

**AREA FOUNDER OPERATOR-BUSEB A.S. YEAR 2021  
BURSA FREE ZONE RENTAL PRICES TARIFFS**

BRS-2 WITHIN OPERATIONAL LICENSE INDOOR AREA (OFFICE) RENTAL PRICES (US DOLLAR) (*)		
AREA/ m <sup>2</sup>	UNIT AREA PRICES (US Dollars/ m <sup>2</sup> /Month)	PAYMENT PLAN
20 m <sup>2</sup>	9,00	Total down payment or monthly equal installments
BRS-2 WITHIN OPERATIONAL LICENSE INDOOR AREA (WORKPLACE) RENTAL PRICES (US DOLLAR) (**)(*)		
AREA/ m <sup>2</sup>	UNIT AREA PRICES (US Dollars/ m <sup>2</sup> /Month)	
100 m <sup>2</sup>	6,50	Total down payment or monthly equal installments
200 m <sup>2</sup>	6,00	Total down payment or monthly equal installments
400 m <sup>2</sup>	5,50	Total down payment or monthly equal installments
600 m <sup>2</sup>	5,00	Total down payment or monthly equal installments
800 m <sup>2</sup>	4,50	Total down payment or monthly equal installments
1000 m <sup>2</sup> AND OVER	3,50	Total down payment or monthly equal installments

BRS-3 WITHIN OPERATIONAL LICENSE GENERAL WAREHOUSE RENTAL PRICES (US DOLLAR) (**) (*) (99/1 Numbered Notice relating to Operating General Ware house)			
PERIOD	100-299 m <sup>2</sup> UNIT AREA PRICE (US Dollars/ m <sup>2</sup> /Month)	300 m <sup>2</sup> AND OVER UNIT AREA PRICE (US Dollars/ m <sup>2</sup> /Month)	PAYMENT PLAN
1-2 MONTHS	8,00	7,00	Total down payment or monthly equal installments
3-5 MONTHS	7,00	6,00	Total down payment or monthly equal installments
6-11 MONTHS	6,00	5,00	Total down payment or monthly equal installments
1 YEAR	5,00	3,50	Total down payment or monthly equal installments

BRS-1 WITHIN OPERATIONAL LICENSE OPEN STOCK FIELD RENTAL PRICES (US DOLLAR) (*) (1994/6 Numbered Notice relating to Users Open Stock Field Stock)			
PERIOD	100-999 m <sup>2</sup> UNIT AREA PRICE (US Dollars/ m <sup>2</sup> /Month)	1.000 m <sup>2</sup> AND OVER UNIT AREA PRICE (US Dollars/ m <sup>2</sup> /Month)	PAYMENT PLAN
1 YEAR	39,00	33,00	Total down payment or monthly equal installments

BRS-1 WITHIN OPERATIONAL LICENSE OPEN STOCK AREA RENTAL PRICES (US DOLLAR) (*) (2018/4 Numbered Notice relating to Operating Open Stock Area Stock)			
PERIOD	AREA / m <sup>2</sup>	PRICE (US Dollars/ m <sup>2</sup> /Month)	PAYMENT PLAN
1-5 MONTHS	Minimum 100 m <sup>2</sup> and over	3,50	Total down payment or monthly equal installments
6 MONTHS	Minimum 100 m <sup>2</sup> and over	3,00	Total down payment or monthly equal installments

(\*\*\*) In the event that more than one superstructure is leased as a workplace by the user, the rent price is calculated over the unit price of the total leased area.

(\*\*) Within the scope of operating license BRS-3; In the event that the general warehouse user exceeds the area specified in the contract, the fee exceeding each day the unit m<sup>2</sup> price in the contract shall be charged for the part exceeding the contractual terms.

(\*) In all lease contracts; The prices in the closed area tariff are calculated by taking into consideration the open area (the land on which the indoor area is located) and the indoor space prices.

(\*) The companies that have a business leasing license cannot rent at a price below the rental prices determined by this tariff.

(\*) Within the scope of the contract, users who confirm to pay the rent in monthly equal installments must pay up to 5. day of each month. If the monthly installment is overdue or underpayment, the delay interest will be considered as the start date 01/01/2021 and an interest rate of 12% per annum will be applied.

(\*) The deposit is 10% of the total rental price under the lease term and is collected in advance at the start of the contract.

(\*) In case the upper structures within the boundaries of the free zone outside the wire fence suitable for construction are leased within the scope of Article 50 of the Free Zone Application Regulation, the above closed area rent tariff is applied.

**AREA FOUNDER OPERATOR -BUSEB A.S YEAR 2021  
BURSA FREE ZONE SALES PRICE TARIFF WITH LAND WITH INFRASTRUCTURE (\*) (\*\*)**

LAND m <sup>2</sup>	UNIT AREA PRICE (US DOLLARS / m <sup>2</sup> )	PAYMENT PLAN
.....m <sup>2</sup>	\$ 500,00	In the event that all parties agree on a payment plan in advance or by the parties, the payment plan and installments are determined with the permission of the General Directorate. Payments are made in accordance with the payment plan determined from the date of signing the contract.

(\*) If the payment is delayed and in forward sales, monthly difference of 1% is applied over USD.

(\*\*) Provisions of law and regulation regarding with Free zones and B.K. Operator Agreement provisions are applied for payments. Maximum 76% discount can be applied over land sales price.

Yusuf YILDIZ  
Head of Department  
Signature

Halittin Tok  
Freezone Manager  
Signature

BUSEB (Seal)  
Signature

**AREA FOUNDER OPERATOR- BUSEB A.S. YEAR 2021  
BURSA FREE ZONE OPERATION AND SERVICE FEES**

TYPE OF SERVICE	SERVICE FEE (USD DOLLARS)
OPERATION FORM FEE	3,00
TEMPORARY ENTRANCE /EXIT FORM	2,00
VEHICLE ENTRY CARD (valid for one calendar year)	30,00
VEHICLE ENTRY/EXIT (*) (**)	4,50
WEIGHS CALE (full/empty) (**) (**)	3,50
VERIFIED GROSS WEIGHT DETERMINATION (including weigh scale full/ empty)****	6,00
Electronic Entry Permit Card Printing Fee (Per Card)	1,00

\*Within the scope of each approved free zone transaction form; Vehicle entry / exit and weighbridge full / empty fee per vehicle is collected during the exit from all vehicles that arrive in the zone unloaded and will exit with cargo, and from the loaded vehicles that bring cargo.

\*\* Within the scope of each approved free zone transaction form; If the goods brought to the zone are removed from the zone without being unloaded from the transport vehicle, a coordination fee of USD 20 per vehicle is charged as a result of the use of the towing line of the zone and road.

\*\*\* Within the scope of the Free Zone Operation Form, items over 50 kg must be weighed in entry-exit scales, and items under 50 kg must be weighed in a precision scale.

\*\*\*\* Republic of Turkey Ministry of Communications and Transport and Maritime Dangerous Goods Regulations and verified from the Directorate General of Combined Transport of Goods Gross Weight Method I are made Authorization weighing the scope.

LOADING AND UNLOADING SERVICES (US Dollars)						
	LIGHT TRUCK (US Dollars)	TRUCK (US Dollars)	TRAILER (US Dollars)	20 UNIT CONTAINER (US Dollars)	40 UNIT CONTAINER (US Dollars)	TON (US Dollars)
PALLETED- BALE	30,00	50,00	75,00	50,00	75,00	
WITHOUT PALETTE- PACKAGED	45,00	65,00	100,00	65,00	100,00	
WITHOUT PACKAGE -BULK GOOD	<b>PER TON</b>					10,00
HAZADOUS (RISKY) GOOD	65,00	125,00	175,00	125,00	175,00	

Within the scope of each approved Free Zone Transaction Form data; For the loading / unloading process, all user companies are charged as a coordination fee of 10 USD per vehicle for the use of the in-region road and the towing line of the road. (No coordination fee is charged for those who receive loading / unloading services according to the above tariffs)

Loading / unloading services are carried out after the end of working hours with 50% increase over the list price, 100% on weekends and 200% on National Holidays and General Holidays.

In the loading / unloading tariffs, the price can be determined after the Regional Directorate is informed and approved, depending on mutual negotiation and agreement.

PRICE TARIFF FOR VEHICLES WHICH USE VEHICLE PARKING LOT AND INTERNAL TRAILER PARKING AREA* (US Dollars)		
VEHICLE PARKING PRICE (Daily for commercial vehicles which remain area more than 24 Hours)		2,00
Within area test drive fee**	PER VEHICLE	10,00
<b>OUTDOOR TRAILER PARKING PRICE TARIFF *</b>	<b>(0-1 HOUR FREE.) *</b>	<b>(TL)</b>
Car Parking Fee *	1-12 HOURS	5,00
	12-24 Hours	10,00
	Monthly subscription	50,00
Truck Parking Fee *	1-6 Hours	10,00
	6-12 Hours	15,00
	12-24 Hours	21,00

\* Trailer and vehicle parking area which is present in tariff are areas which formed at outside of fences.

Maximum 5% deduction or addition can be made over BUSEB A.S. Trailer and vehicle parking tariff.

\*\* Company which will make test drive will notify BUSEB A.S. with a petition about number of vehicle, date and time one day before of test drive.

SERVICES WHICH WILL BE GIVEN FOR OPERATIONS WHICH ARE NOT WITHIN SCOPE OF OPERATION FORM (US Dollars)	
FORKLIFT	\$30/ Hour
PERSONNEL	\$20/ Hour
CLOTH MEASUREMENT	\$30/ Hour
PRECISION SCALES	\$3,5/ Number
TRUCK /TRANSPORTATION WITHIN AREA	\$30/ Times
MANLIFT PER HOUR	\$10/ Hours
MANLIFT DAILY	\$40/ Days
GENERAL WAREHOUSE RAMP USAGE PRICE	\$20/ Number

The price of cranes, ladles, vacuum trucks and similar construction machines will be determined by mutual negotiations according to the project.

**General Note:** Any service to be provided after 17:00 is within the scope of overtime.

Yusuf YILDIZ  
Head of Department  
Signature

Halittin Tok  
Freezone Manager  
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**AREA FOUNDER OPERATOR- BUSEB A.S. YEAR 2021  
BURSA FREE ZONE OPERATION AND SERVICE FEES**

**TELECOMMUNICATION SERVICE TARIFF**

- Data and call prices will be invoiced as cost +10% coordination price for users.  
NOTE: 300\$ deposit price and 100\$ allocation price will be collected on apply in advance. In case the user cancels the subscription, the security cost is refunded, provided that there is no invoice debt, otherwise the security cost will be refunded after the debt is deducted.

**ELECTRICAL SERVICE TARIFF**

- Consumption prices will be invoiced as cost +10% coordination price for users.
- The monthly production amounts of the users who meet the energy needs from renewable energy (solar, wind, etc.) energy sources are determined by the meter and the invoice is calculated by calculating the 10% coordination price of the monthly unit cost price.

**NATURAL GAS SERVICE TARIFF**

- Consumption prices will be invoiced as cost +10% coordination price for users.

**WATER SERVICE TARIFF**

- Consumption price will be invoiced with 2\$/m<sup>3</sup> unit price for users depending on consumption.
- All test, analysis prices to be made for operation in our area as cost+10% coordination price for users.
- Wastewater treatment prices will be invoiced with 0,50 \$/ m<sup>3</sup> unit price for users depending on consumption.
- The users who obtain rain water recovery shall be determined with the meter and the waste water amount as much as the usage amount shall be invoiced.

**SECURITY, ENVIRONMENTAL LIGHTNING, ENVIRONMENTAL CLEANING AND GARBAGE COLLECTION SERVICE TARIFF**

NUMBER OF PERSONNEL	INDOOR AREA m <sup>2</sup> (PRICE, PERIOD) US DOLLAR						
	0-250 m <sup>2</sup> /6Month	251-500 m <sup>2</sup> /6Month	501-1000 m <sup>2</sup> /6 Month	1001-2000 m <sup>2</sup> /6 Month	2001-5000 m <sup>2</sup> /6 Month	5001-10000 m <sup>2</sup> /6 Month	10001 and over m <sup>2</sup> /6 Month
0-9 PEOPLE	132,00	206,00	280,00	352,00	446,00	517,00	939,00
10-49 PEOPLE	181,00	349,00	370,00	392,00	573,00	759,00	2.164,00
50-99 PEOPLE	262,00	517,00	650,00	759,00	847,00	1.664,00	2.811,00
100-299 PEOPLE		1.277,00	1.443,00	1.664,00	1.897,00	2.811,00	3.568,00
300-499 PEOPLE		1.664,00	2.070,00	2.240,00	2.641,00	3.568,00	4.213,00
500-999 PEOPLE				2.641,00	3.114,00	4.213,00	4.713,00
1.000 PEOPLE AND OVER				3.114,00	3.680,00	4.843,00	5.228,00

- For the security, lighting, environmental cleaning and garbage collection services provided to the users, the tariffs in the tariff are collected.
- Container maintenance and rental prices will be invoiced as 25\$/ 6 months per container.
- Service prices will be paid for 1. Six monthly term January-June at the beginning of January and 2. Six monthly term for July-December will be paid at the beginning of July.

**LAND SCAPING PRICE**

- Price regarding with work to be done will be determined after mutual discussions and will be invoiced cost +10% coordination price for company.
- Landscaping is under responsibility of user companies according Bursa Free Zone basic principles building and construction principles.
- Mowing and landscaping garden care service prices will be invoiced and calculated as 1.5\$/m<sup>2</sup>

**FOOD SERVICES PRICE**

- Food services for all users in the zone will only be provided by BUSEB A.S.
- Food prices will be invoiced for users which receives food Services from BUSEB A.S. as Cost +10% coordination price.
- In the service tariff, 10% coordination fee will be invoiced for users who do not benefit from the BUSEB A.S. Food services provided by the users on their own meals and the catering service.
- The coordination fee for the meal will be billed as 10% of the number of employees, the number of working days and the lowest meal menu price of BUSEB AS.
- Price for special catering organizations (celebration, opening etc.) will be determined mutually and will be invoiced to company as cost+10% price.
- Food invoice for companies who want to get food service from BUSEB A.S. Cafeteria will be invoiced as (Coordinated food price+0,30 \$)

**TARIFF FOR MODIFICATION, MAINTENANCE, REPAIR WORKS**

- Price for modification, maintenance repair Works except modification project within integral part of building will be determined after mutual discussion and will be invoiced for company as cost +10% coordination project.
- Building construction (construction) license and public works (occupancy) license operations will be determined according to principles of Bursa Free Zone Structuring Basic Principles and Plant Construction Principles as cost+10% coordination price.

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