## Corporate Credit Rating

☐New ☒Update

**Sector:** Construction
**Publishing Date:** 27.06.2025

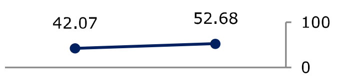
**Team Leader**
Cemil Erkürk
+90 212 352 56 73
cemil.erkurk@jcrer.com.tr

**Analyst**
Tuğçe Çantal
+90 212 352 56 73
tugce.cantal@jcrer.com.tr

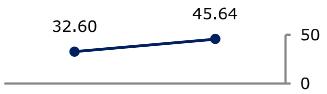
| RATINGS | | Long Term | Short Term |
|---|---|---|---|
| ICRs (Issuer Credit Rating Profile) | National ICR | BBB+ (tr) | J2 (tr) |
| | National ICR Outlooks | Stable | Stable |
| | International FC ICR | BB | - |
| | International FC ICR Outlooks | Stable | - |
| | International LC ICR | BB | - |
| | International LC ICR Outlooks | Stable | - |
| ISRs (Issue Specific Rating Profile) | National ISR | - | - |
| | International FC ISR | - | - |
| | International LC ISR | - | - |
| Sovereign* | Foreign Currency | BB (Stable) | - |
| | Local Currency | BB (Stable) | - |

** Assigned by JCR on May 10, 2024*

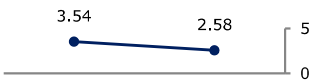
**Gross Profit Margin (%)**



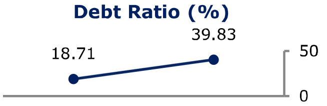

**EBITDA Margin (%)**



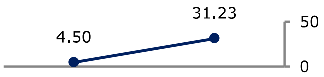

**Current Ratio (x)**



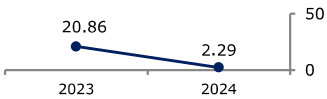

**Debt Ratio (%)**




**Adj. Debt/Capital (%)**




**EBITDA/Adj.Interest (x)**




# KUYAŞ YATIRIM ANONİM ŞİRKETİ

JCR Eurasia Rating has evaluated **Kuyaş Yatırım Anonim Şirketi** in the investment grade category and affirmed the Long-Term National Issuer Credit Rating as '**BBB+ (tr)**' and the Short-Term National Issuer Credit Rating as '**J2 (tr)**' with '**Stable**' outlooks. On the other hand, the Long Term International Foreign and Local Currency Issuer Credit Ratings and outlooks were affirmed as '**BB/Stable**' as parallel to international ratings and outlooks of Republic of Türkiye.

Kuyaş Yatırım Anonim Şirketi (hereinafter referred to as 'Kuyaş Yatırım' or 'the Company' or 'the Group') was established in 1988 in İstanbul. The main activity of the Group is to realize construction projects on reserve lands, especially for the jewelry sector, such as workshop units, exhibition and conference areas, gold exchange buildings, car parking areas, and training areas. Kuyaş Yatırım has completed many projects covering a total area of 625,000 $m^2$, such as Borsa Tower, Wedding World Shopping Mall, and I.V.P. Central Plaza, Vizyon Park Offices. As of the rating report date, Kuyaş Yatırım's sole ongoing project is Borsa Tower-2, located in Yenibosna, İstanbul. The construction area of the project is 68,679 $m^2$ and consists of 403 independent units. In addition to real estate projects, the Company has ongoing investments in the mining sector in Mersin and Erzurum.

The paid-in capital of the Company amounted to TRY 400mn as of 1Q2025 (FYE2024: TRY 400mn). Kuyaş Yatırım's shares have been listed on Borsa İstanbul (BIST) index with the ticker symbol 'KUYAS' since September 13, 2012, with a free-float rate of 99.71%.

The head office of the Company is located in Bakırköy, İstanbul and the average number of personnel employed within the Company is 22 as of 1Q2025 (FYE2024: 22).

Key rating drivers, as strengths and constraints, are provided below.

### Strengths

- Revenue growth in FY2024 despite partial decline in 1Q2025 YoY, along with expected revenue streams from real estate properties held for sale in 'Borsa Tower' project and ongoing 'Borsa Tower-2' project
- Improvement in core profitability metrics together with increase in EBITDA generation capacity in FY2024
- Satisfactory equity base supported by internal resource generation capacity during the periods analyzed, despite partial decline in share of equity in total asset funding as of FYE2024
- Knowledge in the design and construction of workshop and commercial areas for jewelry industry along with experience from completed projects
- Compliance with the corporate governance practices as a publicly listed company

### Constraints

- Material deterioration in interest coverage profile in FY2024 as a consequence of increase in financing expenses
- Negative cash flow from operations (CFO) and free cash flow (FOCF) indicators creating external funding needs and led to increase in financial indebtedness as of FYE2024
- Sensitivity of the construction sector to cost increases may put pressure on profitability
- Potential operational risks due to the nature of construction business
- As actions for a global soft-landing gain prominence, decisions with the potential to adversely affect global trade are engendering considerable uncertainty

Considering the aforementioned points, the Company's Long-Term National Issuer Credit Rating has been affirmed as '**BBB+ (tr)**'. The Company's sales and profitability performance, expected revenue streams from Borsa Tower and Borsa Tower-2 projects, level of indebtedness, leverage and coverage profile, equity structure, liquidity metrics, operating history and experience from completed projects have been evaluated as important indicators for the stability of the ratings and the outlooks for Long and Short-Term National Issuer Credit Ratings are determined as '**Stable**'. The Company's revenue and profitability realizations, indebtedness level, market share, demand trends, cash flow and liquidity metrics, and developments regarding the macro conditions will be closely monitored by JCR Eurasia Rating in upcoming periods. The macroeconomic indicators at national and international markets, as well as market conditions and legal framework about the sector will be monitored as well.