

2023
FREE TRADE ZONE KOCAELI
RENTAL TARIFF

GENERAL CONDITIONS

1. 10% of the annual rental price will be taken as a deposit for one time only.
2. If approved by the General Directorate of Free Zones, KOSBAŞ may change the annual rent amount by $\pm 10\%$ at the beginning of the calendar year.
3. The extension of the leasing period is performed with an additional contract.
4. Terms and conditions indicated in provisions of KOSBAŞ Service Tariff shall be applied to all services.
5. It is essential that production and commercial open area land lease invoices are paid as specified in Article 1 below, and all other rent invoices must be paid within 15 days from the invoice date. For payments exceeding this period, a monthly delay of 1% is applied until the payment date on a \$ basis, 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	5,86 \$
25.000 m ² and over	3,22 \$

PAYMENT PLAN:

Rental fees should be paid on January 02nd-- 04th, 2023 as cash. However, the users may pay the annual rental fee for 2023 in quarterly basis with equal installments on 02-04 January 2023; 03-05 April 2023; 03-05 July 2023; and 02-04 October 2023.

For the users who have rental debts from previous years, these payments should be paid together with their default interests until January 2nd 2023. 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 due date or incomplete payment, the starting date of the delay interest, which will be calculated by considering the date of January 01st 2023, to be applied for the unpaid parts.
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 with a height of less than 12 meters.

12 Months	100 m ² - 500 m ²	Half is paid in advance; the remaining amount will be paid in the 7 th Month.	7,50 \$*
12 Months	501 m ² - 1000 m ²	Half is paid in advance; the remaining amount will be paid in the 7 th Month.	7,00 \$*
12 Months	1001 m ² - 2500 m ²	Half is paid in advance; the remaining amount will be paid in the 7 th Month.	6,50 \$*
12 Months	2501 m ² - 10000 m ²	Half is paid in advance; the remaining amount will be paid in the 7 th Month.	6,00\$*

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

2.1 PRODUCTION AREAS WITH SPECIAL HEIGHT (15 Meters and Above)

PERIOD	PRICE (m ² /month)	PAYMENT PLAN
12 months	8,20 \$	Half is paid in advance; the remaining amount will be paid in the 7 th Month.

OTHER TERMS AND CONDITIONS:

1. The minimum rental period should be 12 months.
2. 10% of the annual rental fee as deposit shall be collected in cash as deposit 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 can be covered with concrete.

Duration	Rates (m ² /month)	Payment Plan
1-5 Monhts	3,80 \$	The total amount is paid in advance/cash.
6 Monhts	3,16 \$	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 m ²	51 m ² –300 m ²	301 m ² & above	Payment Plan
From 1 to 2 Months	9,45 \$/m ² / month *	8,40 \$/m ² / month*	7,35 \$/m ² / month*	The total amount is paid in advance.
From 3 to 5 Months	8,40 \$/m ² / month *	7,35 \$/m ² / month*	6,30 \$/m ² / month*	The total amount is paid in advance.
From 6 to 11 Months	7,35 \$/m ² / month *	6,30 \$/m ² / month*	5,25 \$/m ² / month*	The total amount is paid in advance.
12 Months	6,30 \$/m ² /month*	5,25 \$/m ² / month*	4,20 \$/m ² / month*	Half is paid in advance; the remaining amount will be paid in the 7 th 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. The use of Office areas 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 (m ² /Month)	Payment Conditions
10,39 \$	The total amount is paid in advance/cash.

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 20 m ²	6600 \$/annual
OFFICE 40 m ²	9000 \$/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.

** Offices are designed with underfloor heating, air conditioning and a modern working environment.

OTHER TERMS AND CONDITIONS:

1. 10% of the annual rental fee as deposit shall be collected in cash for one time only.

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

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

Floating Docks active within the free trade zone continuously:	8,40 \$/m ² /year
Floating Docks, active in the free trade zone temporarily:	1.05 \$/m ² /month
The territorial sea area, 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), in meters L: The length of the floating dock (in the bird's eye view), in 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 territorial sea area for floating docks can be made upon the rental contract (permanent or temporary).
2. Annual rent is paid in advance for floating docks, which are 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, which are active temporarily.
4. 10% of the annual rental fee shall be collected in cash as deposit for one time only for floating docks which are active permanently.

8. FEE FOR USE OF SEA

It is the tariff to be applied in case the parcel rented by the companies exceeds the shore in front of it.

PRICE (m ² /month)	PAYMENT PLAN
30 \$	The total amount is paid in advance/cash.