

**Ελληνική Δημοκρατία**

Γενική Γραμματεία Πρωθυπουργού  
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Ελλάς

Υπόψη

Πρωθυπουργού κ. Κυριάκου Μητσοτάκη  
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**Κ Α Τ Ε Π Ε Ι Γ Ω Ν**

Δανία, 4 Δεκεμβρίου 2023

Θέμα: Επικείμενη επίσκεψη του προέδρου της Τουρκίας R.T. Erdogan στην Αθήνα, Πέμπτη 7 Δεκεμβρίου 2023.

Πρωθυπουργέ της Ελλάδος κ. Κυριάκο Μητσοτάκη,

Αναφορικά με την επικείμενη επίσκεψη του προέδρου της Τουρκίας κ. R.T. Erdogan στην Αθήνα την Πέμπτη 7 Δεκεμβρίου.

Προς όφελος των εθνικών συμφερόντων της Ελλάδος,

Ζητώ να ληφθεί υπόψη στους σχεδιασμούς της ελληνικής διπλωματίας ως ένα από τα βασικά θέματα απαιτήσεων στην Τουρκία, το «γνωστό» Οικόπεδο Ιδιοκτησίας του Ελληνικού Δημοσίου στην Άγκυρα. Να ζητηθεί πλήρη διευθέτηση εδώ και τώρα. Με γνώμονα τις αληθινές προθέσεις για σύσφιξη των ελληνοτουρκικών σχέσεων, να ζητηθεί η δέσμευση από τον πρόεδρο της Τουρκίας και το Ανώτατο Συμβούλιο Συνεργασίας (ΑΣΣ) της 7ης Δεκεμβρίου, να δημοσιοποιηθεί η δέσμευση τους όσο θα βρίσκονται ως επισκέπτες στην χώρα μας.

Προς συνδρομή αυτού του Σχεδίου, σας επισυνάπτω **Απόρρητη Έκθεση** στην Τουρκική και επίσημη μετάφραση στην Αγγλική αρχείο 44 σελ., με πληροφορίες του εν λόγω οικοπέδου στην Άγκυρα ιδιοκτησίας του Ελληνικού Δημοσίου.


Οι Πληροφορίες είχαν έρθει στην κατοχή μου αποτέλεσμα κατασκοπείας στην Τουρκία όπου δρούσα ως μυστικός πράκτορας της Ε.Υ.Π, Εθνικός Κατάσκοπος της Ελλάδος, παρότι είναι δημόσια γνωστό θέμα η Ελληνική Κυβέρνηση αρνείται να αναγνωρίσει τις κατασκοπευτικές δράσεις μου στην Τουρκία κ.α. και την εθνική προσφορά μου.

Τόσο η Απόρρητη Έκθεση όσο και οι πληροφορίες που την συνόδευαν δόθηκαν στο προσωπικό του Κλιμακίου Ρόδου της ΕΥΠ, κατά την άφιξη μου στην νήσο Κω από την Αλικαρνασσό (Bodrum) Τουρκία στις 15 Αυγούστου 2014, ημερομηνία προ της προγραμματισμένης αεροπορικής μου μετάβασης στην Κοπεγχάγη στις 17 Αυγούστου 2014 με την πτήση DY6379-KGS/CPH, στην συνέχεια παραδόθηκαν στον Διοικητή της ΕΥΠ κ. Γιάννη Ρουμπάτη.

Αργότερα πληροφορήθηκα από τις πηγές μου στην Τουρκία ότι ο Γιάννης Ρουμπάτης προσπάθησε να εκμεταλλευτεί το θέμα με την κατάχρηση της ανατεθειμένης εξουσίας του με σκοπό το προσωπικό όφελος.

Σήμερα είναι γνωστό ότι έχει πράξει το ίδιο και σε πολλές άλλες περιπτώσεις, εκμεταλλεύτηκε απόρρητες πληροφορίες που είχε μοναδική πρόσβαση, με πλούσια αποτελέσματα.

Διατελώ μετά τιμής,

  
Εμμανουήλ Αθ. Χατζησάββας,  
π. Πράκτορας της Εθνικής Υπηρεσίας Πληροφοριών-ΕΥΠ

ΥΓ: Δυστυχώς, επειδή η εμπιστοσύνη μου προς τους θεσμούς που αντιπροσωπεύεται στην Ελλάδα, για πάρα πολλούς λόγους με βασικότερους της εξαπάτησης και προδοσίας μου, έχει κλονιστεί σφόδρα, για λόγους τάξης και ενημέρωσης το παρόν θα δημοσιοποιηθεί σε όλες τις Κ.Ο. που απαρτίζουν το σώμα της Βουλής των Ελλήνων και το Προεδρείο.

Συνημμένα: Απόρρητη Έκθεση στην Τουρκική και επίσημη μετάφραση στην Αγγλική αρχείο 44 σελ.

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Gayrimenkul & Değerleme A.Ş.

XXXXXXXXXXXXXXXXXXXX  
VALUE ASSESSMENT REPORT

Regarding;

Block No: 18 Parcel No: 1

Province: ANKARA, District: \:ANKA YA,  
Quarter: REMZİ OĞUZ ARJK MAHALLESİ  
Block No: 1300, Parcel No: 11

August 2014

Report No: 2014 /0076





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2-Report Introduction Page

Party Requesting the Value Assessment: xxx.

Letter of Request: Your 12/08/2014 dated value assessment request

Address of the Real Property Assessed: Remzi Oguz Ank Mahallesi, Kavaklidere Sok.,  
Block No: 1300, Parcel No: 11, <;ANKA YA /  
ANKARA

Date of Appraisalment: 12.08.2014

Subject -matter of Appraisalment: Appraisalment of a real property owned by Greece  
Embassy and located at the address of Ankara  
province, <;ankaya District, Remzi Oguz An k  
Quarter

UAVT:

Date of Report: 13.08.2014

The real property requested for the value assessment was seen and detected by basing on the cadastral plan provided by <;ankaya District's Directorate of Land Registry and Cadastre on the date of 12.08.2014.

The locations of the below given real properties were detected as the current locations of the real properties of which their land registry records are provided below and accordingly their locations are indicated on the relevant sketch. Therefore, the said real properties constitute basis for this value assessment and after performing the relevant investigations and researches, this Report has been prepared and issued thereof.

- This Value Assessment Report may not be used for the transactions conducted under the scope of Capital Markets Board (CMB) and Banking Regulation and Supervision Agency (BRSA) Legislations.



3-Land Registry Office Records of the Real Property

Province : ANKARA  
District : < ; ANKAYA  
Village:  
Quarter : REMZİ OGUZARIK  
Map Section  
Block No : : 1300  
Parcel No : : 11  
Qualification of the Real Property : Vineyard  
Surface Area : 7040 m2  
Qualification of the Independent Unit  
Block No  
Floor No  
Independent Unit No  
Land Share:  
Share : 1 / 1  
Page No : 98  
Journal Entry No : 959  
Owner of the Real Property : Greece Embassy  
Issue Date of Title Deed : 27.07.1939



#### 4- Investigation of Title Deed of the Real Property

\* It was seen and detected the below mentioned encumbrances during the investigations conducted in Ankara Province, Ankara District's Land Registry Office on the date of 12.08.2014 at 09:29hr on the real property constituting the subject-matter of this Report as follows:

##### **Under the Representations Section;**

- 1790 m2 of the real property in question shall be allocated for the road constructions pursuant to 56100 numbered zoning/development plan;
- 460 m2 of the real property in question shall be allocated for the road constructions according to 25750 numbered plan;
- 1350 m2 of the real property in question shall be allocated for the road constructions pursuant to 32900 numbered zoning/development plan (29/07/1972),
- 2440 m2 of the real property in question shall be allocated for the road constructions pursuant to 68610 numbered zoning/development plan (by 21103/1977 dated and 2710 journal entry number)

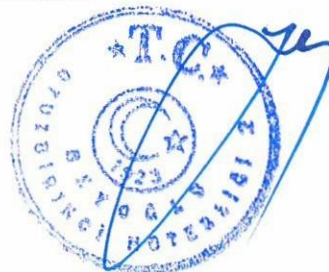
##### **Under the Annotations Section;**

- The real property in question is restricted pursuant to Law on Municipal Revenues (by 06/05/2014 dated and 23592 journal entry number)

#### 5- Declaration of Conformity

The opinions and results set forth in this Report are solely limited with the stated assumptions and conditions. Overall opinions are the result of our personal, impartial and unbiased studies conducted thereof.

- Our Company has no interests neither currently, nor in the future concerning the real property subject to value assessment. Furthermore, our Company has no interests or prejudices towards the parties herein.
- Our services are not dependent upon any directions that may be resulted in favor of any parties herein or not dependent upon to pre-determined values and also, our services are not dependent upon to reach to a result determined as a specific condition or dependent upon occurrence of any subsequent events.
- Our Company has conducted and performed this value assessment in accordance with the ethical business rules and performance standards.





## 6- General Assumptions and Restrictive Conditions

Our Company shall have any liability concerning the future physical changes that may occur on the real property after the date of this value assessment report as well as the effects of positive or negative developments that may be lived in the economy over the opinions and results stated herein.

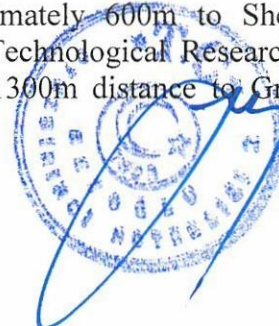
- Unless otherwise is explicitly stated in this Report, the relevant mortgages, foreclosures, pledges and restrictive annotations limiting the rights are not taken into account during the value assessment of the real property in question.
- Some certain information concerning the real properties may be obtained without basing on any documentation during the researches and investigations conducted in the relevant governmental agencies. Therefore, such information is based merely on the oral representations of such governmental officials and as such representations are not supported with any written documents; there may be differences later on the subsequent representations of relevant governmental agencies.
- It was presumed that the real property in question does not have any underground (radioactivity, pollution, or seismic characteristics) or structural issues that may lead a change on the determined value. Such matters are out of the scope of our field of expertise due to the fact that such matters can only be clarified upon the instrumental observations that would be conducted on the ground, soil and building as well as relevant static calculations and reviews conducted on the construction drawings. Our Company does not/shall not assume any liability in relation to such circumstances requiring such kind of engineering works and studies or concerning the detection and determination of such matters.

## 7-Place, Location and Environment of Real Property & Environmental and Geographic Specifications

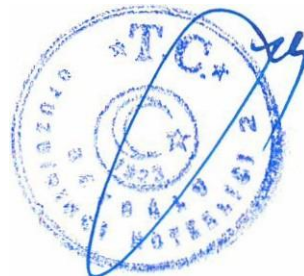
The real property in question is a **Parcel of Land** on Block No: 1300, Parcel No: 11 located in Ankara Province, Ankara District, Remiz Oguz Ank Quarter.

Access to the real property in question is accomplished by driving on İsmet İnönü Avenue towards Eskişehir-Ankara direction and after passing the Ministry of Energy and Natural Resources approximately 2 kilometers later, one can reach to Akay crossroads. From Akay crossroads, one should drive to right direction and proceed towards south direction on Ataturk Boulevard and after navigating approximately 1-2 km on the boulevard, Kugulu underpass is reached. Following after the underpass, one should drive 120 meters more and the said real property is on the right side of the road, located at the street corner of relevant crossroads. The access to the real property in question may be realized by highway transportation.

The real property in question is at approximately 270m distance to French Embassy; approximately 400m to Ankara Hilton Hotel, approximately 600m to Sheraton Hotel, approximately 400m to TÜBİTAK (the Scientific and Technological Research Council of Turkey), 160m to Poland Embassy and approximately 1300m distance to Grand National Assembly of Turkey.



Sketch





## 8-Analysis of Region

The real property in question is a Parcel of Land on Block No: 1300, Parcel No: 11 located in Ankara Province, Ankara District, Remiz Oguz Ank Quarter.

Ankara is the capital city of Turkish Republic. Ankara is geographically in the central part of Turkey and except the northern parts of city located in the western Black Sea Region, biggest part of Ankara city is located in Central Anatolia Region. When compared by surface area, Ankara is the third biggest city of Turkey. Ankara city is surrounded by Bolu, Ankara, Kırşehir, Aksaray, Konya and Eskişehir cities. After declaration and recognition of Ankara city as the capital city of Turkey; the city had started to rapidly grow and develop and in parallel to these developments, Ankara became the second most crowded city of Turkey. During the first years of Turkish Republic, the city's economy was based on mainly the agriculture and livestock activities and today, nearly half of the lands of the city are being used for agricultural purposes. And yet, only 3% of city population is living in the villages and 70% of the population has been living in the city center. Economic activities are mostly depending on trade and industry and the weights of agriculture and livestock activities are gradually decreasing day by day. Both the public sector investments and the private sector investments realized in Ankara city as well as nearby close cities had promoted a great population migration to this city from surrounding cities. Since the establishment of Republic until today, the population of the city has been increased twice the rate of country population growth. Approximately three-out of four its population has been working in public service, transportation-communication, trading and similar jobs that may be defined as service sector and one out of four its population has been working in the industry sector and 2% has been working in agriculture. The industry is focused on particularly in the textile, food and construction sectors. Today, the biggest investments are being realized on the defense, metal and motor sectors. Ankara is a city having the biggest numbers of universities in Turkey and furthermore, undergraduate person population rate is twice the country average. This well-educated population comprises of the labor force needed by technology-weighted investments of the city. The transportation infrastructure of the city is capital-driven and from the city center through highways, railways and airways other all cities of Turkey are easily accessible. Provincial field of Ankara city had harbored many other civilizations since the prehistoric times until today. Hittites, Phrygians, Lydians, Persians, Galats, Romans, Byzantines, Seljukians, Ottomans and finally Turkish Republic had dominated these lands. Ankara city as being the capital city of Turkey as well as Tectosags and Gordion as being the capital of Phrygians are all existing within the provincial borders. The Ankara War in which Sultan Yıldırım Beyazid was defeated by Timurlenk was occurred close by Çubuk district and the Sakarya War as being a milestone of Independence War was occurred close by the Polath district.





(:ankaya is a district affiliated to Ankara city and located in Central Anatolia Region of Turkish Republic. The district locates in the center part of Ankara city and along with recognition of Ankara as the capital city; it became the management center of Turkey. The residents of Cankaya district consists of 914.501 persons and it is one of the most crowded districts of Turkey and it is much crowded than many other cities of Turkey. During the day, the population of the district may increase up to two millions of persons. Ankara is a very important education city with its 102 high schools and ten universities. Continental climate is dominant in the district. Winters are cold and snowy and the summers are hot and arid. During the winters black frost can be observed. During the spring season, kirkikindi called rains are observed. As the Central Anatolia is the region having less rain throughout Turkey, one out of third of the whole year is passed as sunny. Ankara city center's annual rain average is 404,5 mm. The maximum raining can be seen in month May with 51,8mm and the minimum raining can be seen in month August with 14,4mm. As being the second most populated district of Ankara city, Cankaya population is 797.109 persons according to 2010 population census. Furthermore the district is the second biggest district of Turkey. The population was 758,490 persons during the 2000 census and it was increased approximately 40,000 persons during the last decade. Overall population of the district lives in the city center. Cankaya was the central district of Ankara in year 1936 and in year 1983, Cankaya was divided in to five districts namely as follows; Cankaya, Altmdag, Yenimahalle, Mamak and Ke9ioren.

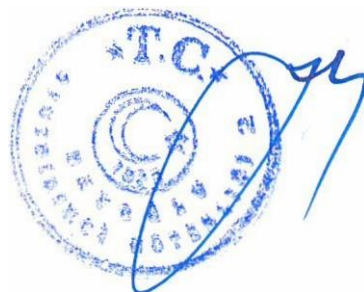
### 9-Zoning Status

According to the information obtained from Cankaya Municipality; the parcel of land is "within the public domain".

- As this parcel of land is inside the **Natural Protected Area**; all kinds of applications require the permits and opinions of Cultural and Natural Heritage Preservation Board.
- Building lines of the parcel of land are 10.00m behind the roads and accordingly, the construction order and other matters shall be determined according to the offered project.
- 2440 m2 of this parcel of land shall be allocated for road constructions according to 68610 numbered zoning/development plan.

### Physical Particulars of Parcel

- The surface area of the parcel of land is 7.040,00 m2.
- The parcel of land is very close to the various embassies,
- Parcel of land has flat topographic structure; and in geometrical terms it has a rectangular shape.
- 2440 rn2 of this parcel of land shall be allocated for road constructions.
- The surroundings of the parcel of land are surrounded by garden walls.
- There are no matters on the parcel of land which may prevent building works.
- As the parcel of land is located in the settlement zone of the district, the necessary V uctures are currently existing thereon.



## 10- Factors Affecting the Value of Real Property

- Located near to city center and it has facades to the boulevard,
- Transportation is very easy,
- It is located on the main road where Kavakhdere Avenue is intersected with Ataturk Boulevard Kugulu-1 underpass,
- It is located on the main arterial road having high-commercial income,
- **Negative Characteristics of Real Property and the Region and Risky Matters:**
- There are no risky matters in relation to the real property in question.
- **Technical, Zoning and Legal Restrictions Affecting the Value of Real Property:**
- The real property is inside the borders of Natural Protected Area,
- It is located inside the public legend;
- **Other Matters Affecting the Value of Real Property: Fines, debts and etc.**
- There are no other matters affecting the value in relation to the real property in question.

## 11- Current Economic Conditions and Marketability

The real property subject to this value assessment has a marketable qualification.

## 12- Methods Used During Value Assessment

The sales (market) value of the real property has been determined with the methods available to use. The value assessment processes are given in detail as follows:

### **A- Peer Comparison Method:**

In this method, sales value of the similar properties as well as recently marketed and sold properties located in the region and located in the close vicinity of real property subject to value assessment are all investigated and after realizing the price adjustment in accordance with the criteria that may affect the market value; the price was determined for the real property in question.

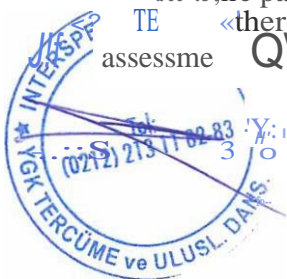
Detected peers were compared in terms of location, zoning status (building rights), view and etc. like criteria and for the current prices the active real estate brokers were met and questioned. Also, we have utilized our own information that we retain in our office.

### **B- Income Capitalization Method:**

In this comparative approach value assessment method, value estimations are realized by reduction method by taking into account of the income (rentals) and expenditure date belonging to the future years.

...tt-J,he parcel of land constituting the subject-matter of this Report, due to the fact that there is no construction investment on the parcel of land; we think that the assessment of the parcel by this method would not generate a healthy result.

Its for us.



**C- Substitution Cost Method:**

In this method, the land value and construction value of the real property are based on as two main elements and the relevant values are separately detected and determined and the value of the real property is determined as a combination of these two elements. (However, such values are fictive figures in order to reach to the total value and they are not based on while selling the land and construction investments.)

As in the parcel of land constituting the subject-matter of this Report, due to the fact that currently there is no construction investment on the parcel of land; we think that the assessment of parcel by this method would not generate healthy results for us.

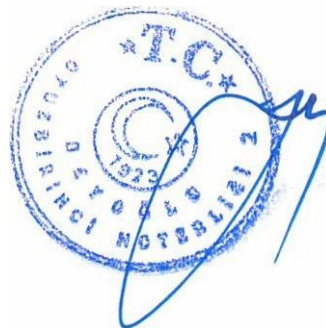
**Expert's Opinion**

During the determination of current market value of the real property constituting the subject-matter of this Report, "**Peer Comparison Method**" was utilized. In this method, similar empty parcels of lands near Remzi Oguz Ank Quarter were researched and investigated as well as other recently marketed and sold properties. However as the real property in question is located within the public legend and as there is no zoning on it; these factors were taken into account while determining the value of the said real property.

**13- Value Assessment of Real Property**

During this value assessment study the below matters were presumed as valid for the involved Parties:

- Buyer and Seller are reasonable and therefore acting rational.
- Parties are fully informed about the real property in question on all aspects and they are acting in a manner to provide and obtain maximum benefits thereof.
- A reasonable period of time was given for the sales of the real property in question.
- The payment shall be realized in cash or by similar financial instruments.
- The necessary financing which may be required during the purchase & sales of the real property in question shall be realized over the current market's interest rates.





#### 14-Result

According to the on-site investigation of the real property constituting the subject-matter of this Report and by basing on the location, surface area size as well as its physical and topographic characteristics and presentation status; the below **current market value** was assessed as of today's economic conditions;

4.600 m<sup>2</sup> x 1.435.- TL/m<sup>2</sup> = 6.600.000,- TL

**6.600.000,- TL** (Six millions and six hundred thousands of Turkish Liras) of value was estimated and assessed for the said real property.

(6.600.000,- TL + 2,1351 TL/USD (\*)      ::::    3.091.334,- USD)

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(6.600.000,- TL + 2,8660 TL/Euro (\*)      ::::    2.302.861,- Euro)

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(\*) As of date of this Report, 1,-Euro = 2,8660 TL; 1,- USD = 2,1351 TL.

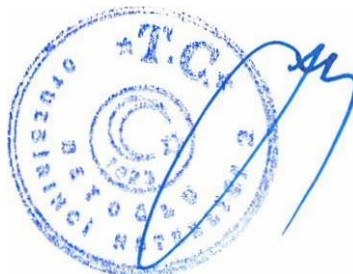
**The values on the basis of Euro and USD are given only for information purposes.**

We respectfully submit this Value Assessment Report including the current status of the real property in question as well as our opinions.

Best Regards,

Appraiser  
Mr. YALIN TORK  
Signature

Authorized Appraiser  
Mr. DOGAN OZAYDIN  
Signature & Seal



**15- Annexes**

- Pictures
- Price Survey Report
- Letter of Encumbrances issued by Land Registry
- Cadastral Plan Sample
- CmTent Zoning Plan Sample

**Price Survey Report**

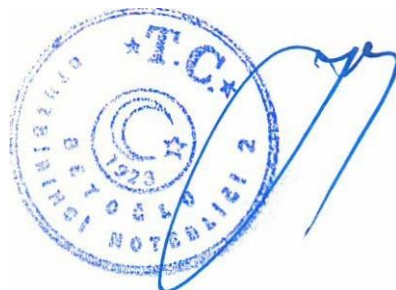
Annex of 13.08.2014 dated 0076 numbered Report.

**Peer No 1: Ankara Gayrimenkul/ Real Estate Company (0312 467 77 35)**

The residence +commercial building permit behind the TBMM having 677 m2 size located immediate surrounding of the real property in question is for sale with 3.000.000\$ 4430\$/m2

**Current Market Values of Ankara Municipality:**

- Located in Ataturk Avenue, (5.000 TL /m2)
- Located in Kavakhdere Avenue (650 TL /m2)

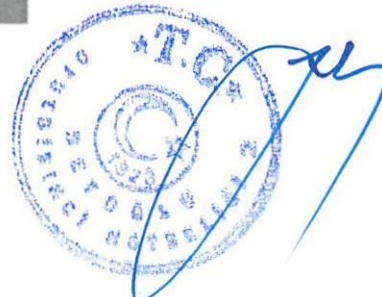
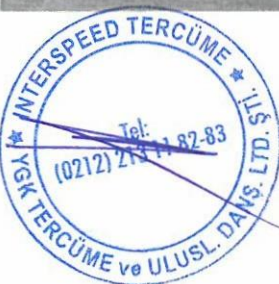




## LEJANT

~ MANIA

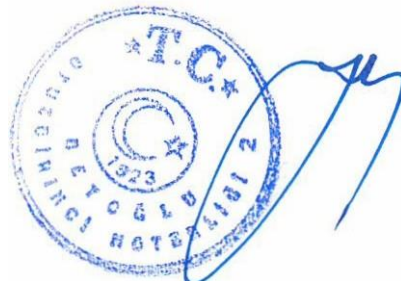
	ASKERİYE
	EĞİTİM
	KAMU
	KONUT
	ALTYAPI
	ORMAN SINIRI
	SAĞLIK
	SOSYO-KÜLTÜREL TESİS(SK)
	TİCARET
	YEŞİL
	MAHALLE SINIR
	SİT ALAN
	KADASTRO
	GÖL







E.A. HAYAT



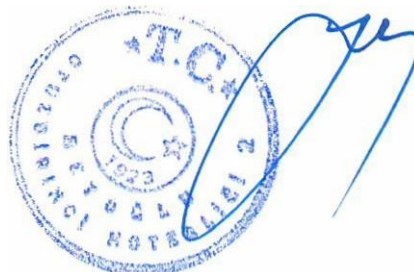
<b>Reported By:</b>	<b>Date/Hour</b>	<b>Application No:</b>	<b>Receipt No:</b>	<b>Amount</b>
TKGM Portal	11.08.2014 17:45:36	2014-64007	20140811-1235-F03444	15.00TL
<b>Land Registry Records of Real Property</b>				
Type of Ground:	Main Real Property	Locality:		
Ground No:	47676	Volume/Page No:	1/98	
Province/District	Ankara/Cankaya	Block/Parcel:	1300/ I I	
Name of Institution	Cankaya	Surface Area:	7040.00000	
Quarter/Village Name:	Remzi Oguz Ank Qualler	Qualification of the Main Real Property:	Vineyard	

/B/i	Explanations	Owner/Beneficiary	Date-Journal No:
Representation	1790 1112 of the real property in question shall be allocated for the road constructions pursuant to 56100 numbered zoning/development plan;		-0
Representation	460 m2 of the real property in question shall be allocated for the road constructions according to 25270 numbered plan;		-0
Representation	1350 m2 of the real property in question shall be allocated for the road constructions pursuant to 32900 numbered zoning/development plan (29/07/ 1972),		-0
Representation	2440 m2 of the real property in question shall be allocated for the road constructions pursuant to 68610 numbered zoning/development plan (by 21103/1977 dated and 2710 journal entry number)		21.03.1977-2710

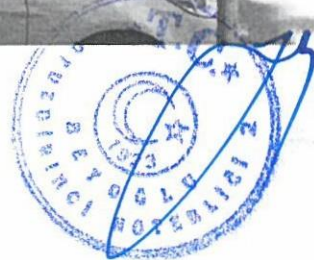
<b>Ownership Information</b>			
Owner	Share/Denominator	Reason of Acquisition-Date-Journal No:	
Greece Embassy	1/1	Donation- 27.07.1939-959	
S/B/i	Explanations	Owner/Beneficiary	Date-Journal No:
Annotation	Limited according to the Law on Municipal Revenues		06.05.2014- 23592

Report Date/Hour: 12.08.2014 / 09:29

### Pictures of External Facades of the Real Property

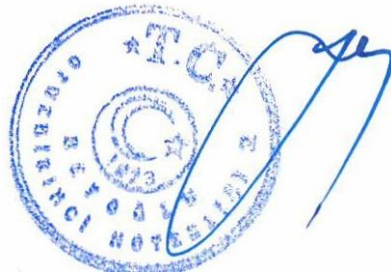




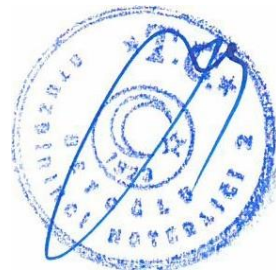
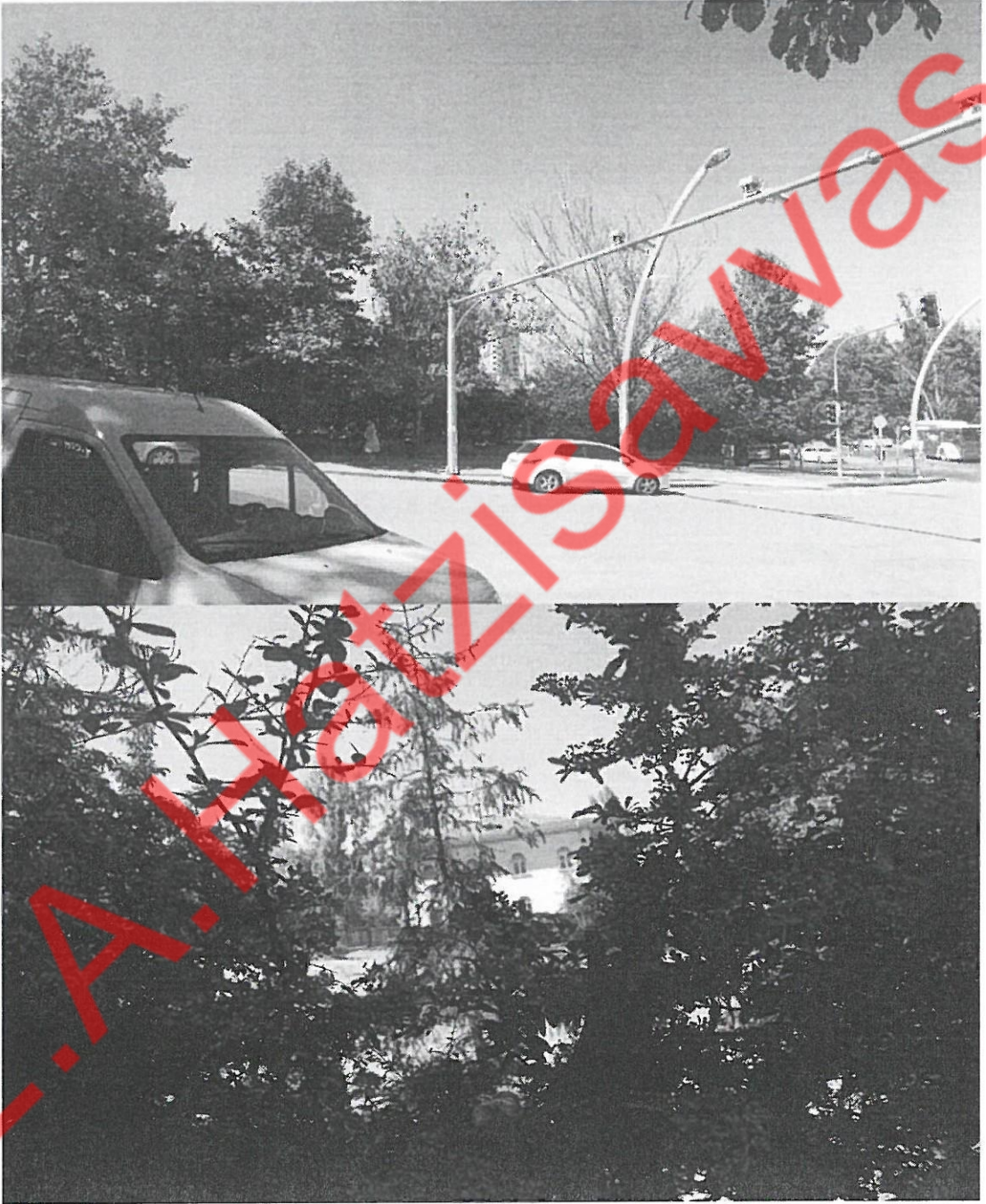




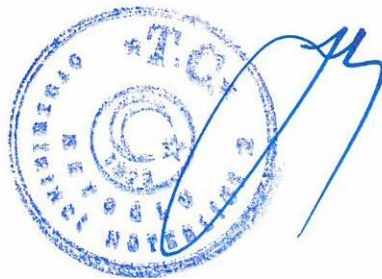
E.A. HATIZİSİZ OLMASI



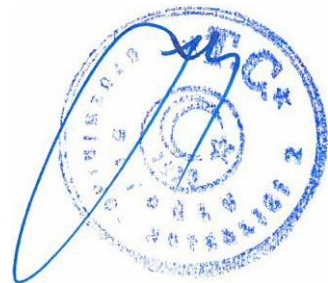
















İşbu..... f)st \J.( .....  
 Tercümenin.Va:),1:....  
 -8.S9... ..uygun olarak  
 taraftmdan terceme edildi'in1  
 beyan edenm

İşbu.....tercümenin.....aslına  
 uygun olarak yeminli çevirmen.....  
 tarafından terceme edilmiş olduğu onaylanır.  
 Seygü... ..Noterliği





1229406



**ADIM**

Gayrimenkul & Değerleme A.S.

XXXXXXXXXXXXXXXX

18 ADA 1 PARSEL

ANKARA İLİ ,CANKAYA İLÇESİ REMZİ OĞUZ ARIK MAHALLESİ  
1300 ADA 11 PARSEL

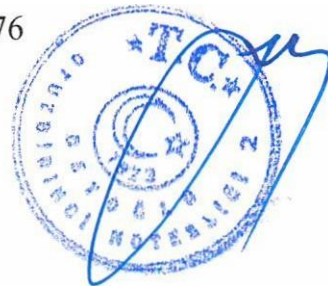
CANKAYA/ANKARA

**EKSPERTİZ RAPORU**

AGUSTOS 2014

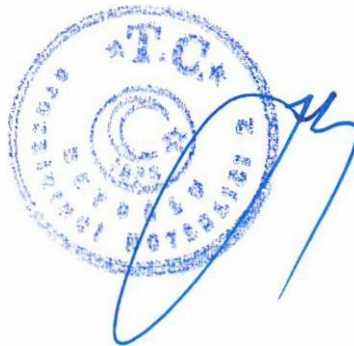


RAPOR NO: 2014 / 0076



## 1- İNDEKİLER

1. İvindekiler -----
2. Rapor Tamtun Sayfası -----
3. Gayrimenkulün Tapu Kayıt Bilgileri-----
4. Gayrimenkulün Tapu Tetkiki-----
5. Uygunluk Beyanı
6. Genel Varsayım ve Kısıtlayıcı Koşullar
7. Gayrimenkulün Yeri, Konumu, Çevre ve Mahal Özellikleri-----
8. Bölge Analizi
9. İmar Durumu-----
10. Gayrimenkulün Değerine Etken Faktörler-----
11. Mevcut Ekonomik Koşullar ve Satılabilirliği -----
12. Değerlemede Kullanılan Yöntemler
13. Değerleme -----
14. Sonuç-----
15. Ekler-----



**2- Rapor Tamtim Sayfas1****Ekspertizi Talep Eden** :XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX**Talep Yaz1s1** : 12/08/2014 tarihli ekspertiz talebiniz.**Gayrimenkuliin Adresi** : Remzi Oguz Ank Mahallesi, Kavakhdere Sok 1300  
Ada II Parse!,CANKAYA /ANKARA**Ekspertiz Tarihi** :12/08/2014**Ekspertizin Konusu** :Mtilkiyeti Yunanistan Sefaretine'e ait Ankara iii,  
<;ankaya il9esi, Remzi Oguz Ank Mahallesi i9inde  
yer alan I adet tammazm degerlemesi**UAVT****Rapor Tarihi** :13/08/2014

Ekspertizi istenilen gayrimenkul 12/08/2014 tarihind e <;ankaya Kadastro  
Mtidirtliginde temin edilen kadastro plan ornegi esas almarak yer tespiti yap1lm1  
ve gortilmittir.

Aag1da tapu kay1tlan verilen ve krokide gosterilen yerlerin gayrimenkullerin  
mahalli oldugu tespit edilerek degerlendirmeye esas almm1, inceleme ve aratmna  
yap1larak rapor tanzim edilmitir.

0 i bu degerleme raporu, SPK ve BDDK Mevzuat1 kapsammda ilemlerde

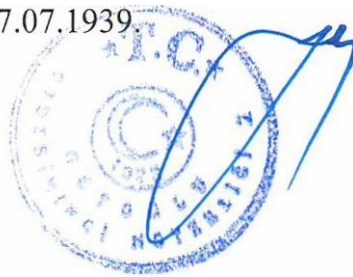
kullanilamaz



**3-Gayrimenkulün Tapu Kayıt Bilgileri**

İli : Ankara  
İlçesi : \:ankaya  
Kayıt  
Mahalle : Remzi Oğuz Ank  
Pafta No  
Ada No 1300  
Parcel No 11  
Ana Ta. Vasfı Bag  
Yatırım Tümü 7040 m<sup>2</sup>  
Bag. Balm. Nit.  
Blok No  
Kat No  
Bagın Sız Balm No  
Arsa Payı  
Hissesi : 111.  
Cilt No : 1  
Sayfa No 98  
Yevmiye No 959  
Sahibi : Yunan Sefareti

Tapu Tarihi : 27.07.1939.





#### 4- Gayrimenkulün Tapu Tetkiki

\* Ankara ili, Ankara ilçe; Tapu Sicil Müdürlüğü'nde, 12.08.2014 tarihi saat: 09.29 itibarıyla yapılan aramada, rapora konu tammaz lizerinde ;

##### **Beyanlar Hanesinde;**

- 0 1790 m2 lik k1s1m 56100 say111 imar planı ile yola gidecektir.
- 0 25750 nolu plana göre 460 m2 yola gitmektedir.
- 0 32900 nolu imar planına göre 1350 m2 yola gidecektir. (29/07/1972)
- 0 2440 m2 lik k1sm1 68610 say1h imar planına göre yola gidecektir. (21/03/1977 tarih 2710 yevmiye no ile)

##### **erhler Hanesinde;**

- 0 Belediye Gelirleri Kanununa göre k1s1thd1r. (06.05.2014 tarih 23592 yevmiye no ile)

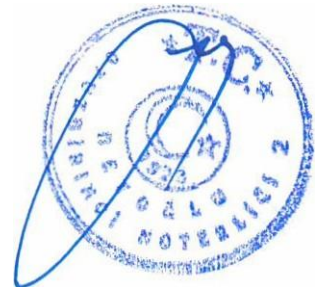
##### **S.Uygunluk Beyanı**

Raporda yer alan görü ve sonuçlar, sadece belirtilen varsayımlar ve koşullarla sınırlıdır. Tımtı kişisel, tarafsız ve onyargısız olarak yapılmış bir sonucudur.

D Şirketimizin değerlendirme konusunu oluşturan tesis ve mülklere ilişkin genel veya geleceğe yönelik hiçbir ilgisi yoktur. Bu işin içindeki taraflara karşı herhangi bir yükümlülük ya da onyargısız bulunmamaktadır.

0 Verdiğimiz hizmet, herhangi bir tarafın amacı lehine sonuçlanacak bir yöne veya önceden saptanmış olan bir değere; özel koul olarak belirlenen bir sonuca ulaşmaya ya da sonraki bir olayın oluşmasına bağ değildir.

0 Şirketimiz değerlemeyi ahHiki kural ve performans standartlarına göre gerçekleştirmektedir



## 6.Genel Varsayımlar ve Kısıtlayıcı Koşullar

Sirketimiz, degerleme raporu tarihinden sonra gayrimenkulde meydana gelebilecek fiziksel deęişikliklerin ve ekonomide yařanabilecek olumlu ya da olumsuz geliřmelerin raporda belirtilen fikir ve sonuc;lan etkilemesinden ottirti sorumluluk tařımaz.

0 Raporda aksi beyan edilmedik;e mtilk tizerinde yer alan ipotek, haciz, hak ve kısıtlayıcı řerhler, degerlemede dikkate almamıştır.

0 Resmi dairelerde gayrimenkulün arařtırmasma yönelik olarak yapılan temaslarda bazı bilgiler belgeye dayalı olmak üzere elde edilebilmektedir. Bu bilgiler yetkililerin beyanlarına dayalı olduğu ve yazılı bir dokümanla desteklenmediğinin ilgili resmi kuruluşun sonraki beyanlarında farklılıklar söz konusu olabilir.

0 Mülkün takdir edilen degerde deęişikliğe yol açabilecek zemin altı (radyoaktivite, kirlilik, depremsellik vb.) veya yapısal sorunları içermeyen varsayılmıştır. Bu hususlar, zeminde ve binada yapılacak alestsel gözlemler ve statik hesaplamaların yanı sıra uygulama projelerindeki incelemeler sonucu açıklık kazanabilecek olup uzmanhımlı dıřmadır. Bu tür mühendislik ve etüt gerektiren koşullar veya bunların tespiti için hiçbir sorumluluk almaz.

## 7.Gayrimenkulün Yeri, Konumu ve Çevre Özellikleri

Rapora konu taşınmaz, Ankara ili, Ankara ilçesi, Remzi Oğuz Ankar Mahallesi tizerinde konumlu 1300 ada 11 parsel numaralı 1 adet Arsa'dır.

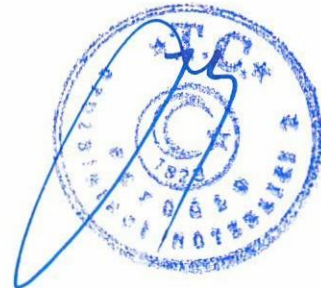
Rapora konu taşınmaz; İsmet İnönü Caddesi yolu üzerinde Eskişehir – Ankara istikametine doğru ilerlerken, Enerji ve Tabii Kaynaklar Bakanlığı'ndan sonra yaklaşık 2 km sonra Akay kavşagına varılır. Akay kavşagından sağ tarafa doğru sapılır ve giney istikametine doğru Atatürk bulvarında ilerlenir, Bulvardan yaklaşık 1.2 km ilerlendikten sonra kugulu alt geçit'ine varılır. Geçit'in üstünden 120 m ilerlenir ve yol aynı anda sağ kolda köşe başında yer almaktadır. Karayolu ile ulaşılmaktadır.

Söz konusu taşınmaz; Fransa Büyükelçiliği'ne yaklaşık 270 m., Ankara Hilton Hotel' e yaklaşık 400 m., Sheraton Otel' e yaklaşık 600 m., T bitak'a yaklaşık 400 m., Polonya Büyükelçiliği'ne yaklaşık 1300 m., Jhesafoiz@t1rlar





Kroki:

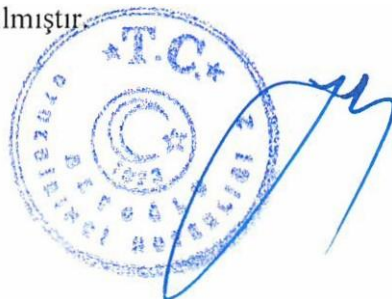




## 8. Bolge Analizi:

Rapora konu tanunaz, Ankara ili, Ankara ilçesi, Remzi Oguz Ank Mahallesi ilzerinde konumlu 1300 ada 11 parsel numaralı I adet Arsa'dır.

Ankara, Türkiye'nin başkenti Ankara'nın da başkenti olduğu ildir. Coğrafi olarak Türkiye'nin merkezine yakın bir konumda bulunur ve Batı Karadeniz Bölgesi'nde kalan kuzey kesimleri hariç, büyük bölümü İç Anadolu Bölgesi'nde yer alır. Yüzölçümü bakımından Türkiye'nin ikinci en kalabalık ilidir. Bolu, Ankara, Kırşehir, Aksaray, Konya, Eskişehir illeri ile eşitlidir. Ankara'nın başkenti ilan edilmesinin ardından şehir hızla gelişmiş ve buna paralel olarak Türkiye'nin ikinci en kalabalık iline olmuştur. Türkiye Cumhuriyeti'nin ilk yıllarında ekonomisi tarım ve hayvancılığa dayanan ilin topraklarının yalnızca tarım amaçlı kullanılmamasına rağmen, nüfusunun sadece %3'ü köylerde, %70'i ise il merkezinde yaşar. Ekonomik etkinlik bakımından ticaret ve sanayiye dayalıdır, tarım ve hayvancılığın ağırlığı ise giderek azalmaktadır. Ankara ve civarındaki gerek kamu sektörüne gerek özel sektöre yatırımın, başka illerden bakıldığında bir nüfus başına düşen miktarı düşüktür. Cumhuriyetin kuruluşundan itibaren il nüfusunun iki katına hızla artmıştır. Nüfusun yaklaşık dörtte üçü hizmet sektörü olarak tanımlanabilecek memuriyet, ulaşım-haberleşme ve ticaret benzeri işlerde, dörtte biri sanayide, %2'si ise tarım alanında çalışır. Sanayi, özellikle tekstil, gıda ve inşaat sektörlerinde yoğunlaşmıştır. Gelişimi bakımından ise en çok savunma, metal ve motor sektörlerinde yatırım yapılmaktadır. Türkiye'nin en çok sayıda üniversiteye sahip il olan Ankara'da ayrıca, üniversite diploması kadar ilköğretim ortalaması da iki katındadır. Bu eğitimli nüfus, teknoloji ağırlıklı yatırımların gereksinim duyduğu işleri oluşturur. İlin ulaşım altyapısı başkenti eksenlidir; buradan otoyollar, demiryolu ve hava yoluyla Türkiye'nin diğer şehirlerine ulaşılmaktadır. Ankara ilin sahası tarih öncesi dönemden itibaren pek çok medeniyeti barındırmıştır. Hititler, Frigyalılar, Lidyalılar, Persler, Galatlar, Romalılar, Bizanslılar, Selçuklular, Osmanlılar ve nihayet Türkiye Cumhuriyeti, ilin toprakları üzerinde kontrolü altında tutmuştur. Tekosağların ve Türkiye Cumhuriyeti'nin başkenti olan Ankara Şehri ve Frigyalıların başkenti Gordion, ilin sınırları içinde yer alır. Yıldırım Bayezid'in Timurlenk'e yenik düşmesi Ankara Muharebesi olarak da bilinen ve Kurtuluş Savaşı'nın dönüm noktası olan Sakarya Muharebesi Polatlı yakınlarında yapılmıştır.



<ankaya, Ti.irkiye Cumhuriyeti'nin ic: Anadolu Btilgesi'nde, Ankara ili'ne bagh bir il9edir. Ankara ilinin orta kesiminde bulunan il9e, Ankara'nın ba\$Kent olmas1 ile birlikte Ti.irkiye'nin ynetim merkezi durumuna gelmi\$tir. Yerleik ni.ifusu 914.501 ki\$isi olan <ankaya, Ti.irkiye'nin en kalabalik il9elerinden biridir ve pek 9ok ilden daha kalabaliktir. Gi.in ic:inde ni.ifusu iki milyona kadar 9ikabilmektedir. 102 lise ve on i.iniversitesi ile ilc:etinimli bir egitim kentidir. ilc:ede karasal iklim hi.iki.im siirmektedir. K1lan soguk ve kar yag1\$1I, yazlan steak ve kuraktir. Kt\$lan kuru bir ayaz gtiri.ili.ir. ilkbahar mevsiminde kirkikindi olarak adland1nlan yi.kselim yag1\$lan di.i\$er. ic: Anadolu Btilgesi Ti.irkiye'nin en az yag1\$ alan btilgesi oldugu ic:in ilc:ede ytlm i.ic:te biri gi.ine\$li ge<;er. Ankara it merkezi'nin yillik yag1\$ ortalamas1 404,5 milimetredir. En c:ok yag1 51,8 mm ile may1s aynda di.i\$erken, en az yag1\$ 14,4 mm ile agustos aynda di.i\$er. Ankara ilinin en yi.iksek ni.ifusa sahip ikinci ils;esi olan <ankaya'nın ni.ifusu 2010 say11nlarda gore 797.109 ki\$idir. ils:eynca Ti.irkiye'nin de en bi.yi.ik ikinci il9esidir. 2000 ni.ifus say1mmda 758,490 olan ni.ifus 10 yilda yakla\$tk 40,000 ki\$isi artm1\$1tr. Sekiz yi.iz bine yakla\$an ni.ifusun 384.685'i erkek; 412.424'0 kadmd1r. Ni.ifusun tamam1 kentte ya\$ar. 1936 yilmda Ankara'nın merkez il9esi olan <ankaya, 1983 ytlmda <ankaya, Altmdag, Yenimahalle, Mamak ve Ke9itiren olmak i.izere be\$il9eye btli.inmi.i\$ti.ir

### 9-imar Durumu

Cankaya Belediye' sinden alman bilgilere g9re; "**KAMU ALANINDA KALMAKTADIR**".  
0 Bu parse) **Dogal Sit Alan** i9inde kald1gmdan yap1lacak her tirtli uygulama i9in Ktiltir ve Tabiat Varhklan Koruma Kurulunun gorUti almacttr.

0 Parselin cephe hattl yollardan 10.00 m geride olup inaat nizam1 ve diger hususlar tek lif projeye gore belirlenecektir.

0 2440 M2 lik k1sm1 68610 saydt imar planma gore yola gidecektir.

### **Parselin Fiziksel Ozellikleri**

Parselin ytiz6l9timli 7.040,00 m<sup>2</sup> dir.

0 Parse! Btiyiik El9iliklerin bulundugu bolgede yer almacttr.

0 Parse! dtiz bir topografik yap1ya sahip olup; geometrik a91dan dikdortgen bi9imindedir.

0 Parselin, 2440 m2 lik k1sm1 yola terki mevcuttur.

0 Parselin, 9evresi bah9e duvanyla 9evrilidir.

0 Parse! Uzerinde yapdamay1 engelleyici herhangi bir unsur sozkonusu degildir.

0 Parse! il9e yerleik alan smirlan i9erisinde konumlu oldugundan, parselde altyapt mevcuttur.



## 10-Gayrimenkulün Değerine Etken Faktörler

- Merkezi konumda olması ve bulvar cephesi olması
- Uzunluk kolay olması
- Kavaklıdere caddesi ile Atatürk Bulvarında Kugulu-1 alt geçidinin kesitiği ana yol üzerinde konumlandırılmıştır,
- Ticari getirisi yüksek olan ana arter üzerinde konumlu olması,
- **Gayrimenkulün ve Bölgenin Olumsuz Özellikleri ve Risk Yaratacak Unsurlar:**
- Herhangi bir unsur mevcut değildir.
- **Gayrimenkulün Değerini Etkileyen Teknik, İmar ve Yasal Kısıtlamalar:**
- Doğal sit alanında kalmaması,
- İmar planında Kamu lejantında yer alması.
- **Gayrimenkulün Değerini Etkileyen Diğer Unsurlar: Cezalar, borçlar vb:**
- Herhangi bir unsur mevcut değildir.

## 11-Mevcut Ekonomik Koşullar ve Satış Kapiliyeti

Değerleme konusu taşınmaz satılabilir niteliktedir.

## 12.Değerleme İleminde Kullanılan Yöntemler

Taşınmazların satış (pazar) değerleri, kullanılabilirlik imkânı olan yöntemlerle saptanmıştır. Değerleme prosesleri aşağıda ayrıntılı olarak verilmiştir.

### A. Emsal Karşılaştırma Yöntemi :

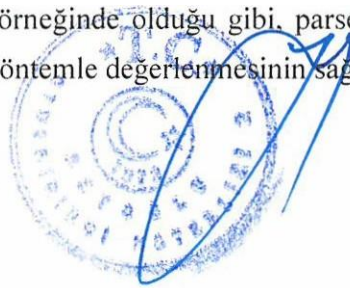
Bu yöntemde, bölgede ve değerlemeye konu taşınmazın yakınında yer alan benzeri taşınmazlar, pazara girilmiş ve yakın dönemde satılmış benzer gayrimenkullerinin satış değerleri araştırılmış ve pazar değerini etkileyebilecek kriterler çerçevesinde fiyat ayarlaması yapıldıktan sonra konu gayrimenkullerinin fiyatı belirlenmiştir.

Bulunan emsallerin konum, imar durumu (yapılanma hakkı), manzara gibi kriterler dahilinde karşılaştırılmış; güncel fiyatları; bölgedeki aktif emlakçılar ile görüşülmesi, yama ofisimizdeki mevcut bilgilerden faydalanılmıştır.

### B. Gelir Kapitalizasyonu Yöntemi:

Bu karşılaştırmalı yaklaşımda değerlemede konu taşınmazlara ait ileriki yıllardaki gelir (kira) ve harcama verileri dikkate alınarak indirgeme yöntemi ile değer tahmini yapılmaktadır.

Rapora konu taşınmaz parseller örneğinde olduğu gibi, parsellerin üzerinde herhangi bir inşaat yatırımının mevcut olması parsellerin bu yöntemle değerlendirilmesinin sağlıklı netice vermeyeceği kanaatindeyiz.



**C. ikame Maliyet Yontemi:**

Bu yontemde ta\$mmazlan n arsa ve in\$ai degeri olmak ilzere iki bile\$eni esas tutulmak sureti yle degerler ayn ayn tespit edilmede ve ta\$tmazlan degeri bu bile\$enlerin toplam1 olarak takdir edilmektedir. (Ancak bu degerler arsa ve in\$ai yatmm1ann ayn ayn satt\$tna esas olmaytp toplam degere ula\$mak i9in belirlenen fiktif bUyilk1Uklerdir.)

Rapora konu ta\$mmaz parseller orneginde oldugu gibi, parsellerin Uzerinde herhangi bir in\$ai yatmm1 mevcut olmamas1 parselleri n bu yontemle degerlenmesinin saghkli netice vermeyecegi kanaatindeyiz.

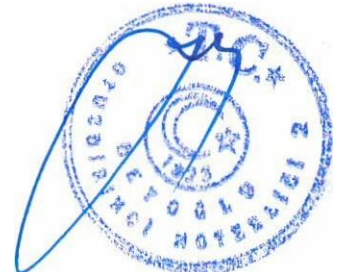
**Uzman Goriisii**

Rapor konusu parsellerin rayi9 degerinin tespitinde "**Emsal Karllatirma Yontemi**" kullanılm1\$tr. Bu yontemde, Remzi Oguz Ank mahallesi 9evresinde yer alan benzeri bO\$ parseller, pazara 91kanlm1\$ ve yakm donemde satılm1\$ benzer (arsa bazmda) gayrimenkullerin satt\$ degerleri ara\$tm1m1\$. Ancak ta\$mmazm kamu alant lejantmda kalmast ve imar durumunun olmamast goz onUne almarak fiyat belirlenmi\$ti r.

**13- Degerleme**

Bu degerleme 9ah\$masmda a\$ag1daki hususlarm ge9erlili9i varsayılmaktadır:

- Ahc1 ve sat1c1 makul ve mant1kh harekt etmektedir.
- Taraflar gayrimenkul ile ilgili her konuda tam bilgi sahibidirler ve kendilerine azami fayda saglayacak \$ekilde hareket etmektedirler.
- Gayrimenkuli.in satI\$I i9in makul bir stire tanmm1\$tr.
- Odeme nakit veya benzeri ara9larla pe\$in olarak yapılmaktadır.
- Gayrimenkul ahm sat1m i\$lemi slrasmda gerekebilecek finansman piyasa faiz oram tizerinden ger9ekle\$tirilmektedir.





## 14-Sonuc

Rapor ieriginde ozellikleri belirtilen degerlemeye konu ta\$lnrnazlann yerinde yapılan incelemesinde lokasyonuna, ytizol9timti biiyiikltigtine, fiziksel ve topografik ozelliklerine ve prezantasyon durumuna gore giintimiz ekonomik ko\$ullan itibariyle piyasa degeri iin,

$$4.600 \text{ m}^2 \times 1.435 \text{,- TL/m}^2 = -6.600.000 \text{,- TL}$$

6.600.000,- TL (Alt 1 milyonalt 1yilzbin Turk Liras 1) kly met tahmin ve takdir edilmi \$tir.

$$(6.600.000 \text{,- TL} + 2,1351 \text{ TL/USD} (*) \text{ } 0 \text{ } 3.091.334 \text{,- USD})$$

$$(6.600.000 \text{,- TL} + 2,8660 \text{ TL/Euro} (*) \text{ } 0 \text{ } 2.302.861 \text{,- Euro})$$

(\*) Rapor tarihi itibariyle 1,-Euro = 2,8660 TL; 1,- USD = 2,1351 TL'dir.

Euro ve USD bazmdaki degerler, yalmzca bilgi iin verilmitir.

Durumu ve kanaatimizi ifade eden ekspertiz raporunu bilgilerinize sayg1 ile sunanz.

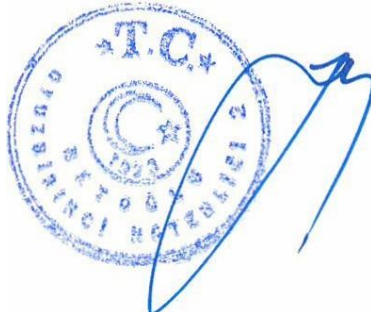
Yal9m TDRK  
Degerleme Uzmam

Dogan OZAYDIN  
Sorumlu Degerleme Uzmam

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**15.Ekler:**

- Resimler
- Fiyat Aratmna Raporu
  - Tapu Takyidat yazısl
  - Kadastro Plan 6rneđi
  - Hali hazır imar plam 6rneđi

**Fiyat Aratırma Raporu**

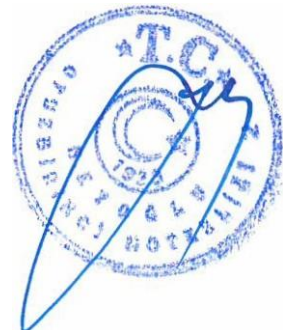
13/08/2014 Tarih 0076 Nolu rapor ekidir.

**Emsal 1: Ankira Gayrimenkul :0 312 467 77 35**

Taşmızm bulunduđu bolgede TBMM arkas1 Konut+Ticari imarlı 677 m2 arsa  
3.000.000\$ 4430\$/m2.

**(::ANKAYA BELEDİYESİ RAYİ<; BEDELLERİ;**

- Atatürk caddesinde konumlu, (5.000 TL/m<sup>3</sup>)
- Kavakdere caddesinde konumlu, (650 TL/m<sup>2</sup>)





## LEJANT

	MANİA
	ASKERİYE
	EĞİTİM
	KAMU
	KONUT
	ALTYAPI
	ORMAN SINIRI
	SAĞLIK
	SOSYO-KÜLTÜREL TESİS(SK)
	TİCARET
	YEŞİL
	MAHALLE SINIR
	SİT ALAN
	KADASTRO
	GÖL





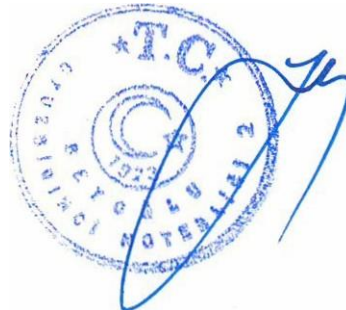


E.A. Hava

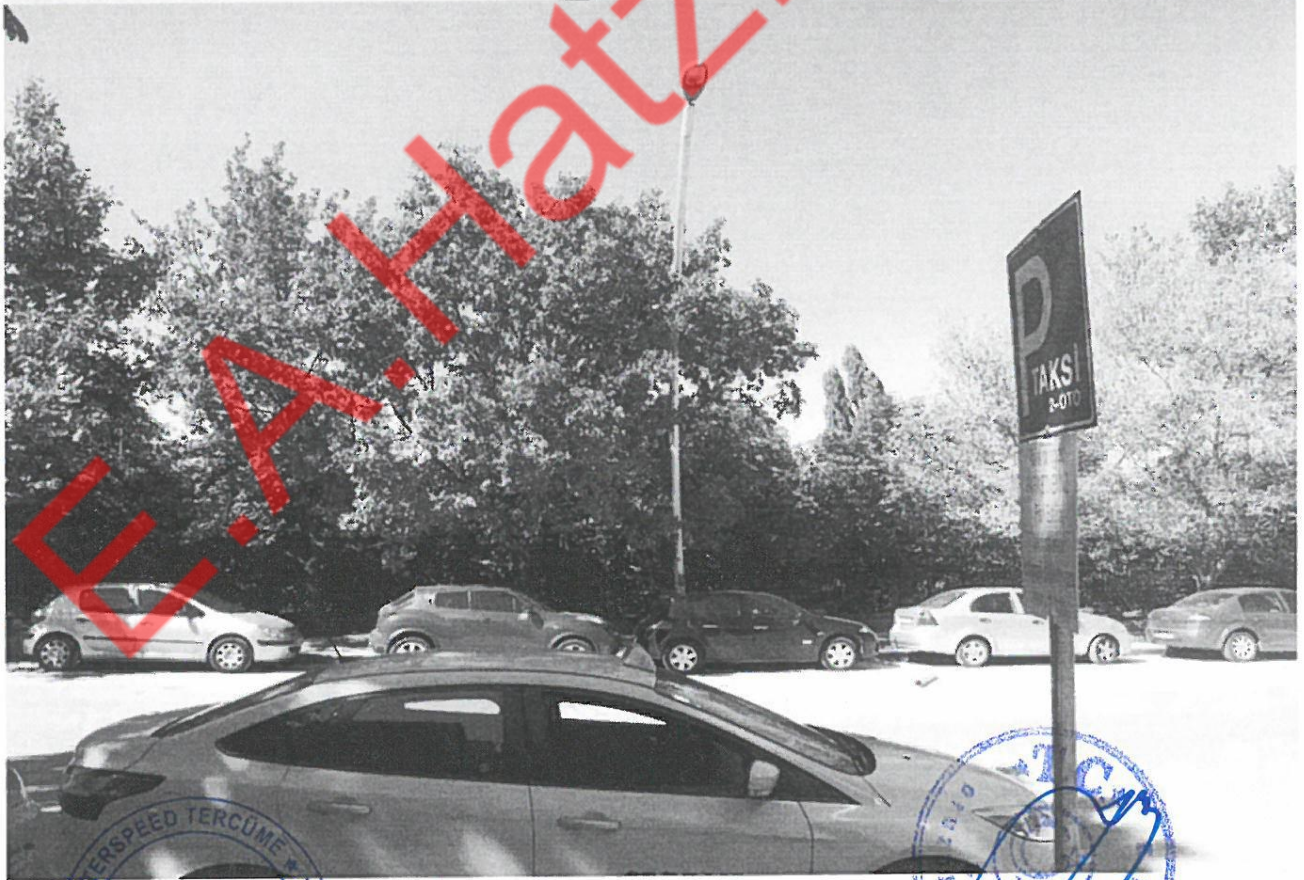


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&.van	32900 NOLU IMAR P AN 4 GORE 130M2 YOI.A GÖECEKTIR. 29'7/1972		- 0	
&yan	2440M2LKKJ.S'M686'0SAYIUMRPI.At-NA GORE YOIA GÖECEKTIR. 21.WIQ77 Y 2710		2100.1977 - 271)	
<b>MULKIYET BİLGİLERİ</b>				
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Rapor Tar\* /Saab : 12\*S.2-014 / 0929

**TASINMAZIN DİS RESİMLERİ**

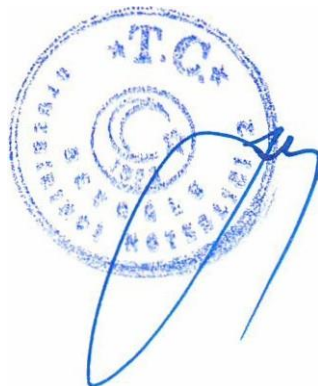




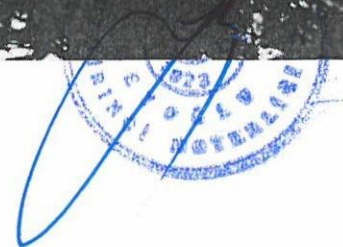
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YGK TERCÜME ve ULUSL. DAVS. LTD. Ş. TİC. A.Ş.

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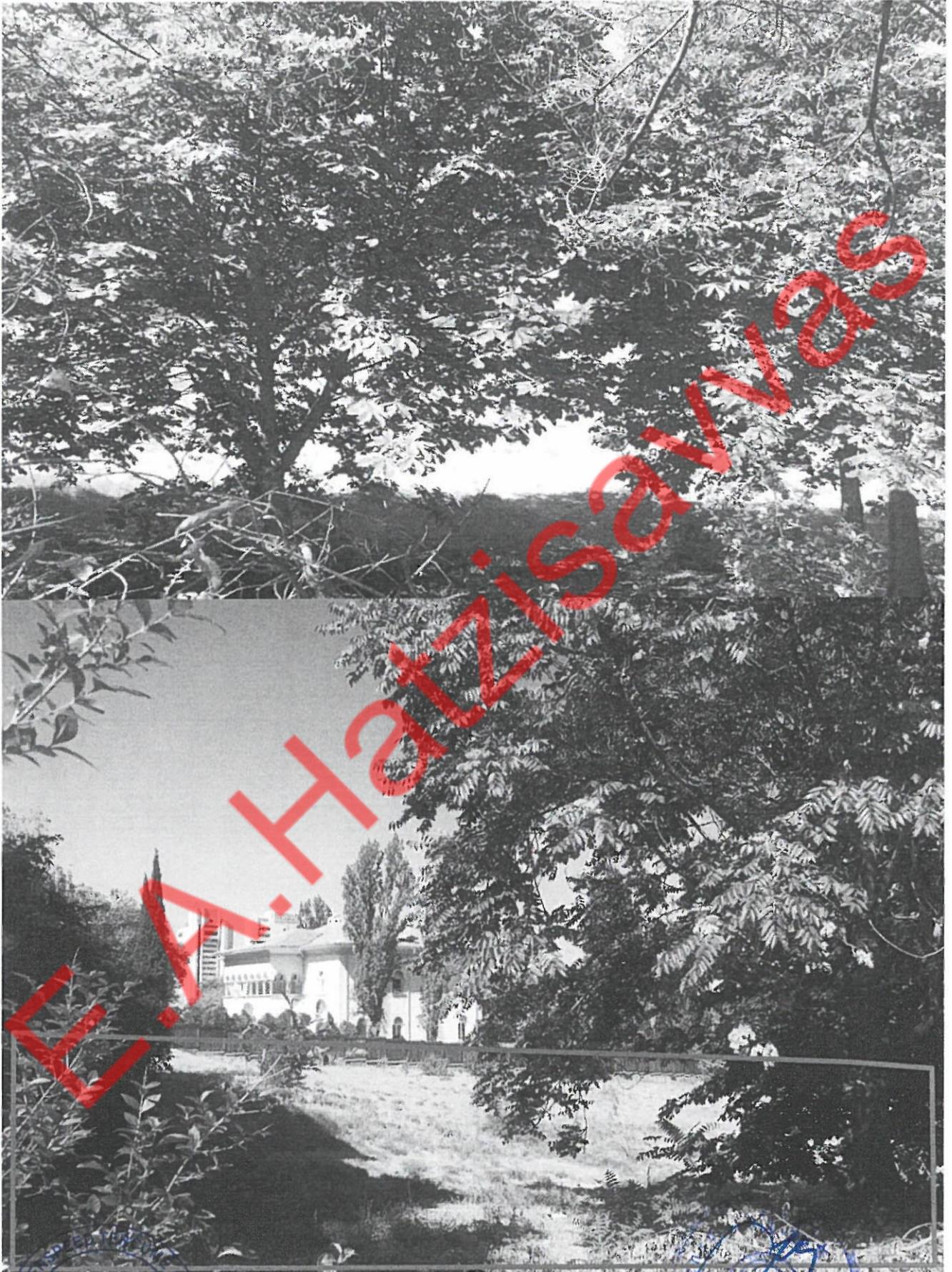




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NOTERLİK 2



