2021
FREE TRADE ZONE KOCAELI
RENTAL TARIFF

GENERAL CONDITIONS

1. A deposit as 10% of the annual rent will be taken for one time only.
2. With an approval of the Directorate General of Free Zones, KOSBAŞ may change the annual rent amount by ±10% at the beginning of the calendar year.
3. The extension of a lease is performed with an additional contract.
4. KOSBAŞ Service Tariff provisions shall be valid for all services.
5. The rental invoices for open land to be used for production and commercial purposes will be paid within 15 days from the date of the invoice as indicated in the Article 1 below. Payments exceeding this period are charged with a monthly delay of 1% until the due date, based on the invoice date.
6. $: is U.S. Dollars.

1. RENTAL OF OPEN SPACE FOR PRODUCTION AND COMMERCIAL PURPOSES

EXPLANATION: The related plots are ready for the investors who will establish their own investments.

Area	Rates (m^2/annual)
Up to 25.000 m^2	4,85 $
25.000 m^2 and over	2,67 $

PAYMENT PLAN:

Rental fees should be paid on January 04th or 05th, 2021 as cash. However, the users may pay the annual rental fee for 2021 in quarterly with equal installments on January 04th or 05th 2021; April 01st or 02nd 2021; July 01st or 2nd 2021; and October 01st or 04th 2021.
If the user has rental debts for previous years, these payments should be paid together with their default interests until January 04th 2021. If they pay until that day, they may benefit from mentioned installment facility. Otherwise, installment process shall not be applied.

OTHER TERMS AND CONDITIONS:

1. If the amount of the rental fee in installments is not paid on the installment date or is paid incompletely, the starting date of the delay interest to be applied for the unpaid parts will be calculated by considering the date of January 01st 2021.
2. The minimum rental period should be at least 12 months.
3. 10% of the annual rental fee shall be collected in cash as deposit for one time only.

2. RENTAL OF CLOSED OFFICE SPACE / PRIVATE WAREHOUSE

EXPLANATION: These are closed areas under control of Tenant Company, and can be used as office space or private warehouse.

12 Months	100 m² - 500 m²	Half is paid in advance; the remaining amount will be paid in the 7th Month.	7,50 $*
12 Months	500 m² - 1000 m²	Half is paid in advance; the remaining amount will be paid in the 7th Month.	7,00 $*
12 Months	1000 m² - 2500 m²	Half is paid in advance; the remaining amount will be paid in the 7th Month.	6,50 $*

12 Months	2500 m² - 10000 m²	Half is paid in advance; the remaining amount will be paid in the 7th Month.	6,00$*

* The fees in the Closed Area Tariff are calculated by taking into account the outdoor and indoor area fees.

OTHER TERMS AND CONDITIONS:
1. The minimum rental period is 12 months.
2. 10% of the annual rental fee as deposit shall be collected in cash for one time only.

3. RENTAL OF OPEN STORAGE SPACE (LEGISLATION No: 2018/4)

EXPLANATION: The ground surface of the rental space is crushed stone, stabilized, or dirt surface can be covered with concrete.

Duration	Rates (m²/month)	Payment Plan
1-5 Monhts	3,46 $	The total amount is paid in advance/cash.
6 Monhts	2,88 $	The total amount is paid in advance/cash.

OTHER TERMS AND CONDITIONS:
1. The surface of the rental property should be minimum 100 m².
2. 10% of the annual rental fee as deposit shall be collected in cash for one time only.

4. RENTAL OF CLOSED SPACE AS GENERAL WAREHOUSE

EXPLANATION: These are indoor spaces, which are used for storage of shared use.

Duration	50 m²	51 m²–300 m²	301 m² & above	Payment Plan
From 1 to 2 Months	9,45 $/m²/ month *	8,40 $/m²/ month*	7,35 $/m²/ month*	The total amount is paid in advance.
From 3 to 5 Months	8,40 $/m²/ month *	7,35 $/m²/ month*	6,30 $/m²/ month*	The total amount is paid in advance.
From 6 to 11 Months	7,35 $/m²/ month *	6,30 $/m²/ month*	5,25 $/m²/ month*	The total amount is paid in advance.
12 Months	6,30 $/m²/month*	5,25 $/m²/ month*	4,20 $/m²/ month*	Half is paid in advance; the remaining amount will be paid in the 7th Month.

* The fees in the Closed Area Tariff are calculated by taking into account the outdoor and indoor area fees.

OTHER TERMS AND CONDITIONS:
1. Warehouse sections are arranged in 50 m2 and its folds, thus the rental is made through the respective surfaces. Minimum rental area should be 50 m².
2. Office usage is obligatory in general warehouse usage.
3. 10% of the annual rental fee as deposit shall be collected in cash for one time only.

5. OFFICE RENTAL:

EXPLANATION: Office areas, in which electricity, communication and heating facilities are available.

Rates (m²/Month)	Payment Conditions
10,39 $	The total amount is paid in advance.

OTHER TERMS AND CONDITIONS:
1. In case of necessity, one office can be allocated to multiple users.
2. 10% of the annual rental fee as deposit shall be collected in cash for one time only.

6. RENTAL OF BUMPER AREAS

TRUCK PARK AND CAFETERIA	2.700 $/month*
OFFICE	6600 $/annual

* General expenses (500 $ / month in total) are not included in the rental price of the Truck Park and Cafeteria. The said fees will be invoiced separately.

7. RENTAL OF MARINE AREAS FOR FLOATING DOCKS WITHIN THE SEASIDE OF THE FREE TRADE ZONE.

EXPLANATION: This is the territorial water area between the maritime borders of Kocaeli Free Trade Zone and the user dock, which is determined according to the Cabinet Decree of the Council of Ministers with number 2009/14640, and its location and dimensions are shown in the rental contract.

Floating Docks active within the free trade zone continuously:	8,40 $/m²/year
Floating Docks, active in the free trade zone temporarily:	1.05 $/m²/month
The territorial water space, which will be used for floating docks are calculated according to the formula (G x L). G: The width of the floating dock (in the bird's eye view), meters L: The length of the floating dock (in the bird's eye view), meters	
If the rental period is less than one year, the tariff for "Floating Docks, active temporarily in the free trade zone" will be used.	

OTHER TERMS AND CONDITIONS:
1. The hiring of floating dock can be made upon the rental contract (permanent or temporary).
2. Annual rent is paid in advance for floating docks, active permanently in the free trade zone.
3. An invoice will be issued at the end of current month for monthly rental fee of floating docks, active temporarily.
4. 10% of the annual rental fee shall be collected in cash as deposit for one time only for floating docks active permanently.