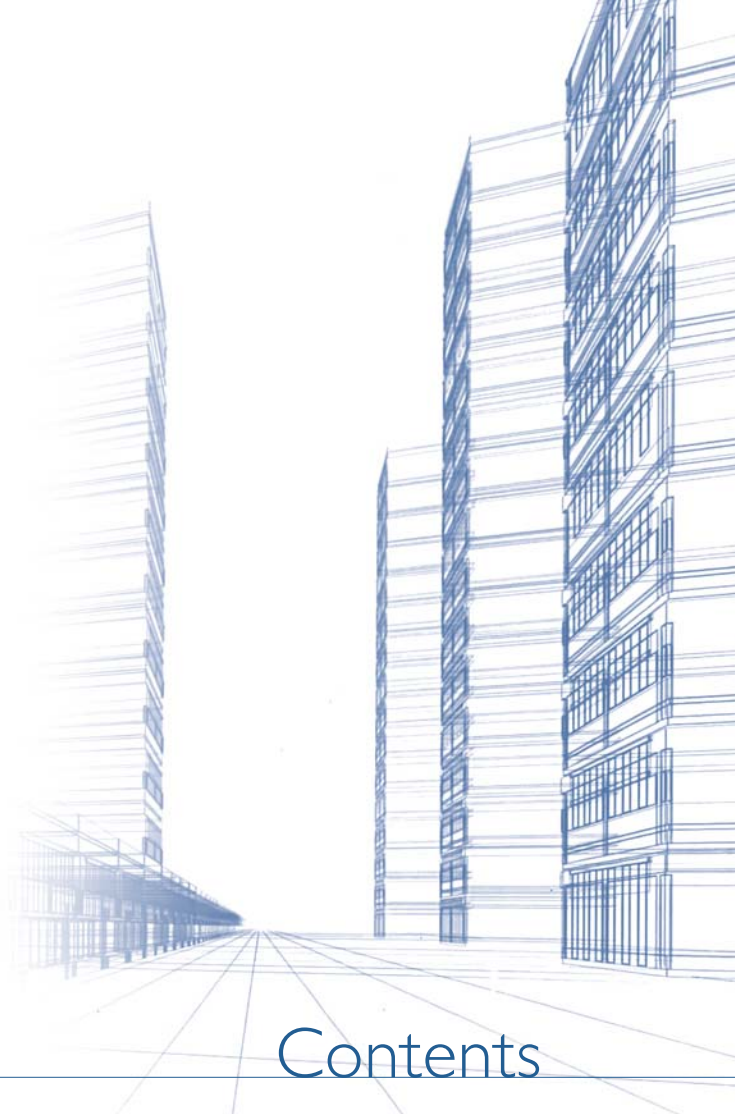


THE REAL ESTATE SECTOR IN  
TURKEY AND THE WORLD  
FOURTH QUARTER  
**2012**





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## GENERAL EVALUATION AND EXPECTATIONS

### THE GLOBAL ECONOMY

## Slowdown in global growth continues

In the fourth quarter of 2012, the slowdown in the global economy continued. Growth slowed down in both developed and developing countries. The general slowdown was also effective in the last quarter of the year. Continued implementation of monetary expansion policies, recovery expectation in USA and the new Chinese regime's attempts to revive the economy have been giving hope, despite the global slowdown in economic growth. Despite these expectations, it can be seen that the gradual economic recovery will only be possible after the first quarter. As of the second quarter of 2013, a general recovery is expected in economic activities on a global scale.



### WORLD CONSTRUCTION HOUSING AND COMMERCIAL REAL ESTATE SECTOR

## Recovery in USA, downsizing in EU, slowdown in developing countries

**G**lobal economic slowdown continues to limit activities in construction, as well as residential and commercial real estate sectors. This brings forward different trends. Construction and residential sector in the USA continued to exhibit a recovery trend in the last quarter of the year and the first quarter of the new year. Construction spending, house sales and house prices have been gradually increasing. In the European Union, construction activities have been on the decline for three quarters. Residential and commercial real estate sectors remained weak. In developing countries, general economic deceleration has an adverse affect on the sectors. In developing countries, general economic deceleration affects sectors negatively.

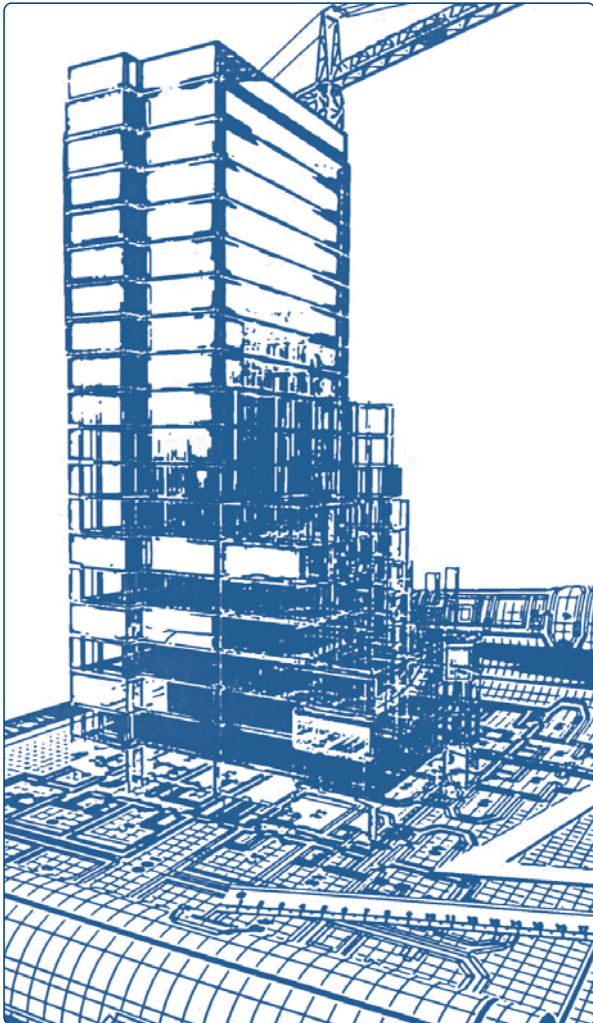
## GENERAL EVALUATION AND EXPECTATIONS

### THE TURKISH ECONOMY

## Economic growth slows down

**E**conomy in Turkey grew by 1.4% in the fourth quarter of the year. Thus economic growth remained below the growth rate of the first three quarters, while growth throughout the year occurred as 2.2%. The measures to cool down the economy have been more effective especially in the second half of the year. Slowdown in growth is felt in almost every sector. While domestic consumption and investments got stagnant, a growth based on increase in exports was observed. On the other hand, current deficit and inflation rates, which are the main targets of measures to cool down the economy, continue to decline. Despite the expectation of a relative recovery in growth performance in 2013, growth is anticipated to occur at 4% this year.

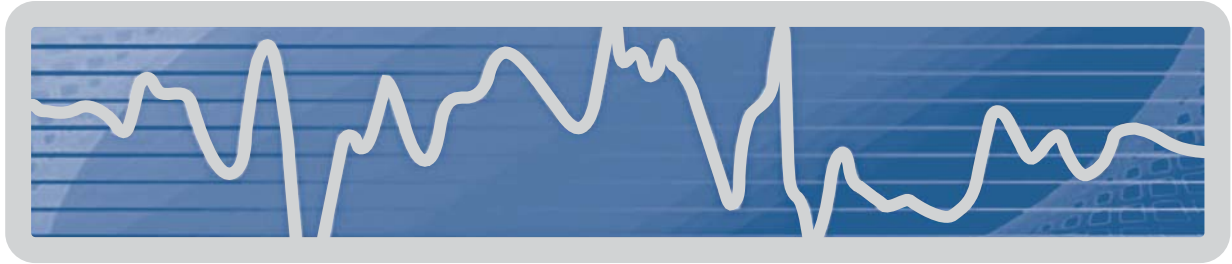
### CONSTRUCTION, HOUSING AND COMMERCIAL REAL ESTATE SECTOR IN TURKEY



## Slowdown in the construction sector continues

**G**rowth occurred as 1.5% in construction sector and 6.6% in the real estate, leasing and business activities sector in the fourth quarter. Growth in construction sector remained below general growth. A considerable slowdown is observed in the construction spending of the private sector. 1% VAT to be applicable in the fourth quarter on house sales relatively revived housing demand. 1% VAT practice also increased the number of house construction licenses obtained. On the other hand, in the commercial real estate sector; the office market maintained its dynamism. Hotel investments and hotel market remained relatively dynamic. A slowdown is observed in Shopping Mall investments, while a revival is seen in industrial and logistics area investments in organized industrial zones. Economic slowdown also caused a cool down in construction and real estate sectors, while real estate leasing and business operations maintained their growth trend.

## FOURTH QUARTER AT A GLANCE...



1

While the USA economy grew by 1,6%, Eurozone economy shrank by 0.9%.

2

Composite Leading Indicators point out to stagnation in world economy.

3

Increase in stock prices and slack down in Commodity prices.

4

Recovery in construction expenses and housing sector in USA.

5

Downsizing in construction sector in Eurozone continues.

6

Commercial real estate prices gradually increase in USA.

7

Turkey's economy grew by 1.4%.

8

The number of house construction licenses obtained is 225,873.

9

Annual growth rate in housing loans occurred as 15.4%.

10

New housing loans extended in the third quarter was TL 6.51 billion.

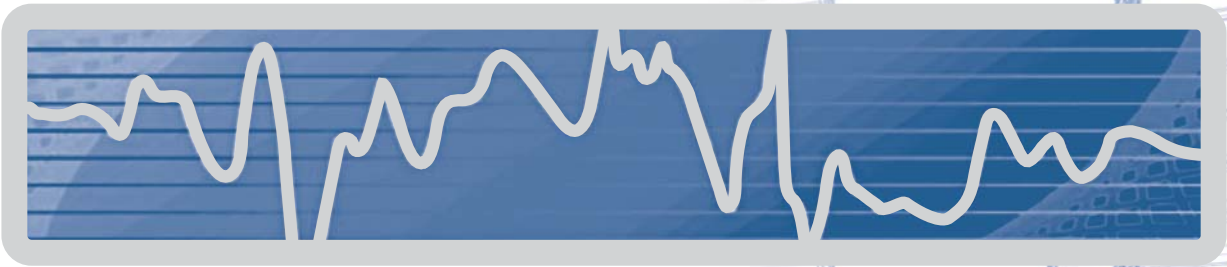
11

Monthly average interest rate for housing loans was 0.90%.

12

Number of houses sold reached 125,815.

## FOURTH QUARTER AT A GLANCE...



13

Current house prices increased by 17.4% within the year.

14

With 6 new shopping malls opened, total number of Shopping Malls reached 318 and total leasable area reached 8.23 million m<sup>2</sup>

15

Household consumption spending shrunk by 0,8%.

16

Istanbul office market is dynamic, low vacancy rates continue in type A and B offices in CBD (Central Business District). Leases were stable.

17

There is an increasing interest in organized industrial zones.

18

The number of REITs (Real Estate Investment Trusts) traded at ISE (Istanbul Stock Exchange) was 24, with a market value of TL 15.8 billion.

19

Real estate sales to foreigners were worth \$ 791 million and direct foreign capital investments occurred as \$ 119 million.

20

Construction sector grew by 1.5% and real estate-leasing and business operations sector grew by 6.6%.

## I. WORLD ECONOMY

## Slowdown in growth of the world economy

■ In world economy, the slowdown experienced in 2012 continued in the fourth quarter. In the last quarter of 2012 Eurozone shrunk by 0.9% and growth declined to 1.6% in USA. Growth was weak with 0.4% in Japan. Chinese economy's growth rate was below last year's level

### Growth In World Economy

COMPARED TO THE SAME QUARTER OF PREVIOUS YEAR

PERIODS	USA %	EUROZONE %	CHINA %	JAPAN %
2011 Q1	1.8	2.4	9.4	0.2
2011 Q2	1.9	1.6	9.6	-1.7
2011 Q3	1.6	1.3	9.7	-0.5
2011 Q4	2.0	0.6	9.1	-0.1
2012 Q1	2.4	-0.1	8.1	3.3
2012 Q2	2.1	-0.5	7.6	4.0
2012 Q3	2.6	-0.6	7.4	0.4
2012 Q4	1.6	-0.9	7.9	0.4

SOURCE: OECD

## Leading indicators remain stable throughout the year

### World Economy Leading Indicators

PERIODS	OECD COMPOSITE LEADING INDICATORS INDEX	BALTIC CAPESIZE FREIGHT INDEX	IMF METAL PRICE INDEX	OECD REGION UNEMPLOYMENT % TOTAL
2011 Q1	103.0	1.768	244.21	8.2
2011 Q2	101.9	2.036	235.71	8.0
2011 Q3	100.1	3.136	224.10	8.0
2011 Q4	100.2	3.287	192.11	8.0
2012 Q1	100.4	1.412	206.92	7.9
2012 Q2	100.3	1.190	185.69	7.9
2012 Q3	100.0	1.621	179.92	7.9
2012 Q4	100.3	1.235	192.74	8.0

SOURCE: OECD, IMF, WTO

DATA AS OF THE LAST MONTH OF THE QUARTER

■ OECD leading indicators remained stable throughout the year. Following the recession in the third quarter, a limited recovery was observed in the fourth quarter. Metal prices closed the year at the same level as last year. Unemployment rates remained at the same high level with 8%.

### World Economy Financial Indicators

PERIODS	DOW JONES INDEX	OIL BARREL DOLLAR	GOLD OUNCE DOLLAR	USA CENTRAL BANK INTEREST %	EURO DOLLAR PARITY
2011 Q1	12.319	106.7	1.430	0.25	1.4163
2011 Q2	12.414	95.7	1.506	0.25	1.4490
2011 Q3	10.913	79.2	1.620	0.25	1.3384
2011 Q4	12.217	98.8	1.566	0.25	1.2958
2012 Q1	13.212	103.0	1.662	0.25	1.3338
2012 Q2	12.880	88.0	1.604	0.25	1.2660
2012 Q3	13.437	92.2	1.773	0.25	1.2822
2012 Q4	13.104	91.8	1.676	0.25	1.3191
2013 Q1	14.578	97.2	1.595	0.25	1.2782

SOURCE: STOCK, COMMODITIES AND FUTURES EXCHANGES, FED  
DATA AS OF THE LAST MONTH OF QUARTER

## Recovery in stock markets

■ Stock has exhibited a significant recovery in the first quarter of the new year. On the other hand, other commodity prices have been weak. Gold has exhibited a weak performance. Dollar continues to strengthen its position against other currencies.

### World Economy Confidence And Expectation Indices

PERIODS	MANUFACTURING INDUSTRY EXPECTATION INDEXES			CONSUMER CONFIDENCE INDEXES		
	US	EU	CHINA	US	EU	CHINA
2011 Q1	59.7	57.5	53.4	67.5	-13.0	107.6
2011 Q2	55.8	52.0	50.9	71.5	-11.2	108.1
2011 Q3	52.5	48.5	51.2	59.5	-19.3	103.4
2011 Q4	53.1	46.9	50.3	69.9	-22.1	100.5
2012 Q1	53.3	47.7	53.1	76.2	-19.3	100.0
2012 Q2	50.2	45.1	50.2	73.2	-19.5	99.3
2012 Q3	51.6	45.4	49.8	78.3	-23.8	100.8
2012 Q4	50.2	46.1	50.6	72.9	-23.9	103.7
2013 Q1	51.3	46.8	50.9	78.6	-21.6	108.2 <sup>(1)</sup>

SOURCE: PUBLIC STATISTICAL INSTITUTES

DATA AS OF THE LAST MONTH OF QUARTER  
(1) FEBRUARY

## Recovery on business world's expectations and consumer confidence

■ Expectations of the real sector and consumer confidence are rising in US. However in EU the expectations and confidence levels are still low. Whereas in China, consumer confidence shows a significant increase. Recovery signs are strengthening in US economy.

## II. WORLD CONSTRUCTION AND HOUSING SECTOR

# Recovery in US construction spending continues

■ Recovery in US construction spending continues. Residential construction spending and non-residential construction spending have increased significantly in the last quarter of the year, reaching the highest point of the last eight quarters.

### Construction Sector Spending In Us

Annual Billion Dollars

PERIODS	RESIDENTIAL CONSTRUCTION EXPENDITURES	NON-RESIDENTIAL BUILDING CONSTRUCTION EXPENDITURES
2011 Q1	235.8	242.8
2011 Q2	252.3	258.7
2011 Q3	241.7	261.3
2011 Q4	253.7	263.4
2012 Q1	256.2	270.8
2012 Q2	277.7	274.9
2012 Q3	296.9	271.2
2012 Q4	303.3	274.9
2013 Q1 <sup>(1)</sup>	309.6	274.0

SOURCE: US BUREAU OF CENSUS

(DATA AS OF THE LAST MONTH OF QUARTER)  
(1) FEBRUARY

# Recovery in US residential sector continues

■ Recovery in US residential sector continues. An uninterrupted increase trend is seen in new and existing house sales. The increase in house prices continues as well, although in a limited manner.

### US Residential Sector

PERIODS	NEW HOUSE SALES MONTHLY THOUSAND	CURRENT HOUSE SALES ANNUALL THOUSAND	HOUSE PRICES INDEX	
			CASE SHILLER 20	CASE SHILLER 10
2011 Q1	301	4.260	137.6	150.9
2011 Q2	304	4.180	141.5	154.9
2011 Q3	306	4.280	142.0	155.6
2011 Q4	339	4.380	136.6	149.6
2012 Q1	352	4.460	134.1	146.5
2012 Q2	360	4.410	142.3	154.9
2012 Q3	379	4.780	146.2	158.9
2012 Q4	381	4.900	145.9	158.5
2013 Q1	411 <sup>(2)</sup>	4.980 <sup>(2)</sup>	146.1 <sup>(1)</sup>	158.7 <sup>(1)</sup>

SOURCE: NATIONAL ASSOCIATION OF REALTORS, US STANDARD AND POORS CASE SHILLER HOUSE PRICE INDICES

(DATA AS OF THE LAST MONTH OF QUARTER)  
(1) JANUARY, (2) FEBRUARY

## Recession in construction activities in Eurozone

■ Recession in construction activities in the Eurozone continued in the last quarter of the year. Eurozone construction activities significantly declined in both residential and non-residential building fields in 2012. The weak performance of the construction sector has a significant adverse effect on the real estate sector as well.

### European Union Eurozone Construction Activities

Change Compared To The Same Quarter Of The Previous Year (%)

PERIODS	TOTAL CONSTRUCTION SECTOR	RESIDENTIAL CONSTRUCTION	NON-RESIDENTIAL BUILDING CONSTRUCTION
2011 Q1	-2.5	-2.3	-3.9
2011 Q2	-4.9	-5.6	-1.4
2011 Q3	1.9	1.8	0.9
2011 Q4	2.1	2.5	-0.3
2012 Q1	-5.9	-5.3	-9.0
2012 Q2	-6.2	-5.7	-7.9
2012 Q3	-4.9	-4.3	-5.9
2012 Q4	-4.1	-4.0	-5.2

SOURCE: EUROSTAT CONSTRUCTION OUTPUT

### III. GLOBAL COMMERCIAL REAL ESTATE SECTOR

## Commercial real estate sector is stagnant

■ Slowdown in global economy in 2012 had a limiting impact on the commercial real estate market. Despite that, the relative economic recovery in US began to have a positive effect on the US commercial real estate sector. However, EU, Eurozone and Japan exhibited a rather weak performance in the commercial real estate market. In developing countries, the restricting practices of China regarding the real estate market is determinative in the Asia-Pacific market. Although global purchases have reached a level exceeding the figures of the previous year both within and across the borders, pre-crisis figures still have not been reached.

### US Commercial Real Estate Market Price Indices 2000 = 100

PERIODS	OFFICE BUILDINGS	INDUSTRIAL-LOGISTIC BUILDINGS	RETAIL BUILDINGS	APARTMENTS BUILDINGS
2011 Q1	125	119	118	136
2011 Q2	128	120	123	144
2011 Q3	132	122	130	150
2011 Q4	133	126	129	155
2012 Q1	138	130	134	162
2012 Q2	140	130	135	162
2012 Q3	142	131	126	165
2012 Q4	144	131	134	173

SOURCE: MOODY'S REAL COMMERCIAL PROPERTY PRICE INDICES

DATA AS OF THE LAST MONTH OF QUARTER

## Gradual increase in US commercial real estate prices

■ In US, commercial real estate prices exhibited a gradual and continuously increasing trend in 2012. The highest price increase among commercial real estate has been observed in apartments with 11.6%. Price increases in retail buildings and industrial and logistics buildings remained limited.

## IV. THE TURKISH ECONOMY

## Growth In Economic Activities In Turkey

PERIODS	GNP	MANUFACTURING INDUSTRY	COMMERCE	TRANSPORTATION COMMUNICATION	FINANCIAL SERVICES
2011 Q1	12.4	15.4	18.6	13.4	10.0
2011 Q2	9.3	9.6	13.8	12.1	9.2
2011 Q3	8.7	9.9	11.1	11.6	12.9
2011 Q4	5.3	5.6	2.6	5.7	6.8
2012 Q1	3.3	2.9	0.9	5.3	4.5
2012 Q2	2.9	3.5	0.7	4.6	3.6
2012 Q3	1.6	1.1	-0.8	2.8	0.9
2012 Q4	1.4	0.0	-0.5	0.3	3.8

SOURCE: TURKISH STATISTICAL INSTITUTE

## Growth decelerated in 2012

■ Growth significantly decelerated in 2012 due to economic stabilization policies, occurring at 2.2%. While growth exhibited its weakest level during the last quarter with 1.4%, it slowed down in almost all sub-sectors.

## Turkish Economy Basic Indicators

PERIODS	CONSUMER PRICES % ANNUAL	CURRENT DEFICIT ANNUAL BILLION DOLLARS	BUDGET DEFICIT ANNUAL BILLION TRL	UNEMPLOYMENT %	DOLLAR/ TURKISH LIRA	CENTRAL BANK INTEREST RATE %
2011 Q1	3.99	58.9	32.4	10.8	1.54	6.25
2011 Q2	6.24	71.6	21.3	9.2	1.62	6.25
2011 Q3	6.15	77.4	18.1	8.8	1.86	5.75
2011 Q4	10.45	77.0	17.4	9.8	1.90	5.75
2012 Q1	10.43	70.0	19.7	9.9	1.78	5.75
2012 Q2	8.87	61.1	17.4	8.0	1.81	5.75
2012 Q3	9.19	53.4	32.4	9.1	1.79	5.75
2012 Q4	6.16	46.9	29.7	10.1	1.78	5.50
2013 Q1	7.03 <sup>(2)</sup>	46.8 <sup>(1)</sup>	26.7 <sup>(2)</sup>		1.81	5.50

SOURCE: TURKISH STATISTICAL INSTITUTE, CENTRAL BANK OF TURKEY, MINISTRY OF FINANCE

DATA AS OF THE LAST MONTH OF QUARTER  
(1) JANUARY, (2) FEBRUARY

## Current deficit declining

■ Current deficit, which is the primary element among fundamental indicators of the Turkish economy has declined to an annual cumulative amount of \$ 46.8 billion as of January 2013. The annual budget deficit is regressing in the new year as well. However, unemployment rose to 10.1% at the end of December. Turkish Lira maintains its stable course.

## Expectation and confidence indices are rising

■ Real sector expectations and consumer confidence that exhibited a weakening trend in the last 2 quarters of 2012 have started to rise again as of the beginning of the new year. A significant increase is observed especially in the expectations of the real sector. The recovery in Consumer confidence that started to be measured through a new series is more limited.

### Turkish Economy Confidence and Expectation Indices

PERIODS	REAL SECTOR EXPECTATION INDEX	CONSUMER CONFIDENCE INDEX <sup>(1)</sup>
2011 Q1	114.8	
2011 Q2	114.6	
2011 Q3	112.4	
2011 Q4	97.2	
2012 Q1	112.9	79.30
2012 Q2	108.1	76.80
2012 Q3	103.1	72.10
2012 Q4	97.9	73.60
2013 Q1	112.1	74.90

SOURCE: CENTRAL BANK OF TURKEY

DATA AS OF THE LAST MONTH OF QUARTER  
(1) NEW SERIES HAS BEEN PUBLISHED



## V. HOUSING SECTOR IN TURKEY

# Increase in construction licenses and occupancy permits

■ A serious increase was observed in the number of construction licenses and occupancy permits obtained in the last quarter of 2012. The number of construction licenses and occupancy permits obtained in the last quarter were respectively 225,873 and 177,980.

### Construction Licenses And Occupancy Permits Obtained

PERIODS	NUMBER OF BUILDING PERMITS	NUMBER OF BUILDING USAGE CERTIFICATES
2011 Q1	110.619 <sup>(R)</sup>	105.973 <sup>(R)</sup>
2011 Q2	164.694 <sup>(R)</sup>	144.694 <sup>(R)</sup>
2011 Q3	154.923 <sup>(R)</sup>	139.341 <sup>(R)</sup>
2011 Q4	220.049 <sup>(R)</sup>	165.155 <sup>(R)</sup>
2012 Q1	115.637	108.798
2012 Q2	231.966	129.562
2012 Q3	168.116	123.645
2012 Q4	225.873	177.980

SOURCE: TURKISH STATISTICAL INSTITUTE

(R) REVISED

# Slowdown in housing loans

■ As of the end of 2012, housing loans exhibited an increase of 15.4%, reaching TL 86,04 billion. The growth in housing loans remained below last year's figures. However, the share of housing loans within consumer loans rose to 44.5%. The share of housing loans in total loans remained almost the same with 10.8%.

### Housing Loans And Their Share On Consumer Loans And Total Loans

PERIODS	HOUSING LOANS BILLION TRL	CONSUMER LOANS		TOTAL LOANS	
		BILLION TRL	SHARE OF HOUSING LOANS %	BILLION TRL	SHARE OF HOUSING LOANS %
2011 Q1	65.4	140.5	46.5	564.3	11.6
2011 Q2	70.8	156.2	45.3	620.4	11.4
2011 Q3	72.8	163.0	44.7	661.3	11.0
2011 Q4	74.6	168.4	44.3	682.9	10.9
2012 Q1	75.4	171.7	43.9	699.1	10.8
2012 Q2	78.4	179.0	43.8	737.2	10.6
2012 Q3	81.0	184.8	43.8	755.6	10.7
2012 Q4	86.0	193.4	44.5	794.8	10.8

SOURCE: BANKING REGULATION AND SUPERVISION AGENCY

DATA AS OF THE LAST MONTH OF QUARTER

### Housing Loans Provided in Quarters

PERIODS	CURRENCY UNIT AND TOTAL	LOAN MILLION TRL	NUMBER OF LOANS
2011 Q1	TRL	9.759	135.068
	YP T	11 9.771	96 135.164
2011 Q2	TRL	9.378	124.623
	YP T	1 9.379	8 124.631
2011 Q3	TRL	5.325	75.053
	YP T	2 5.327	10 75.063
2011 Q4	TRL	5.276	79.160
	YP T	2 5.279	15 79.175
2012 Q1	TRL	4.781	66.556
	YP T	18 4.799	33 66.589
2012 Q2	TRL	6.811	87.823
	YP T	3 6.814	20 87.843
2012 Q3	TRL	6.517	85.333
	YP T	3 6.521	22 85.355

SOURCE: BANKS ASSOCIATION OF TURKEY

## New housing loan utilization is limited

■ The data relating to loan utilization in the last quarter of 2012 will be announced in the first week of June. In the first quarter, data of which have been announced, it can be seen that new loans obtained in the first and second quarter of 2012 remained below the new loans obtained in the same periods of the previous year, while the loans extended with a relative increase in the third quarter exceeded those of the same period in the previous year.

## Monthly average interest applicable on housing loans is 0.90%

■ A rapid decline was observed in interest rates applicable on housing loans in the last quarter of 2012. Decline continued in the first quarter of the new year. The average interest rate applicable on housing loans with a term of 5 years declined to monthly 0.9%. There are also instances where a minimum 0.78% interest was applied.

### Monthly Interest Rates Applicable On Housing Loans (%)

PERIODS	MINIMUM %	AVERAGE %	MAXIMUM %
2011 Q1	0.72	0.95	1.19
2011 Q2	0.80	1.00	1.29
2011 Q3	1.04	1.14	1.49
2011 Q4	1.19	1.29	1.55
2012 Q1	0.96	1.25	1.46
2012 Q2	0.96	1.21	1.39
2012 Q3	0.96	1.21	1.39
2012 Q4	0.82	0.98	1.19
2013 Q1	0.78	0.90	0.99

SOURCE: WORKING TEAM

DATA AS OF THE LAST MONTH OF QUARTER

### Distribution Of Term Of Housing Loans (% Share)

(Loans Extended In Turkish Lira)

PERIODS	1-12 MONTHS	13-36 MONTHS	37-60 MONTHS	61-120 MONTHS	121-180 MONTHS	181-240 MONTHS	241 MONTHS +
2011 Q1	0.2	5.3	25.7	53.8	13.9	0.5	0.6
2011 Q2	0.1	4.9	24.6	55.0	14.4	0.5	0.6
2011 Q3	0.1	4.2	22.1	53.8	18.6	0.5	0.6
2011 Q4	0.1	4.0	21.5	54.2	19.2	0.5	0.5
2012 Q1	0.1	3.8	20.9	54.6	19.6	0.5	0.5
2012 Q2	0.2	3.8	20.2	54.9	19.8	0.5	0.6
2012 Q3	0.2	3.8	19.5	55.1	20.5	0.5	0.5
2012 Q4	0.1	3.6	20.3	57.4	18.0	0.4	0.2
2013 Q1 <sup>(1)</sup>	0.1	3.7	20.5	58.9	16.3	0.4	0.1

SOURCE: CENTRAL BANK OF TURKEY

DATA AS OF THE LAST MONTH OF QUARTER  
(1) FEBRUARY

## Loans are concentrated on medium term

■ The share of loans with a term of 5-10 years in housing loans has reached its peak with 58.9%. The concentration in medium term loans continues. The share of utilization is declining in loans with terms longer than 10 years.

## Non-performing Housing Loans

PERIODS	HOUSING LOAN MILLION TL	NON-PERFORMING HOUSING LOANS MILLION TL	SHARE OF NON-PERFORMING HOUSING LOANS %
2011 Q1	65.391	796	1.22
2011 Q2	70.841	718	1.01
2011 Q3	72.808	708	0.97
2011 Q4	74.591	659	0.88
2012 Q1	75.439	641	0.85
2012 Q2	78.383	641	0.82
2012 Q3	81.033	673	0.83
2012 Q4	86.043	702	0.82
2013 Q1 <sup>(1)</sup>	87.822	717	0.82

SOURCE: BANKING REGULATION AND SUPERVISION AGENCY

DATA AS OF THE LAST MONTH OF QUARTER  
(1) JANUARY

## Rate of non-performing housing loans is low

■ The rate of non-performing housing loans within total housing loans obtained has reached its lowest point with 0.82% and remained at this level in the new year. Housing loans continue to exhibit a good quality.

## Number of Houses Sold

PERIODS	THROUGHOUT TURKEY	ISTANBUL	THREE MAJOR CITIES	OTHER CITIES
2011 Q1	91.071	18.768	39.501	51.570
2011 Q2	107.308	22.343	46.432	60.876
2011 Q3	101.754	18.494	40.445	61.309
2011 Q4	118.867	24.249	49.547	69.320
2012 Q1	96.092	20.778	40.768	55.324
2012 Q2	106.035	23.040	45.201	60.834
2012 Q3	103.543	19.422	40.043	63.500
2012 Q4	125.815	24.244	50.887	74.928

SOURCE: TURKISH STATISTICAL INSTITUTE

## Increase in house sales in the last quarter

■ House sales reached their peak in the last quarter of the year with 125,815 houses. House sales exhibited an increase of 5.9% compared to the same quarter of the previous period. Throughout the year house sales increased by 2.9%.

## Tendency to purchase houses is rising

■ In the third quarter of 2012, tendency to purchase houses hit its lowest level with 8,20 points. This tendency started to rise in the last quarter of 2012 and the rising tendency continued in the new year as well.

### House Purchasing Tendency Of Consumers

PERIODS	TENDENCY TO PURCHASE HOUSES <sup>(1)</sup>
2012 Q1	12.00
2012 Q2	10.60
2012 Q3	8.20
2012 Q4	10.00
2013 Q1	11.30

SOURCE: CENTRAL BANK OF TURKEY

DATA AS OF THE LAST MONTH OF QUARTER  
(1) NEW SERIES HAS BEEN PUBLISHED

### House Prices, House Prices Index 2007 = 100

PERIODS	TURKEY	ISTANBUL	ANKARA	IZMIR
2011 Q1	95.2	95.0	92.9	97.5
2011 Q2	96.4	96.5	94.2	97.8
2011 Q3	98.4	99.0	96.7	101.7
2011 Q4	100.8	101.8	98.3	105.6
2012 Q1	103.5	105.2	100.1	108.8
2012 Q2	106.7	108.4	104.0	112.1
2012 Q3	114.5	116.6	111.7	119.8
2012 Q4	118.3	121.8	112.3	123.7

SOURCE: GARANTI MORTGAGE REIDIN REAL ESTATE INDEX

DATA AS OF THE LAST MONTH OF QUARTER

## Upward trend in current house prices

■ Current house prices continued to increase in the last quarter of 2012. Throughout Turkey, current house prices rose by 17.4% in 2012. Similar increases were observed in almost all cities throughout the year.

**House Leases, House Lease Index 2007 = 100**

PERIODS	TURKEY	ISTANBUL	ANKARA	IZMIR
2011 Q1	93.2	93.9	93.8	89.0
2011 Q2	93.9	94.4	94.9	90.0
2011 Q3	95.7	96.2	96.8	92.3
2011 Q4	98.3	99.6	97.2	94.9
2012 Q1	100.6	102.2	98.8	98.0
2012 Q2	103.7	105.1	103.3	102.3
2012 Q3	110.0	110.8	110.2	111.1
2012 Q4	113.8	115.4	112.2	114.6

SOURCE: GARANTİ MORTGAGE REIDIN REAL ESTATE INDEX

DATA AS OF THE LAST MONTH OF QUARTER

## Perceivable increase in house leases

■ House leases exhibited an increase of 15.8% throughout Turkey in 2012. This increase trend continued in all quarters of the year. Highest house lease increase was observed in Izmir with 20.8%.

**New House Price Index 2010 January = 100**

QUARTERS	GENERAL	1+1 FLATS	2+1 FLATS	3+1 FLATS	4+1 FLATS
2011 Q1	106.7	107.2	108.6	106.5	102.1
2011 Q2	108.2	109.3	110.8	107.6	102.2
2011 Q3	110.4	108.0	113.4	109.9	105.9
2011 Q4	115.7	116.6	119.4	114.4	109.5
2012 Q1	119.1	119.3	123.5	117.5	113.2
2012 Q2	121.8	122.8	126.1	120.0	116.3
2012 Q3	123.9	124.9	128.0	122.1	119.2
2012 Q4	127.0	127.8	130.9	125.1	122.2
2013 Q1 <sup>(1)</sup>	128.0	127.8	131.4	126.2	125.2

SOURCE: REIDIN-GYODER NEW HOUSE PRICE INDEX

(1) FEBRUARY

## Increase in new house prices slowed down

■ New house prices exhibited an increase of 9.8% in 2012. The highest increase was observed in 4+1 flats with 11.6%. However, in the first two months of the new year, increase in house prices slowed down, except for 4+1 flats.



## VI. COMMERCIAL REAL ESTATE SECTOR IN TURKEY

### SHOPPING MALLS

## Shopping mall investments continue

■ The economic recession experienced in 2012 has caused restrictions especially in household spending and retail spending. Consequently the retail demand has also slowed down. In the light of these developments, Shopping Mall investments were extended over time or postponed. In 2012, 20 new shopping malls were opened. This figure is the lowest after 2005, in which only 19 Shopping malls were opened. However, it is expected that 35 new shopping malls will be opened as a result of investments completed, depending on the expectation of recovery in the economy and domestic demand in 2013. Large-scale and significant shopping mall investments will be concluded and new shopping malls will be opened in 2013. The leasable area to be supplied will be around 1.2 million m<sup>2</sup>.

#### Newly-Opened and Existing Shopping Malls throughout Turkey

PERIODS	NUMBER OF SHOPPING MALLS OPENED	OPENED SM LEASABLE AREA M <sup>2</sup>	TOTAL NUMBERS OF SHOPPING MALLS	TOTAL LEASABLE AREA M <sup>2</sup>
2011 Q3	8	281.880	287	7.159.846
2011 Q4	11	402.040	298	7.561.886
2012 Q1	5	155.300	303	7.717.186
2012 Q2	6	205.500	309	7.922.686
2012 Q3	3	75.270	312	7.997.956
2012 Q4	6	236.950	318	8.234.906
2012 Q4 STOCK			294	7.934.426
2013 Q1	6	204.458	324	8.439.464

## Number of shopping malls opened in the first quarter is six

■ Following opening of 6 new Shopping Malls in the last quarter of 2012, another 6 new Shopping Malls opened in the first quarter of 2013. 1 of these 6 Shopping Malls was opened in Istanbul and 5 of them in other cities. With these new 6 Shopping Malls, the leasable area supplied was 204,458 m<sup>2</sup>.

### Consumption Spending In Turkey

PERIODS	HOUSEHOLD CONSUMPTION SPENDING GROWTH %	FOOD SPENDING BILLION TRL	CLOTHES-SHOES SPENDING BILLION TRL	FURNITURE-HOUSEHOLD GOODS SPENDING BILLION TRL	ENTERTAINMENT - CULTURE SPENDING BILLION TRL
2011 Q1	12.5	58.0	13.2	20.8	8.4
2011 Q2	8.1	62.0	13.8	18.6	8.6
2011 Q3	7.5	65.7	13.9	18.6	9.8
2011 Q4	3.3	69.9	11.2	17.9	10.4
2012 Q1	-0.4	66.3	13.7	23.0	9.9
2012 Q2	-1.3	68.4	13.2	19.7	9.7
2012 Q3	-0.4	71.6	13.4	18.7	10.6
2012 Q4	-0.8	72.7	11.7	18.4	10.7

SOURCE: TURKISH STATISTICAL INSTITUTE

## Decline in consumption spending

■ In all quarters of 2012, household consumption spending declined. Decline in the last quarter of the year was 0.8% and 0.7% throughout the year. Policies implemented throughout the year to restrict domestic demand were successful. A decline was observed in consumption spending calculated over current values.

### Consumer Confidence Index and Purchasing Trends in Turkey

PERIODS	CONSUMER CONFIDENCE INDEX	EXPENDITURE TREND TOWARDS SEMI-DURABLE CONSUMER GOODS	EXPENDITURE TREND TOWARDS DURABLE CONSUMER GOODS	GENERAL ECONOMIC STATE
2012 Q1	79.30	107.20	95.30	100.60
2012 Q2	76.80	107.30	94.40	96.40
2012 Q3	72.10	112.10	96.30	90.00
2012 Q4	73.60	107.30	94.20	92.30
2013 Q1	74.90	105.80	97.40	93.60

SOURCE: TURKISH STATISTICAL INSTITUTE

DATA AS OF THE LAST MONTH OF QUARTER

## Consumer confidence is seeking recovery

■ The consumer confidence announced by Turkish Statistical Institute using a new calculation method signals recovery in the first quarter of 2013, following the decline in the last two quarters of the previous year. However, the spending trend relating to semi-durable and durable consumer goods is still weak.

### Shopping Malls Retail Index 2005=100

PERIODS	TOTAL TURNOVER INDEX	RENTABLE AREA M <sup>2</sup> INDEX (G)	TURNOVER PER M <sup>2</sup> INDEX
2011 Q1	141	203	92
2011 Q2	151	218	95
2011 Q3	137	222	91
2011 Q4	152	227	108
2012 Q1	138	230	95
2012 Q2	160	238	109
2012 Q3	151	240	98
2012 Q4	192	243	122
2013 Q1 <sup>(1)</sup>	142	243	89

SOURCE: AMPD NIELSEN RETAIL INDEX

DATA AS OF THE LAST MONTH OF QUARTER  
(1) FEBRUARY

## Shopping mall turnovers are recovering

■ Total turnover index of shopping malls has increased by 26.9% in December 2012 compared to the same month of the previous year, reaching its highest level. On the other hand, in the first two months of 2013, Shopping Mall turnovers exhibited a weakening trend due to the effects of seasonality and discounts. The turnover exhibited an approximate increase of 3% compared to the turnover for the first quarter of the previous year.

## ISTANBUL OFFICE MARKET

## The office market maintains its dynamism

■ Consequent to multinational companies establishing their regional management and operational centers in Istanbul, as well as based on increasing growth and institutionalizing trends of national companies, the office demand continues to increase. In direct relation with the increase in demand, a significant user demand was generated in 2012. Leasing demand targeted especially class A offices. This strong demand and requirement for office space continues to trigger office investments. It can be observed that new office supply immediately meet its demand. The market currently is still a seller's market. Together with new investments, it is expected that a significant office supply will occur in 2013 as well. Kağıthane and Ümraniye are becoming prominent as new areas for development. In 2012, the most active commercial real estate market has been the office market. Foreign investors and developers are increasingly interested in the office market. The limited number of investable assets guided the foreign investors to development projects.

### Istanbul Office Market Vacancy Rates (%)

PERIODS	CLASS A OFFICES			CLASS B OFFICES		
	CBD	NON-CBD EUROPE	NON-CBD ASIA	CBD	NON-CBD EUROPE	NON-CBD ASIA
2011 Q1	8.8	19.4	13.3	7.6	31.5	15.3
2011 Q2	9.8	16.9	16.2	7.2	30.4	15.5
2011 Q3	10.7	12.4	17.2	6.6	29.9	17.5
2011 Q4	11.1	10.3	16.9	6.6	28.3	17.2
2012 Q1	11.1	10.2	16.4	6.4	27.5	13.7
2012 Q2	11.1	7.7	15.4	6.4	25.6	9.2
2012 Q3	10.5	8.3	16.0	7.9	24.6	8.3
2012 Q4	10.7	10.2	13.3	7.5	24.8	9.4

SOURCE: PROPIN INVESTMENT CONSULTANCY, ISTANBUL OFFICE MARKET

## Vacancy rates are low despite new supply

■ In the last quarter of 2012, the office vacancy rates remained low despite new supply. While the vacancy rate occurred as 10.7% for class A offices in CBD area, non-CBD Asia region saw decline in vacancy rates. While vacancy rates declined in CBD area for class B offices, it increased in non-CBD areas.

### Istanbul Office Market Average Leases (Dollars/M<sup>2</sup>/Month)

PERIODS	A CLASS OFFICES			B CLASS OFFICES		
	CBD	NON-CBD EUROPE	NON-CBD ASIA	CBD	NON-CBD EUROPE	NON-CBD ASIA
2011 Q1	27.5	18.1	19.3	14.6	9.8	13.6
2011 Q2	27.6	18.3	19.5	17.0	9.6	13.5
2011 Q3	27.6	17.9	18.8	14.8	10.4	13.3
2011 Q4	29.3	19.4	18.9	14.9	10.3	12.9
2012 Q1	30.2	17.7	19.3	15.6	10.5	12.5
2012 Q2	30.0	16.7	19.4	14.3	10.9	13.0
2012 Q3	29.7	15.5	20.3	16.9	10.1	13.8
2012 Q4	29.1	18.0	20.5	17.0	10.5	13.7

SOURCE: PROPIN INVESTMENT CONSULTANCY, ISTANBUL OFFICE MARKET 2012

## Office leases are stable in the last quarter

■ In the last quarter of 2012, office leases remained somewhat the same and stable. The CBD area class A office leases with average \$ 29.1 and class B office leases with average \$ 17 have somewhat remained the same compared to the previous period.

## Office investments continue

### Office (Workplace) Construction Licenses And Occupancy Permits Throughout Turkey

PERIODS	OFFICE BUILDING CONSTRUCTION LICENSES OBTAINED (M <sup>2</sup> )	OFFICE BUILDING OCCUPANCY PERMITS OBTAINED (M <sup>2</sup> )
2011 Q1	1.003.417 <sup>(G)</sup>	756.089 <sup>(G)</sup>
2011 Q2	1.024.386 <sup>(G)</sup>	991.262 <sup>(G)</sup>
2011 Q3	1.285.772 <sup>(G)</sup>	784.330 <sup>(G)</sup>
2011 Q4	1.598.326 <sup>(G)</sup>	776.458 <sup>(G)</sup>
2012 Q1	791.187	942.039
2012 Q2	2.080.451	1.010.790
2012 Q3	1.615.325	829.346
2012 Q4	1.750.146	854.853

SOURCE: TURKISH STATISTICAL INSTITUTE

(G) UPDATED

■ Office construction licenses obtained throughout Turkey in 2012 increased by 27% compared to last year and rose to 6.24 million m<sup>2</sup> throughout Turkey. Increase in office investments continues throughout Turkey.

## INDUSTRIAL AND LOGISTIC AREAS

## Logistics potential strengthens

■ In 2012, significant infrastructure and project developments were experienced that would affect the operations in the logistics sector in the medium term. Important developments are seen in airport, sea port, fast train and highway projects. The potential of Turkey in becoming a regional transportation distribution center and a bridge is being materialized. Accordingly, the tendency of global logistics companies to use Turkey as a regional center strengthens. However, the level of activity desired in the logistics market still has not been reached in 2012. Gebze-Tuzla and Hadımköy regions in Istanbul continued to be regions where quality projects are developed with the advantage of easy access. Limited increase was observed in leases in 2012. Following 2011, leases continued to increase in 2012. Although it varied between regions, average monthly lease per m<sup>2</sup> occurred as \$ 6-7 in high-quality buildings.

## New industrial and logistics building investments are on the rise

### Construction Licences Obtained for Industrial Buildings and Warehouses Throughout Turkey

PERIODS	INDUSTRIAL BUILDINGS AND WAREHOUSES BUILDING PERMITS OBTAINED M <sup>2</sup>
2011 Q1	1.017.427 <sup>(R)</sup>
2011 Q2	1.591.949 <sup>(R)</sup>
2011 Q3	1.318.292 <sup>(R)</sup>
2011 Q4	2.084.105 <sup>(R)</sup>
2012 Q1	958.477
2012 Q2	2.133.264
2012 Q3	1.672.439
2012 Q4	2.082.500

SOURCE: TURKISH STATISTICAL INSTITUTE

(R) REVISED.

■ In 2012, the construction licenses obtained for industrial and warehouse buildings obtained throughout Turkey increased by 13.9% on m<sup>2</sup> basis, reaching 6.85 million m<sup>2</sup>. Construction licenses obtained exhibits a stronger increase tendency in the last three quarters of the year.

## VII. FINANCIAL INDICATORS OF REAL ESTATE SECTOR IN TURKEY

## Loans Used in Real Estate Sector

PERIODS	CONSTRUCTION SECTOR COMMERCIAL LOANS MILLION TL	CONSTRUCTION SECTOR OVERSEAS LOANS MILLION DOLLARS	REAL ESTATE COMMERCIAL LOANS MILLION TL	REAL ESTATE LOANS OVERSEAS LOANS MILLION DOLLARS (U)
2011 Q1	39.937	7.508	23.502	3.840
2011 Q2	43.166	7.533	22.272	3.990
2011 Q3	48.226	7.373	26.828	3.920
2011 Q4	49.314	6.962	26.918	3.864
2012 Q1	51.535	6.737	26.981	4.015
2012 Q2	54.454	6.509	27.741	3.614
2012 Q3	58.403	6.685	29.537	3.280
2012 Q4	59.030	6.629	29.855	3.494

SOURCE: CENTRAL BANK OF TURKEY

DATA AS OF THE LAST MONTH OF QUARTER PERIOD  
(U) UPDATED

## Increase in sector's domestic use of loans

■ Despite the slowdown in the construction sector in the last quarter, the loans domestically obtained increased by 20.4% within the year, reaching TL 59 billion level. However, there has been a decrease in the loans obtained from abroad in the construction and real estate development sectors.

## Net Asset and Market Values of Real Estate Investment Trusts

PERIODS	NUMBER OF REITS	NET ASSETS		MARKET VALUE	
		MILLION TL	MILLION DOLLARS	MILLION TL	MILLION DOLLARS
2011 Q1	21	13.849	9.015	12.867	8.435
2011 Q2	23	15.788	9.749	13.522	8.349
2011 Q3	23	18.742	10.100	12.717	6.853
2011 Q4	23	20.770	11.048	11.708	6.224
2012 Q1	24	22.104	12.375	13.823	7.765
2012 Q2	24	21.772	12.072	13.912	7.714
2012 Q3	24	22.561	12.604	13.591	7.614
2012 Q4				15.787	8.771

SOURCE: CAPITAL MARKETS BOARD OF TURKEY, ISTANBUL STOCK EXCHANGE

DATA AS OF THE LAST MONTH OF QUARTER

## Increase in market and net asset values

■ As of the end of 2012, the market value of 24 Real Estate Investment Trusts transacted in ISE rose to \$ 8.77 billion. The net asset value has reached \$ 12.6 billion as of September 2012.

## Increase in sales to foreigners

### Foreign Capital Investments in Real Estate Sector

PERIODS	REAL ESTATE SALES TO FOREIGNERS MILLION DOLLARS	DIRECT INVESTMENT INFLOW MILLION DOLLARS
2011 Q1	461	125
2011 Q2	781	215
2011 Q3	264	162
2011 Q4	507	54
2012 Q1	557	139
2012 Q2	702	23
2012 Q3	586	21
2012 Q4	791	119

DATA AS OF QUARTER (TOTAL)

■ Following enactment of the reciprocity law, sale of real estate to foreigners started to increase in the last two quarters of 2012. Real estate sale to foreigners increased by 30.9% and reached \$ 2.64 billion in 2012. Foreign direct capital investments regressed throughout the year, despite the increase in the last quarter.

## VIII. CONSTRUCTION SECTOR IN TURKEY

## Growth stalled in the construction sector

■ In 2012, the construction sector grew by 0.6%. Growth in the construction sector remained way below the 11.5% growth of the previous year and general economic growth. On the other hand, real estate leasing and business activities has become the fastest growing sub-sector with previous year's 9.3% growth and 2012's 6.6% growth.

## Construction and Real Estate Sectors and GNP Growth

PERIODS	CONSTRUCTION SECTOR GROWTH %	REAL ESTATE - RENTAL AND BUSINESS ACTIVITIES SECTOR GROWTH %	GNP GROWTH %
2011 Q1	15.7	10.4	12.41
2011 Q2	13.5	7.2	9.3
2011 Q3	10.7	10.5	8.7
2011 Q4	7.1	9.2	5.3
2012 Q1	2.4	7.1	3.3
2012 Q2	-0.7	7.2	2.9
2012 Q3	-0.7	5.4	1.6
2012 Q4	1.5	6.6	1.4

SOURCE: TURKISH STATISTICAL INSTITUTE

## Construction Spending Public and Private Sector Current Prices (Million TL)

PERIODS	PUBLIC	PRIVATE	TOTAL
2011 Q1	7.751	18.128	25.879
2011 Q2	10.896	20.184	31.080
2011 Q3	12.166	18.160	30.326
2011 Q4	10.915	19.767	30.682
2012 Q1	8.279	22.262	30.541
2012 Q2	11.875	22.145	34.020
2012 Q3	12.296	18.800	31.096
2012 Q4	11.915	19.378	31.293

SOURCE: TURKISH STATISTICAL INSTITUTE

## Private construction spending declined

■ In the last quarter of the year, private sector spending declined compared to the same period of the previous year, reaching TL 19.4 billion. Throughout the year, private sector spending remained around 8.3% with current prices. Increase in public sector construction spending occurred as 6.3%.

### Employment in Construction Sector

PERIODS	TOTAL EMPLOYMENT (THOUSAND PEOPLE)	EMPLOYMENT IN CONSTRUCTION (THOUSAND PEOPLE)	EMPLOYMENT IN CONSTRUCTION SHARE %
2011 Q1	23.286	1.440	6.2
2011 Q2	24.901	1.863	7.5
2011 Q3	24.749	1.888	7.6
2011 Q4	23.678	1.512	6.4
2012 Q1	23.817	1.400	5.9
2012 Q2	25.282	1.828	7.2
2012 Q3	25.367	1.891	7.5
2012 Q4	24.766	1.647	6.7

SOURCE: TURKISH STATISTICAL INSTITUTE

DATA AS OF THE LAST MONTH OF QUARTER

## Increase in construction sector employment

■ Employment in the construction sector reached 1,647 thousand people at the end of the fourth quarter. Despite the decline due to seasonality, the employment figures were higher than last year's closing figures. The share of the construction sector within total employment has reached 6.7% as of the end of the year.

### Construction Costs Index 2005 = 100

PERIODS	RESIDENTIAL			NON-RESIDENTIAL BUILDINGS		
	GENERAL	LABOR	MATERIALS	GENERAL	LABOR	MATERIALS
2011 Q1	154.49	174.45	149.23	153.66	174.65	148.41
2011 Q2	161.11	178.52	156.52	160.04	178.76	156.10
2011 Q3	166.88	179.72	163.50	166.08	179.97	162.61
2011 Q4	168.48	180.55	165.30	167.38	180.78	164.02
2012 Q1	170.66	183.93	167.16	169.28	184.16	165.56
2012 Q2	171.73	188.76	167.24	169.99	189.06	165.22
2012 Q3	171.83	190.03	167.16	170.08	190.29	165.02
2012 Q4	172.60	191.00	167.70	170.70	191.20	165.60

SOURCE: TURKISH INSTITUTE OF STATISTICAL

## Increase in construction costs is extremely limited

■ In the last quarter of the year, construction materials saw an extremely limited increase. Increases in residential and non-residential buildings remained very limited throughout the year. Labor costs increased further. Increase in construction costs throughout the year remained around 2%.

## IX. FINANCIAL INDICATORS IN TURKEY

## Financial Indicators

PERIODS	ASSET SIZE OF THE BANKING SECTOR BILLION TL	ISE MARKET VALUE BILLION DOLLARS	OUTSTANDING EXTERNAL DEBT BILLION DOLLARS	CB RESERVES BILLION DOLLARS	PORTFOLIO INVESTMENTS OF FOREIGNERS BILLION DOLLARS
2011 Q1	1.046.4	293.5	302.5	86.2	116.5
2011 Q2	1.146.0	290.2	314.7	92.7	114.7
2011 Q3	1.213.7	232.2	314.0	87.5	99.4
2011 Q4	1.217.7	191.4	306.6	78.3	95.0
2012 Q1	1.229.0	260.1	318.6	80.2	115.4
2012 Q2	1.255.6	252.1	323.4	83.1	120.0
2012 Q3	1.271.0	268.7	329.8	94.8	128.1
2012 Q4	1.370.7	305.3	336.9	120.3	142.9
2013 Q1	1.367.0	310.9 <sup>(1)</sup>	-	125.3	154.1 <sup>(1)</sup>

SOURCE: TURKISH CENTRAL BANK, TREASURY UNDERSECRETARIAT, BANKING REGULATION AND SUPERVISION AGENCY, ISTANBUL STOCK EXCHANGE

AS OF THE LAST MONTH OF QUARTER  
(1) FEBRUARY

## Fast expansion in foreign portfolio investments continues

■ Fast expansion in portfolio investments of foreigners continued in the first month of 2013, as well as in 2012. At the end of February 2013, portfolio investments rose to \$ 154.1 billion. On the other hand, the Central Bank reserve reached \$ 125.3 billion at the end of March. ISE market value continues to increase. However, growth in bank balance sheets stopped in the first quarter of the year.

## About GYODER

GYODER, The Association of Real Estate Investment Companies, was established in 1999 by the existing 12 REICs to promote the real estate industry in Turkey. The Association acts as a platform in introducing and maintaining standards and quality, providing training, networking, and acting as spokesman in relations with media and public authorities.

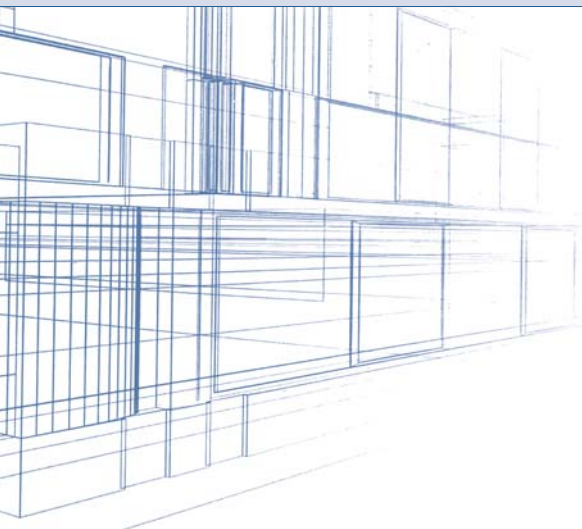
The conferences, meetings, seminars, symposiums, panels and education programs GYODER has organized are seen as major meeting platforms for the players in the sector. GYODER is also representing the Turkish Real Estate Sector in foreign associations, institutions, exhibitions, fairs and conferences with globally known EPRA, NAREIT, MIPIM, Cityscape Global, Real Vienna, ULI, Barcelona Meeting Point and Expo Italy.

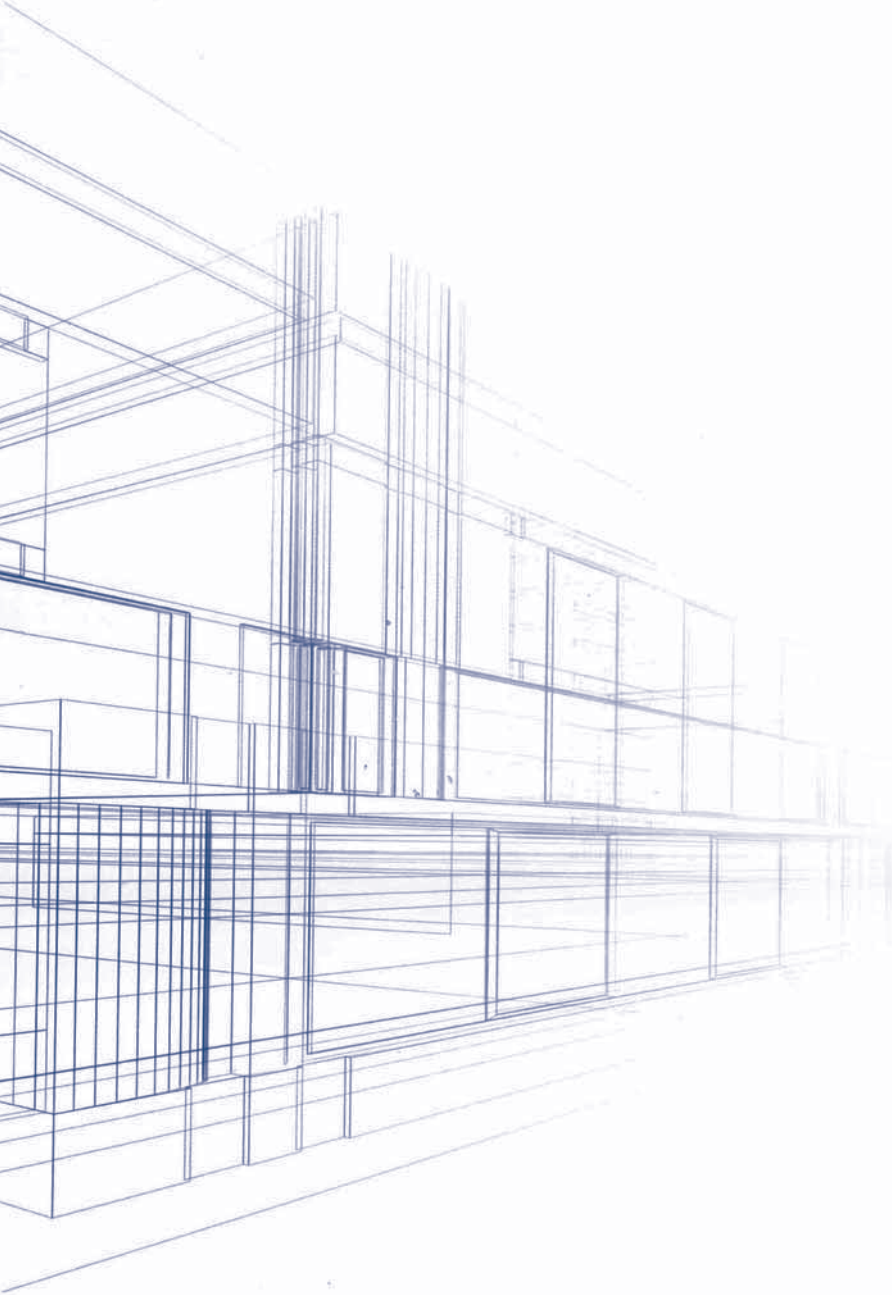
GYODER research reports has become a reference point for real estate sector. With the studies that official data and numerical indicators are currently presented, very important database is obtained for the sector. Also GYODER is in cooperation with REIDIN.com that is the leading real estate information company focusing on emerging markets, for the creation of a special indicator indices related to residential and office sector in different types and contexts. The results of Reidin.com - GYODER New Housing Price Index are being shared with the public since January of 2011.

The first one organized by GYODER in 2000, the series of Turkish Real Estate Summit have become sector's traditional meeting and idea sharing events with their international participants of developers, investors, financial institutions, planners, architects and academics.

It has been GYODER's vision since the establishment of the Association to integrate these resounding and successful summits with a real estate exhibition. In 2009 GYODER has organized Turkey's primary regional real estate and investment fair. As a first with this concept, the Turkish Real Estate Summit is being held together with Real Estate and Investment Fair since 2009.

GYODER also organizes "Developing Cities Summit" in order to present investment opportunities in developing cities to sector representatives and to help cities to reach out to national and international real estate investors. The first of the Developing Cities Summit was organized in January 2010 in Bursa in cooperation with Bursa Metropolitan Municipality. The second Developing Cities Summit was organized in November 2010 in Konya in the cooperation with Konya Metropolitan Municipality. The third one in Gaziantep between November 24 and 25, 2011 under the auspices of the Ministry of Environment and Urbanism and in cooperation with Gaziantep Metropolitan Municipality and the last one was organized in January 2013 in İzmir in cooperation with İzmir Metropolitan Municipality.





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