

AKFEN REAL ESTATE INVESTMENT TRUST INC.

CITY OF ANKARA, DISTRICT OF AKYURT

BUILDING BLOCK NO. 1843, PLOT NO. 5, IBIS ANKARA AIRPORT HOTEL

REAL ESTATE APPRAISAL REPORT

Report No: 2016-020-GYO-006

Appraisal Date: 31.12.2016

Date of Report: 06.01.2017



REAL ESTATE CONSULTANCY AND APPRAISAL INC.



i. APPRAISAL REPORT SUMMARY

Person/Entity Requesting the Appraisal	:	Akfen Real Estate Investment Trust Inc.
Institution Preparing the Report	:	Epos Real Estate Consultancy and Appraisal Inc.
Date of Report	:	06.01.2017
Report No	:	2016-020-GYO-006
Appraisal Date	:	30.12.2016
Information Concerning the Property Subject to the Appraisal	:	The real estate having the quality "10 Story Hotel and Land" with a surface area of 14,443.00 m ² , situated in the city of Ankara, district of Akyurt, Block no. 1843, Plot no. 5
Subject of Study	:	The appraisal report prepared for determining the market value of said real estate in Turkish Lira according to the provisions of the Capital Market Legislation.
Land Area of the Real Estate Subject to the Appraisal	:	14.443,00 m ²
Land Area of Closed Spaces of the Real Estate Subject to the Appraisal	:	7.663,78 m ² (based on the project and existing conditions)
Zoning Status of the Real Estate Subject to the Appraisal	:	Central Area for Logistics

As of 30.12.2016

	Market Value of the Real Estate (EURO)	Market Value of the Real Estate (TL)
VAT Excluded	9.345.000	34.477.500
VAT Included	11.027.100	40.683.450

	Annual Lease Value of the Real Estate (EURO)	Annual Lease Value of the Real Estate (TL)
VAT Excluded	389.000	1.435.000
VAT Included	459.000	1.693.000

- 1-) The appraised value is the current value regarding the cash sale price.
- 2-) The VAT ratio has been established at 18%.
- 3-) The currency rates have been established at 3,6894 TL on 13.12.2016.
- 4-) This report has been prepared within the scope of the related Capital Market Legislation.

Names of the persons participating in the report

Certified Appraiser	:	Serkan TANRIÖVER
Certified Appraiser	:	Önder ÖZCAN
Responsible Appraiser	:	Neşecan ÇEKİCİ



Declaration of Conformity

- The findings hereby presented in this report are correct, within the scope of the information that the Appraisers had at their disposal.
- The analysis and their respective results are limited only according to the specified assumptions and conditions.
- The appraisers have no connection whatsoever to the property subject to the appraisal nor will they ever have.
- The appraisers are not biased in relation to the real estate and the related parties.
- The appraisal cost does not depend on any single part, analysis opinion or the results of the report.
- The appraisers have carried out the appraisal pursuant to the moral principles and performance standards.
- The appraisers meet the necessary professional education terms and possess the sufficient experience.
- The analysis, opinions and resulting values have been prepared in accordance with the International Valuation Standards (IVS - UDES).

Assumptions

- The value stated within this report is the value specified on the date of its preparation. The appraisers cannot be held responsible for the economic and/or physical changes that might affect the value herein stated, occurring after the date of this report.
- No comments in this report (even though the matters in question are discussed in the continuation of the report) have been made with the purpose of clarifying legal affairs, matters that might require special research and specialty or other issues that are beyond the scope of the area of expertise of the appraisers.
- No changes have been made to the information pertaining to the property. The authorities that provide the information related to the property and legal descriptions are generally accepted to be trustworthy; however, no guarantees are given with regard to their truthfulness.
- Documents and corresponding related information are found in the report as they have been procured from public institutions.
- The photographs, maps, images and diagrams have been used for illustrative purposes only, in the interest of further comprehending the matters mentioned in the report; thus, they cannot be used as a reliable reference for any other purpose.



- The projections subject to this appraisal have been performed in order to help the appraisal process by taking into account a stable economic process, in the case of a demand during the current market conditions. The projections depend on the variable market conditions, which the appraisers cannot accurately discern; moreover, it is possible that the value might be affected from these variable conditions.
- The appraisers do not possess the necessary qualifications to determine the dangerous or health threatening materials found within or in the proximity of the property. Throughout the value appraisal, it is assumed that such materials that might decrease the value are considered to be inexistent. No responsibility is accepted concerning this matter.
- Predictions and projections or business estimates included in this appraisal report depend on the current market conditions and short term supply, together with demand factors and a stable economy; consequently, these may present changes to plausible future conditions. No responsibility is accepted in the event that the opinions and results presented in the report are affected due to economic changes that might occur after its herein date.
- Unless stated otherwise, underground resources have not been taken into consideration.
- It is not possible for the appraisers to carry out a soil contamination investigation, in the matter of the property in question. For this reason, to the extent that it can be seen, it has been determined that there is no cause for concern in regard to soil contamination.
- On account of the area in question being an established earthquake zone, the subject of ground stability cannot be clarified without the performance of detailed geological surveys. For this reason, in behalf of the appraisal studies, it has been assumed that there are no negative issues presently concerning the ground.
- Soil investigation and soil contamination studies in real estate fall within the scope of the “Environmental Geophysics” field. Our company does not employ such a specialization, thus did not perform a detailed investigation regarding the aforementioned matter. However, in accordance with the observations carried at the locale, it has been established that the real estate poses no threat to the environment. For this reason, this appraisal has been carried out taking into consideration that there have not been any negative effects against the environment.



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1 REPORT INFORMATION

1.1 The Date, Number and Type of the Appraisal Report

Date of Report : 06.01.2017

Report Number : 2016-020-GYO-005

Type of Report : Appraisal report relative to the real estate having the quality "10 Story Hotel and Land" with a surface area of 14,443.00 m2, situated in the city of Ankara, district of Akyurt, Block no. 1843, Plot no. 5, for the purpose of determining the current market value and the current lease value in Turkish Lira currency.

1.2 Information Regarding the Persons Prepared the Report and the Responsible Appraiser

Report Issued By : Certified Appraiser Serkan TANRIÖVER

Report Controlled By : Certified Appraiser Önder ÖZCAN

Responsible Appraiser : Responsible Appraiser Neşecan ÇEKİCİ

Capital Market Board Coverage : Yes

*** The hereby appraisal has been prepared in accordance with the scope of the Capital Market Legislations.**

1.3 Date of Appraisal

On the date of 01.10.2016, the necessary procedures have been initiated for this appraisal report. Subsequently, this report has been concluded on the date of 06.01.2017.

1.4 Reference Agreement

This Appraisal Report has been prepared pursuant to the provisions of the Reference Agreement executed between our company and Akfen Real Estate Investment Trust Inc. on the date of 06.09.2016.

1.5 Statement Whether the Report Has Been Prepared Within the Scope of the Board Arrangements for the Purpose of the Appraisal

The current Report has been prepared within the scope of the Capital Market Board arrangements.



2 INTRODUCTORY INFORMATION CONCERNING THE COMPANY AND THE CLIENT

2.1 Introductory Information Concerning the Appraisal Company

Company Title : EPOS Real Estate Consultancy and Appraisal Inc.

Company Address : Kore Şehitleri Cad. Yüzbaşı Kaya Aldoğan Sok. Engin İş Merkezi No: 20 Kat:2
Zincirlikuyu / İstanbul

2.2 Introductory Information Concerning the Client

Client Title : Akfen Real Estate Investment Trust Inc.

Client Address : Büyükdere Caddesi, No:201, C Blok, Kat: 8, Levent/İstanbul

2.3 The Scope of the Client's Demand and the Applied Limitations, If Any

This study is the appraisal report relative to the real estate having the quality "10 Story Hotel and Land" with a surface area of 14,443.00 m², situated in the city of Ankara, district of Akyurt, Balıkhisar Neighborhood, Block no. 1843, Plot no. 5, for the purpose of determining the current market value and lease value in the scope of the Board arrangements.

Referring to the 06.09.2016 dated request by Akfen Real Estate Investment Trust, this report is the appraisal report of the relevant property prepared according to the provisions of the Capital Market Legislation.

There are no restrictive constraints in force exercised by the client. During the projection studies, market surveys and the agreements made between Akfen Real Estate Investment Trust Inc.. and the Accor Group have all been taken into account.



3 VALUE DEFINITIONS, DESCRIPTION OF APPRAISAL METHODS

There are three different appraisal methods available in our country: “Exemplary Comparison Approach (Market Approach)”, “Cost Approach” and “Revenue Discount Approach”.

3.1 Exemplary Comparison Approach (Market Value Approach)

With regard to the real estate that will be appraised; this method follows particular procedures, such as the comparison of the real estate with other real estates that have similar characteristics in the market and those that have been recently sold, the application of appropriate comparison processes and making various modifications in the comparable sale values.

The appraisal analysis are carried out by means of comparing the examples found within specific criteria such as location, visibility, functional use, size, zoning status and its comparable. The market value approach is the most preferred method when there are widespread and comparable examples present.

The most trustworthy and realistic approach in real estate appraisal is the market value approach. In this appraisal method, comparable examples that share common characteristics with the real estate that has been submitted for the appraisal in the area are evaluated.

The Market Value Approach depends on the following assumptions:

- The existence of an available market, in relation to the type of the real estate in analysis, is acknowledged beforehand.
- It has been verified that the buyers and sellers in this market possess excellent knowledge on the subject of real estate and that, for this reason, time is not a critical factor.
- It has been established that the real estate has stayed on the market for an appropriate amount of time and for a reasonable price.
- It has been determined that the chosen comparable examples possess common characteristics with the real estate in question.
- It has been noted that the changes made in the prices given for the chosen comparable examples are subject to today’s socioeconomic conditions.

3.2 Cost Approach

In this method, the appraisal of the real estate is based on the cost of the reconstruction of the real estate, in accordance with today’s socio-economic conditions.

Pursuant to this approach, it has been established that the value of the real estate consists of two different facts, namely land and buildings; in addition, it is acknowledged that the real estate has a significant remaining economic life span. Therefore, for this reason, it is taken into account that the



value of the real estate will decrease in time due to physical wear and become out of date in terms of functionality and economic status. In other words, this method concedes that the current value of a real estate can never be more than the cost of its reconstruction.

The appraisal process is calculated by the addition of the interest or gain that the current building possesses, if any, to the present reconstruction or reinstallation cost of the real estate in question, followed by the subtraction of the wear and tear ratio from the total cost and, finally, the addition of the land value.

3.3 Revenue Discount Approach

In the revenue discount approach, the net revenue that the real estate will bring, the idle time, collection losses and business expenses are analyzed for the business period.

The appraisers will calculate the present value of the real estate by capitalizing the prospective future benefits and the revenue that it brings.

There are two different methods in revenue capitalization; Direct Capitalization is calculated through the division of the annual revenue by the revenue ratio or through the multiplication of the annual revenue with the revenue coefficient. On the other hand, in the Reduced Cash Flow, the value of the real estate is calculated by applying the lump sum value and reflecting it on the revenue model; afterwards, the revenues are brought to the present day value by an acceptable discount rate.

Some real estates, due to their characteristics, may need to be appraised by taking into account that they will be improved. In this case, the net revenues that the real estate will generate for its development will be set off from the expenses that will be made for its development; the net result will be taken into consideration to determine the present value of the real estate by taking into account the entrepreneur profit and an acceptable discount rate.

4 ECONOMIC STATUS, REAL ESTATE SECTOR DATA AND ANALYSIS OF THE REGION WHERE THE REAL ESTATE IS LOCATED

4.1 General and Socio-Economic Data

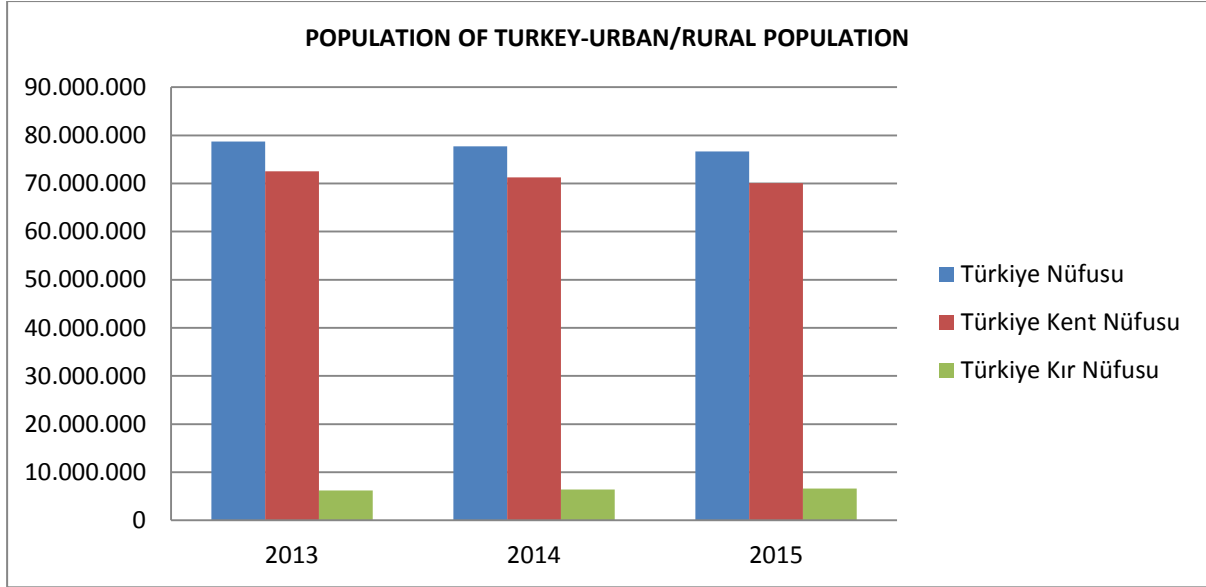
According to the 2015 results of the Address-Based Population Registration System (ADNKS), Turkey has a population of 78.741.053 people. In this population, 50,2% (39,511,191 people) are male, and 49,8% (39,229,862 people) are female.

One of the most important aspects of the population of Turkey is its youth. The population aged between 0 and 14 comprises 24,3% of the total population. However, this ratio has been constantly decreasing since 1965, and the Turkish society is gradually getting older. While the age group 0-14 comprised 41,9% of the population in 1965, it has fallen to 24,3% in 2015. The annual population growth in Turkey is 13,4 per thousand. 92,10% of the population live in the central parts of cities and provinces. The median age in Turkey is 31. The table demonstrates the population data for all of Turkey. It gives a comparison of the data from 2013, 2014 and 2015.

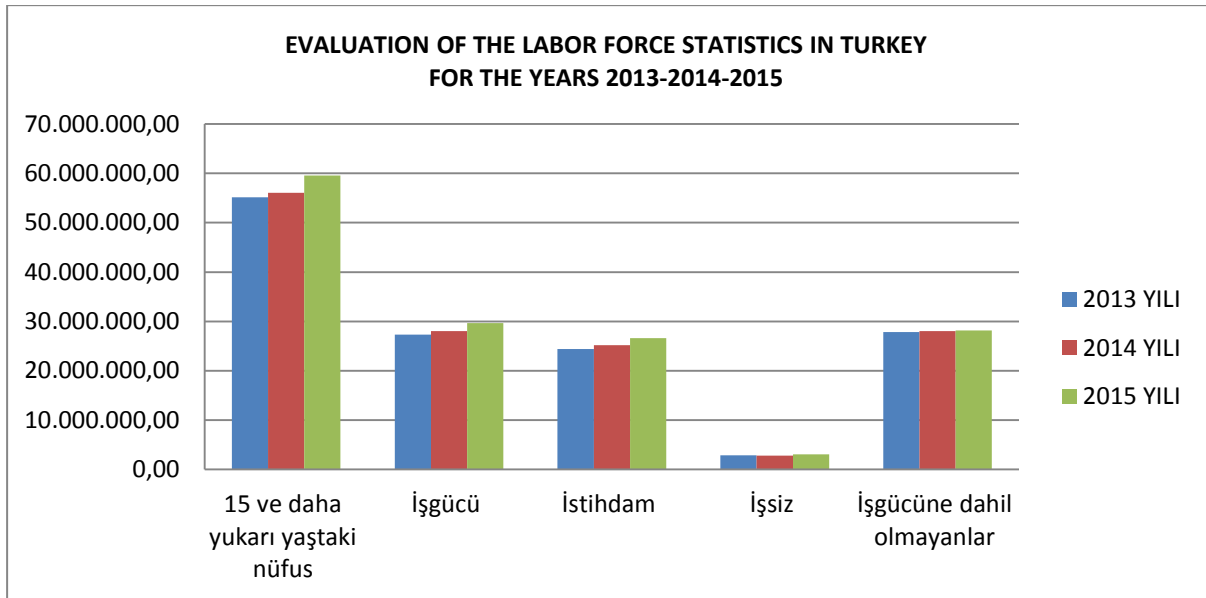
TURKEY			
Rows	2013	2014	2015
Rural Population in Turkey	6,633,451.00	6,409,722.00	6,217,919.00
Urban Population in Turkey	70,034,413.00	71,286,182.00	72,523,134.00
Population in Turkey	76,667,864.00	77,695,904.00	78,741,053.00
Population at the age of 15 and older	55,169,000.00	56,084,000.00	59,584,833.00
Labour Force	27,323,000.00	28,036,000.00	29,678,000.00
Employment	24,433,000.00	25,194,000.00	26,621,000.00
Unemployed	2,890,000.00	2,841,000.00	3,057,000.00
Not Included in the Labour Force	27,846,000.00	28,048,000.00	28,176,000.00
Labour Force Activity	49.50	50.00	51.30
Employment Rate (%)	44.30	44.90	46.00
Unemployment Rate (%)	10.60	10.10	10.30
Non-agricultural Unemployment Rate (%)	12.90	12.30	12.60
Unemployment in young population (ages 15-24) (%)	20.70	19.00	19.30

Population Data of 2013, 2014 and 2015 (Source: Turkish Statistical Institute)

According to the data of 2013, 2014 and 2015, there has been an increase in population, labour force and employment in overall Turkey. Hence, the unemployed population as well as the population not included in the labour force increase as well. The unemployment rate among young population is striking for overall Turkey and urban population.



A second comparison has been made for the overall population data for Turkey for the years 2013-2014-2015. In 2016, the population at the age of 15 and older, the labour force and the employed population increased while the unemployed population and population not included in the labour force increased at a negligible level.



In the light of this data, information on economic overview and the real estate industry will be provided.



4.2 Global Economic Overview

Following all developments became necessary as a result of globalism and increasing economic links of countries.

Primary problem in global economic crisis is deflationist (decrease of general price level) process and correspondingly recession (stability-negative growth). For developing countries, on the other hand, there are inflationist (general increase in prices) problems and low growth. Related situations have different characteristics and reasons for every country; therefore, there is no standard prescription for solution.

After global crisis, most important implementers of economy politics were central banks. Decisions taken by big and efficient central banks in the world were crucial for not only their own country but also became a guide for international fund mobility. Developing countries were influenced most by its both positive and negative effects.

Right after the crisis, USA central bank Fed immediately started to use tools of 'expansionary I monetary policy'. For this purpose, many methods were implemented like interest discount, bond intake, property intake and funding of financial system, and activating credit mechanisms. Through this kind of monetary policy, financial stabilization, and by stimulating consumption and investment, growth was aimed as a final goal to get rid of crisis.

Policies followed by Fed to get rid of crisis were extraordinary and with its differences in implementation it revealed necessary pathway for other world banks. Fed, who immediately responded to crisis and performed decision-making mechanisms, was followed by ECB (European Central Bank) even if it was late. In the Far East, Japan central bank followed similar policies to get rid of deflation and recession, which are primary problems of its economy. In parallel with relative recovering of USA economy, Fed decreased bond retrieval amount on the date of December 2013 in order to withdraw monetary expansion policy. Process initiated ahead of time expected in developing countries (like Turkey, Brazil, Argentina, Indonesia, India) and this caused decrease in local currencies and then partly outgoing of funds, which are short-term investment oriented. On October 2014, USA central bank finished 'cash flow by taking bonds'. However, transition to increasing 'interest' phase, which will end actual monetary expansion, expected by the end of 2015.

In Fed meeting on September 2015, it was stated that (except for one member) concerns regarding China and other developing countries increased value of dollar and decreased value commodities, and by taking into consideration economic outlook, labor force market, inflation and risks about them, there is no need to interest rate hike, although USA economy is strengthening and unutilized capacity in labor force is decreasing.



Following inferences were deduced according to “World Economic Outlook” issue of October 2015 report, which is prepared by IMF twice a year:

- Global growth rate in 2015 was expected as 3,10 %. This rate fell 0,30 % of year 2014. It is also 0,20 % under of rate 3,30 %, which was stated in World Economic Outlook (WEO) report January 2015. Expectancy of decrease was revised compare to previous report.
- Expectancies of main countries and regions stayed indeterminate and unbalanced. Recovering of developed countries compare to recent years, and for developing economics and markets recession is foreseen again like previous 5 years. Some increasing market economies and growth of countries exported petrol represent weak hopes.
- Decreasing commodity price, reduced share capital increase negative risks of developing economies, pressure on market and financial market instability, and therefore Fed tightens financial conditions regarding developing countries considering expected increasing interest and worsening global economic outlook.
- Developed and developing countries have an important role as middle or long term alliances one of which has decrease in growth rate and one of which has modest recovering.
- Crisis leaved high rate of private and public deficit, financial sector weakness, low rate of investments for some developed countries having low growth rate. For developing countries, on the other hand, demographic transitions, investment explosions, revised growth in China, decrease in commodity price and reregulation of the market is required.
- Volatility was related with Greece dept meetings of Chinese authorities on June-July, sharp drop of Chinese stock market and policy incentives.
- Increasing policy interests of USA and worsening global outlook tightened more financial situation of developing countries since last spring. Dollar, bond and long-term local currency bond interests increased nearly 50-60 basis point and stock prices decreased, exchange rate devalorized or pressured.
- As a result of nuclear agreement with Iran and low global demand, petrol prices decreased. Falling production activity in China, investment explosion in mining sector decreased metal prices.
- Countries implemented flexible exchange regime and exported commodities lost large amount of money.
- Developing economies experienced more sharp loss. Major developed economy currencies experienced modest mobility.
- This global factors and country specific developments indicate relatively weaker revival compare to predicted amounts for 2015 and 2016 modest increase in growth expected for

developed economies increase chance of loss for the next year. Developments of this year reflect a modest recovering of euro and returning of Japan to a positive growth, and additionally falling in petrol prices and devaluation of money for some conditions.

- Developments in developed economies, exporters –especially Norway and Canada- and in Asia excluding Japan (especially Korea and Taiwan region of China) unemployment decreases related to degrowth. However, growth in productivity is still weak even in USA where recovering is stronger.
- In 2016, some level of growth is expected in especially North America, however; expectations are still low considering falling investments, negative demography and weak productivity growth. Recently, decrease in petrol and other commodity prices must support demand of developed economies, which are exporters of net commodities. On the other hand, slowness in rising markets will indicate weaker importations.
- Revised fall in commodity prices will pressure inflation in developed economies in next months, and while revival is happening, expected development in core inflation will delay.
- Although core inflation stayed more stable, it is still under targeted amount of central bank. It is seen that inflation will be low towards falling unemployment and medium term weak growth.
- Growth expectancies are very different depending on regions and countries but outlook became weak generally considering consecutive 5 years that decrease was foreseen. This reflects a combination of factors.
- For the most developing market economies external conditions became harder. While money devaluation helps net exportation, depending on weak recoverings and medium level expectancies for medium level growth, it is expected that future drawl of developed economies will be more modest than prospected.
- Capital flows slowed down in rising markets in last quarters and rising USA currency politics from zero lower limit related with tightness of external financial conditions.
- Decelaration of growth in China is parallel to expectancies until now, however reflections in cross border are bigger than prospected. This reflected as lower imports to China and lower prices of commodities (especially metal). Devaluation of Greece by China, volatilities related to weakness in currencies of developing economies and increasing global risks caused sharp decreases in property prices throughout world.
- Rebound is expected for growth of rising markets and developing economies 2016.
- This reflects lower recession and relative normalization in 2015 for countries having economic trouble (Brazil, Russia, some countries in Latin America and in Middle East), and

spill-over effect depending on stronger recovering in economic activities of developed economies and facilitating of sanctions for Islamic Republic of Iran.

- Decreasing growth is expected for China even if it is gradually. Weakness in commodity prices, slower global growth than expected and possibility of tighter global financial conditions become a burden to low-income countries. While Chinese authorities implement reforms towards decreasing financial infirmity strengthening role of market powers in economy, they confront tradeoffs in their projection of transition to growth depending on consumption without deceleration of activity.
- Some countries, especially the ones with rich sources, have wide current account deficit due to foreign direct investment. Correspondingly they are more vulnerable towards foreign financial shock.
- Risk balance is still downward. Low level of petrol and other commodities can constitute an upward demand for commodity importers in some level. However, this complicates the demand for commodity importers so some of them already confront with nervous initiation conditions.
- Vulnerability of rising markets in terms of continuing fall in commodity prices and sharp rise in American Dollar is still proceeding and this may force balance sheet of companies in some countries further.

The Fed meeting in September 2015 stated that the concerns for China and other developing countries has led to valuation of US dollars as well as a devaluation of commodities, and all members, excluding one member, stated that an interest rate hike is not necessary considering the economic overview, labour market, inflation and related risks, although the US economy was strengthened and the idle capacity in the labour market decreased.

December 2015 saw a quarter point hike in the interest rate after a decade, and the interest rate went up to 0,25-0,50 percent.

However, the transition to an 'interest rate hike' that would essentially mark the end of monetary easing happened in late 2015.

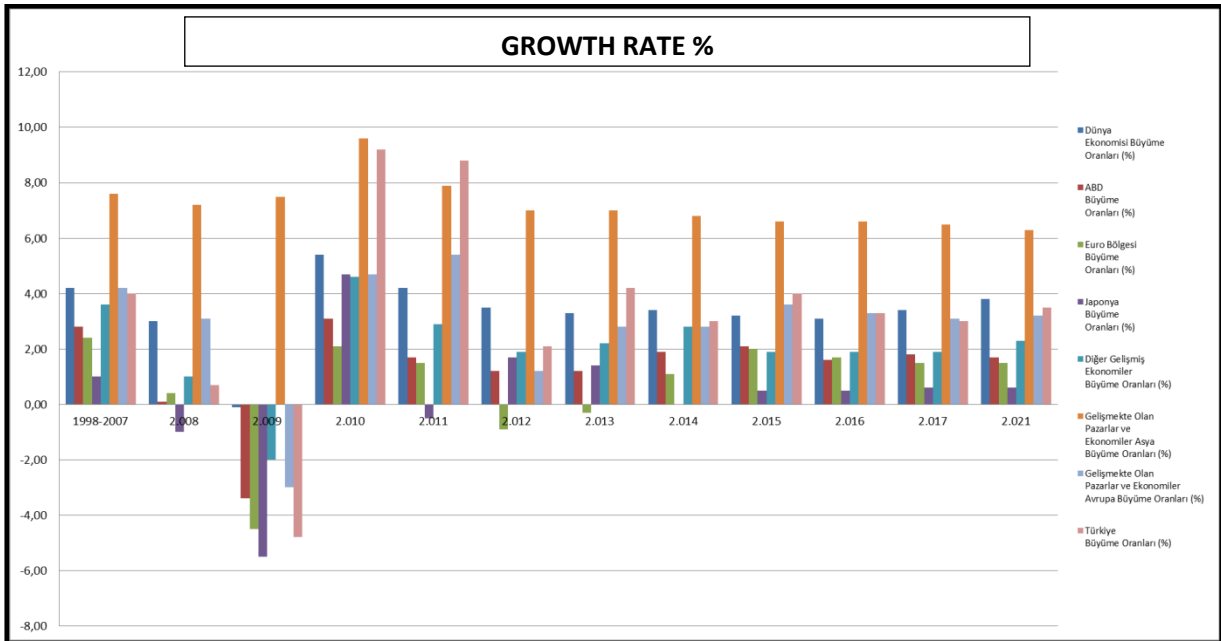
In 2016, Fed kept the interest rate intact at its meetings in January, March and April. In the meetings of June 2016 and September 2016, the US Federal Reserve Banks (Fed) announced that the interest rates would not be changed.

Maintaining its regular behavior in the recent period, Fed wants to see an economic improvement that would allow gradual hikes in interest rates. It is observed that the Fed intends to increase the interest rates before the end of 2016.

The global growth rate for 2016 is estimated to be 3,10%. This rate is 0,10% less than the rate in 2015. It is also 0,10% less than the estimates in the April 2017 World Economic Overview (WEO) report. It is estimated the global economy will grow by 3,40% in 2017, and by 3,80% in 2021.

Years	Word Growth Rate (%)	USD Growth Rate (%)	Euro Region Growth Rate (%)	Japon Growth Rate (%)	Other Advanced Economies Growth Rate (%)	Emerging Markets and Economies Asia Growth Rate (%)	Emerging Markets and Economies Europe Growth Rate (%)	Turkey Growth Rate (%)
1998-2007	4,20	2,80	2,40	1,00	3,60	7,60	4,20	4,00
2.008	3,00	0,10	0,40	-1,00	1,00	7,20	3,10	0,70
2.009	-0,10	-3,40	-4,50	-5,50	-2,00	7,50	-3,00	-4,80
2.010	5,40	3,10	2,10	4,70	4,60	9,60	4,70	9,20
2.011	4,20	1,70	1,50	-0,50	2,90	7,90	5,40	8,80
2.012	3,50	1,20	-0,90	1,70	1,90	7,00	1,20	2,10
2.013	3,30	1,20	-0,30	1,40	2,20	7,00	2,80	4,20
2.014	3,40	1,90	1,10	0,00	2,80	6,80	2,80	3,00
2.015	3,20	2,10	2,00	0,50	1,90	6,60	3,60	4,00
2.016	3,10	1,60	1,70	0,50	1,90	6,60	3,30	3,30
2.017	3,40	1,80	1,50	0,60	1,90	6,50	3,10	3,00
2.021	3,80	1,70	1,50	0,60	2,30	6,30	3,20	3,50

Source: The data has been extracted from the "World Economic Overview Report" in October 2016.



Source: The data has been extracted from the "World Economic Overview Report" in October 2016.

The US economy, with the 3,40% recession after the crisis of 2009, has grown by approximately 3,10% in 2010. Growth rates were between 1 and 2% across the years.

The Euro zone, after -4,50% recession with the crisis in 2009, grew by 2,10% in 2010, and by 1,50% in 2011. The regional economy, shrinking for two consecutive years in 2012 and 2013, reached the growth rates between 1,00 and 2,00% after this year.

Japan, after -5,50% recession with the crisis in 2009, grew by 4,70% in 2010. The regional economy, which had a falling trend again in 20011, constantly achieved small growth rates except for the standstill in 2014.



The other developed economies grew by 1 and 3% percent for other years than the 2,00% recession in 2009.

In developing economies of Asia, the economic growth was approximately 6,30 to 9,60% every year.

The growth rates (%) in Developing Markets and Economies of Europe were 1,20 to 5,40% on the average for all years except for the -3,00% recession in 2009. (Turkey has also been classified in the area of developing markets and economies.)

The “World Economic Overview Report” of October 2016, which is issued by the IMF twice a year, has made the following deductions:

- ✓ The main unexpected development in the recent months has been the vote in the Great Britain in favour of leaving the EU. The markets have reacted in an ensuring way to the surprise rejection of Brexit Vote in the referendum. However, the future of the institutional and commercial agreements between the UK and the EU is ambiguous, and its ultimate impact is unclear.
- ✓ With the expectations of low interest rates, lessening concerns for expectations following pro-growth policies and stabilization of some commodity prices in developed economies, the accurate financial market sensitivity has been improved in developing economies.
- ✓ Expectations sharply vary among countries. While robust growth rates were achieved in developing Asia and India, a sharp slowdown is observed in Saharan Africa.
- ✓ The uncertainty in developed economies and a curbed overview that is subject to downside risks may further ignite political dissatisfaction.
- ✓ Many developing markets face the challenge of policies that force them to comply with weaker commodity prices.
- ✓ These concerning expectations make it necessary to produce a political response that will improve growth and shall stand on a wide basis in managing weaknesses.
- ✓ The complexity of current expectations, long-term trends, new shocks and ongoing revisions continues.
- ✓ These factors entail too much uncertainty for future economic expectation as well as a suppressed basis for overall growth.
- ✓ Major ongoing rearrangements/alignments (which is particularly important for developing countries) include a rebalance of China, long-term fall of commodity exporter, macro-economic programs and structural compliance.
- ✓ The basic economic scenario estimates a global growth at the rate of 3,10%. It is estimated that the rate might go up to 3,40% next year.
- ✓ This estimate reflects a weaker US economic activity than expected and a significant negative risk arising from the Brexit vote.

- ✓ It is estimated that the growth in developing markets and economies will slightly improve in 2016 to reach 4,20%, following a recession for 5 consecutive years. The overview of these markets is irregular and weaker than the past.
- ✓ As financing conditions are facilitated by expectations of low interest rates in developing countries, the other factors suppress the activity. This includes the recession in China, and a new negative economic scattering is taking place.
- ✓ There is less confidence in resource-intensive investments and imports, and a constant alignment of commodity exporters with lower incomes leads to negative scattering of persisting weak demand in developed economies, internal conflicts, political disputes and geopolitical tensions.
- ✓ An improvement is expected in 2017 with better expectations in developing markets and economies and a slight revitalization in their economies. An improvement in investments is expected, as well as a decrease in stocks.
- ✓ Facilitating monetary policy rates has helped to bridle inflation. Malaysia and Indonesia, as well as Russia and Turkey implemented this policy simultaneously

4.3 Turkey Economic Outlook

Discipline constructed after 2001 crisis in Turkey economy succeed in issues like public dept, banking rates, budget balance and until 2008 growth rate continuously increased. Economies developed in between 2008-2012 influenced by global crisis at least. In this process, increase in yearly growth rate relieved world economy. Countries like Turkey had brilliant performance after crisis. Recovering abilities of developing countries are more rapid than developed economies. However, the main problem of these economies is that they cannot keep gaining and stability. Turkey has problems like lack of savings, unemployment, problems regarding general level of prices, added values of import and export items, balance of exchange, middle-income trick, current deficit, demand failure, technology deficiency, political and geographical risks. Average growth rate of Turkey is 4,8% for 92 years period. Briefly, potential growth rate in full employment level is 6-7%.

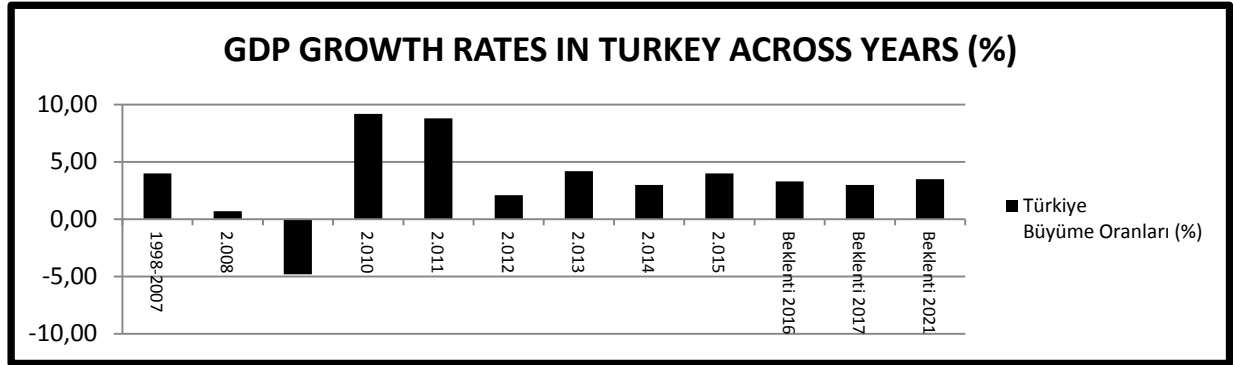
IMF argued that political uncertainty will decrease domestic demand and revised growth expectancies downwardly in its evaluation regarding Turkey economy in World Economic Outlook Report.

According to this, growth expectancy is 3% for this year and 2,9% for the next year for Turkey. These rates were stated as 3.1% and 3.6% in previous report.

Inflation expectation of IMF for Turkey increased from 6,6% to 7.40% for 2015 and 6,50% to 7.00% for 2016.

YEARS	1998-2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2021
TURKEY GROWTH RATE %	4,00	0,70	-4,80	9,20	8,80	2,10	4,20	3,00	4,00	3,30	3,00	3,50

Source: Word Economic 2016 October World Overview Report



The “World Economic Overview Report” of October 2016, which is issued by the IMF twice a year, has made the following deductions for Turkey:

- ✓ The feelings towards developing economies have improved. The reason is pressure of the expansions in economic recovery, and the improvement in long-term real interest rates and net asset values.
- ✓ However, in supporting economic activity with the loosening in macro-economies, the uncertainties following the recent terrorist attacks and the failed attempt of coup may affect the growth rates in 2016-2017.
- ✓ It will sustain its current expenses and monetary expenses in parallel to “Medium-term program of 2016-2018 on the basis of financial projections, current trends and policies.”
- ✓ The estimates for broad money and broad long money are based on IMF projections. It is estimated to develop with a fixed spreading rate against US instruments interest rate that is similar to the short-term deposit rate.
- ✓ In its assessment of the Turkish economy, IMG claims that political uncertainty will lead to a decrease in domestic demand, and has revised its growth expectations to downward.
- ✓ According to the World Economic Outlook Report, the GDP growth rate, which was 4,00% in 2015, will be 3,30% in 2016, 3,00% in 2017, and 3,50% in 2021.
- ✓ Wholesale price index (WPI) was 8,80% in 2015. It is estimated that the index will be 9,10% in 2016, and will continue to rise in 2017 to 9,10%, and to 6,20% in 2021.
- ✓ The current account balance will be -4,50% in 2015. It is estimated that the balance will be -4,40% in 2016, -5,60% in 2016, and increase to -5,60% in 2021.

Moody’s, an international credit rating institution, has revised Turkey’s credit score from “Baa3” to “Ba1”, and defined its rating overview as “static.”

4.4 General Status of the Real Estate Industry

4.4.1 General Status of the Real Estate Industry

Real estate sector became a growing sector contrary to service, industry and rural sector recently. Although insufficient capital source makes hard to invest to rural and industry sector, small scale capital stock may be sufficient to invest in real estate sector. For this reason, real estate sector of Turkey depends relatively on national capital. It is defined as leading sector since it mobilize other sectors and as sponge sector since it may absorb unqualified workers. Almost all production of real estate sector counts as investment good. Real estate sector in Turkey develops through these investments.

Construction sector, which was initiated with public investments, large scaled infrastructure projects in early republic period, has influences of private sector through liberal economy effects in 1950s especially in public expenditures. After the year of 1950, construction sector developed through barrage, hydroelectric power stations, highways and housing investments. After 1980 in neo-liberal period, on the other hand, housing investments became prominent as a result of increasing migration. In liberal period after 2002, shopping mall, residence and housing investments gained importance through influence of TOKİ.

In sectoral distribution of long-term external debt in period of 2002-2014, construction-real estate sector has impressive intensity.

Recently, it is seen that legal regulations concentrated in real estate sector. Moreover, sales of the lands legally actualized in 2012 within the scope of the law “sale of the agricultural estate belonging to Treasury, support for development of forest villagers and assessment of outside of the forest borders on behalf of Treasury”, which is known in public opinion as “2B law”. However, these sales became less than expected and did not influence building sector sufficiently. Advantages of urban renewal law increased growth of real estate sector in 2013.

Decision directed to removal of restrictions over possessing real estate of foreigners through the law “Law Organizing Property Sale to Foreigners” provided rising attractions of investors in especially Russia, Middle East, and Asia. Purchasing real estate of foreigners started to increase gradually.

Additionally, following reasons have influence on development of real estate sector:

- Attraction of investors from different countries for Istanbul as a brand city, and laying the foundations of Istanbul to be a financial center,
- Infrastructure projects that attract attentions (3rd bosphorus bridge, all tunnel projects in bosphorus, 3rd airport, metro projects in metropolitans etc.)



- Increasing transportation opportunities, widening metropolitan borders and growing living spaces,
- Urban renewal and related regulations,
- Continuing rural to urban migration,
- Effect of natural demand as a result of having young population,
- Changing nuclear family concept,
- Precautions for housing purchase and saving incentives to keep sector alive,

Tendency of procrastination of demand for housing and automotive, which is generally seen before elections, was not influenced this year, on the contrary, these two sectors was quite alive. This may be thought as a kind of protection method of customers related to expectation of increasing demand.

It is evaluated that stabile development of real estate sector in Turkey in 2016 depends on political and economic stability, interest of foreign investor and growth rate of economy. It is expected that residence sale to foreigners will be stable because of stagnancy in other developing countries.

It is estimated that in 2016 a stable rise in the real estate industry in Turkey will rely on political and economic stability, the interest of foreign investors in Turkey and high growth rates of Turkish economy. Housing sales to foreigners is expected to be static due to the stagnation in other developing countries. The reasons for the increase in asset prices include expanding monetary policy, positive course of economic growth, abundance of liquidity, new inventions, financial liberalization, financial innovations, facilitation of borrowing capabilities and a significant rise in loans, changes in portfolio structure and government policies.

As a result of economic decisions of the central government, the sales in construction industry, which is the main pillar of economy, as well as real estate sales are expected to increase.

The introduction of new directions of Banking Regulation and Supervision Agency (BDDK) which brings changes to loaning transactions and to debit and credit cards aims to regulate the number of installments on credit cards, increase the maturity limit in consumer loans from 36 months to 48 months, bring new regulations on personal loans across the industry and to vitalize economy.

Moving the limit of the ratio of the mortgage loan to the value of the housing which is taken as a collateral from 75% to 80%, the campaigns launched by Emlak Konut GYO and GYODER after the coup attempt of July 15th, decreasing the VAT to 8% for houses larger than 150 square meters aim at accelerating the construction industry, which is the main pillar of economy, and pushing the sales of real estate.

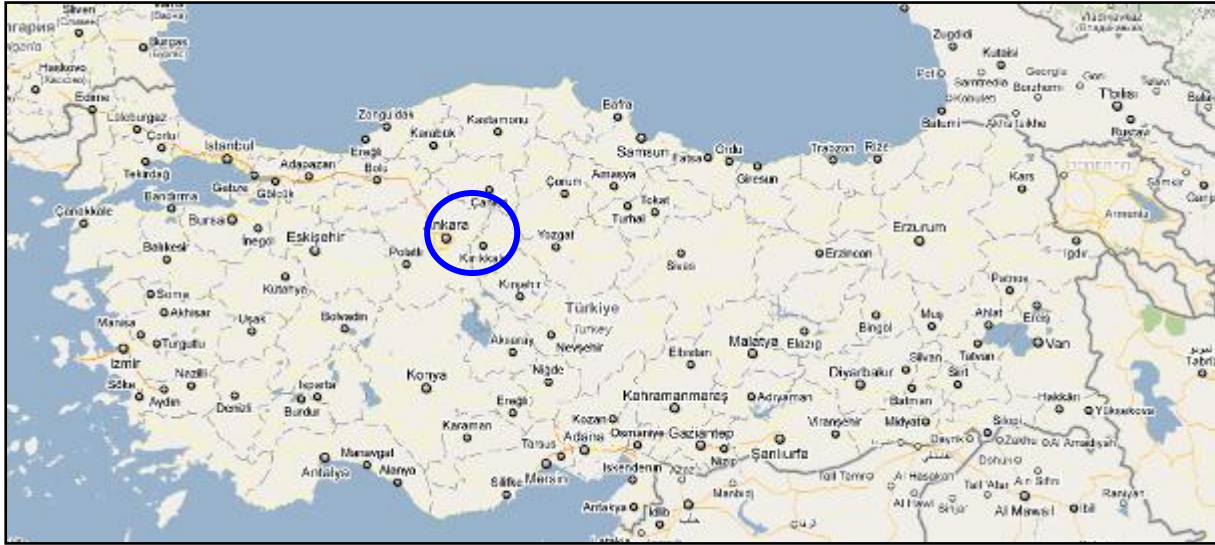
Although here have been economic contractions in a global scale, these decisions along with the young population structure of Turkey, continued migration to urban areas, and large-scale project with ongoing investment lead to an expectation that real estate sales will maintain its trend in 2017 as it happened in 2016, and will continue to increase.

4.5 Analysis of the Region Where Real Estate Situated

4.5.1 The City of Ankara

The capital city Ankara situated in the Central Anatolia Region is the second largest province of Turkey. Covering a surface area of 30.715 km², the city is the second largest city after İstanbul in terms of population, and also the second after Konya in terms of surface area.

Bordered with Kırıkkale and Kırşehir in the east, Çankırı and Bolu in the north, Bolu in the northwest, Eskişehir in the west, Konya and Aksaray cities in the south, Ankara had a population of 404.581 in total according to the population census made in 1927, and this population had increased about 13 times in the last 86 years, and reached to 5.045.083 in 2013, the population of Turkey had increased 5 times for the same period. While the share of this city's population in Turkey's total population was 3,2% in 1927, it reached to approximately 7,2% in 2013.



-Location of Ankara-

City and Country Side Populations in Ankara according to General Consensus

POPULATION	1990	Share of City and Village Populations in Total Population %	2000	Share of City and Village Populations in Total Population %	Address Based Population Registration System 2014	Share of City and Village Populations in Total Population %
Country Side Population	399.907	12,36	467.338	11,66	0	0

City Population	2.836.719	87,64	3.540.522	88,34	5.150.072	100,00
TOTAL	3.236.626	100,00	4.007.860	100,00	5.150.075	100,00

Ankara has 25 districts and 18 of them are central districts. The central districts consisting the Ankara Metropolitan Municipality are Akyurt, Altındağ, Ayaş, Bala, Çankaya, Çubuk, Elmadağ, Etimesgut, Gölbaşı, Kalecik, Kazan, Keçiören, Mamak, Pursaklar, Sincan and Yenimahalle.

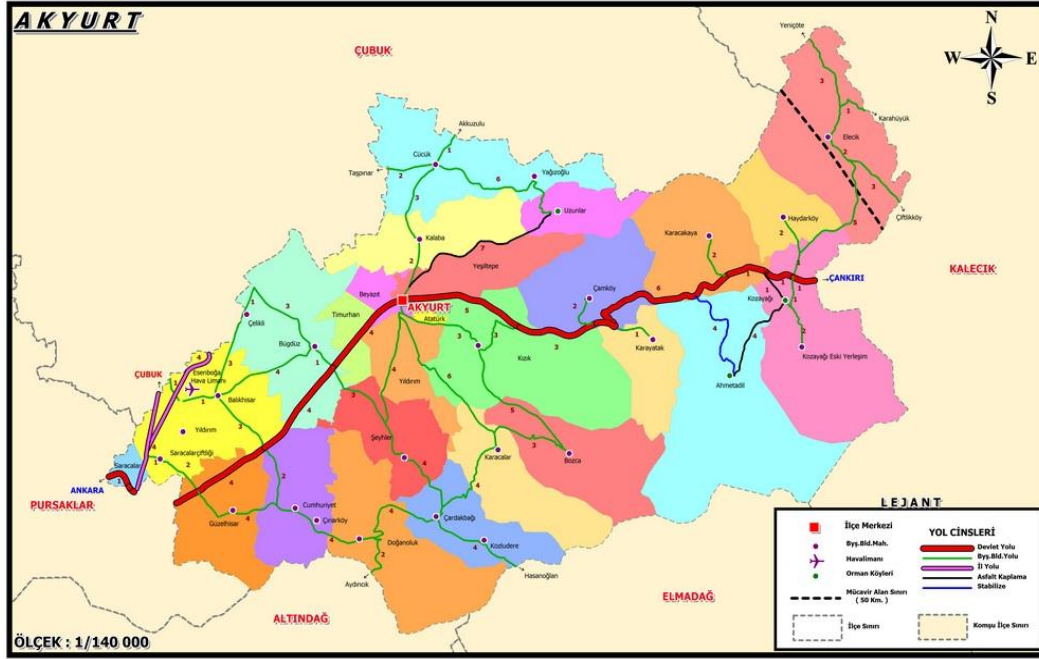
The economic activities are mainly based on commerce and industry. The share of agriculture and livestock farming in the economy is gradually decreasing. Both public sector and private sector investments made in Ankara and its vicinity has attracted a huge population migration from other cities, and is also still attracting this migration. About 71,5% of the population deals with jobs like official duties, transportation, communication and commerce which can be considered in the service sector; 25,7% work in the industry, and 2,8% work in agriculture sector. The industry sector covers intensely textile, food and construction industries. Today, investments are made mostly in defense, metal and engine sectors. The industrial production made in Ankara is substantially condensed in the organized industrial zones in Sincan, Akyurt, Çubuk, and the places near to the city center like İvedik and OSTİM. OSTİM organized industrial zone is the Turkey's largest small- and medium-scale industrial production area.

Ankara is the city having the highest number of university in Turkey, and in addition, the number of people having a university diploma in Ankara doubles the number of persons having a university diploma in Turkey. This educated population constitutes the labor force required by the technology based investments.

Within the province, transportation is carried out by means of highways, railroad and airway. Located in north of the city center, Esenboğa International Airport is the most significant point where entrance and exits are made through airway. The city of Ankara has a modern highway net to meet the intensity of the motor vehicle traffic flowing both to and from the capital city. O-20 orbital motorway surrounding the capital city ensures the intercity traffic not to prevent the intracity traffic. O-20, by connecting with other motorways, provides access to other districts of the province and Turkey. There is a railroad line in Ankara which connects the city to Eskişehir over Sincan and Polatlı in the west, and to Kayseri over Irmak and Boğazköprü in the east, and the second railroad line connects Irmak to Karabük and Zonguldak over Çankırı. Still, train services are given to suburbs and all over Turkey form here. In addition, as Ankara-Konya, Ankara-Eskişehir and Ankara-Istanbul sublines of the High-Speed Train Line are completed and out into operation, accessibility to the city has been increased substantially.

4.5.2 District of Akyurt

District of Akyurt is situated in northeast of Ankara 32 km away to the city center. Included to the borders of the Esenboğa International Airport, the district continues its rapid growth.



District center is situated on the state road connecting Çankırı, Kastamonu and Sinop to Ankara. Its surface area is 258 km² and elevation from sea level is 960m. In terms of land structure, most of the land has the quality of agricultural land.

According to 2013 results of the Address Based Population Registration System, the total population of the district is 28.349. While it was 23.354 in 2007, the population was increased 21% in 6 years.

Year	Male Population	Female Population	Total Population
2015	15.388	14.857	30.245
2014	14.925	14.478	29.403
2013	14.456	13.893	28.349
2012	13.858	13.343	27.201
2011	13.683	13.097	26.780
2010	13.186	12.820	26.006
2009	12.930	12.471	25.401
2008	12.676	12.310	24.986
2007	11.902	11.452	23.354

The population of the District in years 2007-2014

It is one of the most rapidly developing districts of the city because of increasing the passenger capacity of Esenboğa Airport to 10 million besides the completion of the divided road projects between Akyurt-Esenboğa and Esenboğa-Ankara.

The economy of the district depends on agriculture and livestock farming. Since 1995, the district economy has started to shift from livestock farming to industry. Because of its proximity to the airport, the companies having activity in the fields of electronics, food, logistics, textile, automotive,

electricity, and furniture show activity in the district. In the district, where the day population is higher than the night population due to high number of industrial plants, there are nearly 300 industrial plants in different sizes from small to large scale. These industrial organizations have been come together under the roof of AKSIAD (Akyurt Industrialists' and Businessmen's Association). Some companies such as Ülker, ASELSAN, M.A.N, CASA, Yakupoğlu, Nabay, Nurus, Kavaklıdere Şarapları, Coca Cola, Doğadan made most of their investments to the district. The organizations made their investments in Akyurt because of its proximity to Ankara and transportation easiness have been contributed to employment of thousands of people and development of the city.

4.6 Information Regarding the Tourism Industry

While Turkey closed the year of 2013 with 34.910.098 persons, it has closed the year of 2014 with an increase 5,5% in terms of foreign visitors corresponding 36.837.900 tourists.

Antalya became the first city in regards to foreign tourists visiting touristic centers, with a number of 11.9 million tourists. On the other hand, İstanbul has achieved a growth rate of 13% roughly. In Muğla the increase recorded approximately 2,5%; in İzmir there is a decrease corresponding almost 5%.

Number of Visitors in Touristic Centers				
	2012	2013	2014	Change
Antalya	10.299.366	11.535.762	11 941 954	3,5
İstanbul	9.381.670	10.474.867	11.842.983	13,1
Muğla	3.009.342	3.222.315	3.302.688	2,5
İzmir	1.368.929	1.943.253	1.847.567	- 4,9
4 Cities Total	24.061.319	25.232.944	28.935.192	10,9
Turkey	31.782.832	34.910.098	36.837.900	5,5

Source: Turkish Hoteliers Federation (TUROFED) Tourism Report 2014-9.

The revenue obtained in the Tourism industry, from the domestic and foreign tourists in the year of 2014, has increased 6,2%, thus reaching 34,3 billion dollars. 81,5% of the revenue has been obtained from foreign, 18,5% of it has been obtained from Turkish citizens living abroad and visiting the country. Moreover, those revenues' 26 billion 2 million 950 thousand US Dollars is consisted of



personal expenses and 8 billion 302 million 954 thousand US Dollars is packaged tour spendings.

(Source: *Turofed Tourism Report 2014-9.Report*)

While Turkey has managed to be one of the 20 biggest economies in the world (G20), it is ranked at number 6 among the leading 10 touristic destinations of the world in terms of number of the visitors according to the data of World Tourism Organization (UNWTO).

According to the real estate report for the year of 2014, which Deloitte has prepared for Turkey, one interesting topic is the Tourism Strategy of the Ministry of Culture and Tourism for the year of 2023. The target visitor number is set for 63 million and the total planned revenue (from foreign visitors) is 86 billion dollars. The aim is to enter the top 5.

4.6.1 Information Regarding the Tourism Industry in Ankara and the Hotel Market

Ankara is not a city which attracts foreign tourists. Only 1.5% of the foreign tourists (344.087 people) (2012) coming to Turkey enter from Ankara Esenboğa Airport. Most of them come in the period of May-September and 38% of them are German citizens. As of December 2015, totally 815.677 people were entered the city; 456.771 of them were domestic while 358.906 of them were foreigners.

	2011 Year End	2015 Year End
Foreigners Entered	369.892	358.906
Citizens Entered	487.637	456.771

The number of Foreigners and Citizens entered Ankara

In terms of domestic tourism, cultural tourism being in the first place, there is congress tourism in the city center and its vicinity, winter tourism around Elmadağ, thermal tourism around Kızılcahamam, Ayaş, Çubuk and Haymana, and caving tourism in Tuluntaş cave in Güdül. Anıtkabir being in the first place, many museums and monuments besides historical houses situated in Beypazarı and Kızılcahamam contribute to domestic tourism. In addition, district of Evren with its coast around Hirfanlı dam lake offers an alternative aqueous and natural holiday opportunity for Ankara and adjacent cities.

Based on 2014 provincial report of Provincial Directorate of Culture and Tourism of the city of Ankara, the number of facilities having a tourism operation license in Ankara is 160.

In those facilities there are 11.153 rooms and 22.366 beds consisting of 10.369 standard rooms, 584 suits, 51 disabled rooms, 149 apart rooms.

Among 160 accommodation facilities with an operation license; there are 18 hotels with 5 stars, 44 with 4 stars, 51 with 3 stars, 30 with 2 stars, 2 with 1 star, 12 with special licensed, 1 second class hostel and 1 Auberge.



For 29 accommodation facility with investment certificate totally 2.576 rooms, 221 suits, 47 disabled and 280 apart rooms are targeted.

Moreover, there are 4.932 rooms and 9.508 beds in 169 municipal licensed accommodation facility.

In Ankara, there are still 31.875 beds in 329 accommodation facility with a Tourism Operation and Municipal License.

In case of the complement of the facilities with an investment certificate, total bed capacity in Ankara would reach to 37.832.

	Number of Facilities	Number of Rooms	Number of Beds
Having an Operating License	160	10369	22.366
Having a Municipal License	169	4.932	9.508
Total	329	15.301	31.874

Number of Facilities, Rooms and Beds Having a Tourism Operation License and Municipal License, December 2014

The occupancy rate at accommodation facilities in the city of Ankara; it is realized as 50.20 % in 2009, 56.96 % in 2010, 63.44% in 2011, 63.13% in 2012, 58% in 2013 and as of 2014 year end; it is realized as 35.14%.

While average length of stay in the facilities having an operating license in Turkey is 3,3 nights, this rate is 1,7 nights in Ankara.

In Ankara, in province basis as a whole, while hotels come in the first rank in accommodation preferences, the first rank belongs to thermal hotels with an average length of stay 6,1 nights.

If occupancy rates for 2014 of the facilities having an operating license are compared in different districts of Ankara, in province basis as a whole, it is seen that Altındağ has the highest occupancy rate followed by the district of Çankaya. While Altındağ covers the Ankara's oldest historic center Ulus; Çankaya covers Kızılay and Tunalı within its borders. Occupancy rate increases in the city center. The average occupancy rate in the district of Akyurt where the real estate related to this appraisal is 38,48%.

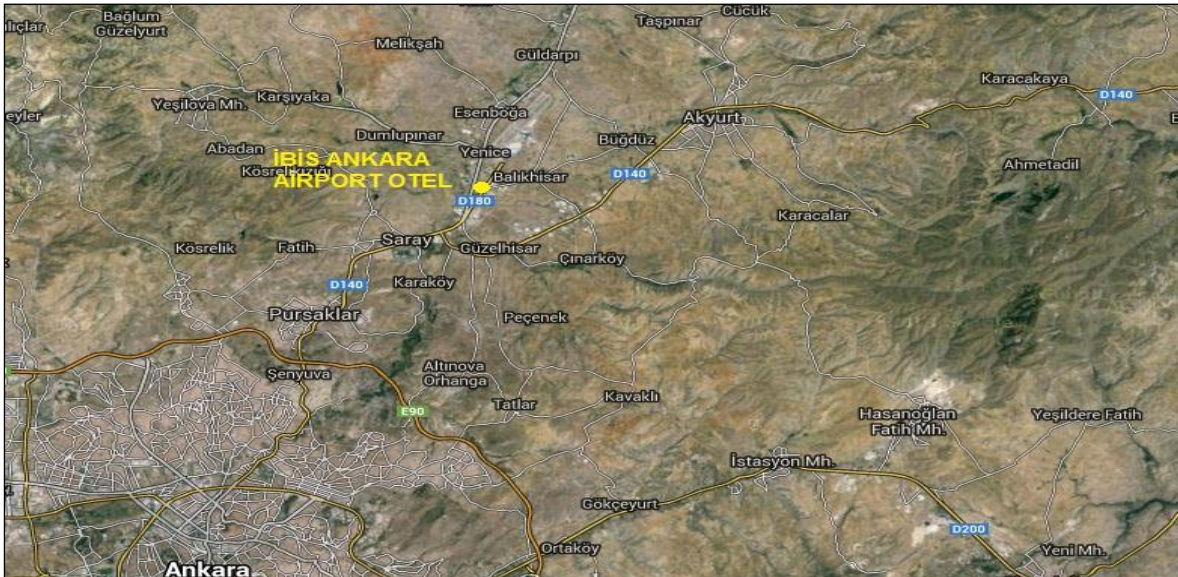
If the accommodation rates in the facilities having an operating license and a municipal license are compared between the years 2008-2014; accommodation rate in the facilities having an operating license is 45% higher than the accommodation rate in the facilities having a municipal license.

The region where the real estate is situated is very close to the Esenboğa Airport, and except for the 3 star Ibis Ankara Airport Hotel related to this appraisal, in the region, also 5 star and 354 room capacity Büyük Anadolu Hotel in the Būdüz Neighborhood, and 5 star and 122 room capacity Esenboğa Airport Hotel in the district of Pursaklar, Saray Neighborhood are existed.

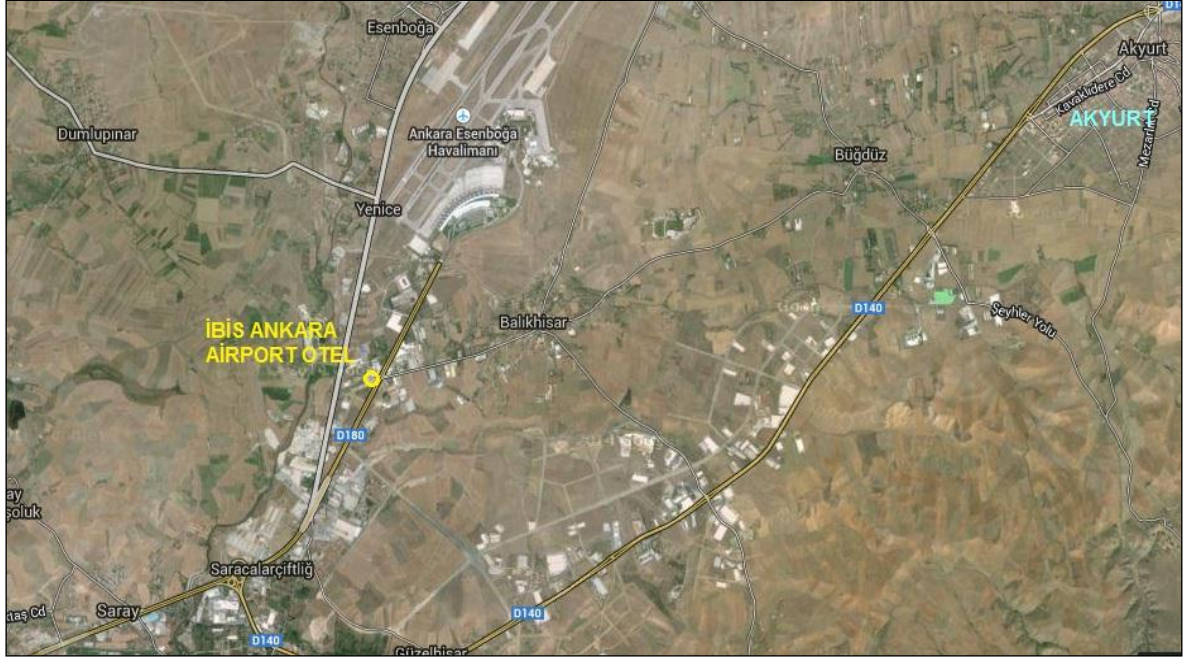
5 INFORMATION IN REGARD TO THE REAL ESTATE SUBJECT TO THE APPRAISAL

5.1 Information in Regard to the Location, Site and Environment of the Real Estate

The real estate subject to the appraisal is at the address Akyurt İlçesi, Balıkhisar Mahallesi, Özal Bulvarı No: 617 Ankara. It is registered to the land registry as the city of Ankara, district of Akyurt, Balıkhisar Neighborhood, Block no.1843, plot no.5. There is a hotel operating as 3 star Ibis Ankara Airport Hotel on the plot.



Satellite view



Satellite view



Location of the Real Estate Subject to the Appraisal (Ibis Ankara Airport Hotel)

For accessing to the real estate; going towards in the direction of Esenboğa Airport on the Özal Avenue named as Protocol Road is needed. After passing the Akyurt turnout on the Avenue where the Ülker Plant is situated, proceeding 2.9 km towards to direction of the airport. The real estate is located at the left hand side of the road in the going direction. For accessing to the facility, by turning back from main entrance of Esenboğa Airport, after going for about 1.5 km the real estate is reached. Therefore, accessing to the region through public transport vehicles on the Ulus-Kızılay line is possible.



Real estate is approximately 2 km away from Balıkhisar village center, 17 km away from Akyurt district center, and 25 km away from Ankara city center.

Özal Avenue where the real estate has a façade thereto starts from city center, and it is a very long avenue providing access to the airport. The real estate is situated in the northeast of the avenue, in the section between Çankırı road and Esenboğa Airport. All along the avenue where the real estate is situated, this area is reserved as public works and urban service area. Exhibition Area Project has been established on the east front of the real estate corresponds to south sections of the Balıkhisar village center. Settlement ratio in the region is low and intensely has industrial plants. There are vacant lands on the south front of the real estate while Habertürk Facilities are located on the northeast front of it. In its vicinity, there are Novagenix pharmacy plant, Man truck and coach factory, Borusan Oto Akyurt plant, Yakupoğlu (YDA) plant, Otonomi- a big automobile shopping mall project both in Turkey and Europe scale which is still under construction and going to be collect all auto galleries situated in the city center under its roof, besides small and medium-scale warehouses and factory buildings.

5.2 Information Regarding the Land Registry Of the Real Estate

City	:	Ankara
District	:	Akyurt
Neighborhood	:	Balıkhisar-Imar
Section No.	:	-
Block No.	:	1843
Plot No.	:	7
Surface Area	:	14.443,40 m ²
Owner	:	Akfen Real Estate Investment Trust Anonim Şirketi (wholly owned)
Nature	:	10 Storeyed Hotel and Land
Land Title Date	:	21.01.2016
Journal No.	:	641
Volume No.	:	28
Page No.	:	2762

The real estate subject to the appraisal is registered at the Directorate of Land Registry of the district of Akyurt, with the Balıkhisar-Imar Neighborhood Volume No. 641, page 28. Its quality is “Ten-Storeyed Hotel and Land” of which owner is “Akfen Real Estate Investment Trust Inc.”

Restrictions on the real estate are given below.

5.2.1 Investigation of the Land Registry of the Real Estate

According to the inspection performed on the relevant pages of the land title registries in the Land Registry Directorate of the District of Akyurt on the date of 30.12.2016, at 15:44 and as per the land registry record dated 27.12.2014 given in the attachment, the following restrictions have been noted. Restriction documents are given in the attachment of this report.

Statements Section (Balıkhisar-Imar Neighborhood, Volume no.9, 792 Page)

- *An authorization has been entitled to the Land Registry Directorate of Zeytinburnu upon letter dated 27.01.2014 and numbered 159. (Note that related Statement exist in the land register unlike TAKBIS recordings.)*

Annotations Section (Balıkhisar-Imar Neighborhood, Volume no.9, 792 Page)

- *There is a lease agreement in a consideration of 1 TL. (A lease annotation in favor of the Republic of Turkey, General Directorate of Türkiye Elektrik Dağıtım Inc. (Turkish Electricity Distribution Company) to be started from 29.11.2013 for 99 years to be used as a transformer location for an annual rent of 1.00 TL. Commencement date:12.12.2013 Term:99 Years) Date:12.12.2013 Journal no:6311*

Liens Section (Balıkhisar-Imar Neighborhood, Volume no.9, 792 Page)

- *C-I: There is a first mortgage in favor of Credit Europe Bank, in an amount of 173.052.185,00 EURO, valid until notification of its release, with an annual 7,2& interest rate upon the letter dated 28.01.2015 with journal no. 3407.*
- *Remarks: This mortgage is a joint mortgage including the following real estates; in the Land Registry Directorate of Osmangazi, Altınova Neighborhood block no. 3198 plot no. 6, Land Registry Directorate of Kocasinan Pervane Neighborhood block no.2420 plot no. 9, Land Registry Directorate of Zeytinburnu Zeytinburnu Neighborhood block no. 774 plot no.55, Land Registry Directorate of Şehit Kamil Yaprak Neighborhood block no. 5020 plot no.2, Land Registry Directorate of Esenyurt Yakuplu Neighborhood block no. 404 plot no.39, Land Registry Directorate of Yomra Kaşüstü/Cumhuriyet Neighborhood block no. 209 plot no.12, Çınarlı Neighborhood block no. 585 plot no.2 detached section no.1, Çınarlı Neighborhood, block no. 585 plot no.2 detached section no.2.*

5.2.2 Changes that Have Occured in the Land Registry of the Real Estate within the Last Three Years

There are no buying or selling activities with regard to the real estate subject to the appraisal within the last three years. The plot number 5 has changed into 7 in 27.01.2016. There is no change in surface area.



5.2.3 Opinion Whether There Is an Obstacle In Including the Investment Trust Portfolio in Terms of Land Title Records to the Real Estate Within the Scope of the Capital Market Legislation

On the real estate subject to appraisal,

There is a first mortgage in favor of Credit Europe Bank, in an amount of 173.052.185,00 EURO, valid until notification of its release, with an annual 7,2% interest rate upon the letter dated 28.01.2015 with journal no. 3407.

In TAKBIS Letter, it is written that the above mentioned mortgage is 1st and 2nd degree mortgage. It is seen in the mortgage letter that it is a first degree mortgage and during the meeting held with land registry directorate the information that this situation is due to a systematic error.

Regarding the mortgage recorded under real estate liens section obtained as the guarantee of project Financial Syndication Credits provided in the year of 2016, based on the letter received from the mortgage Credit Bank Europe dated 27.12.2016, mortgage established on the real estate is related to investment credit to be used in the financing of the 8 hotels operating under the brand names of "IBIS" and "NOVOTEL" by ACCOR Group and one another still under construction which will be operating under the name of "IBIS" after its complement pursuant to the agreement made between Akfen Real Estate Investment Trust INC. and the ACCOR SA. Letter in question is provided in the attachment of the report. Credit Bank's letter on this is also enclosed herewith.

Pursuant to the paragraph 1 of the Article number 30 of the communiqué, with regard to the real estate investment trusts principles of the Capital Market Board regulations published in the Official Gazette dated 28.05.2013, the real estate investment trusts are allowed to establish mortgage, lien and other limited real rights on the assets available in the portfolio only for obtaining loans for financing the transactions of purchase of real estates, real estate projects and rights related to such real estates or for investments.

In accordance with the article of the aforementioned communiqué, the mortgages established on the real estate do not prevent the real estate from being included in the investment trusts portfolio, within the scope of the Capital Market Board regulations.

5.3 Inspection of the Zoning Information of the Real Estate

According to the inspections made in the Municipality of Akyurt District, Zoning and Urbanism Directorate on 28.10.2016 and based on the current zoning status certificate with no. 11165416/310.05-8375, the zoning information relative to the real estate subject to the appraisal is given below.

Pursuant to the Akyurt (Ankara) Logistics Center and Urban Service Areas Implementation Zoning Plan, with a scale of 1/1000, issued by the Municipality of the district of Akyurt having no. 3102,



dated 05.09.2008 and approved by the Ankara Metropolitan Municipality with no. 195 on 16.01.2009, the real estate subject to the appraisal is in the “Logistics Center” area. The Official Zoning Status documents are enclosed herewith. Structuring conditions will be determined according to Floor area ratio: 1,00, Hmax: Plan notes article 1.8, for the relevant plot, the front yard setback distance: 25,00 m, side yard setback distance: 7,00 m and 10,00 m.

Pursuant to Plan notes article 5.2., these are areas where transit between different transportation types of and systems, besides transit of goods and services as well as passengers is going to be made. For this purpose, accommodation facilities, hotels, hostels, social facilities, offices, commercial units may be included in logistics centers, and such facilities should be arranged to have a façade to the Esenboğa-Ankara Protocol Road, accommodation facilities and social facilities cannot be located on any other area. On this area, for goods to be transited by airway, warehouses can be constructed. However, such warehouses cannot be constructed on the plots having façade to the Esenboğa-Ankara Protocol Road. It is a must that the warehouse buildings to be constructed on the back plots have to be constructed together with the office units and such office units should be directed towards to the Esenboğa-Ankara Protocol Road. Minimum size for a plot shall be 5.000 m².

Pursuant to Plan notes article 1.8, “hmax in the planning area shall be determined according to the urban design projects based on the heights given in the approved obstacles plan, plot plans and road project to be prepared by the relevant municipality. Without issue of urban design projects and approval of the same by the municipal council, zoning radius and construction permit may not be issued.”

According to the information obtained from the Municipality of district of Akyurt, Zoning and Urbanism Directorate of on the date of 03.12.2014, there is a motion for stay of execution adopted by the court for the zoning plan also including the real estate related this appraisal. The motion for stay of execution adopted by the court was served on the Municipality of the district of Akyurt on 07.05.2014, and it has been noted that the related case is still pending. No detailed information regarding this case was given to our company. Based on the verbal information given, a case has been filed for narrowing the façade to the avenue of the cadastral plot belongs to another owner in the relevant area where the real estate is also located, and therefore, the plot subject to this appraisal has also been included to this case. As no objection was filed during the plan announcement period, it has been stated that the plot has also become subject matter of this case. It has been noted that construction permit and occupancy permit related to the real estate subject to this appraisal have been issued before the date of notification relative to this case, and as these are vested rights, it will not affect the building related to this appraisal but according to the result of the case, the borders of the plot may be changed.

5.3.1 Plan, Licence, Diagram and Similar Documents with Regard to the Real Estate

According to the inspection made at the Municipality of Akyurt, Zoning Directorate Archives, for the real estate subject to the appraisal, Construction Permit with certificate no. 105/12 on 31.12.2012; Construction Permit for Change of Name with certificate no. 32/13 on 18.02.2013; Occupancy Permit with certificate no. 33/2014 on 25.04.2014 have been obtained.

	Date and Certificate no.	Surface Area (m ²)	Description
Construction Permit	31.12.2012/105-12	7.663,78	Hotel and other guesthouses
Construction Permit for Change of Name	18.02.2013/32-13	7.663,78	Hotel and other guesthouses
Occupancy Permit	25.04.2014/33-2014	7.663,78	Hotel

Construction and Occupancy Permits

The project date has been noted as 31.12.2012 on the Construction Permit and Construction Permit for Change of Name. The architectural project approved on 31.12.2012 and issued for 147 rooms consisted of basement+ground floor+8 normal floors+ attic has been inspected.

According to the inspections carried out on site, there are no differences to be found between the ongoing situation and the legal situation. The current building is effectively in accordance with the 31.12.2013 dated "Architectural Project". The relevant documents are given in the attachment of this report.

5.3.2 Building Inspection Institution Maintenance

In article 11 of the Law Regarding Building Inspection with the number 4708 and dated 29.06.2001, it is stated, "Implementation of this Law is started with the pilot cities which are Adana, Ankara, Antalya, Aydın, Balıkesir, Bolu, Bursa, Çanakkale, Denizli, Düzce, Eskişehir, Gaziantep, Hatay, İstanbul, İzmir, Kocaeli, Sakarya, Tekirdağ and Yalova."

The real estate related to this appraisal is subject to the Law Regarding Building Inspection, and the building inspection has been carried out by the company Tek Building Inspection Services Co. Ltd..

5.3.3 Changes that Have Occurred in the Legal Status (Changes in the Zoning Plan, Expropriation, etc.) of the Real Estate within the Last Three Years

Pursuant to the information obtained from the Municipality of the District of Akyurt, Zoning and Urbanism Directorate, it has been established that a change in the legal status of the real estate in the last three years is out of the question. There is a motion for stay of the execution adopted by the court regarding the plot subject to this appraisal. The motion for stay of execution adopted by the court was served on the Municipality of the district of Akyurt on 07.05.2014, and it has been noted



that the related case is still pending. No detailed information regarding this case was given to our company. Based on the verbal information given, a case has been filed for narrowing the façade to the avenue of the cadastral plot belongs to another owner in the relevant area where the real estate is also located, and therefore, the plot subject to this appraisal has also been included to this case. As no objection was filed during the plan announcement period, it has been stated that the plot has also become subject matter of this case. It has been noted that construction permit and occupancy permit related to the real estate subject to this appraisal have been issued before the date of notification relative to this case.

5.3.4 Opinion Whether the Necessary Permit and Documents Pursuant to the Legislation are Accurate and Complete

All of the necessary permits and licenses, such as the Zoning Status Document, the Approved Architectural Project, the Construction Permit and Occupancy Permit with regard to the real estate subject to the appraisal have been obtained.

5.3.5 Opinion Whether There Is an Obstacle in Including the Investment Trust Portfolios in Terms of Zoning Information to the Real Estate within the Scope of the Capital Market Legislation

There is a motion for stay of the execution adopted by the court regarding the plot subject to this appraisal. But, it is seen that the building presently found on the plot has obtained the required approved architectural project, construction permit and occupancy permit before the date of this motion. Therefore, there are no obstacles that prevent the real estate from being included in the

5.3.6 Statement that the Detailed Information, along with the Value in Question Regarding the Project are Completely in Connection with the Project and that, in the case of Executing a Different Project, the Resulting Value Might Vary

The appraisal study in question is not carried out within the scope of the “project evaluation”.

5.4 Physical Characteristics of the Real Estate

5.4.1 Structural Construction Characteristics of the Real Estate

The real estate subject to this appraisal study is located in the city of Ankara, district of Akyurt, Neighborhood of Balikhisar, Block no: 1843, Plot no: 5, with a surface area of 14.443,00 m², of which ownership belongs to “Akfen Real Estate Investment Trust Inc..”, and having the quality “Ten Storey Hotel and Land.”

The plot no. 5 included to block no. 1843 has a façade to Özal Avenue, and situated in the northwest direction. The plot is situated at a corner according to the zoning plan and has a slightly inclined land structure and this inclination decreases towards northwest. In geometrical terms, it has a rectangular shape. According to the approved zoning plan, plot no.6 included to block no.1843 in the west; 10,00 m long zoning road in the south; 50,00 m long Özal Avenue in the east; plot no.4 included to block no.1843 in the north of the real estate related to this appraisal are situated. The front of the plot to the avenue is approximately 125m, while its front to 10m road is 97m, west front is 132m and north front is 120m.

On the plot in the actual state, a concrete, detached building with basement+ ground+ 8 normal floors+ attic building being operated as a hotel is taking place. According to the approved architectural Project it is a closed area with approximately 7.663,78m².

İBİS ANKARA AIRPORT HOTEL		
Floor Name	Project Surface Area (m ²)	Actual Surface Area (m ²)
Basement Floor	1.233,86	1.233,86
Ground Floor	1.232,98	1.232,98
1	1.244,28	1.244,28
2, 3, 4, 5, 6, 7, 8	559,34	559,34
Attic	37,28	37,28
TOTAL	7.663,78	7.663,78

Floors, Project and Actual Surface Areas of the Hotel

Basement Floor: The basement floor, of which elevation is -4,50, covers an area of 1.233,86m² according to its approved architectural project. It is composed of a parking garage with a capacity of 16 vehicles, shelter with a W.C., fuel tank room, technical manager’s room, the storerooms for potable water tank and water reserve tank against fire, pumping room and electric board room. Its current status complies with the closed area project. The section indicated as potable water tank room in the project, no water tank is built; instead, a potable water softening and ultraviolet sterilization system has been installed. The entrance to the parking garage is located at the rear front and the door is a power operated door. The floors are covered with ceramics whereas the



storerooms are covered with plexy, and parking garage is concrete. The walls are satin painted. And, interior doors are partially made of Aluminium and partially panels.

Ground Floor: The elevation of the ground floor, of which elevation is -1,50, is lower than the elevation of Özal Avenue. According to its approved architectural project, it covers an area of 1.232,98m². It is composed of a parking garage with a capacity of 15 vehicles, garbage room, purchase office, 3 cold storerooms, kitchen, laundry, men's and ladies locker rooms, personnel cafeteria, fire alarm room, storeroom, system control room, main distribution panel, dirty and clean laundry room, central heating system. Its current status complies with the closed area project; however, arrangement of compartments has been changed according to the usage. Garbage room, purchase office and storeroom section and the hall in front of it have been added to the parking garage as an open space. Located abreast of the elevator, the office has been compartmented from the open space by use of pvc. The garbage room is abreast of the personnel cafeteria. The floors are covered with ceramics whereas the storerooms are covered with plexy, and parking garage is concrete. The walls are satin painted. And, interior doors are partially made of Aluminium and partially panels.

1st Floor: The 1st floor, of which elevation is +2,50, has the same elevation with Özal Avenue and entrance to the hotel is also from this floor. According to its approved architectural project, it covers an area of 1.244,28 m². It is composed of a restaurant, restaurant kitchen including a daily storeroom, food preparation room, cold storeroom and dishwashing area, 1 sectionable and 2 normal meeting rooms, men's and ladies W.C., office areas, archive room, baggage room, electric board room, gazebo, lobby bar, reception, and furniture storeroom. Its current status complies with the closed area and sectioning project. Hotel entrance is wooden lined, meeting rooms foyer area covered with carpet, restaurant flooring is covered with laminated parquet, flooring of the meeting rooms is covered with carpet, office flooring is covered with laminated parquet while wet areas and flooring of the kitchens are covered with ceramics. The walls are satin painted while kitchen walls are covered with ceramics.

2nd Floor: The 2nd floor, of which elevation is +7,50, covers an area of 559,34m² according to its approved architectural project. On the second floor, there are 21 rooms, consisted of 1 disabled, 6 twin and 14 standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

3rd Floor: The 3rd floor, of which elevation is +10,70, covers an area of 559,34m² according to its approved architectural project. On the third floor, there are 21 rooms, consisted of 1 disabled, 6 twin



and 14 standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

4th Floor: The 4th floor, of which elevation is +13,90, covers an area of 559,34m² according to its approved architectural project. On the fourth floor, there are 21 rooms, consisted of 1 disabled, 6 twin and 14 standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

5th Floor: The 5th floor, of which elevation is +17,10, covers an area of 559,34m² according to its approved architectural project. On the fifth floor, there are 21 rooms, consisted of 1 disabled, 6 twin and 14 standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

6th Floor: The 6th floor, of which elevation is +20,30, covers an area of 559,34m² according to its approved architectural project. On the sixth floor, there are 21 rooms, consisted of 6 twin and 15 standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

7th Floor: The 7th floor, of which elevation is +23,50, covers an area of 559,34m² according to its approved architectural project. On the seventh floor, there are 21 rooms, consisted of 6 twin and 15 standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

8th Floor: The 8th floor, of which elevation is +26,70, covers an area of 559,34m² according to its approved architectural project. On the eighth floor, there are 21 rooms, consisted of 6 twin and 15



standard rooms, besides the ironing room and the electric board room. Its current status complies with the closed area and sectioning project. Floor hall is covered with carpet, and flooring of the rooms is covered with laminated parquet, while flooring of the room bathrooms is covered with ceramics. The walls are satin painted and room doors are made of wood. A shower tube, shower cabin, flush toilet and Hilton type wash basin are found in bathrooms.

Attic: The attic covers an area of 37,28m² according to its approved architectural project. There is an elevator platform on this floor. Its current status complies with the closed area and sectioning project.

	IBİS ANKARA AIRPORT HOTEL							
	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total
Standard Rooms	14	14	15	15	15	15	15	103
Twin Rooms	6	6	6	6	6	6	6	42
Disabled Rooms	1	1	-	-	-	-	-	2
Total	21	21	21	21	21	21	21	147

Quality and Number of Rooms by Hotel Floors

There are 2 guest elevators with a capacity of 8 persons, a garage elevator providing passage between the ground floor and 1st floor and a service elevator in the building. The building has a fire escape.

Building entrance is from southeast front, looking to Özal Avenue which is located on the first floor. There are parking lots available both in the front and back gardens.

It has a capacity of 147 rooms according to its approved architectural project. The surface area of each twin room is 14,68m², each standard room is 13,26m², and each disabled room is 15,98m².

Exterior façades of the hotel is mechanically fixed stone cladding unlined with rock wool. Entrance to the building is provided through wide doors closed with a canopy. Joinery is double-glazed Aluminium joinery.

Construction Characteristics of the Ibis Ankara Airport Hotel are as follows.

Structural and Interior Construction Characteristics of the Ibis Hotel	
Total Area	According to the Architectural Project and current status: 7.663,78 m ² According to the Construction Permit and Occupancy Permit: 7.663,78 m ²
Age	New building
Construction Type	Concrete
Roofing System	Terrace Roof
Disposition	Detached
Number of Floors	11 Storey (Basement + Ground Floor + 8 Normal Floors+ Attic)
Exterior Façade	Mechanically fixed stone cladding
Electricity	City Grid
Heating System	Central Heating System
Water	City Grid
Sewerage	City Grid
Elevator	Available (4 elevators)
Ventilation System	Available
Fire Escape	Available
Fire Extinguisher Systems	Available
Car Park	Available (Closed and Open)
Flooring	Carpet, laminate parquet, ceramics, wood
Walls	Satin paint, ceramic tile
Joinery	Aluminum
Ceilings	Suspended ceiling
Illumination	Wall lamps, chandeliers, lamp shades, spot lights and fluorescent luminaries

5.4.2 Inspections Performed Within the Premises of the Real Estate

- The hotel which is subject to this appraisal study is situated on the plot in the northeast direction, and an area of nearly 6.000m² is used. The usage area is surrounded by walls, and wire netting on top these walls. Nearly 8.443m² of the plot is vacant and no arrangements made on this land.
- On the part where used as hotel, front and back gardens are covered with interlocking paving stone.
- Private security team is available at the entrance.
- Put into operation on 01.10.2014, the hotel is a 3 star hotel. It has 147 rooms and 294 beds.



- The customer portfolio of the hotel is medium income group consisted of employees of the industrial plants in the vicinity besides business travelers.
- Besides accommodation income, the hotel also provides income from restaurant and meeting services. Among 3 meeting rooms, the largest one has a capacity of 181 persons while other two meeting rooms have a capacity of 12 persons. It is noted that meetings and trainings of small- and medium-scale industrial plants in the vicinity have been made.
- The capacity of the hotel restaurant is 150 persons.
- The personnel of the hotel are consisted of 28 persons.
- On the plot, 1 transformer building and 1 portable generator facility exist.
- Other issues, considered as external and miscellaneous works, which have been determined on site and included to the scope of the appraisal study are transformer building, concrete areas, landscaping, concrete wall surrounding the plot, security cabin and landscape studies. External and miscellaneous works have been included as additional cost to the calculations made under the cost approach analysis.

6 FACTORS AFFECTING AND DETERMINING THE VALUE OF THE REAL ESTATE

6.1 Factors That Limit or Negatively Affect the Appraisal Process

There are no limiting or negatively affecting factors hindering the appraisal studies in question.

6.2 Swot Analysis

Strengths

- There are two 5 star hotels in its vicinity. This affects the development of the region positively.
- The real estate subject to the appraisal is situated on the Ankara-Esenboğa Airport road and has a front to the avenue.
- The surface area of the land is large and its front to the avenue is long.
- The hotel is operated under the name IBIS ANKARA AIRPORT HOTEL which is a brand name belongs to Accor hotel group has activities worldwide.
- There are multi-purpose meeting rooms.
- It has both open and closed car parks.

Weaknesses

- As it is situated in a long distance to Ankara city center, it does not strike domestic and foreign tourists' fancy visiting Ankara city center.

Opportunities

- There are large industrial plants are located in its vicinity.
- Largest and single car shopping mall of Turkey is under construction in its vicinity.

Threats

- As a result of the case filed in relation to the real estate subject to the appraisal, a motion for stay of execution adopted for the zoning plan. This does not directly affect the existing building. Construction permit and occupancy permit for this building were received before the proceedings. But, if the court will decide to change cadastral borders at the end of this case, the size of the land may change.
- Decrease in the transfer of grants to developing countries is expected after US Central Bank had ended monetary easing. This situation may have negative impacts in real estate market in general.



6.3 Exemplary Share Rate in the Project that will be Performed According to the Revenue Sharing and Flat for Land Methods

Revenue Sharing and Flat for Land Methods have not been employed throughout this appraisal study.

6.4 Methods and Eligibility Motives Employed in the Appraisal of the Real Estate

Since the real estate subject to this appraisal study is a commercial property generating revenue having the quality of hotel, the Revenue Approach and Cost Approach Methods have been employed. In the Cost Approach Method, the “Land value” has been determined according to the Exemplary Approach.

6.4.1 Exemplary Approach

As a result of the surveys performed in the vicinity of the real estate, no other recently sold or still for sale exemplary hotels with a similar location, nature and structuring conditions to that of the real estate subject to the appraisal has been found.

For employing the cost analysis approach, exemplary lands having the same structuring conditions have been investigated.

6.4.1.1 Definitions and Sale Value of the Similar Sales Examples that Has Been Based Upon During the Appraisal and the Reasons Why They Have Been Employed

In the region where the real estate is located, and in the vicinity, recently sold or still for sale exemplary lands with the same structuring conditions have been investigated, and the data received are shown in the chart given below.

EXAMPLE	Location	Characteristics	Area (m ²)	Price (TL)	Price per m ² (TL)	Source
Example 1	South of the Özal Avenue	4000 m ²	4.000 m ² , Industrial zoning permission, E:1.00 hmax:free, sold 1 year ago.	2.800.000 TL.	700TL (sold)	Hakan Arslan Real Estate 0312 844 15 78
Example 2	Ozal Avenue façade,Next to İbis Otel	15.800 m ²	15.800m ² büyüklüğünde ada şeklinde tek parsel olan, 4 side facede to road, Urban Service Zoning Permission, E:1.00 hmax:free	18.960.000TL.	1.200TL (for sale)	Akyurt Yatırım Real Estate 0312 844 01 52
Example 3	On the Ozal Avenue	5.200m ²	5.200m ² , Logistic zoning permission, E:1.00 hmax:free	10.400.000TL	2.000TL (for sale)	Land Owner 0532 597 80 22
Example 4	On the Ozal Avenue	6.900m ²	6.900m ² , Urban Sevice Zoning Permission E:1.00 hmax:free	8.000.000TL	1.159TL (for sale)	Arcadia Real Estate 0312 837 47 47
Example 5	North of Özal Avenue	5.00m ²	1 plot inside from Özal Avenue, Logistic Center Zoning Permission, E:1.00 hmax:free	2.700.000TL	540TL (sold)	Arcadia Real Estate 0312 837 47 47

- It is reported that, plots fronted to Esenboğa road have unit price of 1.000TL/m². (Gökhan Arslan Real Estate, 0312 399 20 02)

The examples given are sold or still for sale lands with similar structuring conditions to that of the real estate in the region where it is situated. Requested unit values per m² are changing between 540-2.000 TL. As the zoning plans have been finalized in the region, through plan notes, enabling the structuring such as hotel, office, etc. in the region, determining of the surrounding of the airport as an exhibition area, commencement of the construction of Turkey's largest car shopping mall on the Özal Avenue, prices in the region have been arisen. The plan note regarding that the accommodation facilities can be constructed on the plots having façade to the avenue has caused the rather high value difference between the plots having façade to the avenue and the ones located in the inner regions. The prices are quite lowering as the distance to the Avenue increases.

THE ADJUSTMENT OF LAND SAMPLES								
	Example 1		Example 2		Example 3		Example 4	
Surface (m ²)	4.000	m ²	15.800	m ²	5.200	m ²	6.900	m ²
The Value Of Requested (TL)	2.800.000		18.960.000		10.400.000		8.000.000	
The Value Of Bargain(TL)	2.800.000		17.064.000		6.240.000		7.200.000	
Location Adjustment (+-%)	-35%		10%		0%		0%	
Surface Adjustment (+-%)	10%		0%		10%		10%	
Reconstruction Adjustment (+-%)	-5%		0%		0%		0%	
Adjustment Unit Value (TL/m ²)	910	TL/m ²	972	TL/m ²	1080	TL/m ²	939	TL/m ²
Average Of Samples			975				TL/m ²	

* Possible bargain rates, purchase sale expenses and real estate agent commissions on the sale prices of the properties that are for sale have been taken into consideration

Professional Opinion of the Appraiser:

Taking into account the factors relative to the real estate subject to the appraisal, such as its location and site, the area of the plot, zoning status with tourism facility, formation of its vicinity, existence of a hotel building on the plot that are operational and generating income, possessing all the required legal permits and classifications, legal status and the prices of the surrounding real estate examples, the land unit sale value has been estimated to be **975 TL/m²**.

	Surface Area (m ²)	Price per m ²	Total Value
Block no.1843 Plot no.5 Parsel	14.443	975 TL/m ²	14.081.925 TL
		~ 264Euro/m ²	3.810.045 €

*On the date of the exchange rate is accepted as: 13.12.2016, USD: 3,4784 TL- EURO: 3,6894 TL

6.4.2 Cost Approach

The building cost values in this analysis, with the cost generation approach, the technical specifications of the buildings, the material and labor quality that has been employed during the construction of the buildings, the construction values of the buildings that have similar characteristics in the market, the industry experience relative to similar hotel costs and the construction costs in relation to the real estate subject to the appraisal submitted by AKFEN Real Estate Investment Trust Inc. have been taken into consideration.

COST SHEET (LAND + BUILDING)

CLOSED AREAS		COST	
FLOOR AREAS (m ²)	TOTAL CONSTRUCTION AREA (m ²)	IBIS HOTEL COST PER M2 (€)	TOTAL COST (€)
1 st Basement Floor	1.233,86	450	616.930
Ground Floor	1.232,98	450	616.490
1 st Normal Floor	1.244,28	1.000	1.368.708
2 nd Normal Floor	559,34	1.000	615.274
3 rd Normal Floor	559,34	1.000	615.274
4 th Normal Floor	559,34	1.000	615.274
5 th Normal Floor	559,34	1.000	615.274
6 th Normal Floor	559,34	1.000	615.274
7 th Normal Floor	559,34	1.000	615.274
8 th Normal Floor	559,34	1.000	615.274
Attic	37,28	450	18.640
TOTAL CONSTRUCTION COST	7.663,78		6.927.686
External Miscellaneous Works (***) (€)			250.000
TOTAL STRUCTURE VALUE (€)			7.177.686
LAND VALUE (€)	14.443	264	3.816.860
TOTAL VALUE (€)			10.995.000

(*) The total construction cost value has been calculated by scrutinizing the verified construction cost information taken from Akfen Real Estate Investment Trust Inc. together with our industry experience in relation to the similar hotel costs.

(**) The date of completion of the construction of the real estate subject to the appraisal is 25.04.2014. The appraisal has been conducted by taking into consideration the age and physical status of the real estate.

(***) Costs for site concrete, wire fencing on top of walls surrounding the plot, arrangement of open car park, transformer, generator, etc. have been roughly estimated.

6.4.3 Revenue Discount Approach

Considering that the real estate subject to this appraisal study is a property that brings in revenue, the revenue approach method has been employed.

IBIS ANKARA AIRPORT HOTEL PROJECTION:

- The hotel subject to the appraisal has a capacity for 147 rooms.



- It has been estimated that the occupancy rate of the hotel begun operating in 2014; in the year of 2017 will be of 65% and that this rate will be reached 66% in 2018.
- Occupancy rate estimated to be %72 by 2023.
- It has been assumed that the hotel will be operating for 365 days.
- The hotel prices have been calculated based on the room-breakfast system. The hotel has been started its operation one year ago; taking into consideration the surveys performed in regard to the tourism industry in the area, it has been estimated that the average price for a room will be 36 EUR, in the year of 2017. Room prices increases approximately 5 Euro per year until 2020. Moreover, it has been anticipated that this price will increase based on the inflation in the Euro Zone (2,5%) annually in the following years.
- Considering the performance of the facility, it has been assumed that the room revenues will constitute 87% of the total revenue whereas the other revenues will be around 13%; it is foreseen that it will be stabilized in the similar rate I following years.
- The gross operating profit has been calculated by subtracting the department and operating expenses from the total revenues. It has been determined that the Gross Operating Profit (GOP) in the hotel will be of 39% in the year of 2017 and that it will reach 40% in 2018, it will reach %42 in 2020 and %44 for 2021 and 2022 and then it goes stabilized until 2023 and reach to 46%, which will then stabilize in the following years.
- According to the information obtained from Akfen Real Estate Investment Trust Inc., it is exempted from property tax in year 2017, 106.418 TL (28.844 Euro) will be paid in 2020, and it is anticipated that it will increase at a rate of 3% in the following years.
- According to the information obtained from Akfen Real Estate Investment Trust Inc., it has been acknowledged that the insurance value for the year of 2017 will be of 7.700 Euro and it is estimated that it will remain so.
- Furniture Fixture Renovation Reserve has been determined as 3,5% of the annual gross revenue.
- It is assumed that the all payments are done in cash. In the appraisal study intrayear factor has been used.
- Throughout the course of the studies, the Euro Zone inflation rate of 2,5% has been employed as the inflation rate.
- Current long-term government bonds are used as the risk free return rate, and the rate of the long-term government securities in question; a historical premium gained in a broad equity market index exceeding its rate are used to calculate the expected revenue in the market. The cost of the self-capital calculated through using those inputs is used as the discount rate in the cash flow of the each whole year. In the appraisal study, the 10 year

Eurobond interest rate of 7,21% has been employed as the “Risk Free Revenue Rate”. (In this appraisal study, the most-ready 10 years EURO base Eurobond revenue rate has been employed as the risk free revenue rate.)

- The main sources of the uncertainty in the investments is stated as the risk. The possibility of the revenue obtained to be less than the revenue expected is expressed as the highness of the risks. Risks are separated in two as systematic and non-systematic risks. The risk of the interest rate, risk of the buying power (inflation), market risk, political risk, exchange risk are classified as systematic risks. Other risks such as the business, liquidity risk, management risk, risk of not to fulfill the obligations, distinction of the taxes and the revenue risk and sector risk are defined as the non-systematic risks. Additional assurance that can correspond to those mentioned risks is expressed as the risk premium. The reflection of the risks belonged to an investment tool to the prices is the risk premium. It can be calculated as the difference of the expected revenues of an entity with a specific risk and the other with a lower risk. A rebound is expected in 2017 in increasing markets and in the growth within the developing economies. The balance of risks is still downwards. In this study for the “Operation Model Cashflow”; risk premium is determined as 3,97%.
- As the constituent element of the capital rate turn is the revenue of the invested money to the real estate. It can also be defined as the expected average revenue rate or as the interest rate. The average revenue expected from the real estate investments should not be lower than the revenue of the secured debts in current and regular market conditions. Accordingly, the discount rate for “Operating Model Cashflow” is determined as 11,18%.
- The term of estimation of cashflows in capital asset pricing models is fictionalized over 10 years in this study. The revenue generating property is generally bought as an investment. A further revenue is expected for the capital used for the purchase. While the revenue rate either expected or obtained by the investor is capitalization rate; this rate is expressed as the rate in between annual net operating revenue and its value. Pursuant to the location, it is calculated via the estimation of the annual net revenue and the purchase value. Because of the reasons mentioned, in this study; capitalization rate is preferred as 0,80%.
- From the arithmetic mean of the sum of each two operating models’ discounted market values the market value of the real estate is appraised.
- Within the scope of the International Valuation Standards (IVSC), taxes and VAT have not been included in the studies.



REDUCED CASH FLOW SHEET

Name of the Hotel	ANKARA İBİS	Total Number of Rooms 147									
Land Surface Area (m2)	14.443,40	Number of Seasonal Days 365									
Total construction Surface Area (m2)	7.663,78										
Year	0	1	2	3	4	5	7	8	9	10	
Date	31.12.2016	31.12.2017	31.12.2018	31.12.2019	31.12.2020	31.12.2021	31.12.2023	31.12.2024	31.12.2025	31.12.2026	

REVENUES										
ROOM REVENUES										
Annual Average Occupancy Rate , %	65%	66%	68%	69%	68%	72%	72%	72%	72%	72%
Average Room Price, EUR	36	41	46	51	52	55	56	58	58	
Total Room Revenues	1.255.527	1.458.504	1.669.098	1.887.532	1.907.274	2.124.738	87%	2.177.856	2.232.303	2.240.633
DEPARTMENT REVENUES										
Total Department Revenues	195.949	227.628	260.495	294.586	297.667	331.607	14%	339.897	348.394	349.694
TOTAL REVENUES	1.451.476	1.686.132	1.929.593	2.182.118	2.204.941	2.456.345	100%	2.517.753	2.580.697	2.590.327

EXPENSES										
DEPARTMENT EXPENSES										
Total Department Expenses	650.407	740.971	864.650	940.056	911.743	973.204	40%	997.534	1.022.472	1.026.288
Net Department Expenses	801.070	945.161	1.064.942	1.242.061	1.293.198	1.483.141	60%	1.520.219	1.558.225	1.564.039
OPERATING EXPENSES										
Genel Yönetim Giderleri	101.603	118.029	135.071	152.748	154.346	171.944	7,0%	176.243	180.649	181.323
Pazarlama	21.772	25.292	28.944	32.732	33.074	36.845	1,5%	37.766	38.710	38.855
Enerji	116.118	134.891	115.776	130.927	132.296	147.381	6,0%	151.065	154.842	155.420
Total Operating Expenses	239.494	278.212	279.791	316.407	319.716	356.170		365.074	374.201	375.597

GROSS OPERATING PROFIT	561.576	666.949	785.151	925.654	973.482	1.126.971	46%	1.155.145	1.184.024	1.188.442
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FIXED EXPENSES										
Estate Tax	0	0	0	28.844	30.286	33.391		34.392	35.424	36.487
Insurance	7700,00	7700,00	7700,00	7700,00	7700,00	7700,00		7700,00	7700,00	7700,00
Furniture and Fixture Renovation Reserve	50.802	59.015	67.536	76.374	77.173	85.972	3,5%	88.121	90.324	90.661
Total fixed expenses	58.502	66.715	75.236	112.918	115.159	127.063		130.214	133.449	134.848

TOTAL EXPENSES	948.402	1.085.897	1.219.677	1.369.382	1.346.619	1.456.436	59%	1.492.822	1.530.122	1.536.733
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NET OPERATING REVENUE	503.075	600.235	709.915	812.736	858.322	999.908	41%	1.024.931	1.050.575	1.053.594
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Final Value										13.499.167
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NET CASH FLOW	503.075	600.235	709.915	812.736	858.322	999.908		1.024.931	1.050.575	14.552.761
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CUMULATIVE CASH FLOW	503.075	1.103.309	1.813.225	2.625.961	3.484.283	5.390.428		6.415.359	7.465.934	22.018.695
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Risk Free Revenue Rate	7,21%	7,21%	7,21%
Risk Premium	3,61%	3,97%	4,33%
Discount Rate	10,82%	11,18%	11,54%
NET CURRENT VALUE (Euro)	10.077.165	9.845.298	9.620.438
NET APPROXIMATE CURRENT VALUE (Euro)	10.080.000	9.850.000	9.620.000
NET APPROXIMATE CURRENT VALUE (TL)	37.189.000	36.341.000	35.492.000



6.4.4 Value of the Real Estate with Regard to the Lease Revenue

According to the elase conditions documents submitted to our company by Akfen Real Estate Investment Trust INC.,

- As the annual rent which has to be paid by the Accor Group, an international hotel operating company for the hotel of which appraisal study is carried out and owned by the Akfen Real Estate Investment Trust Inc., it shall pay for Ibis Ankara Airport Hotel 25% or an amount higher than 85% of the Adjusted Gross Operating Profit (AGOP) obtained in 2015. Depending on the contractual conditions, Adjusted Gross Operating Profit (AGOP) sharing rate is accepted as 85%.
- Adjusted Gross Operating Profit (AGOP) has been calculated by subtracting a ratio of 4% operator share, which will be paid to ACCOR, from the gross operating profit (GOP) and Furniture Fixture and Renovation Reserve from the gross revenue at variable ratios depending on the years (1st year 1%, 2nd year 2%, 3rd year 3%, and 4% in subsequent years).

Adjusted Gross Operating Profit = Gross Operating Profit – Accor Fee + Furniture and Fixture Renovation Reserve.

- The hotel subject to the appraisal study is operated by the international hotel operating company ACCOR Group. In the appraisal study, it has been assumed that the hotel will be operated within the terms of the current concept.
- It has been assumed that the facility will be operating 365 days a year.
- The renovation expenses, which will be met by the investor for the lease of the hotel, have been based on the ratio of 5% of the renovation expenses calculated in the lease alternative.
- According to the information obtained from Akfen Real Estate Investment Trust Inc., it is exempted from property tax in year 2016 106.418 TL (28.844 Euro) will be paid in 2020, and it is anticipated that it will increase at a rate of 3% in the following years.
- According to the information obtained from Akfen Real Estate Investment Trust Inc., it has been acknowledged that the insurance value for the year of 2017 will be of 7.770 Euro and it is estimated that it will remain so.
- Current long-term government bonds are used as the risk free return rate, and the rate of the long-term government securities in question; a historical premium gained in a broad equity market index exceeding its rate are used to calculate the expected revenue in the market. The cost of the self-capital calculated through using those inputs is used as the discount rate in the cashflow of the each whole year. In the appraisal study, the 10 year Eurobond interest rate of 7,21% has been employed as the “Risk Free Revenue Rate”. (In this

appraisal study, the most ready 10 year EURO base Eurobond revenue rate has been employed as the risk free revenue rate.)

- The main sources of the uncertainty in the investments is stated as the risk. The possibility of the revenue obtained to be less than the revenue expected is expressed as the highness of the risks. Risks are separated in two as systematic and non-systematic risks. The risk of the interest rate, risk of the buying power (inflation), market risk, political risk, exchange risk are classified as systematic risks. Other risks such as the business, liquidity risk, management risk, risk of not to fulfill the obligations, distinction of the taxes and the revenue risk and sector risk are defined as the non-systematic risks. Additional assurance that can correspond to those mentioned risks is expressed as the risk premium. The reflection of the risks belonged to an investment tool to the prices is the risk premium. It can be calculated as the difference of the expected revenues of an entity with a specific risk and the other with a lower risk. A rebound is expected in 2017 in increasing markets and in the growth within the developing economies. The balance of risks is still downwards. In this study for the “Lease Model Cashflow”; risk premium is determined as 2,88%.
- The lease revenue generated in relation to the hotel leased out to the Accor Group has been guaranteed with a lease agreement for the duration of 25 years.
- As the constituent element of the capital rate turn is the revenue of the invested money to the real estate. It can also be defined as the expected average revenue rate or as the interest rate. The average revenue expected from the real estate investments should not be lower than the revenue of the secured debts in current and regular market conditions. It is calculated following the assumption of Akfen real estate Investment Trust INC.’s risk premium in obtaining lease revenue would be relatively low. Accordingly, the discount rate for “Lease Model Cashflow” is determined as 10,09%.
- As the period end value of the hotel facility, the capitalization rate has been accepted as 6 %.
- Throughout the course of the studies, the Euro Zone inflation rate of 2,5% has been employed as the inflation rate.
- A more realistic net present value has been calculated considering the mid-year factor (0,5) in net present value calculations.
- Within the scope of the International Valuation Standards (IVSC), taxes and VAT have not been included in the studies.



AKFEN OBTAINED LEASE										
LEASE OBTAINED FROM IBIS HOTEL REVENUE	290.295	421.533	482.398	545.529	551.235	614.086		629.438	645.174	647.582
Operator Share	58.059	67.445	77.184	87.285	88.198	98.254	4%	100.710	103.228	103.613
Furniture Fixture and Renovation Reserve	14.515	33.723	57.888	87.285	88.198	98.254	4%	100.710	103.228	103.613
NOVOTEL HOTEL AGOP	415.652	480.914	552.568	638.422	677.523	790.894		810.666	830.933	834.033
USED IBIS HOTEL LEASE REVENUE	415.652	480.914	552.568	638.422	677.523	790.894		810.666	830.933	834.033
Estate Tax	0	0	0	28.844	30.286	33.391		34.392	35.424	36.487
Insurance	6.704	6.704	6.704	6.704	6.704	6.704		6.704	6.704	6.704
Furniture Fixture and Renovation Reserve	726	1.686	2.894	4.364	4.410	4.913		5.036	5.161	5.181
Land Lease	0	0	0	0	0	0		0	0	0
LEASE CASH FLOW	408.222	472.524	542.969	598.510	636.123	745.886		764.534	783.643	785.662
Period End Value										13.421.723
NET CASH FLOW	408.222	472.524	542.969	598.510	636.123	745.886		764.534	783.643	14.207.384
CUMULATIVE CASH FLOW	408.222	880.746	1.423.716	2.022.225	2.658.349	4.075.964		4.840.498	5.624.141	6.409.803

Risk Free Revenue Rate	7,21%	7,21%	7,21%
Risk Premium	2,52%	2,88%	3,24%
Discount Rate	9,73%	10,09%	10,45%
NET CURRENT VALUE (Euro)	9.073.733	8.837.315	8.608.598
NET APPROXIMATE CURRENT VALUE (Euro)	9.070.000	8.840.000	8.610.000
NET APPROXIMATE CURRENT VALUE (TL)	33.463.000	32.614.000	31.766.000



6.4.5 Lease Value Analysis and Data Used

The lease value of the real estate subject to the appraisal has been calculated taking into consideration the revenue discount method and the average cash flow value for the first year based on the lease revenue. The annual lease value of the real estate has been calculated by reducing the 1st year cash flow average to the appraisal day. According to this calculation, the annual lease value of the hotel is **389.000.- EURO (1.435.000- TL)**. The discount rate has been determined to be of 10,09%.

Date	31.12.2016	31.12.2017
Annual Lease Revenue	0	408.222
Annual Lease Net Present Value (EURO)	389.000	
Annual Lease Net Present Value (TL)	1.435.000	

6.4.6 Empty Land and Project Values of the Terrain Where the Project Is Being Developed

The appraisal study in question does not enter the scope of “project evaluation”.

6.4.7 Most Effective and Most Productive Use Analysis

It has been appraised that the current use of the real estate in question (as a hotel), in accordance with the zoning status and structuring conditions, consists of the most effectively appropriate and productive use for the property.

6.4.8 Appraisal Analysis of Common or Divided Parts

The real estate subject to this appraisal is nor within the scope of appraisal analysis of common or divided parts.



7 APPRAISAL OF ANALYSIS RESULTS

7.1 Alignment of Different Appraisal Methods and Analysis Results, together with the Explanation of the Method and the Reasons Used for this Purpose

On the grounds that the real estate subject to this appraisal study consists of a property operating as a revenue bringing hotel, the Revenue Approach and Cost Approach Methods have been employed. In the Cost Approach Method, the "Land Value" has been determined according to the Example Comparison Method.

The total value in the cost method, including the land, has been calculated as **10.995.000 EURO (40.565.000 TL)**.

As a result of the discount of the potential revenue to be generated by the structure on the plot, in accordance with the revenue discount approach, the net current value of the HOTEL has been calculated as **9.850.000 EURO (36.341.000 TL)**. The amount determined to be paid to the Akfen Real Estate Investment Trust Inc. by the Accor Group, with the use of lease revenue discount method, is **8.840.000 EURO (32.614.000 TL)**

The values obtained by use of the revenue discount approach and lease revenue discount method comply with each other. There is nearly 10% difference between the values obtained by use Cost analysis method and the other two methods. And, this is a tolerable difference. Values obtained by use of 3 methods support each other. The real estate subject to the appraisal constitutes a revenue generating property and, therefore, the values are calculated with the use of the revenue discount approach and lease revenue discount method. The final value of the hotel is found 9.345.000 EURO (34.478.000.-TL) which is the arithmetic mean of the values calculated by use of these two methods. The lease value of the real estate, since the date of 30.12.2016, has been calculated by taking into consideration the average cash flow of the first year, in accordance with the revenue discount approach and the lease revenue. The annual lease value of the real estate has been calculated by reducing the annual average net cash flow to the day when the appraisal study is performed. Pursuant to this calculation, the annual lease value has been determined to be **389.000.- EURO (1.435.000-TL)**.

During the course of the appraisal study, the revenue discount approach and cost approach have both been applied, in terms of revenue capitalization and lease revenues.

In the cost discount method, from the total revenue that the real estate will generate, the gross operating revenue and net operating revenues have been calculated, respectively.



In the discount model pursuant to the lease revenue, the lease revenues have been evaluated and the calculations have been made in accordance with the value obtained. Different discount rates have been employed in both models. Since there is a guaranteed lease revenue in the lease revenue analysis, the risk premium is lower.

While the value of the real estate according to the revenue discount approach was being determined, in the 1st model the revenue obtained by operating the real estate without a brand name has been calculated and in the 2nd model the revenue obtained by operating by leasing it out to a brand (Accor) has been calculated. Both models are methods that are exercised in the market and, thusly, the final appraisal has been determined by calculating the average of their outcome.

7.2 Explanation of the Motives Pursuant to the Minimum Information for not Including Certain Aspects in the Report

There is no information that has not been included in the minimum information.

7.3 Information Concerning the Last Three Appraisal of the Real Estate Carried Out by the Company

For the real estate subject to appraisal there is an appraisal study numbered 2014-020-GYO-007; and the report has been revised on 02.12.2015 with no. 2014-020-GYO-REV-007 and on 08.12.2015 with no. 2014-020-GYO-REV2-007.

7.4 Opinion Whether There Is an Obstacle in Including the Real Estate, the Real Estate Project and the Rights and Benefits with Regard to the Real Estate in the Real Estate Investment Trusts Portfolio within the Scope of the Capital Market Legislation

According to the investigation conducted in zoning information and pursuant to the Capital Market Board Regulations; it is seen that there are no obstacles the accommodation facility to be included in real estate investment trusts portfolio as "building".

. According to the investigation conducted in property information and pursuant to the Capital Market Board Regulations; it is seen that there are no obstacles it to be transferred and to be included in real estate investment trusts portfolio.

8 OUTCOME

8.1 The Concluding Sentence of the Appraiser

I hereby agree with the effective and productive use analysis of the appraiser, together with all of the aspects mentioned in the report.

8.2 Final Appraisal

The totality of the characteristics that can affect the value of the real estate, such as the location, the style of formation of its surroundings, the infrastructure and means of transportation, façades looking over to the avenue and street, the area and its position, the construction form of the structure, its system, the materials used in its construction and the craftsmanship quality, fixture status, ventilation – illumination – landscape status, have all been carefully taken into account and a detailed market research has been conducted in the area. Correspondingly, the value of the real estate subject to this appraisal report has been presented in the following chart.

As of 30.12.2016

	Market Value of the Real Estate (EURO)	Market Value of the Real Estate (TL)
VAT Excluded	9.345.000	34.477.500
VAT Included	11.027.100	40.683.450

	Annual Lease Value of the Real Estate (EURO)	Annual Lease Value of the Real Estate (TL)
VAT Excluded	389.000	1.435.000
VAT Included	459.000	1.693.000

- 1-) The appraised value is the current value regarding the cash sale price.
- 2-) The VAT ratio has been established at 18%.
- 3-) The currency rates have been established at 1 EUR = 3,6894 TL 13.12.2016 dated.
- 4-) This report has been prepared within the scope of the related Capital Market Legislation.

We respectfully submit our expert report representing the situation and our appraisal.

Serkan TANRIÖVER

Önder ÖZCAN

Neşecan Çekici

Certified Appraiser

Certified Appraiser

Responsible Appraiser

CML Certificate No:401162

CML Certificate No:402145

CML Certificate No:400177





9 APPENDIX:

1. Title Deed Photocopy
2. Approved Restrictons Document
3. Mortgage Letter
4. Structure Licenses
5. Occupancy Permit
6. Approved Zoning Status Document
7. Zoning Status Sample and Plan Notes
8. Architectural Project
9. Business Starting and Operating License/Permit
10. Tourism Investment License
11. Hotel Lease Agreement
12. Photographs
13. Backgrounds
14. SPK Certificate Samples