

AEGEAN FREE ZONE LEASING FEES 2024

A. LEASING FEES

A.1. LAND: Parcels starting from 5,000 m² with completed infrastructure \$4,645/m²/year.
Construction permit is given for up to 50% of the parcel size.

(A smaller parcel may be formed in special cases, provided that it is not less than 2,000 m²)

Trading area rental fee for companies which construct their own buildings and conduct both trading and manufacturing activities within the same building \$8,771/m²/year.

Rental fee for parcels over 100,000 m² \$2,848/m²/year.

Rental payment schedule:

- For the first year: From the date of contract until the end of the year.
- Following years: Total payment is due on the 2nd of January, each year.
- 10% of the annual rental payment is kept as a deposit.

Note: ESBAŞ is renting with the operating license no. EGE-1.

A.2. MODULAR MANUFACTURING UNITS: Ready-built units starting from 210 m². These ready-built units are subject to a minimum 3-year lease period. Companies are allowed to move to a larger facility or build their own facility in the Aegean Free Zone before the termination of the lease agreement.

105 m ²	\$8,656 / module / year
210 m ² ground floor	\$17,311 / module / year
210 m ² 1 st floor.....	\$15,690 / module / year
500 m ²	\$34,518 / module / year / A2/D,E
500 m ²	\$36,610 / module / year / A1/B,C,F,G – A2/B,C,F,G
500 m ²	\$39,225 / module / year / A1/A,H – A2/A,H
600 m ²	\$41,840 / module / year / C,D,E,F
600 m ²	\$47,070 / module / year / A,B,G,H
900 m ²	\$51,777 / module / year / D-10/A,B,C,D,E,F,G
900 m ²	\$56,484 / module / year / D-1/A,B,C,D
990 m ²	\$59,622 / module / year
1,169 m ²	\$70,082 / module / year / B1/B,C
1,169 m ²	\$74,266 / module / year / B1/A,D
975 m ²	\$73,940 / module / year / B2/A-B *
1,175 m ²	\$92.179 / module / year / B2/C *
209 m ²	\$20.768 / module / year / BUSINESS DISTRICT/1
310 m ²	\$24.320 / module / year / BUSINESS DISTRICT /2
519 m ²	\$38.001 / module / year / BUSINESS DISTRICT /3
916 m ²	\$57.488 / module / year / B3
830 m ²	\$52.091 / module / year / B4
297 m ²	\$18.640 / module / year / B3/Z-1-2
250 m ²	\$18.305 / module / year / B4 - 101
500 m ²	\$33.995 / module / year / B4 - 102
234 m ²	\$17.133 / module / year / S2 – 101
185 m ²	\$12.578 / module / year / S2 – 102
208 m ²	\$15.230 / module / year / S2 – 207
468 m ²	\$34.267 / module / year / S2 – 301
165 m ²	\$12.944 / module / year / S2 – 401
221 m ²	\$16.182 / module / year / S2 – 402
149 m ²	\$ 8.572 / module / year / S2-2
51 m ²	\$ 3.734 / module / year / S2 - 11
46 m ²	\$ 3.368 / module / year / S2 - 12
70 m ²	\$ 5.125 / module / year / S2 - 13
241 m ²	\$ 15.125 / module / year / S2 -14

* These modules have 8.5 meters of clear height (3 meters higher than the regular ESBAŞ Modular Buildings) and they have additional features such as handicapped ramps, roll-up doors and windbreakers.

A.3. PRIVATE FACTORY BUILDINGS: These buildings are over 2,000 m² and are subject to a minimum 3-year lease period.

Minimum rental cost	\$58/m ² /year
2,100 m ²	\$58/m ² /year/D-11
2,524 m ²	\$58/m ² /year/S-6
2,190 m ²	\$58/m ² /year/S-10

Rental payment schedule for modular workplaces and private factory buildings:

10% Deposit (For current users)

25% Deposit (For new users)

Note 1: The fees in the indoor area tariff above are calculated by taking into account the open area and indoor area fees.

Note 2: ESBAŞ is renting with the operating license no. EGE-40.

A.4. GENERAL WAREHOUSING:

OPTION	RENTAL PERIOD	(*) 10-49 m ²	50-299 m ²	300 m ² and above	PAYMENT
A	1 Month	\$14,99/m ² /ay	\$12,69/m ² /ay	\$11,54/m ² /ay	Total in advance
B	3 Months	\$10,49/m ² /ay	\$8,90/m ² /ay	\$8,08/m ² /ay	Total in advance
C	6 Months	\$9,06/m ² /ay	\$7,69/m ² /ay	\$6,92/m ² /ay	60% in advance 40% after 3 months
D	1 Year	\$7,52/m ² /ay	\$6,37/m ² /ay	\$5,76/m ² /ay	60% in advance 40% after 6 months

(*) These rates are applied to the supplementary agreements made for additional space needed over the minimum 50m². For additions less than 10m², an agreement for 10m² is signed.

Note: The fees in the indoor area tariff above are calculated by taking into account the open area and indoor area fees.

Note: ESBAŞ is renting with operating licenses numbered EGE-40 and EGE-28.

A.5. OPEN STORAGE AREA (PRESENT AND EXPANSION AREAS OPEN STORAGE AREA UNDER THE SCOPE OF CIRCULAR NO. 2018/4):

OPTION	RENTAL PERIOD	AREA	PRICE	PAYMENT	
Concrete	A	1 Month	Minimum 100m ²	\$3.86/m ² /month	Total in advance
	B	6 Month	Minimum 100m ²	\$2.76/m ² /month	60% in advance 40% after 3 months
Gravel	C	1 Month	Minimum 100m ²	\$1.98/m ² /month	Total in advance
	D	6 Month	Minimum 100m ²	\$1.88/m ² /month	60% in advance 40% after 3 months

OPEN STORAGE AREA UNDER CIRCULAR NO. 94/6: \$60/m²/year (Provided that a suitable parcel is found)

Note: ESBAŞ is renting with operating licenses numbered EGE-1 and EGE-1098.

A.6. MODULAR WAREHOUSE: Private storage areas with offices starting from 250 m². Minimum leasing period is 3 years. This condition does not apply for users who are expanding their storage area.

PERIOD/m ²	250 m ²	268 m ²	320m ²	640m ²	960 m ²	463m ²	PAYMENT
1 Month	\$1.587	\$1.692	\$1.850	\$3.701	\$4.602	-	Total in advance
3 Months	\$4.716	\$5.031	\$5.501	\$11.003	\$13.682	-	Total in advance
6 Months	\$9.348	\$9.969	\$10.901	\$21.803	\$27.112	-	50% in advance 50% 3 months later
1 Year	\$17.311	\$18.462	\$20.188	\$40.376	\$50.208	\$29.058	50% in advance 50% 6 months later (**) Payments are made in four equal installments for rental costs above \$30,000

Modular Warehouse and Private Building rent payment plan:

10% Deposit (For existing users)

25% Deposit (For new users)

10% at the time of the contract, (The contract start date is the key delivery date.)

40% on turnkey delivery

50% is collected at the end of the following 6th month.

Note 1: The fees in the indoor area tariff above are calculated by taking into account the open area and indoor area fees.

Note 2: ESBAŞ is renting with the operating license no. EGE-40.

A.7. OFFICES:

OPTIONS	OFFICE NO	ANNUAL FEE
23 m ²	3	\$ 3.075
18 m ²	4	\$ 2.856
25 m ²	6	\$ 2.856
25 m ²	7	\$ 2.856
24 m ²	8	\$ 3.075
24 m ²	9	\$ 3.075
24 m ²	10	\$ 3.075
2 m ²	JOINT OFFICE/5	\$ 418
19 m ²	206	\$ 3.075
23 m ²	205	\$ 3.075
18 m ²	204	\$ 3.075
18 m ²	202	\$ 3.075
18 m ²	203	\$ 2.856
18 m ²	201	\$ 2.856
11,72 m ²	208	\$ 1.538

* The deposit is collected in advance.

10% Deposit (For existing users)

25% Deposit (For new users)

Note 1: The fees in the indoor area tariff above are calculated by taking into account the open area and indoor area fees.

Note 2: ESBAŞ is renting with the operating license no. EGE-40.

AEGEAN FREE ZONE SERVICE TARIFF 2024

B. SERVICES

B.1. ELECTRICITY:

For operating companies:

- Active power supply * 10% coordination fee is added to ESBAS's purchasing cost and it is collected according to the gradual rates stated below.

Electricity Gradual Rates	
0-500.000 kwh	1.1
500.001 – 1.000.000 kwh	1.09
1.000.001 kwh and above	1.08

- Reactive power supply..... 10% coordination fee is added to ESBAS's purchasing cost

- 220/380 volt network connection charge \$68/kW

- High voltage project check and acceptance fee \$2/Kva

- High voltage system connections \$15/kVA (security deposit)

- Renewable Energy It is collected with a coordination fee corresponding to 5% of the purchasing cost.

- In case of renewable energy production demand; project audit, control and responsibility fees related to the facility would be priced separately.

For the companies under construction:

- Active power supply * 10% coordination fee is added to the construction site tariffs of the national electricity tariff.

- 220/380 volt network connection charge \$88/kW

* Maximum of 4% transformer copper loss is added for the low voltage (220-380 volt) energy consumers. Maximum of 3% line loss is added for high voltage energy consumers.

B.2. NATURAL GAS:

- Natural Gas 10% coordination fee is added to ESBAS's purchasing cost and it is collected according to the gradual rates stated below.

Natural Gas Gradual Rates	
0-250.000 kwh	1.1
250.001 – 1.000.000 kwh	1.09
1.000.001 – 2.000.000 kwh	1.08
2.000.001 kwh and above	1.07

B.3. WATER:

- Potable water\$3,8/m³

- For the companies under construction\$4,5/m³

- Water connection charge\$150

- ESBAS Laboratory waste water analysis fee.....\$ 25% discount is applied to the Dokuz Eylül University tariff announced every year.

- For the analyzes to be carried out in the accredited laboratory, a service fee of \$10 is charged in addition to the price tariff determined by the Ministry of Environment and Urbanization every year.

B.4. TELECOMMUNICATION:

Phone Activation/Deactivation Cost	\$30	\$30 for first line, \$5 per line for each additional line
Internet Activation/Deactivation Cost	\$30	\$30 for first line, \$5 per line for each additional line
Phone Line Transfer Cost	\$10	Per line
Internet Line Transfer Cost	\$10	Per line
Internal Line Installation Cost	\$50	\$4 Monthly line rental fee, \$48 per year charged upfront
Phone Line Installation Cost	\$100	No refund
Internet Line Installation Cost	\$100	No refund
ISDN-PA Line Installation Cost	\$400	No refund
ISDN-BA Line Installation Cost	\$400	No refund
VPN Installation Cost	\$500	No refund
G.SHDSL (Internet) Line Installation Cost	\$500	No refund
Fiber Optic Cable Termination Cost	\$500	No refund
Metro Ethernet (Internet) Line Installation Cost	\$500	No refund
Data Line Installation Cost	\$500	No refund
Radio Link Line Installation Cost	\$500	No refund
SIP Trunk Line Installation Cost	\$500	No refund

* 10% coordination and service fees are added to the monthly invoice amount for each line.

B.5. CONSTRUCTION AUDIT SERVICES:

Project check \$0.70/m²
Construction checks \$1.30/m²

B.6. FOOD SERVICES:

	1. Menu	2. Menu	3. Menu
Menu Price (\$/menu)	\$3,00	\$3,50	\$3,75
Cafeteria Menu Price (\$/menu)	-	\$4,40	-
Breakfast Menu Price (\$/menu)	\$3,00	\$3,75	

Note: 1) All menus consist of 4 dishes. One of the dishes is soup every day.

2) The ingredients used in all menus are the same. Number of meat meals per week and Meat weight increases from Menu 1 to Menu 3.

3) ESBAŞ provides companies with trays, forks and spoons, and dishes. In case of washing in ESBAŞ facilities, \$0.20/piece depending on the number of meals purchased fee applies.

4) Food service to users in the region is provided only by ESBAŞ.

5) Special discounts can be applied to menus depending on the amount of menu purchased and order conditions.

B.7. GARBAGE COLLECTION AND ZONE CLEANING:

NUMBER OF PERSONNEL	CLOSED AREA m ²						
	250	251-500	501-1,000	1.001-2,000	2.001-5,000	5,001-10,000	10,001 and above
0-9	\$136	\$213	\$290	\$363	\$460	\$535	\$968
10-49	\$187	\$361	\$383	\$405	\$592	\$783	\$2,233
50-99	\$271	\$535	\$671	\$783	\$873	\$1,716	\$2,900
100-299		\$1,318	\$1,487	\$1,716	\$1,958	\$2,900	\$3,681
300-499		\$1,716	\$2,134	\$2,310	\$2,724	\$3,681	\$4,345
500-999				\$2,724	\$3,212	\$4,345	\$4,860
1,000+				\$3,212	\$3,795	\$4,994	\$5,392

- 1) The fees are invoiced in January and July, in 2 equal installments.
- 2) For the trashes and inactive materials left in the common areas by the companies without a permission or confirmation, \$100 occupancy fee is collected for each time. If these materials are to be removed from common areas by ESBAS, there will be additional transportation fees.
- 3) \$20 coordination fee is invoiced for each vehicle that will be used for transferring waste out of the Aegean Free Zone.

B.8. VEHICLE ENTRY, SCALE USE AND PARKING CHARGES:

11/A

Regular trucks and vans,
 Entry Fee \$3
 Semi-trailer trucks, construction machines and cranes,
 Entry Fee..... \$5

11/B

Below fees are applied for overnight stays in the Zone.
 Regular and light duty trucks \$4/day
 Semi-trailer trucks, construction machines and cranes..... \$7/day
 (Including truck bed, waste containers and cranes)

11/C

Scale use:
 Full and Empty \$4/vehicle

11/D

Vehicle Entry Stamp..... \$38
 Vehicle Entry Stamp (6 months) \$24

11/E

Verified Gross Mass (VGM) Fee.....\$10

11/F

Free Zone Processing Form Fee.....\$3
 (Free Zones Computerized Application Program Processing Fee)

It is charged via service acceptance on SBBUP (Free Zones Computerized Application Program) on the basis of the transaction approved by the Free Zone Directorate.

- For the truck beds and containers left by the companies in the common areas without a permission or confirmation, \$50/day occupancy fee is collected for each.

Articulated Lifting Platform is \$180/day.

C. OPTIONAL SERVICES

C.1. LOADING & UNLOADING SERVICES:

	Pick up \$	Truck \$	Truck (multi axle) \$	Container	
				20" \$	40" \$
General Cargo	30	75	150	110	240
Palette (forklift handling)	30	70	100	100	175
Dangerous goods	35	70	130	110	220
Crane (Maximum 60 tons)		400	400	400	400

- 1) 20% of the palette (forklift handling) price is paid as a coordination fee if the goods are taken out of the zone without being unloaded from trucks.
- 2) 20% of the palette (forklift handling) price is paid as a coordination fee if the users rent the loading & unloading machines and hire labor from outside the Zone for this process.
- 3) For container-carrying trucks that transport goods on 5 pallets or regular trucks that carry goods on 2 pallets, ESBAS charges the lower price listed for loading & unloading. (Except for dangerous goods)
- 4) 50% additional fee is charged after 5:00 p.m. during the week, on weekends and official holidays.

C.2. RENTAL EQUIPMENT AND LABOR:

Forklift	\$50/hour
Forklift	\$35 ½ hour
Labor	\$20/hour
Forklift (10 Tons)	\$100/hour
Crane (Maximum 60 tons) *	\$200/hour
Articulated Lifting Platform **	\$60/hour
Semi-Trailer Truck (with trailer)	\$400/day
Truck (with trailer)	\$350/day
Light Duty Truck (within free zone)	\$50/round
Dumper Truck	\$400/day
Manlift	\$60/day
Mobile Hydraulic Ramp	\$45/day
Mobile Hydraulic Ramp	\$400/month
Bobcat	\$80/hour
Hidromek Beko Tracked Loader	\$130/hour

* Details about crane rental service;

Between 40 tons and 50 tons, minimum 3 hours \$600,
 \$1,157 per day for cranes with a capacity between 60 tons and 75 tons,
 100 tons per day \$1,664,
 200 tons per day \$2,305,
 300 tons per day \$3,938,
 Valid for cranes with a capacity of 350 tons per day, \$5,632.

**Daily Basket Platform rental fee is available at a special price of \$400/day.

C.3. ELECTRICITY DISTRIBUTION

Grounding measurement fee	\$120
Electricity switch on/off fee (low voltage)	\$40
Electricity switch on/off fee (high voltage)	\$60
Lightning rod measurement fee	\$50
Electrical internal inspection report	\$500
Cable route control fee	\$200
Line maintenance rental fee (number of cables/monthly) between two buildings or on spare lines	\$100

C.4. NATURAL GAS

Natural gas switch on/off fee	\$40
Natural gas internal inspection report	\$700
Industrial gas consultancy service	\$1000

C.5. WATER

Canal opening cost	\$150/hour
Water transportation service by tanker (within zone)	\$100/round
Water tanker service fee (within zone - 10 tons)	\$50/10 tons
Water switch on/off fee	\$30

C.6. CONSTRUCTION

Joint cutting machine usage cost	\$15/meter
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C.7. LANDSCAPE

Botanical waste collecting fee (with a tractor)	\$110/round
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C.8. INDUSTRIAL WASTE COLLECTION – TRANSPORTATION

INSIDE THE ZONE	Truck	\$100/round
	Light Duty Truck	\$50/round
OUTSIDE THE ZONE	Transportation cost to rubble dump site	\$600/truck
OTHER SERVICES	Medical waste cost	\$25/round
	Medical waste disposal cost	\$500/ton