

**Corporate Credit Rating**

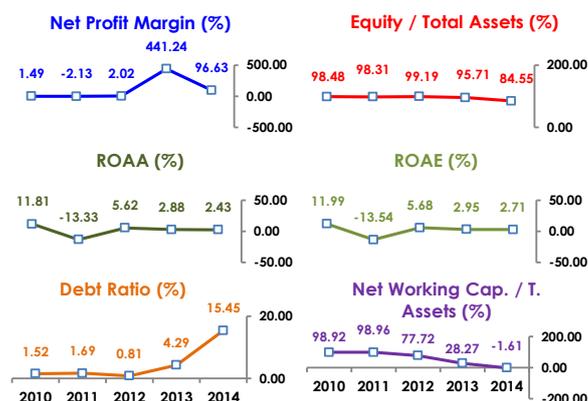
**Real Estate Investment Trust**

AtaGYO		Long Term	Short Term	
International	Foreign Currency	BB+	B	
	Local Currency	BB+	B	
	Outlook	FC	Stable	Stable
		LC	Stable	Stable
National	Local Rating	BBB-(Trk)	A-3(Trk)	
	Outlook	Positive	Stable	
Sponsor Support		2	-	
Stand Alone		BC	-	
Sovereign*	Foreign Currency	BBB-	-	
	Local Currency	BBB-	-	
	Outlook	FC	Stable	-
LC		Stable	-	

\*Affirmed by Japan Credit Rating Agency, JCR on August 25, 2015

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**Strengths**

- Steady rental income through long term lease contracts with corporate companies
- Company activities based on commercial motives rather than enjoying tax advantages in the sector, abating the risks associated with the legal aspects
- High transparency and healthy compliance level with corporate governance principles via integrated management team and settled committees as a BIST-listed company
- Projected tenant income increase created by on-going projects and an entrenched tenant as a result of partnership with Ata Group
- Differentiated with the sector due to its geographically diversified portfolio which can be quickly converted into cash
- Diminished FX risk through the match of USD based bank loans with USD based rental income

**Constraints**

- Inadequate NWC to total assets ratio in line with the portfolio growth distressing Company liquidity
- Potential effects on tenant demand due to pressure of weakening Turkish Lira against the USD
- Lack of income diversification, resulting in a small cushion to withstand stress in its sales breakdown
- Restricted cash flow leading to the need of new funding channels such as debt issuance and capital increase
- Increased level of off balance sheet commitments and contingencies of Company, suppressing asset quality
- Limited funding channels despite efforts to diversify through projected bond issuances
- Uncertainty in investors' appetite due to the political risks related with the upcoming election, fluctuating foreign currency rates and rise in interest rates

ATA GYO					
Financial Data	1H2015**	2014*	2013*	2012*	2011*
Total Assets (000 USD)	14,823	14,386	13,816	15,513	5,271
Total Assets (000 TRY)	39,874	33,359	29,434	27,575	9,956
Equity (000 TRY)	34,718	28,205	28,171	27,351	9,788
Net Profit (000 TRY)	6,513	764	820	1,055	-1,422
Sales (000 TRY)	5,200	791	186	52,266	66,829
Net Profit Margin (%)	n.a	96.63	441.24	2.02	-2.13
ROAA (%)	n.a	2.43	2.88	5.62	-13.33
ROAE (%)	n.a	2.71	2.95	5.68	-13.54
Equity / Total Assets (%)	87.07	84.55	95.71	99.19	98.31
Net Working Capital / T. Assets (%)	3.90	-1.61	28.27	77.72	98.96
Debt Ratio (%)	12.93	15.45	4.29	0.81	1.69
Asset Growth Rate (%)	19.53	13.34	6.74	176.96	-12.54

\*End of year \*\* Half of Year

**Company Overview**

Ata Gayrimenkul Yatırım Ortaklığı A.Ş. (herein referred to as 'Ata GYO' or 'the Company'), was founded in 1997 under the name "Ata Yatırım Ortaklığı Anonim Şirketi" before changing its title and status to "Gayrimenkul Yatırım Ortaklığı" in 2012. With roots dating back to 1969, the parent company Ata Group is one of the largest industrial enterprises in Turkey, with varied operations in the fields of finance, technology, food, logistic, real-estate development, construction material production, fashion, tourism and foreign trade.

Ata GYO's primary operations are as of a Real Estate Investment Corporation; property, property oriented capital market instruments, real estate projects and investments in capital market instruments. Compliance with CMB regulations and related legislation are taken as a basis for the Company's operations, portfolio investment policies and management limitations.

The corporate shareholder is Ata Yatırım Menkul Kıymetler A.Ş. (herein after Ata Yatırım) while the vast majority, 96.15%, of Company shares are publicly traded on the Borsa İstanbul (BİST) under the ticker symbol "ATAGY".