



REAL ESTATE VALUATION REPORT

**NORTH CYPRUS TURKISH REPUBLIC MERIT PARK
HOTEL2018_AKFENGYO_12
“HOTEL VALUATION”**

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1. REPORT SUMMARY

ENTRY: OWNERSHIP TYPE :

HOTEL

ENTRY OF OWNERSHIP
SHORT DESCRIPTION :

Kervansaray Location, Karaođlanođlu, Mersin 10, Kyrenia / Turkish Republic of Northern Cyprus address with open address, Kyrenia District, Karaođlanođlu Town or Village, Kuzguncuk Location, XII map, 10 E1 E2 Plan No, 91/5 Parcel Number, 30 acres, 1 evlek is a 5 star hotel located on a land of 2000 square meters (40,654,37 m2).

ZONING STATUS :

According to the inspections carried out in Nicosia City Planning Department on 12.11.2015 and the zoning status letter dated 18.11.2015; The parcel subject to the appraisal is located in the area defined as 'Coastline' in Girne 2nd Region Comprehensive Ordinance.

In accordance with the paragraph (d) of the 10th paragraph of Article 10 of the Girne II Regional Comprehensive Ordinance; Municipalities (Amendment) Law of 14/2008 before the entry into force of the municipalities within the boundaries of the parcels and / or land enough to be measured from the point where the water from the land can be increased from the point of land 50 meters outside the area on the coastal Tourism Planning for development purposes is a Brown Zone es, which is the regional rule, and has received a favorable opinion from the Tourism Planning Department in accordance with paragraph 2 (a) of Article 12 of the ata Girne II Regional Comprehensive Ordinance des; 060/1 of Construction Total Area Rate, 20% of Construction Base Area Ratio, Building Floor Number: 1/1000

APPRAISAL METHODS
USED :

In this valuation work, in accordance with the market survey conducted, the cost approach and the income approach have been deemed applicable since the real property is active and an income generating property.

DETECTED VALUE :

MARKET VALUE OF THE IMMOVABLE	
Report Date	31.12.2018
Valuation Date	25.12.2018
Market Value (Vat Excluded)	403.880.000.-TRY
Market Value (Vat Included)	476.578.400.-TRY
Market Value (Vat Excluded)	66.980.000.-EURO
Market Value (Vat Included)	79.036.400.-EURO
Rent Value (Vat Excluded)	31.440.800.-TRY
Market Value (Vat Included)	37.099.200.-TRY
Market Value (Vat Excluded)	5.210.800.-EURO
Market Value (Vat Included)	6.147.800.-EURO

2. REPORT INFORMATION

VALUATION DATE	:	25.12.2018
REPORT DATE	:	31.12.2018
REPORT NUMBER	:	2018_AKFENGYO_12
END DATE OF THE VALUATION	:	31.12.2018
DATE OF CONTRACT	:	05.09.2018
The REPORT'S PURPOSE and LOCATION	:	<p>Kervansaray Location, Karaođlanođlu, Mersin 10, Kyrenia / Turkish Republic of Northern Cyprus address with open address, Kyrenia District, Karaođlanođlu Town or Village, Kuzguncuk Location, XII map, 10 E1 E2 Plan No, 91/5 Parcel Number, 30 acres, 1 evlek is a 5 star hotel located on a land of 2000 square meters (40,654,37 m2). This valuation report has been issued within the scope of International Valuation Standard, has been prepared in accordance with the provisions of Capital Market legislation. This valuation report, the Parties, the immovable was prepared as an immovable property to be offered to the public under the Real Estate Investment Trust</p>
REPORT PREPARATION	:	<p>Ulvi Barkın ŐENSES SPK License NO: 405898 Appraiser</p>
RESPONSIBLE REAL ESTATE APPRAISER	:	<p>Őeref EMEN SPK License NO: 401584 Topographical engineer</p>
INFORMATION ABOUT THE LAST THREE APPRAISALS CARRIED OUT BY OUR COMPANY ON THE SUBJECT REAL ESTATE	:	<p>There is no previously prepared report for the real estate subject to appraisal.</p>

3. COMPANY AND CUSTOMER IDENTIFIABLE INFORMATION

THE COMPANY'S TITLE	:	ADIM GAYRİMENKUL DEĞERLEME A.Ş.
ADDRESS OF THE COMPANY	:	Mebusevler District, Ayten Street , no:22/7 Çankaya/ANKARA
THE TITLE OF CUSTOMERS	:	Akfen Gayrimenkul Yatırım Ortaklığı A.Ş.
CUSTOMER'S ADDRESS	:	Büyükdere Street, No: 201, Block C, Floor: 8, Levent / Istanbul
THE SCOPE OF THE CUSTOMER REQUEST AND LIMITATIONS	:	This real estate appraisal report has been prepared further to Akfen Gayrimenkul Yatırım Ortaklığı A.Ş request dated 05.09.2018, and in accordance with the provisions of the capital markets legislation in effect on the subject property. No restrictions were imposed by the customer during the valuation study..

4. GENERAL ANALYSIS AND DATA

4.1. ANALYSIS OF THE PROVINCE OF THE REAL ESTATE AND USED DATA

Turkish Republic of Northern Cyprus

Cyprus is the third largest island of the Mediterranean after Sicily and Sardinia. The island, which dates back to 7000 BC, was conquered by the Ottomans in 1571 and entered the Turkish sovereignty. When the Ottoman Empire joined the First World War in Germany, in 1925 Cyprus was annexed by Britain and became a British colony. In 1960, Turkish Cypriots and Greeks established the Republic of Cyprus. for linking the island to Greece in 1974 after a coup Turkey intervened on the island. Following the intervention, the island was divided between the northern Turkish Cypriot inhabitants and the southern Greek Cypriots. Cyprus Turkish Federated State was established in 1975. In 1983, the Turkish Republic of Northern Cyprus was declared. Dipkarpaz lands in the north, Guzelyurt in the west, and the south to the Akıncılar spreads.



Map of Cyprus and TRNC

57% of the territory of K.K.T.C. is agricultural land. Inadequate water sources are used in the most appropriate way with modern irrigation systems. In terms of industry, small scale industrial enterprises on the islands are also found in Cyprus. Food, clothing construction and significant progress in vardır.k.k.t.c.n to be very suitable for tourism in the Mediterranean, with unspoiled natural beauty and long history and many tourist hotels in Turkey at the Casino is prohibited by reason of the opening acts of the TRNC. Also at 7 universities in the country and the world from Turkey studying students from many universities, these learners K.K.T.C. economy.

Girne

The area of Girne, which is located in the north of the Mediterranean, the third largest island of the Mediterranean, is 50 square kilometers. The Girne mountain range, which is located in the south of Girne, starts from the coast near Kayalar village in the west and extends to the village of Yedikonuk in the east.



Location of Kyrenia

The history of the town of Kyrenia was BC. It dates back to the 10th century. Girne, which is a historical city bearing the traces of various civilizations that dominate Cyprus as the center of one of the 10 kingdoms of Cyprus in ancient times, is one of the most ideal and rare places of the Mediterranean for a relaxing holiday. Restaurants, bars and small hotels surrounding the horseshoe-shaped harbor where old buildings are kept are served to tourists in a unique atmosphere. Typical Mediterranean climate dominates Girne. Summers are long and dry and winters are short and rainy. The city is growing rapidly. According to the population and housing census in 2011, the population of the city is 69,163..

4.2. ANALYSIS OF CURRENT ECONOMIC CONDITIONS, REAL ESTATE MARKETS, CURRENT TRENDS AND LASTING DATA

General and Socio-Economic Data

According to the definitive results of the general population census conducted in 04.12.2011, the De-facto population of the country is 294,396 people, De-jure population is 286.257 people. De-facto Population: On the day of the census, the population determined according to how many people are counted or counted at the time of the census within the borders of the TRNC. De-jure Population: The population determined according to the permanent residence of the person within the TRNC borders. Permanent Residence: This is the place where the person mostly meets the daily overnight stay in a year or more.

De-jure population by districts; Lefkoşa 94,824 people - Gazimağusa 69,741 people - Girne 69,163 people -Güzelyurt 30,037 people and Pier 22,492 people were determined. According to the results of 2006 Housing and Population Census, Girne District has the highest growth rate with a rate of 19.4%, followed by Lefkoşa District with 11.9%.

Global Economic Outlook

As a result of globalization and the increasing ties between the economies of the countries, it has become imperative to follow all important developments in the world economy. - Neural growth). In developing countries, they are facing inflationary (increase in prices at the general level) and low growth problems. The dimensions of the relevant situations in each country have different characteristics and reasons, and it is very difficult to resolve them with a standard prescription. The decisions of the active and large Central Banks in the world will not only affect their own countries, but also have been the main guide for the international fund movements. As a result of the negative and positive results of this situation, most of the developing countries were affected. After the crisis, the Fed started to use the lke expansionary monetary policy ib tools quite rapidly. For this purpose, many methods such as interest rate cuts, bond purchases, funding of the financial system with asset purchases and the effectiveness of credit mechanisms have been applied. Thanks to this kind of monetary policy; financial stability, stimulation of investment and consumption to achieve the ultimate goal of growth and depression (crisis) is aimed at the exit. The ECB (the Central Bank of the European Union) tried to follow the Fed, which reacted quickly to the crisis and had faster decision-making mechanisms. In the far east, the Bank of Japan applied for similar policies to prevent recession by deflation, which is a chronic problem for its economy. In parallel with the relative recovery experienced in the US economy, the Fed began to reduce its ib monetary expansion policy Fed from Fed bond repurchase amount aya by December 2013 in order to withdraw. The start earlier than expected process of our country developing countries including in (Turkey, Brazil, Argentina, Indonesia, and India) primarily from the purpose of short-term investments of financial markets following the emergence of the decline in local currencies (Portfolio Activity-Hot Money, etc.) caused partly out of funds It has been. The US Central Bank's aya cash flow to market by issuing bonds piy was terminated in October 2014. In the September 2015 Fed meeting, it was stated that concerns about China and other emerging economies led to further appreciation of the dollar and further depreciation of commodities. Despite the strengthening of the economy and the decrease of the idle capacity in the labor market, it is stated that there is no need for interest rate increase. However, the transition to the 'interest rate increase 5 which will bring the end of the main monetary expansion realized at the end of 2015.

K.K.T.C. economies

The TRNC economy has not sustained its growth trend in the following years in 2003-2006 and the real growth rate which was 1.5% in 2007 resulted in a contraction of 3.4% in 2008. Thus, the average real growth rate in the GNP was 7.8% in the last five years and reached 5,128,334,134.4 TL in 2008 at current prices. In 2008, GNP, which increased by 9.8% in current prices, increased by 11% and reached US \$ 3,995.6 million. Thus, per capita GNP increased from \$ 14,765 in 2007 to 16,158 USD in 2008. When real developments are examined by sectors; In 2008, there was a real contraction in electricity-water, hotel restaurants, transportation-communication, financial institutions, housing ownership, self-employment and services and public services other than public services..

It is observed that the growth trend, which was caught in 2002 in the TRNC economy, continued with a slowdown in 2007 and contracted by 3.4% in real terms in 2008.

Total resources consisting of GNP and external deficit increased by 0.8% in real terms to TL 5,629,284,184.4 in real terms. While GNP accounted for 91.1% of the total resources in 2008, the external deficit was realized as TL 500,950,050 in current prices and realized as 8.9% of the total resources. In 2007, GNP accounted for 93.5% of the total resources, while the external deficit was

6.5%. It is observed that investment expenditures were affected negatively from the economic contraction in 2008 and contracted by 15.2% in real terms. In total consumption, a growth rate of 3.2% was observed in real terms. Thus, while 21.8% of total resources was channeled to total investments and 78.2% to total consumption in 2007, these rates increased to 18.6% and 81.4% respectively in 2008 in favor of total consumption. In 2008, 29.8% of the total consumption, which was TL 4,580,141,996.5 in current prices, was composed of public consumption and 70.2% of the total consumption was private consumption. The share of total investments in GNP decreased by 20.5% in 2008 compared to 2007 and the share of total consumption increased by 89.3%. Public disposable income realized a real growth of 7.6% in 2008 compared to 2007 and realized as TL 1,105,639,508.1 at current prices. Thus, the share of public disposable income in GNP, which was 19.4% in 2007, was 21.6% in 2008. Private disposable income decreased by 6% in real terms in 2008 and its share in GNP was 78.4%.

5. INFORMATION ABOUT THE APPRAISAL REAL ESTATE

5.1. LOCATION AND LOCATION OF THE REAL ESTATE,

The real estate subject to the appraisal is in Merit Park Hotel, Kervansaray Location Karaođlanođlu / Girne. From Ercan Airport, we continue to Nicosia, mainly from the main connection point, and pass 6-7 km to Girne and Gonyeli junction. continue to Karaođlanođlu Location. The property is a 5-star hotel and casino located on the right hand side of the road in Karaođlanođlu Location. Real Estate, North Cyprus Turkish Republic, Girne Karaoglanoglu Village Kuzguncuk Location, XII Pafta, 91/5 is located on the parcel. It was built on approximately 40 acres of land on the sea front. It is 400*500 meters from Girne-Guzelyurt Highway, km from Girne City Center, 27*28 km from Nicosia City Center and 50 km from Ercan Airport.



The five-star hotels in the Turkish Republic of Northern Cyprus are mostly located in the vicinity of Girne, close to the real estate. These facilities are open 365 days of the year, mostly with a half-board system. The hotels catch the highest occupancy in June - July - August.

In the TRNC hotels, the Casino is an important element in keeping the occupancy high in summer. All five star hotels and smaller hotels also have a Casino. While tourists visiting the region prefer the

region for sea tourism in the summer months, it is seen that during the winter and spring, especially the casino customers and the relatively congressional customers stayed in hotels and increased their hotel occupancy.

The area where the plant subject to the appraisal is located is called Kervansaray and it is named Kervansaray Houses. There are single-storey or duplex villa projects at the side of the road and there are also some touristic restaurants. Region Resort is a developing region in terms of Hotel and Casino Tourism

5.2. DEFINITION AND PROPERTIES OF THE REAL ESTATE

Kervansaray, Karaoğlanoğlu, Mersin 10, Kyrenia / Turkish Republic of Northern Cyprus address with open address, Kyrenia District, Karaoğlanoğlu Town or Village, Kuzguncuk, XII map, 10 E1 E2 Plan No, 91/5 Parcel Number, 30 acres, 1 evlek is built on a land of 2000 square meters (40,654,37 m2) on a 5,000-sqm plot..

5.2.1. CONSTRUCTION FEATURES OF REAL ESTATE

Construction Style	Reinforced Concrete
Number of floors	A Block: 2 Basement + Floor + Ground Floor + 3 Normal Floors
Total Construction Area	B and C Blocks: Basement + Ground + Ground Floor + 3 Normal Floors
Age of Building	6
Electricity	Available
Transformer	2 Pieces Available
Generator	2 Pieces Available
Water	The treatment system and wastewater treatment plants installed to make the sea water available for purification are available and active.
Water tank	Available (700 tons capacity)
Sewage	Biological Treatment System
Heating / Cooling / Ventilation System	Solar energy panels and LPG-fired heat boilers-Chiller Group-Central System
Elevator	4 Customer, 4 Personnel
Fire escape	Available
Fire Alarm System and Extinguishing Installation	Smoke and heat sensitive detectors, fire cabinets, tube extinguishers and hydrants, sprinkler system is available.
Car park	Available

Detections in the Real Estate District

Valuation of real estate, according to Turkey Field Measurement Unit which was established 40.654.37 m2 on a land of 286 rooms, indoor and outdoor pools, restaurants, a private beach, tennis courts, amphitheater, fitness center, spa center and with a casino and MERIT PARK HOTEL is a 5 star hotel operating under the name.

The hotel was designed with the inspiration of Kyrenia Castle. According to the architectural project, it consists of 3 blocks called A-B-C. A Block 7 Floor, B and C Block 6 floors. Unlike other blocks A Block 2. Bodrum floor is available and is used as Casino

According to the architectural project of the Merit Park Hotel, the number of rooms with 299 rooms was changed in 2014 and the walls between 13 rooms were demolished and the room types were changed and the number of rooms was reduced to 286. The room types and the distribution of the floors according to the current situation are shown in the table below.

NUMBER OF ROOMS ACCORDING TO THE CURRENT SITUATION

ROOM TYPE	NUMBER OF ROOMS	GROUND FLOOR	GROUND FLOOR	1.FLOOR	2.FLOOR	3.FLOOR	TOTAL
STANDARD ROOM	253	41	62	64	48	34	253
DISABLED ROOM	6	2		2		2	6
SUIT ROOM	27	4		9	14		27
DELLUX SUIT ROOM	4	2		2			4
KING (KING ROOM)	6	2		2		2	6

2.The entire basement floor is Casino. The Kata hotel building is also accessible by stairs and an elevator from the outside of the building. There is a parking area for the casino in this section. The floor consists of entrance hall, cloakroom, casino, bar, floor offices, fire stairs, technical volumes, service entrance, warehouse volumes. The floors on this floor are covered with granite carpet, wet floors and staircases in the casino areas. The walls are decorative, the ceilings are plasterboard suspended ceilings. Doors are made of wood and windows are made of PVC. Lighting is provided with spotlights and lighting fixtures.

1.Bodrum floor main restaurant, kitchens, cold stores, meeting rooms that can be divided according to need, foyer area, children's club, laundry, staff cafeteria, water storage, technical personnel offices are located. The floors on this floor are covered with meeting rooms and carpet in the children's club, the common areas are partially covered with ceramics, the restaurant part is ceramic. The walls are partially covered with decorative partially paper. Ceilings are plasterboard suspended ceilings. Doors are made of wood and windows are made of PVC. Aluminum parts in the office. Lighting is provided with spotlights and lighting fixtures.

The ground floor is the main entrance floor of the hotel. Entrance hall, reception, lobby, lobby bar, restaurant, hair salon, shops, floor offices, 21 standard rooms, 20 standard twin rooms and 2 handicapped rooms, 43 rooms, indoor swimming pool of SPA center. The hammam has a sauna, steam room, fitness center and changing rooms. The floors on this floor are covered with carpet in the corridors, granite in common areas and ceramic in wet areas. The walls are partially covered with decorative partially paper. Ceilings are plasterboard suspended ceilings. Doors are made of wood and

windows are made of PVC. Aluminum parts in the office. Lighting is provided with spotlights and lighting fixtures.

Ground Search Floor; There are 62 rooms with SPA center and massage rooms, 33 standard rooms, 23 standard twin rooms and 6 standard Family rooms.

1. On Normal Floor; 32 standard rooms, 20 standard twin rooms, 12 standard family rooms and 4 suite rooms, total 68 rooms and floor offices.

2. On Normal Floor; There are 19 standard rooms, 22 standard twin rooms, 7 standard family rooms, 9 suite rooms and 2 deluxe suite rooms in total 59 rooms and floor offices.

3. On Normal Floor; There are 17 standard rooms, 15 standard twin rooms, 6 standard family rooms, 27 suite rooms and 2 king rooms.

There are 122 standard rooms, 100 standard twin rooms, 2 handicapped rooms, 31 standard family rooms, 27 suite rooms, 2 deluxe suites, 2 king rooms.

- Room sizes vary between 23 and 36.6 m² in standard room types. Bathroom sizes are 4.9 and 6.2 m². Suite rooms have 43.5 m² room, bathroom is 9 m² and WC is 3.2 m². The deluxe suite rooms have a size of 67.3 m², the bathroom is 14.2 m² and the WC is 2.5 m². King apartments have 150 m² room, 18.6 m² bathroom area.

- The total number of rooms has been reduced from 299 to 286 by joining the rooms, but there has been no change in the floor area and room m².

- Floor floors and normal floors, corridors and room floors, carpet, wet floors are ceramic covered. The walls are partially covered with decorative partially paper. Ceilings are plasterboard suspended ceilings. Doors wood, pvc joinery. Lighting is provided by spot lamps and lighting fixtures.

- The hotel building has an indoor swimming pool with 113 m² of water surface and an outdoor swimming pool with 996 m² water surface on the sea front where the restaurant is located. The main restaurant is 928 m².

- Apart from the hotel building, there is a treatment plant on the parcel, 2 tennis courts, amphitheater, recreation areas and prefabricated warehouse. The application areas of these auxiliary buildings are shown in the table below.

	<i>Field (m²)</i>
Resting Rooms, WC and Showers	320
Transformer + Generator Building	216
Service Courtyards	414
Amphitheater and Dressing Rooms	195
Treatment plant	392
Evaporative	9
Prefabricated Warehouse	300
Garbage Room	62
Water tank	248
Total	2.156

-The area around the hotel is very well maintained and landscaped.

- Hotel's beach and facilities are available

- The land on which the plant is located, is flat in places and rough in places. These height differences are used in the facility to benefit from the landscape. The beach area of the facility itself constitutes the lowest elevation.

5.3. LEGAL INVESTIGATIONS OF THE REAL ESTATE

5.3.1. LAND REGISTRY REVIEW

5.3.1.1. DEED RECORDS

County	:	Girne
Neighborhood or Village	:	Karaođlanođlu
Location	:	kuzguncuk
Sheet Number	:	XII
Map Number	:	10 E1 E2
Parcel Number	:	91/5
Kocan No	:	31
Area	:	30 Turning, 1 Evlek, 2000 Leg Square (*)
qualifications	:	Land (**)
Renter	:	K. K. T. C. Ministry of Finance, State Real Estate and Material Office (***)
Tenant	:	Akfen Real Estate Trade and Construction Inc.
Rent Time	:	From 01.08.2003 to 31.07.2052 for 49 years.
Annual Rent Price	:	It is filed in D-294/2008.

(*) In the Turkish Republic of Northern Cyprus (TRNC), land, house and shoe are used.

1 acre = 1337,8037800057044 m², 1 evlek = 334,4509400013988 m², 1 unit = 0.09290304 m². In addition, 1 acre = 4 evlek, 1 evlek = 3.600 shoes. (Total is 40654.37 m² Field Measurement Unit by Turkey.)

(**) The land subject to the appraisal is defined as mülkiyet Land of Sale Land within the TRNC property system.

(***) The ownership of these lands belongs to the Ministry of Finance of TRNC.

5.3.1.2. . COMPETENCIES AND DISCLOSURES OF DEED

In TRNC Land Registry and Cadastre Offices, it is not possible to examine the land registry. For the purpose of investigating the encumbrances on the real estates, only “Property Authorization Certificate“ can be obtained from the related department by the authorized person authorized by the power of attorney.

According to the im Immovable Property Research Document 18 dated 25.12.2018 and submitted to the Department of Land Registry and Cadastre of Girne Accident Office, the following obstacles are found on the immovable property;

For the purpose of Fiba Bank A.Ş. dated 15.11.2015, there is a 1st degree mortgage at a cost of EUR 42.000.000.

In accordance with Credit Europe Bank dated 16.11.2015, there is a 2nd Degree Mortgage at a cost of EUR 21.000.000.

On October 24, 2015, the Land Registry and Cadastre Department Immovable Property Research Document and mortgage official certificates are attached.

Changes to the Land Registry of Real Estate within the Last Three Years

The title deed of the real estate subject to the appraisal has not changed in the last three years.

land on which the valuation of the real property is located in Kyrenia Accident Karaođlanođlu Town / Village, Kuzguncuk position, XII pafta10 E1 Plan no, 91/5 parcel No. 30 acres, 1 workers' locker room, 2000 ayakkar (Overall 40654.37 m2 by Turkey Field Measurement Unit) has a surface area The ownership belongs to the TRNC Ministry of Finance.

The Ministry of Finance of the Republic of Turkey Ministry of Finance, the first contract dated 15.07.2003 from the date of 01.08.2003 to 31.07.2052 up to 49 years Akfen Real Estate Trade and Construction Inc. rented (This first contract tenant tarafından TT Tourism Construction Agriculture Livestock Industry and Trade Joint Stock Company Şirketi as the name has been changed on 21.09.2006 the tenant 6 Akfen Real Estate Trade and Construction Inc. Ticaret has been approved as

On the date of 15.07.2003, the first lease agreement between the Ministry of Finance of Turkey and the Ministry of Finance of the Republic of Turkey, Ministry of Finance, and the Ministry of Finance of the Republic of Turkey, has been declared as Anonim approximately 37 acres of land TT. In the protocol signed between the Joint Stock Company and the Directorate of State Property and Material Office, it was agreed that ç the land area of the immovable will be 30 acres and 1 house .

Akfen Real Estate Trade and Construction Inc. 5-star hotel was built on the plot by. Following the completion of the construction, the hotel in question is Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. (Renter) and Serenas Tourism Congress and Organization Services Company Limited (Tenant) signed with the contract dated 03.12.2007 with the second 5 years option to be leased for 5 +5 years and Ser MERCURE HOTEL Ser has started to operate under the name.

The casino located in the basement of the hotel is Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. (Renter) and Voyager Cyprus Limited (Tenant) signed by the contract signed on 15.03.2007 with the second 5 years as optional option for 5 +5 years leased.

After the expiry of the first five-year period of the contract with both companies, the term was not extended and both contracts were terminated and Serenas Tourism Congress and Organization Services Company's tenancy was terminated.

This time, Akfen Real Estate Trade and Construction Inc. and Voyager Cyprus Limited signed by the company between 15.05.2012 with the new lease agreement, including the casino for a total of 20 years by Voyager Cyprus Limited has been rented and changed the name included MERIT PARK HOTEL AND CASINOSU isim under the name was put into operation.

Opinion on whether there is an obstacle within the frame of Capital Markets Legislation

Akfen Real Estate Investment and Construction Inc., a wholly-owned subsidiary of Akfen Gayrimenkul Yatırım Ortaklığı A.Ş. In favor of the “Top (Construction) Right Construction, which is an independent and permanent nature for 49 years, Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. in favor of Fiba Bank Inc. on the ine Right of Construction “of 15.11. There are two mortgages worth € 42.000.000 in 2015 and 21.000.000 € dated 16.11.2015 in favor of Credit Europe Bank. Official papers and mortgages on the mortgage are attached.

Mortgages in the Real Estate Pledge Rights List;

1. Mortgage mortgage owner According to the letter received from Fibabanka on 16.12.2015, the mortgage on the real estate is Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. for the refinancing of the current project loan to the company under the contract dated 27.10.2015 has been taken as collateral for the collateral of the loan amounting to EUR 30.000.000.

2nd Degree The mortgage owner Credit Europe Bank dated 11.12.2015, the mortgage on the immovable Akfen Karaköy Gayrimenkul Yatırım ve İnşaat A.Ş. has been taken as collateral for the loan amounting to Euro 15.000.000 which has been used as of 06.11.2015.

The interest letter of the banks is presented in the report.

According to Article 30, Paragraph 1 of the Communiqué on Principles Regarding Real Estate Investment Partners published in the official gazette of the Capital Markets Board on 28.05.2013, the Real Estate Investment Partners may only be involved in the financing of these transactions in the mortgages, pledges and other limited real rights on assets in the portfolio may be established for the purpose of providing loans for investments.

Pursuant to the relevant article of this Communiqué, the mortgages on the immovable property do not constitute an obstacle to the realization of the immovable in the portfolio of real estate investment trusts within the framework of the capital market legislation..

5.3.2. MUNICIPAL EXAMINATION

5.3.2.1. ZONING

Unlike the zoning system in Turkey, the TRNC description by decree instead of zoning plans construction is possible.

According to the inspections carried out in Nicosia City Planning Department on 25.12.2018 and according to the zoning situation letter dated 18.11.2015; The parcel subject to the appraisal is located in the area defined as 'Coastline' in Girne 2nd Region Comprehensive Ordinance.

In accordance with the paragraph (d) of the 10th paragraph of Article 10 of the Girne II Regional Comprehensive Ordinance; Municipalities (Amendment) Law of 14/2008 before the entry into force of the municipalities within the boundaries of the parcels and / or land enough to be measured from the point where the water from the land can be increased from the point of land 50 meters outside the area on the coastal Tourism Planning for development purposes is a purpose Brown Zone , which is the regional rule, and has received a favorable opinion from the Tourism Planning Department in accordance with paragraph 2 (a) of Article 12 of the ata Girne II Regional Comprehensive Ordinance

des; Developments, Construction Total Area Ratio 0.60 / 1, 20% of Construction Base Area Rate, 4 (4) of Building Floor Number, Building Total Height 15.24 meter (50 foot) can not be done with the conditions.

5.3.2.2. LICENSE FILE REVIEW

The Land Registry, Cadastral Map Map, Construction Status Certificate, Construction Permits and Construction Permit Certificate, the approved project pages and floor plans and the hotel operating license have been obtained and submitted to the report annex.

27.02.2004 dated s Kyrenia Municipality Building, Road, Department, Partition License 4 certificate; Dört According to approved projects and specifications, restaurants, shops, refrigeration warehouses, pool and administrative rooms, hotel service technical rooms, social usage areas, 50 (fifty) bedrooms on the ground floor, administrative buildings, social areas, pool, 4 (four) • floor office, 70 bedrooms, 1 floor office on the 1st floor, 70 bedrooms on the 2nd floor, 4 floor offices, 2 king rooms on the 3rd floor, 48 bedrooms and 4 floor office buildings. .

Atı Girne Municipality Building, Road, Department, Partition License tarihli certificate dated 19.02.2008; Yapıl According to the approved projects and specifications, the swimming pool is canceled and the new swimming pool, amphitheater displacement, additional garbage room, treatment plant and prefabricated warehouse are constructed as shown in the site plan during the construction of the building with the license dated 27/02/2004 and numbered 3095. 2 (two) basement floors, ground + 1st + II.ci + III.cü + 4 floors, 4 (four) meeting rooms, 4 (four) restaurants, rest, dressing and shower , toilet, transformer and generator room, water tank and a touristic hotel construction consisting of 299 rooms (606 beds)

According to the /04 Final Approval numaralı of the numaralı Kyrenia Municipality Approval 07 dated 07.04.2008, the permits numbered 4621 dated 27/02/04 and 19/02/2008 have been approved. This document is the equivalent of building use permit system in Turkey

The examination of the zoning archive file related to the real estate subject to appraisal is not allowed in Kyrenia Municipality and the license, architectural and architectural project information has been provided by the customer. However, it was found that the approval of the competent authorities on each document.

The approved architectural project for the plant in question is numbered 03/965 on 14-01-08.

It is seen that there is no difference between the current situation and the legal status of the real estate. The existing structure complies with the harmony Architectural Project, Building Permit and Occupancy Permit Mevcut.

5.3.2.3. MUNICIPAL DECISIONS, COURT DECISIONS, PLAN CANCELLATIONS V.B. OTHER SIMILAR SUBJECTS COUNCIL DECISIONS, COURT DECISIONS, PLAN CANCELLATIONS V.B. OTHER SIMILAR SUBJECTS

There is no committee decision in the zoning file of the real estate subject to appraisal.

5.3.3 CHANGES FROM THE LEGAL SITUATION IN THE LAST 3 YEARS

In the brown areas where the real estate subject to the appraisal is included, the right of zoning has been changed with the change of Emirname dated 23.05.2013. According to this, total area ratio of construction was 0,50 / 1, while it was 0,60 / 1, while the construction floor area was 15% and 20% while the total building height was 16,20 meters (53 foot) and 15.24 meters (50 foot).

Akfen Real Estate Trade and Construction Inc. Serenas Tourism Congress and Organization Services Ltd. Sti. and the lease agreement dated 03.12.2007, has been terminated and Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. and Voyager Cyprus Limited signed a new lease agreement on 15.05.2012 and all 5 star hotels including Casino were rented by Voyager Kıbrıs Limited for a period of 20 years starting from the rent start date. The hotel name was changed as yeni Merit Park Hotel and Casino with the new lease period.

Zoning Information In Terms Of Real Estate Investment Trusts Portfolio "Capital Markets Legislation Within The Framework Of, Whether A Barrier About Vision

In the brown areas where the real estate subject to the appraisal is included, the right of zoning has been changed with the change of Emirname dated 23.05.2013. According to this, the total construction ratio was 0.50 / 1 while it was 0.60 / 1, the construction floor area ratio was 15%, while the total building height was 16.20 meters (53 foot) and 15.24 meters (50 foot). . This amendment is considered as a (positive) change in favor of the parcel in terms of zoning rights.

Due to the fact that all of the permits and documents to be taken in accordance with the legislation of the existing facilities on the parcel have been taken completely and completely, there is no harm in taking it into the portfolio of Real Estate Investment Trust in accordance with the Capital Market Legislation.

6. VALUATION ACTIVITIES

6.1. FACTORS AFFECTING THE VALUE OF THE REAL ESTATE AND THE VALUE OF THE REAL ESTATE

There are 3 basic methods used in our country and international platforms as a valuation technique which are Cost Method, Equivalent Comparison Method and Income Methods..

COST METHOD: In this method, the cost of reconstruction of an existing structure under current economic conditions is considered the basis for valuation of real estate. In this sense, the main principle of the cost approach can be explained by the value of use. The value in use is defined as "the property has a real value" even if no one wants to or does not know its value.

In this method, the real estate is considered to have a significant remaining economic life expectancy. For this reason, it is assumed that the value of the real estate will decrease over time due to physical wear, functional and economic obsolescence. In other words, it is assumed that the value of an existing property can never be more than the cost of reconstruction..

PRECEDENT COMPARISON METHOD: The most reliable and realistic approach to real estate appraisal is the market value approach. In this valuation method, comparable examples with common basic characteristics are examined. The precedent comparison approach is based on the following assumptions.

- The existence of an existing market in relation to the type of real estate is considered in advance.
- It is accepted that buyers and sellers in this market have a good level of knowledge about real estate and therefore time is not an important factor.
- The property is considered to be held for a reasonable period of time with a reasonable sales price in the market.
- The comparable examples are considered to have common basic characteristics with the real estate subject to valuation.

- Today's socio-economic conditions are considered to be valid in making price corrections for selected data.

INCOME METHOD: If the value of the immovable property can only be determined by the income they will bring - for example in rented housing or workplaces - it is the rule that the income method is applied to find the release rates. The criterion for determining the value of an asset with a revenue method is the net income that can be achieved. This net income; The structure consists of other structural facilities and plot share related to the structure. Despite the possibility of continuous use of the land, the use of a structure is limited. Therefore, in determining the monetary value of net income, the values of land, structure and other structural facilities related to the structure are determined in separate parts.

Net income is calculated by deducting the income loss and operating expenses from the annual operating gross income of the immovable of the income generating property. Net income is comprised of structure income and land income. Land income refers to the income that the land value will bring to the property of the immovable property in the region. The structure revenue is the sum of the annual depreciation amount that will be allocated based on the remaining period of the building and the income it brings to the real interest rate in the immovable market in the region during the remaining usage period of the structure.

6.2. FACTORS AFFECTING THE EVALUATION PROCEDURE

There are no factors affecting the appraisal process negatively.

6.3. FACTORS AFFECTING THE VALUE OF THE IMPLEMENTATION

NEGATIVE FACTORS

- Ercan Airport is not an international airport open to international flights. Therefore, the number of tourists arriving is limited.

POSITIVE FACTORS

The current hotel property is the property of the TRNC Ministry of Finance, Directorate of State Property and Material Administration and it has been leased for 49 years with the right to contract.

It was built on a plot of 40000 m² and on the sea front.

Construction of the hotel subject to the appraisal started in 2004 and was put into service in 2007. The quality of materials and workmanship used in construction is high.

After the hotel tenant changed in early 2013, the hotel was renovated in general. Construction materials in public areas such as hotel rooms and SPA restaurants have been renewed and the hotel has gained a new look.

Most of the hotel rooms have sea views.

There is Casino on site. The Hotel and Casino is the same company and has a long-term lease agreement of 20 years. In this sense, it is a 5 star tourist resort with a high commercial return.

Garden and landscaping arrangements are very well maintained. Recreation areas have been created.

The treatment system and wastewater treatment plants installed to make the sea water available for purification are available and active.

Easy access to Kyrenia, Nicosia and Ercan Airport.

The tourism region of the TRNC is Girne. The area where the real estate is located is close to the center of Girne and also because of its location in the hotels area, it has a high shooting ability.

6.4. REVISIONS, VALUATION METHODS USED IN THE EVALUATION PROCEDURE AND REASONS FOR USING IT

In this appraisal study, Revenue Approach and Cost Approach methods were used because the real estate subject to the appraisal was a commercial income generating Hotel. The sal Land value göre used in the Cost Approach Method was determined according to the Comparison Method.

6.5. PEER METHOD

PEER	Place	Property	Area Turning (TRNC)	Price (£)	Unit Turning Price (£)	Source
Peer 1	Girne-Karaoglanoglu Old bungalow with parcels. Very close to the parcel subject to the appraisal	Land for sale in the central location	2.5 acres (KKTC) by unit)	1.275.000	510.000	Nurel Real estate 0533 881 33 39
Peer 2	Girne-Alsancak	Land in a similar position to the shore	8 Acres (KKTC) by unit)	1.250.000	~156.250	Satar Real estate 0533 833 40 49
Peer 3	Girne-Karşıyaka	Commercial land for sale in central location	8 Turning (KKTC Measure) by unit)	2.900.000	362.500	Bestate Real estate 0533 852 04 40
Peer 4	Girne-Esentepe	Commercial land in a location close to the sea	2 acres (KKTCMeasure) by unit)	500.000	250.000	I Q Global Real estate 0542 866 06 06
Peer 5	Karaoglanoglu Old bungalow with parcels. Very close to the parcel subject to the appraisal.	Close to the impasse with sea view, tourism in zoned Plot	3 Turning (KKTC) by unit)	750.000	200.000	Cypomax Emlak 0533 882 31 87

(*) As the field measurements in the TRNC acres, evlek and ayakkare.

1 acreage =1337,8037800057044 m², 1 evlek= 334,4509400013988 m², 1 ayakkare=0.09290304

m²'dir. In addition 1 acreage =4 evlek, 1 evlek=3.600 ayakkare'dir. Turkey Measure vendor stats Total 40,654.37 m².)

LAND EMSAL EVALUATION TABLE										
	Peer 1		Peer 2		Peer 3		Peer 4		Peer 5	
Area (TRNC))	2,5	KKTC acreage	8	KKTC acreage	8	KKTC acreage	2	KKTC acreage	3	KKTC acreage
Requested Price (£ / TRNC)	510.000		156.210		362.500		250.000		200.000	

Bargain Price (£ / TRNC Anniversary)	460.000	148.000	325.000	235.000	180.000					
Position Correction (+ -%)	-10%	20%	-10%	-20%	-5%					
Area Adjustment (+ -%)	-30%	-10%	-10%	-5%	-10%					
Zoning Status Correction (+ -%)	-10%	10%	-20%	5%	00%					
Adjusted Unit Price	260.820	(£/KKTC acreage)	175.824	(£/KKTC acreage)	210.600	(£/KKTC acreage)	187.350	(£/KKTC acreage)	155.000	(£/KKTC acreage)
Average	197.954									(£/KKTC acreage)

- In the study dated 31.12.2018 T. C. Central Bank 1 EURO Purchase Rate: 6,03- TL was used
- The evaluation subject of the parcels in the vicinity of the sale has been realized and the currently sale of tourism and commercial zoning and residential zoning land is shown in the table.
- The probable bargaining shares, purchase costs and real estate commissions on the sale prices of the properties on sale are taken into account.
- All of the peers in the table are privately owned land plots that can be bought and sold in the free market.
- As a result of the surveys, it has been learned that the land stock of Tourism Facility Construction is very limited in the region where the real estate subject to the appraisal is located.

- In the context of the surveys and interviews conducted in the province, the full ownership value of the land subject to the appraisal under the above explanations is considered to be 197.000 EURO / TRNC Term.

One-third of the value of the m2 land is considered as bare (dry) property, 2/3 as the value of the upper right.

- The right of the right of the land for a total of 49 years has been reached by the ratio of the remaining period to the total duration at the date of the report preparation.

Land Surplus Right (EURO) *	91.129
Land Size (KTCC Anniversary)	30,39
Total Land Value (EURO)	2.769.410
Total Land Value (TL)	17.170.342
Unit Land Value (EURO / TRNC Period)	197.000
Right of Entitlement Ratio	2/3
Remaining Period of Right of Right (YEAR)	34

*: The remaining time value obtained from the upper right of the land is found as the right of the land for the first time 2/3 was taken. Then, the time remaining from the right of 49 years was calculated and the present value of the right of the upper right of the unit has been found.

Top Rights Time Remaining Unit Land Value = (Unit Land Value x 49 years right upper limit coefficient x Upper remaining period)

Top Right Time Time Unit Land Value =

Top Right Time Time Unit Land Value =

Professional Appraisal of the Appraiser:

The location of the real estate subject to the appraisal, its location, the parcel area, the construction of the tourism facility, the existence of a 5-star prestigious hotel on the parcel, the style of its environment, taking into account all legal permits and taking into account the real estate value of the environment According to the units of measurement, the land value of 1 turn was recognized as EUR 197,000 and the remaining period of the lease term of 49 years (upper right) is calculated on the basis of the EURO and TURKISH LIRA

6.6 COST METHOD

In this analysis, building cost values, with cost approach approach; the technical characteristics of the buildings, the quality of the materials and workmanship used in the construction of the buildings, the construction costs of the buildings constructed with the same characteristics in the market, our sectorial experiences related to similar hotel costs are taken into consideration.

THE COST TABLE (LAND + BUILDING)

	TOTAL CONSTRUCTION AREA	UNIT CONSTRUCTION COST-EURO/m2	TOTAL COST/EURO	THE TOTAL COST AFTER DEPRECIATION/EURO
2. The BASEMENT	2.981	1.200	3.577.200	3.326.796
1. The BASEMENT	7.387	1.200	8.864.400	8.243.892
GROUND FLOOR	5.414	1.200	6.496.800	6.042.024
1. FLOOR	4.363	1.200	5.235.600	4.869.108
2. FLOOR	3.667	1.200	4.400.400	4.092.372
3. FLOOR	3.677	1.200	4.400.400	4.092.372
4. FLOOR	3.752	1.200	4.502.400	4.187.232
ADDITIONAL FACILITIES	2.156	250	539.000	501.270
POOL	996	600	597.600	555.769
ENVIRONMENTAL DESIGN				1.000.000
TOTAL	34.383		38.613.800	36.910.035
LAND VALUE				2.769.410
TOTAL VALUE				39.679.445

(*)Total construction cost value Akfen REIT Inc. obtained from actual construction costs relating to similar information and hotel costs are calculated with our industry experience analysing with.

(**)The construction of the subject of the ownership of the valuation date of completion "Kyrenia Municipality approval certificate (Final Approval)" 07.04.2008. (This document is the occupancy permit Turkey system equivalent) The age and physical status and ownership of the valuation date of 2013 in renovations and renewals have been appreciated by considering.

(***)Landscape arrangement of regulations, beach and recreation areas, concrete and asfaltlaması, over fences, concrete walls surrounding the profile of the open parking space for manipulation, etc. costs approximately appreciated.

6.6.1. INCOME METHOD WITH THE VALUATION

The issue of ownership of a property valuation due to the revenue income generating business approach method used. Hotel revenue projection demonstrates

Hotel Revenue Projection

-Hotels 286 rooms.

-The hotel's average occupancy rate of 75% in the year 2019 will take place and as the first four years will increase to 3% every year 5-10 will increase every year from 2% in subsequent years will reach 92% occupancy and fixed dolulukta 90% assume that will be processed is left ajar.

-The hotel will be open 365 days.

-Hotel deals, bed and breakfast has been estimated to be in the system. Past years performance of the facility, in the tourism sector, and taking into consideration observations made in the region, the average room price in the year 2019 98 EUROS of assumed that. Inflation rate of the room, and the region will increase economic indicators according to estimates assume that the development - Consider the performance of the facility, room revenues on the basis of the years 78% of total income, it is assumed that the 22% other income.

-Total income by deducting Department expenses and overheads are calculated the gross operating profit. At the Gross Business your wife's (GOP) 38% in 2019, 2020% for the year 40.2021% for the year will be at the rate of 45% in 42 2022 and will continue next year has been considered fixed in.

-Casino revenues in the past for lease agreements. New in hotel and casino contracts for rental income are not shown separately. For this reason, the old contract increase in rental income of the casino contract and in accordance with the rate for the year 2019 rental income 3.656983 EURO. This income is designated in the contract made new requirements will remain fixed until the year 2019 in the years that followed, the increase in the contract rate will be increased at the rate of 2% in accordance with the stipulated.

-Property tax information provided by the employer was taken from 1552 EUROS. This value will increase at the rate of 3% over the years.

-Furniture and Fixtures 3.5% annual Renewal Reserve, gross income I have been considered.

-Annual top as fee for 2019 11461 EURO. In the following years the cost of annual top 3% is projected to rise.

-EURO-based 10-year Eurobonds bonds in the valuation rate is 4.8% "risk-free rate of return" was taken as the (in This valuation is the most liquid Euro-based 10-year Eurobond bond rate of return, risk-free rate of return.)

-Projections reduction ratio is set at 11%. -Assume that all payments are made in advance.

-Studies have shown that Euro-zone inflation rate of 2.5% inflation rate.

-Net present value accounts, mid-year factor (0.5) take account uncovered a more realistic net present value

-Studies, IVSC (international valuation standards Scope) does not include the tax and VAT.

-10 Year term cash flow statement has been found in the present value of the cash flow

Merit Park Hotel (5 star)	
Hotel Rooms	286
Number Of Days Open	365
Room Capacity (Annual)	104.390
Room Price (EURO)	95,00
The rate of price increase (for the first 4 years) (%)	3,00%
The rate of price increases (the first 5-10 years) (%)	2,00%
The rate of price increases (11th and subsequent years) (%)	1,50%
Other Income Ratio (%) (Annual Income From The Sale Of Room)	15%
Replacement Cost Ratio (Annual Revenue) (%)	2,00%
Inflation Rate (first 10 years) (%)	2%
Inflation Rate (11th year and subsequent years) (%)	1%

CASH FLOW											
	1	2	3	4	5	6	7	8	9	10	11
Merit Parking Hotel Cash Flow (Eur)											
Over the years,	29.12.2019	29.12.2020	29.12.2021	29.12.2022	29.12.2023	29.12.2024	29.12.2025	29.12.2026	29.12.2027	29.12.2028	29.12.2029
The Hotel Function											
Annual Room Capacity	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390
Occupancy Rate	75%	77%	79%	82%	83%	85%	87%	88%	91%	92%	92%
The Number Of Rooms Sold	78.293	80.380	82.468	85.600	86.644	88.732	90.819	91.863	94.995	96.039	96.039
Room Price (EURO) (A Davit)	98,00	100,94	103,97	107,09	109,23	111,41	113,64	115,91	118,23	120,60	122,41
Annual Room Sales Revenues (EURO)	7.672.665	8.113.587	8.574.060	9.166.647	9.464.004	9.885.893	10.320.873	10.648.293	11.231.529	11.582.052	11.755.783
Other Income (Euros)	1.150.900	1.217.038	1.286.109	1.374.997	1.419.601	1.482.884	1.548.131	1.597.244	1.684.729	1.737.308	1.763.367
Total Hotel Revenues (EURO)	8.823.565	9.330.626	9.860.169	10.541.644	10.883.605	11.368.777	11.869.003	12.245.537	12.916.259	13.319.360	13.519.150
GOP (%)	38%	40%	42%	45%	45%	45%	45%	45%	45%	45%	45%
After Operational Expenses Income (Euros)	3.352.955	3.732.250	4.141.271	4.743.740	4.897.622	5.115.950	5.341.052	5.510.492	5.812.316	5.993.712	6.083.618
Casino Rental Income	3.656.983	3.730.123	3.804.725	3.880.820	3.958.436	4.037.605	4.118.357	4.200.724	4.284.739	4.370.433	4.414.138
After Operational Expenses Total Hotel Revenues (EURO)	7.009.938	7.462.373	7.945.996	8.624.559	8.856.058	9.153.555	9.459.408	9.711.216	10.097.055	10.364.145	10.497.755
Replacement Cost (EURO)	249.611	261.215	273.298	288.449	296.841	308.128	319.747	328.925	344.020	353.796	358.666
Property Tax (EURO)	1.552	1.583	1.615	1.647	1.680	1.714	1.748	1.783	1.818	1.855	1.873
Building Insurance (EURO)	0	0	0	0	0	0	0	0	0	0	0
Top As Expense (EURO) (Annual)	11.461	11.690	11.924	12.163	12.406	12.654	12.907	13.165	13.428	13.697	13.834
Total Gi (EURO)	262.624	274.488	286.837	302.259	310.927	322.495	334.402	343.873	359.267	369.348	374.373
Total Hotel Net Income (Euros)	6.747.314	7.187.885	7.659.160	8.322.301	8.545.132	8.831.060	9.125.006	9.367.343	9.737.788	9.994.798	10.123.382

12	13	14	15	16	17	18	19	20	21	22	23
29.12.2030	29.12.2031	29.12.2032	29.12.2033	29.12.2034	29.12.2035	29.12.2036	29.12.2037	29.12.2038	29.12.2039	29.12.2040	29.12.2041
104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390
92%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%
96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039
124,24	126,11	128,00	129,92	131,87	133,84	135,85	137,89	139,96	142,06	144,19	146,35
11.932.119	12.111.101	12.292.768	12.477.159	12.664.317	12.854.281	13.047.096	13.242.802	13.441.444	13.643.066	13.847.712	14.055.427
1.789.818	1.816.665	1.843.915	1.871.574	1.899.647	1.928.142	1.957.064	1.986.420	2.016.217	2.046.460	2.077.157	2.108.314
13.721.937	13.927.766	14.136.683	14.348.733	14.563.964	14.782.424	15.004.160	15.229.222	15.457.661	15.689.526	15.924.868	16.163.741
45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
6.174.872	6.267.495	6.361.507	6.456.930	6.553.784	6.652.091	6.751.872	6.853.150	6.955.947	7.060.286	7.166.191	7.273.684
4.458.279	4.502.862	4.547.890	4.593.369	4.639.303	4.685.696	4.732.553	4.779.879	4.827.677	4.875.954	4.924.714	4.973.961
10.633.151	10.770.357	10.909.398	11.050.299	11.193.087	11.337.787	11.484.425	11.633.029	11.783.625	11.936.241	12.090.904	12.247.644
363.604	368.613	373.691	378.842	384.065	389.362	394.734	400.182	405.707	411.310	416.992	422.754
1.892	1.911	1.930	1.949	1.969	1.989	2.008	2.029	2.049	2.069	2.090	2.111
0	0	0	0	0	0	0	0	0	0	0	0
13.972	14.112	14.253	14.396	14.540	14.685	14.832	14.980	15.130	15.281	15.434	15.588
379.469	384.636	389.875	395.187	400.574	406.036	411.575	417.191	422.886	428.660	434.516	440.453
10.253.682	10.385.721	10.519.523	10.655.112	10.792.513	10.931.751	11.072.850	11.215.838	11.360.739	11.507.580	11.656.389	11.807.191

24	25	26	27	28	29	30	31	32	33	34
29.12.2042	29.12.2043	29.12.2044	29.12.2045	29.12.2046	29.12.2047	29.12.2048	29.12.2049	29.12.2050	29.12.2051	29.12.2052
104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390	104.390
92%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%
96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039	96.039
148,55	150,78	153,04	155,33	157,66	160,03	162,43	164,86	167,34	169,85	172,39
14.266.259	14.480.253	14.697.456	14.917.918	15.141.687	15.368.812	15.599.345	15.833.335	16.070.835	16.311.897	16.556.576
2.139.939	2.172.038	2.204.618	2.237.688	2.271.253	2.305.322	2.339.902	2.375.000	2.410.625	2.446.785	2.483.486
16.406.198	16.652.291	16.902.075	17.155.606	17.412.940	17.674.134	17.939.246	18.208.335	18.481.460	18.758.682	19.040.062
45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
7.382.789	7.493.531	7.605.934	7.720.023	7.835.823	7.953.360	8.072.661	8.193.751	8.316.657	8.441.407	8.568.028
5.023.700	5.073.937	5.124.677	5.175.924	5.227.683	5.279.960	5.332.759	5.386.087	5.439.948	5.494.347	5.549.291
12.406.489	12.567.468	12.730.611	12.895.946	13.063.506	13.233.320	13.405.420	13.579.838	13.756.605	13.935.754	14.117.319
428.598	434.525	440.535	446.631	452.812	459.082	465.440	471.888	478.428	485.061	491.787
2.132	2.153	2.175	2.197	2.219	2.241	2.263	2.286	2.309	2.332	2.355
0	0	0	0	0	0	0	0	0	0	0
15.744	15.902	16.061	16.221	16.384	16.547	16.713	16.880	17.049	17.219	17.392
446.474	452.580	458.771	465.049	471.415	477.870	484.416	491.054	497.786	504.612	511.534
11.960.015	12.114.888	12.271.840	12.430.898	12.592.091	12.755.450	12.921.004	13.088.783	13.258.819	13.431.142	13.605.785

Valuation Table			
Reduction Ratio	10,50%	11,00%	11,50%
Total Present Value (EURO)	85.107.035	81.149.709	77.492.562
Total Present Value (TRY)	513.195.419	489.332.747	467.280.147
Total Present Value (EURO)	85.110.000	81.150.000	77.490.000
Total Present Value (TRY)	513.200.000	489.330.000	467.280.000

6.6.3. RENTAL VALUE ANALYSIS AND USED DATA

Merit Park Hotel and Casino operator (Voyager Kıbrıs Limited) and Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. Akfen Real Estate Trade and Construction Inc.'s rental income is calculated on the basis of the contract signed. The income obtained by the real estate according to the leasing method is calculated by discounted cash flow method..

Rent Income Assumptions

- Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. According to the contract signed between 2018 and 2019, the rent to be paid by the operating company is calculated as 4,845,000 EURO. In the following years, it was accepted that the rental price will increase by 2% annually in accordance with the contract.
- It was learned that the building insurance will be covered by the operator in the rental model.
- The real estate tax is 1.552.- EURO based on the information provided by the employer. This value is assumed to increase by 3% over the years.
- For the year 2019, the annual right of right has been calculated as 11.461.- EURO. In the following years, it is foreseen that the right of upper right will increase by 3% per annum.
- The renovation cost incurred by the investor for the lease model of the hotel is taken as 5% of the renewal expense calculated in the business alternative. The rental model assumes that the hotel will be renovated by the tenant.
- Reduction rate is 8% due to the lower risk in the rental model.

The Owner Of The Structure Of The Cash Flow (Eur)											
Over the years,	29.12.2019	29.12.2020	29.12.2021	29.12.2022	29.12.2023	29.12.2024	29.12.2025	29.12.2026	29.12.2027	29.12.2028	29.12.2029
Through The Merit Park Income For Rent (Eur)	4.750.000	4.750.000	4.750.000	4.750.000	4.750.000	4.797.500	4.845.475	4.893.930	4.942.869	4.992.298	5.042.221
Add The Top Price (EURO)	11.461	11.690	11.924	12.163	12.406	12.654	12.907	13.165	13.428	13.697	13.834
Property Tax (EURO)	1.552	1.583	1.615	1.647	1.680	1.714	1.748	1.783	1.818	1.855	1.873
Replacement Cost (EURO)	12.481	13.061	13.665	14.422	14.842	15.406	15.987	16.446	17.201	17.690	17.933
Net Income (Euros)	4.724.506	4.723.666	4.722.796	4.721.768	4.721.072	4.767.726	4.814.833	4.862.536	4.910.421	4.959.056	5.008.580

29.12.2030	29.12.2031	29.12.2032	29.12.2033	29.12.2034	29.12.2035	29.12.2036	29.12.2037	29.12.2038	29.12.2039	29.12.2040	29.12.2041	29.12.2042
5.092.643	5.143.569	5.195.005	5.246.955	5.299.425	5.352.419	5.405.943	5.460.003	5.514.603	5.569.749	5.625.446	5.681.701	5.738.518
13.972	14.112	14.253	14.396	14.540	14.685	14.832	14.980	15.130	15.281	15.434	15.588	15.744
1.892	1.911	1.930	1.949	1.969	1.989	2.008	2.029	2.049	2.069	2.090	2.111	2.132
18.180	18.431	18.685	18.942	19.203	19.468	19.737	20.009	20.285	20.565	20.850	21.138	21.430
5.058.598	5.109.116	5.160.137	5.211.668	5.263.713	5.316.277	5.369.366	5.422.985	5.477.138	5.531.832	5.587.072	5.642.863	5.699.211

29.12.2043	29.12.2044	29.12.2045	29.12.2046	29.12.2047	29.12.2048	29.12.2049	29.12.2050	29.12.2051	29.12.2052
5.795.903	5.853.862	5.912.400	5.971.524	6.031.240	6.091.552	6.152.467	6.213.992	6.276.132	6.338.893
15.902	16.061	16.221	16.384	16.547	16.713	16.880	17.049	17.219	17.392
2.153	2.175	2.197	2.219	2.241	2.263	2.286	2.309	2.332	2.355
21.726	22.027	22.332	22.641	22.954	23.272	23.594	23.921	24.253	24.589
5.756.121	5.813.599	5.871.651	5.930.281	5.989.497	6.049.304	6.109.707	6.170.713	6.232.328	6.294.557

Valuation Table			
Reduction Ratio	8,50%	9,00%	9,50%
Total Present Value (EURO)	55.539.012	52.806.957	50.295.791
Total Present Value (TRY)	334.900.242	318.425.950	303.283.622
Total Present Value (EURO)	55.540.000	52.810.000	50.300.000
Total Present Value (TRY)	334.900.000	318.430.000	303.280.000

Lease Value Analysis and Data Used

The rental value of the upper right subject to the appraisal; In accordance with the income discounting approach and rental income, the average of the first year's net cash flow values is calculated. The first year's 1-year average net cash flows are deducted from the valuation date and the annual rent value of the real estate has been found. According to this calculation, the annual rental value of the hotel is 5.210.000.- EURO (31.440.000 - TURKISH LIRA). In this calculation, the discount rate is determined as 8%.

OVER the YEARS,	29.12.2019
The Average Lease Value Of Cash Flow	5.735.910

Rental Valuation Table			
REDUCTION RATIO	8,00%	10,00%	9,00%
TOTAL PRESENT VALUE (EURO)	5.311.028	5.214.464	5.262.303

TOTAL PRESENT VALUE (EURO)	5.214.464
TOTAL PRESENT VALUE (TRY)	31.443.216
A TOTAL OF TODAY'S APPROXIMATE VALUE (EURO)	5.210.000
A TOTAL OF TODAY'S APPROXIMATE VALUE (TRY)	31.440.000

6.8. THE ANALYSIS OF THE LEGAL STATUS OF REAL ESTATE AND THE RIGHTS RELATED TO THIS

The inspections of the immovable property have been made in the relevant municipality and land registry and there are no legal restrictions..

6.10. HIGHEST AND BEST USE ANALYSIS

It is considered that the use of the real estate subject to appraisal (in the form of hotels) in accordance with the zoning status and construction conditions is the most efficient and efficient use.

6.11. VALUATION ANALYSIS OF CLIENTS OR DIVISION

Hotel and Casino sections of the real estate subject to the report were operated by two different companies until 2012, while Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. and VOYAGER Cyprus Limited, a 20-year Lease Agreement between the two companies operating in a single company has been given. As of the date of appraisal, the hotel and casino departments are operated by VOYAGER Cyprus Limited..

6.12. REVENUE SHARING OR BARTER METHOD WITH TO-DO PROJECTS, SHARE RATES

There is no revenue sharing or floor money method.

7. EVALUATION OF ANALYSIS RESULTS

7.1. COMPARISON OF THE RESULTS OF DIFFERENT APPRAISAL METHODS AND ANALYSIS AND EXPLAINING THE METHODS AND CAUSES OF THIS AIM

In this appraisal study, Revenue Approach Method and Cost Approach were used because the real estate subject to the appraisal was a commercial income generating hotel. In the Cost Approach Method, Yöntem Land value "is determined according to the Comparison Method.

According to the cost method included in the land, the value is calculated as EUR 39.680.000 (242.048.000 TL).

The net present value of the hotel, calculated as a result of the reduction of the potential revenues that will occur in the remaining period of the 49-year lease agreement, based on the parcel, according to the income reduction approach, is calculated as **EURO 81.150.000 (TL 489.330.000)**. Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. The amount of rent to be paid is calculated as **EURO 52.810.000 (318.430.000 TL)**. The final value of the hotel is calculated as **EURO 66,980,000 (TL 403,880,000)**, which is the approximate arithmetic average of the value calculated by both methods.

The lease value of the real estate as of 31.12.2015 is; In accordance with the income discounting approach and rental income, the average of the first year's net cash flow values is calculated. The first year's 1-year average net cash flows are deducted from the valuation date and the annual rent value of the real estate has been found. According to this calculation, the annual rental value of the hotel is **5.210.000.- EURO (31.440.000 - TURKISH LIRA)**.

In this study, according to income capitalization and rental income, income discounting approach and cost approach were applied. The real estate subject to the appraisal is a revenue generating property and the values calculated by the income approach and the rental value analysis give a healthier result. Therefore, the value calculated by the cost method is ignored in the final value appreciation.

In the revenue reduction method, net operating income is calculated after gross operating income on the total income of the immovable.

According to the rental income, the rental income was evaluated in the reduction model and the calculations were made based on these values. A different discount rate was used in both models. As the rental income analysis yielded a guaranteed rental income, the risk premium was lower. While determining the value of the immovable property according to the income reduction approach, in the first model, the income of the subject immovable is calculated according to the condition of running it without a brand and in the second model by leasing and operating a brand. In both models, the methods applied in the market and the average of these values were determined and the final value was determined.

7.2. NEGOTIATIONS OF WHICH ARE NOT GIVEN FROM MINIMUM INFORMATION

There is no information available from minimum information.

7.3. DISCLAIMER OF THE UNDERSTANDING OF THE LEGAL REQUIREMENTS AND THE EXERCISE OF THE PERMISSIONS AND DOCUMENTS THAT MUST BE TAKEN IN ACCORDANCE WITH THE LEGISLATION

Regarding the real estate subject to the appraisal, the Office of Land Registry and Cadastral Lease Certificate, Zoning Status Document, Construction License and Construction and Use Permit Certificate of the Municipality of Kyrenia, Certificate of Licensing Game Certificate is available.

7.4. VIEW OF THE REALIZATION OF THE REAL ESTATE IN THE PORTFOLIO OF THE REAL ESTATE INVESTMENT TRUSTS IN THE FRAMEWORK OF THE CAPITAL MARKETS LEGISLATION

The real estate subject to the appraisal has a hakk right to upper right fen for a period of 49 years. and Akfen Gayrimenkul Yatırım Ortaklığı A.Ş. has a 99986% stake in Akfen Gayrimenkul Ticareti ve İnşaat A.Ş. And on December 10, 2014, the shares of the shares of Akfen Gayrimenkul Yatırım Ortaklığı A.Ş. and Akfen Real Estate Investment Trust Inc. has acquired 100% shares of Akfen Real Estate Trade and Construction Inc. The KAP statement regarding this is presented in the report annex.

In accordance with the, d 'of Article 28 of the Communiqué on the Principles Regarding Real Estate Investment Trusts of the Capital Markets Board;

Real Estate Investment Trusts of real estate or real estate-based rights and the value of the assets included in the financial statements of the company will be participating at least 75% of the total generated or participate in companies established in Turkey

According to the oy l sermaye and hiçbir n gayrimenkul clauses of Article 22 of this Communiqué, real estate investment trusts may not have more than 5% of the capital or voting rights in any company. The total of the investments of the Incorporation in this scope cannot exceed 10% of the total assets. Except for the shares of mutual funds, they cannot invest in capital market instruments that are not traded in the stock markets or in the non-listed organized markets.

However, according to Article 28 (2) of the same communiqué; In the investments to be made to the affiliates under this article, paragraphs (l) and (n) of the first paragraph of Article 22 of this Communiqué are not applicable.

According to this; The companies within the scope of the article 28 of the Communiqué also have the opportunity to invest in companies that are not traded in the stock exchanges or in the non-listed organized markets, and are allowed to exceed 5% of their capital and voting rights and 10% of their total assets in the subsidiaries to be held.

Therefore, within the framework of the Capital Markets Board legislation, Akfen Real Estate Investment Trust Inc., Akfen Real Estate Trade and Construction Inc., 100% of the participation in the portfolio of the Real Estate Investment Partnership is a drawback.

However, since the subject of em the value of real estates or real estate rights constitutes at least 75% of the total assets in the financial statements of the company to be participated alan is excluded from the subject of real estate appraisal studies, no study has been carried out for compliance with this provision..

8. RESULT

8.1. RESULTS OF THE RESPONSIBLE VALUE EXPERT

I agree with the analysis and appraisal results of appraisers.

8.2. FINAL VALUE ADDITION

The location of the real estate, the shape of the surrounding area, infrastructure and transportation facilities, street and street facade, area and location, building structure, system, age, workmanship and material quality, installation status, weather - light - can be a factor in the value of the landscape All properties were taken into consideration and detailed market research was conducted. Accordingly, its value is appreciated as follows.

MARKET VALUE OF THE IMMOVABLE	
Report Date	31.12.2018
Valuation Date	25.12.2018
Market Value (Vat Excluded)	403.880.000.-TRY
Market Value (Vat Included)	476.578.400.-TRY
Market Value (Vat Excluded)	66.980.000.-EURO
Market Value (Vat Included)	79.036.400.-EURO
Rent Value (Vat Excluded)	31.440.800.-TRY
Market Value (Vat Included)	37.099.200.-TRY
Market Value (Vat Excluded)	5.210.800.-EURO
Market Value (Vat Included)	6.147.800.-EURO

NOTES

- The value is the value for up-to-date market sold in advance.
- Adopted 18% VAT rate.
- The report in the context of the 1 EURO = 6.03.-TRY have been considered.
- This report has been prepared in accordance with the provisions of the relevant capital market Legislation

STAFF APPRAISER

Ulvi Barkın ŞENSES

SPK LICENSE NO:405898

RESPONSIBLE REAL ESTATE APPRAISER

Şeref EMEN

SPK LICENSE NO.:401584