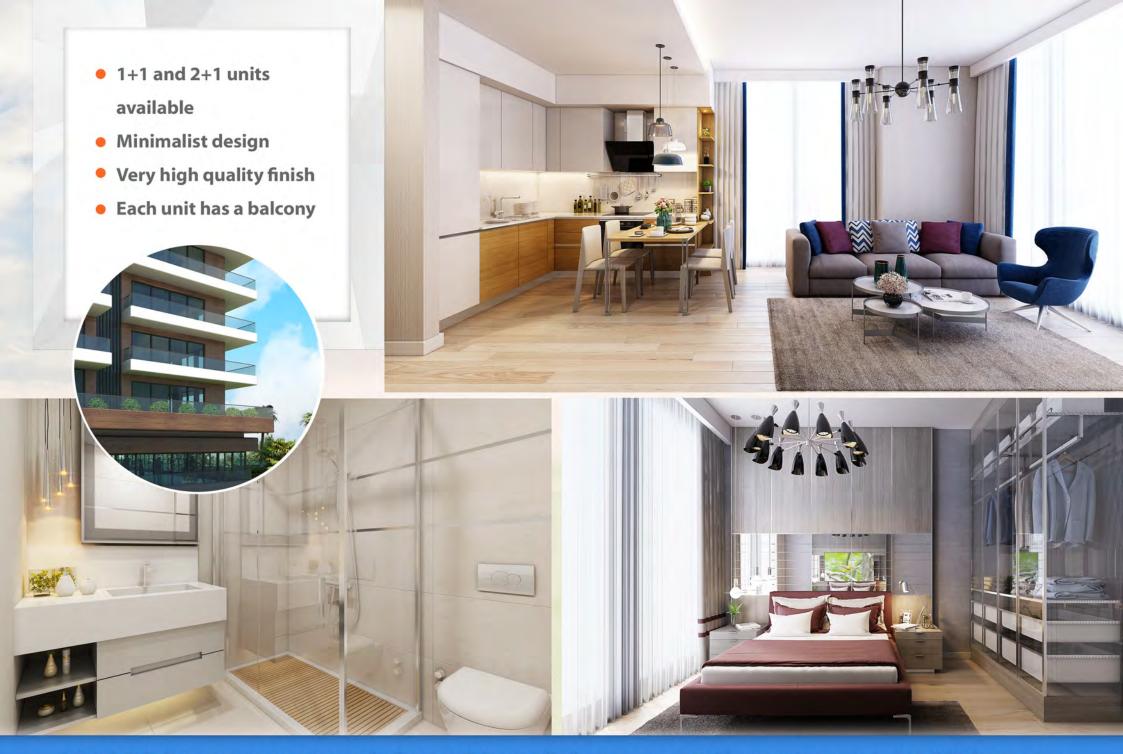




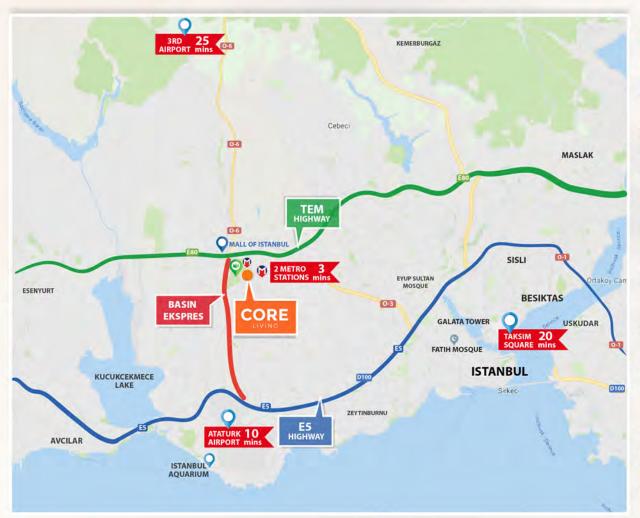
The very location of Core is your assured exit to Turkish market





Much higher gross to net ratio hence bigger living space and less price per actual living area





WHY BASIN EKSPRES

Media Highway

Champion of urban regeneration in European, Istanbul. Previously large industrial zone, hence big parcels owned by few industrials making regeneration fast and smooth fully supported by the government.

Exceptional infrastructure development by the government, several new metro stations, hospitals, 5 star hotels, universities opening up all with established brands

The only motorway that connects E5 and E6 circular roads of Istanbul.

Down side is heavy traffic along the Media Highway

Straight line connection to the 3rd airport

Central enough yet for the time being still affordable. Average price growth approx. 12% per year.

Very appealing to young professionals and newly married couples who can't afford central Istanbul zone 1. This makes ideal exit strategy for foreign investors.

Having said that mind the exact location for Turks do NOT buy homes

on busy highways.

Media Highway, Istanbul's new prime business district

Ataturk Airport 10 mins

Atakoy Marina 15 mins

• CNR expo 10 mins

New metro 3 mins

New 3rd Airport 25 mins

• Sultanahmet 20 mins

Taksim/ Sisli
 20 mins

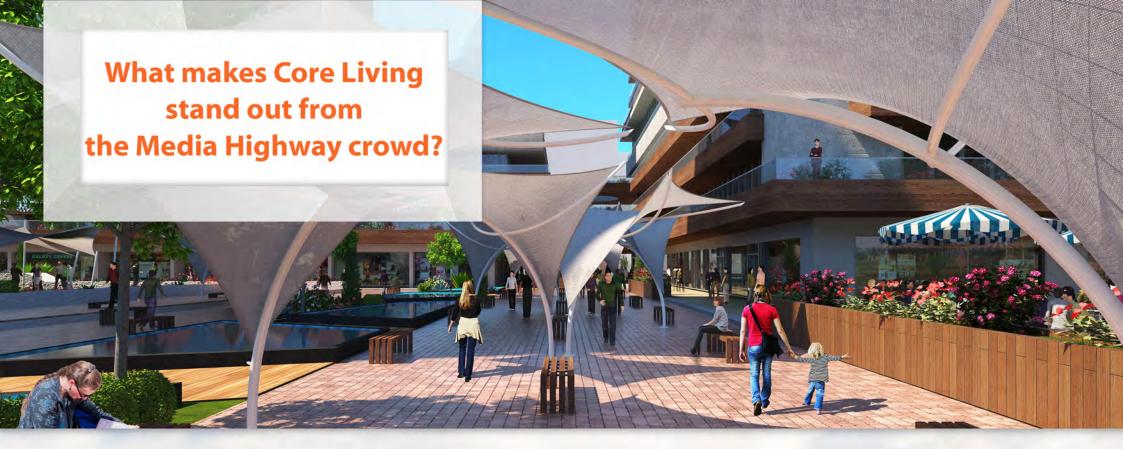
• Business district 25 mins

Altınbas University 1 mins

• 4 large malls

• 10 Fivestar hotels

• 6 major universities



Assured Exit strategy

Income management plan in place

Right price for the area





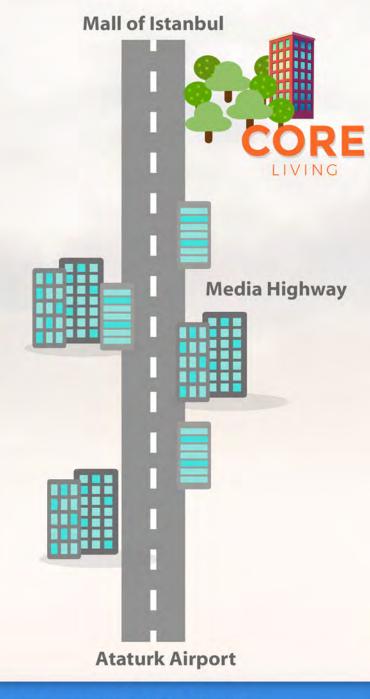


Core Living is your

assured exit strategy

to the Turkish home buyer

- Away from the noise and pollution of the highway
- Where a balcony gains its true meaning for Turkish outdoor culture
- Where the family can enjoy a proper green park
- Hence our slogan 'your investment our home'



"A keen investor is the one who looks at the exit at the time of entry, for value growth is worth no more than the paper it's written on unless an asset can be sold with profit. No exit means no profit "



- Income management by Alpha Projects
- Projected income 7% per year on average for years 1 to 5
- Income management contract signed upon completion of the project
- Only applicable for furnished apartments
- Full assistance with furnishing provided
- Please specify your needs at the time of purchase



Right price for the area

Minimum price per m2 (\$) March 2018

Comparable projects in Media Highway Istanbul





18 Month capital accelerator strategy

This is based on taking advantage of lowest prices in the outset of the project with maximum payment terms and selling on or just before completion within 18 months.

5 Year portfolio builder strategy

This is where the apartments are held for 5 years rented out full time for maximum income and then sold tax free after year 5.

Buy early bird off-plan with maximum discount to market

Ave Project completed price \$2,200 per m2

Ave early bird investor price \$1,800 per m2

Arrange low deposit with maximum payment terms

25% down with min 30 / 36 months payment plan

Sell on or just before completion when price peaks

In our experience within project lifespan between

3 to 6 months before hand-over is the easiest time to sell

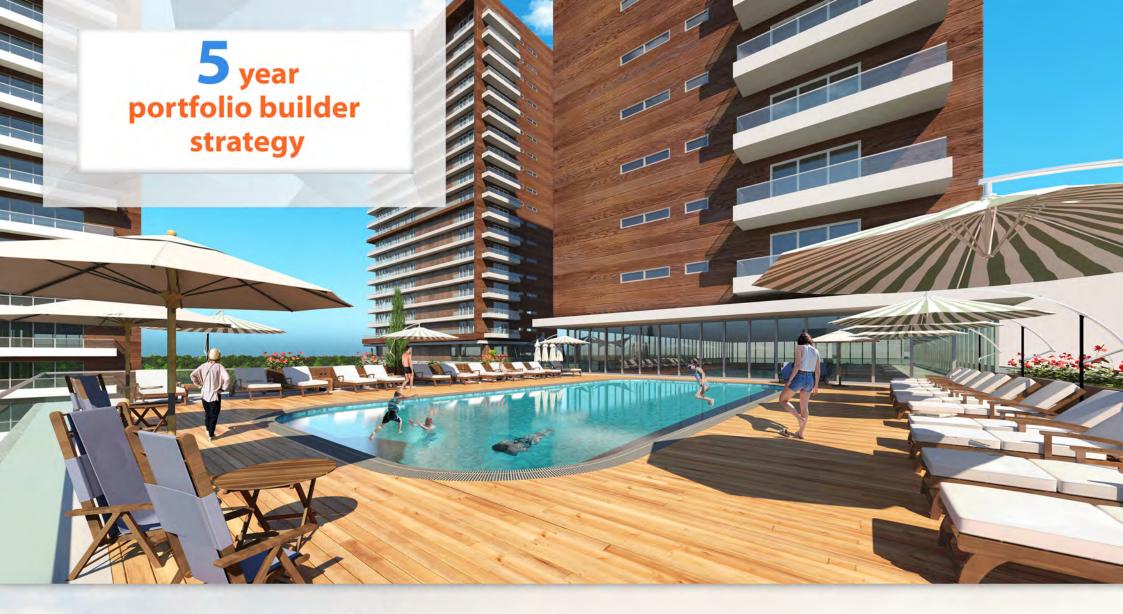
With maximum price

18 Month capital accelerator strategy

ROI in excess of 35% tax free in 18 months

The capital accelerator strategy works very well with projects with high exit strategy such as Core Living. As an investor you simply sell your units half way through paying the instalments (after only 18 out of 36 payments made), which means you sell after 65% of total payments are made (initial deposit 30% + 18 months instalments).

From off plan to completion we expect 20-25% price increase which means a net cash ROI of 35% for the capital accelerator strategy.



5 year rental income = 30% ROI

Sale after 5 years tax free = 55% ROI (expected price increase over 5 years)

Total ROI after 5 years = 85% (in hard currency terms such as USD)





2+1 TYPE A

125,25 m²



2+1 TYPE B

140,36 m²





1+1 TYPE A 64,06 m²



1+1 TYPE B 69,65 m²





1+1 TYPE B 75,46 m²



1+1 TYPE B 77,05 m²







1+1 TYPE C

99,59 m²

<u>1+1 TYPE D</u>

93,60 m²



Mahmutbey Mahallesi, Dilmenler Cd. No:29, 34218 Bağcılar/İstanbul