

GY:DER

Türkiye

Potential Investment Opportunities

with the contributions of



March 2022





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The developed infrastructure will provide new opportunities in Türkiye

In recent years, Türkiye has rapidly developed the related infrastructure in critical sectors such as transportation, energy and health. The real estate sector will develop its projects also with the advantage of such infrastructure in the forthcoming years.

In Türkiye, the first thing that comes to your mind when you hear the word "real estate" is traditionally the houses and offices, but we consider that the developed infrastructure will provide new opportunities in areas such as logistics, data center, industry, dormitory and elderly care center, where the real estate sector has not been active so far as much as it is for the houses and offices. These new areas to emerge offer opportunities to international investors as well.

We, as the umbrella organization of Türkiye's real estate sector, are leading the way to bring innovative and sustainable business ideas together with domestic and foreign investors and create opportunities for industry stakeholders. We are taking the most effective step in this regard by attending the MIPIM Fair to be held in March, with the "İstanbul Pavilion" equipped with the latest technology infrastructure. During the fair, within the framework of our Association's vision, we will present our pioneering position by hosting experienced speakers on design, technology, society and nature. In addition, we will offer our participating companies the opportunity to plan one-on-one meetings with foreign investors, where they can establish the most effective connection at the right time, and we will have the chance to introduce Türkiye's investment opportunities and potential in the most efficient way.

GYODER

Foreword

It is a pleasure for us to take part in the MIPIM fair to be held in March 2022 after Covid-19 period. This booklet, prepared in collaboration with GYODER, aims to give an overview of the real estate investment opportunities in Türkiye. The content of the booklet will allow investors to gain insight into the local real estate market and transaction opportunities that have been positioned in Türkiye which is becoming one of the most investor-friendly markets.

The investment coverage offered in this booklet includes variety of real estate asset classes: Mixed-use, Residential, Urban regeneration, Hotels & Hospitality, Retail, Technopark and Marina are included.

The opportunities in this booklet are planned to be available for only a limited period.

Türkiye is a dynamic and fast growing G20 economy that uniquely links the east and the west. In addition to being one of the world's fastest-growing economies, Türkiye also supports international investors' growth via a business-friendly environment and access to a large domestic market and neighbouring international markets.

Strong market fundamentals, such as a young and dynamic population, a well-educated workforce, increasing rates of employment over the years, a growing middle class, and a unique geographical location, have all helped transform Türkiye into one of the fastest-growing OECD member countries.

As of the end of 2021, Türkiye is the 21st largest economy in the world by nominal GDP and the 11th largest economy in the world by GDP at PPP.

Located at the crossroads of Europe, Central Asia, and the Middle East, Türkiye provides easy access to the European, Middle Eastern, North African, Central Asian, and Gulf markets. More than half of the world's trade takes place within a four-hour flight radius of Türkiye - a key reason why multinational companies have chosen Türkiye as a strategic regional hub for their operations.

We would also like to take this opportunity to remind you that as EY Türkiye we provide help build trust and grow your valuable investments in the country. Always in total accordance with the motto: "Building a better working world" EY Türkiye consistently support the efforts in promoting Türkiye's investment opportunities to the global business community, as one of the top-of-the-class advisors featuring in-depth knowledge and up-to-date information on every issue related to Türkiye. Our dedicated teams are more than happy to do their utmost to provide you with customized guidance.

Finally, we would like to extend special thanks to GYODER for giving us this opportunity to contribute to this booklet.

We hope this booklet will of great help for all of those corporations who are interested in investing in the real estate industry in Türkiye. Please feel free to get in touch with us about any of your business-related queries.

EY Turkey

Mixed-Use Projects

Mixed-Use Projects

- 1- Airport City
- 2- Ataşehir - Kayışdağı (Erenkoy Custom Office)
- 3- Galataport Istanbul
- 4- Halk Towers
- 5- İstanbul Financial Center - Türkiye Wealth Fund
- 6- İstanbul Financial Center - Emlak Konut
- 7- Kuzu Effect & Kuzu Effect Shopping Center
- 8- Muğla Bodrum Ortakent Real Estate

Airport City





İstanbul Airport City

IAC consisted of 26 million m² land area which is part of total 76.5 million m² İstanbul Airport land.

The project is divided into 2 different zones, Core Zone and East Zone. Core Zone will take priority at the development stage.

İstanbul Airport City Core Zone land is located nearby the world's one of the biggest airport - İstanbul Airport.

The project will be a major mixed-use urban development. The development will include a technopark, university, cultural centre, hotels, retail, residential, office space and a world class hospital facility.

It is a big chance to benefit from 200 million per year passenger flow of İstanbul Airport.

Project development opportunity just nearby world's one of the biggest airport, İstanbul Airport.

Chance to benefit from 200 million per year passenger flow of İstanbul Airport.

Leasehold transfer, less capital investment.
Opportunity to generate rental income basis on foreign currency.

Minimum risk of demand.

Minimum risk of competition, there is no hotel, office, hospital, etc developments within 10 km distance. Limited supply within second circle.

İstanbul City center is 25 minutes by metro.

Chance to have benefit from giant projects planned at northern part of İstanbul.

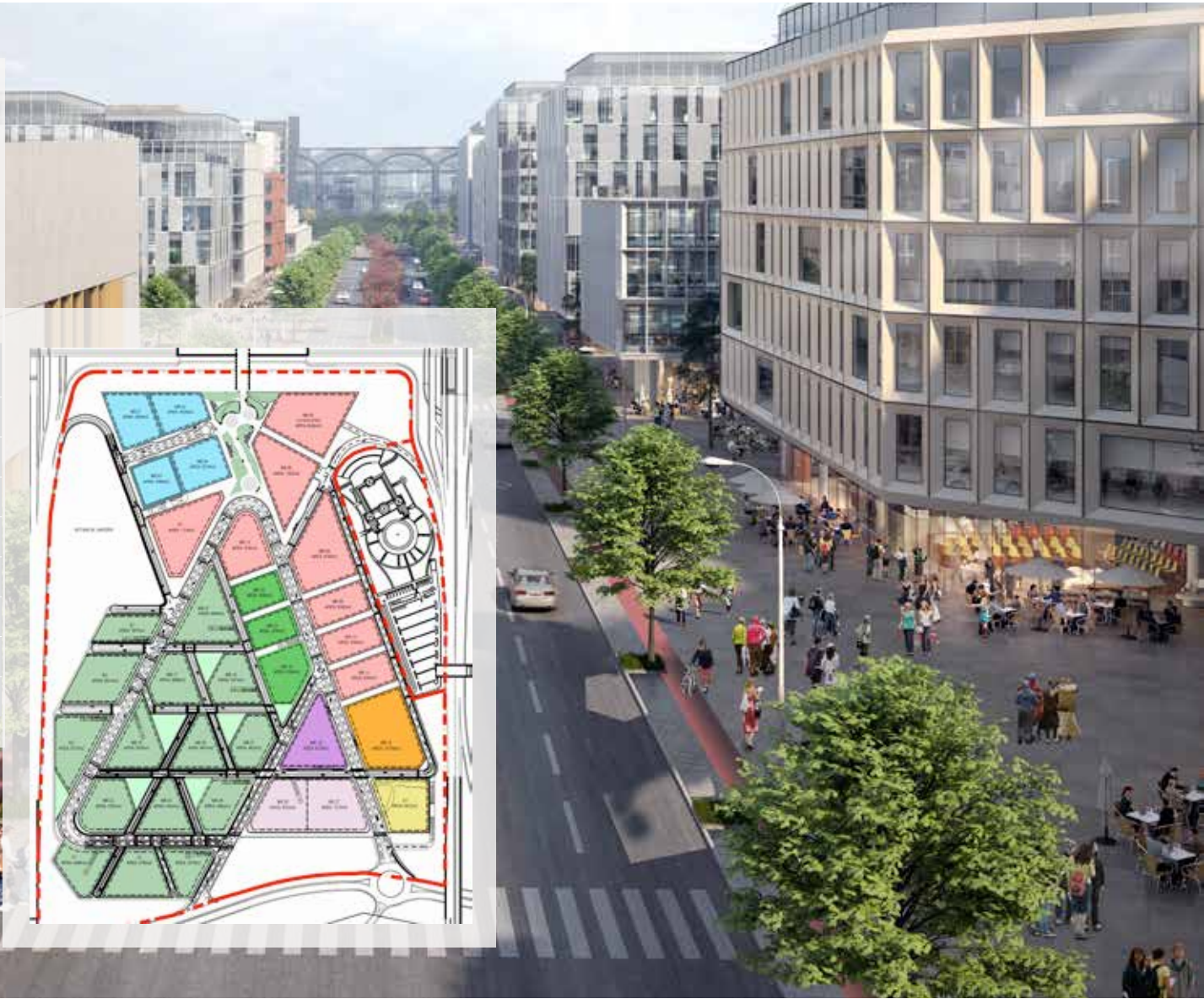


General Description

Among 26 million m² Airport City land, 450.000 m² allocated for Core Zone which is located just nearby of the İstanbul Airport main terminal. The IAC Core Zone is 300 m away from terminal, departures-arrivals.

Technical Information

Use	Total Parcel Area	Total Gross Leasable Area	
Residential Area	77,891	Residential B	329,686
Office	57,354	Commercial	310,686
Hotel	30,046	Hotel	55,575
Culture	6,782	Community Center	6,487
Techno Park	10,700	Techno Park	55,147
Hospital	6,517	Hospital	28,054
University	13,650	University	18,247
Total	202,940		804,082



Location

The area is situated at northern edge of the İstanbul and surrounded by İstanbul Airport, Canal İstanbul and North Marmara Highway which are giant project of Türkiye. The closest neighborhood called Arnavutköy is 14 km away from project site. Distance to the other closest settlements are;

Location ~Distance

Bosphorus ~42 km
Taksim ~44 km
Beşiktaş ~47 km
Atatürk Airport ~47 km
Yavuz Sultan Selim Bridge ~51 km
Fatih Sultan Mehmet Bridge ~54 km
15 July Martyrs Bridge ~58 km
Sabiha Gökçen Airport ~100 km
Levent - CBD ~30 km

2 km Radius

Population: 38.444

5 km Radius

Population: 312.023



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Project Type Land (Mixed-Use Project)

Project Owner Ministry of Treasury and Finance Privatization Administration



Ataşehir - Kayışdağı (Erenkoy Custom Office)





The real estate is a valuable public asset with 286 decares of land in Ataşehir, one of the attraction centers of İstanbul.

It is located on the real estate of Kayışdağı Metro Station in Dudullu Bostancı Metro, which is under construction. It is obvious that the metro station will add great value to the real estate.

Ataşehir - Kayışdağı (Erenkoy Custom Office)

Erenköy Custom Office is located on the real estate with an area of 286,237.21 m² in İstanbul Ataşehir. The real estate was included in the scope and program of privatization on 20 August 2020. It is planned that the Customs Directorate will be moved from here and the area will be privatized by making a zoning plan. Construction plan studies are continuing.

General Description

City: İstanbul

District: Ataşehir

Neighborhood: Kayışdağı

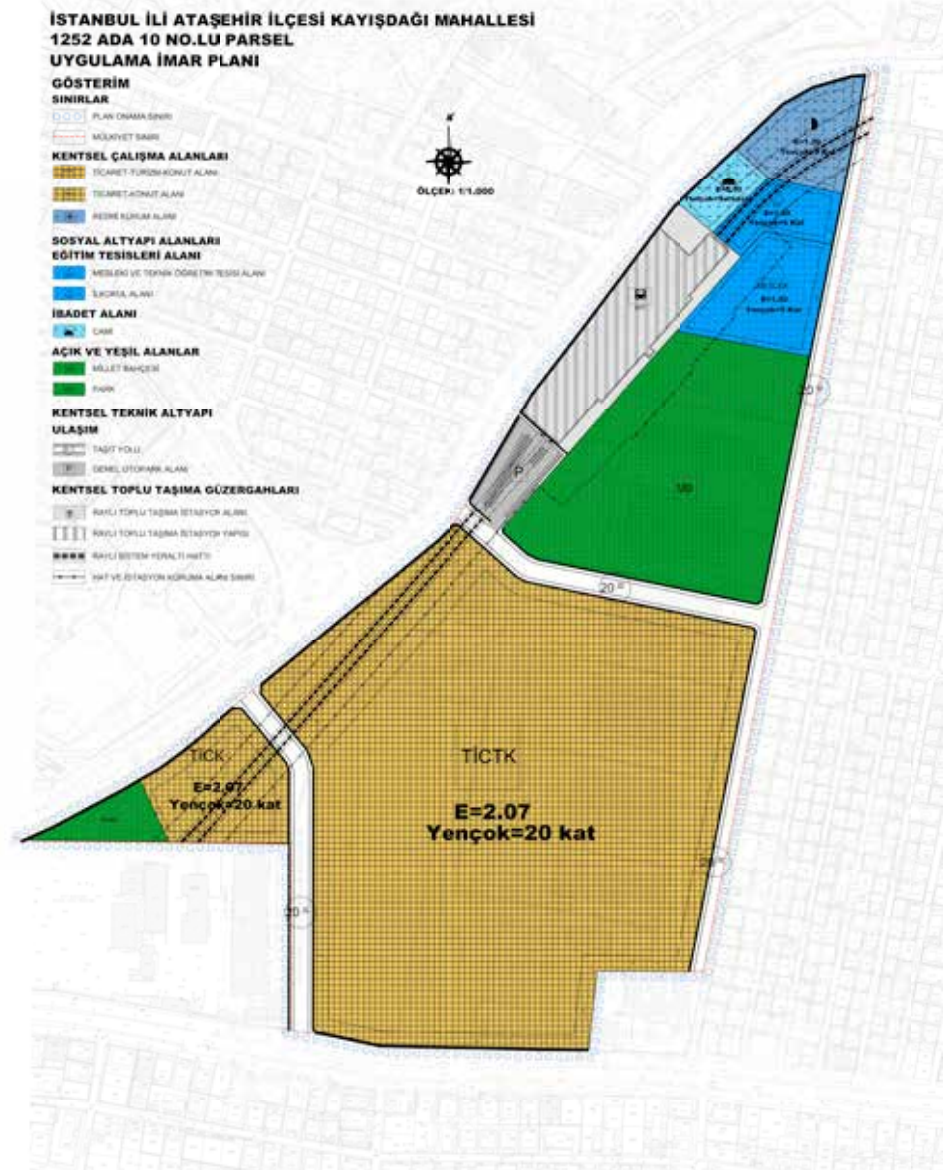
Block: 1252

Parcel: 10

Area: 286,237.21 m²

Zoning plan draft:

Official Institution Area, Education Facility Area, Commercial and Housing Area, Commercial Area (multi-story car parking area), Parking Area, Urban Service Area, Road.





Location

Erenköy Customs Office is located on it.
There are shopping malls, restaurants, multi-storey hotels and residences around the property.

Location ~Distance

Bosphorus ~ 12 km
Taksim ~ 20 km
Kadıköy ~ 7 km
15 July Martyrs Bridge ~ 12 km
Sabiha Gökçen Airport ~ 17 km



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GALATAPORT
İSTANBUL

Galataport Istanbul



Galataport Istanbul

With a total investment value of \$1.7 billion, this waterfront social, cultural and leisure destination has very quickly become İstanbul's favorite meeting spot since its opening in October 2021.

Cruise Terminal: The innovative design and infrastructure of 29,000 m² underground cruise terminal not only strengthens İstanbul's status as a hub port city but also enables public access to this historic promenade for the first time since the 19th century. A unique hatch system creates a temporary customs area only when the ship is in port and leaves the coastline free after it departs. The terminal has a capacity of three ships and 15,000 passengers a day, including oasis-class cruise ships, which are the world's largest vessels with more than 8,000 passengers including crew.

Retail: 240 retail and dining establishments covering 52,000 m² of which forty percent is dedicated to food and beverage. Offering a carefully curated selection of local and international flavors and cuisines, Galataport İstanbul has quickly become the heart of the city's gastronomy scene. Its waterfront shopping experience is also very unique with a perfect balance of world renowned and local brands, artisans and designers.

Hotel: Award winning luxury hotel brand The Peninsula Hotels will add İstanbul to its list of 10 prestigious locations around the world. 177-room The Peninsula İstanbul will welcome its guests within restored and

renovated heritage buildings.

Two Leading Art Museums: İstanbul Modern, the first contemporary arts museum of Türkiye, which will soon settle in their new Renzo Piano designed building and Mimar Sinan Fine Arts University İstanbul Museum of Painting and Sculpture.

Heritage: Paket Postanesi (The Post Office Fashion Galleria), the oldest building on the pier, regenerates Karaköy's multicultural commercial life and craft traditions with world renowned fashion, design, delicacy and jewelry artisans from İstanbul. The oldest clock tower of Türkiye, Tophane Clock Tower has been restored and other heritage building within Galataport İstanbul premises namely, Merkez Han, Karaköy Passenger Hall and Çinili Han are also undergoing restoration.

Offices: 43,000 m² of workspaces with well-illuminated and spacious environments with glass-paneled exteriors allowing naturally lit office spaces.

Sustainability: The second largest project in Europe to receive the LEED Platinum rating with a multitude of sustainability features such as a highly efficient HVAC design with seawater hydrothermal cooling.



Galataport Istanbul: Where Innovation Meets Legacy

Galataport İstanbul reattributes 1.2 kilometers of the Bosphorus coastline back to the city by building the world's first underground terminal, redefining İstanbul's historic port into a buzzing gastronomy, arts & culture and shopping neighborhood. Located in one of İstanbul's most culturally diversified historic districts with breathtaking views of the Bosphorus and the Historical Peninsula, Galataport İstanbul is projected to welcome 25 million visitors annually, including 7 million international guests of which 1.5 million are cruise ship passengers and crew.

General Description

Galataport Istanbul is a world-class mixed-use project with the world's first underground cruise ship terminal, one of world's most distinguished hotel brands, Turkey's most prestigious art institutions, retail and F&B units and workspaces.

Technical Information

Overall Construction Area: 400,000 m²

Overall Land Size: 112,000 m²

Total Commercial Space: 173,150 m²

Leasable Retail Space: 51,400 m²

Leasable Store Space: 30,840 m²

Leasable Food & Beverage Space: 20,560 m²

Leasable Office Space: 43,000 m²

The Peninsula İstanbul (177 rooms): 50,000 m²

Cruise Ship Terminal Area: 29,000 m²

Total Retail Units: 240

Tophane Square Recreation Space: 14,000 m²

Parking Capacity: 2,400 vehicles



Location

At the intersection of Karaköy and Galata, facing the Historical Peninsula between the Bosphorus and the Golden Horn, Galataport Istanbul is located in one of the most historically significant districts of İstanbul, which today is also one of the most vibrant and colorful neighborhoods.

Location ~Distance

Galata Tower - 600 m

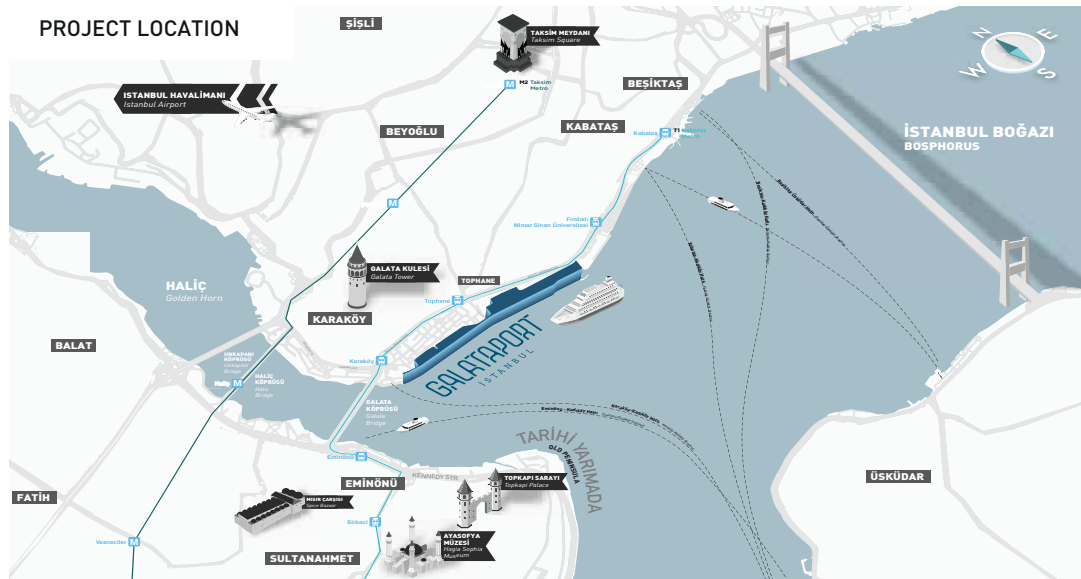
Historical Peninsula - 1.5 km

Taksim Square - 1.5 km

15 July Martyrs Bridge - 5 km

Sabiha Gökçen Airport - 31 km

İstanbul Airport - 33 km



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Halk Towers





İstanbul Financial Center

Halk Towers is located in İstanbul Financial Center Project

Establishment of a financial center in Istanbul has been commenced in 2010 as part of the 9th Development Plan. The goal has been set as elevating the current 66th position of İstanbul among global financial districts.

A 300,000 m² land in one of the central business districts on the Asian side of İstanbul has been selected as the location of the financial center. This easily accesible site is on the junction of two major highways and had been integrated into the metro system. Both airports, the city center and major business areas are all within 20 kms.

The master plan which is divided into 4 zones consists of offices, retail, conference facilities, hospital, residences and public areas. By solving vehicular circulation totally underground, ground floor is reserved only for pedestrians and commercial activity that is organised around landscaped courtyards, plazas and streets.

Above ground break-down of 3,181,000 m² construction area is as follows:

Offices - 722,000 m²

Retail - 98,000 m²

Residential, Hospital, Conference and Public - 259,000 m²

The IFC will host up to 50,000 employees and 100,000 visitors daily and will become an important hub not only for İstanbul and Türkiye but also for the region.

Businesses and institutions already signed up to the IFC include T.R Central Bank, BRSA, CMB, Stock Exchange, Insurance, Ziraat Bank, Halkbank, Vakıfbank and İş REIT.

Chance to benefit from retail and residential functions located within the center.

Opportunity to generate rental income on a foreign currency basis from rental office areas.

Minimum risk of demand as the project's major stakeholder is Turkish Wealth Fund.

Minimal competition risk as the project is to receive regulatory incentives as a financial center.

Located at Ümraniye which is the CBD of Asian side of İstanbul.

Halk Towers

Halk Towers are located right in the center of İstanbul Financial Center. The two corner parcels define the southeast end of the main plaza. Halk Towers's parcels cover approximately 29.000 m² of 300.000 m² of IFC. Halk Towers are developed on 2 parcels and they consist of 2 towers which are 46 and 34 floors respectively and 8 floor podium blocks. Construction area is approx. 425.000 m².

Technical Information

Usage: Office&Retail

Building A (Halkbank HQ Building)

Floor Area: 242.500 m² total construction area

Number of Floors: 46

Number of Basements: 7

Floor Height: regular office heights: 430 cm

Building B (Rental Office Building)

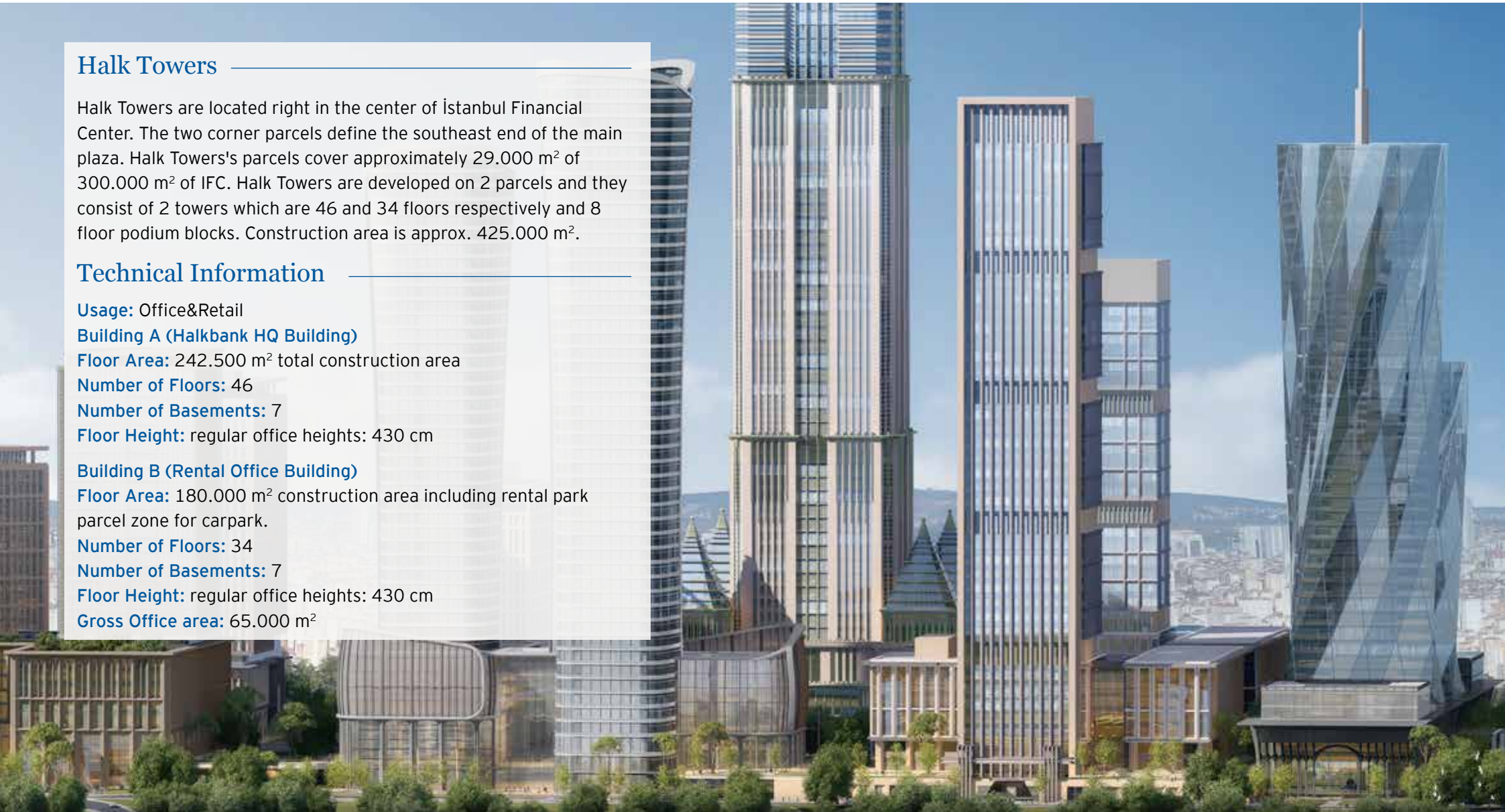
Floor Area: 180.000 m² construction area including rental park parcel zone for carpark.

Number of Floors: 34

Number of Basements: 7

Floor Height: regular office heights: 430 cm

Gross Office area: 65.000 m²



Location

The area is situated at İstanbul-Ümraniye region and is surrounded by two major highways (TEM and E5). The closest neighborhoods are Ataşehir and Ümraniye. Distance to the other major locations are;

Location ~Distance

Bosphorus ~15 km

Taksim ~18 km

Beşiktaş ~17 km

İstanbul Airport ~ 55 km

Yavuz Sultan Selim Bridge ~ 72 km

Fatih Sultan Mehmet Bridge ~19 km

15 Temmuz Şehitler Bridge ~11 km

Sabiha Gökçen Airport ~28 km

Levent - CBD ~ 17 km

2 km Radius

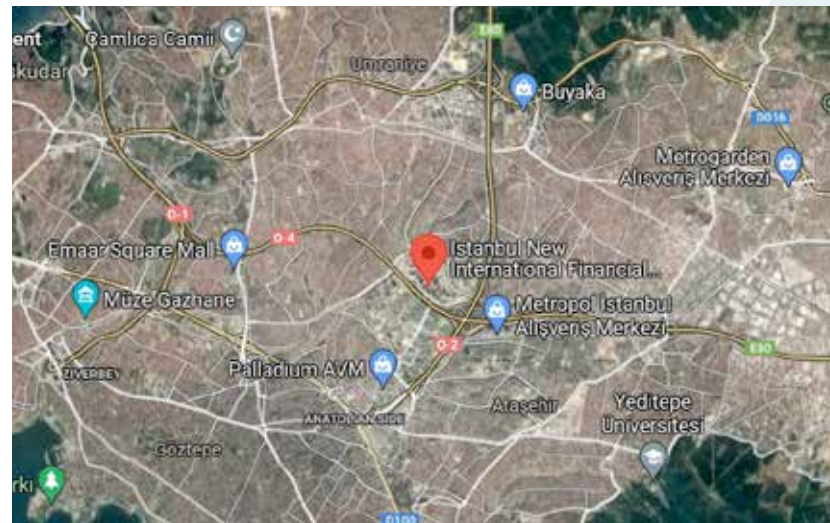
Population: 250.000

Well-known locations: Metropol Office-Retail-Mall, Watergarden Mall, Sarphan Finanspark, Nezahat Gokyigit Botanic Park

5 km Radius

Population: 500.000

Well-known locations: Emaar Square Office-Residential-Mall Mixed Use Project, Memorial, Kadıköy Şifa, Medicana, Acıbadem Hospitals, Palladium Office-Mall



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İstanbul Financial Center





İstanbul Financial Center

Situated at the heart of one of the largest and fastest growing economies in the world, İstanbul Financial Center (İFC) will bring together leading domestic and international financial institutions and businesses in a state-of-the, purpose built, 70-hectare financial district. **İFC will be an influential financial hub which will provide investors with access to unique and untapped growth opportunities.**

Underpinned by progressive regulatory reforms designed to increase cross-border capital flow, İFC ultimately looks to revive İstanbul as a global trading hub, with the aim of becoming a top 10 global finance centre in the next decade. To achieve this, İFC will adopt and promote a sustainable, participative, collaborative approach to financial services.

İFC is expected to be operational in second half of 2022.

İFC established and fully owned by TWF, is the management company which will lease and provide all the facility management services to the tenants located in İFC.

There will not be any residential units at İFC.

Recently, Türkiye's first green Sukuk which is worth of 600 million TRY has been issued to fund the green real estate assets located in İFC.

Designed and constructed under the pandemic conditions. It has been tailor made to be able to adapt and support business partners and their employees in the case of future similar crises, all offices are equipped with openable windows and UV filtered ventilation systems to ensure that companies work in a safe environment.

General Description

Turkish financial services, institutions and companies who will be based in the İFC will be part of a hub further to cooperate with other Turkish and international businesses and investors. Businesses and institutions, already signed up for the İFC, include Central Bank of the Republic of Türkiye (CBRT), BRSA, CMB, Borsa İstanbul, Türkiye Sigorta, Ziraat Bank, Halkbank, Vakıfbank and İŞ REIC.

The İFC will include 1.4 million m² of office space, 100,000 m² shopping mall, a conference and exhibition center with the capacity to hold up to 2,100 people, a 30,000 m² 5-star hotel, 1.500 m² İFC academy, a car park with a capacity of 26 thousand vehicles, all managed with a smart city model.

The İstanbul Financial Center is equipped with 21 office buildings expertly designed with state-of-the-art technology. The center serves to meet the needs of all domestic and international employees with its contemporary offices spread over 1.4 million m², collaborative shared workspaces, 5-star meeting rooms, a purpose-built expatriate center and a high-end shopping center including world famous luxury restaurants.

The İFC Shopping Mall has been designed to reflect the very essence of the center, with its modern facilities, beautiful architecture, and functional design. An exciting array of brands will be represented in the new retail space, serving more than 50,000 people who will be working in the financial district.

The İFC Academy will be a world-class education center where financial sector employees can improve their existing skills and receive relevant certificates and degrees in accordance with international standards and industry demands.

The İFC Conference Center, a 10,300 m² space with a capacity of up to 2,100 people, will host the city's most exciting events. It will accommodate high-profile speakers and an impressive events calendar relevant to the financial sector. The new facility will also be used as a venue for concerts, as well as cultural and artistic events.

The İFC will also include a 5-star hotel. Guests arriving across the globe will be able to enjoy the best service İstanbul has to offer, staying in luxury accommodation at the heart of the financial district.

There will be a one-stop-shop, where companies and individuals can make any applications at one place within İFC.

Location

- ▶ Easy access in İstanbul, located in Asian part of the city.
- ▶ Population of 1.6 billion people and a trade volume of 30 trillion dollars within a 4-hour flight distance.
- ▶ Easily accessible from nearby geographies in the MENA region and CIS territories, who are all within a radius of 3,000 km.
- ▶ Operates in a 16-hour time zone between the East and West.
- ▶ İFC station on the M12 metro line, connected to Marmaray and two other metro lines.

Location ~Distance

İstanbul Airport - 55 km

Sabiha Gökçen Airport - 28 km

15 July Martyrs Bridge - 8 km

Fatih Sultan Mehmet Bridge - 19 km

Taksim Square - 17.5 km



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Istanbul Financial Center





The İstanbul Financial Center is expected to accommodate banks, supervisory authorities and many other institutions from the public and private sectors. As a project worthy of İstanbul that will answer the needs of both the country and the region, the center is anticipated to come in the second half of 2022.

İstanbul Financial Center

Preparations continue at full steam in the İstanbul Financial Center, a project that Emlak Konut has been involved with since the project beginning. The center is being built in a construction area of 3.5 million square meters and will host 50,000 employees in a parcel area of 320,000 square meters. The construction phase of the project is currently at 76 percent and will soon be completed through the efforts of 9,000 employees operating hundreds of construction equipment.

The İstanbul Financial Center is equipped with 21 office buildings expertly designed with state-of-the-art technology. The center serves to meet the needs of all domestic and international employees with its contemporary offices spread over 1.4 million m², collaborative shared workspaces, 5-star meeting rooms, a purpose-built expatriate center and a high-end shopping center including world famous luxury restaurants.

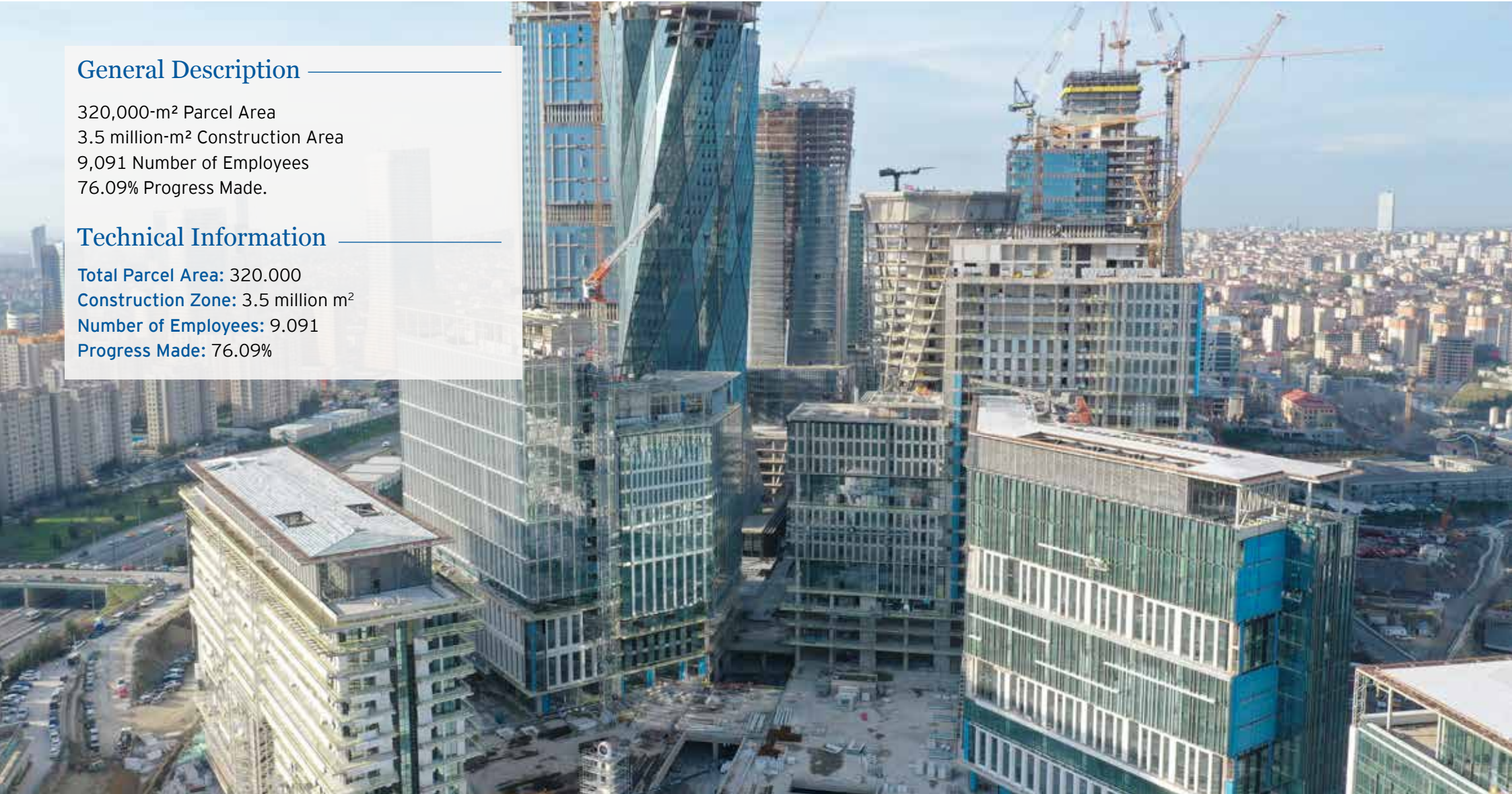
The IFC will also include a 5-star hotel. Guests arriving across the globe will be able to enjoy the best service İstanbul has to offer, staying in luxury accommodation at the heart of the financial district.

General Description

320,000-m² Parcel Area
3.5 million-m² Construction Area
9,091 Number of Employees
76.09% Progress Made.

Technical Information

Total Parcel Area: 320.000
Construction Zone: 3.5 million m²
Number of Employees: 9.091
Progress Made: 76.09%



Location

It is located in Ataşehir where one of the most prestigious districts of İstanbul. The center is close to the 15 July Martyrs Bridge, the Fatih Sultan Mehmet Bridge, and Sabiha Gökçen Airport.

Location ~Distance

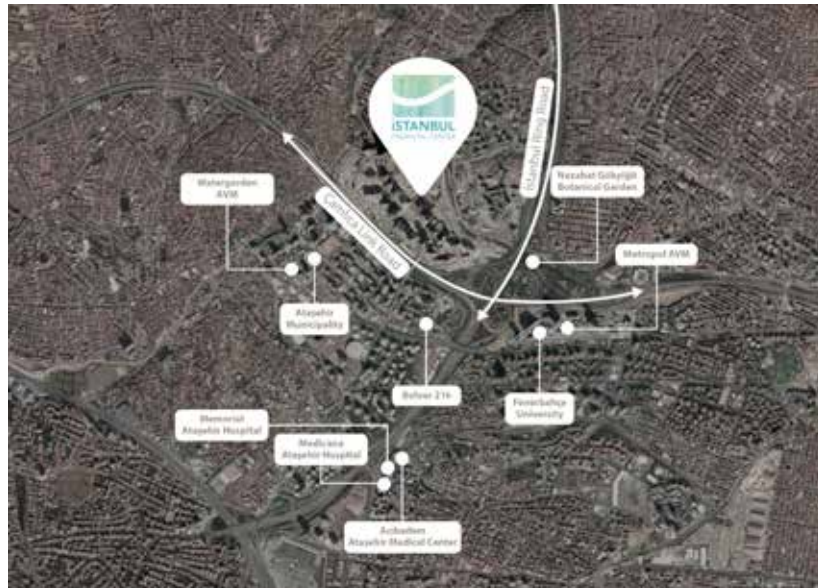
İstanbul Airport - 55 km

Sabiha Gökçen Airport - 28 km

15 July Martyrs Bridge - 8 km

Fatih Sultan Mehmet Bridge - 19 km

Taksim Square - 17.5 km



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Kuzu Effect & Kuzu Effect Shopping Center





Kuzu Effect

Kuzu Effect, aiming at earning the first LEED Gold certification as a mixed-use project in Ankara, met all the criteria and became Ankara's largest/highest LEED Gold certified development. Developed as an environmentally and ecologically sensitive project, Kuzu Effect helps save energy and water, and features a 19,000 m² green space.

Kuzu Effect Shopping Center

The newest shopping center in Ankara, Kuzu Effect Shopping Center was inaugurated on November 28, 2019. Featuring approximately 30,000 m² of leasable area, Kuzu Effect enjoys an escalating visitor footfall and a broad selection of premium brands.

Kuzu Effect

Featuring a unique concept and architectural design, the development not only serves to boost the living standards in the capital but also makes a spectacular addition to the city's skyline.

Kuzu Effect Project offers housing units from 1+1 to 5+1 apartments ranging from 80 m² to 408 m² in the residence and loft block, offices providing a qualified and safe working environment with different sizes for home office and other uses, outdoor and indoor swimming pools, a gym and various social facilities.

Kuzu Effect Shopping Center

Among the privileges that Kuzu Effect Shopping Center offers to visitors are a brand mix that addresses the needs of an extensive and diverse audience, as well as events, an art gallery, an arts center, and a wide array of restaurants with spacious terraces and quite delicious menu choices.

Although just a short time has passed since its opening, the Kuzu Effect retail complex has become a hotspot, capturing the limelight with its brand selection and social spaces.

General Description

The first mixed project of famous architect Emre Arolat in Ankara, Kuzu Effect will make Ankara more impressive by offering four different living spaces, namely:

- ▶ Residence,
- ▶ Loft,
- ▶ Office,
- ▶ Shopping Center.

Technical Information

Housing Units: 212

Commercial Unit: 3

Total Land Area: 30.730 m²

Total Construction Area: 190.000 m²

Commercial Area: 33.200 m²

Loft-Apartment Building: 17 floors

Residential Tower Block: 46 floors

Office + Studio Tower: 4 floors

Floor Shopping Mall: 3

General Description

The Kuzu Effect Shopping Center is a component of the Kuzu Effect Mixed-Use Project, located in Oran, the capital's most popular location. The Shopping Center offers a spacious, elegant and accessible lifestyle destination for visitors, featuring three floors and 80 stores showcasing renowned brands and new concepts.

Technical Information

Total Indoor Area: 91.053,94 m²

Stores: 80

Total Leasable Area: 30.088 m²

Total Visitor Area (Indoor): 7.659 m²

Total Number of Floors: 5

Indoor Parking Number of Floors: 2

Total Indoor Parking Lot Area: 28.281,69 m²

Total Indoor Parking Lot Capacity: 819 cars

Location

Located in Ankara's Oran district, a highly valued part of the city, Kuzu Effect is Ankara's most impressive mixed-use development project. Adjacent to the METU Forest with views of the Eymir Lake, it lies at the heart of Çankaya surrounded by nature, a lake and a forest.



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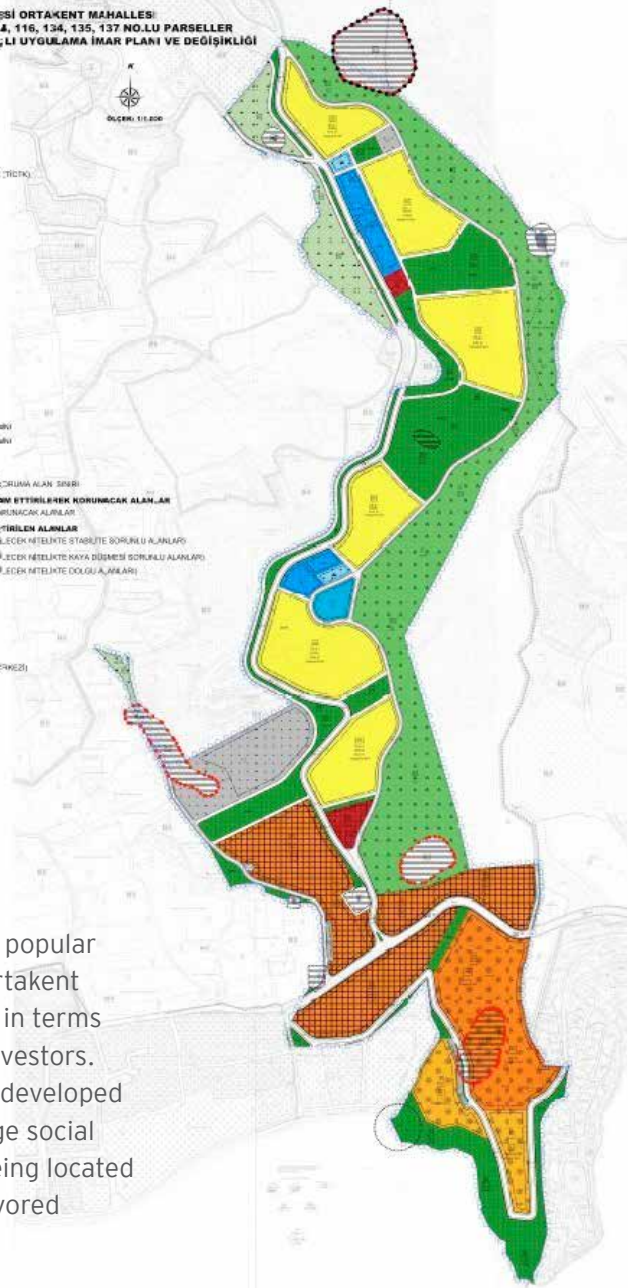
Muğla Bodrum Ortakent Real Estate



**MUĞLA İLİ BODRUM İLÇESİ ORTAKENT MAHALLESİ
353 ADA 15, 60, 91, 62, 64, 116, 134, 135, 137 NO.LU PARSELLER
İLAVE VE KURUMA AMAÇLI UYGULAMA İMAR PLANI VE DEĞİŞİKLİĞİ**

GÖSTERİM

- SINIRLAR**
- PLAN SINIRI
- MÜKEMMET SINIRI
- KONUT ALANLARI**
- GENEL KONUT ALANI
- DEĞİŞİK KONUT ALANI
- KENTSEL ÇALIŞMA ALANLARI**
- TİCARET ALANI
- TİCARET-TURİZM-KONUT ALANI (TİC.TK)
- PAZAR ALANI
- TURİZM ALANLARI**
- OTEL ALANI
- GÖNDERİK TESİS ALANI
- SOSYAL ALTYAPU ALANLARI**
- EĞİTİM TESİSLERİ ALANI**
- ANAKULU ALANI
- İLKOKUL ALANI
- DEĞERLİK ALANI
- SAGLIK TESİSLERİ ALANI**
- ÖZEL SAĞLIK TESİS ALANI
- İKEDEY ALANLARI**
- CAMI
- ACIK VE YEŞİL ALANLAR**
- PARK
- AGAÇLANDIRILACAK ALAN
- KORUNACAK ALANLAR**
- SIT VE KORUNACAK ALANLAR**
- 1. DEREDE ARKEOLOJİK SIT ALANI
- 2. DEREDE ARKEOLOJİK SIT ALANI
- 3. DEREDE ARKEOLOJİK SIT ALANI
- 4. DEREDE DOKÜMAN SIT ALANI
- TEŞEVLİ KÖLTÜR YERLERİ ALANI
- TEŞEVLİ KÖLTÜR YERLERİ KORUNMA ALAN SINIRI
- BÜYÜK ÖLÇÜLÜ KULLANIMI DEVAM ETTİRİLEBİLİR KORUNACAK ALANLAR**
- DOĞAL VE EKOLOJİK KORUNACAK ALANLAR
- YAPIL YASAĞI YADA SINIRLANMA GÖSTERİLEN ALANLAR**
- ÖLÇÜLÜ ALAN ÖLÇÜM ALINABİLİR EKİMLİKTE STABİLİTE BÖRÜMLÜ ALANLARI
- ÖLÇÜLÜ ALAN ÖLÇÜM ALINABİLİR EKİMLİKTE KAYI DÜŞÜRME SORUNLU ALANLARI
- ÖLÇÜLÜ ALAN ÖLÇÜM ALINABİLİR EKİMLİKTE DOĞU ALANLARI
- KENTSEL TEKNİK ALTYAPU**
- YAYIN
- TAŞI YOLU
- YAYA YOLU
- GENEL OTOPARK ALANI
- ÖZEL KURUM VE AYRİK GÖSTERİLEN**
- İÇME SUYU TESİS ALANI (DEĞERLİ, ARITMA, TERHİ MEKKEZİ)
- ATIRILU TESİS ALANI (ARITMA, TERHİ MEKKEZİ)



Muğla Bodrum Ortakent Real Estate

Located in the most developed and popular tourism region of Türkiye, Muğla Ortakent offers great financial opportunities in terms of real estate development to all investors. Ortakent's proximity to Bodrum, a developed transportation network, having large social facilities and landscaping areas, being located along the coastline enhances its favored position.

The real estate located in the tourism region with the highest demand, allows it to be utilized throughout the year not only as a summer location. It is located where there is high demand for resort hotels, together with a variety of activity plans in terms of zoning plan usage functions. Ortakent offers high financial returns considering rising real estate prices.

General Description

Area subject to privatization is 440,000 m²

Zoning plan was prepared by Privatization Agency and approved by the President of Türkiye.

- Residential Area Development (Floor Area Ratio (FAR): 0,15; H-max: 6,50 m. (2 floors))
- Hotel Area (FAR: 0,30; Hmax: 10,50 m. (3 floors)),
- Commercial Area (FAR: 0,30; Hmax: 6,50 m. (2 floors)),
- Commercial-Tourism-Residential Area (Commercial use E: 0.30 Hmax: 6.50 m. (2 floors); Tourism purpose hotel, boutique hotel ve holiday resort deveopment use: E: 0.30 Hmax: 10.50 m. (3 floors), Apartment otel and motel development use: FAR: 0.15
- Private Healthcare Facility Area (FAR:1.00, Hmax:3 floors),
- Daycation (FAR: 0,05; Hmax: 4,50 m.),
- Available for developping Kindergarden, School Area , Shopping (Bazaar) Area, Playground, Natural Preservation Area, Forestation Area, Mosque, Waste Water Facility Area, Drinking Water Facility Area, General Car Park and Highway
- Social Areas and archaeological areas have been isolated.



Location

There is vacant area in the north, second residences in the east, the Faculty of Fine Arts of Muğla University in the west and the Aegean Sea in the south of the land.

Muğla has two international airports and a wide highway network facilitates access to the real estate.

Muğla province, and especially the Bodrum Peninsula, is the most important tourism destination in Türkiye, and Ortakent district is on the south coast of the Bodrum peninsula, in the middle and approximately 13 km away from the city centre.



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Residential Projects

Residential Projects

- 9- Emlak Konut Çınarköy Evleri
- 10- Nidapark Çengelköy
- 11- Nidapark İstinye
- 12- Nişantaşı Koru
- 13- SeaPearl Ataköy East & West Phase



Emlak Konut Çınarköy Evleri





Emlak Konut Çınarköy Evleri

In the presence of nature, a natural and green life begins in Çekmeköy that will fascinate you with its energy and peace. Designed with a horizontal architectural approach, it comes to life for you to have a more peaceful and secure life.

With the project prepared in the concept of natural life with a green area of 138 thousand square meters, you will take a breath of fresh air and get away from the chaos of the city completely.

With important social facilities such as education areas, social facility area, private health facility area, kindergarten, prayer area next to the project, many opportunities for living will be right next to you. You will find many social opportunities together with children's playgrounds, swimming pool, sports and green areas. You will grow your vegetables in your garden and enjoy the natural life from every angle. This project, which will respond to every request with different apartment types from 1+1 to 4+1 will open new doors in your life.

With the concept of horizontal architecture., every moment is safe and peaceful.

Emlak Konut Çınarköy Evleri promises you a safe and peaceful life with its low-rise apartments that will come to life with a horizontal architectural understanding. You will find the opportunity to live your dreams with apartments where you will grow plants, and detached houses that also include a private swimming pool, fitness center, male-female Turkish bath, sauna, steam room and social facilities including cafeterias.

General Description

1+1, 2+1, 3+1, 4+1 apartment options and commercial units.

The villa parcel has a total of 141 villas featuring options of 6+1, 5+1 and 3+1, and a social facility with an indoor pool.

There are approximately 1,772 houses in the housing parcels and 49 commercial units on the road axis.

Number of villas: 141 villas

Number of houses: 1,772

Number of commercial units: 49

Apartment options: 1+1, 2+1, 3+1, 4+1

Villa options: 6+1, 5+1, 3+1



Location

It is located right next to the Northern Ring Road connection, Emlak Konut Çınarköy Evleri serves as a junction point for the 15 July Martyrs Bridge, the Fatih Sultan Mehmet Bridge, and the Yavuz Sultan Selim Bridge. Locations such as universities, primary schools, secondary schools, hospitals, and shopping malls are nearby and accessible.

Five minutes to Üsküdar-Çekmeköy Metro Station

Five minutes to Northern Ring Road Connections

Seven minutes to Yavuz Sultan Selim Bridge

15 minutes to Fatih Sultan Mehmet Bridge

15 minutes to 15 July Martyrs Bridge

35 minutes to İstanbul Airport



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Nidapark Çengelköy





Nidapark Çengelköy

The Nidapark Çengelköy project was designed to offer its residents a spacious life, along with comfort and luxury.

Nidapark Çengelköy consists of exclusively designed spacious and expansive living spaces:

- ▶ A wide range of apartment options from 2 to 3, 3,5, 4, 4,5 and 5,5 bedroom duplex
- ▶ Apartments with extensive garden use
- ▶ Apartments with penthouse terrace use
- ▶ Apartments with large balconies
- ▶ Limited number of apartments on each floor
- ▶ Spacious rooms, living rooms and master bedrooms
- ▶ Maid's room

All of these options have been combined in our project, in order to offer you the ideal life you seek.

The low-story structures with horizontal architecture features were designed in line with the texture and landscape of Çengelköy.

Premium quality apartments, meeting all your needs.

Social facilities, which make the pleasurable life of your dreams possible.

Nidapark Çengelköy, in the most exclusive neighborhood of İstanbul, offers you a privileged life opportunity with its large garden and terrace usage areas.

General Description

The project includes 12 blocks and 207 residences. The apartment types in the project start with 2 bedrooms and go up to 5.5 bedroom duplex. This diversity and richness of alternatives gives you convenience and freedom of choice.

Apartments ranges from 135 to 410 square meters. Limited numbers of apartments on each floor, the smart home concept serves maximum efficiency, large living room windows spacious living spaces.

Nidapark Çengelköy social facilities are planned for you to have a precious and safe time with your beloved ones. It has been carefully designed to help you take your life pleasure to the next level with its walking paths, ornamental pools, indoor and outdoor pools and sunbathing fields, wide and featured children's playgrounds and green landscaping areas.

Technical Information

Location: Çengelköy, İstanbul

Usage: Residence

Construction area: 71,355 m²



Location and Transportation

You will experience the privilege of conveniently and quickly accessing every corner of İstanbul with the advantageous location of Nidapark Çengelköy.

Çubuklu - Istinye Vehicle Ferry Pier - 20 min.

Fatih Sultan Mehmet Bridge - 13 min.

Sabiha Gökçen Airport - 35 min.

Çengelköy Square - 5 min.

15 July Martyrs Bridge - 15 min.

Beylerbeyi Pier - 3 km



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Nidapark İstinye





Nidapark İstinye

The LEED Gold Certificate candidate project, planned for construction in one of İstanbul's most valued areas İstinye with Emlak Konut GYO A.Ş. on a revenue-sharing model, is going to redefine luxury in the real estate sector.

Social advantages;

- Indoor and outdoor swimming pools
- Supermarket and cafés
- Children's playgrounds
- Hairdresser
- Fitness center (accompanied by expert trainers)
- Multi-purpose gym
- TV and movie-screening hall
- Game and activity rooms
- Private dinner and event hall
- Walking and running tracks
- Outdoor pool and observation terraces
- Multi-purpose sports fields

Designed with a low-story residence concept, the project offers an environment-friendly life close to nature with its parks, gardens, walking tracks and pools.

Sparkling as a prestigious project with refined taste when examined as a whole, Nidapark İstinye further manifests itself with elegance when all the incorporated details are taken into account.

General Description

Located in İstinye - one of the most prestigious neighborhoods of İstanbul with a history that dates back to ancient times, the Nidapark İstinye Project stands out with its exquisite sea view and architectural properties, while preparing to top out your living standards with its 55 blocks, 522 units, indoor and outdoor swimming pools, fitness centers, a 47.500 m² park that transforms the vibe of the area and parking lots; all established across an area of 291.257 m².

The Panorama, Vadi and Koru phases found within Nidapark İstinye project attain a privileged status with their own exclusive social facilities.

Nidapark İstinye Panorama consist of 24 blocks with 210 independent sections, while Nidapark Koru offers 12 blocks, 134 independent sections and Nidapark Vadi features 20 blocks with 178 independent sections.

Technical Information

Location: İstinye, İstanbul

Usage: Residence

Construction area: 291.257 m²



Location

Located in İstinye - one of the most prestigious neighborhood of İstanbul with a history that dates back to ancient times, the Nidapark İstinye project stands out with its exquisite sea view and architectural properties.



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Nişantaşı Koru



Nişantaşı Koru

In Nişantaşı Koru, you will be not just in the center of the city but also in the center of the green spaces. As you catch the rhythm of life, you will also hear the symphony of nature. As much as you will be surrounded by art works, you will also hear the heartbeats of the nature and watch its unique beauty.

If you were to ask why this project has so many details about nature, it is because we attach great importance to the "healing" power of nature. Fresh air and plenty of oxygen will flow into your home through the spacious terraces, which you can access from your living rooms, bedrooms and kitchens. Your home will be filled with the oxygen rising from the centuries-old trees of the İhlamur Pavilion that is located right next to your home, from thousands of square meters of grove. You will always feel fresh and live a forest life in the middle of the city.

The living spaces in the Nişantaşı project were designed in such a way that the materials are compatible with each other with luxury boat logic, the living spaces are used in the most efficient way and the quality and comfort are at the maximum

The Garden Villa and Terrace Villa concept will also be a first in Nişantaşı. You will be able to enter your home from the garden with your private door without entering the building. You will also be able to spend time in the pool while your children play in your garden, and find nature and luxury in the comfort of a villa. You can enjoy pleasant evenings by the fire in your winter garden or enjoy the coolness in your private pool in terrace villas. Very unique living center in the historical texture and greenery.

You will enjoy İstanbul with the view of Nişantaşı, the grove and the Bosphorus.

Considering the surrounding woods, it owns the landscape of 100 thousand square meters of green area.

In the project, which was realized by the creator of the Healthy Houses concept DAP, health is the priority as it should be. DAP implemented the concept of "Healthy Houses" with the effect of the pandemic on our lives. Dap Yapı designed all the projects with this principle. Nişantaşı Koru, which was designed inline with the recommendations of the health board, was also developed within this framework. Dap continues to develop the Healthy Home concept in many places in the world, which is registered in Türkiye.



General Description

Around the project, which is near to Ihlamur Pavilion, there is approximately 60.000 m² of woodland. The 60 thousand square meter green area that you neighbour is more than the total green area of Nişantaşı

Number of houses: 161

Apartment options: 1+1, 2+1, 3+1, 4+1, 5+1



Location

It is a great Luxury to be with in the walking distance to almost every where

Schools, hospitals, shopping points, universities, museums, concert halls, shops, restaurants, cafes, popular places in the city are next door neighbors of Nişantaşı Koru

Location ~Distance

American Hospital ~120m

City's Shopping Center ~450m

Abdi İpekci Street ~750m

Macka Parks ~1,2 km

Taksim ~2,4 km

Dolmabahçe Palace ~2,3 km

15 July Martyrs Bridge ~4,6 km

Sabiha Gökçen Airport ~100 km

Galataport İstanbul ~3,5 km



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SeaPearl

Ataköy East & West Phase





SeaPearl Ataköy East Phase

The tones of green starting from the lower floors of the outer facades of the blocks, inspired by the sea, shaped as waves, transform into grays and blues on the upper floors; thus, creating a harmony from the ground towards the sky. The project, designed as a modern interpretation of the Turkish culture and traditions, has modernized Seljukians motifs on its back facade overlooking Ataköy and adds a certain mood to the skyline of İstanbul with its splendid entrances. Featuring terrace gardens with natural grass overlooking the Sea of Marmara on each floor, SeaPearl's all independent units have a direct view of the sea.



SeaPearl Ataköy West Phase

There are 770 residences in the second phase of the SeaPearl Ataköy project, which has an investment value of USD 2.7 billion, in which Kuzu Group, which has become the representative of quality and trust in the real estate sector, reinterprets the concepts of magnificence and luxury.

SeaPearl Ataköy East & West Phase

There are fitness halls, yoga halls, recreational areas ranging from 150 to 200 m² reserved for the separate use of each block and also children's play areas, seaside walking tracks and running lanes, tennis court, streetball court, walk ways, biological pond, viewing island.

The 33 thousand m² baroque landscaping area, inspired by the palace gardens of the Ottomans and the French, coalesces with the 1,200 meter long coastline. The project creates a Mediterranean atmosphere with the magnificent lavender gardens in its landscaping area.

SeaPearl Ataköy East Phase

General Description

There are housing types with layouts from 1+1 to 4.5+1 ranging between 88 and 398 m² in the project consisting of 20 floors, 4 blocks and 631 units.

Technical Information

Housing Units: 631

Number of Floors: 20

Total Land Area: 53.900 m²

Coastline: 1,2 km

Construction Area: 217.000 m²

Pond Area: 6.185 m²

Green Space and Walking Trails: 33.000 m²



SeaPearl Ataköy West Phase

General Description

All housing units in the project coalesce with a spectacular the Sea of Marmara view and are between 114 and 463 m² with 2+1, 2,5 +1, 3+1, 3,5+1, 4+1, 4,5+1, 5+1 options.

Technical Information

Housing Units: 770

Number of Floors: 20

Number of Blocks: 4

Land Area: 58.800 m²

Construction Area: 251.000 m²

SeaPearl Ataköy East Phase

Location

Located on the coast of Ataköy, one of the most luxurious and elegant districts of İstanbul and one of the most preferred centers of the European side of the city, the project is only at three minutes' walking distance to the life and entertainment complex Ataköy Marina and few minutes to popular shopping centers Aqua Florya, A-Plus, Galleria, and Capacity. The worldfamous peninsula, where the Grand Bazaar, Topkapı Palace, Spice Bazaar, and Hagia Sophia are located, is just 13 minutes from SeaPearl Ataköy. Direct transport to SeaPearl Ataköy is through Rauf Orbay Boulevard, known as the coastal road. The project is also close to Marmaray, a submerged railway connecting Asia to Europe; the Eurasia Tunnel offering transport to the Anatolian side in 15 minutes; and to Express train and subway stations. SeaPearl Ataköy's location is not only close to leading points of İstanbul, but also very close to new mega projects. In particular, pioneering project Canal İstanbul is only 10 kilometers away.



SeaPearl Ataköy West Phase

Location

Our esteemed neighbors include;

- ▶ The European Tunnel and Marmaray
- ▶ 655 acres of rare trees at The Atatürk Forest, Florya
- ▶ Shopping streets featuring luxury restaurants and selected brands inside the Galleria Shopping Centre
- ▶ Docking facilities for mega yachts
- ▶ Walking distance to world-famous 5-star hotels and 60 acres of new seafront Baruthane Park

Ataköy Marina - 4 minutes

European Tunnel - 10 minutes

The Atatürk Forest, Florya - 11 minutes

Historical Peninsula - 11 minutes

Bosphorus - 15 minutes

Galleria - 3 minutes

Ataköy Plus - minutes

Capacity - 4 minutes

Carousel - 4 minutes

Aqua Florya - 12 minutes

Private Ataköy Hospital- 7 minutes

Dünya Göz Hospital - 4 minutes

Acıbadem International Hospital - 6 minutes

Acıbadem Hospital - 4 minutes



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Urban Regeneration Projects

14- Fikirtepe Urban Renewal Project

15- Tersane İstanbul



Fikirtepe Urban Renewal Project





Fikirtepe Urban Renewal Project

As part of the new Fikirtepe Urban Renewal Project, a new urban design project has been launched on an area of approximately 830,000 square meters. The green areas and social facilities in the project have been re-planned with a holistic approach. The residential areas in the region have been located with the goal of preserving the continuity of green areas. Additionally, a prestige street that has been designed in the middle of the project site, which will divide the area in two and when ended as one of the most active streets on the Anatolian side.

The Fikirtepe Urban Renewal Project is located in Kadıköy where one of the most prestigious districts of İstanbul. The Urban Design, Planning, and Licensing processes as well as the tenders for all 18 parcels were completed in 2021. In this context, the goal is to fully complete the Fikirtepe Project by the end of 2023 and present the properties to their rightful owners.

General Description

18 Parcel

Parcel area of approximately 830,000 m²

Construction area of 2.5 million m²

10,770 independent units.



Location

It is located in Kadıköy where one of the prestigious districts of İstanbul. It is close to the 15 July Martyrs Bridge and the Avrasya tunnel. It is right next to metro and metrobus stations, and close to hospitals, schools and shopping malls.

Location ~Distance

Marmaray Göztepe Station, Ünalán Metro Station - 2 km

Kadıköy - 5 km

15 July Martyrs Bridge - 8 km

Sabiha Gökçen Airport - 30 km

Emaar Square Mall - 3 km



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TERSANE
İSTANBUL

Tersane İstanbul





Tersane İstanbul: The New Downtown Of The City

Tersane İstanbul is a mixed-use waterfront urban development project to be built on a total land area of 242.000 m² and 650.000 m² total construction area including 5 world-class hotels, urban, luxury and lifestyle retail concepts, 2 museums, short and longstayed apart units, living units, co-working spaces and office units, marinas e.t.c.

This integrated urban development project of Tersane İstanbul is here to respect and protect the iconic silhouette of old İstanbul. Tersane İstanbul is destined to be the city's new go-to destination with a year round cultural program and fun activities, an exclusive open-air shopping experience, gastronomical delights, a pedestrian-friendly neighborly vibe, and luxury living spaces overlooking along Halic. It will be a vital destination point for all local and tourists due to its location and its functions.

The New Downtown of İstanbul is located in the heart of the city along the Golden Horn.

It has a great history as the old imperial shipyard and its protected buildings.

It has 2 km of uninterrupted waterfront.

Variety of Functions;

- 5 world-class hotels,
- +270 retail units, different F&B options and venues,
- Unique and valuable size of Family Entertainment Center
- +660 living units – Tersane & Yalı Apartments,
- 2 museums and an event hall,
- Co-working spaces and office & home office units,
- 2 marinas with 140 yachts and a City Line ferry terminal,

Unique Project Development opportunity just by the heart of Istanbul with valuable size of land.

Tersane Istanbul promises to be The New Downtown of Istanbul, with its rich variety of functions and remarkable experiences.

General Description

The development aim is to transform the site according the needs of global market in order to make a destination for all local and foreign visitors.

Technical Information

Zoning Usage: Mixed-Use Development

Floor Area Ratio (FAR): 40%

Building Area Ratio (BAR): 1,5

H(max): +24,5 mt from ground level

Open Land Area: 150.000 m²

Total Land Area: 242.000 m²

Total Construction Area: 650.000 m²

Number of Floors: Up to 6 floors from ground level

Number of Basement: 2 or 4 floors up to conditions

Floor Heights: From 3.50 mt to 6.00 mt.



Location

Tersane İstanbul site has an unique location and valuable size beyond the Golden Horn (Halic) Heart of İstanbul, it was used as an old royal/ottoman naval shipyard (Tersane-i Amire) of İstanbul for the 600 years, with a 2 km long waterfront overlooking the historical peninsula.

Location ~Distance

Galata Tower 3.3 km

İstiklal Avenue 3.4 km

Historical Peninsula Grand Bazaar 4.2 km

Hagia Sofia 4.2 km

Blue Mosque 4.5 km

İstanbul Airport 41 km



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Other Projects

Other Projects

- 16- Büyükdere Technopark Campus
- 17- Fenerbahçe Kalamış Marina
- 18- JW Marriott Hotel İstanbul Marmara Sea
- 19- Kampus İstanbul
- 20- Maslak 1453 Technopark Campus
- 21- The North Marmara Highway Service Facilities N.KTA



YTÜYILDIZ
TEKNOPARK

Büyükdere Technopark Campus





Büyükdere Technopark Campus

YTU Yıldız Technopark, Türkiye's number 1 Technopark, is planning on building its new campus in Maslak Büyükdere located at the most prestigious business area of Istanbul. Maslak İstanbul is home to the most modern plazas and one of the most important centres of global trade.

Together with the sustainable smart system infrastructure to be provided, our campus will be an attraction centre for technology companies, startups and entrepreneurs.

General Description

The Project is planned to be built on a land of 6,470 m² which is owned by Yıldız Technical University and the planned construction area is going to be 38,821 m². There is a total of 18,000 m² rentable area in the 11 floor building.

Location

Located in the most prestigious business area of İstanbul, Maslak is home to the most modern plazas and big corporations' headquarters.

Location ~Distance

İstanbul Airport - 34 km

Sabiha Gökçen Airport - 49 km

Taksim Square - 12 km

Levent - 6 km

15 July Martyrs Bridge - 9 km

FSM Bridge - 9 km



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Fenerbahçe Kalamış Marina





Fenerbahçe Kalamış Marina

With its most favourable location, capacity and Zoning Plan criteria, Fenerbahçe - Kalamış Marina offers high potential to become one of the most important investment opportunities in Türkiye. Zoning Plan enabling capacity increase and enhancement of the existing facilities Marina proposes higher added value creation to İstanbul and the country's economy.

Türkiye, with its 8,133 km coastline, is one of the most prominent candidate destinations which would grab higher market share from the increasing yachting activities in the Mediterranean basin.

Being Türkiye's most popular touristic city, İstanbul is facing an increasing mooring demand rooting from both local and international yacht owners. The current capacity, with 90% occupation rate, is expected to be insufficient to meet such demand in the near future.

Fenerbahçe Kalamış Marina is at one of most prestigious regions of İstanbul, most populated with high income city, and its current mooring capacity ranks the Marina as Türkiye's second and İstanbul's largest marina. Zoning Plan which allows the Marina's mooring capacity to be expanded up to 2.000 yachts, and hence creates a high potential to generate higher income with the potential and additional new investments.

The Zoning Plan, enacted in 2017, allows the operator to enhance the current status of infra and super structures together with the services provided at the Marina and upgraded to today's requirements and global standards. Along with yachting capabilities, the Zoning Plan enables the re-development of the 14.539 m² commercial (indoor and outdoor) areas which would be unique for that region.

General Description

Currently, mooring, towing and launching, car parking, and other fundamental services are offered to yachts at Fenerbahçe - Kalamış Marina on a total area of 342,884 m² with current mooring capacity of 1,291 in the sea and 220 yachts on land (total capacity of 1,511 yachts). Zoning Plan grants expansion potential of the capacity via redesign of the breakwaters and floating jetties.

Current Area Under Operation

Fill Area: 102,394 m²

Sea Area: 233,244 m²

Property of TDI: 1,135 m²

Total Planned Area with to be Developed the New Zoning Plan

Fill Area: 123,247.63 m²

Sea Area: 314,541.29 m²

Property of TDI: 1,135 m²

Planned Building Area

Floor Area Ratio (FAR): 0,13

H(max): 6,5

Total Building Area: Up to 14,539 m²



Location

Fenerbahçe - Kalamış Marina is located in İstanbul's Kadıköy district, situated between 40°58.5 42' N north latitudes and 29°02.1 12' E east longitudes. The Marina is strategically important in terms of its location and accessibility; bridging Türkiye's most advanced transportation infrastructure, it is located at the southern entrance of the Bosphorus. Distance to the important locations are;

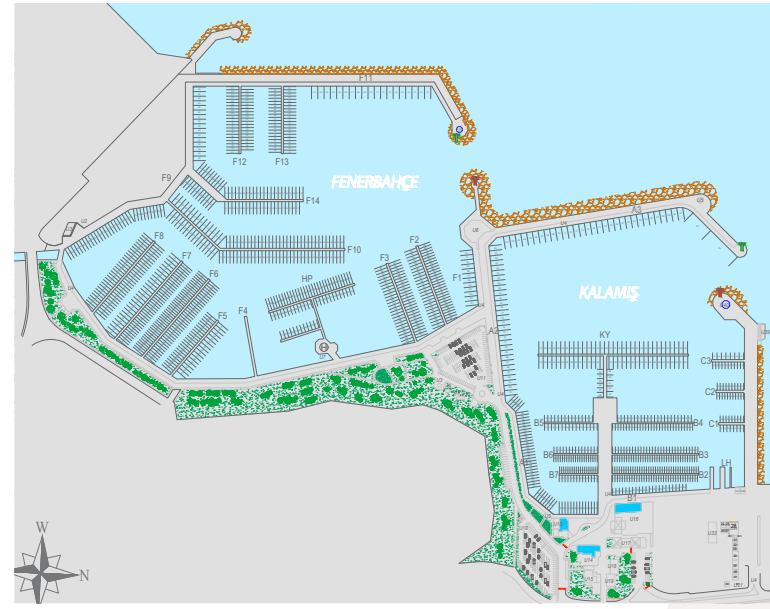
Location ~Distance

Kadikoy Centre ~2 km

Esenler Bus Terminal ~22 km

İstanbul Airport ~51 km

Sabiha Gökçen Airport ~35 km



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JW Marriott Hotel İstanbul Marmara Sea





JW Marriott Hotel İstanbul Marmara Sea

204 rooms and 62 residences at JW Marriott Hotel İstanbul Marmara Sea, the first hotel project of Kuzu Group, are scheduled for inauguration in 2021.

Located on the seafront, the hotel also features a conference hall (1,510 m²), VIP Club (2,800 m²), VIP business center (244 m²), food & beverage area (1,500 m²), a seaside restaurant (500 m²), sports center (3,275 m²), gourmet market (900 m²), Turkish bath, fitness & spa center, outdoor/indoor swimming pools, and exclusive shops. World-renowned architect Khuan Chew is working on the internal design of the Hotel.

General Description

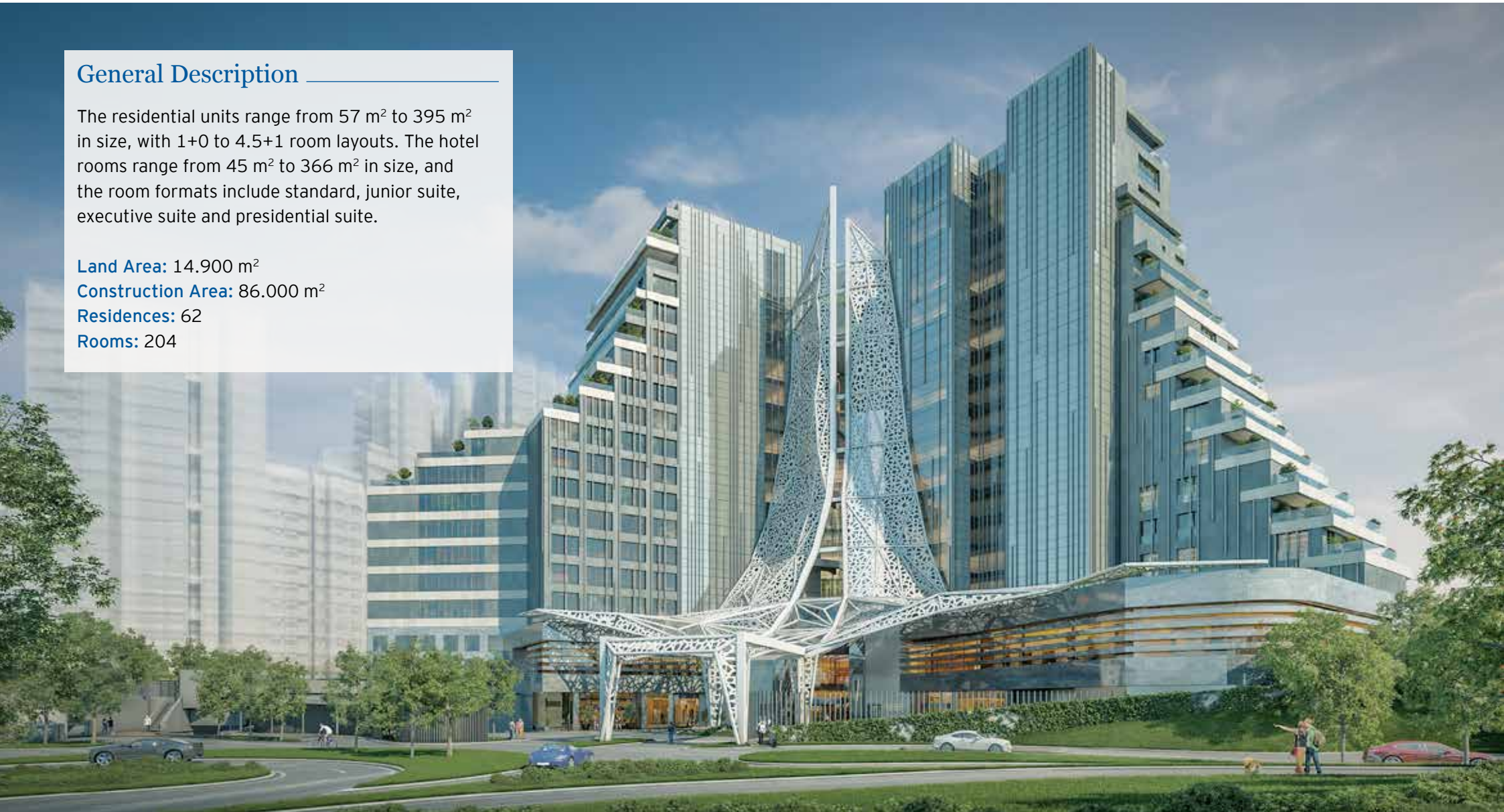
The residential units range from 57 m² to 395 m² in size, with 1+0 to 4.5+1 room layouts. The hotel rooms range from 45 m² to 366 m² in size, and the room formats include standard, junior suite, executive suite and presidential suite.

Land Area: 14.900 m²

Construction Area: 86.000 m²

Residences: 62

Rooms: 204



Location

Located on the coast of Ataköy, one of the most luxurious and elegant districts of İstanbul and one of the most preferred centers of the European side of the city, the project is only at three minutes' walking distance to the life and entertainment complex Ataköy Marina and few minutes to popular shopping centers Aqua Florya, A-Plus, Galleria, and Capacity. The worldfamous peninsula, where the Grand Bazaar, Topkapı Palace, Spice Bazaar, and Hagia Sophia are located, is just 13 minutes from JW Marriott Hotel İstanbul Marmara Sea. Direct transport to JW Marriott Hotel İstanbul Marmara Sea is through Rauf Orbay Boulevard, known as the coastal road. The project is also close to Marmaray, a submerged railway connecting Asia to Europe; the Eurasia Tunnel offering transport to the Anatolian side in 15 minutes; and to Express train and subway stations. JW Marriott Hotel İstanbul Marmara Sea's location is not only close to leading points of İstanbul, but also very close to new mega projects. In particular, pioneering project Canal İstanbul is only 10 kilometers away.



Location ~Distance

- Ataköy Marina - 4 minutes
- European Tunnel - 10 minutes
- The Atatürk Forest, Florya - 11 minutes
- Historical Peninsula - 11 minutes
- Bosphorus - 15 minutes
- Galleria - 3 minutes
- Ataköy Plus - 1 minutes
- Capacity - 4 minutes
- Carousel - 4 minutes
- Aqua Florya - 12 minutes
- Private Ataköy Hospital- 7 minutes
- Dünya Göz Hospital - 4 minutes
- Acıbadem International Hospital - 6 minutes
- Acıbadem Hospital - 4 minutes



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Kampus İstanbul





Kampus İstanbul

Growing potential both from demographical and economical parameters, surrounding population is expected to be approx. 2M before 2030.

Growth of the airport potential and surroundings. Hotels, offices, Business centers, hospitals, service apartments (Potential accommodation facilities being developed) are envisaged to grow gradually. There going will be come an important hub for aviation and related sectors.

Proximity to Expo and Logistic Zone, THY operation centers and other functions nearby.

Unique retail and entertainment concepts (Turkey's first designer outlet, themepark - amusement park).

Good market size potential, the new SC can be a gate way for new international retailers looking to enter Turkish market. It can be a show case for local retailers who had no chance stop resent themselves inside of the terminal. As it is the first project in the region, it will be centered around the development in the region.

First Premium Designer Outlet in Türkiye.

Located next to the world's largest airport.

Flag ship of the region as it is the first distinctive project in the region.

200 million per year passenger flow of Istanbul Airport.

International fashion brands and designs.

Opportunity for local designers and fashion brands to open up to the world.

İstanbul City center is 25 minutes away.

Connection with the Northern Marmara Highway.

General Description

In 2018, Kalyon Group's affiliate ISKA Real Estate, initiated a shopping, leisure and entertainment and life-style center development on the east part of the airport development area, next to the new İhsaniye Metro Station.

The project land plot is currently approx. 240,000 sqm and can be extended further up to 1,000,000 sqm if needed. The LIFESTYLE center will have a great retail mix; wide fashion offer including both local and international retailers looking for opportunities to present their brands into the international audience near the airport.

The center will also have Turkey's first designer outlet with several international fashion and homeware brands from the ultimate designer must-have to high-street fashion favorites, great combination of restaurants and cafes, new cinema and entertainment offer combined with indoor and outdoor zones such as parks, fountains and many others.

The projects will create an ideal PLACE for the many.

Land Area: 240.000 m²

Construction Area: 120.000 m²



Location

The project site is located some 30 km north-east of the Bosphorus on the shores of the Black Sea both the airport and the project site will be fully integrated into metropolitan public transport and national rail and road systems, making it quickly and easily accessible for everyone.

The new airport will host flights to more than 350 destinations with an annual passenger capacity up to 200 million.

Around 100 thousand staff currently employed by the airport project only, it is expected that of 250k people will be working within few years after the airport becomes operational.

Being a part of the large development area, the project will also benefit from several different types of mix-use developments, such as hotels, offices, shopping centers, hospital, residential, expo and Turkish Airlines Operation Centers, Free Trade Zone and Logistic Centers, city parks etc. The project site is also conveniently located to residential areas such Arnavutkoy (current population of 325,000 people) and wealthy Göktürk/Kemerburgaz districts. (45,000people).



Location ~Distance

Bosphorus ~35km 25 minutes

Taksim ~35km 30 minutes

Beşiktaş ~35 km 30 minutes

Yavuz Sultan Selim Bridge ~32 km 15 minutes

Fatih Sultan Mehmet Bridge ~32 km 25 minutes

15 July Martyrs Bridge ~37 km 50 minutes

Sabiha Gökçen Airport ~70 km 50 minutes

Levent ~32 km 40 minutes



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YTU YILDIZ
TEKNOPARK

Maslak 1453 Technopark Campus





We are creating a unique meeting point for startups and entrepreneurs where we are pioneering our members to the world with our International Marketing Activities.

Maslak 1453 Technopark Campus

As Yıldız Technical University Technopark, our main goal is to create and support an innovative and competitive environment for companies active in technology, R&D and innovation. Technopark also provides a technology development zone for R&D activities of global companies. There are various benefits for companies that are established in Technopark.



General Description

YTU Yıldız Teknopark to operate the 18 floor plaza as a Technology Development Zone (TDZ), a co-working space, and an Incubation Center where the tenants will have several types of tax exemptions, including corporate tax and social security tax.

Location

Located in the most prestigious business area of Istanbul, Maslak is home to the most modern plazas and big corporations' headquarters.

Location ~Distance

İstanbul Airport - 35 km

Sabiha Gökçen Airport - 50 km

Taksim Square - 13 km

Levent - 7 km

15 July Martyrs Bridge - 10 km

FSM Bridge - 10 km



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The North Marmara Motorway Service and Shopping Facilities N.KTA



The North Marmara Motorway Service and Shopping Facilities N.KTA

N.KTA MOTORWAY SERVICE AND SHOPPING FACILITIES N.KTA motorway Service and Shopping Facilities are located on the North Marmara Motorway. 400-km North Marmara Highway as the newest motorway of Türkiye which connects Asian and European sides each other starts from Kınalı intersection in the district of Silivri in the European side of İstanbul and ends in the neighborhood of Odayeri, in the district of Eyüp connecting to Yavuz Sultan Selim Bridge including the connection roads of İstanbul Airport. It contains the largest industrial zones of our country. Which connects Asia and Europe, is a high standard, safe, high quality and uninterrupted transportation investment that will ease the transportation of the Marmara Region, which hosts the largest industrial zones of our country. 4 Lane tunnels of The North Marmara Motorway carry the distinction of being the largest tunnels in the World.

The North Marmara Motorway continues uninterruptedly from the tolls of Kurnaköy in the district of Pendik in Asian side to Akyazı. Throughout this route, Sabiha Gökçen Airport, İstanbul Park, Gebze OSGB, Dilovası TEM connection road, D-100 connection road, Osmangazi Bridge, İzmit and Akyazı are easily accessible. Connecting to TEM Ankara motorway through Yavuz Sultan Selim Bridge and linking roads between Tekirdağ and Sakarya, North Marmara Motorway provides comfortable and fast transportation.

Also, it ensures a fast transit between İstanbul and İzmir via Osmangazi Bridge.

The North Marmara motorway hosts approximately 80 million passengers per year.



10 location, 19 motorway service and shopping facilities.

There are 16 gas stations in 8 individual locations facing each other in the project.

Gas stations have entered into rental agreements with the main companies of Türkiye's largest fuel operators (BP, SHEL, OPET, TOTAL, SOCAR) in Türkiye to continue throughout the operation period. 13 of them are in service.

For the 30,000 m² leasable area and project investment in question of which the construction of motorway service and shopping facilities in the project has begun.

Retail units are projected to the approximately 66,000 m² construction site and approximately 30,000 m² GLA (leasable area). There are 24,814 m² additional leasable area and approximately 67,000 m² indoor and outdoor construction site in total.



General Description

It will create an effective and functional, standardized visitor experience.

It will meet the needs of highway users with its Service Areas, retail areas, worship areas and children playing areas.

It is available for development and gradual growth together with its equipment areas and potential reserve areas.

It is a modular and modern concept that can expand or become smaller as an architectural concept.

Location

MOTORWAY SERVICES AND SHOPPING FACILITIES

10 locations in Asian and European sides situated on the 400-km North Marmara Motorway; it is projected as service and shopping facilities at the points of Fenerköy, Nakkaş, Airport, Dilovası, Bilişim Vadisi, Sevindikli, İzmit, Adapazarı and Akyazı.

Fenerköy, 6+400 km: There are Silivri in the south, Çorlu and Edirne in the west.

Nakkaş, 37+500 km: It is between Fenerköy and Airport. There are also Hadımköy industrial zones and logistic facilities in its Hinterland.

Airport, 51+500 km: It is a facility for the users of İstanbul airport, located in the North of the city.

İstanbul Park, 139 +000 km,: There is Kurtköy OHT İstanbul Park at first in the passing to the Anatolian side of İstanbul.

Dilovası, 146 +700 km :The district of Dilovası in the province of Kocaeli is located in the west of the district of Körfez and in the east of the district of Gebze, and there are İzmit Gulf in its south and the district of Gebze in its north. It is close to Bilişim Vadisi. There are farming areas around it.

Bilişim Vadisi, 4+500 km: Bilişim Vadisi is located in Gebze, Kocaeli. It is situated in the Organized Industrial Site. It is in the connection section of Marmara highway and İzmir highway, and there are settled industrial and industrial-based office areas in its provincial, peripheral hinterland.

Sevindikli, 163+640 km: Currently, Sevindikli is located within forest areas where there are not so many residences around it. It is 24 km away from Kurtköy OHT.

İzmit, 198+640 km: It is in the region of İzmit Gulf. It is close to the organized zones and Sapanca. It is close to the İzmit city center and on the way of Ankara route.

Adapazarı, 218+000 km: Adapazarı OHT's location is close to the summer residences such as Kefken and Karasu that are in the north of İstanbul and has a relatively large area as it is close to the developmental zones of the city.

Akyazı, 240+000 km: It is located within the rural areas of the city, and it is the last facility area of the North Marmara highway on the Ankara route.



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