------------------------|------------------------------|---|----------------------------|--|-----------------------------------|---|----------------------|-----------|--------|------|------|---|--------|-----------|-------|------|------|---|----------------|------|------|------|------|---|---------|----------|-------|------|------|---|--------------|--------|------|------|------|---|------------|----------|-------|------|------|---|--------------|------|------|------|------|---|-------------|------|------|------|------|---|
| Tipi: İyeri Binası<br>İnşaat Ruhsat Tarihi: 14.05.2019<br>Tadilat Tarihi:<br>Toplam Alan: 769,38<br>Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3<br>UAVT Bina No: 608144812<br>Adı: Masanda Turizm Yatırımlar A.Ş. U Blok<br>Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 U BODRUM/MUĞLA   | Veriliş Tarihi: 28.01.2020<br>Geçerlilik Tarihi: 28.01.2030<br>Performans Sınıfı: B<br>Emisyon Sınıfı: B                                 |  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. U Blok   |  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <b>ENERJİ PERFORMANSI</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük  | <b>SERA GAZİ EMİSYONU</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük | <b>YENİLENEBİLİR ENERJİ KULLANIM ORANI</b><br>% 0,00                                |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
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| SİSTEMLER   | YILLIK ENERJİ TÜKETİMLERİ  |   |                    | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ           |          | SINIFI                            |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|   | Birincil (kWh/yıl)   | Birim Alan Başına (kWh/m <sup>2</sup> /yıl)   | Birincil (kWh/yıl) | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Toplam  | 31.711,83  | 101,93  | 0,00               | 0,00  | B        |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Isınma  | 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  | —        |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
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| Belgenin  | Belge Düzenleyenin   | Kare Kod  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Numarası: Y2448D747C983   | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
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| Son Geçerlilik Tarihi: 28.01.2030   | Sertifika No: ATLASLT-06-0140  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| İptal Edilen EKB No:  | İmza:  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |

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## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin   | Binanın Görüntüsü   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|---|--|---|--------------------|---|----------|-----------------------------------|------------------------------|---|----------------------------|--|-----------------------------------|---|----------------------|-----------|--------|------|------|---|--------|-----------|--------|------|------|---|----------------|------|------|------|------|---|---------|----------|------|------|------|---|--------------|--------|------|------|------|---|------------|----------|-------|------|------|---|--------------|------|------|------|------|---|-------------|------|------|------|------|---|
| Tipi: İyeri Binası<br>İnşaat Ruhsat Tarihi: 14.05.2019<br>Tadilat Tarihi:<br>Toplam Alan: 359,44<br>Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3<br>UAVT Bina No: 534356159<br>Adı: Masanda Turizm Yatırımlar A.Ş. Y Blok<br>Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 Y BODRUM/MUĞLA   | Veriliş Tarihi: 28.01.2020<br>Geçerlilik Tarihi: 28.01.2030<br>Performans Sınıfı: B<br>Emisyon Sınıfı: B                                 |  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. Y Blok   |  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <b>ENERJİ PERFORMANSI</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük  | <b>SERA GAZİ EMİSYONU</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük | <b>YENİLENEBİLİR ENERJİ KULLANIM ORANI</b><br>% 0,00                                |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">SİSTEMLER</th> <th colspan="2">YILLIK ENERJİ TÜKETİMLERİ</th> <th colspan="2">YENİLENEBİLİR ENERJİ/KOJEN ENERJİ</th> <th rowspan="2">SINIFI</th> </tr> <tr> <th>Birincil (kWh/yıl)</th> <th>Birim Alan Başına (kWh/m<sup>2</sup>/yıl)</th> <th>Birincil (kWh/yıl)</th> <th>Birim Alan Başına (kWh/m<sup>2</sup>/yıl)</th> </tr> </thead> <tbody> <tr> <td>Toplam</td> <td>27.229,58</td> <td>136,72</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Isınma</td> <td>22.823,21</td> <td>114,59</td> <td>0,00</td> <td>0,00</td> <td>A</td> </tr> <tr> <td>Sıhhi Sıcak Su</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>D</td> </tr> <tr> <td>Soğutma</td> <td>1.417,43</td> <td>7,12</td> <td>0,00</td> <td>0,00</td> <td>C</td> </tr> <tr> <td>Havalandırma</td> <td>593,35</td> <td>2,98</td> <td>0,00</td> <td>0,00</td> <td>C</td> </tr> <tr> <td>Aydınlatma</td> <td>2.395,58</td> <td>12,03</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Kojenerasyon</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>—</td> </tr> <tr> <td>Fotovoltaik</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>—</td> </tr> </tbody> </table> |  |   | SİSTEMLER          | YILLIK ENERJİ TÜKETİMLERİ                   |          | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                              | SINIFI  | Birincil (kWh/yıl)         | Birim Alan Başına (kWh/m <sup>2</sup> /yıl)  | Birincil (kWh/yıl)                | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Toplam               | 27.229,58 | 136,72 | 0,00 | 0,00 | B | Isınma | 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 | — |
| SİSTEMLER   | YILLIK ENERJİ TÜKETİMLERİ  |   |                    | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ           |          | SINIFI                            |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|   | Birincil (kWh/yıl)   | Birim Alan Başına (kWh/m <sup>2</sup> /yıl)   | Birincil (kWh/yıl) | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Toplam  | 27.229,58  | 136,72  | 0,00               | 0,00  | B        |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Isınma  | 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  | —        |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
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| Belgenin  | Belge Düzenleyenin   | Kare Kod  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Numarası: Y244822485C37   | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Veriliş Tarihi: 28.01.2020  | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ   |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Son Geçerlilik Tarihi: 28.01.2030   | Sertifika No: ATLASLT-06-0140  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| İptal Edilen EKB No:  | İmza:  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |        |      |      |   |                |      |      |      |      |   |         |          |      |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |

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## ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin   | Binanın Görüntüsü   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|---|--|---|--------------------|---|----------|-----------------------------------|------------------------------|---|----------------------------|--|-----------------------------------|---|----------------------|-----------|--------|------|------|---|--------|-----------|-------|------|------|---|----------------|------|------|------|------|---|---------|----------|-------|------|------|---|--------------|--------|------|------|------|---|------------|----------|-------|------|------|---|--------------|------|------|------|------|---|-------------|------|------|------|------|---|
| Tipi: İyeri Binası<br>İnşaat Ruhsat Tarihi: 14.05.2019<br>Tadilat Tarihi:<br>Toplam Alan: 381,46<br>Ada/Parsel/Pafta: 112 / 4 / O18-b-01-a-3<br>UAVT Bina No: 491584322<br>Adı: Masanda Turizm Yatırımlar A.Ş. Y Blok<br>Adresi: GÖLKÖY MAH. 325. SOK. NO: 7 Y BODRUM/MUĞLA   | Veriliş Tarihi: 28.01.2020<br>Geçerlilik Tarihi: 28.01.2030<br>Performans Sınıfı: B<br>Emisyon Sınıfı: B                                 |  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Sahibinin Adı Soyadı: Masanda Turizm Yatırımlar A.Ş. Y Blok   |  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <b>ENERJİ PERFORMANSI</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük  | <b>SERA GAZİ EMİSYONU</b><br>Yüksek<br>ORAN<br>A 0-39<br>B 40-79<br>C 80-99<br>D 100-119<br>E 120-139<br>F 140-174<br>G 175-...<br>Düşük | <b>YENİLENEBİLİR ENERJİ KULLANIM ORANI</b><br>% 0,00                                  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">SİSTEMLER</th> <th colspan="2">YILLIK ENERJİ TÜKETİMLERİ</th> <th colspan="2">YENİLENEBİLİR ENERJİ/KOJEN ENERJİ</th> <th rowspan="2">SINIFI</th> </tr> <tr> <th>Birincil (kWh/yıl)</th> <th>Birim Alan Başına (kWh/m<sup>2</sup>/yıl)</th> <th>Birincil (kWh/yıl)</th> <th>Birim Alan Başına (kWh/m<sup>2</sup>/yıl)</th> </tr> </thead> <tbody> <tr> <td>Toplam</td> <td>23.267,15</td> <td>101,87</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Isınma</td> <td>13.165,61</td> <td>57,64</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Sıhhi Sıcak Su</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>D</td> </tr> <tr> <td>Soğutma</td> <td>3.458,91</td> <td>15,14</td> <td>0,00</td> <td>0,00</td> <td>C</td> </tr> <tr> <td>Havalandırma</td> <td>684,15</td> <td>3,00</td> <td>0,00</td> <td>0,00</td> <td>C</td> </tr> <tr> <td>Aydınlatma</td> <td>5.958,48</td> <td>26,09</td> <td>0,00</td> <td>0,00</td> <td>B</td> </tr> <tr> <td>Kojenerasyon</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>—</td> </tr> <tr> <td>Fotovoltaik</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>0,00</td> <td>—</td> </tr> </tbody> </table> |  |   | SİSTEMLER          | YILLIK ENERJİ TÜKETİMLERİ                   |          | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |                              | SINIFI  | Birincil (kWh/yıl)         | Birim Alan Başına (kWh/m <sup>2</sup> /yıl)  | Birincil (kWh/yıl)                | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Toplam               | 23.267,15 | 101,87 | 0,00 | 0,00 | B | Isınma | 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 | — |
| SİSTEMLER   | YILLIK ENERJİ TÜKETİMLERİ  |   |                    | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ           |          | SINIFI                            |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
|   | Birincil (kWh/yıl)   | Birim Alan Başına (kWh/m <sup>2</sup> /yıl)   | Birincil (kWh/yıl) | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Toplam  | 23.267,15  | 101,87  | 0,00               | 0,00  | B        |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Isınma  | 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  | —        |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Belgenin</th> <th>Belge Düzenleyenin</th> <th>Kare Kod</th> </tr> </thead> <tbody> <tr> <td>Numarası: Y24484232056E</td> <td>Adı Soyadı: HÜSEYİN GÜLPINAR</td> <td rowspan="4" style="text-align: center;">  </td> </tr> <tr> <td>Veriliş Tarihi: 28.01.2020</td> <td>Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ</td> </tr> <tr> <td>Son Geçerlilik Tarihi: 28.01.2030</td> <td>Sertifika No: ATLASLT-06-0140</td> </tr> <tr> <td>İptal Edilen EKB No:</td> <td>İmza:</td> </tr> </tbody> </table>   |  |   | Belgenin           | Belge Düzenleyenin                          | Kare Kod | Numarası: Y24484232056E           | Adı Soyadı: HÜSEYİN GÜLPINAR |  | Veriliş Tarihi: 28.01.2020 | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ | Son Geçerlilik Tarihi: 28.01.2030 | Sertifika No: ATLASLT-06-0140               | İptal Edilen EKB No: | İmza:     |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Belgenin  | Belge Düzenleyenin   | Kare Kod  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Numarası: Y24484232056E   | Adı Soyadı: HÜSEYİN GÜLPINAR   |  |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Veriliş Tarihi: 28.01.2020  | Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKLİYE İNŞAAT TURİZM TİCARET TAAHHÜT LIMITED ŞİRKETİ   |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| Son Geçerlilik Tarihi: 28.01.2030   | Sertifika No: ATLASLT-06-0140  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |
| İptal Edilen EKB No:  | İmza:  |   |                    |   |          |                                   |                              |   |                            |  |                                   |   |                      |           |        |      |      |   |        |           |       |      |      |   |                |      |      |      |      |   |         |          |       |      |      |   |              |        |      |      |      |   |            |          |       |      |      |   |              |      |      |      |      |   |             |      |      |      |      |   |

Sayfa 1/2



ENERJİ KİMLİK BELGESİ

| Binanın   | Belgenin   | Binanın Görüntüsü   |
|---|--|---|
| Tipi: İyeni Bina<br>İmarat Ruhsat Tarihi: 14.05.2019<br>Tadilat Tarihi: 919.99<br>Toplam Alan: 112 / 4 / 018-b-01-a-3-<br>Adı/Parsel/Pafta: 641116231<br>UAVT Bina No:<br>Adı: Masanda Turizm Yatırımlar A.Ş. 2 Blok<br>Adresi: GÖLKÖY MAH. 325. SK. NO: 7 Z BODRUM/MUĞLA | Veriliş Tarihi: 28.01.2020<br>Geçerlilik Tarihi: 28.01.2030<br>Performans Sınıfı: B<br>Emisyon Sınıfı: B |  |

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

**ENERJİ PERFORMANSI**

ORAN

44

**SERA GAZİ EMİSYONU**

3016

ORAN

53

**YENİLENEBİLİR ENERJİ KULLANIM ORANI**

% 0.00

| SİSTEMLER      | YILLIK ENERJİ TÜKETİMLERİ |   | YENİLENEBİLİR ENERJİ/KOJEN ENERJİ |   | SINIFI |
|----------------|---------------------------|---|-----------------------------------|---|--------|
|                | Birimi (kWh/yıl)          | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) | Birimi (kWh/yıl)                  | Birim Alan Başına (kWh/m <sup>2</sup> /yıl) |        |
| Toplam         | 53.500,10                 | 101,30                                      | 0,00                              | 0,00  | B      |
| Isıtma         | 37.723,01                 | 71,43                                       | 0,00                              | 0,00  | A      |
| Sıhhi 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  | Belge Düzenleyenin  | Kare Kod  |
|---|---|---|
| Numarası: Y244817DD85B<br>Veriliş Tarihi: 28.01.2020<br>Son Geçerlilik Tarihi: 28.01.2030<br>İptal Edilen EKB No: | Adı Soyadı: HÜSEYİN GÜLPINAR<br>Firması: GÜLPINAR PETROL ÜRÜNLERİ İHT. MAD.NAKİLYE İNŞAAT TURİZM TİCARET TAHHÜT LİMİTED ŞİRKETİ<br>Sertifika No: ATLASLT-06-0140<br>İmza: |  |

Sayfa 1/3

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  
 Sınıf 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 OTOYOL

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 PAFTASI |
|--------|---------|--------|-------------|--------|-----------|--------------------------|--------------------|
| BODRUM | GÖL     |        | N18C-14C-2D | 112    | 4         | 57.000,00 M <sup>2</sup> | N18C-14C-2D        |

İmar Uygulaması için bu belge geçerli değildir.

Sit Karakteri : 3. Derece Arkeolojik Sit  
2. Derece Doğal Sit

Bölge: KISMEN TURİZM TESİS AL., KISMEN GÜNBÜRLİK TESİS AL., KISMEN SAHİL ŞERHİNİN BİRİNCİ BÖLÜMÜ

Tescil Sıra No :  
EMSAL: Plan hükümlerinin 9.2 maddesi uygulanır.

1-Kültür ve Turizm Bakanlığı Yatırım İşletmeler Genel Müdürlüğü tarafından 2634 sayılı Turizm Teşvik Kanununun 7. maddesi uyarınca 1404/2011 tarihinde onaylanmış görülmüştür.  
2-Çevre ve Şehircilik Bakanlığı (Tabiat Varlıklarını Koruma Genel Müdürlüğü'nün 27.11.2013 tarih ve 219079 sayılı Olu'la ile onaylanan Göl Mahallesi Gökburun Mevki, "Taş ve Yaya Yolu" alanı ve 3194.2834,3821/3830,2863/3330 ve yayımlanan Koruma Amaçlı Uygulama İmar Planı değişikliği onaylanmıştır.  
3-Bodrum Göl Mahallesi, Gökburun Mevki, 1/1000 ölçekli Koruma Amaçlı Uygulama İmar Planı, Plan İhtisarı, Bodrum-TURKİYE DOĞUŞU Turizm Merkezi 1. Etap Koruma Amaçlı Uygulama İmar Planı (nolu) ve 3194.2834,3821/3830,2863/3330 ve yayımlanan yönetmelik hükümlerine uygulanacaktır.  
4- Parsel bilgisiyle ilgili park alanı içerisinde tescilli kilise koruma bandı bulunduğundan, yapılacak işlemlerde Muğla Kültür Varlıklarını Koruma Bölge Kurulu Müdürlüğünden izin alınması gerekmektedir.

MUĞLA İLÇESİ BODRUM MAHALLESİ GÖL MAHALLESİ GÖKBURUN MEVKİİ TAŞ VE YAYA YOLU 1/1000 ÖLÇEKLİ KORUMA AMAÇLI UYGULAMA İMAR PLANI

113 ADA 1 PARSEL İLE 114 TAŞIT YOLU VE YAYA YOLU 1/1000 ÖLÇEKLİ KORUMA AMAÇLI UYGULAMA İMAR PLANI

MUĞLA İLÇESİ BODRUM MAHALLESİ GÖL MAHALLESİ GÖKBURUN MEVKİİ TAŞ VE YAYA YOLU 1/1000 ÖLÇEKLİ KORUMA AMAÇLI UYGULAMA İMAR PLANI

113 ADA 1 PARSEL İLE 114 TAŞIT YOLU VE YAYA YOLU 1/1000 ÖLÇEKLİ KORUMA AMAÇLI UYGULAMA İMAR PLANI

KORUNACAK ALANLAR

|    |                            |
|----|----------------------------|
| D1 | I. DERECE DOĞAL SİT ALAN   |
| D2 | II. DERECE DOĞAL SİT ALAN  |
| A1 | I. DERECE ARKEOLOJİK SİT   |
| A2 | II. DERECE ARKEOLOJİK SİT  |
| A3 | III. DERECE ARKEOLOJİK SİT |

Çevre Yapılaşma Şartları gösterilmiştir. İmar Planı ve Yönetmeliğine Uygundur.

DÜZENLEYEN  
ÖZGÜR NUR KIRIK  
HARİTA TEKNİKERİ

KONTROLEDEN  
NAZLI DİLAN ERGEN  
ŞEHİR PLANCISI

KONTROL EDEN  
GİZEM AYDIN KARATAŞ  
ŞEHİR PLANCISI

ONAYLAYAN  
SERİHAN BİLİR  
İMAR VE ŞEHİR MÜDÜRÜ



Yevmiye No : 1428  
Tarih : 06.02.2019

RESMİ SENET

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

**İşlem Tanımı:** Resmî Senetle Şart Değişikliği (Malik Talebi)  
**İşleme Konusu Tapu Sicil Kayıtları 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 ZS:(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 Hakkları:**  
**Beyan:**  
Diğer (Konusu: MUĞLA İLİ BODRUM İLÇESİ GÖLTÜRKBÖKÜ 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 EKLI 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TASNIMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR. ) Tarih: - Sayı: - Tesisi:Diğer Beyanların Tesisi - 29/07/2016 - 16134-Malıklar:(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 TesiislemlerRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

**Beyan:**  
Larup yapıdır Tesisi:Korumasın Gerekli Taşınmazın Hangi Gruba Girdiğinin Belirtilmesi Tesisi. - 12/10/2015 - 19735 -> "GÖL Mah. 112 Ada 4 Parsel ZeminTip:1 TesiislemlerRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

**Beyan:**  
Diğer (Konusu: MUĞLA İLİ BODRUM İLÇESİ GÖLTÜRKBÖKÜ 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 EKLI 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TASNIMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR. ) Tarih: - Sayı: - Tesisi:Diğer Beyanların Tesisi - 29/07/2016 - 16134-Malıklar:(SN:6414042) BODRUM SUALTI ARKEOLOJİ MÜZESİ MÜDÜRLÜĞÜ VergiNo: -> "GÖL Mah. 112 Ada 4 Parsel ZeminTip:1 TesiislemlerRef:119296424 KMKuruld:0 ZeminOlusumTip:1" üzerinde

**İrtifak:**  
Daimî Müstakil Hak : Müstakil ve daimî 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 TesiislemlerRef: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 takyid, bu resmi senedin ilgili bölümünde gösterilmiştir.

İlçemiz, Göl Mahallesi içinde bulunan mülkiyeti Hazineye ait 112 ada, 4 parsel sayılı (eski 1543 parsel) 57.000,00m2 yüzölçümlü taşınmaz üzerinde 01/10/2012 tarihinde başlamak üzere 300 yataklı 5 yıldızlı tatil köyü yapılmak amacıyla 49 (kırkdokuz) yıl süreyle lehine bağışsız ve süreli nitelikli üst hakkı tesis edilmiş olan Masanda Turizm Yatırımları A.Ş. lehine tesisi bulunan üst haklarını 01/10/2012 tarihinde başlamak üzere 49 (kırkdokuz) yıl süreyle ve Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik Hükmüleri uyarınca Kültür ve Turizm Bakanlığınca uzatılan 6 yıl 2 ay 19 günlük kesin tahsis süresi de ilave edilme suretiyle 21/12/2007 tarihinde sona erecek şekilde bu üst haklarını 4721 sayılı Türk Medeni Kanununun 826 vd. maddeleri uyarınca bağışsız ve süreli nitelikli üst hakkı olarak Masanda Tur. Yat. A.Ş. lehine tesis ve tapuya tesciline devanının sağlanması Bakanlık makamının 31/01/2019 tarihli ve 31190 sayılı Olurları ile uygun görüldüğü bildirilmiştir.

Buna göre, söz konusu taşınmazla 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 resmi senedin;

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

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

Bu hak 01/10/2012 tarihinde 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 21/12/2007 tarihinde sona erecektir." şeklinde değiştirilmiştir.

- "Üst hakkının bedeli" başlıklı 6. nci 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 şekilde;

"Ayrıca, Kamu Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik hükümleri uyarınca tahsis süresinin uzatılmasından dolayı bir derece mahsus olmak üzere, tesisin ilgili idarece uygun görülme veya turizm belgesinin esas son tür, sınıf ve kapasitesi üzerinden cari yıl için belirlenen toplam yatırım maliyet bedelinin peşin 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 edildiği tarihten itibaren kalan uzatma süresiyle artan tür, sınıf veya kapasiteye ilişkin olarak işlemin yapılacağı yıl itibarıyla belirlenen toplam yatırım maliyeti bedelinin peşin 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 ile 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 Kanununun 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 tarihinde itibaren ilk verilen 49 yıllık sürenin bitim tarihi olan 01/10/2007 tarihinde sona erer. Bu durumda tahsil edilmiş olan yararlanma bedelinin, uzatılan sürenin geçen kısmı ile varsa sözleşmeden doğan diğer borçlarına mahsup edilmesini sonucu geriyeye kalan kısmı iptal işleminin gerçekleştirilmesine müttekip fazizsiz olarak iade 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. nci 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 başvurulmaksızın 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 belirtilenler halinde 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 Resmî Senetlerde yer alan diğer hükümler aynen korunmak suretiyle tapuda yeni bir resmi senet düzenlenmesi kaydıyla İlçemiz, Göl Mahallesi içinde bulunan mülkiyeti Hazineye ait 112 ada, 4 parsel sayılı (eski 1543 parsel) 57.000,00m2 yüzölçümlü taşınmaz üzerinde Masanda Turizm Yatırımları A.Ş. lehine tesisi bulunan üst haklarını 01/10/2012 tarihinden başlamak üzere 49 (kırkdokuz) yıl süreyle ve Kamui Taşınmazları Üzerindeki Turizm Yatırımlarının Sürelerinin Uzatılması ile Satışına İlişkin Yönetmelik Hükmüleri uyarınca Kültür ve Turizm Bakanlığınca uzatılan 6 yıl 2 ay 19 günlük kesin tahsis süresi de ilave edilme suretiyle 21/12/2007 tarihinde sona erecek şekilde bu üst haklarını 4721 sayılı Türk Medeni Kanununun 826 vd. maddeleri uyarınca bağışsız ve süreli nitelikli üst hakkı olarak Masanda Tur. Yat. A.Ş. lehine tesis ve tapuya tesciline devanının sağlanması, değişikliklerle birlikte yeniden düzenlenen resmi senet ile tapu senedi ve kaydının birer örneğinin gönderilmesi hususunda geneliği bilgileri arz ederim.

Akti içeren bu Resmî Senet tarafımızdan düzenlenmiş olup tamamı okunarak ve ekutularak tarafların isteklerine tamamen uygun olduğu anlaşıldıktan sonra tapu siciline tescilini talep etmeleri üzerine 06.02.2019 tarihinde saatte dairesinde hopimiz tarafından imza ve tasdik olundu, temlik alan/lehedara bir suret tapu senedi/iptek belgesi verildi.

Taraf RIZA DEMİR BAŞAK PEKER KOÇYILDIRIM

Bilgisayar İşletmeni Özgem ALTIOK Bilgisayar İşletmeni Özgem ALTIOK Tapu Müdür Yardımcısı Mehmet ÖZYILMAZ

Hazırlayan Takbis ve Tapu Kütüğü Tescilini Yapan İfraz Kontrol Eden Takbis 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'nin 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'nin 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 RIZA DEMİR - SATILMIŞ OĞLU

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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:167122713) , TC - 15529002992, Adres:EMEK MAH. 19 SK.-3/7 ÇANKAYA/ANKARA,

**(Malikler Vekilleri)**  
> RIZA DEMİR, SATILMIŞ, ESME, KIRIKKALE, 06/08/1974, KIRIKKALE, YAŞIŞHAN, 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 (İKİBİNBEŞYÜZSEKSENDÖRİTLSEKSENKR) | Malikler |

Tapu Sencidi alındı.

5/5  
2019 yil 7/09\_StatuSolu\_SecimSecim\_Karar003\_30knt02\_15488924.doc



### 9.3 TITLE DEED REGISTRATION CERTIFICATE (TAKBİS CERTIFICATE)

BU BELGE TOPLAM 4 SAYFADAN OLUŞMAKTADIR BİLGİ AMAÇLIDIR.

Tarih: 11-12-2025-15:05



Kaydı 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/İ | Açıklama   | Malik/Lehtar | Tesis Kurum Tarih-Yevmiye | Terkin 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 SATIŞ 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 ENERJİNİNTEMIN EDİLMESİ AMACIYLA 2932,93 M2 LİK ORMANLIK ALANI KAPSAYAN ENERJİ NAKİL HATTI TESİSİ YAPILMASINDA SAKINCA OLMADIĞINA, AYNI GÜZERGAHTA YAPILAN TESPİT VE İNCELEMELER SONUCUNDA EKLİ 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET 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 ŞANTIYE TESİSLERİNİN ENERJİNİNİNİN EDİLMESİ AMACIYLA 2932,93 M2 LİK ORMANLIK ALANI KAPSAYAN ENERJİ NAKİL HATTI TESİSİ YAPILMASINDA SAKINCA OLMADIĞINA, AYNI GÜZERGAHTA YAPILAN TESPİT VE İNCELEMELER SONUCUNDA EKLİ 1/1000 ÖLÇEKLİ HARİTADA GÖSTERİLDİĞİ ŞEKLİYLE BİR ADET YAPI KALINTISININ 2863 SAYILI YASA KAPSAMINDA TAŞINMAZ KÜLTÜR VARLIĞI OLARAK TESCİL EDİLMİŞTİR. ) Tarih: - Sayı: -( Şablon: Diğer) |  |   |
| Beyan | I.grup yapıdır( Şablon: Kültür Ve Tabiat Varlıklarının Gruplanmasına Yönelik Belirtme.)  |  | Bodrum -<br>12-10-2015 13:13 -<br>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<br>16-09-2021<br>30176 | -                           |

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

veya Web Tapu anasayfasından (<https://webtapu.tkgm.gov.tr> adresinden) a2CRYGdoj1uD kodunu Online İşlemler alanına yazarak doğrulayabilirsiniz.

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## 9.4 APPRAISERS LICENSES

 **SPL**  
Sermaye Piyasası  
Lisanslama Sici ve Eğitim Kuruluşu

 **SPL**  
Gayrimenkul Değerleme

Düzenlenme Tarihi: 3.08.2022 Belge No: 924076

**GAYRİMENKUL DEĞERLEME LİSANSI**

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


**NURULLAH KİBAR**


Gayrimenkul Değerleme Lisansı almaya hak kazanmıştır.

  
Levent HANLIOĞLU  
LİSANSLAMA SINAV VE SİCİL MÜDÜRÜ

  
Serkan KARABACAK  
GENEL MÜDÜR VE YÖNETİM KURULU ÜYESİ



 **SPL**  
Sermaye Piyasası  
Lisanslama Sici ve Eğitim Kuruluşu

 **SPL**  
Gayrimenkul Değerleme


Düzenlenme Tarihi: 26.11.2021 Belge No: 409249


**GAYRİMENKUL DEĞERLEME LİSANSI**


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

**MERVE GÜNEŞ**

Gayrimenkul Değerleme Lisansı almaya hak kazanmıştır.

  
Levent HANLIOĞLU  
LİSANSLAMA SINAV VE SİCİL MÜDÜRÜ

  
Serkan KARABACAK  
GENEL MÜDÜR VE YÖNETİM KURULU ÜYESİ



**TSPAKB TÜRKİYE SERMAYE PİYASASI  
ARACI KURULUŞLARI BİRLİĞİ**

Tarih : 06.11.2009 No : 401187

**GAYRİMENKUL DEĞERLEME UZMANLIĞI LİSANSI**

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

**Mehmet ÖZTÜRK**

Gayrimenkul Değerleme Uzmanlığı Lisansını almaya hak kazanmıştır.

  
İlkyay ARIKAN  
GENEL SEKRETER



  
E.Nevzat ÖZTANGUT  
BAŞKAN



## 9.5 PROFESSIONAL EXPERIENCE CERTIFICATES OF THE VALUATION EXPERTS SIGNING THE REPORT



**TURKIYE DEĞERLEME UZMANLARI BİRLİĞİ**  
THE TURKISH ASSOCIATION OF APPRAISERS

### 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



**TURKIYE DEĞERLEME UZMANLARI BİRLİĞİ**  
THE TURKISH ASSOCIATION OF APPRAISERS

### 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)<br>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:<br>Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.<br>Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya / ANKARA<br>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) |

|  |                                  |                             |   |
|--|----------------------------------|-----------------------------|---|
| <b>FULL NAME</b> : Merve GÜNEŞ   |                                  |                             |   |
| <b>T.C. IDENTITY NUMBER</b> : 22117928978  |                                  |                             |   |
| <b>ADDRESS</b> : Göksu Neighborhood 5350. Street. Oyak Göksupark Sitesi B4 Block<br>Flat No:10 Etimesgut/ ANKARA   |                                  |                             |   |
| <b>EDUCATION STATUS</b> : Selçuk University - Faculty of Engineering - Surveying Engineering (2014) Selçuk University - Faculty of Engineering - Surveying Engineering (-) (MSc)<br>Ankara University - Graduate School of Natural and Applied Sciences - Department of Real Estate Development and Management (2024 - ) (Master's Degree) |                                  |                             |   |
| <b>TITLE AND ADDRESS OF CURRENT WORKPLACE:</b><br>Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.<br>Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya /ANKARA<br>Tel : (312) 287 44 00 - Fax : (312) 287 44 20 - Email : iletisim@smartkurumsal.com.tr  |                                  |                             |   |
| <b>PROFESSION AND JOB TITLE:</b> Appraiser-Controller  |                                  |                             |   |
| <b>TAX IDENTIFICATION NUMBER:</b> -  |                                  |                             |   |
| <b>PARTNERSHIP SHARE:</b> -  |                                  |                             |   |
| <b>PREVIOUS WORKPLACES</b>   |                                  |                             |   |
|  | <b>TITLE OF THE ORGANIZATION</b> | <b>ENTRY-DEPARTURE DATE</b> | <b>JOB TITLE</b>                                  |
| 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                                  |
| <b>INFORMATION ON PREVIOUS VALUATION SERVICES PROVIDED</b>   |                                  |                             |   |
| <b>TITLE OF THE COMPANY TO WHICH VALUATION SERVICES ARE PROVIDED</b>   |                                  | <b>SUBJECT OF VALUATION</b> | <b>JOB TITLE</b>                                  |
| TSKB Gayrimenkul Değerleme A.Ş.  |                                  | All type of immovebles      | Senior Appraiser                                  |
| -  |                                  | -                           | -   |
| -  |                                  | -                           | -   |
| <b>TRAININGS AND CERTIFICATES RELATED TO VALUATION</b>   |                                  |                             |   |
| <b>YEAR</b>  | <b>DURATION</b>                  | <b>NAME OF EDUCATION</b>    | <b>CERTIFICATE</b>                                |
| (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)<br>Ankara Univ. - Graduate School of Natural and Applied Sciences - Department of Real Estate Development and Management (2014-2019) (Master's Degree) |  |   |   |
| <b>TITLE AND ADDRESS OF CURRENT WORKPLACE:</b><br>Smart Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.<br>Balgat Neighborhood, Mevlana Boulevard, Yelken Plaza, No:139A/43 Çankaya /ANKARA<br>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) |