
Istanbul

/An Investment Opportunity Like No Other.

New Generation Houses, Sekerpinar



Gebze



Why Turkey? *A Cultural Heritage With A Bright Future*

WHERE EAST MEETS WEST

The republic of Turkey is a Eurasian country that stretches across the Balkan region of South Eastern Europe into the Anatolian Peninsula in South Western Asia. It borders eight countries and the Mediterranean, Aegean and black seas and is famous for its wonderful bays and golden beaches.

AN EXPERIENCE FOR EVERYONE

A country that is three times larger than Britain, Turkey has something to offer everyone: with charming fishing villages, cultural tours, bustling holiday resorts with frenetic nightlife and challenging outdoor pursuits. Life in Turkey is laid back and inexpensive with a wonderful climate and people who are engaging, warm and hospitable.

THE EXISTENCE OF THE PAST CIVILIZATION

Bearing the influence of the oldest civilization and religions, the Greeks and Romans built beautiful cities here and this is still evident in Turkey's rich heritage. However, despite its rich historical and cultural background, a buzzing, up-to-date atmosphere prevails.



Why Turkey?

Investment Potential

DYNAMIC ECONOMY

Turkey's economy is now the 16th largest in the world and has been identified by the US department of commerce and the World Bank as one of the ten most promising emerging economies. This is good news for investors since Turkey is undergoing huge changes to allow for full membership of the European Union, which is anticipated in 2015.

LOW PROPERTY PRICES

Property prices in Turkey are currently on a par with those of Spain during the mid 80s and Turkey therefore has been dubbed by some as the "new Spain". Since 1997, Spanish property prices have seen a growth of 300% (source: financial times); the currently low property prices of Turkey look set to follow this model and appreciate rapidly over the coming years

GROWING TOURIST MARKET

The Turkish government recently announced that during 2007 23.3 million people visited the country and estimate that by 2023 annual tourist figures should reach 50 million, guaranteeing investors a steady rental market.

YOUNG AND GROWING MARKET

Property in Turkey has an additional appeal to investors as the country has a population of over 70 million people. Given that 70% of this massive population is below 30 in age, and the population is growing by around 2% annually, the country has a very strong local property market for residential real estate

Turkey At A Glance

- Astonishing climate with long summers and short, mild winters
- Very low crime level
- A stable secular parliamentary republic.
- Booming property market, experiencing an average of 32% annual growth since 2002.
- Annual housing deficit of over 200,000 properties per year.
- Passing of a new mortgage law in February 2007.
- Low cost of living- between a fifth and a third of UK prices.
- Turkey is expected to become a full member of the EU by 2015, meaning that a major increase in property values is anticipated.
- The International Investors Association (YASED) says Turkey can expect a foreign investment inflow of \$15-20 billion from 2008 onwards.
- Istanbul has great potential for becoming a regional business hub for Multinational Corporations (MNCs) that want access to huge markets in Europe, Caucasia, and the Middle East as well as the emerging market of Turkey itself.

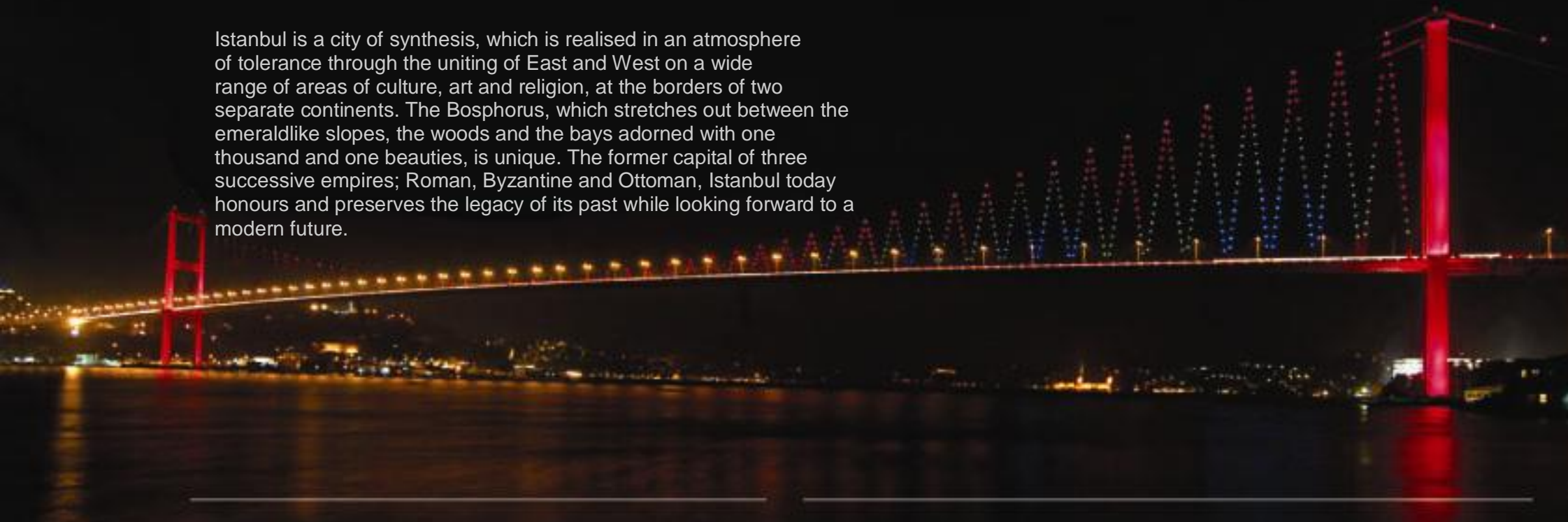
About Istanbul

THE BRIDGE CONNECTING EAST AND WEST

The bridge connecting East and West

This unique city, at the meeting point of Europe and Asia, located on both sides of the Bosphorus (Istanbul Strait) is described as a jewel by the French author Lamartine.

Istanbul is a city of synthesis, which is realised in an atmosphere of tolerance through the uniting of East and West on a wide range of areas of culture, art and religion, at the borders of two separate continents. The Bosphorus, which stretches out between the emeraldlike slopes, the woods and the bays adorned with one thousand and one beauties, is unique. The former capital of three successive empires; Roman, Byzantine and Ottoman, Istanbul today honours and preserves the legacy of its past while looking forward to a modern future.



Why Istanbul?

ISTANBUL... TIPPED AS ONE OF THE MOST DYNAMIC EMERGING PROPERTY MARKETS IN EUROPE.

Istanbul might not be on the top of the list of the world's most expensive cities, at number 37 [Source: Global Property Guide], but it has property to suit the taste and budget of a billionaire. Moreover, while there might be a global credit crunch, properties in Istanbul are proving popular with the younger demographic who are looking to use the new mortgage system. This has opened up the Turkish property market for Turkish nationals and buy-to-let foreign investors.

ISTANBUL FACTS AT A GLANCE:

- The population of the metropolitan area including the city and some of its suburbs is approximately 11.5 million.
- Average annual capital growth of 30%
- PricewaterhouseCoopers and the Urban Land Institute have officially named Istanbul as the second best place to invest in property, behind Moscow.
- Forbes, in the US, says Istanbul has the fourth highest number of billionaires in the world.
- Global Property Guide says city-centre residential rents in Istanbul range from \$1,850 per sqm to \$2,500 per sqm, giving yields of 6.32%-7.58%
- Global Property Guide says rental yields in the suburbs range from 6.5% to 8.8%

Why Istanbul?



Financial District



Good Business & Social Life



Yeni Nesil Evleri – *New Generation Houses*

NEW GENERATION HOUSES

Located in Sekerpinar-Gebze “Yeni Nesil Evleri (New Generation Houses) is one of the first up market residential developments in the “advanced technological industry park projects” in the area. The project is designed to offer a supreme package for the young executives with high disposable incomes who will be moving to this rapidly developing commercial region.

The homes which will be freehold purchases will enable the residents to control everything within their apartment and to request concierge services remotely.

The development will have a shopping centre and will consist of conveniences such as food shops, pharmacy and laundry services. The residents will also be able to socialise and mingle with residents at the excellent restaurants and cinema planned in the development.

The service charge (payable by the tenant) not only includes the maintenance and up keeping of the development but also provides the residents access through a shuttle service (10 minutes away from the development) to a fully facilitated leisure centre at a heavily discounted rate.

The “life Port Leisure Centre” (www.lifeport.com.tr) built and designed by the developers consists of indoor and outdoor pools, bowling alleys, basketball courts and many other recreational facilities. Life Port caters for its commercial cliental such as Proctor and Gamble by providing conference facilities and is used frequently by the surrounding companies.

Yeni Nesil Evleri – *New Generation Houses*



Location *Why* *Sekerpinar-Gebze?*

Located 40km away from Istanbul city centre, 10km away from Sabiha Gokcen International Airport and 35km from Eskihisar harbour Sekerpinar-Gebze is central to the expansion plan, which is the “Advanced Technology Industry park” project. Being that property prices in Sekerpinar-Gebze are less expensive than central Istanbul and that it is an organised industrial zone, it has attracted many blue chip companies over the years.

Many countries and cities compete with each other to become business, IT and technological hubs in their regions so that they can benefit from huge Foreign Direct Investment (FDI) inflows. As Bangalore in India has attracted many blue chip companies and is now an IT hub for south Asia, Sekerpinar-Gebze is gradually transforming itself into a technological hub in Turkey. This has been achieved through persuading big corporations who operate in foreign countries to locate at these centres by offering ease of accessibility to the range of world markets and the ability to produce goods at a lower cost.

At present there are over 10,000 companies situated within the Gebze area including; Siemens, Proctor and Gamble, Honda, DHL, Philips, Isuzu, Alarko Carrier and LG Air Conditioning. These are just some of the foreign capitalised companies that have relocated in the area. The proximity of the development close to the airport, Formula 1 racing track, and two universities makes it a hard location to beat.



Why Sekerpinar-Gebze?

Yeni Nesil Evleri –New Generation Houses

KEY INVESTMENT CHARACTERISTICS

- **Guaranteed 9.5% annual net rental yield for 5 years.**
- Conservative forecast puts the annual **capital growth** in the region of **25%-30%**
- As of 2005, the amount of **foreign investments** in Gebze Organized Industrial Zone has reached **1.5 billion USD**. As of the end of 2005, Gebze Organized Industrial Zone has become a leading Organized Industrial Zone in Turkey with its national and international enterprises, 1.15 billion USD export and nearly **10.000 employees** (www.gosb.com)
- **Sabiha Gokcen International Airport is a 10-minute** drive from Sekerpinar and is undergoing a massive expansion programme, which will expand the present airport by **5 times** (due to be completed September 2009) and is expected to reach the servicing numbers similar to those of Attatuk **International Airport in Istanbul within a few years.**
- In addition to the existing developments in the area the **Sabancı group, Turkey's leading industrial and financial conglomerate** is currently building a **high tech operational headquarters** for the group to include **Akbank, Carrefoursa, Iklimsa and Teknosa** where there will be **7000 employees**. This is designed by an American architectural firm and is adjoining the development.
- **Dogus Automotive, the distributor for Porsche, Audi, Volkswagen, Skoda, and Seat is moving its headquarters to Sekerpinar and is only 4km away from the development with 2500 employees.**
- **Sabancı University, which is a private University** with a state of the art campus is only 4km away from the development and has **3000 students and 274 faculty members.**
- The traffic in and around Istanbul is very heavy, thus employees face long commuting times. Therefore, executives who wish to be close to work seek out **high quality housing developments, which is very limited in the area.**
- **Low utility rates and investment incentives** introduced by the government are driving the investment predominantly through European investment.
- **Excellent mid to long term re-sale and rental potential.**

Yeni Nesil Evleri – New Generation Houses

With 314 properties, the build strategy is carefully organised and the luxurious low-rise apartments will be provided with 24-hour concierge services. The estimated time of completion of the development is December 2009.

THE DEVELOPMENT CONSISTS OF:

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

The Bluetooth integrated shopping centre will consist of a food court, pharmacy, laundry services and restaurants. Further planning has been taking place to incorporate a mini cinema complex and designer boutiques.

The “Life Port Leisure Centre” consists of indoor and outdoor pools, bowling alleys, basketball courts and many other recreational facilities. Life Port caters for its commercial clientele by providing conference facilities and is used frequently by the surrounding companies.

PROPERTY SPECIFICATIONS

These luxurious residences will range in size from 49m² to 128m², while all duplex apartments will measure 182m². Every apartment will have a private terrace. This means that residents will have plenty of scope to enjoy the outdoor lifestyle that is such a large part of life in this part of Turkey throughout most of the year.

Yeni Nesil Evleri – New Generation Houses

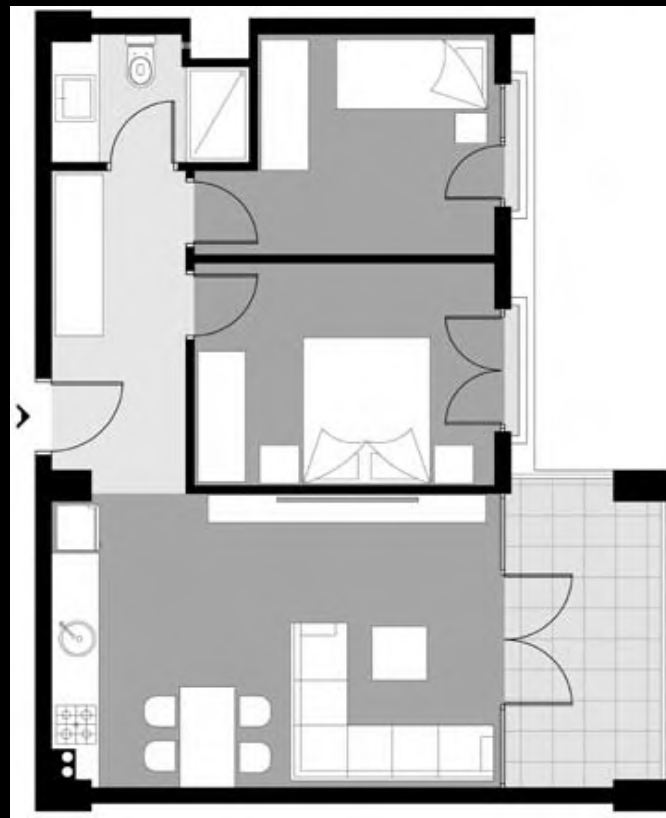


Yeni Nesil Evleri – New Generation Houses

FLOOR PLANS OF APARTMENTS



1+1 APARTMENT
INTERNAL NET
SQUARE FOOTAGE OF 60.31m₂



2+1 APARTMENT (E TYPE)
INTERNAL NET
SQUARE FOOTAGE OF 61.31m



2+1 APARTMENT (F TYPE)
INTERNAL NET
SQUARE FOOTAGE OF 81.80m