

**Corporate Credit & Issue Rating**  
(Update)

**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	-

ATA GYO					
Financial Data	1H2017	2016*	2015*	2014*	2013*
Total Assets (000 USD)	19,373	19,777	22,600	14,386	13,791
Total Assets (000 TRY)	67,943	69,598	65,711	33,359	29,434
Equity (000 TRY)	38,631	39,643	35,289	28,205	28,171
Net Profit (000 TRY)	-1,011	4,354	7,083	764	820
Sales (000 TRY)	1,545	2,468	6,522	791	186
Net Profit Margin (%)	-65.45	176.42	108.61	96.63	441.24
ROAA (%)	-1.47	6.44	14.30	2.43	2.88
ROAE (%)	-2.58	11.62	22.31	2.71	2.95
Equity / Total Assets (%)	56.86	56.96	53.70	84.55	95.71
Net Working Capital / T. Assets (%)	-31.66	-26.88	-20.41	-1.61	28.27
Debt Ratio (%)	43.14	43.04	46.30	15.45	4.29
Asset Growth Rate (%)	5.70	5.92	96.98	13.34	6.74

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

\*End of year

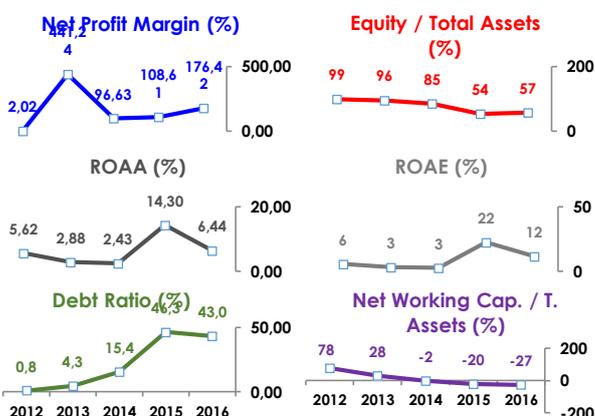
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**Company Overview**

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 Holding A.Ş. 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 operates in real estate investment trust business in which the Company completes real estate projects to sell or rent as well as financial activities of property backed assets. Ata GYO is listed in Borsa Istanbul with ticker '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 over TRY 60bn. Ata GYO has TRY 68mn of assets and a market capitalization of approximately TRY 109mn.



**Strengths**

- Low debt ratio and strong equity level
- Net profit generation in 2016
- Steady rental income through long term lease contracts with corporate companies
- A strong group, Ata Holding, behind the Company
- High level of financial literacy within the Company and the Group
- Compliant with Corporate Governance Principles due to the fact that being quoted in Borsa Istanbul (BIST) which requires high level of transparency and accountability

**Constraints**

- Potential contraction in real estate sector may slowdown the speed of new business openings and rentals
- Shorter funding maturities puts pressure on net working capital and liquidity ratios
- Decline in cash inflows in 2016 and first half of 2017
- Non-cash basis revaluation gains stand as main contributor to bottom line profit
- Volatility in macroeconomic indicators and possible increase in market interest rates

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"Global Knowledge supported by Local Experience"