

aden[®]

D e ğ e r l e m e



ABOUT US



Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş. was established in Istanbul on 09.03.2016 by an experienced team which has been in the real estate sector since 2004. Our Company, Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş., was added to the list by the Capital Market Board on 22.03.2018 to provide valuation service within the framework of "Communication on Companies which will provide Real Estate Valuation Service within the framework of Capital Market Legislation and Principles regarding Adding these Companies into the List by the Board" with Serial Number: VIII, No: 35; and it was also accepted to the list of Licensed Companies in Europe with "**Regulated by RICS**" status by Royal Institution of Chartered Surveyors (RICS) which is an England-based professional institution encourages and implements highest international standards in international land, real estate, construction and infrastructure valuation management and development.

Aden Değerleme is an expert company which provides valuation, development and value management service across Turkey and on international platforms. Aden Değerleme, which has international standards in the field of real estate valuation and consultancy and whose investments yield result in the projects in which it provides service, is one of the important companies adding value into real estate industry with its interdisciplinary action style. As Aden Değerleme, it is maintaining its activities with the mission of supporting its customers in financial decisions related with real estate and contributing into development of real estate valuation sector and bringing it to a scientific structure through its reports at international standards prepared by the experienced expert staff. It is continuing its studies with the vision of being "WANTED" in the real estate valuation and consultancy services that it provides in

accordance with its principles and playing an active role in the international field in real estate valuation services occupying an important place for the investors to take fast financial decisions as a result of intensifying capital movements in the fast-globalized world.

It provides independent, impartial and scientific service at international valuation standards in the subjects of valuation, consultancy, optimum use survey, project valuation, market research, infrastructure valuations, valuations of tangible assets, machinery and equipment valuation through its team of expert engineers coming from different occupational disciplines with sectoral experience. ADEN Değerleme offers services within rules and provisions of Capital Markets Board (CMB), International Valuation Standards (IVS), Banking Regulation and Supervision Agency (BRSA) with a perception of;

- Independency
- Impartiality
- Confidentiality
- Reliability
- Scientificity
- Competence
- Professional Diligence
- Corporate and Social Responsibility

In addition to Real Estate Valuation Expert License given by Capital Markets Board of Turkey (CMB) and Appraisers Association of Turkey (TDUB) membership, Aden's team of appraisers who are quite experienced in the sector offers services with experts who have REV (The Recognised European Valuer) title and license given by Royal Institution of Chartered Surveyors (RICS), TEGoVA (The European Group of Valuers' Associations).

aden[®]
Değerleme



OUR SERVICES

REAL ESTATE VALUATION

- Real Estate Valuation
- Commercial Real Estate Valuation
- Valuation for Residential Financing
- Valuation for UFRS (Financial Reporting)
- Valuation for Real Estate Development Insurance Value
- Portfolio Valuation
- Valuation for Real Estate Subject to Tax
- Valuation for Expropriation



MACHINERY AND EQUIPMENT VALUATION

- Facility Valuation
Valuation of the machinery and equipment as a whole together with the real estate on which they are located
- Machinery Valuation
Machinery valuation as unit/line or singular
- Land Vehicles
Heavy construction equipment (digger, excavator, truck, etc.) and vehicle valuation
- Marine Vessels
Ship (cargo, cruise and service) and Yacht (motor yacht, sailing boat, speedboat, boat, jetski, recreational crafts, gulet, catamaran) valuation
- Aircrafts
Airplane (passenger, cargo, private jet) and helicopter valuation
- Power Plants
Valuation of renewable (geothermal, solar, wind, hydroelectric, biomass), thermal (coal, cogeneration, combined cycle) plants



OUR SERVICES

URBAN TRANSFORMATION PROCESS

- Current status analysis and drawing up valuation reports
- Drawing up ministry valuation reports for selling land share that Ministry of Environment and Urbanization Urban Transformation Directorate requires
- Drawing up existing project special assessment reports
- Drawing up new project (Avant project) special assessment and positioning reports
- Conducting new project price analysis and valuation works
- Drawing up comparison reports among real estates
- Calculating share rate and distribution values in urban transformation areas
- Projection and scenario presentation about future of the project
- Developing data bank and transformation model for urban transformation areas
- Drawing up reports for rearranging land share in accordance with article 3 of Property Ownership Law



OUR SERVICES



SPECIAL PROJECTS AND CONSULTANCY

- Comparative Analysis of Office Markets
- Demand Analysis of Industry and Storage Areas
- Supply-Demand Analysis of Housing Market

FEASIBILITY WORKS

- Project Valuation Works
- Special Assessment Works of Projects and Existing Structures
- Site Selection (Location) Analyses
- Optimum and Most Efficient Use Survey Works
- Market Analyses and Research Reports
- Portfolio Valuations
- Valuation Opinion and Advice Reports about Real Estates

WHO WE CAN SERVE?

- Real Estate Investors
- Real Estate Project Developers
- Real Estate Investment Trusts
- Banks and Financial Institutions
- Asset Management Companies
- Real Estate Funds
- Financial Leasing Companies
- Publicly Traded Companies
- Domestic and Foreign Private Companies
- Independent Auditing Companies



OUR SERVICES



QUALIFIED VALUATION WORKS

- Lands and Fields
- Commercial Structures (Office, Store, etc.)
- Residential Structures such as House, Villa, etc.
- Seaside Residence, Manor, Mansion and Historical Real Estate Valuation
- Shopping Centre, Hotel, Holiday Village, Accommodation Facilities
- Marinas and Ports
- Fuel Stations
- Medical Facilities such as Hospitals, Health Complexes, Polyclinics
- Factories and Manufacturing Facilities
- Industrial Sites, Organized Industrial Zones, Integrated Facilities, Factories, Warehouses and Storehouses, Workshops and Shops Valuation
- Structures used for Logistic Purposes
- Sport Centres, Racetracks, Stadiums, Indoor Gyms, Fitness Centres
- Entertainment Facilities and Theme Parks
- Educational Facilities such as Private Education Facilities, Universities, Schools, Kindergartens and Day Care Centres, Student Dormitories
- Service Stations
- Valuation of Real Estate Based Rights and Benefits
- Rental Price Valuation
- Right of Construction Valuation



OUR STAFF



Ahmet KARABIYIK
Chairman of Executive Board

He graduated from Yıldız University Department of Survey and Cadastre Engineering in 1991. He started working as Survey Project Executive in 1993 and worked as Site Engineer, Project Manager, Technical Director and Project Director in various construction and engineering companies. He established his own engineering company in 1996 and carried out a great number of expropriation, zoning implementation, cadastre renewal, design, exploration, quantity and offer works within the scope of project implementation and engineering works at subway, railway, road, dam, pipeline, hotel, shopping centre and factory constructions in and outside the country. He stepped into valuation profession in 2004 and took part in valuation of various assets that require experience such as real estate valuation, land-field development, investment feasibility, hotel, shopping centre, hospital, industrial facilities and power plants. He established Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş. in 2016 and continues to work as the Chairman of the Executive Board.

Erhan SARAÇ
General Manager RICS, REV



He graduated from Yıldız Technical University Department of Mechanical Engineering in 2007. He started working in Valuation sector in the same year. In 2012, he completed İstanbul Kültür University Project Management master's program with his thesis on "Real Estate Valuation with Artificial Neural Networks Method". Erhan SARAÇ, who has drawn up a number of valuation reports in and outside the country, has served CMB licensed companies for long years as contracted personnel (solution partner) in valuation works which require special knowledge and experience such as real estate, vessel, machinery, tangible assets and power plants. In 2015, he was accepted as member (MRICS) in the field of Machinery Valuation by Royal Institution of Chartered Surveyors (RICS). In 2019, he was accepted among European Valuation Experts with the REV (The Recognised European Valuer) certificate granted by TEGoVA (The European Group of Valuers' Associations). As of June 2019, he continues to work at Aden Gayrimenkul Değerleme Danışmanlık A.Ş. as company partner Director General.

OUR STAFF



Mustafa L. MAZMANCI
Deputy General Manager

He graduated from Yıldız Technical University Department of Survey and Cadastre Engineering in 2006. He started working in the same year as Site Engineer and Geographical Information Systems Expert. In 2007, he started working as Valuation Assistant Expert at Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. and he has worked as expert manager in various positions as Real Estate Valuation Expert, Project Director and Deputy Director General for 12 years. During his professional life, he has worked in many Real Estate Valuation works including various types of special valuation and collateral valuation for financial institutions.

As of September 2019, he continues to work actively at Aden Gayrimenkul Değerleme Danışmanlık A.Ş. as company partner Deputy Director General responsible for Real Estate Valuation Department.



Mesut KAYA
Deputy General Manager

He graduated from Kocaeli University Department of Mechanical Engineering in 2009. He worked as Food Packaging Manager in various companies. Mesut Kaya, who has Class C Occupational Safety Certificate given by Ministry of Labour and Social Security, has entered into valuation sector at TSKB Gayrimenkul Değerleme A.Ş. company in 2010. He worked as the first and founding personnel of Machinery Valuation department and worked in various positions as Valuation Expert, Deputy Manager, Manager and Director. During his professional life, he worked in and outside the country in feasibility, machinery valuation, technical valuation, buying/selling party consultancy, tender consultancy, power plants valuation, reporting of fixed assets in the assets of publicly held companies and holdings on current market value and fixed asset valuation works in PPA, M&A works.

As of April 2020, he continues to work actively at Aden Gayrimenkul Değerleme Danışmanlık A.Ş. as Deputy Director General responsible for Machinery Valuation Department.



Sinan DOĞUZI
Deputy General Manager

He graduated from Uludağ University Faculty of Administrative Sciences Department of Business Management in 1986. He started his work life in 1988 as Accounting Record Executive in Güntekin İnşaat A.Ş. that builds dams and hydroelectric power stations and worked as Financial Affairs Director at Burç Taahhüt ve Mühendislik A.Ş. between 1995-1997, Board Member Partner responsible for financial and administrative affairs between 1997-2006 at Step İnşaat A.Ş. which carries out import and export between Turkmenistan and Turkey and Financial Affairs Director at Abeinsa Türkiye company operating within Spanish Abengoa Group respectively. In 2016, he switched to valuation field and took part in various real estate valuations such as house, workplace, land, etc. and tangible asset valuation works.

As of July 2017, he continues to work at Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş. as Deputy Director General responsible for Financial and Administrative Affairs Department.

OUR STAFF



Ercan KESKİNER
Special Projects Executive

He graduated from Kocaeli University Department of Geophysics Engineering in 2006. He started his professional life as Site Engineer at Ulukar A.Ş. and worked as site engineer at Zetaş Zemin Teknolojileri/Zemin Etüt ve Tasarım A.Ş. and site engineer of Fenerbahçe Ülker Arena and Alpella Youth City Project at Özka İnşaat in 2010. He switched to valuation sector in 2012 and worked respectively as Real Estate Valuation Expert and Project Coordinator at EVA Gayrimenkul Değerleme Danışmanlık A.Ş. between 2012-2018. In 2018, he was transferred to Nova Değerleme Danışmanlık A.Ş. and worked as Auditor for report control. During his career in the field of valuation, he has taken part in a number of qualified valuation works such as house, workplace, land-field, hotel, shopping centre, fuel station valuation works, real estate investment feasibility works. As of November 2018, he continues to work as Special Projects Manager at Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş.



Begüm KAMIŞCI
Special Projects Executive

She graduated from Kocaeli University Department of Geophysics Engineering in 2011 and started her master's education at Beykent University Department of Finance in the same year. She entered into valuation sector in 2012 when she started working at Eva Gayrimenkul Değerleme ve Danışmanlık A.Ş. She worked at Eva Gayrimenkul Değerleme ve Danışmanlık A.Ş. between 2012-2018 as Real Estate Valuation Expert and Project Coordinator. In March 2018, she was transferred to TERRA Gayrimenkul Değerleme ve Danışmanlık A.Ş. and worked as Controller at Special Projects Department. During her career in the field of valuation, she has taken part in various qualified valuation works as house, workplace, land-field, hotel, shopping centre, fuel station valuation works and real estate investment feasibility works. As of July 2019, she continues to work as Special Projects Manager at Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş.



**Natali Vartuhi
DERGEZAROĞLU**
Special Projects Executive

Having completed Urban and Regional Planning undergraduate programme at Yıldız Technical University in 2005, Dergazaroğlu started her career at La Madera Turizm Yatırım Danışmanlığı in 2005 and continued to work as General Coordinator and İstanbul Regional Director at İstanbul Gayrimenkul Değerleme ve Danışmanlık A.Ş. between 2006-2008, TGD Değerleme A.Ş. between 2008-2010 and İdeal Gayrimenkul Değerleme ve Danışmanlık A.Ş. between 2010-2011. Between 2012-2017, she has served as Project Valuation and Consultancy Department Director at EVA Gayrimenkul Değerleme Danışmanlık A.Ş. Natali V. Dergazaroğlu has taken part in valuation, development and feasibility works of numerous real estates and real estate projects in the real estate sector and has over 14 years of job experience. As of July 2019, she continues to work as Special Projects Manager at Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş.

OUR STAFF



S.Buğra GÖZ
Machinery Valuation
Executive

S. Buğra GÖZ, who graduated from Gaziantep University Mechanical Engineering Department in 2014, completed the Business Administration master program at Bahçeşehir University in 2017 with the thesis "Feasibility of Power Plants". He entered the valuation sector at TSKB Gayrimenkul Değerleme A.Ş. in 2014.

During his tenure, he held positions of appraiser, senior appraiser and assistant manager; He took part in many valuation and consultancy projects such as the consolidated valuation of tangible fixed asset classes of machinery-equipment, plants, ships, all kinds of industrial facilities, preparation of technical and financial evaluation reports of energy projects, and technical progress reports. He has been working as a machine valuation manager at Aden Gayrimenkul Değerleme Danışmanlık A.Ş. since October 2020.



Hüseyin Barış ALIR
Real Estate
Appraiser

He graduated from Abant İzzet Baysal University Department of International Relations in 2016. He entered into valuation sector in 2017 and started working as Valuation Assistant Expert at Dünya Gayrimenkul Değerleme ve Danışmanlık A.Ş.

He continued his works in the field of Valuation at Değer Gayrimenkul Değerleme ve Danışmanlık A.Ş. between 2018-2019 and worked as Valuation Expert. During his career in the field of valuation, he has taken part in a number of houses, workplace, land-field, hotel, shopping centre and fuel station valuation works including special projects and collateral valuations for financial institutions.

As of July 2019, he continues to work as Real Estate Valuation Expert at Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş.



Merve Biçer
Operation
Staff

She is studying at Anadolu University Turkish Language and Literature Department. She started her career in the valuation sector as operation executive at Yetkin Gayrimenkul Değerleme ve Danışmanlık A.Ş. in 2015. In the meantime, she has taken part in departments such as creating Invex registry, obtaining TAKBİS (Land Registry and Cadastre Information System) and meeting delays and demands.

As of July 2019, she continues to work as Operation Executive at Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş.

REFERENCES



KEFELİ - DEKORSELL
ORTAKLIĞI



ZORLUENERJİ



bereket
enerji grubu



FORTIS SİNANLI



Şeker Yatırım



PROVINCES WHERE WE OPERATE

CITY

NUMBER OF EXPERTS

ADANA.....	2
ADIYAMAN.....	1
AFYONKARAHISAR.....	2
AĞRI.....	1
AKSARAY.....	3
AMASYA.....	1
ANKARA.....	6
ANTALYA.....	3
ARDAHAN.....	1
ARTVİN.....	1
AYDIN.....	3
BALIKESİR.....	2
BATMAN.....	1
BİNGÖL.....	1
BİTLİS.....	1
BOLU.....	1
BURSA.....	2
ÇANAĞKALE.....	1
ÇANKIRI.....	1
ÇORUM.....	1
DENİZLİ.....	1

CITY

NUMBER OF EXPERTS

DİYARBAKIR.....	3
DÜZCE.....	1
EDİRNE.....	2
ELAZIĞ.....	1
ERZURUM.....	1
ESKİŞEHİR.....	2
GİRESUN.....	1
GAZİANTEP.....	1
GÜMÜŞHANE.....	1
HATAY.....	2
ISPARTA.....	1
İSTANBUL.....	22
İZMİR.....	3
KAHRAMANMARAŞ.....	1
KARAMAN.....	1
KASTAMONU.....	1
KAYSERİ.....	2
KİLİS.....	1
KOCAELİ.....	3
KONYA.....	4
KÜTAHYA.....	1

CITY

NUMBER OF EXPERTS

MALATYA.....	1
MANİSA.....	1
MERSİN.....	4
MUĞLA.....	2
NEVŞEHİR.....	1
NİĞDE.....	1
ORDU.....	1
SAKARYA.....	1
SAMSUN.....	2
SİNOP.....	1
SİVAS.....	2
ŞANLIURFA.....	1
TEKİRDAĞ.....	1
TOKAT.....	1
TRABZON.....	2
UŞAK.....	2
YALOVA.....	2
YOZGAT.....	1
ZONGULDAK.....	2

NUMBER OF EXPERTS : 120



OUR QUALITY POLICY

- Ensuring functionality of the company in the most effective manner and achieving its targets based on quality philosophy,
- Reviewing our business processes with self-evaluation and identifying approaches to improve our performance,
- Encouraging innovative and creative approaches, realizing trainings which will increase occupational and social development of our employees, raise their quality awareness and increase their technical competences,
- By employing individuals who have experience and professional competence in the sector, allowing them to fulfil their responsibilities successfully and improve continuously with supporting factors in their development processes,
- Conducting valuation works in accordance with widely accepted Valuation Methods and International Valuation Standards,
- Ensuring continuous improvement of our Real Estate Valuation service quality level based on Quality Management System,
- Increasing and maintaining customer satisfaction by producing fast and quality reports as to meet changing market and customer needs,
- Carrying out research and development activities to improve Real Estate Valuation sector,
- Displaying always independent, impartial, objective, ethical due diligence in Real Estate Valuation activities is our basic policy.



OUR INFORMATION SAFETY POLICY

- Ensuring that all our activities are carried out in accordance with Information Safety Quality Management System ISO/IEC 27001:2013 standard,
- Ensuring safe access of related parties to information assets,
- Protecting the information assets of Aden Gayrimenkul Değerleme ve Danışmanlık A.Ş. and its customers from all kinds of threats within or outside the company, protection against the unauthorized access which may try to compromise utilization, confidentiality and integrity of information, ensuring accessibility to information as required with business processes,
- Raising awareness by informing the personnel about Information Safety,
- Notifying all existing or alleged vulnerabilities in Information Safety to company managers and ensuring that necessary measures are taken,
- Meeting business requirements for accessibility to information and information systems,
- Evaluating and managing risks that may occur on the information assets of related parties,
- Protecting reliability and brand reputation of the organization,
- Implementing necessary sanctions in case of violation of information safety,
- Fulfilling the requirements of related legislations, fulfilling contractual obligations, ensuring information safety requirements arising from corporate responsibilities towards related parties in accordance with national, international or sectoral regulations,
- Reducing the impact of information safety threats on sustainable business-service flow and ensuring continuity of the business,
- Protecting and improving the information safety level with the control infrastructure established,
- Raising information safety awareness of employees, suppliers and business partners.



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Değerleme

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