

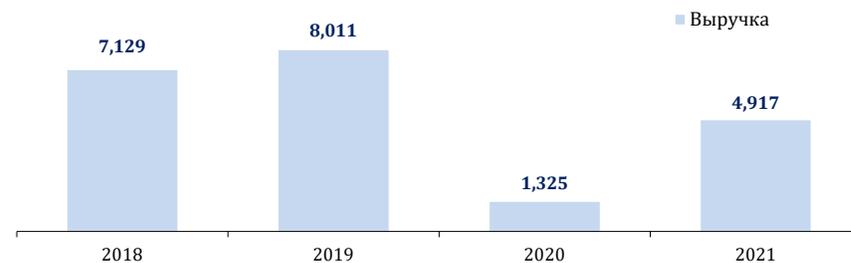
## Object description

<b>Organizational form and start date of operation</b>	Aysir Turizm ve Insaat A.S. Joint Stock Company Date of creation: 1997
<b>BIN</b>	1060060987
<b>Legal address / Actual address</b>	2nd floor, Nisantasi Plaza Business Center, 38/2 Shakayik street, Nisantasi quarter, Shishli district, Istanbul
<b>Industry</b>	Hotel business
<b>Asset owner/(owners) and their shares</b>	KazMunayGas-Service LLP (75%) Orhan Yilmaz – (24.99%), Kerem Berk Yilmaz – (0.005%), Tuba Yilmaz – (0.005%)
<b>Activity description</b>	5-star Kempinski Hotel Barbaros Bay Bodrum on the shores of Barbaros Bay with its own beach and infrastructure
<b>Object characteristics</b>	A 5-star hotel complex on the territories of 70 000 m <sup>2</sup>



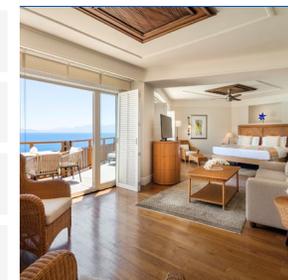

## Financial and operational indicators

### Earning (thousand EUR)



### Key operational indicators

	31.12.2018	31.12.2019	31.12.2020*	31.12.2021
<b>Available occupancy</b>	31 486	34 600	-	13 920
<b>Realized occupancy</b>	13 556	16 069	-	5 701
<b>Occupancy rate, %</b>	43%	46%	-	41%
<b>Average daily check (Euro)</b>	285	259	-	382



\* Operational indicators for 2020 were not calculated due to the Covid-19 pandemic

Source: Company data

## Investment attractiveness and transaction parameters

- The Company manages the asset - the Kempinski Hotel Barbaros Bay Bodrum, a five-star resort located on the cliff of Barbaros Bay
- The hotel provides 173 rooms for guests and all the infrastructure for recreation and accommodation (6 restaurants, 3 bars, spa complex, fitness center, etc.)
- There are 3 residences located around the hotel: Barbaros Bay, Barbaros Reserve and Barbaros Valley
- The hotel itself is managed by Kempinski Hotel S. A. until 2025 in accordance with the management agreement with the Company
- The land on which the hotel was built was leased from the Turkish Treasury for a period of 49 years. The lease term will end in February 2047. According to the license agreement, the Company will pay 1% of revenue annually

The realization of a 75% stake in the Company to the strategic investor is being considered