

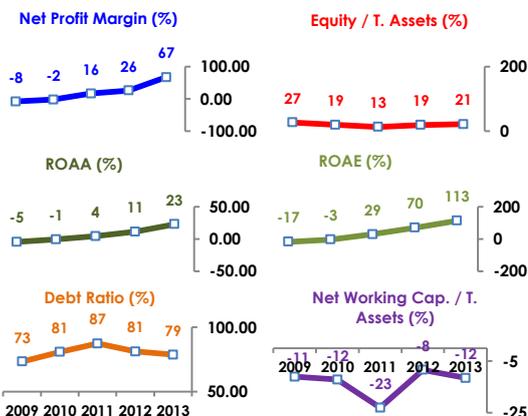
Corporate Credit Rating

Construction

		Long Term	Short Term
International	Foreign currency	BBB-	A-3
	Local currency	BBB-	A-3
	Outlook	FC	Stable
LC		Stable	Stable
National	Local Rating	BBB (Trk)	A-3 (Trk)
	Outlook	Stable	Stable
Sponsor Support		2	-
Stand Alone		B	-
Sovereign*	Foreign currency	BBB-	-
	Local currency	BBB-	-
	Outlook	FC	Stable
LC		Stable	-

*Assigned by Japan Credit Rating Agency, JCR on May 23, 2013

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Strengths

- Received advances, contributing to the liquidity level, despite being displayed as debt in accounting standards and accounting for approximately one third of total liabilities
- Continuous improvement in assets base and sales revenue over the reviewed period
- Increase in market and brand perception
- Cooperation with Turkey's leading real estate developers to create synergy in marketing and project management while reducing aggregate financial need through combined financial strength
- Good operational track record and prospective higher sales from ongoing and upcoming projects
- Existence of experienced and visionary management team
- Relatively low interest rate environment supporting new housing demand, together with the transformation of existing property stock ensuring buoyancy of sector growth

Constraints

- Income derived from investment property valuation surpluses, which do not contribute to the liquidity level, outstrip the last three years' net profit figures
- Foreign currency positions exerting significant effects on profit and profitability ratios
- Downward pressures exerted on profitability by the high level of financial expenses, double that of the previous year figure, approximately equaling the generated net profit from principal activities
- The requirement for a separate and efficient risk management unit and committees in the Board of Directors,
- The low level of paid in capital and equity base despite the significant increases resulting from rises in profitability streams that do not reduce liquidity needs
- Remarkable improvements needed to increase the compliance with Corporate Governance principles

SUR YAPI ENDÜSTRİ SANAYİ VE TİCARET A.Ş.					
Financial Data	2013*	2012*	2011*	2010*	2009*
Total Assets (000 USD)	515,262	458,785	349,543	244,147	207,078
Total Assets (000 TRY)	1,097,714	815,537	660,253	375,400	307,987
Equity (000 TRY)	233,822	153,503	83,337	72,075	82,154
Net Sales (000 TRY)	287,880	267,958	135,705	73,077	69,036
Net Profit (000 TRY)	191,964	68,610	22,238	-1,649	-5,812
Net Profit Margin (%)	66.68	25.60	16.39	-2.26	-8.42
ROAA (%)	22.80	11.18	4.29	-0.77	-4.64
ROAE (%)	112.61	69.67	28.62	-3.41	-17.40
Equity / Total Assets (%)	21.30	18.82	12.62	19.20	26.67
Net Working Capital / T. Assets (%)	-11.55	-8.42	-23.11	-12.17	-11.06
Debt Ratio (%)	78.70	81.18	87.38	80.80	73.33
Asset Growth Rate (%)	34.60	23.52	75.88	21.89	n.a.

*End of year

Overview

Sur Yapı Endüstri Sanayi ve Ticaret A.Ş. (hereinafter referred to as "Sur Yapı" or "the Company"), one of the most prominent construction and contraction companies in Turkey, was incorporated under the trade name Sur Yapı İnşaat Taahhüt Ticaret Limited Şirketi on October 13, 1992. The Company is principally focused on real estate development and construction & contracting business operations along with developing office and commercial real estate projects for the purpose of operational leases. Company shares are fully owned by the Elmas Family.

With an operational track record spanning over 20 years, the Company has completed tens of contracting works including schools, industrial plants, business centers, warehouses, hospitals, university buildings, car parks, port and residences. In the context of real estate development, the Company has built many remarkable projects such as Exen Istanbul, Axis shopping Center, Corridor and Dora Park. Under the "the architecture of civilization" motto, the Company carries out large scale projects including residences, offices, and shopping mall and commercial units.

As of December 31, 2013, the Company employed a workforce of 352, including its subsidiaries.