MONTHLY REPORT

"AUGUST 2011"

Issue date: 27.09.2011

Abbreviations:

LTM: Last twelve months

YTD: Year-to-date

MoM: Month-on-month

AKFEN HOLDING

As of 29 August 2011, the price of Akfen Holding's bond realized at **TRY 105.528** (dirty price). Total trading volume in August was **TRY 801,920.** The yield as of 29 August 2011 corresponds to **%7.98 + 232 bps** spread.

TAV AIRPORTS

As of 31 August 2011

Passenger Figures*	LTM 2011	2010	∆ YTD	∆ MoM	∆ LTM
Atatürk Airport	**34,918,621**	**32,145,619**	**13.1%**	**12.9%**	**11.4%**
International	22,212,084	20,344,620	14.1%	13.2%	12.7%
Domestic	12,706,537	11,800,999	11.4%	12.3%	9.1%
Esenboğa Airport	**8,381,727**	**7,759,479**	**12.5%**	**-2.6%**	**18.0%**
International	1,392,157	1,325,989	7.7%	-13.7%	13.9%
Domestic	6,989,570	6,433,490	13.4%	0.5%	18.9%
İzmir Airport	**2,387,417**	**2,127,457**	**18.2%**	**7.6%**	**21.6%**
TAV TURKEY TOTAL	**45,687,765**	**42,032,555**	**13.2%**	**9.8%**	**13.0%**
International	25,991,658	23,798,066	14.1%	10.7%	13.5%
Domestic	19,696,107	18,234,489	12.1%	8.4%	12.4%
Monastir+Enfidha Airports	**2,727,064**	**3,916,977**	**-44.2%**	**-40.5%**	**-28.2%**
Tbilisi Airport	**975,232**	**821,605**	**29.4%**	**26.2%**	**26.5%**
Batumi Airport	**115,121**	**88,624**	**43.5%**	**60.9%**	**32.6%**
Macedonia (Skopje & Ohrid)*	**793,609**	**730,095**	**12.8%**	**12.5%**	**14.2%**
TAV TOTAL	**50,298,791**	**47,589,856**	**8.6%**	**3.5%**	**10.4%**
International	30,544,803	29,307,402	6.4%	0.9%	9.1%
Domestic	19,753,988	18,282,454	12.1%	8.6%	12.4%

* Both departing and arriving passengers, excluding transit

Air Traffic Movements **	LTM 2011	2010	∆ YTD	∆ MoM	∆ LTM
Atatürk Airport	**292,014**	**273,704**	**10.2%**	**11.7%**	**7.9%**
International	190,534	178,817	10.0%	11.6%	8.2%
Domestic	101,480	94,887	10.5%	11.9%	7.3%
Esenboğa Airport	**71,048**	**63,385**	**19.1%**	**4.6%**	**22.1%**
International	12,085	11,742	4.5%	-11.8%	7.9%
Domestic	58,963	51,643	22.5%	9.4%	25.5%
İzmir Airport	**17,132**	**16,149**	**9.0%**	**3.8%**	**11.3%**
TAV TURKEY TOTAL	**380,194**	**353,238**	**11.6%**	**10.0%**	**10.4%**
International	219,751	206,708	9.6%	9.2%	8.4%
Domestic	160,443	146,530	14.6%	11.1%	13.3%
Monastir+Enfidha Airports	**23,540**	**31,801**	**-37.8%**	**-37.7%**	**-14.9%**
Tbilisi Airport	**18,734**	**16,470**	**21.8%**	**19.2%**	**21.7%**
Batumi Airport	**2,990**	**2,276**	**47.0%**	**23.1%**	**45.0%**
Macedonia (Skopje & Ohrid)*	**12,012**	**11,802**	**2.7%**	**-2.1%**	**-**
TAV TOTAL	**437,470**	**415,587**	**8.0%**	**4.4%**	**9.3%**
International	274,065	266,919	4.1%	1.5%	6.7%
Domestic	163,405	148,668	15.2%	10.2%	13.8%

** Commercial flights only

*** As the operations started on 1 March 2010, LTM change data cannot be given

Source: State Airports Authority (DHMI), Georgian Authority for Tbilisi and Batumi, TAV Tunisia for Monastir and Enfidha, TAV Macedonia for Skopje and Ohrid Airports

TAV CONSTRUCTION

As of 31 July 2011

ONGOING PROJECTS						
Project	**Employer**	**TAV Construction's Share**	**Contract Value (US$ mio)**	**Physical Completion as of 30 June 2011**	**Physical Completion as of 31 July 2011**	**Change**
DUBAI - SULAFA TOWER	MR MOHAMMED ABDULLA MOHAMMED AL SAYYAH	100%	104	100.00%	100.00%	-
DUBAI - EFT	EMIRATES FINANCIAL TOWERS LLC	100%	117	99.50%	99.50%	-
DUBAI - MARINA 101	M/S SHEFFIELD HOLDINGS LIMITED	100%	198	45.10%	45.10%	-
MACEDONIA	TAV MACEDONIA DOOEL SKOPJE	100%	111	81.85%	92.09%	10.24%
2010 INVESTMENTS	TAV İSTANBUL TERMİNAL İŞLETMECİLİĞİ A.Ş	100%	36	100.00%	100.00%	-
2011 INVESTMENTS	TAV İSTANBUL TERMİNAL İŞLETMECİLİĞİ A.Ş	100%	18		12.94%	9.88%
LIBYA - TRIPOLI	THE LIBYAN CIVIL AVIATION AUTHORITY	25%	2,103	36.90%	36.90%	-
LIBYA - SEBHA	THE LIBYAN CIVIL AVIATION AUTHORITY	50%	229	6.99%	6.99%	-
DOHA	GOVERNMENT OF THE STATE OF QUATAR	35%	3,750	77.10%	81.80%	4.70%
OMAN MC1	SULTANATE OF OMAN MINISTRY OF TRANSPORT AND COMM.	50%	1,178	36.60%	36.60%	-
ABU DABI - PILECAPS	SUPERVISION COMMITTEE FOR THE EXPANSION OF ABU DHABI INTERNATIONAL	50%	57	34.00%	46.17%	12.17%
TOTAL			**7,900**			

MERSIN INTERNATIONAL PORT (MIP)

As of 31 August 2011

Container & Conventional Cargo Statistics					
	LTM 2011	**2010**	**Δ YTD**	**Δ MoM**	**Δ LTM**
Container Volumes (TEU)	1,091,135	1,030,391	8.8%	21.5%	9.3%
Conventional Throughput (Ton)*	6,508,539	6,652,028	-3.1%	-8.8%	-2.6%

** General Cargo - Dry Bulk - Liquid Bulk*

Container Regime Breakdown		
	LTM 2011*	**2010**
Import	42.2%	42.9%
Export	43.3%	43.4%
Transit	10.3%	10.5%
Transhipment	2.9%	2.7%
Cabotage	1.3%	0.5%

** As of July 2011*

As of 31 August 2011

Occupancy Rate					
Hotels	Room Number*	August 2011	YTD 2011	LTM 2011	2010
Zeytinburnu Ibis	228	67%	87%	87%	84%
Zeytinburnu Nov	208	74%	84%	84%	84%
Eskişehir Ibis	108	58%	73%	73%	74%
Trabzon Novotel	200	72%	73%	71%	61%
Gaziantep Ibis	177	26%	43%	37%	19%
Gaziantep Novotel	92	35%	48%	46%	29%
Kayseri Ibis	160	27%	41%	40%	31%
Kayseri Novotel	96	43%	46%	45%	36%
Bursa Ibis	200	38%	49%	-	24%

Rev Par (€)**					
Hotels	Room Number*	August 2011	YTD 2011	LTM 2011	2010
Zeytinburnu Ibis	228	44	61	61	58
Zeytinburnu Nov	208	50	70	70	65
Eskişehir Ibis	108	24	33	35	37
Trabzon Novotel	200	40	41	39	32
Gaziantep Ibis	177	8	14	12	7
Gaziantep Novotel	92	15	22	21	14
Kayseri Ibis	160	9	13	14	12
Kayseri Novotel	96	18	22	22	19
Bursa Ibis	200	15	20	-	11

Total Rev Par (€)***					
Hotels	Room Number*	August 2011	YTD 2011	LTM 2011	2010
Zeytinburnu Ibis	228	53	72	71	68
Zeytinburnu Nov	208	68	94	94	89
Eskişehir Ibis	108	27	38	40	43
Trabzon Novotel	200	60	66	63	54
Gaziantep Ibis	177	10	17	15	9
Gaziantep Novotel	92	24	36	36	27
Kayseri Ibis	160	10	18	18	16
Kayseri Novotel	96	29	34	35	31
Bursa Ibis	200	18	24	-	13

** Mercure Hotel in Northern Cyprus with 299 rooms is not included*
*** Rev Par = Average Room Rate x Occupany Rate*
**** Total Rev Par = Rev Par + Other Revenues (food & beverage, seminar-congress, banquet revenues etc.)*

Russia & Turkey Projects' Physical Completion Status as of 31 August 2011:

Russia Projects			
City	Type	Status	Completion(%)
Samara	Ibis Hotel	Under construction	99%
Yaroslavl	Ibis Hotel	Completed	100%
Kaliningrad	Ibis Hotel	Licence obtained	n.a
Moskova	Ibis Hotel	Preliminary project studies started	n.a
Samara	Office	Under construction	99%
Turkey Projects			
City	Type	Status	Completion(%)
Istanbul	Esenyurt Ibis Hotel	Under construction	27%
Adana	Ibis Hotel	Under construction	50%
Izmir	Ibis Hotel	Under construction	8%

- In August 2011, compared with both July and the same month in the previous year, the reason of the decrease in the hotels' occupancy rates is Ramadan and the beginning of the feast in August. June-July-August are the months which are called off season for the hotels in Eskişehir, Gaziantep and Kayseri. This situation is expected to continue in the following years. On the other hand, Istanbul hotels decreased the room rates because of the low demand due to the Ramadan and the feast and concentrated on special groups in order to increase the occupancy rates.

- Within the framework of the clause “N” of the article "The policy and procedures to be applied for the companies related to the purchases of own shares traded in the Istanbul Stock Exchange " numbered 26/767 and dated 10 August 2011 and its sub-paragraphs; by evaluating the current market conditions, Akfen REIT has decided to re-purchase its own shares if deemed necessary by the Board of Directors, for which the funding shall be met from the revenues of the Company’s sources and operations and the upper limit shall not exceed the total of TL 10,000,000 and the transactions shall be carried out within the maximum rate allowed by the legislation with the lower price limit being TL 0 and the upper price limit being TL 2.28, provided that the decision is presented to the General Assembly in their first meeting.
- Yaroslavl Ibis Otel which is developed by Akfen REIT in Russia was opened on 8th September 2011. The hotel has a room capacity of 177 and is the first IBIS hotel opened in Russia by Akfen REIT. It is planned to open Samara Ibis Hotel (the construction is finalised) in November.

AKFEN SU

Akfen Su Güllük - As of 31 July 2011

Volume (m3)					
Akfen Su Güllük	**2011 LTM**	**2010**	**Δ YTD**	**Δ MoM**	**Δ LTM**
Invoiced Water Volume (m3)	516,582	467,246	18%	5%	13%

Akfen Su Dilovası - As of 31 August 2011

Akfen Su Dilovası	**2011 LTM**	**2010***	**Δ YTD**	**Δ MoM**	**Δ LTM**
Treated Waste Water Volume(m3)	2,540,031	1,220,723	-	-19%	-

**Akfen Su Dilovası is operational since July 2010.*

- As of July, Akfen Su Güllük serves 5,188 subscribers.
- As of August 2011, the number of operating factories in Dilovası Organised Industrial Zone was 211.

AKFEN HEPP

As of August 2011

Company		HEPP	Installed Capacity (MW)	Generation Capacity (GWh/yr)	Operational (Y/N)	Civil Work Progress (%)
Beyobası		Otluca	44.7	207.6	Y	100.0%
		Sırma	5.9	26.7	Y	100.0%
		Yuvarlakçay [1]	3.2	22.8	N	-
		Sekiyaka	3.5	16.8	N	-
İdeal		Karasu – 1	3.7	23.1	Y	100.0%
		Karasu – 2	3.1	19.6	Y	100.0%
		Karasu – 4.2	9.9	56.4	N	100.0%
		Karasu – 4.3	3.7	16.9	Y	100.0%
		Karasu – 5	4.0	23.2	Y	100.0%
Çamlıca		Çamlıca III	25.8	94.5	Y	100.0%
		Saraçbendi	24.0	86.1	Y	100.0%
	HEPP 1		**131.7**	**593.7**		
Elen		Doğançay	30.6	171.6	N	38.5%
Pak		Kavakcalı	10.9	48.2	N	9.4%
		Demirciler	9.4	32.3	N	65.1%
		Gelinkaya	7.1	30.9	N	54.8%
BT Bordo		Yağmur	8.5	36.2	N	59.6%
Yenidoruk		Doruk	28.8	82.1	N	20.7%
Zeki		Çatak [2]	10.0	42.9	N	-
Rize İpek		Tepe [3]	13.6	32.6	N	-
	HEPP 2		**118.8**	**476.8**		
Laleli		Laleli	99.0	240.5	N	-
Değirmenyanı		Adadağı [4]	4.7	18.2	N	-
	HEPP 3		**103.7**	**258.7**		
Total			**354.2**	**1,329.2**		

(1) Stay of execution decision has been taken by the local court and the file is taken to supreme court by the Administration. Application was made to EMRA (Energy Market Regulatory Authority) for the return of letter of guarantee.

(2) Plant area has been anounced as the first degree protected area in 2010 and court case is ongoing. Application has been made in the scope of Renewable Energy Law for constructing HEPP in the protected area and the process is ongoing.

(3) Stay of execution decision has been taken by the local court. Legal process is ongoing.

(4) Licencing process has been continuing.

- As of the date of this report, İdeal Enerji Üretimi San. Tic. A.Ş. ("İdeal") obtained provisional acceptance for Karasu 5 HEPP Project ("Karasu 5") and Karasu 4.3 HEPP Project ("Karasu 4.3") from the Ministry of Energy and started generating electricity as of 5 August 2011. Karasu 4.3 has an installed capacity of 3.71 MW and an electricity generation capacity of 16.89 GWh. Karasu 5 has an installed capacity of 4.03 MW and an electricity generation capacity of 23.16 GWh.The so-called Karasu project which consists of five separete hydroelectric power plants (Karasu 1, Karasu 2, Karasu 4.2, Karasu 4.3 and Karasu 5). When the provisional acceptance process for Karasu 4.2 HEPP is completed, Karasu project will become fully operational with an installed capacity of 24.5 MW and a generation capacity of 139.1 GWh.
- As of the publishing date of this report, Beyobası Enerji Üretimi A.Ş. which is a subsidiary of Akfen HES Yatırımları ve Enerji Üretim A.Ş. (HEPP 1), a subsidiary of Akfen Holding A.Ş., obtained provisional acceptance for Boğuntu HEPP Project from the Ministry of Energy. The power plant is located in Mersin-Anamur, has an installed capacity of 3.36 MW and an annual generation capacity of 9.25 GWh and is a part of Otluca HEPP Project which consists of three projects namely Otluca 1, Otluca 2 and Boğuntu HEPP, having a total installed capacity of 44.72 MW and an annual generation capacity of 207.64 GWh. Boğuntu HEPP started generating electricity as of 16th September 2011 at midnight, as a result of which the entire Otluca HEPP project became operational.
- As of the date of this report, following the commissioning of Boğuntu HEPP project, HEPP 1 reached a total installed capacity of 115.02 MW and a projected electricity generation capacity of 497.71 GWh through its eight operating hydroelectric power plants.

AKFEN CONSTRUCTION

- As of 31 August 2011, the total contract value of Akfen Construction assignments in ongoing HEPP projects is **€81 million** and the total amount of cumulated progress payments of ongoing HEPP projects reached to **€33 million**. This amount corresponds the **41%** of the total contract value.
- As of August 2011, with Adana Ibis, Izmir Ibis and Esenyurt Ibis construction contracts, Akfen Construction's total contract value in hotel projects reached to **€17.4 million** (including Akfen Construction's mark up).
- As of 31 August 2011, Akfen Construction's current backlog (HEPP and REIT projects) is **€61 million.**

IDO

- With the approval of Istanbul Metropolitan Municipality Coordination of Transportation Department, starting from 15 August, 8% tariff increase became effective on sea bus inner-city lines and 17%, 8%, 6%, 10% tariff increases became effective on Sirkeci-Harem conventional ferry line motorcycles tariff, automobile-jeep tariff, 0-2.5 ton truck tariff, trucks bigger than 2.5 ton tariff respectively. The last tariff increase on the said lines was on 30 October 2010.