

Our Terms and How We Work

HOW WE WORK

- 1 • Introduction record.** Which property was introduced, and by whom, is put on record with the viewing form. Our viewing form covers digital and physical showings alike — presenting a property to you on a video call and showing it on site carry the same weight.
- 2 • Viewing.** If you wish, properties are shown over a video call; or, during your visit, we collect you from the airport and build a comprehensive two-day viewing programme, accompanying you throughout. Before the viewing we kindly ask you to sign the viewing form. Viewing and information are free of charge.
- 3 • Service fee.** On most Golden Visa properties we charge our clients no service fee; our only request is that the purchase of a property we introduced is completed through our firm. On some properties a service fee may apply; where it does, it is capped at **2% + VAT**.
- 4 • Reservation.** If you wish, the full legal review (title history, mortgage/lien, permits) is carried out by our lawyers; once the preliminary review is complete, we proceed to reservation. The reservation amount is generally capped at **10%** of the purchase price; the property can be paid in full or in instalments.
- 5 • With you throughout.** From the purchase itself to the Golden Visa application and its renewals, we are at your side at every step.

VIEWING FORM

PROPERTY VIEWING, ADVISORY AND COMMISSION AGREEMENT

Selection dated 19 August 2026 • Avla Real Estate Gayrimenkul A.Ş.

CONTRACTING PARTY	Mr Yusuf Müftüoğlu
TELEPHONE	+90 532 210 70 80
EMAIL	yusuf.muftuoglu@gmail.com
CLIENT RECORD NO.	844157814990
ADVISER	M. Sami Akbeniz • Investment Consultant, Economist • Avla Real Estate Gayrimenkul A.Ş. • +90 532 282 26 57
AGENCY	Avla Real Estate Gayrimenkul A.Ş. • Istanbul • Athens • Dubai • London
DATE OF INTRODUCTION	19 August 2026
REGISTERED OFFICE	Caferağa Mah. Şifa Sok. No:19 Kadıköy • İstanbul / Türkiye
TAX OFFICE / NO.	Kadıköy V.D. 1061174832

Properties covered by this selection

The reference codes below are Avla's internal file numbers, shown here so that the agreement identifies each property unambiguously.

REF	PROJECT	NEIGHBOURHOOD	TYPE	AREA	PRICE	SERVIC FEE
A0121	Platon Court Residences	Akademia Platonos	1-bed · 2-bed · 3-bed	40 – 92.29 m ² net	€250,000 – €360,000	0%
A0178	Kaminia Bay Residences	Kaminia, Piraeus	1-bed · 2-bed	42.39 – 77.20 m ² net	€280,000 – €338,000	0%
A0168	Kaminia Loft Residences	Kaminia, Piraeus	Studio · loft · 1-bed · duplex	27 – 97 m ² net	€250,000 – €420,000	0%
A0139	Filadelfia Park Suites	Nea Filadelfia	1-bed	32.12 – 57.88 m ² net	€255,000 – €278,500	0%

Service fee is **0%** on this selection — no agency service fee is charged to you on any of the four projects. Prices are the bands in the developers' most recent lists and are not binding offers; the binding price for a specific unit is fixed by written confirmation.

GENERAL TERMS

The Contracting Party confirms that the property(ies) listed above were introduced and shown to them by AVLA REAL ESTATE GAYRİMENKUL A.Ş. (the "Agency") and that they had no prior knowledge of these properties from any other source. Any prior acquaintance or relationship of the Contracting Party with the owner, developer, or constructor of the listed properties does not constitute prior knowledge of the properties themselves and shall in no way affect or invalidate the Agency's rights under this Agreement, the decisive factor being the introduction of the specific properties by the Agency. **(a) Service fee:** if the Contracting Party, directly or indirectly, or through a spouse, relative, close associate, or any related person or legal entity, purchases or leases any of the listed properties through the mediation of the Agency, they shall pay the Agency the fee stated in the "Service fee" column, calculated on the final transaction price, automatically due and payable upon the signing of the final sale or lease agreement. **(b) Circumvention Penalty:** if the Contracting Party, or any of the above related persons, acquires or leases any of the listed properties without the involvement of the Agency, by contracting directly with the owner or through any third party, they shall pay the Agency, as an agreed contractual penalty (liquidated damages), an amount equal to five percent (5%) of the final transaction price plus VAT, if applicable, without the Agency being required to prove any damage. No subsequent change in the price or in the negotiations shall cancel or reduce these obligations. The parties acknowledge that the Agency's fees under this Agreement will be invoiced from the United Arab Emirates or Türkiye and are accordingly exempt from VAT. Personal data provided herein is processed solely for the purpose of this mediation, in accordance with Regulation (EU) 2016/679 (GDPR). This Agreement is governed by the applicable laws of the United Arab Emirates; any dispute arising from it shall be subject to the exclusive jurisdiction of the Courts of the Dubai International Financial Centre (DIFC Courts), Dubai, United Arab Emirates, including the DIFC Courts' Small Claims Tribunal.

THE CONTRACTING PARTY

Mr Yusuf Müftüoğlu · Client record no. 844157814990
completed together before the viewing

SIGNATURE	DATE

THE REAL ESTATE AGENCY

Avla Real Estate Gayrimenkul A.Ş. · M. Sami Akbeniz, Gayrimenkul Yatırım Danışmanı
Caferağa Mah. Şifa Sok. No:19 Kadıköy · İstanbul / Türkiye · Kadıköy V.D. 1061174832

SIGNATURE	DATE