



MONTHLY REPORT
“JANUARY- FEBRUARY 2011”

Abbreviations:

LTM: Last twelve months

YTD: Year-to-date

MoM: Month-on-month

AKFEN HOLDING

As of 28 February 2011, the price of Akfen Holding's bond realized at **TRY 105,5** (dirty price). Total trading volume in February was **TRY 1.542.132**. The yield as of 28 February 2011 corresponds to benchmark yield of 8,68% + 201 bps spread.

TAV AIRPORTS**TAV Airports as of February 2011**

Passenger Figures*	LTM 2011	2010	Δ YTD	Δ MoM	Δ LTM
Atatürk Airport	32.441.211	32.145.619	6,7%	8,6%	6,5%
International	20.618.569	20.344.620	10,6%	11,9%	9,4%
Domestic	11.822.642	11.800.999	1,2%	4,0%	1,8%
Esenboğa Airport	7.992.834	7.759.479	22,2%	25,3%	27,5%
International	1.367.068	1.325.989	31,6%	40,6%	24,3%
Domestic	6.625.766	6.433.490	20,9%	23,1%	28,2%
İzmir Airport	2.169.276	2.127.457	31,7%	46,2%	28,4%
TAV TURKEY TOTAL	42.603.321	42.032.555	10,2%	12,6%	10,9%
International	24.154.913	23.798.066	12,5%	14,8%	11,7%
Domestic	18.448.408	18.234.489	7,9%	10,4%	9,9%
Monastir+Enfidha Airports	3.841.183	3.916.977	-43,1%	-75,4%	1,2%
Tbilisi Airport	847.854	821.606	29,1%	30,9%	20,0%
Batumi Airport	91.856	88.627	40,5%	54,7%	27,9%
Macedonia (Skopje & Ohrid)	734.161	726.030	9,7%	10,7%	14,1%
TAV TOTAL	48.118.375	47.585.795	9,0%	10,2%	10,3%
International	28.935.806	29.351.306	9,9%	10,0%	10,4%
Domestic	19.182.569	18.234.489	7,9%	10,4%	10,1%

* Both departing and arriving passengers, excluding transit

Air Traffic Movements**	LTM 2011	2010	Δ YTD	Δ MoM	Δ LTM
Atatürk Airport	275.779	273.704	5,1%	6,4%	2,3%
International	180.808	178.817	7,6%	8,8%	4,5%
Domestic	94.971	94.887	0,6%	2,1%	-1,6%
Esenboğa Airport	65.466	63.385	23,7%	28,8%	24,2%
International	11.938	11.742	13,9%	25,3%	15,5%
Domestic	53.528	51.643	25,5%	29,5%	26,4%
İzmir Airport	16.199	16.149	3,8%	14,5%	20,5%
TAV TURKEY TOTAL	357.444	353.238	8,3%	10,5%	6,5%
International	208.945	206.708	7,7%	9,8%	6,1%
Domestic	148.499	146.530	9,0%	11,3%	6,9%
Monastir+Enfidha Airports	31.322	31.801	-26,9%	-54,9%	2,8%
Tbilisi Airport	17.078	16.470	29,8%	23,2%	21,1%
Batumi Airport	2.442	2.276	81,4%	88,9%	36,4%
Macedonia (Skopje & Ohrid)	12.526	12.798	-16,2%	-13,7%	-2,3%
TAV TOTAL	420.812	416.583	7,4%	8,4%	6,6%
International	256.804	267.917	6,9%	6,9%	5,6%
Domestic	164.008	148.666	8,4%	10,8%	8,1%

** Commercial flights only

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

TAV CONSTRUCTION

TAV Construction as of 31 January 2011

ONGOING PROJECTS					
Project	Employer	TAV Construction's Share	Contract Value (US\$)	Physical Completion as of 31 January 2011	
DUBAI - SULAFATOWER	MR MOHAMMED ABDULLA MOHAMMED AL SAYYAH	100%	104	100%	
DUBAI - EFT	EMIRATES FINANCIAL TOWERS LLC	100%	115	98%	
DUBAI - MARINA 101	M/S SHEFFIELD HOLDINGS LIMITED	100%	198	45%	
MACEDONIA	TAV MACEDONIA DOOEL SKOPJE	100%	110	37%	
2010 INVESTMENTS	TAV İSTANBUL TERMINAL İŞLETMELİĞİ A.Ş	100%	40	92%	
LIBYA - TRIPOLI	THE LIBYAN CIVIL AVIATION AUTHORITY	25%	2.103	37%	
LIBYA - SEBHA	THE LIBYAN CIVIL AVIATION AUTHORITY	50%	229	7%	
DOHA	GOVERNMENT OF THE STATE OF QATAR	35%	3.691	63%	
OMAN MC1	SULTANATE OF OMAN MINISTRY OF TRANSPORT AND COMM.	50%	1.170	30%	
ABU DABI - PILECAPS	SUPERVISION COMMITTEE FOR THE EXPANSION OF ABU DHABI INTERNATIONAL AIRPORT (SCADIA)	50%	57	0%	
TOTAL			7.817		

- ◆ The current situation in Libya is being closely monitored. Due to force majeure events, Tripoli site was evacuated and the workers had returned to their home countries as of the end of February 2011. The company plans to restart construction once the favorable environment is established.

MERSİN INTERNATIONAL PORT (MIP)

MIP as of 28 February 2011

Container & Conventional Cargo Statistics					
	LTM 2011	2010	Δ YTD	Δ MoM	Δ LTM
Container Volumes (TEU)	1.061.381	1.030.391	21,0%	17,1%	19,6%
Conventional Throughput (Ton)*	6.800.551	6.652.028	15,3%	-13,9%	18,6%

* General Cargo - Dry Bulk - Liquid Bulk

Container Regime Breakdown		
	LTM 2011	2010
Import	42,9%	42,9%
Export	43,3%	43,4%
Transit	10,1%	10,5%
Transshipment	3,0%	2,7%
Cabotage	0,7%	0,5%

AKFEN REIT**AKFEN REIT as of 28 February 2011**

Occupancy Rate					
Hotels	Room number *	February 2011	YTD 2011	LTM 2011	2010
Zeytinburnu Ibis	228	86%	81%	87%	84%
Zeytinburnu Nov	208	78%	73%	85%	84%
Eskişehir Ibis	108	78%	72%	74%	74%
Trabzon Novotel	200	65%	59%	65%	61%
Gaziantep Ibis	177	38%	35%	23%	19%
Gaziantep Novotel	92	48%	44%	35%	29%
Kayseri Ibis	160	29%	28%	29%	31%
Kayseri Novotel	96	46%	41%	36%	36%
Bursa Ibis	200	46%	37%	n.a	24%

Rev Par (€)					
Hotels	Room number *	February 2011	YTD 2011	LTM 2011	2010
Zeytinburnu Ibis	228	59	55	60	58
Zeytinburnu Nov	208	60	54	66	65
Eskişehir Ibis	108	37	34	37	37
Trabzon Novotel	200	33	30	34	32
Gaziantep Ibis	177	12	12	9	7
Gaziantep Novotel	92	22	21	17	14
Kayseri Ibis	160	11	10	11	12
Kayseri Novotel	96	22	20	19	19
Bursa Ibis	200	18	15	n.a	11

Total Rev Par (€)					
Hotels	Room number *	February 2011	YTD 2011	LTM 2011	2010
Zeytinburnu Ibis	228	67	63	70	68
Zeytinburnu Nov	208	84	75	90	89
Eskişehir Ibis	108	42	39	43	43
Trabzon Novotel	200	51	46	56	54
Gaziantep Ibis	177	16	15	11	9
Gaziantep Novotel	92	35	33	31	27
Kayseri Ibis	160	13	13	15	16
Kayseri Novotel	96	34	31	30	31
Bursa Ibis	200	21	18	n.a	13

* *Mercure Hotel in Northern Cyprus with 299 rooms is not included*

- ◆ After increasing the paid in capital to 138,000,000 TL, the Company increased capital to 184,000,000 TL on 24 January 2011 and made an application to CMB for the public offering of 46,000,000 shares with a value of 46,000,000 TL, based on the specified same capital amount 8,117,500 shares with a nominal value of 8,117,500 TL and within the context of additional sales, number of 8,117,625 shares with a nominal value of 8,117,625 TL.
- ◆ Lease agreement was signed on 2nd February 2011 with the Turkish affiliate company (Tamaris Turizm A.Ş.) of Accor S.A. with a lease term of 25 years for 140 rooms İzmir Ibis Otel which is planned to be in operation in 2012. Tamaris Turizm A.Ş. has the additional 10 years prolongation right and has the right of cancellation 10 years earlier than the lease term of 25 years.

- ◆ The land located in KKTC, Bafra, has been allocated for the usage of Akfen İnşaat for a duration of 49 years. It was decided to transfer the contract (holding the usage right) to Akfen GT, the affiliate company of Akfen REIT. The transfer has been approved by the Council of Ministers with the decision dated 23rd February 2011.
- ◆ Considering the performance and profitability of the Company, it is decided that it is feasible to distribute 30% of the distributable profit upon approval at general shareholder's meeting. This will be considered for the 2011 fiscal period.
- ◆ Share purchase agreement was signed on 4th February 2011 with Horus International B.V. which owns the Company Keramit B.V.I, in order to acquire the shares of Keramit Financial Company B.V.I holding 100% shares of the Dinamo- Petrovskiy Park XXI Vek-MS Co. Share transfer will take place after the conditions precedents are fulfilled.

Russia & Turkey Projects' Physical Completion Status as of 28 February 2011:

Russia Projects			
City	Type	Status	Completion(%)
Samara	Ibis Hotel	Under construction	93%
Yaroslavl	Ibis Hotel	Under construction	78%
Kaliningrad	Ibis Hotel	Licensing stage	n.a
Moskow	Ibis Hotel	Under development	n.a
Samara	Office	Under construction	97%

Turkey Projects			
City	Type	Status	Completion(%)
Istanbul	Esenyurt Ibis Hotel	Under construction	3%
Adana	Ibis Hotel	Under construction	7%
Izmir	Ibis Hotel	Under development	n.a

TASK

TASK Güllük as of 31 January 2011

TASK Güllük	Volume (m ³)				
	2011 LTM	2010	Δ YTD*	Δ MoM*	Δ LTM
Invoiced Water Volume (m ³)	470.879	469.294	20,8%	20,8%	8,8%

* As the latest figure is as of January 2011, Δ YTD and Δ LTM reflects the same percentage

TASK Dilovası as of 28 February 2011

TASK Dilovası	2011 LTM**	2010	Δ YTD	Δ MoM	Δ LTM
Treated Waste Water Volume(m ³)	1.653.523	1.220.723	-	-	-

** TASK Dilovası is operational since July 2010. LTM is calculated for 8 months

- ◆ The process for the utilization of EBRD loan granted to Task Güllük is in its final stage. The management plans to withdraw the credit in April.
- ◆ As of February 2011, the number of operating factories in Dilovası Organised Industrial Zone was 211.

AKFEN HEPP

AKFEN HEPP as of 31 January 2011

Company	HEPP	Installed Capacity (MW)	Generation Capacity (GWh/yr)	Operational (Y/N)	Civil Work Progress (%)
Beyobası	Otluca	44,72	207,64	N	98%
	Sırma	5,93	26,72	Y	
	Yuvarlakçay*	3,24	22,84	N	0%
	Sekiyaka	3,46	16,81	N	0%
İdeal	Karasu – 1	3,73	23,09	N	96%
	Karasu – 2	3,09	19,61	N	95%
	Karasu – 4.2	9,94	56,35	N	91%
	Karasu – 4.3	3,71	16,89	N	96%
	Karasu – 5	4,03	23,16	N	97%
Çamlıca	Çamlıca III	25,81	94,47	N	98%
	Saraçbendi	24,01	86,13	N	98%
HEPP 1		131,67	593,71		
Elen	Doğançay	30,55	171,63	N	16%
Pak	Kavakcalı	10,88	48,19	N	0%
	Demirciler	9,4	32,29	N	33%
	Gelinkaya	7,06	30,9	N	20%
BT Bordo	Yağmur	8,48	36,21	N	6%
Yenidoruk	Doruk	28,83	82,06	N	3%
Zeki	Çatak**	10	42,93	N	0%
Rize İpek	Tepe***	13,61	32,57	N	0%
HEPP 2		118,81	476,78		
Laleli	Laleli	99	240,53	N	0%
Değirmeny. Adadağı		4,7	18,2	N	0%
HEPP 3		103,7	258,73		
Total		354,18	1329,22		

* Stay of execution decision has been taken by the local court. Legal process is ongoing. Application for the termination of the license and request for the return of the bid bond has been made to the EMRA.

** Plant area has been announced as a first degree protected area. Application has been made in the scope of Renewable Energy Law dated 29 December 2010. The project will be examined with the improvement in the weather conditions.

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

- ◆ 'Temporary Acceptance Process' is ongoing for Otluca, Çamlıca, Saraçbendi, Karasu 1, Karasu 2, Karasu 4.2, Karasu 4.3, Karasu 5 HEPP. These projects have been submitted to DSI (State Hydraulic Works) and EIGM (General Directorate of Energy Works). The application for temporary acceptance is made for Otluca, Çamlıca, Saraçbendi, Karasu 1 and Karasu 2 HEPPs in February. The projects are at the stage of approval at DSI and EIGM. Following the approval, the temporary acceptances will be made at the sites.
- ◆ License is granted for Laleli HEPP as of 9 February 2011 and the project design works have been started.

AKFEN CONSTRUCTION

- ◆ As of 31 January 2011, the total contract value of Akfen Construction assignments in HEPP projects is € 181,6 million and the total amount of cumulated progress payments reached to € 117 million. This amount corresponds the **65%** of the total contract value.
- ◆ With the signing of Adana Ibis, Izmir Ibis and Esenyurt IBIS construction contracts, Akfen Construction's total contract value in hotel projects reached to **€15.5 million** by 31 January 2011.