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# Akmerkez Shopping Centre Presentation



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# Akmerkez Complex Overview



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# An Outlook to Akmerkez Complex



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- Located at the crossroads of the affluent Istanbul neighbourhoods of Etiler, Ulus and Levent
- The freehold mixed-use Complex covers a gross area of 180,000 m<sup>2</sup> over a site area of 22,557 m<sup>2</sup>
- The scheme comprises
  - retail center
  - two office towers
  - one residential tower
  - a four-level car park
- The four-level shopping center comprises
  - internationally renowned restaurants
  - 1,600-seat food court
  - Eight screen movie theater
  - 3 bank branches, hair dresser, florist, locksmith, shoe repair and various other community services



# An Outlook to Akmerkez Complex



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- Spread over a triangular area
- Connected to the surrounding main galleries through 3 atriums
- 41 escalators
- 30 elevators
- 2 panoramic elevators
- Monthly visitor: 1-1,5 million (40.000 – 45.000 during week days, up to 70.000 on weekends and holidays)



# Location of Akmerkez



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## Regional residential price levels by rank

- Highest
- High
- Medium/High
- Medium
- Low

- Situated at the crossroads of Levent, Etiler and Ulus —within one of the most popular high income residential and commercial areas of Istanbul
- There are no commercially zoned land available in the region

## Catchment area

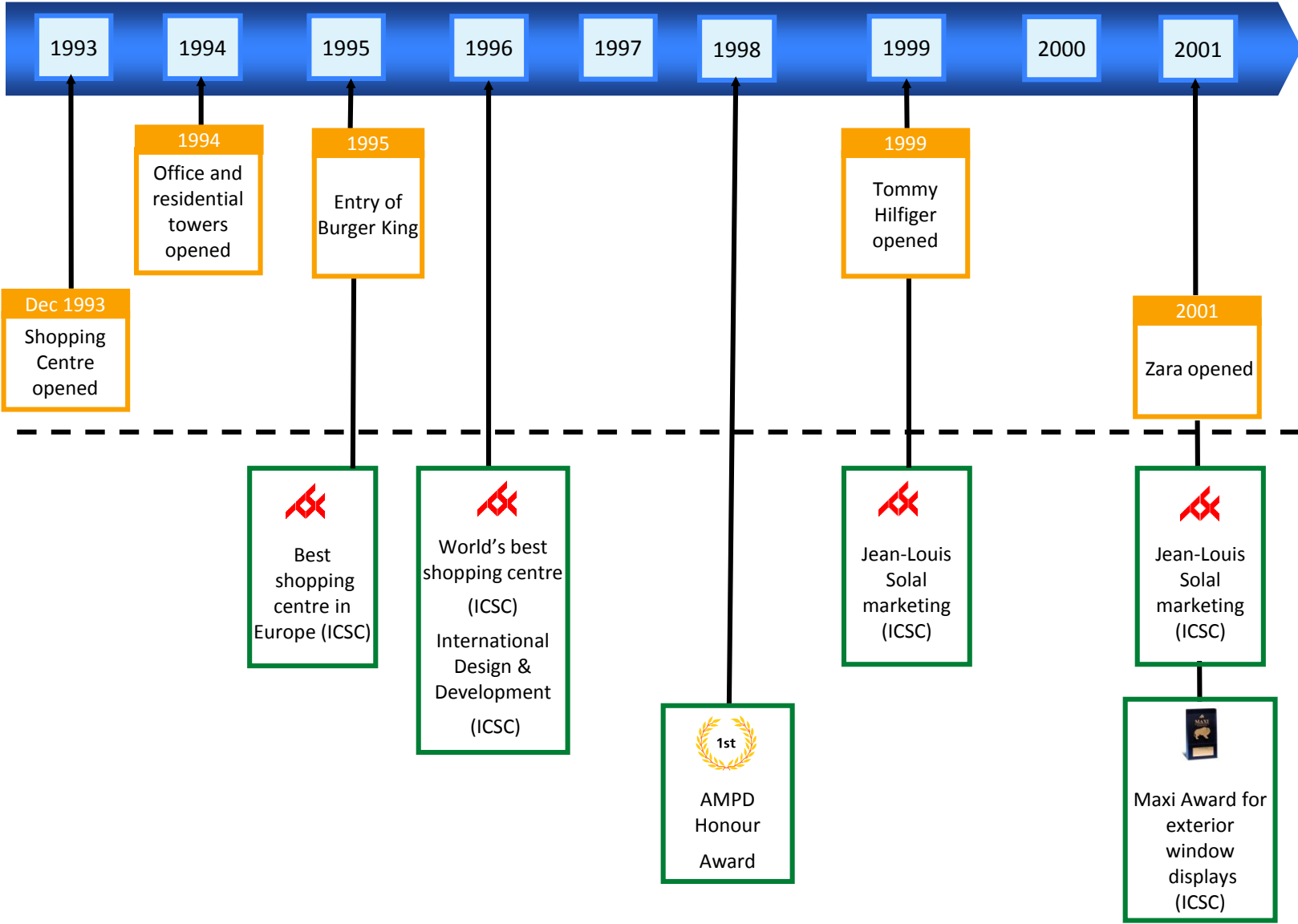
District	Population ('000)	% of area captured	% of population in A-B class <sup>1</sup>
<span style="color: pink;">■</span> Besiktas	191	100%	29%
<span style="color: green;">■</span> Sisli	271	40%	22%
<span style="color: orange;">■</span> Sariyer	243	15%	25%

Source: EVA Appraisal Report (2009)

# History of Akmerkez



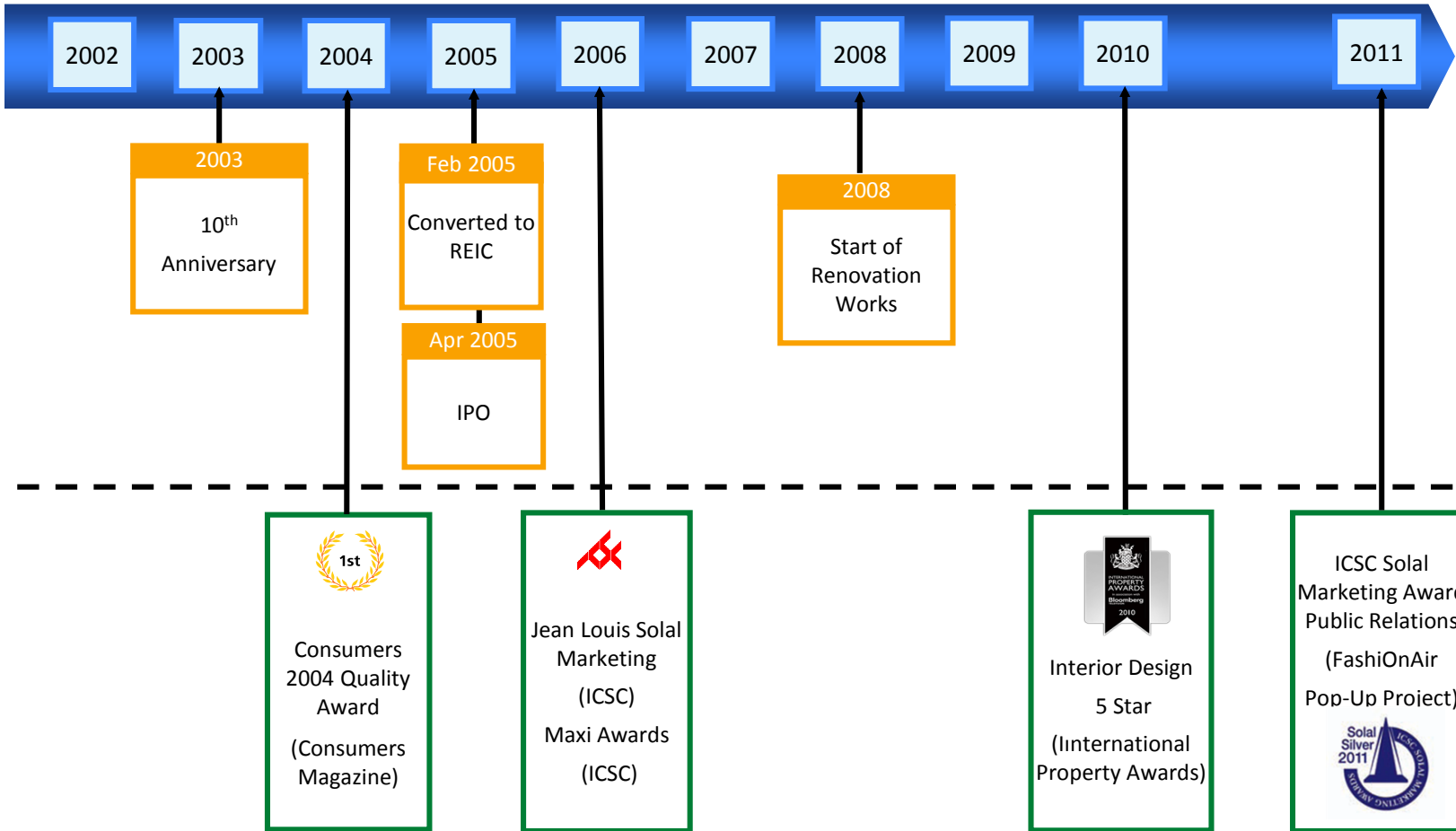
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# History of Akmerkez



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# History of Akmerkez



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2012



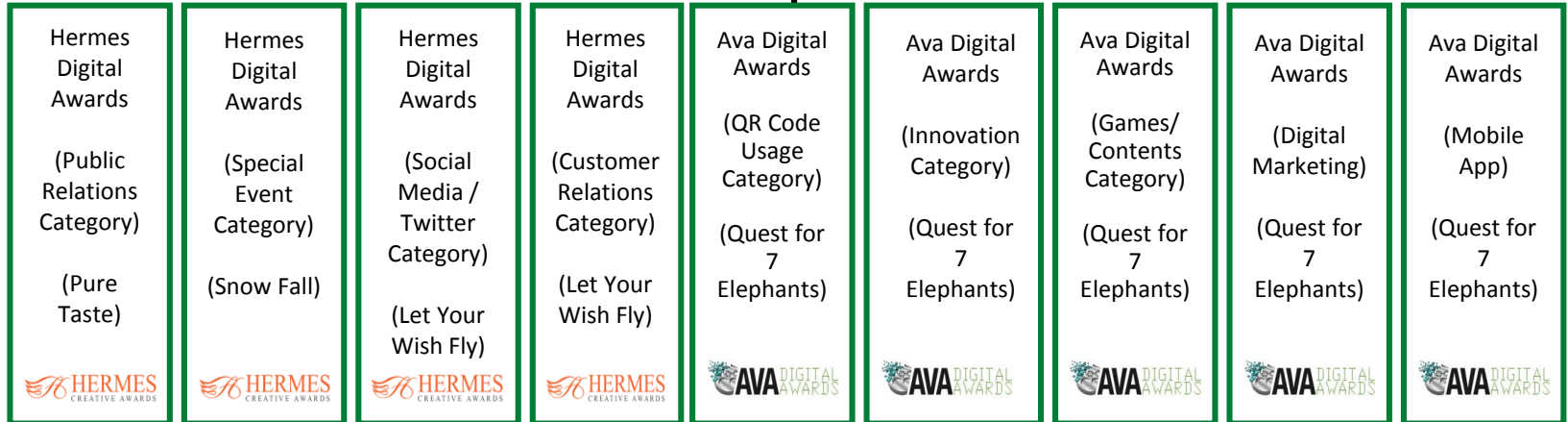
# History of Akmerkez



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2013





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# Services



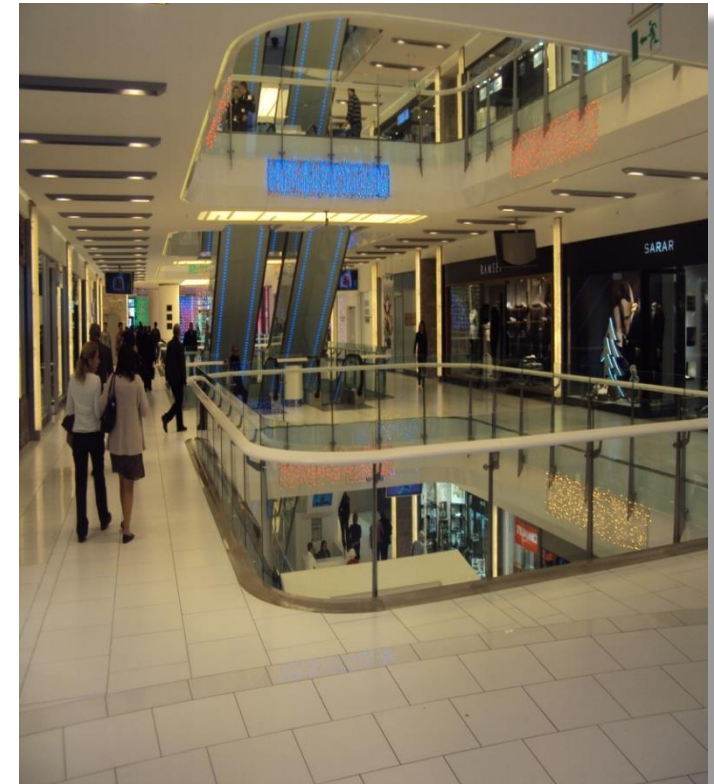
# Services: Retail

## Akmerkez: a leading shopping centre since inception...



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- The internationally acclaimed shopping centre comprises stretching across 55,033 m<sup>2</sup>.
- The Complex also houses a eight-screen cinema, and 27 restaurant food court with a 1,600 person capacity on the fourth level.
- Amongst leading global branded tenants are Starbucks, Marks & Spencer's, Vilebrequin, Tommy Hilfiger, Massimo Dutti, Bobbi Brown, Victoria's Secret, Benetton, Godiva, Uterque, Lacoste and Zara.
- Anchored by foremost local brands including Beymen, Vakko, Macro Supercenter.
- The Complex operates between the hours of 10am to 10pm, 7 days a week.
- Our new cafe-zone and open terrace will be offered to our customers after the renovation process is completed.



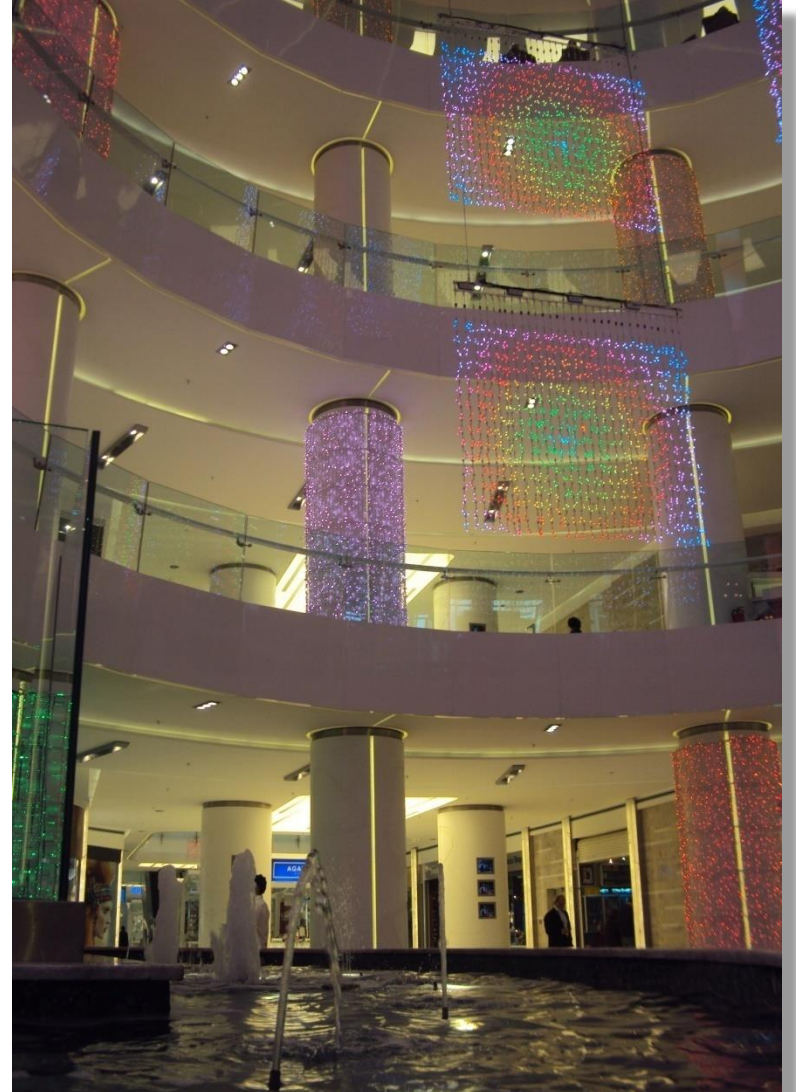
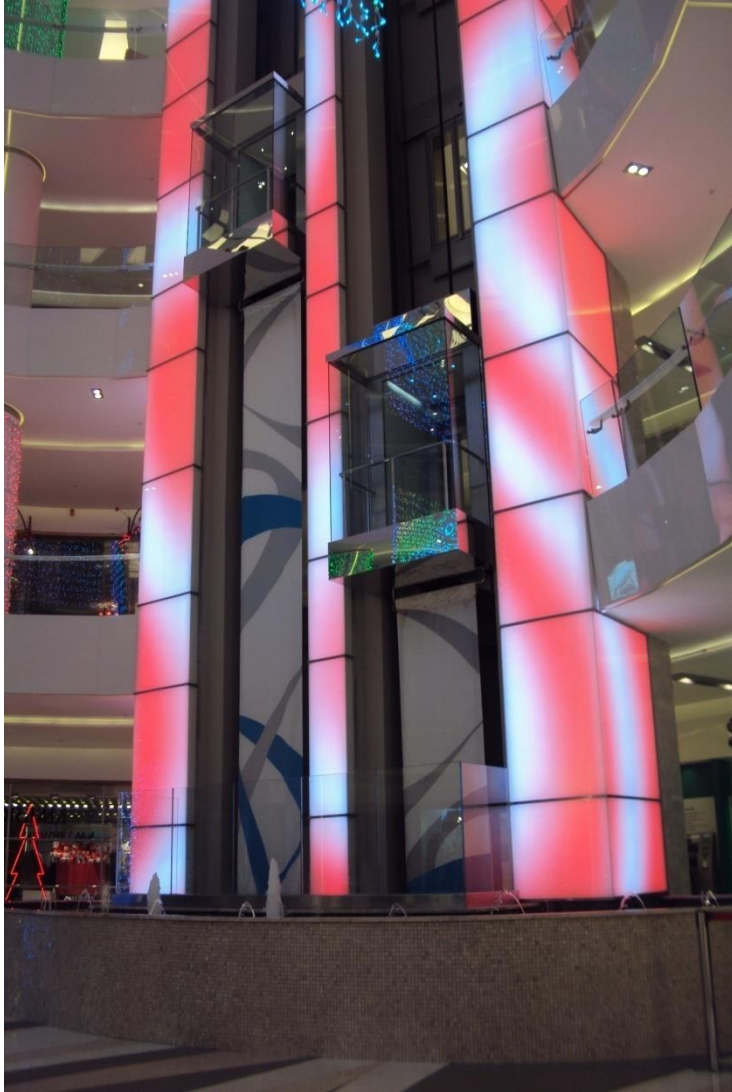
**...remaining the benchmark for retail centres in Turkey**



# Services: Retail



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# Services: Retail



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# Services: Residence

Akmerkez offers residents luxurious accommodation...

- The 23-floor residence tower houses 83 full-service freehold apartments (“apart-hotel”) of four types of unit and provides security, housekeeping, 24-hour reception service and social services to residents



...with views of the Bosphorus and the city



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# Services: Residence

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# Services: Office

**Akmerkez Offices, amongst the most prestigious in Istanbul**



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- The two Grade-A office towers cover an area of 30,194 m<sup>2</sup>
- Present occupiers include some of the world's leading corporations: **Intel , Novo Nordisk, Société Générale, Petroleum Exploration.**
- The floor owned by Akmerkez GYO is leased out to Ucgen



# Services: Car Park



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- The four-level facility has a total car park capacity of 1,280 cars
- Paying spaces available for Akmerkez visitors, there is a daily circulation rate of 2,500 vehicles



# Attracting Leading Retail Brands



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## International



# Attracting Leading Retail Brands



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## Local

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**Thank You...**

