

Corporate Credit & Issue Rating

NON- FINANCIAL & INDUSTRY

[Construction, Filling Station, Aquarium & Shopping Center]

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

METAL YAPI KONUT A.Ş.					
Financial Data	2015*	2014*	2013*	2012*	2011*
Total Assets (000 USD)	399,399	408,062	361,382	260,861	185,456
Total Assets (000 TRY)	1,161,294	946,255	769,889	463,707	350,309
Equity (000 TRY)	277,968	263,262	238,157	218,855	176,725
Net Profit (000 TRY)	10,075	-7,031	9,965	33,241	6,755
Sales (000 TRY)	207,962	59,708	78,292	63,806	73,069
Net Profit Margin (%)	4.84	-11.78	12.73	52.10	9.24
ROAA (%)	1.90	0.35	3.60	8.56	2.92
ROAE (%)	7.39	1.20	9.71	17.61	6.00
Equity / Total Assets (%)	23.94	27.82	30.93	47.20	50.45
NWC / T.Assets (%)	2.39	6.74	3.85	4.36	-7.27
Debt Ratio (%)	76.06	72.18	69.07	52.80	49.55
Asset Growth Rate (%)	22.73	22.91	66.03	32.37	n.a

*End of the year

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

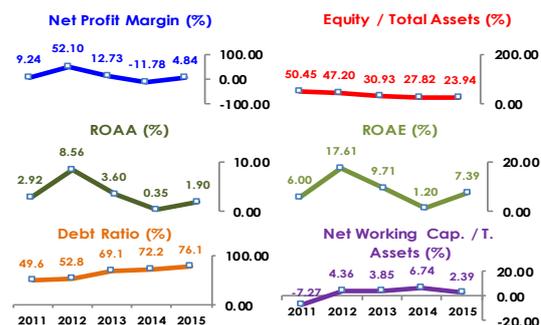
Analyst: Merve HAYAT / +90 212 352 56 73

merve.bolukcu@jcrer.com.tr

Company Overview

Metal Yapı Konut Anonim AŞ. (hereinafter referred to as 'Metal Yapı', 'the Group or 'the Company') was established in 2000 under the name "Metal Yapı Konut Ticaret Limited Şirketi" before changing its title and status to "Metal Yapı Konut Anonim AŞ." in 2012. With subsidiaries, joint ventures, and affiliates, Group activities include construction, filling stations and shopping centre management, and rental income.

The real person shareholder Mr. Ömer SAÇAKLIOĞLU holds the majority of shares of 99% while the remaining shares were held by 1 real person and 3 corporate shareholders. The headquarters of the Company is located in Istanbul with a labor force of 212 (FYE2014:109). The Company concentrates on luxury residences, apartment buildings, cottages, stores, shopping malls, aquariums, and office buildings.



Strengths

- Luxury real estate projects in favorable districts of center Istanbul resulting in renescent sales growth despite a period of political and economic uncertainty emanating from the 2015 election cycle,
- Delivery of the ongoing and pipeline projects expected to enlarge Company assets, enhancing the continuity of cash flow generation and profit,
- Unusual and effective payment opportunities for different income segments via efficient pricing policies despite a customer base dominated by high-segment customers, providing the Company with an attractive market position in the highly competitive sector,
- Cooperation with inter/nationally well-known reputable architecture firms and designers enhancing the value of projects and distinguishing the Company brand,
- Realized and projected equity increase in 2016 reversing the decline in equity level and improving equity quality and balance sheet composition,
- Steady rental income thanks to the high quality of retail property assets,
- Efforts to diversify funding channels through projected bond issuances, factoring lines, and international funding sources, enabling long term funding and relieving liquidity management.

Constraints

- High level of dependency on external financing in order to fund the Company's growth and FX movements exerting pressure on financing expenses,
- Volatile NWC structure due to ongoing construction projects reducing the Company's headroom under the current financial position,
- Fragile condition of steady foreign currency dominated bank loans leading to short FX position despite natural hedging through matching sales in foreign currency,
- High level of on-going off balance sheet commitments and contingencies leading asset pressure,
- Improvement needed in corporate governance principles,
- Growing perception of pressure in the markets through risks arising from the current social unrest, political instability on economic influences and global environment,
- Highly intensive and fragmented market structure leading to severe price competition and increase in housing prices and mortgage interest rates temporarily constraining the market and investor appetite.

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