

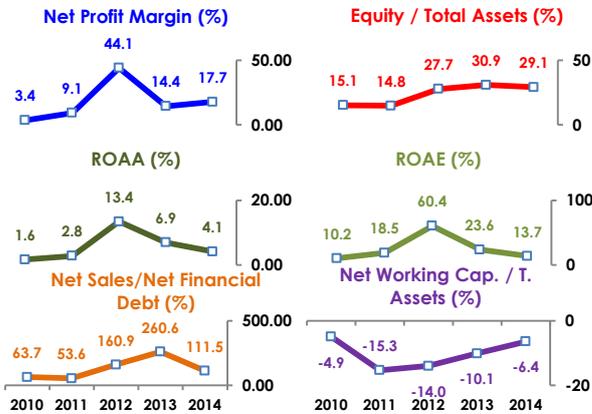
### Corporate Credit Rating (Update)

### Construction

Ağaoğlu Architect of Life		Long-Term	Short-Term
International	Foreign currency	BBB-	A-3
	Local currency	BBB-	A-3
	Outlook	Stable	Stable
National	Local Rating	A- (Trk)	A-1 (Trk)
	Outlook	Stable	Stable
Sponsor Support		2	-
Stand Alone		AB	-
Sovereign*	Foreign currency	BBB-	-
	Local currency	BBB-	-
	Outlook	Stable	Stable
		Stable	Stable

\*Assigned by Japan Credit Rating Agency, JCR on August 28, 2015

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#### Strengths

- Sustained housing unit sales performance, mainly driven from flagship Maslak 1453 project,
- International marketing capabilities successfully generating revenue from overseas
- Strong business relations with foreign real estate investors, engendering additional value to the projects
- Reputable brand name, granting robustness to market sensitivities
- Valuable landbank, providing ample growth opportunities
- Efforts to establish an effective corporate management framework emphasizing sustainability
- Experienced and competent management team
- Ability to fund large share of operations with customer advances and various prepayments, contributing to the liquidity management

#### Constraints

- Large share of fair value gains in the total revenues, which do not contribute to the cash inflows
- Composition of the Board of Directors without independent members
- Pressurized sector outlook in the midst of political uncertainties, coupled with volatile exchange rates
- Ongoing legal proceedings concerning the zoning and construction permits in certain projects, while the outcome is not expected to have a sizable impact
- Notable increase in the impaired receivables ratio in percentage terms, while noting the low nominal value of such receivables compared to the total asset size

AKDENİZ İNŞAAT VE EĞİTİM HİZMETLERİ A.Ş. & ITS SUBSIDIARIES					
Financial Data	2014*	2013*	2012*	2011*	2010*
Total Assets (000 USD)	1,585,747	1,459,902	1,710,314	1,200,332	1,089,919
Total Assets (000 TRY)	3,677,190	3,110,175	3,040,255	2,267,306	1,675,860
Equity (000 TRY)	1,068,592	960,216	843,567	334,968	252,437
Net Sales (000 TRY)	634,434	1,155,534	643,805	410,548	420,566
Net Profit (000 TRY)	112,078	166,002	284,046	37,486	14,411
Net Profit Margin (%)	17.67	14.37	44.12	9.13	3.43
ROAA (%)	4.09	6.91	13.40	2.75	1.62
ROAE (%)	13.67	23.57	60.36	18.47	10.24
Equity/Total Assets (%)	29.06	30.87	27.75	14.77	15.06
Net Working Capital / T. Assets (%)	-6.41	-10.13	-13.96	-15.34	-4.92
Asset Growth Rate (%)	18.23	2.30	34.09	35.29	12.54
Net Sales/ Net Financial Debt (%)	111.48	260.64	160.89	53.57	63.69

\*End of year

#### Overview

Founded more than 30 years ago, Akdeniz İnşaat ve Eğitim Hizmetleri A.Ş. (hereinafter referred to as "Ağaoğlu", "the Group" or "the Company") is a leading construction company based in Turkey specializing in housing solutions. The Company mainly develops upscale residential and mixed-use projects with commercial and business segments. In addition to real estate development, the Group manages tourism facilities and has investments in renewable energy production.

Ağaoğlu's increasingly complex and challenging projects have earned the Group a prominent position in the market, as well as attracting interest from international investors. The Group has formed strategic partnerships and business relations with several global real estate investors in the recent years.

The Company's energy investments are planned to be completed in the medium term when a total production capacity exceeding 1,000 MW will be achieved.

As of FYE2014, the Group employed more than 2,100 people, including the subsidiaries and affiliates.

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