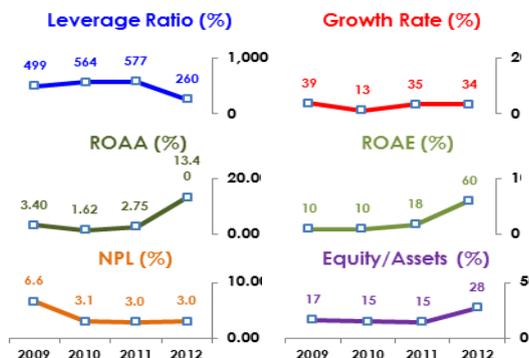


		Long-Term	Short-Term	
International	Foreign currency	BB	B	
	Local currency	BB	B	
	Outlook	Stable	Stable	
National	Local Rating	BBB+ (Trk)	A-2 (Trk)	
	Outlook	Positive	Positive	
Sponsor Support		2	-	
Stand Alone		B	-	
Sovereign*	Foreign currency	BB	B	
	Local currency	BB	B	
	Outlook	FC	Stable	Stable
		LC	Positive	Stable

\*Affirmed by Japan Credit Rating Agency, JCR on June 28, 2012

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### Strengths

- Progressive growth in assets and equity base over the reviewed period,
- Significant increase in return on equity and assets, particularly in recent years,
- Remarkable decrease in total financial liabilities, both in absolute value and percentage,
- The growing interest and revenue of foreign investors, particularly from the Gulf Region,
- Noteworthy rise in advances, contributing to the liquidity level and equity, despite being displayed as debt in accounting standards,
- Prospective higher sales from ongoing projects and revenues from energy plants with the completion of investments,
- High market perception and increasing brand value,
- Effective marketing and pricing,
- Sound contribution in the field of social responsibility to education through building schools, donations, and scholarships,
- Adequate sponsor support and steadiness of the utmost shareholder.

### Constraints

- Large share of total income derived from investment property valuation surpluses which do not contribute to the liquidity level,
- Foreign currency positions ensuing substantial effects on profit and profitability ratios,
- Large off-balance sheet commitments and contingencies increase risk level and pressure assets quality,
- Needed improvements to increase the compliance with Corporate Governance principles,
- Ongoing legal processes related with the violation of zoning plans of some projects and facilities,
- The requirement for distinct and efficient risk management unit and committees in the Board and risk management implementations.

AKDENİZ İNŞAAT VE EĞİTİM HİZMETLERİ A.Ş. & ITS SUBSIDIARIES				
Financial Data	2012*	2011*	2010*	2009*
Total Assets (000 USD)	1,710,314	1,200,332	1,089,919	1,001,183
Total Assets (000 TRY)	3,040,255	2,267,307	1,675,860	1,489,059
Equity (000 TRY)	843,567	334,968	252,437	248,621
Net Sales (000 TRY)	643,805	410,548	420,566	320,728
Net Profit (000 TRY)	283,887	37,486	14,411	22,425
Net Profit Margin (%)	44.10	9.13	3.43	6.99
ROAA (%)	13.40	2.75	1.62	3.40
ROAE (%)	60.33	18.47	10.24	9.83
Equity/Assets (%)	27.75	14.77	15.06	16.70
Net Working Capital/T. Assets (%)	-13.05	-15.34	-4.92	11.12
Debt Ratio (%)	72.25	85.23	84.94	83.30
Asset Growth Rate (%)	34.09	35.29	12.54	39.10

\*End of year

### Overview

Akdeniz İnşaat ve Eğitim Hizmetleri A.Ş. (hereinafter referred to as "Ağaoğlu", "the Group" or "the Company") was established on June 15, 1981 in order to carry out construction projects (housing, residence, offices and villas) as well as gain a stake in companies operating in the tourism sector. The group activities sit on three pillars; construction-real estate, tourism and energy. Today, the group is well known under the "Ağaoğlu" brand and "the architecture of life" motto.

Ağaoğlu is one of the largest and prominent construction companies in Turkey. The Company has built thousands of prestigious residences and currently carries out large scale projects including residences, offices, commercial units and congress centers.

Although Construction is the core business, the group is also active in the energy and tourism sectors. In the energy field the Group has focused on renewable energy projects with a priority in wind, hydroelectricity, and geothermal resources. The Group aims to achieve an installed capacity of 1,000MW before the end of 2015.

As of December 31, 2012, the Company employed a workforce of 2,370, including its subsidiaries and affiliates.