



True Professionalism in Real Estate



HIST

EVA was qualified to provide Authorized Appraisal Services to Banks by Banking Regulation and Supervision Board, BDDK

EVA was recognized by international professional organization, RICS, as the first company in Turkey "Regulated by RICS",

EVA was awarded as Turkey's Best Real Estate Advisory Firm in Valuation (by Euromoney).

Company EVA was established in September 2008

2008

Establishment

EVA was qualified as an Authorized Appraisal Company Licensed by Capital Markets Board of Turkey, SPK, March 2009

2009

Licence

Opening of İzmir and Ankara Branches

2011

RICS

EVA has been granted with ISO 9001 Quality Management System Certificate – furthermore, EVA is the first appraisal company entitled with an ISO 14001 Environmental Management Systems Certificate.

ORRY

EVA was awarded as Turkey's Best Real Estate Advisory Firm in Valuation, Research and Consulting (by Euromoney)

EVA was awarded as "Best Property Consultancy Turkey" and "Best Property Consultancy Europe" (by European Property Awards)

EVA's Istanbul European Side Branch was put into service

2013

Turkey's Best

EVA was awarded as "Turkey's Best Real Estate Research Firm" (by Euromoney)

EVA was awarded as "Best Property Consultancy Turkey" (by European Property Awards)

EVA's Kayseri, Bursa, Sakarya, Diyarbakir, Antalya Branches were put into service

2014

Turkey's Best

EVA was awarded as "Best Property Consultancy Turkey" (by European Property Awards)

2015

Turkey's Best

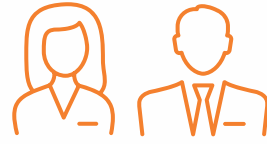
EVA was awarded as Turkey's Best Real Estate Advisory Firm in Valuation, Research and Consulting (by Euromoney)

EVA was awarded as "Best Property Consultancy Turkey" (by European Property Awards)

2016

Turkey's Best

Sectoral Experience and Knowledge Assets



The fund of knowledge of EVA is based on experiences of its appraisers and founders in real estate and machinery valuation throughout long years.

Our staff employed in the business for many years consists of professionals with different backgrounds such as architecture, urban planning and engineering. Our founders and more than 40 individuals in our company staff are appraisers licensed by Capital Market Board of Turkey, CMB. The founder partner and General Manager of the company Cansel Turgut Yazıcı holds a FRICS license and Assistant General Manager Özdil Şahin holds a MRICS license granted by Royal Institute of Chartered Surveyors, a highly recognized international institution.

Company managers aiming to provide information to and raise awareness in the sector, regularly share their sectoral experience, views and advices with the public by means of printed and visual media. They do also undertake educational tasks on different platforms as instructors in the fields of “Real Estate, Market Analysis, Feasibility Studies and Valuation Techniques”.

urban and regional planning
architecture
landscape

Our Fields of Service



EVA's personnel provide support in real estate appraisal and consulting by virtue of their sectoral experience, in five individual departments expertized in different fields of real estate appraisal.

Project Appraisal and Consultancy

Construction Progress – Technical Services

“EVAPlus” Bank

Research & Reporting

engineering

Project Appraisal and Consultancy Department



Experts from different professional disciplines in EVA's team are capable of regarding their studies from different perspectives and support their analyses long years of sectoral experience.

Consulting Services

- Real Estate Project Feasibility Studies
- Project Valuation Studies,
- Highest and Best Use Analysis Studies,
- Goodwill Appraisal Studies for Projects and Buildings, Both Existing and Planned,
- Portfolio and NPL Valuations,
- Appraisal Reports Based on Effective Land Registry/License Records
- Real Estate Appraisal Opinion and Advisory Reports,
- Reporting of Regional Needs and Demand Analysis Supporting Architectural Solutions Before Finalization of Projects,
- Reporting of Tangible Fixed Assets in Compliance with International Financial Reporting Standards (IFRS),
- Site Selection (Location) Analysis,
- Tender Process Management Consulting,

Appraisal of Rights and Benefits on Real Estate

- Rental Price Appraisal
- Appraisal of Construction Rights of Superficies
- Appraisal of Rights on Natural Resources (Water Sources, Mine Ores and Similar)

Properties Subject to Qualified Appraisal Studies

- Lands and Land Plots
- Factories and Production Plants
- Buildings for Commercial Use (Offices, Shops and Similar)
- Shopping Centers
- Hotels, Holiday Resorts, Accommodation Facilities
- Marinas and Ports
- Golf Facilities
- Fuelling Stations
- Buildings for Logistics Use
- Properties for Residential Use
- Leisure Facilities and Thematic Parks
- Mining and Stone Quarry Areas
- Student Dormitories
- Highway Recreational Facilities

Machinery and Equipment Appraisal

- Machinery Park and Fixed Asset Appraisals
- Appraisal of Any Kind of Machinery Park and Equipment for Industrial Use
- Cement Plants
- Refineries
- Shipyards
- Land, Air and Sea Vehicles
- Appraisal of Renewable Energy Sources
- Wind Power Plants, Hydroelectric Power Plants and Thermal Power Station
- Wind Power Plants and Hydroelectric Power Plants

Process Management Consulting of Urban Transformation

- Preparation of Capital Markets Board certified appraisal reports for buildings exposed to risk, supporting contractor selection process and reconciliation of project and contractor needs.
- Following up due diligence process in coordination with law offices, and preparation of legal and technical specifications based on a principally accepted project,
- Preparation of preliminary project/draft project complying with zoning plans together with architecture offices, presentation of studies to property owners and obtaining their opinion about the project,
- Management of the process for soliciting offers from construction companies, for company selection and for obtaining preliminary specifications to be prepared together with construction companies; assessment of offers received together with property owners; and management of the process of signing agreements with construction companies based on the accepted offer.

EVA⁺plus Bank Department



EVA's bank department is proficient and expertized in meeting real estate appraisal, machinery and equipment valuation needs and their reporting for financial institutions and security backed businesses in the sector. It performs its tasks successfully with its staff employed directly by EVA and its solution partners, from various professional disciplines across Turkey, who are experts in their fields, supporting EVA in all technical aspects.

- 8 BRANCHES (Istanbul Head Office, Istanbul European Side, Ankara, İzmir, Antalya, Bursa, Kayseri, Diyarbakır, Sakarya)
- 7 REGIONS
- 49 Provinces
- 185 Solution Partners
- More than 140 employees



Construction Progress – Technical Services Department



Delivery of technical services real estate investor and financial institutions need, throughout development of investment projects (housing, hotel, office, shopping center, industrial buildings, mixed use projects, wind power plants, hydroelectric power plants and similar) by proficient engineers in the following scope:

- Construction Progress and Credit Control Services for Financial Institutions
- Preparation of Project Progress and Audit Reports
- Due Diligence Study for Legal and In-Effect Uses of Building Areas
- Analysis of Official Records and Assessment Reports
- Technical Due Diligence and Evaluation
- Purchase Audit Services for Kinds of Loans That Depend on Conditional Use (Such as Renewable Energy, Energy Efficiency and Similar)
- Work Progress and Material Audit Reports for Property Owners in Urban Transformation Projects.
- Area Measurements in Physical Spaces, Assessment Reports on Their Compliance With and Variance From Official Records, The Evaluation of Physical Conditions of Buildings, for Investments Planned by National and International Investors.

Construction Progress Services

- Supervising the construction process until its completion and delivery under the agreement made with contractor company, monitoring regularly any failure that might arise in the construction progress, controlling whether technical specifications are complied with, and reporting to the technical commission of the building

Research & Reporting Department



Eva Real Estate Appraisal Company –taking initiatives every time to launch novelties in its sector, as with its research & reporting department providing professionally research services since 2011, in charge of conducting field research, software planning and development, database development, cross analysis of integrated data pool and reporting. Sectoral market analysis studies are issued periodically, whereas market analysis and sector reports are prepared on a tailor made scale and basis.

Our services in this respect;

Industry Overview Reports

- Market Analysis and Sector Research Reports
- Istanbul Branded Housing Sector Report
- Turkey Shopping Center Potentials Analysis Report
- Istanbul Office Sector Report
- Turkey Hotel Sector Report
- Istanbul Dormitory Sector Report

EVA Brand Awareness Projects

- Real Estate Terminology Dictionary (English-Turkish / Turkish-English)
- Book “How to Make Money from Real Estate”
- CD “Handbook for Investing in Real Estates Turkey”

Customized Market Analysis and Sector Reports

- Market Analyses on Macro Scale
- Comparative Sector Analyses
- Provincial Analyses
- Regional Analyses
- Regional Sector Analyses

Sectoral Info Bulletins Published Periodically (E-Bulletins)

- Our company’s research team publishes “PERISCOPE” compiling developments in real estate sector every three months, and an e-bulletin, “PERISCOPE ANALYSIS” monthly analyzing and interpreting real estate and finance market data monthly, provided to the sector’s use.





INSTITUTIONS AND ENTITIES EVA SERVES



EVA provides service to several national and international institutions and entities. We provide service to following institutions and entities:

- Banks, Financial Institutions and Participation Banks
- Asset Management Companies
- Real Estate Mutual Funds
- Financial Leasing Companies
- Real Estate Investors (Individual or Corporate)
- Real Estate Project Developers (Residence, Office, Commercial and others)
- Real Estate Investment Companies (REIC's)
- Property Owners
- Law Offices
- Public Organizations
- Associations, Foundations, Unions
- Independent Audit Companies
- Individual Real Estate Investors

REPORTING STANDARDS



- Capital Markets Board of Turkey (CMB) Standards
- International Valuation Standards, IVS
- Royal Institute of Chartered Surveyors (Red Book- RICS)

We deliver our reports in Turkish and/or English language upon our customers' requests in compliance with aforementioned standards.

REFERENCES



Please visit our official website www.evagyd.com for EVA's references, providing service to a large number of entities in the sector and elsewhere, as a leading corporation in our field.

Upon your inquiry for specific references in tasks requiring special expertise, we will be ready to present related references of ours.

CONTACT EVA



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Branches

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Aegean Region Head Office (İzmir)

Ankara Region Head Office

Kayseri Branch

Bursa Branch

Antalya Branch

Sakarya Branch

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