

Corporate Credit & Issue Rating
**Real Estate Investment Trust
REIT**

		Long Term	Short Term	
International	Foreign Currency	BBB-	A-3	
	Local Currency	BBB-	A-3	
	Outlook	FC	Stable	Stable
		LC	Stable	Stable
	Issue Rating	N/A	N/A	
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	-

*Affirmed by Japan Credit Rating Agency, JCR on October 7, 2016

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ATA GYO					
Financial Data	1H2016	2015*	2014*	2013*	2012*
Total Assets (000 USD)	22,215	22,600	14,386	13,791	15,513
Total Assets (000 TRY)	64,280	65,711	33,359	29,434	27,575
Equity (000 TRY)	34,829	35,289	28,205	28,171	27,351
Net Profit (000 TRY)	-460	7,083	764	820	1,055
Sales (000 TRY)	1,176	6,522	791	186	52,266
Net Profit Margin (%)	-0.39	108.61	96.63	441.24	2.02
ROAA (%)	0.70	14.30	2.43	2.88	5.62
ROAE (%)	1.31	22.31	2.71	2.95	5.68
Equity / Total Assets (%)	54.18	53.70	84.55	95.71	99.19
Net Working Capital / T. Assets (%)	-24.71	-20.41	-1.61	28.27	77.72
Debt Ratio (%)	45.82	46.30	15.45	4.29	0.81
Asset Growth Rate (%)	-2.18	96.98	13.34	6.74	176.96

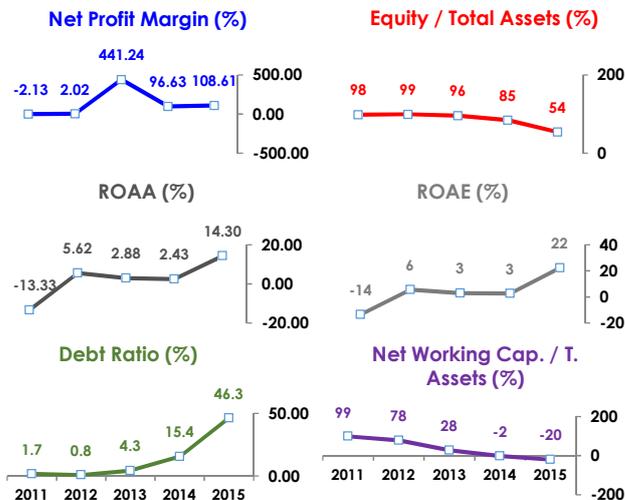
*End of year

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 primarily operates in real estate investment trust business in which the Company completes real estate projects to sell or rent as well as activities of property oriented market instruments. Ata GYO is listed in Borsa Istanbul with ticker called **ATAGY** and 96,15% of shares are traded publicly. The Company realized its first bond issuance amounting to TRY 25mn in last quarter of 2015.

Currently, 31 REIT companies are active in the market with total asset size of TRY 53bn. Ata GYO has TRY 64mn of assets and a market capitalization of nearly TRY 100mn.


Strengths

- Low indebtedness level and solid asset quality
- High net profit generated in 2015
- Steady rental income through long term lease contracts with corporate companies
- Strong relationship with Ata Group's companies
- Geographically distributed property portfolio that minimizes concentration risk
- High transparency and healthy compliance level with corporate governance principles via integrated management team and settled committees as a BIST-listed company

Constraints

- Potential contraction in real estate sector
- Lowered investments may lead corporate level customers to exit from market
- New funding options needed to finance larger projects, rather than relying on rent payments only
- USD loans that threatens profitability if devaluation of Turkish Lira continues
- Macroeconomic uncertainties arising from the tensions & conflicts in the local political environment and neighboring regions

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"Global Knowledge supported by Local Experience"