

Statutory Declaration

I, Mr Ayhan Aydemir, FCCA chartered certified accountant, director of AA Accountancy of North London Business Park, Building 3, Office Nr: 223, Oakleigh Road South, London, England N11 1GN do hereby solemnly and sincerely declare as follows: -

1. I have been acting as an accountant for Mr Ozgur Keles of 18 Wilde Place London N13 6DU since April 2014
2. I have been dealing with tax affairs for Mr Ozgur Keles since April 2014 and have been working on tax calculations from UK land and property and can confirm all taxes are up to date with currently nothing outstanding to the HMRC.
3. I confirm that since I started working with this client, year on year I have asked for and checked rental amounts when calculating the income received from the property known as 81 Norfolk Avenue, London N13 6AL since he purchased it in August of 2014 and I have been aware that this property comprises of 6 bedrooms rented out on a room by room basis continuously to date.
4. I am aware that the rooms are numbered and referenced as Rooms 2 to 7. I have seen rent payments coming in for each room separately via payment reference, tenant's name and/or room number and rental amount therefore being at least 6 tenancies at any given time.

And, I make this solemn declaration conscientiously believing the same to be true and accurate in accordance of the provisions of the Statutory Declaration Act 1960.

Subscribed and solemnly)

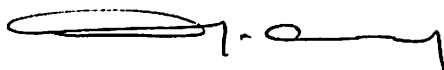
Declared by the said)

AYHAN AYDEMIR)

At _____)

On this 17th day of January 2026)

Before me



Talat O. Durmusoglu
BA, LLB, LLM
Solicitor

RUSSELL WISE SOLICITORS LTD.
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