

EGEYAPI | GLOBAL

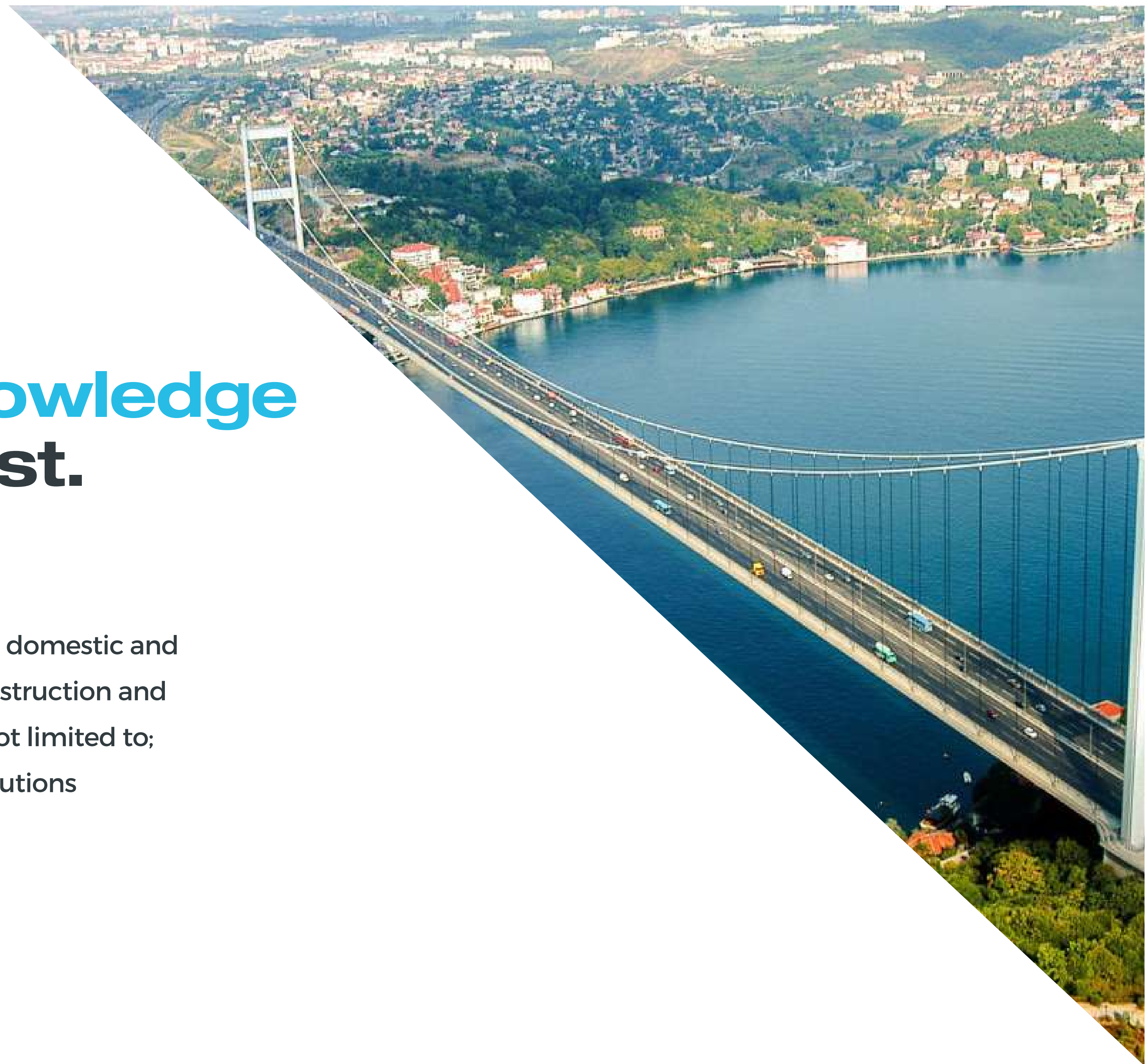


Company Overview

An investment in **knowledge** pays the best interest.

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Ege Yapı poses over 35 years of combined experience in the domestic and international real estate sector. Successfully completed construction and real estate development of various projects including but not limited to; housing, offices, shopping centers, hotels, educational institutions in the domestic and overseas markets.



What We Do?

01 Construction & Real Estate & Development Of Various

Developing mixed-use residential & commercial projects in the most valuable locations of the city.

02 Superstructure & Infrastructure Contractor

Completing contract work in due time with superior quality & work ethic.

03 Monumental Restoration & Renovation

With respect to the past, recreating masterpieces in most challenging regions of the city.

04 Hospitality & Asset Management

Providing the best facility & asset management services with the experienced team.

05 Real Estate Investment

Providing investors with the opportunity to invest in real estate and projects, typically large-scale properties with high return potential, by pooling capital together.

06 Tenant FitOut

Managing to work on multiple projects, work effectively and efficiently to ensure timely completion of projects and transforming it into a customized spaces.

Our Vision And Goals

Our mission is to be a reliable and trusted partner in construction, providing comprehensive services that bring our clients' visions to life. We are dedicated to delivering high-quality projects on time and within budget, while prioritizing safety, sustainability, and client satisfaction. With our expertise, attention to detail, and effective project management, we aim to exceed expectations and foster long-term relationships with our clients, subcontractors, and suppliers. Our ultimate goal is to be recognized as the premier choice for general contracting services, driving growth and success for our clients and contributing to the advancement of the construction industry.

İnanç Kabadayı

Chairman of the Board



Experience: 25 years

After graduating the Faculty of Civil Engineering, İstanbul Technical University, İnanç Kabadayı has worked professionally for ten years. Finding the opportunity to serve at every rank of his job during his professional career, Kabadayı built Ege Yapı in 2006, a company involved in contracting and real estate development industry. Since its inception, Ege Yapı has successfully completed real estate development and contracting works for numerous projects, mainly housing, including hotels, offices, residences, business centers, training centers and industrial centers.

İnanç Kabadayı has always placed emphasis to innovation and quality throughout his 25-years professional career in real estate industry. Prioritizing customer satisfaction, he pioneered many novel technologies applied in construction industry with his experience on national and international arena. He is experienced in developing, constructing, marketing and managing projects of construction area total 2 million square meters. In addition to his identity as an opinion leader and mentor in industry, he is regularly invited to share his ideas on many national and international conferences and television shows. İnanç Kabadayı is actively involved in industry's leading non-governmental organizations and stands out with his activities in entrepreneurship.

Ege Yapı Holding USA Team

Mehmet Can Ormanci

Partner / Director Of Construction



Experience: 30 years

Mehmet Can Ormanci holds a Bachelor's Degree in Civil Engineering from METU (Middle East Technical University), which he completed from 1980 to 1985. This educational background has provided him with a strong foundation in the field of civil engineering, enabling him to excel in his professional career.

He began his career in the late 1980s, gaining valuable experience at Baytur Insaat as a Field Engineer. He then progressed to become an Assistant Project Manager at Koray Insaat, overseeing prestigious projects such as the Sabanci Center and Yapi Kredi Plaza. As a Project Manager at ILPA SA, he successfully managed the construction of the Siyami Ersek 382 Beds Cardiovascular Hospital. In 2000, he became the General Manager for ILPA SA's Russia and Middle East region, leading notable projects like Armada Towers and Boulevard Plaza in Dubai. Later, as the General Manager of Citer Invest BV, he achieved significant milestones with the IQ Quarter project in Moscow. Since 2019, as the General Manager of ANT YAPI Florida LLC, he has successfully completed projects such as Missoni Baia Tower, 830 Brickell Plaza, and Una Residences. Throughout his career, Mehmet has demonstrated a commitment to excellence, earning a reputation as a respected leader in the industry.

Completed Project



Missoni Baia Tower



830 Brickell Plaza



Una Residences

✓ Ege Yapı Holding USA Team

Çağrı Kanver

Partner / Board Member



Experience: 22 years

Çağrı Kanver is a highly successful real estate deal maker, with expertise in the United States and Turkey. He holds an architecture degree and an MBA, allowing him to both structure deals and secure financing. GYODER, the Association of Real Estate Investors in Turkey, has appointed him as President of its US Chapter.

Cagri specializes in large-scale projects exceeding \$100 million, delivering significant returns for investors. He recently completed a project in Brooklyn, New York, providing a 2x ROI for investors. Cagri has collaborated with developers in Miami and Chicago, bringing in equity and sourcing construction materials from Turkey.

As a partner at Watermark Investments LLC, Cagri facilitates project structuring and financing across the US. His exceptional abilities, knowledge, and extensive network make him highly sought after in the real estate industry globally.

Ege Yapı Holding USA Team

Elif Piliçer

Executive Manager



Experience: 15 years

Elif is a real estate professional with 15 years of experience working with leading Developers and foreign investors. She has worked on large scale residential projects and been involved in site selections, financial structuring, design, construction, and marketing phases.

Throughout her illustrious career, Elif has demonstrated a keen ability to identify opportunities and turn them into thriving real estate projects. Her portfolio boasts an impressive array of successful developments, including residential, commercial, and mixed-use properties. One of Elif's hallmark qualities is her ability to navigate the complexities of the real estate development process. She excels in every phase, from initial conceptualization and land acquisition to design, construction, and project management.

Elif's meticulous attention to detail ensures that each development not only meets but exceeds industry standards, resulting in properties that are highly sought after and contribute positively to the communities they serve. Elif's success is not solely measured by her impressive portfolio but also by her ability to forge strong relationships with stakeholders, including investors, contractors, architects, and local authorities. Her reputation for honesty, transparency, and professionalism has enabled Elif to assemble high-performing project teams and secure the necessary approvals and funding to bring her visions to life. Elif has helped clients navigate the intricacies of real estate financing, ensuring that investments align with their financial goals and risk tolerance. Her knack for evaluating potential returns and assessing downside risks has proven invaluable to clients seeking to maximize their real estate investments.

Prior to her real estate career, Elif worked in the oil and gas industry for 10 years in Houston as a Business Developer where she identified and evaluated domestic and global markets for business growth. She has cultivated a vast network of contacts, including key decision-makers, industry experts, and potential collaborators, which enabled her to facilitate strategic partnerships, secure valuable contracts, and open doors to new business ventures.

She holds a BS degree in Business Administration and an MS degree in Management Information Systems.

Malcolm S. Taub

Advisory Board Member



Experience: 45 years

Malcolm S. Taub has been engaged in the practice of law for in excess of 45 years. He has specialized in the areas of real estate litigation, corporate litigation, real estate practice, as well as matrimonial and family law litigation. In addition, during this period of time he has provided counsel to significant business entities throughout the United States, South America, Europe, and the Middle East.

Mr. Taub is the founding partner of the law firm of Taub & Lewis LLP, a law firm in the City of New York.

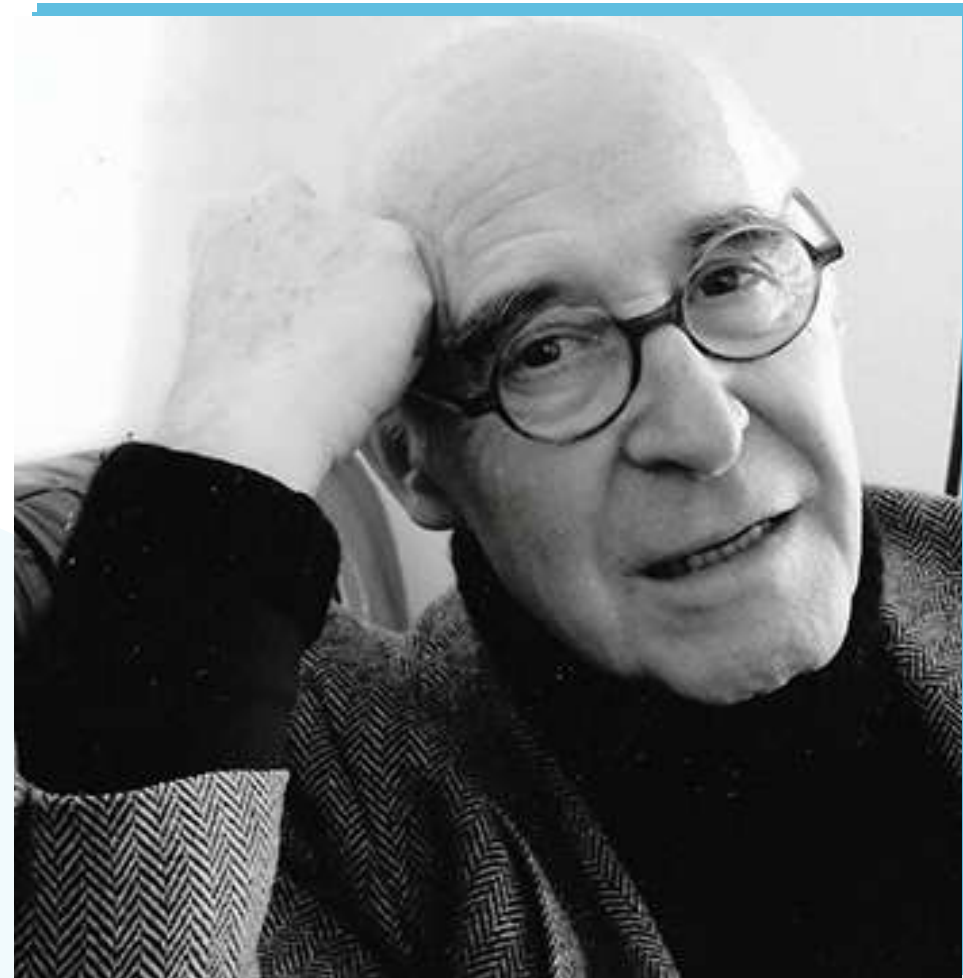
Mr. Taub has been involved in environmental related projects for several decades, and specifically, among other activities, he organized one of the first hydroelectric plants in the State of Vermont which was integrated into the electric grid of that state. Mr. Taub is a founder and Chairman of the Audit committee of Brainstorm Cell Therapeutics Inc., a public company involved in stem cell research and which is trading on the NASDAQ Stock exchange. He is a member of the Board of Directors of Cruiser Capital Offshore Fund, an asset management fund. He has taught business and law in several universities, throughout the State of New York, including a course in syndication at The New York University, Real Estate Institute.

Mr. Taub was engaged by the New York Stock Exchange, market surveillance departments to design and teach a program for the detection of possible market fraud through the analysis of trading anomalies detected by the New York Stock Exchange's integrated technology system. He has served as a director of private and public companies throughout his career.

Mr. Taub is a graduate of the city University of the city of New York, and holds a Juris Doctor degree from Brooklyn Law School, City of New York.

Olivier VIDAL a.i.a Emeritus

Advisory Board Member



In 1962, when Olivier Vidal started to study architecture at Ecole Nationale des Beaux Arts de Paris (ENSBA), he had the great opportunity to work with the companion of Le Corbusier, Vladimir Bodiansky. Also, he could attend classes of a master, Jean Prouvé, at the Arts et Métiers School in Paris. He continued his studies at the renowned Polytechnic Institute of Zurich ETH. After earning his diploma, he worked on a doctorate with Professor Ronner on sustainable development in 1969.

In 1969 he created a multidisciplinary group named SOPHA where all design arenas were represented. During the same period Olivier Vidal was teaching at the ETH Zurich as an assistant for Professor Trbuhovic, and later for professor Schaal. Olivier Vidal started teaching at UCLA in the Design Institute with Dr Nathan Shapira. Since then, Olivier has been teaching as a guest teacher in many different countries, France, Switzerland, India, UK.

Beyond his academic career Olivier designed buildings all over the world from Beijing to Rio, Los Angeles, Europe and the Persian Gulf. He was associated with Louis Khan and Kenzo Tange for the development of Abbas Abbad in Tehran. Later, he became formally associated with Kenzo Tange. He did numerous projects with IM Pei like the Carrousel du Louvre in Paris. Furthermore, he worked as a partner with other luminaries of the profession. His first large modular project was the CSH 600 school for the French ministry of education, 1000 units all over the country. A large experience in affordable housing across the world.

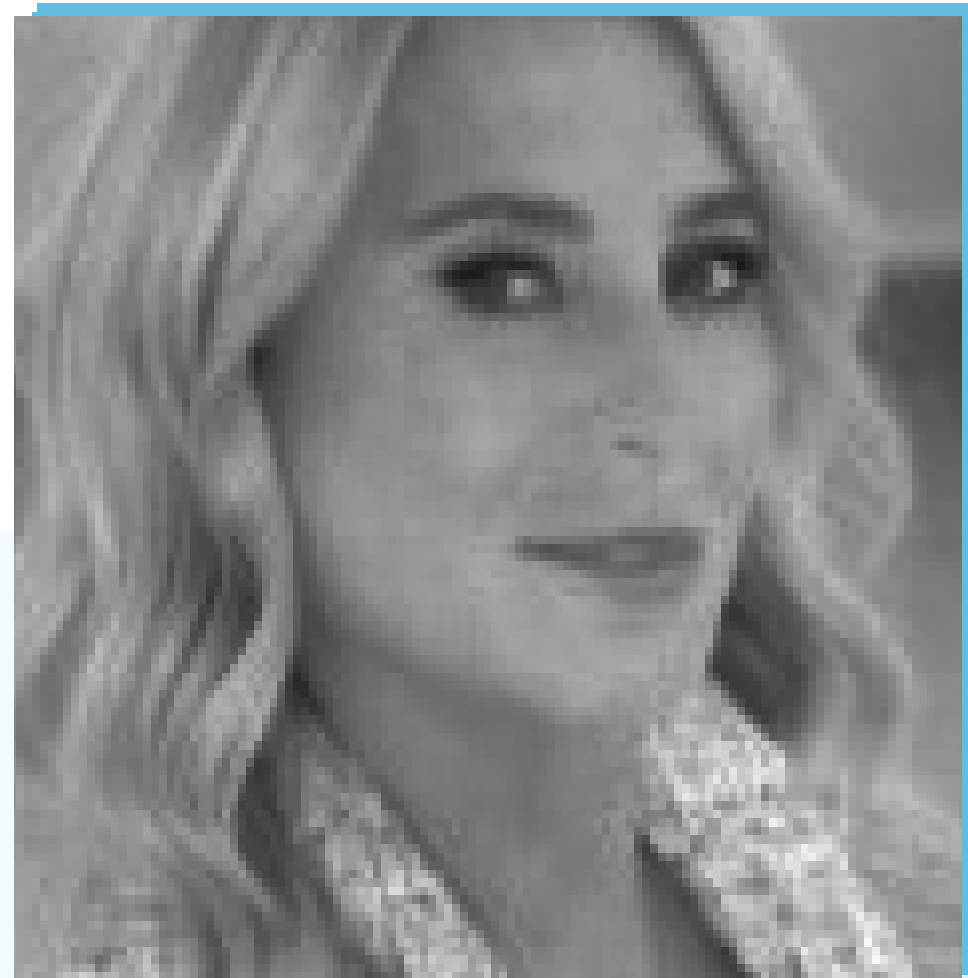
For the last 25 years, he has been the space planner landscape Architect for the reconstruction of Beirut. He has offices in several countries. He spends half of his time in India where he has numerous projects.

Olivier is multilingual, speaking French, English, German and Spanish fluently with some Italian, Farsi, and Japanese. In 1989 he created a traveling fellowship at the UCLA Architecture Department

Olivier's objective is to elevate the experience of architecture to a new level in which space establishes a dialogue with its inhabitants, thus succeeding in generating a quality of experience and of living through the design of space. For him Architecture is about people and reaching out to them.

Ruth J. Katz

Advisory Board Member



Ruth J. Katz's early career was marked by a remarkable journey within the residential mortgage industry. She played a pivotal role in contributing to a residential mortgage company, initially with just a small team of six individuals. Over time, this company expanded significantly, boasting a workforce of over 2,500 employees. It became a prominent player in the industry, managing substantial residential mortgage transactions, totaling hundreds of millions of dollars.

Ruth herself achieved outstanding success, consistently ranking as one of the top three salespeople within the company. Her performance also earned her recognition as one of the top 200 mortgage brokers across the nation, a feat she maintained from 1999 to 2003.

Her contributions were instrumental in steering the company's growth and development, ultimately leading to its decision to go public in 2004 and its subsequent acquisition by an investment bank in 2006. With an impressive career spanning more than three decades in the real estate industry, Ruth J. Katz currently serves as the CEO of two esteemed entities: Tides Turn Capital, LLC, a family office, and RK Commercial Real Estate, LLC, a prominent brokerage company. Her expertise lies in facilitating national off-market real estate transactions, with a particular focus on serving real estate family offices.

Throughout her career, Ruth has diligently cultivated an extensive network of real estate owners, nurturing strong and enduring relationships. She specializes in identifying direct national opportunities spanning various asset classes. These include land development, hospitality, multi-family, mixed-use, warehouse, retail, office, senior living, and industrial properties.

In her capacity as CEO, Ruth takes on the crucial role of representing respected sponsors, real estate developers, institutional investors, and prominent family offices. Her support extends across the spectrum of their real estate endeavors, encompassing acquisitions, sales, developments, and joint ventures across diverse asset categories.

Furthermore, Ruth offers invaluable consultancy services to clients, assisting them in securing capital partners tailored to their specific projects, which includes debt financing.

Projects at a Glance **Development**



BatıŞehir

INTERNATIONAL
PROPERTY
AWARDS
EUROPE
In association with
YAMAHA
HIGHLY
COMMEDED
MIXED-USE
DEVELOPMENT TURKEY
Batışehir
by Ege Yapı Group
2012-2013
supported by
RICS



Kordon İstanbul



Ege Yapı Kekliktepe



ModernYaka



Cer İstanbul

In the last 10 years, 20 projects have been completed,
and 10 projects are still ongoing.

Projects at a Glance **Development**

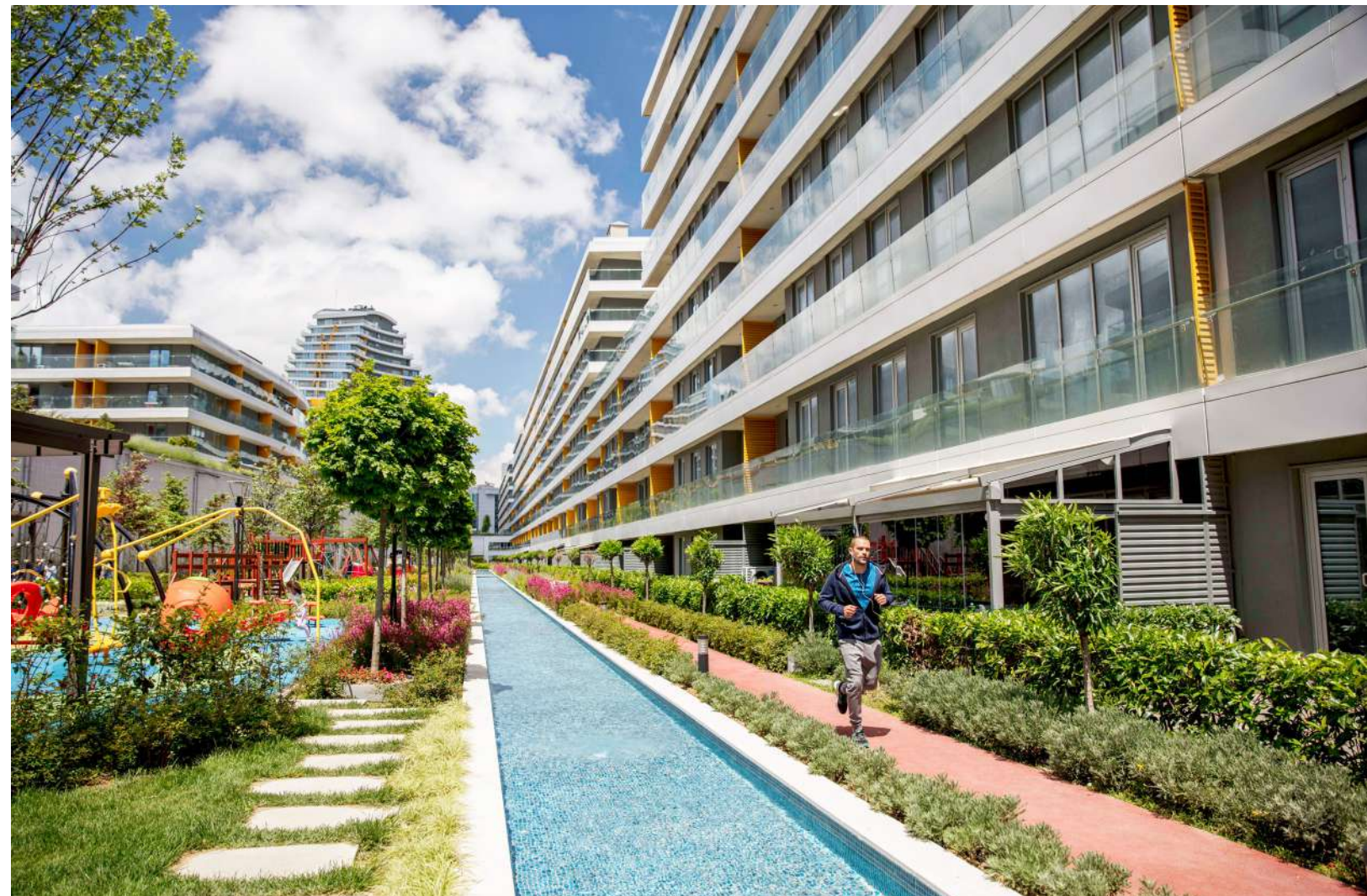
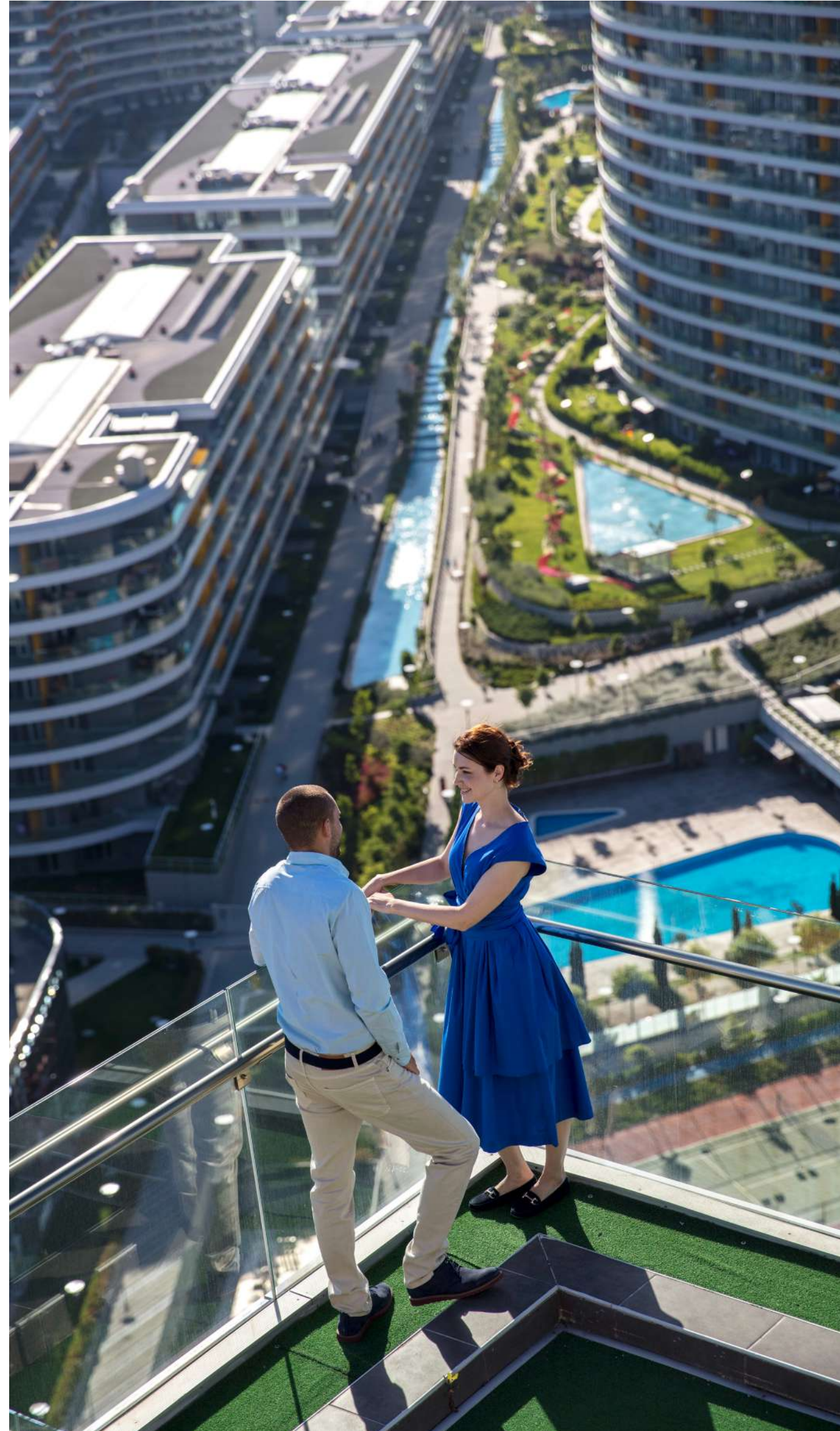


BatıŞehir

BatıŞehir Project is one of the biggest and most successful Emlak Konut projects with value over 550 million dolar and more than 818.000 sqm of sellable area, creating a city on its own.

Construction Area: 818.000 sqm
Delivery Date: 2014
Investment Value: 490.000.000 \$

Projects at a Glance **Development**



Projects at a Glance **Development**



2020

Kordon İstanbul

Kordon İstanbul attracts attention with its close location to shopping malls, event and art centers, health facilities, and transportation and education centers. It offers unique living spaces from among the house with garden or terrace and 1+0, 1+1, 2+1, 3+1, 3.5+1, 4+1 apartments.

Construction Area: 124.917 sqm
Delivery Date: 2020
Investment Value: 125.000.000 \$

Projects at a Glance **Development**



Projects at a Glance Development

Cer İstanbul

Developed with the assurance of Emlak Konut and the privilege offered by Ege Yapı, Cer İstanbul stands out with the view of the Princes' Islands across the Historical Peninsula and the view of Yedikule Fortress behind it. The project, which stands out with its 'horizontal architecture' concept that respects the silhouette of the city, has luxurious and limited number of residence flats of 1+1 to 6+1, commercial spaces, loft flats and 31.000 m² landscape area. 5 registered works of art located in the project area have been preserved and restored, 5 newly built buildings are designed with an authentic and modern architecture.

Construction Area: 47.351 sqm

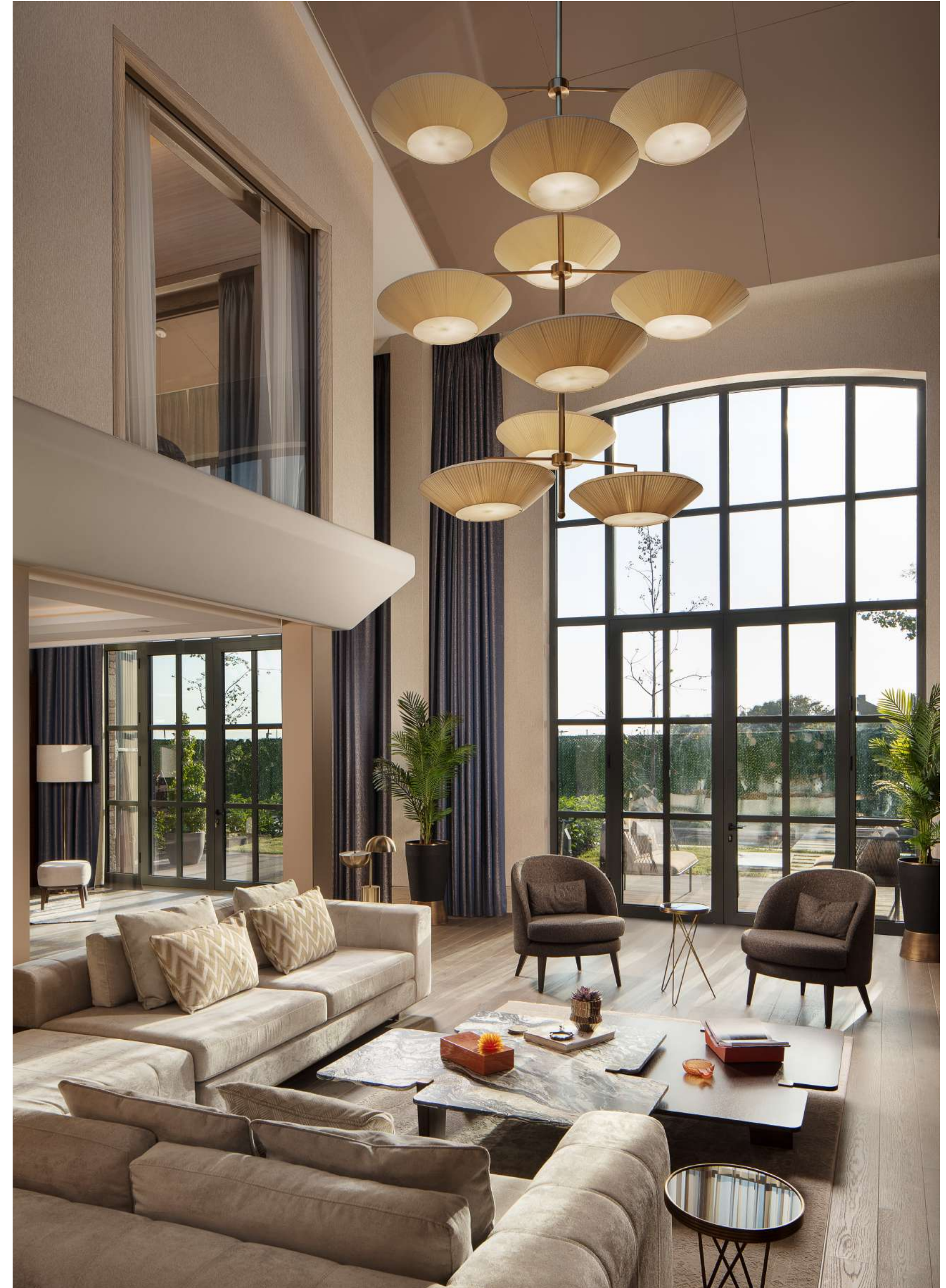
Delivery Date: 2021

Investment Value: 65.340.000 \$

2021



Projects at a Glance Development



Projects at a Glance **Development**



ÇamlıYaka Konakları

ÇamlıYaka Konakları Project located in Çekmeköy region with its strategic advantage of its location. Project is based on 19.000 sqm land where city and nature meet in same place. Project has detached houses with terraces and gardens, socializing areas and commercial units.

Construction Area: 33.261 sqm
Delivery Date: 2021
Investment Value: 31.000.000 \$

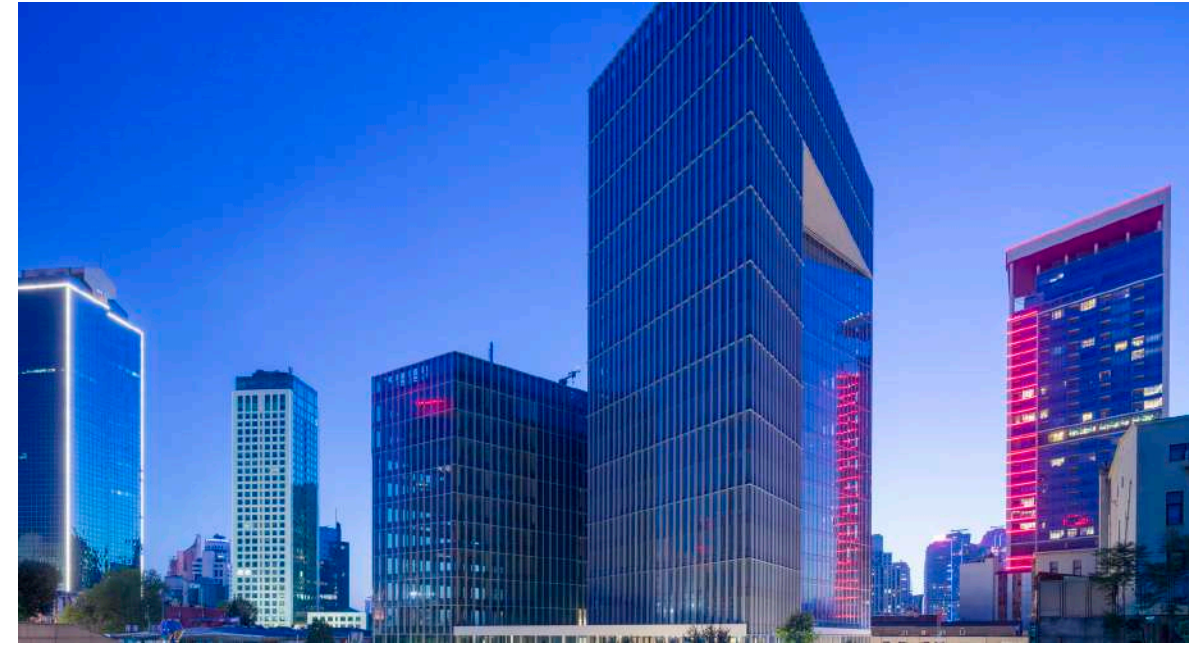
Projects at a Glance **Development**



Projects at a Glance Contracting



Pega Kartal



Maslak Square



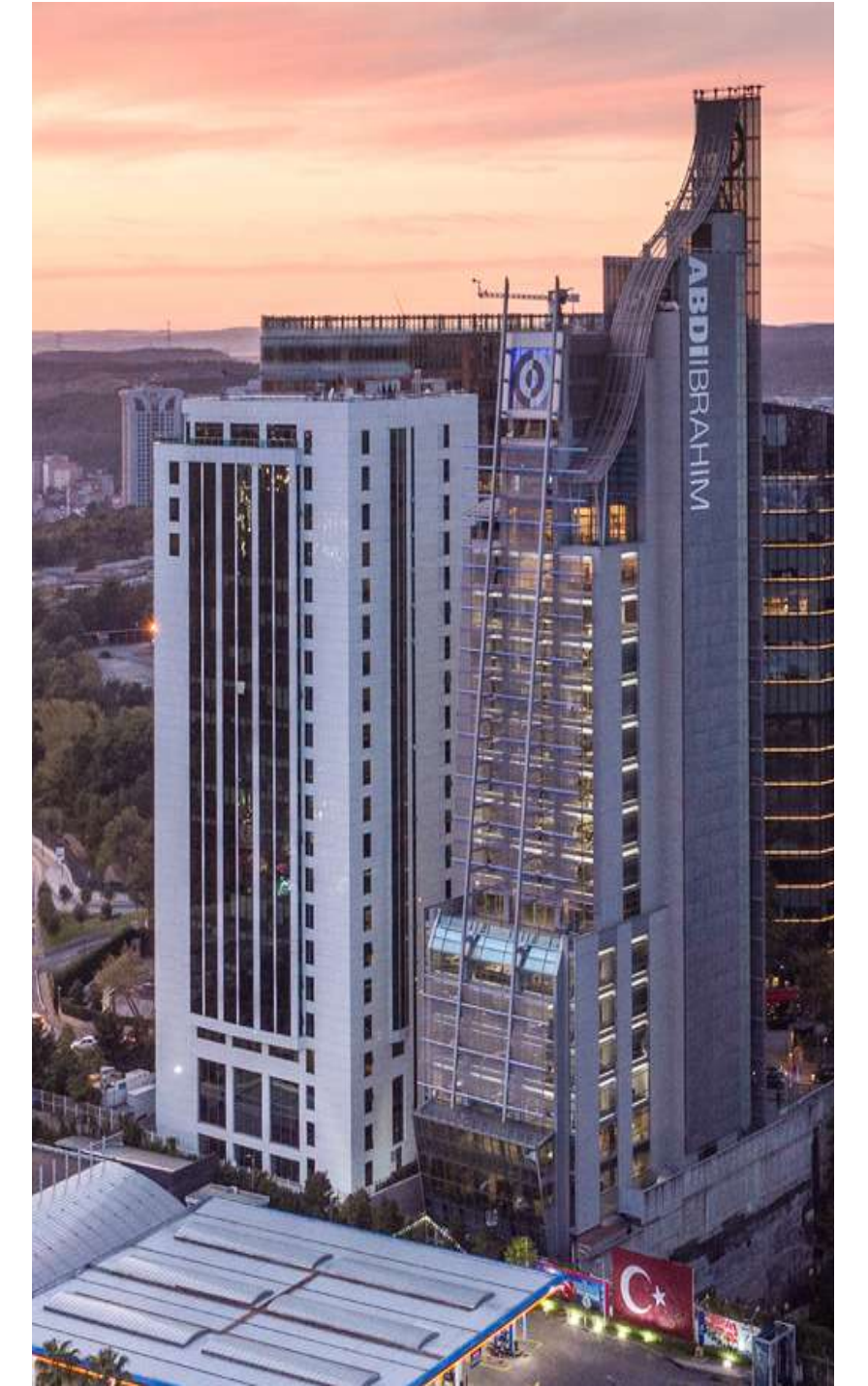
Six Senses Kocataş Mansions



Valide Sultan Residence



Shangri-La



**Abdi İbrahim
Headquarter**

Shangri-La Bosphorus Hotel

Shangri-La Bosphorus is a luxurious hotel located in the heart of Istanbul, Turkey. Situated on the European side of the city, the hotel offers breathtaking views of the Bosphorus Strait and the historic landmarks that dot its shores. With its elegant and contemporary design, Shangri-La Bosphorus provides a truly indulgent experience for its guests. The hotel boasts a wide range of spacious and beautifully appointed rooms and suites, each designed to offer the utmost comfort and relaxation.

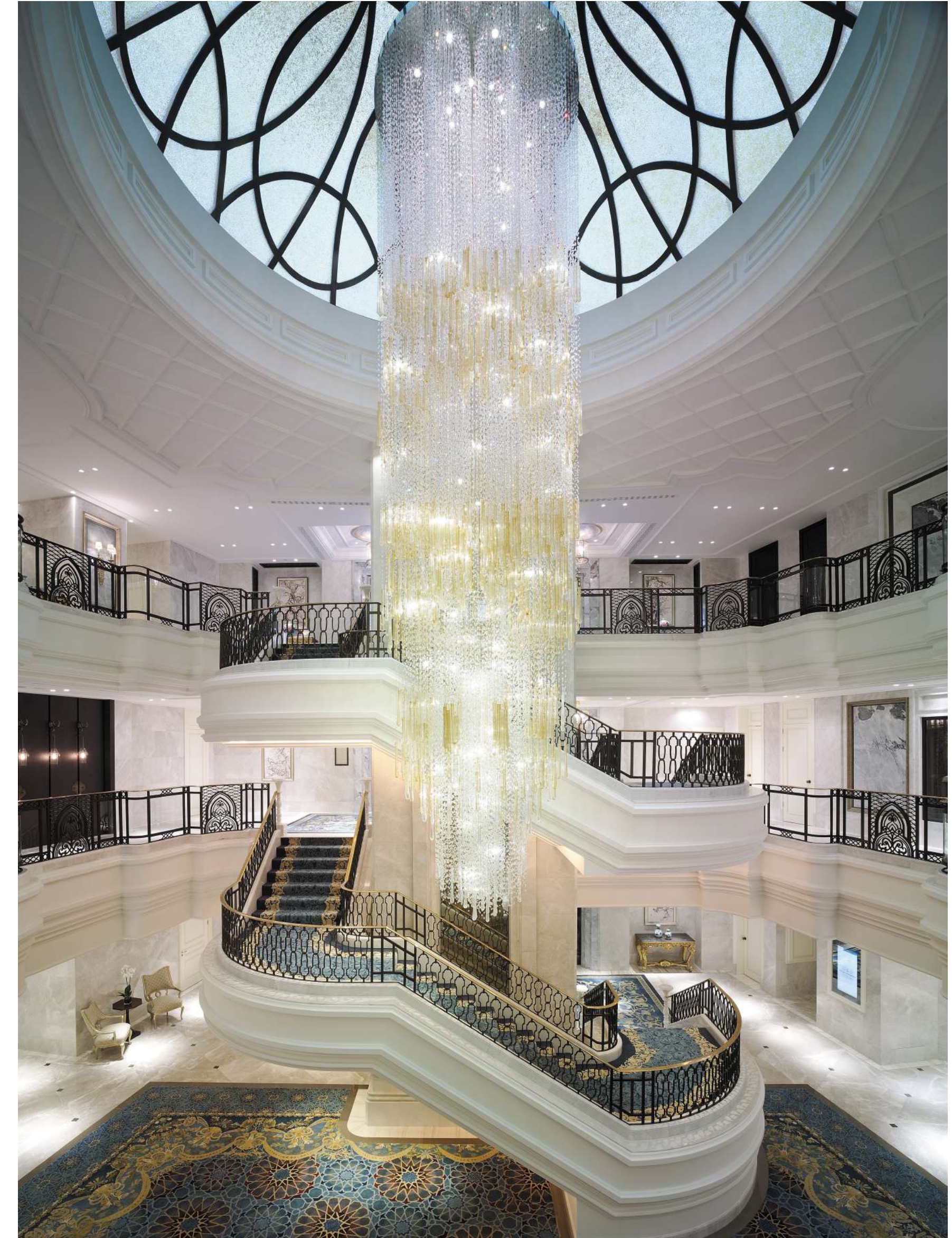
Construction Area: 41.190 sqm

Delivery Date: 2013

Investment Value: 111.250.000 \$



Projects at a Glance Contracting



Projects at a Glance Contracting



Six Senses Kocataş Mansions

Nestled in the enchanting neighborhood of Kocataş in Istanbul, Turkey, Six Senses Kocataş Mansion is a unique retreat that combines luxury, history, and natural beauty. Housed in a meticulously restored Ottoman mansion, the hotel offers an exclusive experience. The mansion itself dates back to the 19th century and showcases the rich architectural heritage of Istanbul. Blending traditional elements with contemporary design, each room and suite exudes a sense of elegance and comfort.

Construction Area: 7.000 sqm
Delivery Date: 2020
Investment Value: 11.900.000 \$

Projects at a Glance Contracting



Premium Office Beylerbeyi

Beylerbeyi neighborhood is known for its closeness and proximity to the E-5, TEM, Bosphorus Bridge and 3rd highway. Rising with three blocks in prestigious district of Istanbul. The Project offers wide range of office types ranging from 200 sqm to 565 sqm.

Construction Area: 11.100 sqm
Delivery Date: 2018

2018



Projects at a Glance Contracting

Maslak Square

Located in the original financial center of Istanbul, Maslak Square Project will be a treasure at the heart of the city for business life. The Project consist of offices and commercial shopping units.

Construction Area: 76.436 sqm
Delivery Date: 2020
Investment Value: 386.000.000 \$

2020



Projects at a Glance Contracting



Sheraton Grand Samsun Hotel

The most prestigious hotel of the Black Sea coast is located in Samsun. Project was completed in 2015 with \$ 15 Million investment. The Hotel has 221 rooms and is operated by Tanrıverdi Holding. Hotel is the tallest building of Black Sea.

Construction Area: 45.000 sqm
Delivery Date: 2015
Investment Value: 62.300.000 \$



Dedeman Hotel Renovasyon

Hotel renovation with 30.000 sqm construction area is completed in 2010 in the city centre of Ankara.

Construction Area: 27.000 sqm
Delivery Date: 2010
Investment Value: 27.590.000 \$



Iz Park

Comprising offices, home-offices and commercial units on 6.000 sqm land area, 28.000 sqm construction areas.

Construction Area: 28.000 sqm
Delivery Date: 2014
Investment Value: 40.000.000 \$

Projects at a Glance Contracting



Nurol Villaları

High end, luxurious villa development was completed in 2008.

Construction Area: 36.000 sqm
Delivery Date: 2008



Orion Park

Completed in 2012, it is a mixed-use project with apartments and shops.

Construction Area: 72.000 sqm
Delivery Date: 2012
Investment Value: 46.500.000 \$



İz Tower

Located in fastest developing town, Iz Tower is right on the E-5 highway and much closer to the industrial zone along with Sabiha Gökçen International Airport.

Construction Area: 26.000 sqm
Delivery Date: 2012

Projects at a Glance Contracting



Sev School

Completed in 2010 operated under the Ministry of Education. School is located in Çamlıca, known for its proximity to The Bosphorus Bridge and main highways.

Construction Area: 12.000 sqm
Delivery Date: 2010
Investment Value: 8.850.000 \$



Sifasuyu Residences

It has 36 duplex apartments with fascinating views of Sarıyer.

Construction Area: 23.000 sqm
Delivery Date: 2009
Investment Value: 10.240.000 \$



Panorama Villas

Project is a perfect place for families who prefer peaceful lifestyle with their children. 13 villas have been built and are currently occupied.

Construction Area: 17.000 sqm
Delivery Date: 2011

Projects at a Glance Contracting



Abdi İbrahim Headquarter

Located in Maslak which is original financial district. Premium class plaza is completed for Turkey's top pharmaceutical company.

Construction Area: 20.000 sqm
Delivery Date: 2008



Olive Plaza

Completed within 1.5 years in Maslak for financial & corporate companies. First customer of the plaza is Odeabank, subsidiary of Bank Audi.

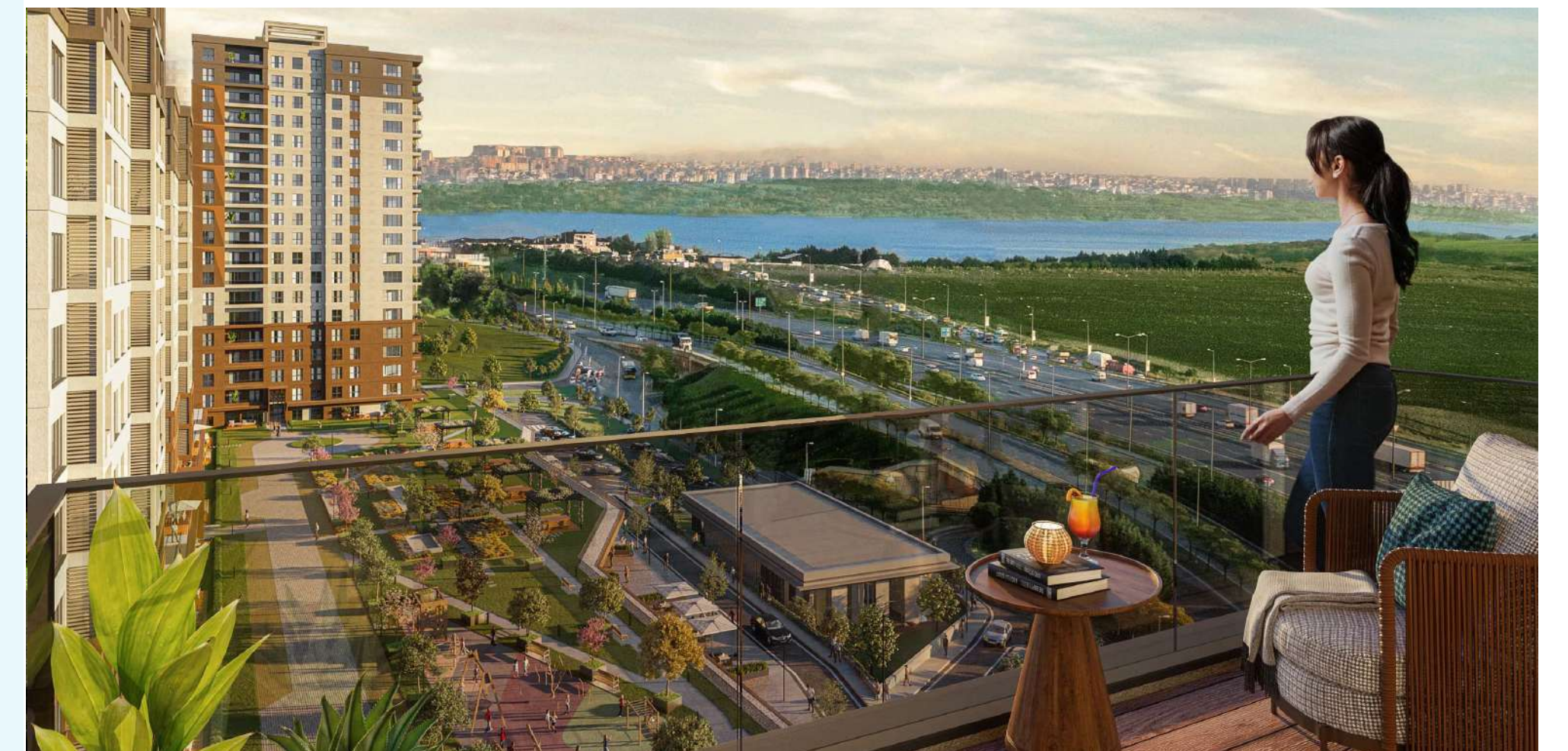
Construction Area: 27.000 sqm
Delivery Date: 2011
Investment Value: 25.810.000 \$

Ongoing Projects at a Glance

ModernYaka

The Project will be realized in Ispartakule, which will be located in the entrance gate of Kanal Istanbul Project. ModernYaka consists of housing, open air avenue shops and social areas.

Construction Area: 90.873 sqm
Delivery Date: 2024
Investment Value: 230.000.000 \$



Ongoing Projects at a Glance



✓ Ongoing Projects at a Glance

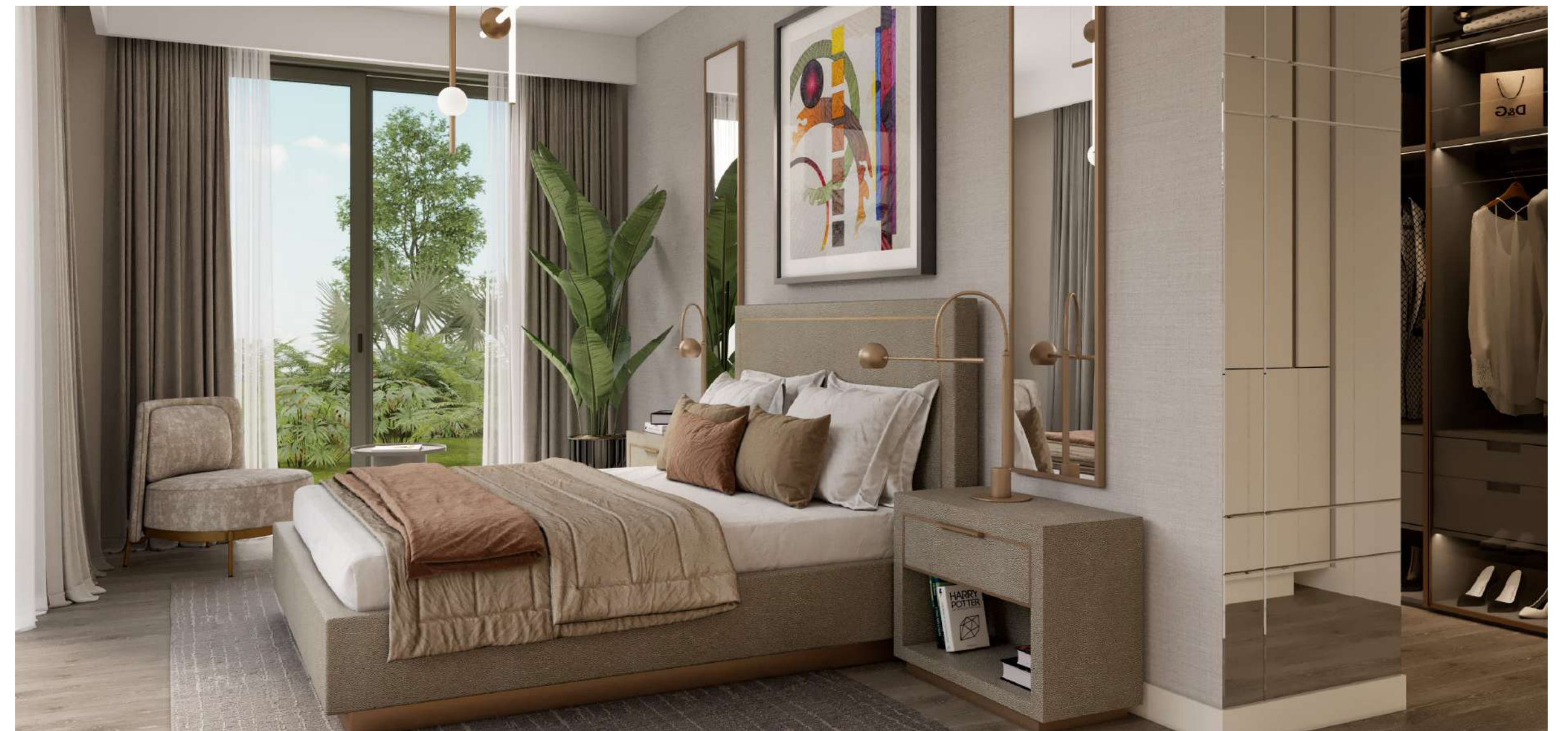
Ege Yapı Kekliktepe

The Project will be located in Izmir. It will be built on a land with 80 decare area approximately. It will consist of 73 detached villas ranging from 250 to 450 sqm.

Construction Area: 25.000 sqm
Delivery Date: 2025
Investment Value: 130.000.000 \$



Ongoing Projects at a Glance



✓ Ongoing Projects at a Glance

The Superior Living

Located in the centermost and vivid points of Istanbul, The Superior Living projects are designed to meet the needs of the developing city and business life, comfortable working spaces and long or short accommodations. The Superior Living offers a modern life experience with 5 different serviced residence options ranging from 1+0 to 4+1, with different types, features and special decorations.



Ongoing Projects at a Glance



✓ Ongoing Projects at a Glance

OrmanYaka

The Project will be located in Istanbul. It will consist of lowrise houses with private gardens and terraces, commercial units and social areas next to pine forests.

Construction Area: 32.313 sqm
Start - Delivery Date: 2023 - 2025
Investment Value: 100.000.000 \$



Ongoing Projects at a Glance



Upcoming Projects at a Glance

Ege Yapı Dikili

The Project will be located in Izmir. It will consist of a hotel, commercial units and villas with swimming pool on a land of seafront.

Construction Area: 30.000 sqm
Start - Delivery Date: 2024 - 2026
Investment Value: 120.000.000 \$



Upcoming Projects at a Glance

Ege Yapı Beyođlu

The Project will be located in oldest part of the city. Since 15th century, Beyoglu area has been known for its premium lifestyle. It will be adding a new dimension to the life quality of the area.

Construction Area: 37.800 sqm
Start - Delivery Date: 2023 - 2025
Investment Value: 120.000.000 \$



Upcoming Projects at a Glance

Ege Yapı Kasımpaşa

The Project will be located in Istanbul. It is the restoration of the historical flour factory. It will consist a hotel, workplaces and shops.

Construction Area: 24.000 sqm
Start - Delivery Date: 2024 - 2026
Investment Value: 45.000.000 \$



Upcoming Projects at a Glance

Ege Yapı Alsancak

The Project will be located in Izmir, next to the train station in Alsancak. It will consist of residential and commercial units.

Construction Area: 32.000 sqm
Start - Delivery Date: 2023 - 2025
Investment Value: 110.000.000 \$



Upcoming Projects at a Glance

Ege Yapı Şile

This project, which will be located in the forest in Sile Yeniköy, will consist of a villa, hotel and social facilities with its location close to the sea.

Construction Area: 24.000 sqm
Start - Delivery Date: 2023 - 2026
Investment Value: 125.000.000 \$



Upcoming Projects at a Glance

Ege Yapı Urla

The Project located in Izmir, Urla district.
constis of villas.

Construction Area: 122.000 sqm
Start - Delivery Date: 2024 - 2028
Investment Value: 380.000.000 \$



Awards

Turkey's Most Successful Real Estate Investments

2013 - Batışehir
Mixed-Use Category

Otherways Management & Consulting

2013 - Ege Yapı
Quality and Excellence Award

Forbes

2014 - 2017 - Batışehir
Awarded by prestigious economy magazine Forbes, as having the highest return project in Turkey

2018 - 2019 - Kordon İstanbul
Awarded by prestigious economy magazine Forbes, as having the highest return project in Turkey

2019 - Cer İstanbul
Awarded by prestigious economy magazine Forbes, as having the highest return project in Turkey



Low-Rise Residential Project Award



2018 - Cer İstanbul
Gold Winner



2018 - Ege Yapı
Outstanding Achievement Award



2019 - Cer İstanbul
The Only Project From Turkey
Residential-Low to Medium Rise Project Award



2020 - Ege Yapı
International Occupational Safety Award

EUROPEAN PROPERTY AWARDS

2012-2013

2013-2014

2014-2015



Batışehir

Best Mixed Use Project of Europe



Pega Kartal

Best Mixed Use Project of Europe



İz Park

Europe's Best Office Architecture

Membership of Sectoral Business Associations



DEIK - Foreign Economic Relations Board of Turkey

DEIK is an important representative of the Turkish economy and its productive, value adding, employment and foreign trade potential. DEIK owes the capacity to both its Founding Institutions and the companies represented by its members.



KONUTDER - Housing Developers and Investors Organization

KONUTDER's mission is to improve the competitive capacity of its members in comparison to other housing developers.



GYODER - Association of Real Estate Investors

GYODER's mission is to provide leadership in the Turkish Real Estate Industry by means of assembling all segments of the industry under the same roof.



INDER - Association of Housing Developers and Investors

Established in 1967, INDER is a non-governmental organization that aims to solve problems of the housing developers and support the Turkish Real Estate Industry.



IMKON - Contractors Federation

IMKON has 120 thousand members and it is one of the biggest and most the powerful non-governmental organizations in Turkey.



GIGDER - Real Estate International Promotion Association

GIGDER's aim is to produce sustainable policies for foreign real estate investments in Turkey and promote Turkey and the real estate investments globally.

Contact

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SOCIAL MEDIA

