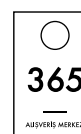




*Innovative, creative, and enjoyable spaces  
that enhance life and add  
value to brands.*





## Tepe Emlak Yatırım (Tepe Real Estate Investment)

Tepe Emlak Yatırım İnşaat ve Ticaret A.Ş. (Tepe Real Estate Investment Construction and Trade Inc.), part of Bilkent Holding since 1996, has been a leader in the retail sector and has completed many successful projects. It combines services like shopping center and asset management, leasing, and consulting for projects and concepts all under one roof with its experienced team. It continues to grow stronger and more energetic with each day.

So far, **Tepe Real Estate Investment** has developed a total of 1.5 million square meters for 11 shopping centers across Turkey.

**Tepe Real Estate Investment** currently manages prominent shopping centers that hosts numerous national and international brands. Since 2002, **Tepe Nautilus Shopping Center** has been one of the most popular malls in on Istanbul's Asian side. **Bilkent Center** located in **Ankara**, after its recent renovation, adopted the motto "Happiness Grows When Shared." **Bilkent Station**, a gastronomy center, has been added to Bilkent Center, offering different dining alternatives providing visitors with spaces for both shopping and have a good time. **Tepe Prime Avenue**, known for its unique architecture and being the first open-air concept in Ankara, serves as an essential meeting point, business, and lifestyle center. The company also manages **365 AVM**, favored for its accessible location and spacious walkways, surrounded with mass housing located in Birlik District, Ankara. Leasing services are provided for commercial units at Bilkent University and **Ahlatlıbel Atatürk Park**. Additionally, it handles the asset management of **Ege Perla**, owned by İŞ REIT, which is located at one of the most beautiful spots of İzmir Bay, offering a semi-open concept that captures the city's rhythm and fun, creating an enjoyable living space. Tepe Real Estate Investment provides leasing services for commercial spaces in İDO (Istanbul Sea Buses) terminals and ships. Among its assets **Cittantica Ephesus Park** serves as a **touristic facility** located in İzmir, Selçuk.

Tepe Real Estate Investment has provided leasing and concept consulting services for mixed-use projects that combine gastronomy, shopping, entertainment, and art functions at the facilities and shopping centers, such as 42 Maslak, Sığacık Teos Marina, Mix Kayseri Shopping Mall, and Manzara Adalar owned by İŞ Portfolio Management Inc.

With an innovative and creative perspective, Tepe Real Estate Investment creates modern shopping and living spaces. Its strategic priority is to maintain and increase the market share of the shopping centers it manages, build brand value, add and enhance value through distinctiveness. Based on this, enables access to national and international brands to provide the best service.

Tepe Real Estate Investment aims to grow in management of shopping centers and asset management, leasing, and consulting services, creating living spaces with innovative concept implementations and project planning that meets the needs of all stakeholders by evaluating the trends of the era, and to achieve holistic sustainable projects.

## EXPERIENCE • EXPERTISE • NETWORK OF COLLABORATION



Tepe Nautilus/İstanbul



Bilkent Center/Ankara



Bilkent Station/Ankara



Tepe Prime Avenue/Ankara



365 AVM/Ankara



Ege Perla/İzmir



İstanbul Deniz Otobüsleri (İDO)



Cittantica Ephesus Park/İzmir



Ahlatlıbel Atatürk Parkı/Ankara



## Message from the Chairwoman of the Board



### *The Pride of Achieving The Firsts*

We believe that change and development should be continuous and to implement this, we focus on details and lead the business through an analytical and strategic management approach. Besides our shopping mall management and consulting services, we also provide concept and project consultancy. We think strategically and create differences in leasing commercial spaces in shopping and living centers. We add value to the brands and centers we work and create employment opportunities for many people.

### *Developing Innovative, Creative Concepts*

We closely monitor organized retail industry and global trends in mall investments. Through this we manage, consult and lead with innovative and new ideas. Aware of maintaining the highest level of service quality, alongside our respect for people and the environment, we continue to enrich lives with innovative, creative, and enjoyable spaces, develop new ideas and **initiatives**.

### *Achieving Together*

Together with my teammates, each highly experienced in their field, we form positive strategies for success, continuity, and efficiency in our projects, carefully evaluating the priorities of our stakeholders. To keep up with the dynamism of the sector, we value and believe in our youth, ensuring their contribution in our teamwork. Our foremost mission is to value people and to advance our work powered by this value. On behalf of myself and my entire team, I would like to thank all our stakeholders who trust us and with whom we have added value to life with enjoyable spaces.

Yours Sincerely,  
Hayal Olcay

## Our Team





## Why Choose Tepe Real Estate Investments?

TEPE EMLAK YATIRIM;

- ▲ **ENERGY FROM SYNERGY**  
Drawing strength and inspiration from the group synergy of Bilkent Holding and the values of the Tepe brands.
- ▲ **LONG LASTING RELATIONSHIPS**  
Offering services as a reliable solution partner with experience and expertise
- ▲ **DYNAMISM AND EXCITEMENT**  
Approaches every project with the same enthusiasm and carries the excitement of the first project day.
- ▲ **VALUABLE PROJECTS**  
Develops projects that add prestige to cities.
- ▲ **INNOVATIVE PERSPECTIVE**  
Creates extraordinary spaces and advances the industry with creative ideas.
- ▲ **ETHICS**  
Guides its business partners according to legal and ethical standards in the most accurate way.

Tepe Nautilus/İstanbul



Bilkent Center/Ankara



Tepe Prime Avenue/Ankara



Bilkent Station/Ankara



365 AVM/Ankara



Ege Perla/İzmir



İstanbul Deniz Otobüsleri (İDO)





## Our Services

### SHOPPING CENTER and ASSET MANAGEMENT

**Management:** Legal consulting on all processes, creation of organizational charts and job descriptions, selection and training of personnel.

**Business:** Preparation of the business plan and technical specifications, creation of monthly and annual operating budgets.

**Marketing:** Development of communication strategies and marketing plans, preparation of monthly and annual marketing budgets.

**Reporting and Audit:** Establishment of reporting formats and audit mechanisms for all processes.

**Tenant and Customer Relationship Management:** Managing tenant and customer relationship processes, conducting periodic surveys to ensure high service quality.

### COMMERCIAL REAL ESTATE LEASING

**Catchment Analysis:** Conducting studies on the socio-economic and demographic structure of the project region, turnover potential, competition analysis, accessibility analysis.

**Lease Analysis Study:** Research on sectoral rental income and turnover potential according to the region.

**Leasing Scenario:** Creating leasing scenarios based on the socio-economic structure of the region. Identifying potential tenants and managing the negotiation process.

**Leasing Process:** Establishing leasing terms, preparing contracts and annexes, managing commercial agreements, and monitoring the tenant settlement process.

### INVESTMENT and PROJECT CONCEPT CONSULTANCY

**Market Analysis:** Conducting urban, regional, and demographic analyses.

**Investment / Project Development and Financial Reporting:** Selecting regions for potential investments, legal assessment, financial feasibility studies, and preparation of relevant reports.

**Concept Consultancy:** Providing project and architectural consultancy and concept creation according to the region and the location of the project.

**Investment and Project Consultancy:** Analyzing zoning status, zoning plans, and property ownership; obtaining project approvals; amendments to zoning plans; and monitoring licenses, permits, and legal processes.

SHOPPING  
CENTER  
AND ASSET  
MANAGEMENT

COMMERCIAL  
REAL ESTATE  
LEASING

INVESTMENT and  
PROJECT CONCEPT  
CONSULTANCY





# Tepe Nautilus

## Tepe Nautilus

*A world of shopping, entertainment and pleasure in the heart of Istanbul*

Operating in Kadıköy, one of Istanbul's most popular residential areas since September 2002, Tepe Nautilus is a delightful meeting point for Istanbul residents. It is centrally located at the junction of the European and Anatolian sides.

Tepe Nautilus offers its visitors a pleasant and comfortable living space with a wide range of national and international brands across categories such as fashion retail, sports, technology, personal care, parenting needs, and home decoration. Additionally, the complex includes movie theaters, a sports center, entertainment centers, and restaurants featuring cafes and fast-food options, all dedicated to customer satisfaction.

Located right at the Aynalık Çeşmesi Subway Station, the intersection of the Marmaray and the Anatolian side metro line, Tepe Nautilus provides ease of access for its guests in the heart of Istanbul. It serves as a regional hub of attraction with its social activities. Tepe Nautilus welcomes visitors of all ages, from 7 to 70, hosting a variety of engaging events ranging from concerts and workshops to interviews, exhibitions, theater performances, and lucrative sales campaigns.



[www.tepenautilus.com](http://www.tepenautilus.com)



154,587 sq m of Covered Area  
52,582 sq m of Leasable Area  
2,675 Parking Spaces  
130 Exclusive Stores  
Over 10,000,000 Visitors Annually





## Bilkent Center

### *Shopping, lifestyle, entertainment and gastronomy center*

Established in 1998, Bilkent Center is one of the first shopping centers in Ankara, which has been renewed and incorporated many new brands. It has a significant access advantage with being in the neighbourhood of Bilkent University, Hacettepe University, Middle East Technical University (ODTÜ), and Bilkent City Hospital.

Designed as a cozy and comfortable place where visitors can take a breather from the exhausting pace of the day, shop, enjoy, and relax with its pleasant spaces, "Bilkent Center" has expanded the definition of a shopping mall and introduced "life center" concept to the organized retail sector by prioritizing the guests' expectations.

Bilkent Center, the first shopping center in Ankara awarded with the "Barrier-Free Shopping Center Certificate", has become an integral part of city life.

Opened in 2015, Bilkent Station, inspired by the Old Ankara Train Station with its life-size wagons, ornamental pools, and wall landscaping, has served as a source of inspiration for many different projects. Bilkent Station has quickly won the admiration of visitors with its captivating architecture, renowned cafes, restaurants, children's club, and entertainment venues that enliven the night.

Bilkent Center, with its popular events, hosts groundbreaking projects in Ankara that made a significant impact, such as the Ankara Coffee Festival, Ankara Comics & Art Festival, and International Bilkent Art Festival.

Bilkent Center has crowned its success with many awards from international platforms. The Ankara Coffee Festival won a platinum award in 4 categories at the Hermes Creative Awards. The renovation project received two separate awards in the categories of "Commercial Renovation/ Development" and "Retail Architecture" at the European Real Estate Awards, a symbol of prestige and excellence. It also won the Platinum Award at MarCom Awards for the 3rd International Bilkent Art Festival and the "RLI Best Shopping Center Renovation Award" in 2020 with Bilkent Station



99.751 sq m of Covered Area  
45.000 sq m of Leasable Area  
1.700 Parking Spaces  
85 Exclusive Stores  
Over 5.000.000 Visitors Annually





## Bilkent Station

### *Ankara's most popular gastronomy hub*

With the opening of Bilkent Station in 2015, Bilkent Center has become Ankara's most important gastronomy center by introducing the concept of indoor streets to the residents. Bilkent Station has turned into a meeting point where people of all ages will have a pleasant time with its cafes, restaurants, entertainment venues and children's and family club.

Located in Bilkent, one of the most prestigious locations in the city "Bilkent Station" which attracts attention with its distinctive architecture, has become one of the most prominent destinations in Ankara with its social activities as well as its pleasant environment.

Bilkent Station is a stop where people can meet, have fun, listen to live music and take a breather amidst exhausting pace of the day. Just like a hub, different passengers embark on different journeys during their time here.

With its brand mix consisting of world cuisines, cafes, restaurants, entertainment venues and children-family club with different concepts, its special architecture reminiscent of a station, spacious, high-ceiling indoor areas, outdoor terraces, horizontal and vertical landscaping areas, Bilkent Station has succeeded in becoming the most popular gastronomy hub in the city.



30 Restaurants  
1.600 sq m Children and  
Family Club  
Over 1.500.000 Visitors  
Annually





# Tepe Prime Avenue

## Tepe Prime Avenue

### *The meeting point for Ankara residents: Tepe Prime Avenue*

Tepe Prime Avenue, which brings a different perspective to Ankara's social life, hosts various cafes, restaurants, and entertainment venues catering to different tastes.

Since its opening, Tepe Prime Avenue has become a meeting point for the people of Ankara, receiving full marks from its visitors with its unique architecture and open-air concept.

Located on Eskişehir Road, Avenue maintains its position among the indispensable venues both day and night, thanks to its location advantage and ease of access.

Tepe Prime Avenue, where daily needs are met, dining and entertainment venues come together in the open air, hosts activities such as concerts, shows and festivals with its square, presenting an illuminated water show with a large stage at the center. Designed based on the idea of an agora, Tepe Prime Avenue features architectural distinctions with special landscaping arrangements and access to the venues from different directions.

Hosting important restaurants in the sector and bringing many distinguished brands together with Ankara residents, Avenue also offers special alternatives of fine entertainment.

Located in the middle of a residence and two business center blocks, Avenue remains a unique alternative for Ankara residents in summer and winter with its free indoor and outdoor parking, ease of access and parking for disabled visitors with safe and decent environment.



34 Stores / Restaurants  
Stage and Display Pool  
1.000 Parking Spaces  
Over 2.000.000 Visitors  
Annually



## 365 AVM

*365 Shopping Center has a lot to make you smile*

Located in Çankaya at the central location of Ankara, 365 Shopping Center has been among the shopping centers under the management of Tepe Real Estate Investment since 2018.

365 Shopping Center, provides comfortable walking spaces and diverse brands, is one of Ankara's most favored shopping destinations, and is undergoing a transformation with leasing and management expertise of Tepe Real Estate Investment. 365 Shopping Center is the most popular meeting point in the region with more than 100 brands including an entertainment area, hypermarket, many famous national and international textile brands, a sports center, cinema, cafes, and restaurants.

It maintains its loyal customer profile by keeping customers' satisfaction at the forefront with its quality environment, various colorful activities for children and women, and sales-enhancing campaigns.



60.000 sq m of Covered Area  
27.500 sq m of Leasable Area  
1.250 Parking Spaces  
110 Exclusive Stores  
Over 5.000.000 Visitors Annually





# Ege Perla

## Ege Perla

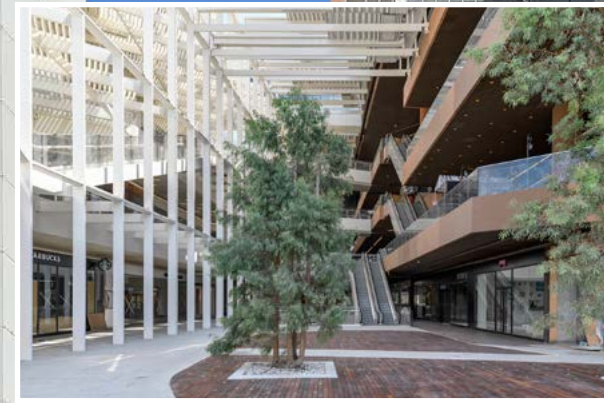
### *A new life experience in the pearl of the Aegean*

Ege Perla, designed by renowned architect Emre Arolat, which creates a pleasant living space at the most beautiful point of Izmir Bay, opened its doors in September 2017 in the pearl of the Aegean. Ege Perla, the first mixed project of the region, is designed as a complete living space with its office residences, housing block and shopping mall.

Built on 18,392 square meters, Ege Perla is one of the most remarkable projects with its semi-open architecture, 100% fresh air, landscaping and outdoor playground. With 23,197 square meters of leasable area, the shopping center hosts exclusive brands.

In addition to MacFit, Ege Perla also has an art and education institution such as Mozart PSM, which aims to promote and popularize contemporary art branches such as polyphonic music, theater, opera and ballet, and to bring them to international standards.

In 2018, Tepe Real Estate Investments undertook the shopping center management as well as the management of the residential and office blocks of Ege Perla, which won the bronze award in four categories at the Stevie Awards, the world's leading business awards competition, and was selected as Sign of the City in 2017 with awards in two categories at the Sign of the City Awards, the most prestigious competition of the real estate sector.



23.197 sq m of Leasable Area  
950 Parking Spaces  
36 Exclusive Stores  
Over 2.000.000 Visitors  
Annually





## Istanbul Sea Buses (IDO)

### *Leader in Sea Transportation*

Istanbul Sea Buses Inc. (IDO) was established in 1987 to contribute to Istanbul's maritime transportation and to address traffic issues.

Continuously improving in line with passenger expectations, facilitating transportation from Istanbul to neighboring cities, expanding by many terminals, providing fast, safe and comfortable maritime transportation services with its innovative and sustainable activities, IDO is currently the world's largest vehicle and passenger maritime transportation company with 103 ships and 88 piers.

As of 2021, Tepe Real Estate Investment provides leasing services of the commercial spots in the terminals and ships of IDO, "the sector leader" in maritime transportation, which handled 11 million vehicles and 35 million passengers in 2019.



103 Ships  
88 Piers  
11.000.000 Vehicles Annually  
35.000.000 Passengers  
Annually



## Ahlatlibel Atatürk Parkı

*Delightful venue to enjoy nature in all four seasons.*

Ahlatlibel Atatürk Park, where the renovation, leasing, and management of its commercial areas are carried out by Tepe Real Estate Investments, has been redesigned and renewed as a delightful venue for Ankara residents, with all its functions intertwined with nature.

Ahlatlibel welcomes thousands of Ankara residents every year with its 25,300 m2 lush green lawn and wooded area in the center of the city, with sports fields, playgrounds, paintball activities, cycling, hiking trails and a pleasant environment to have a good time in nature.

With its cafes, restaurants, wedding/organization hall, market, and playgrounds serving throughout all four seasons , Mekan Ahlatlibel ranks high among the preferences of Ankara residents who seek to be both in the city and away from its exhausting pace.



[www.cankaya.bel.tr/pages/332/Ahlatlibel-Spor-ve-Dinlenme-Tesisleri](http://www.cankaya.bel.tr/pages/332/Ahlatlibel-Spor-ve-Dinlenme-Tesisleri)



25.300 sq m. Grass Area  
1.500 Parking Spaces  
Cafes and Restaurants  
Sports Fields  
Wedding Hall  
Over 3.000.000 Visitors  
Annually





## Cittantica Ephesus Park

### *Reflection of history*

Cittantica Ephesus Park, reflecting all historical beauties of Selçuk district in Izmir with its Ancient Greek & Roman Architecture and offering its visitors the atmosphere of ancient times, is established on a total area of 15,000 square meters, with a closed area of 8,000 square meters.

Consisting of 3 main blocks as Block A (Artemis Hall), Block B and Block C, Cittantica Ephesus Park has a total of 15 independent sections. The semi-open spaces created with the courtyards between the blocks provide transitions between the buildings, and huge squares formed between the buildings for various events.

Cittantica Ephesus Park is 2,5 km away from Selçuk city center, 5.5 km from Ancient City of Ephesus, 11 km from House of Virgin Mary, 20,5 km from Port of Kuşadası and 60 km from Izmir Adnan Menderes Airport.



Total 15,000 sq m  
8,000 sq m Closed Area  
3 Main Blocks  
15 Independent Sections





## Our References



42 MASLAK

RENAZA

TEOS MARİNA

BEKER PLAZA

SİNPAŞ ALTINORAN ÇARŞI

İNCEK LOFT

BULVAR LOFT

AHLATLIBEL ATATÜRK PARKI

REGNUM SKY TOWER

MCT PLAZA

MIX KAYSERİ

MANZARA ADALAR

TAN URLA

NEXT LEVEL AVM



## Our References

42 Maslak  
Leasing Consultancy  
Maslak, İstanbul



Renaza  
Leasing Consultancy  
Çankaya, Ankara



Teos Marina  
Concept and Leasing Consultancy  
Sığacık, İzmir



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Consultancy  
Melikgazi, Kayseri



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Leasing Consultancy  
Oran, Ankara



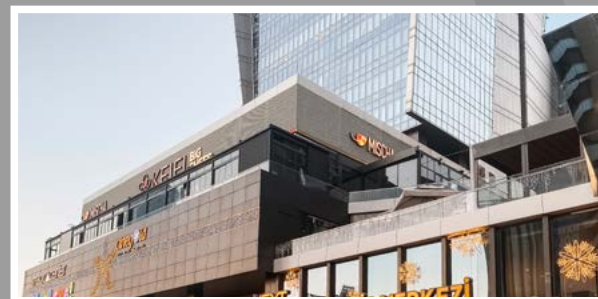
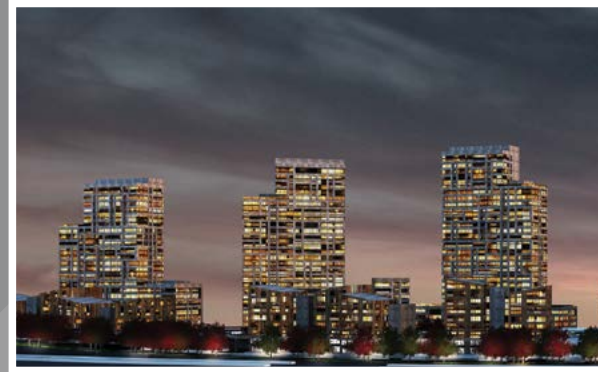
İncek Loft  
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Bulvar Loft  
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Regnum Sky Tower  
Concept Consultancy  
Balgat, Ankara



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Dumlupınar Bulvarı,  
Ankara

Beker Plaza  
Concept and Leasing  
Consultancy  
Yaşamkent, Ankara



Manzara Adalar  
Leasing Consultancy  
Kartal, İstanbul



Tan Urla  
Leasing Consultancy  
Urla, İzmir



Next Level AVM  
Mall Management & Leasing  
Consultancy  
Çankaya, Ankara





## Developed Projects



MI KARTAL MALL



MI KONYA MALL



MALTEPE PARK MALL



FORUM BORNOVA MALL



MI ADANA MALL



MI GAZİANTEP MALL



FORUM ANKARA OUTLET MALL



FORUM TRABZON MALL

M1 Kartal Mall/İstanbul



M1 Gaziantep Mall



M1 Adana Mall



M1 Konya Mall



Forum Bornova Mall/İzmir



Maltepe Park Mall/İstanbul



Forum Trabzon Mall



Forum Ankara Outlet Mall





**Tepe Real Estate  
Investment adds value to  
life and brands**  
with creative and  
enjoyable spaces.