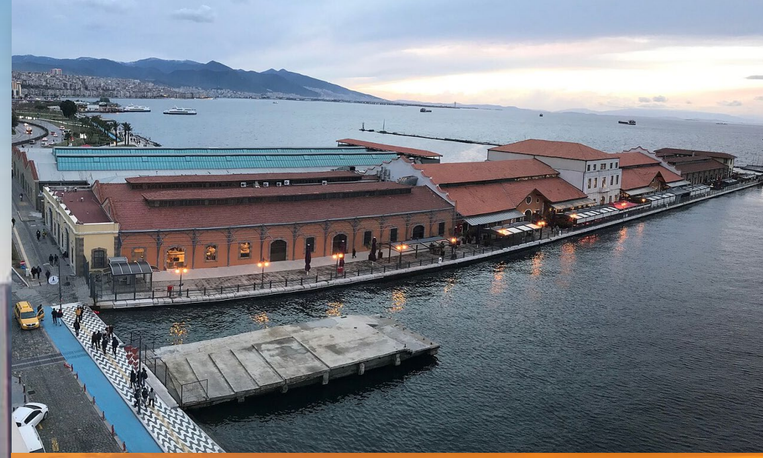






# «KONAK PIER MANAGEMENT»

# OWNED BY THE TURKISH MARITIME ORGANIZATION

**Teaser**

**June 2026**

AKInvestment

ÖZELLEŞTİRME İDARESİ BAŞKANLIĞI

# Historical Heritage, Opportunity of The Future: A Repositioned Powerful Brand

- «Konak Pier Management» situated in one of the most valuable locations of İzmir and operating under the «Konak Pier» brand; is a strategic investment opportunity presenting a potential for value re-creation together with its historical heritage, strong brand awareness, and privileged sea front.
- This remarkable building with its historical identity, central location and high footfall, has a strong infrastructure suitable to reshaping in accordance with next-gen retail, gastronomy, experience-driven lifestyle center and event concepts.
- With its potential for new store openings and advantageous location enabling high visibility, Konak Pier presents an opportunity for sustainable income and long-term value growth for the investors.
- This transformation is not just a building renovation, but also accomplishing a modern investment vision which will shape İzmir’s urban life.





**Konak Pier is Turkey’s sole historical lifestyle center located on the sea; and one of the world's premier coastal destinations.**

# Valuable Urban Node on The Strategic Coastal Axis

## Strategic and Central Location

Konak Pier with its historical identity, strong connection with the sea and strategic location in the city center; is one of İzmir's leading lifestyle & experience oriented destinations, having highest potential for transformation.



## Powerful Footfall Potential

In case of reconstructing current leasable areas, establishing new generation brand mix and experience-oriented concepts and carrying out gastronomy and arts & culture investments; the project is forecasted to transform into a multi-functional urban destination enhancing visitor experience.



## Advanced Transport Integration

Located in the center of high pedestrian traffic, the project has an advantageous position together with its strong transport links and high visitor accessibility.



## Global Examples

Konak Pier, with inspiration from the worldwide successful waterfront projects, has a potential for transforming into a gastronomy, retail, arts & culture and entertainment center which is capable of competing internationally while maintaining its historical identity.

De Pier Scheveningen, Lahey, Netherlands



Brighton Palace Pier, Brighton, UK



# History of Konak Pier

- Konak Pier Management is owned by the Turkish Maritime Organization (“TMO”) and located in İzmir province, Konak district, Ahmetağa neighborhood.
- Has been constructed to serve as İzmir Customs House in 1867. It is widely believed that the building was designed by the French architect and civil engineer Gustave Eiffel; ever since, the building’s authentic architectural character has been preserved.
- Was used as the customs house for a long time and was converted to a fish market, which served until 1987.
- Has been privatized via a 25-year Transfer of Operating Rights (TOOR) agreement signed on August 15, 1996.
- Has become a shopping and lifestyle center with its “Konak Pier” brand, 44 shops and five movie theaters in January 2004, following a restoration period from 1996 to 2004.
- Has been retransferred to the TMO on December 29, 2025, following the expiry of the TOOR agreement.



# Transport Facilities and Accessibility

**Konak Pier is located in downtown İzmir with a maximum convenience of accessibility at the intersection of the city's major transport axes.**

**Location**

**Konak Pier Mall, Atatürk Street**
**No:19, 35260 Konak / İzmir**

**Road Access and Car Park**
Strong individual access thanks to the car park

**Advantage of Central Location**
Very close to Konak Square, fully integrated to the downtown of İzmir

**Access via Rail Systems**
Within walking distance from the subway and tram stations

**Maritime Integration**
Between the ferry ports of Konak and Pasaport




**Konak Pier is located at a distance of 16 km and a driving time of 20-30 minutes to Adnan Menderes International Airport.**

**Ferry Piers**

1. Konak Ferry Port: 500 m.
2. Pasaport Ferry Port: 700 m.

**Subway Stops**

3. Konak: 700 m.
4. Çankaya: 750 m.

**Tram Stops**

5. Konak: 500 m.
6. Gazi Boulevard: 800 m.

**Train Stations**

7. Basmane: 1.1 km

**Other Point of Interests**

8. Ancient City of Smyrna: 1.1 km
9. Kültür Park: 1 km

# Overview of Konak Pier Property and its Leasable Areas

Konak Pier is located in the Konak district of İzmir province, between Atatürk Street and the Aegean Sea, largely on reclaimed land extending into the sea. Crown walls are located along the seaward side of the reclaimed area.

The property has a total area of **18,466 m²** (including the pier located on cadastral block 3596, plot 1) and a total leasable area of **15,765 m²**. At present, there is an unused pier-designated-area of **206.10 m²** located on cadastral block 3596, plot 1.

**Table 1:** Area Information of the Cadastral Blocks and Plots

| Cadastral Block | Plot | Area ($m^2$) | Owner |
|---|---|---|---|
| **289** | 3 | 636 | TMO |
| | 5 | 14,612 | TMO |
| | 6 | 496 | Ministry of Treasury and Finance (easement in favor of TMO ) |
| | 7 | 2,141 | Ministry of Treasury and Finance (easement in favor of TMO ) |
| | 8 | 375 | Ministry of Treasury and Finance (easement in favor of TMO ) |
| **Shopping Mall Total Area** | | **18,260** | |
| **Areas Under the Control of the State** | | ~ 1,657.03 | Parking Area |
| **3596** | 1 | 206.10 | Ministry of Treasury and Finance / (permanent right of construction in favor of TMO) |

Konak Pier is located on a total registered land area of **18,260 m²**. As of May 2026, approximately **10,182 m²** of the leasable area has been leased, while the remaining **5,583 m²** is vacant. The total common areas are **6,037 m²** (hallway, restrooms and prayer rooms etc.).

**Table 2:** Distribution of Land Registry Areas

| **Total Registered Area** | **18,260.00 $m^2$** |
|---|---|
| **Total Usable Area (Floor 1 & 2, Including the Mezzanine Floor)** | 21,802.06 $m^2$ |
| **Common Areas (Hallway, Restroom, Prayer Room and Baby Care Room etc.)** | 6,037.01 $m^2$ |
| **Total Leasable Area (Floor 1 & 2, Including the Mezzanine Floor)** | 15,765.05 $m^2$ |
| **Leasable Area Used by Existing Tenants (As of May 2026)** | 10,182.08 $m^2$ |
| **Vacant Leasable Area (As of May 2026)** | 5,582.97 $m^2$ |

# Leasable Areas and Store Mix

The project consists of **56** independent units with a total leasable area of **15,765.05 m²**. At present, **10,182.08 m²** of the leasable area (**64.59%** of the total) is occupied, whereas the vacant portion of **5,582.97 m²** (**35.41%**) presents substantial potential for further development and value creation within the project.

**Table 3:** Distribution of Total Leasable Area

| Field Type | Number Of Units | Area ($m^2$) | Percentage Of Area (%) |
|---|---|---|---|
| Total Leasable Area | 56 | 15,765.05 | 100.00% |
| Occupied Area * | 25 | 10,182.08 | 64.59% |
| Vacant Area * | 31 | 5,582.97 | 35.41% |

*(*) As of May 2026*

Konak Pier's current tenant mix, with its strong focus on food & beverage and entertainment offerings, serves as a major visitor attraction while supporting extended visit duration and consistent visitor traffic. The project's role as a social destination and its commercial performance could be further improved by introducing experience-focused brands, themed event spaces, and new apparel and cosmetics concepts.

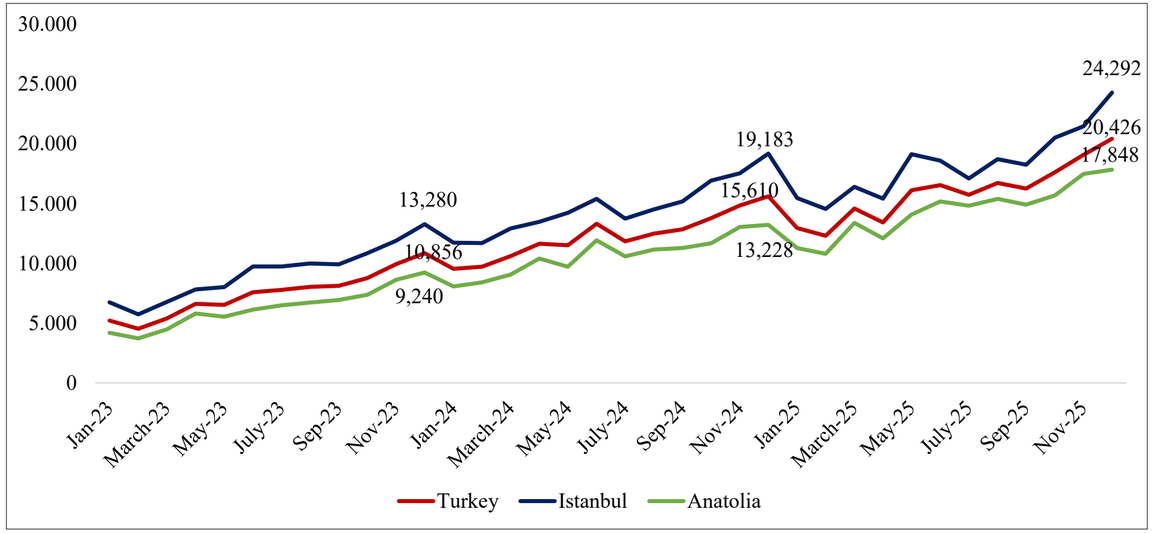
**Table 4:** Distribution of Store Mix

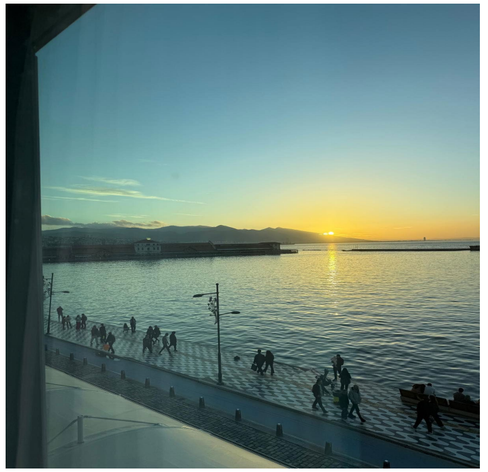
| Coffee Shop + Restaurant + Liquor Store + Fastfood | Apparel + Cosmetics | Entertainment |
|---|---|---|
| 64.68% | 7.22% | 28.09% |

# Next Generation Retail Destination

- The Turkish shopping mall industry has transitioned from a supply-driven growth phase to a new phase focused on efficiency and transformation. While the supply of new shopping malls has shown limited growth since 2020, sales performance per square meter has increased strongly; by 2025, the m² productivity index has reached 5,358, representing an annual increase of approximately 30%.
- While the turnover per square meter in shopping malls across Turkey is at the level of 20,426 TL as of 2025 year-end, the industry is now generating growth through operational efficiency and correct positioning rather than new investments.
- Konak Pier, with its central location and strong positioning advantage on the coastal axis, stands out as a strategically important asset with high potential and suitable for lifestyle-oriented retail transformation.
- In this context, Konak Pier, in line with a new growth paradigm focused on efficiency and experience rather than supply, presents a powerful transformation opportunity with the potential to create long-term investment value.

**Chart 1**: Monthly Basis Revenue/m² Efficiency (TL)





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# Privatization Process of Konak Pier Complex

## Investment Opportunity and the Projected Privatization Process

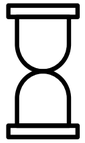
Konak Pier; with its historical heritage, central location, and strong accessibility advantages, stands out as one of İzmir's most prestigious investment destinations. Reconstructing the existing potential; supported by experience-oriented concepts, a selective brand mix, and next-generation commercial functions, makes it possible for the project to transform into a strong investment asset, generating sustainable income. Thanks to its strategic location at the intersection of transportation networks and high visitor traffic, the project offers long-term value appreciation and high return on investment.



**Tender Announcement**



**Detailed Review Process**



**Deadline for Submitting Bits**



**Negotiations and Auction**



**Signing of the Agreement for the Transfer of Operating Rights**

## Tender Announcement

The privatization of Konak Pier is planned to be carried out through the method of granting the operating rights for a period of **36 years**, within the framework of the provisions of Law No. 4046 on Privatization Practices. Information regarding the privatization tender will be available on www.oib.gov.tr, in the Official Gazette, and in the tender announcement published by press and media outlets. **Bidders who purchase the Tender Specifications will be provided with the information memorandum and other relevant tender documents**, in accordance with the conditions stated in the Tender Announcement.

Following the receipt of bids in sealed envelopes, the tender will be conducted through a negotiated procedure and will be concluded by an open auction with the participation of bidders whose negotiations are ongoing. Upon approval of the tender, the winning bidder may choose either cash or installment payment options during the contract signing phase, in accordance with the provisions of the tender specifications.

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