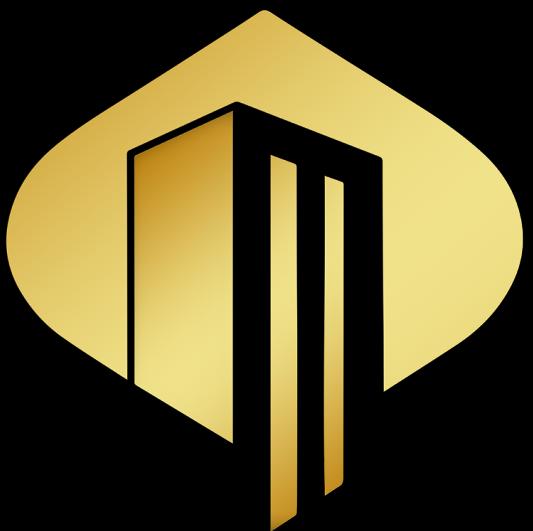




BATI SEHIR



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CONSTRUCTION COMPANY





The beauty of Istanbul

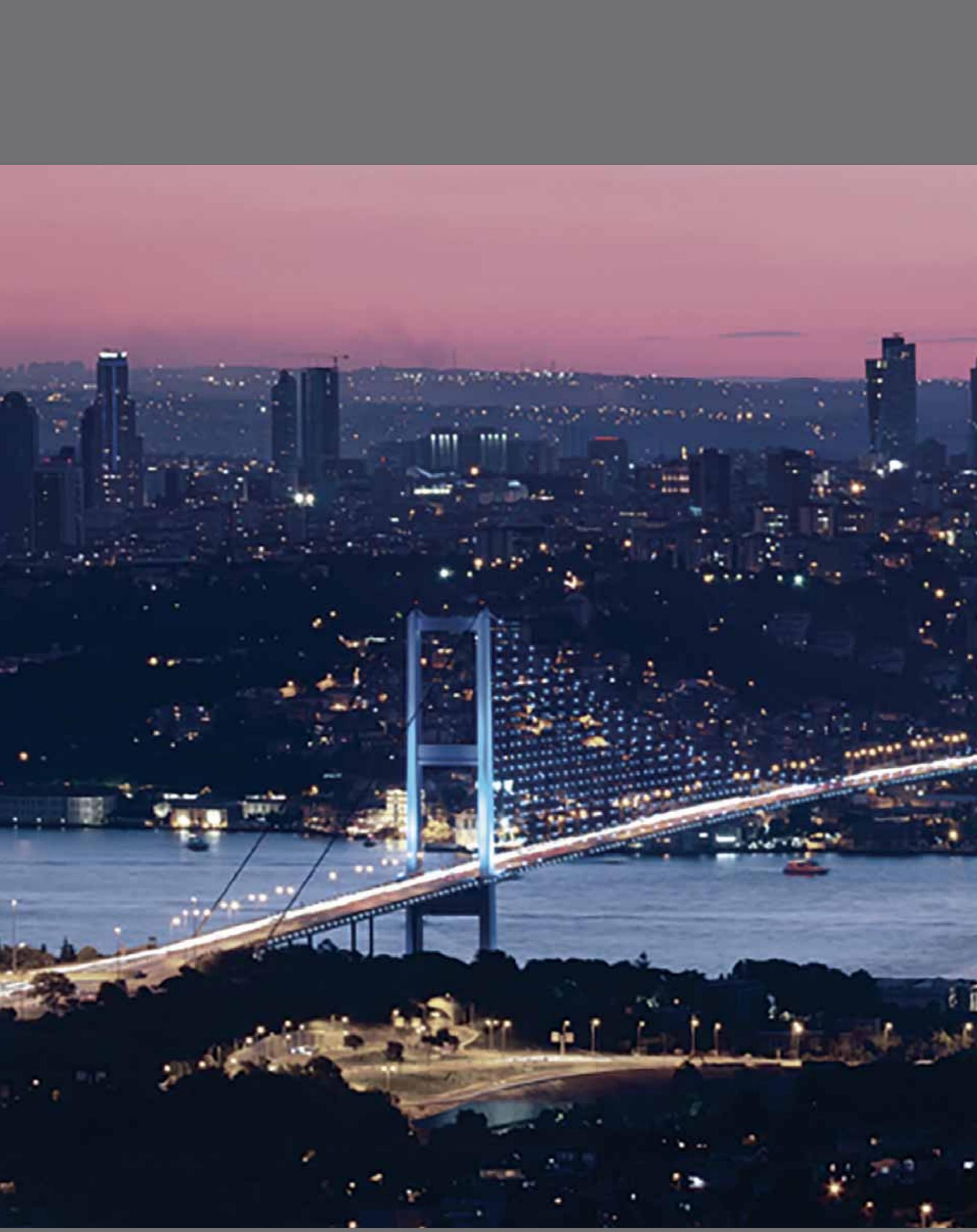
ul invites you to Batişehir





A photograph of a modern city skyline at sunset. The sky is a gradient of orange, yellow, and blue. In the foreground, several skyscrapers are visible, their facades illuminated with warm yellow and orange lights. The buildings have unique, curved, and angular designs. The overall atmosphere is futuristic and vibrant.

BATI SEHİR

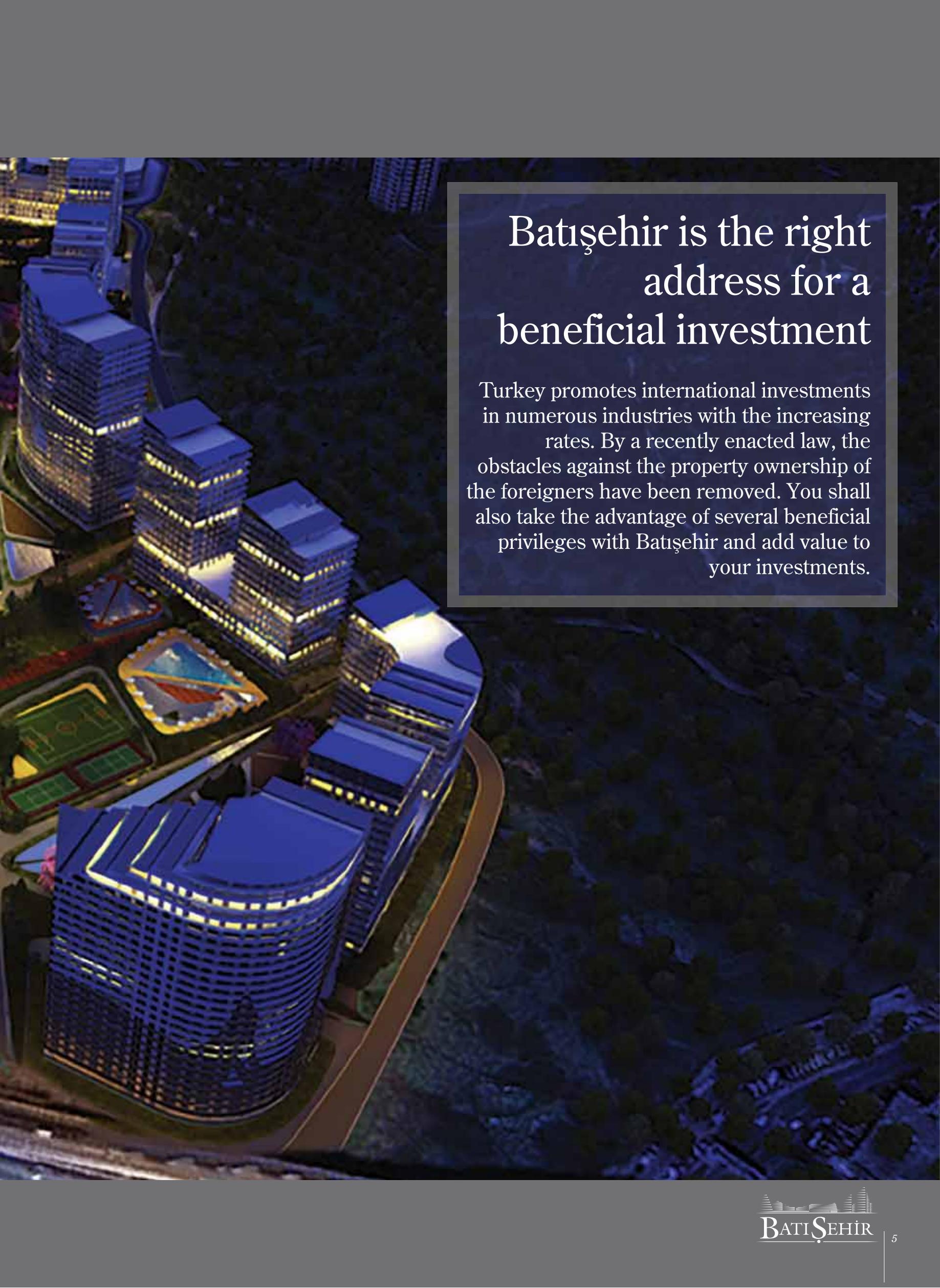


A World City including unique historical prosperity: Istanbul

Istanbul, including thousands of years history, as the city of Turkey that is signified in between the most promising countries, is the only city of the World founded on two continents. Batışehir provides a very beneficial investment opportunity for the ones disposed to invest in this special city.

Promoting the foreign investment, Turkey has become one of the favorite countries by international investors through removing the obstacles against the real estate purchase of foreigners.

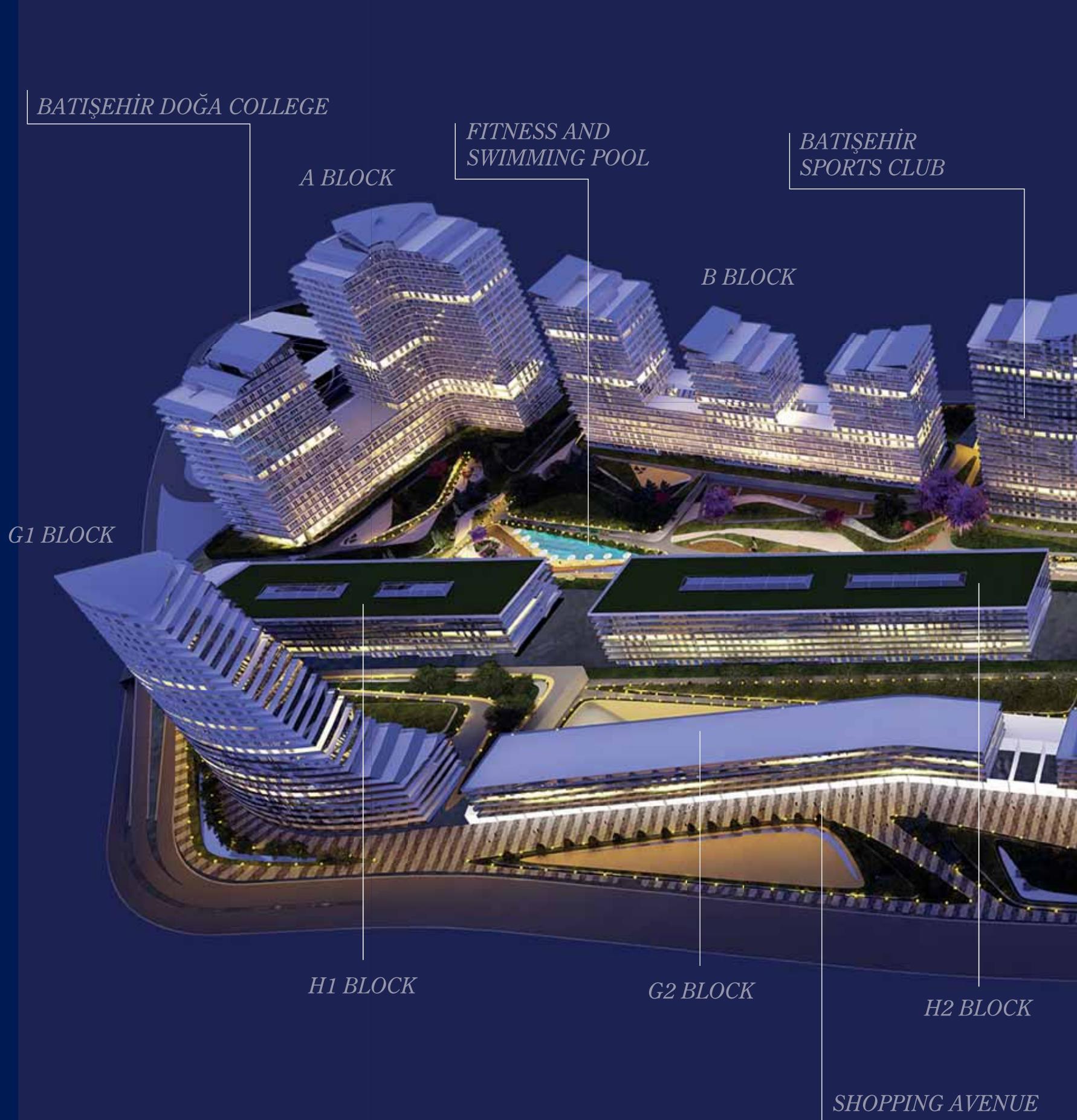




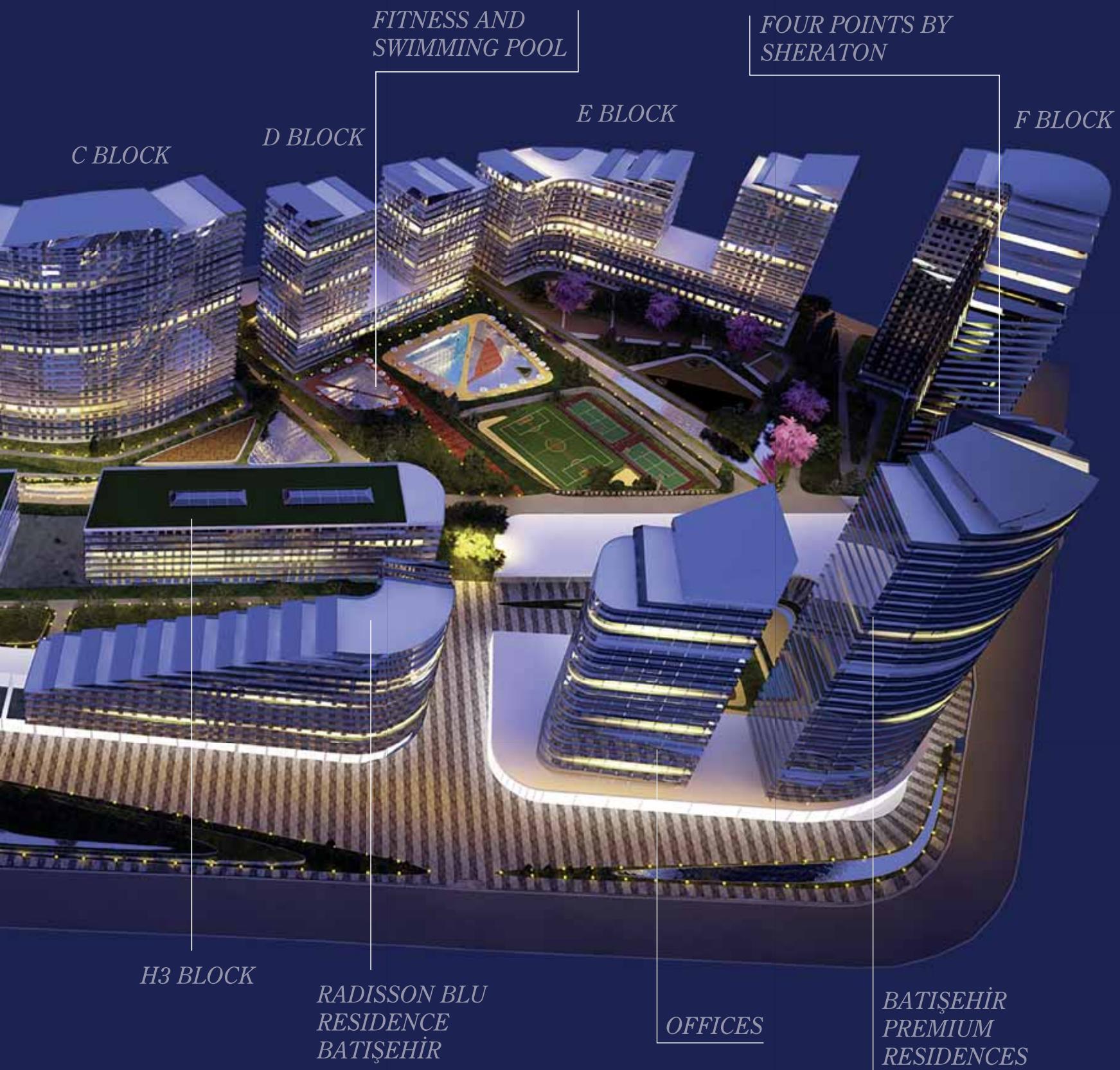
Başşehir is the right address for a beneficial investment

Turkey promotes international investments in numerous industries with the increasing rates. By a recently enacted law, the obstacles against the property ownership of the foreigners have been removed. You shall also take the advantage of several beneficial privileges with Başşehir and add value to your investments.

*The pleasure of finding all
your needs together...*



Başışehir is one of the greatest projects in Europe. It is simply a brand new city founded at the center of Istanbul having the venues close to each other.

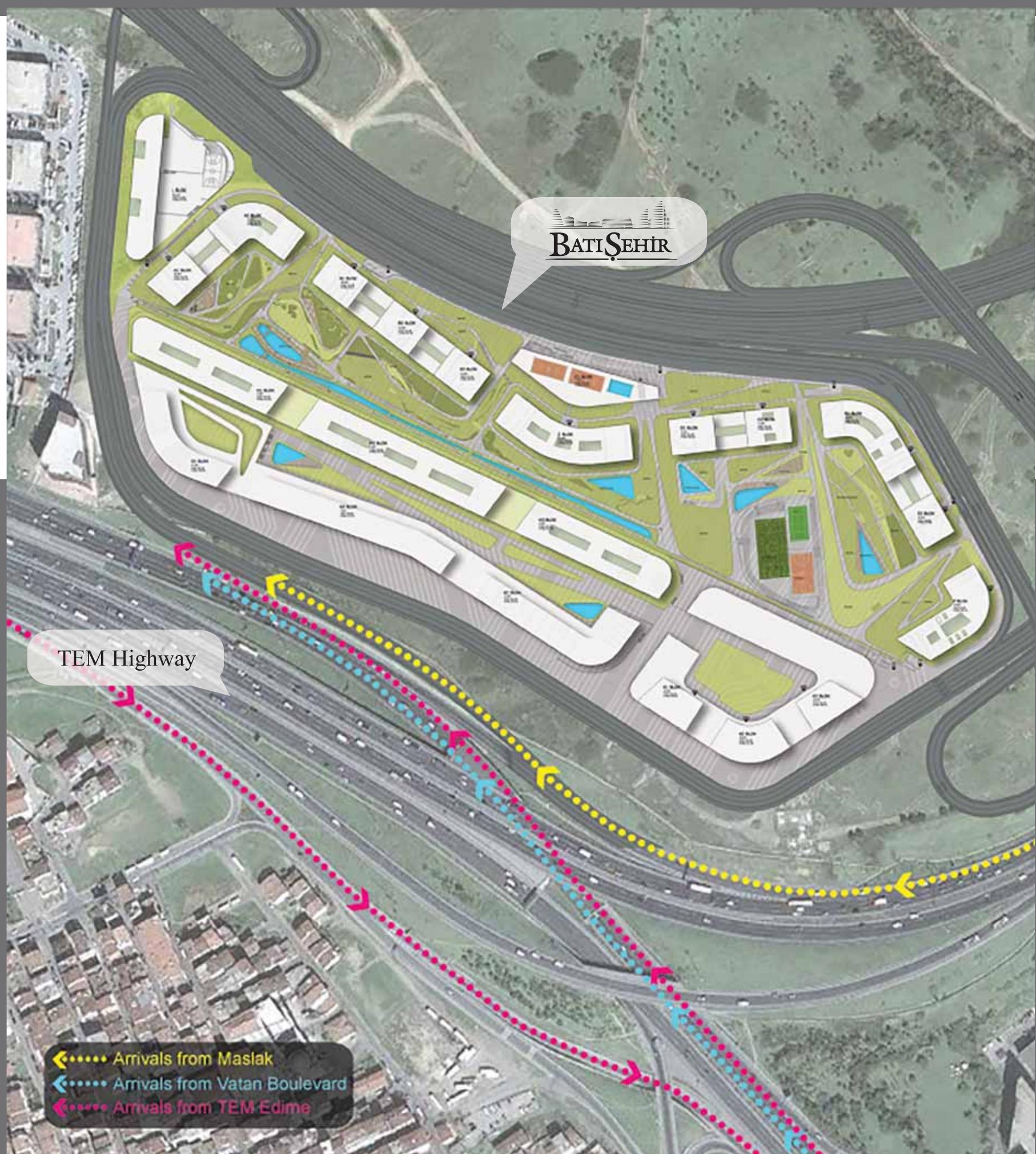


The biggest difference of Batışehir is its location at the center of Istanbul.

Located at only 10 minutes distance to Istanbul Ataturk International Airport and Maslak, as the commercial center of the City, Batışehir is being constructed in the most important crossroads of Istanbul. Furthermore, Batışehir is located near to the biggest malls of the city, historical peninsula and the media centers. By Batışehir, a brand new city is now being established at the heart of Istanbul.

By the private entrance and exit connected to the most important arterial roads of Istanbul, the transportation to every place gets easier. Losing time in the traffic jam will be history.





*There are enough spaces in the green fields of
Başışehir for all family members.*



Started in Istanbul, where you will experience four seasons in single city, Batışehir includes considerably rich green fields. You may ride bikes in the bicycle tracks of Water Park in which water meets with the green spaces or you may take a walk with your family near the ponds.

The oxygen storage of Batışehir:

Covered by the trees entirely, Batı Koru is the greenest area of Batışehir. This unique grove, where plenty of green texture is presented, will be a natural paradise for the inhabitants of Batışehir.



Great ideas for a better future...

A sustainable investment protecting future: Başışehir

- We provided open and green spaces for the inhabitants of Başışehir.
- We arranged the climate through the ecosystem formed by the pond and reflecting pools.
- We saved on the irrigation of green spaces by the preference of plants used in landscaping.
- We increased green spaces by the green roof application.
- We increased the green spaces through the minimum parking lots and reduced the air pollution to minimum.
- We added walking trails and bicycle tracks.
- We aimed to promote mass transit for the inhabitant of Başışehir due to its location and minimize the CO2 emission.
- In order to benefit the sunlight at maximum level, we designed the buildings avoiding blocking the sunlight of each other.
- We ensured the power of Başışehir in general areas to be supported by the photovoltaic panels.
- In order to contribute to the ecological circle, we planned to encourage the inhabitants of Başışehir to feed the birds in bird-houses

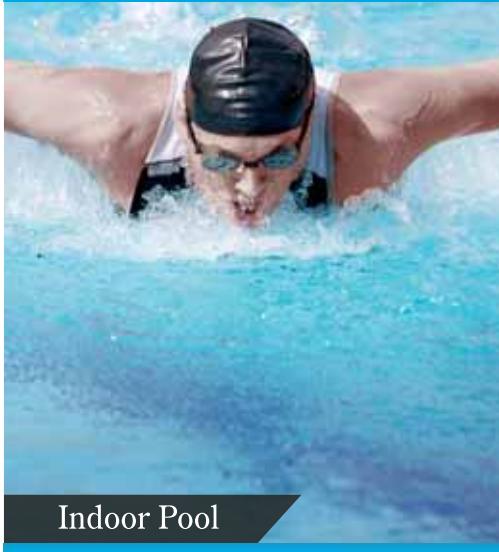


We have considered the next generations while constructing Batışehir.
We ensured the energy of Batışehir to be used in the most efficient way possible.



*A life full of sports attracts
all families to Batışehir...*

BATIŞEHİR SPORTS CLUB



Indoor Pool

SPA

Basketball

Mini Golf



The sports fields in Batışehir are the favorite venue of the families intending to let off daily stress and live healthy. In these areas including private equipment, you will find the opportunity to experience various sports branches.



Squash

Volleyball

Fitness



The inhabitants of Batışehir have unique spaces for a morning walk and resting.



Başşehir offers a life in which you will find all kinds of comfort needed by various flat types ranged between 1+0 and 4+1.



The biggest shopping malls of Istanbul and Batışehir Shopping Avenue are only one step far away in Batışehir.

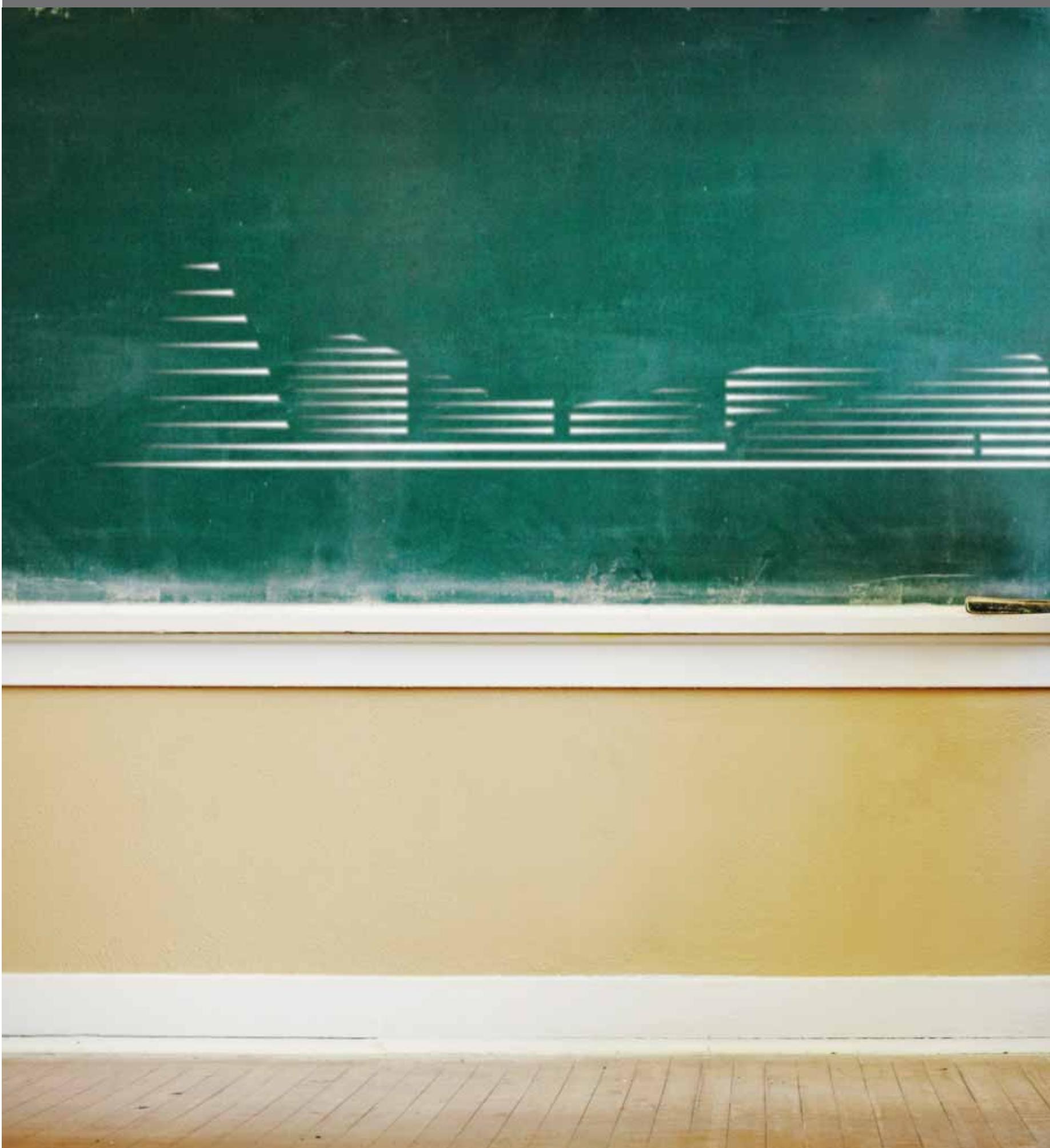
BATIŞEHİR SHOPPING AVENUE



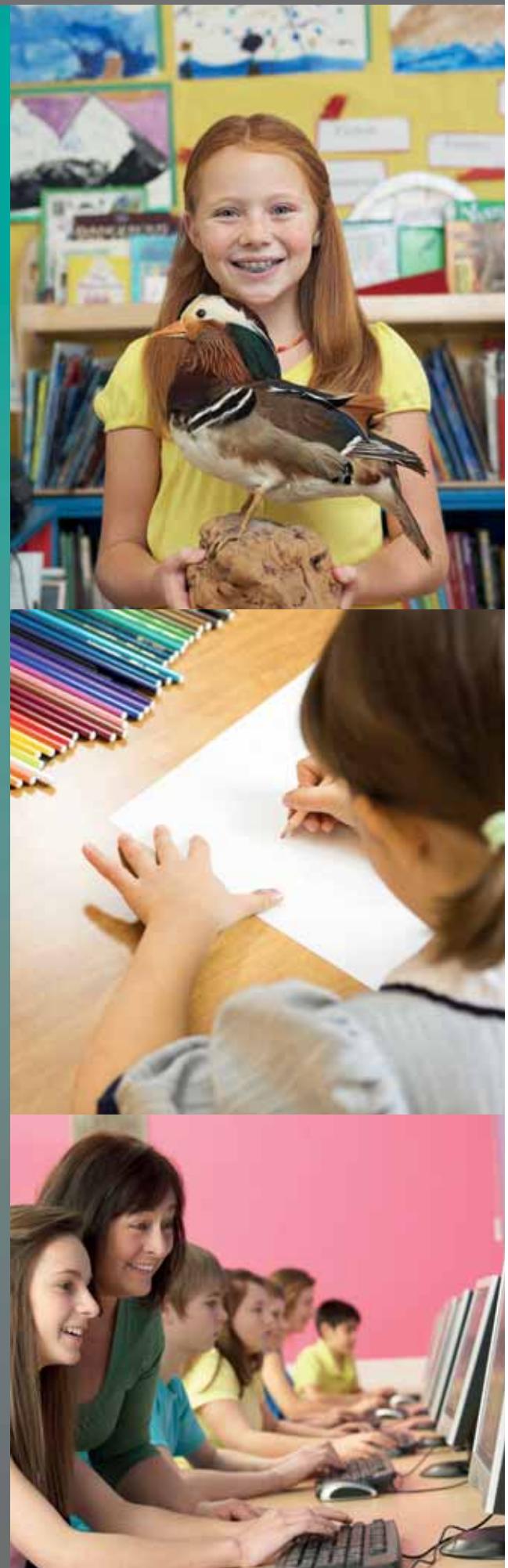
In order to experience the shopping joy in Batışehir, it is adequate for you to stop by Batışehir Shopping Avenue or the nearby greatest shopping centers. Open not only for Batışehir, but also for all Istanbul, Batışehir Shopping Avenue includes a lively square lying through Batışehir near the TEM Highway.



*The education opportunity for your children
in international standards is also in Batışehir...*



As one of the leading educational institutions of our country due to the qualified education provided in international standards, Doğa College makes your children in Batışehir ready for an enlightened future. The kids of Batışehir enjoys to be educated without getting far away from home.



*Move not only your home, but also your office to
Batişehir in order to stand one step ahead...*



The offices offered by Batışehir add success to your job's prosperity due to its location at the center of Istanbul. By both its proximity to the airport and the hotel located in Batışehir, the project enables you to host your important visitors under the comfort of a home. The road to benefit from both your job and investments passes on Batışehir.





BLOCK A 3+1 A

Gross Area : 148,81 m²

Floor Garden : 25,47 m²



BLOCK C 3+1 H

Gross Area : 143,03 m²

Floor Garden : 14,48 m²





BLOCK D 3+1 G

Gross Area : 134,44 m²

Floor Garden : 10,65 m²



BLOCK E 2+1 R

Gross Area : 106,02 m²

Floor Garden : 10,98 m²





BLOCK F 1+1 A'

Gross Area : 63,73 m²

Floor Garden : 27,94 m²

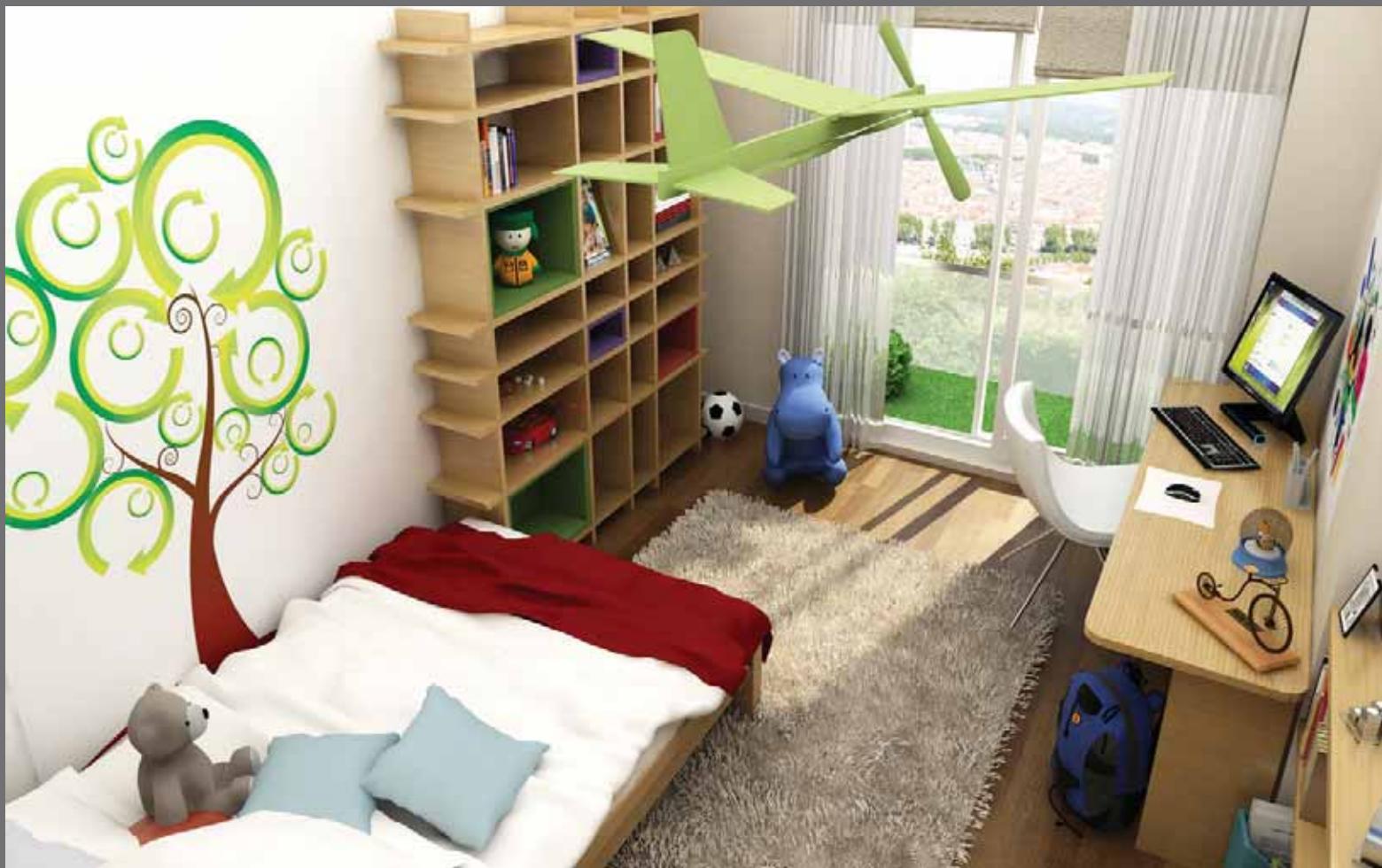


BLOCK F 2+1 M

Gross : 137,91 m²

Floor Garden : 21,03 m²





BLOCK H1 3+1 K

Gross Area : 150,60 m²
Floor Garden : 27,39 m²



BLOCK H2 3+1 D

Gross Area : 172,70 m²
Floor Garden : 38,96 m²





BLOCK H3 2+1 C

Gross Area : 111,48 m²

Floor Garden : 10,07 m²



BLOCK H3 3+1 C

Gross Area : 169,63 m²

Floor Garden : 46,87 m²





EMLAK KONUT REAL ESTATE INVESTMENT TRUST INC.

As one of the rooted foundations of the sector, Emlak Konut started in 1953. It has adopted providing modern life spaces for Turkey as principle since it was founded. Most embodiments of this understanding are Ataköy in Istanbul, Oran and Elvankent in Ankara. Also these projects are among the first representatives of modern city understanding of Turkey. Thanks to the experience it has for years and technical background, Emlak Konut has too many important contributions in shaping new settlements by making lots of important projects especially in different places in Istanbul.

Emlak Konut, which turned into a Real Estate Investment Company in 2002, has been the greatest real estate investment company of Turkey.

Emlak Konut is one of the rare examples in which the disciplinary of governmental institution and private sector come together. With this approach, the foundation contributed lots of innovations to Turkey by following construction technologies around the world.

Emlak Konut has not deprived itself from the efforts to improve itself to higher positions in each new project, especially with the new projects it has produced and large scale projects it has tendered since 2003; it has showed that it is the most important foundation of real estate property sector.

In order to carry on its rapid grow, Emlak Konut started public offering in 2010. With Emlak Konut public offering which showed above and beyond interest; not only Turkish record in domestic individual investor demand has been broken but also it is one of 5 greatest public offerings of Turkish Republic. Also, stock certificates in secondary public offerings have taken 2-3 times demand in November 2013. Emlak Konut public offering attracting interest of over 100 international investors from 20 different countries became the greatest public offering which was done as share capital increase in Middle East of Europe, Middle East and Africa.

By carrying its vision and target to higher levels with its rapid growth; Emlak Konut has been working on to be one of the leading foundations in the sector not only in Turkey but also in the world.



EGE YAPI Key to the City

Ege Yapı has come into existence with 35 years of institutional and individual experience. Having realized various residences, offices, shopping malls, educational institutions projects covering approximately 1.000.000 m² at home and abroad as a contractor and real estate developer, and in light of this knowledge and experience, Ege Yapı has become a well-known, leading and prestigious brand.

Currently, Ege Yapı is carrying on 1.200.000 m² of construction that consists of 6 separate projects in the country and abroad. It has also added Batışehir project to its portfolio, which has been commenced within the scope of real estate investment trust (REIT), contains 818.000 m² building area consisting of offices, prestigious shopping street, residences, special education facility, city hotel, sports club and 3 thousand 266 qualified houses in its structure. Thus, the total construction area of the Ege Yapı reaches over 2.000.000 m².

Ege Yapı designs projects in foreign countries as well, particularly in Iraq and Saudi Arabia. With its experience gained in the international market, Ege Yapı pioneers many innovative technologies being applied in the Turkish construction sector. As the best example of this pioneer mission is that Ege Yapı carried out the construction of a hotel in Istanbul Beşiktaş coast, which has been built by use of Top-Down system.

Ege Yapı, within its social responsibilities towards the society and the sector, plays an active role in KONUTDER (Housing Developers and Investors Association), İNDER (Istanbul Constructions Association) and İSGİD (İstanbul Young Entrepreneurs Association).



T.C. Başbakanlık TOKİ İşbirliği

EPP (EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİCARET A.Ş.)

EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİCARET A.Ş., was founded by T. Emlak Bankası A.Ş. in 1980 and continued its activities as a subsidiary of the bank until 2001. During this term, the project management, controlling, exploitation, marketing, house delivery and post-sale maintenance works of many projects, initiated by Emlak Bankası A.Ş., lead by the first satellite city Project of Istanbul, the BAHÇEŞEHİR SATELLITE CITY PROJECT, are provided by the EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİCARET A.Ş.

49% of the company shares, held by T. Emlak Bankası A.Ş., are alienated to the Republic of Turkey, Prime Ministry House Development Administration (T.O.K.İ.) by the resolution Nr. 2001/2202 of April 3rd, 2001 of the Board of Ministers. The company is still a subsidiary of the Republic of Turkey, Prime Ministry House Development Administration.

The company title, which was determined as Emlak Pazarlama A.Ş. initially and then as EMLAK PAZARLAMA PROJE YÖNETİMİ VE SERVİS A.Ş. by T. Emlak Bankası A.Ş. was renamed to its contemporary title upon its alienation to the Republic of Turkey, Prime Ministry House Development Administration in 2004 and its activity field is determined as "Project Management, Controlling-Consulting, Real-Estate Marketing, Engineering, Contractorship, Exploitation, Commercial Services" after made changes.

After the EMLAK PLANLAMA İNŞAAT PROJE YÖNETİMİ VE TİCARET A.Ş. got a part of the Republic of Turkey, Prime Ministry House Development Administration (T.O.K.İ.), parallel to the resource development program of the institute, also its activity fields are extended. The company, which had focused on Project management, consultancy, controlling, sales, marketing and services, has concentrated on development projects and undersigned continuously new projects with its investor identity. In this frame, it developed projects on both lands it bought as well as with land owners on revenue base, has both developed the projects from the very beginning to the final stage step by step and met their finance requirements as an investor.

Meeting the finance requirements is essential since the investments can reach very high costs particularly in the real - estate and construction sector. The most important fund of the Emlak Planlama İnşaat is, especially as of 2004, that it has a widespread portfolio, consisting domestic and foreign investors, willing to invest in the sector. It was chosen to initiate new joint projects with a part of these foreign investors and to establish strategic partnerships and co-operations regarding the realization of new projects with the other part. By this, the investment capability and potential of the company reached peak levels, and parallel to this, domestic and abroad Project alternatives have increased.

The company evaluates any Project alternatives until their least details, initiates such projects, deemed to be conforming its investment strategies, with the appropriate financing models.

EPP is a corporation of Republic of Turkey Prime Ministry Housing Development Administration of Turkey (TOKİ).

The company also has 4 other domestic and foreign corporations.



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*Başışehir, the only city that
you will find joy, happiness,
comfort and profit together...*





BATI SEHIR



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