

Short Profile

PROJECT Arwen – The Izmir Land and The First Geriatric Care Project in Turkey

General

- The Land is located 30 km away from the Izmir city center; in the midst of an agricultural trade center, a central business area, a tourism resort area, public organization areas and Seferihisar-Izmir motorway is 40m away from The Land.
- There are many conformity statements acquired from various institutions regarding The Land. As of October 2012, the 1/25.000 master plan has been approved by the Izmir Metropolitan Municipality. A 1/5000 plan should only be applied for by the parties implementing The Project.
- The Land has been deemed as being outside of attribute of forestry scope, outside any archeological site, has no electricity distribution lines positioned over The Land and that there would be no objection in the zoning permit regarding The Land.
- The Project, a health resort and a retirement campus within a geriatric care center framework, can be developed over The Land, which would be utilized over Urban Social Infrastructure Area, a Preferred Utility Area and a Maquis and Heath Area based on the Land Use Report.
- The planned target audience of the project is the 65+ years old foreigners and also the institutions responsible of the healthcare services for this population group. The vast majority of the customers visiting the center are expected to come from the North European countries.
- The local/general managements' approach, economic incentives, The Land's geographical structure and its central location are all positive reasons which simplify the potential feasibility of The Project for investors.
- This will be the first and largest project of its kind in size in Turkey.

The Land Key Facts

- Location: Izmir
- The Owners: 2 individuals
- The surface area of The Land: approximately 368 acres (368.342 m²)

Project Specifications

- Market: Healthcare Services / Geriatrics Care Center Project
- Estimated present value: TRY 600 million
- 2494 beds for Veteran Care Services
- 250 Residential Apartments
- 12 Polyclinics
- 150 beds for Hotel and Accommodation
- 250 people capacity Meeting Room
- Vocational High School or Conservatoire

Investment Considerations

- The owners have already acquired the necessary permits and certificates from many public institutions
- The Project is claimed to be supported by many public institutions as having many potential benefits to the Izmir Region, as well as opening a new area in the Turkish tourism sector.
- Incentives and Tax Exemptions may apply for The Project
- Strong growth opportunity in geriatrics care area of tourism sector

Transaction & Contact

The Shareholders have appointed Halk Yatırım Menkul Değerler A.Ş. as its financial advisor in connection with the possible sale of “The Land” and/or “The Project”. All questions with respect to this Short Profile and further proceedings regarding the acquisition of The Land must be solely directed to Halk Yatırım Menkul Değerler A.Ş.

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