

Corporate Credit Rating

New Update

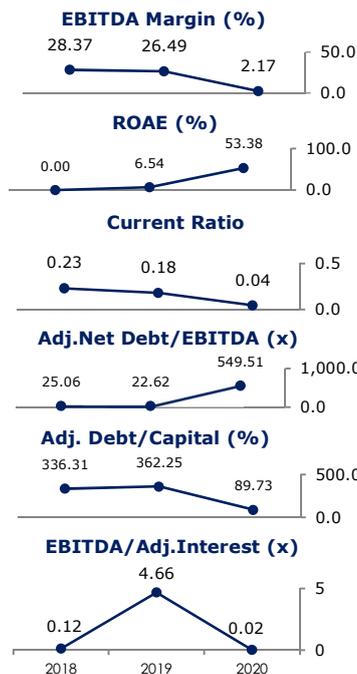
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RATINGS		Long Term	Short Term
ICRs (Issuer Credit Rating Profile)	National ICR	BBB-(tr)	J3 (tr)
	National ICR Outlooks	Stable	Stable
	International FC ICR	BB-	J4
	International FC ICR Outlooks	Stable	Stable
	International LC ICR	BB-	J4
ISRs (Issue Specific Rating Profile)	National ISR	-	-
	International FC ISR	-	-
	International LC ISR	-	-
Sovereign*	Foreign Currency	BB (Stable)	-
	Local Currency	BB (Stable)	-

* Assigned by JCR on May 31, 2021



Mra Turizm ve Otelcilik İşletmeleri Anonim Şirketi

JCR Eurasia Rating, has evaluated the "Mra Turizm ve Otelcilik İşletmeleri Anonim Şirketi." assigned the Long-Term National Issuer Credit Rating at 'BBB-(tr)' and the Short-Term National Issuer Credit Rating at 'J3 (tr)' with 'Stable' outlooks. On the other hand, the Long Term International Foreign and Local Currency Issuer Credit Ratings and outlooks were assigned as 'BB-/Stable'.

Mra Turizm ve Otelcilik İşletmeleri Anonim Şirketi (MRA Turizm or "the Company") was established in 2010 in Bodrum, Muğla to engage in the hotel/lodging sector. In 2020, The Company was acquired by Ersoy Otelcilik Turizm Otelcilik İşletmeleri ve İnşaat Ticaret A.Ş. and thus MRA Turizm was a member of Voyage Group continued its activities with the brand "Voyage Göltürkbükü". In 2022, a new investment has been started to serve with the MAXX Royal concept, which is the high-quality brand of the Voyage Group. It is projecting to accommodate guests in May 2023 with the 'MAXX Royal Bodrum' brand. As of 2021, the Company generated TRY 102.65mn of sales revenue, indicating 182.3% YoY increased.

The Company's main ultimate controlling shareholder is Mehmet Nuri Ersoy with 64,4% share and the remaining share are Voyag Turizm ve Otelcilik A.Ş.

Key rating drivers, as strengths and constraints, are provided below.

Strengths

- Partial recovery in tourism industry figures as well as guest number of the Company in 2021
- Occupancy rate above the average rate of sector in 2021
- Advantage of the location of entities
- Competitive advantage of Turkish tourism industry
- Extensive know-how in tourism sector and enjoying synergy with the group companies

Constraints

- High level of external debt broadly composed by FX denominated bank loans put pressure on bottom line
- Insufficient equity structure consists mainly of revaluations that do not create cash value
- High level illiquid items of pledged and mortgaged tangible assets for borrowings that decreases the elasticity of assets
- The geopolitical risks stemming from the Russia-Ukraine tension leading uncertainty

Since the Company is in the investment process, the Company will generate limited revenue until 2023. On the other hand, the Company has short and long-term liabilities. Considering the aforementioned points together with group support the Company's the Long-Term National Issuer Credit Rating has been assigned as 'BBB-(tr)'. Partial recovery in tourism sector figures in 2021 and the Company's occupancy rate, average daily rate (ADR) figures above the sector average have been evaluated as important indicators for the stability of the ratings and the outlooks for Long and Short-Term National Issuer Credit Ratings are determined as 'Stable'. The Company's ongoing investments' and debt ratios in this process a will be closely monitored by JCR Eurasia Rating in upcoming periods. The macroeconomic indicators at national and international markets, as well as market conditions and legal framework about the sector will be monitored as well.