



OPERATIONAL PERFORMANCE REPORT

February 2012

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AKFEN HOLDING - RECENT DEVELOPMENTS & DATA

As of 29 February 2012, the price of Akfen Holding's bond with the *ISIN code TRSAKFH31213* was **TL99.94** (dirty price). Total trading volume in January amounted to **TL1,840,848**. The yield as of 29 February 2012 corresponded to **%8.21 + 207bps** spread. The total nominal amount of the bond with the *ISIN code of TRSAKFH31213* and maturity of two years, was TL100,000,000. The bonds have been matured and redeemed as of 2 March 2012 and the fourth coupon amount paid totaled to TL5,129,999.

Meanwhile, the price of Akfen Holding's bond with the *ISIN code TRSAKFHA1313* realized at **TL101.2** (dirty price) as of 29 February 2012. Total trading volume in February was **TL1,075,864** and the yield as of 29 February 2012 corresponded to **%9.13 + 297bps** spread.

On March 8th, 2012 Akfen Holding completed the issuance of TL200,000,000 two-year corporate bond (ISIN code TRSAKFH31411) that yield 400 basis points more than the benchmark Turkish Treasury bond. The initially announced offering of corporate bond was TL100,000,000 and due to strong investor demand, the Company increased the size of the offering to TL200,000,000. About 90.12% of the bonds were allocated to institutional investors and the remaining 9.88% to retail investors. The coupon payments will be made every six months until the maturity of the corporate bond. The first coupon interest rate was set at 6.4178%, which corresponds to an annual compounded interest rate of 13.2862%.

On March 11th, 2012 Akfen Holding, together with its wholly owned subsidiary Akfen Insaat, as well as Tepe Insaat Sanayi A.S. and Sera Yapi Endustrisi ve Ticaret A.S. entered into share purchase agreements with Aéroports de Paris Management for the sale of a part of their TAV Airports and TAV Investment shares. Accordingly, Akfen Holding's 18% stake in TAV Airports will be sold for US\$414mn, Akfen Holding's 20.325% stake in TAV Investment will be sold for US\$20,325,000 and Akfen Insaat's %0.50 stake in TAV Investment will be sold for US\$500,000. Payment will be made by the Closing date of the share purchase agreement. According to the agreement, Mr. Hamdi Akin and Dr. M. Sani Sener will continue in their positions as Chairman of the Board of Directors and CEO&President of TAV Airports, respectively. It was also decided that the Board of Directors of TAV Airports would consist of eleven members: While Tepe Insaat & Akfen Holding together will appoint three members, Aéroports de Paris will also appoint three members of the Board of Directors of TAV Airports. The CEO & President of TAV Airports will serve as the executive Board member and there will be four independent Board members.

BUSINESS LINES - OPERATIONAL PERFORMANCE & DEVELOPMENTS
1) Airports/Terminals: TAV Airports
Passenger Figures* (as of 29 February 2012)

	2012 LTM	2011	YTD Chg.	YoY Chg.	LTM Chg.
Ataturk Airport	38,473,151	37,452,187	22%	18%	19%
International	24,622,161	23,847,835	27%	26%	19%
Domestic	13,850,990	13,604,352	14%	6%	17%
Esenboga Airport	8,595,949	8,520,649	6%	-1%	7%
International	1,396,581	1,387,503	5%	1%	2%
Domestic	7,199,368	7,133,146	6%	-1%	9%
Izmir Airport	8,623,454	8,542,811	7%	2%	13%
International	2,457,456	2,464,334	-4%	-8%	13%
Domestic**	6,165,998	6,078,477	9%	4%	13%
TAV Turkey Total	50,535,527	54,515,647	34%	29%	19%
International	28,476,198	33,778,149	24%	22%	18%
Domestic	22,059,329	20,737,498	45%	36%	20%
Monastir+Enfidha Airports	2,341,262	2,289,131	52%	251%	-39%
Tbilisi + Batumi Airports	1,221,277	1,190,922	24%	25%	30%
Macedonia (Skopje&Ohrid)	859,463	838,164	23%	22%	16%
TAV TOTAL***	54,957,529	52,755,387	34%	30%	14%
International	32,898,200	32,017,889	25%	25%	11%
Domestic	22,059,329	20,737,498	45%	36%	20%

* Both departing and arriving passengers, including transfer pax.

** TAV started to serve domestic passengers at Izmir Airport on January 2012

*** 2011 totals do not include Izmir domestic traffic data

Abbreviations:

LTM: Last twelve months

YTD: Year-to-date (Jan-Feb 2012/Jan-Feb 2011)

YoY: Year-over-Year (Feb 2012/Feb 2011)

Air Traffic Movements* (as of 29 February 2012)

	2012 LTM	2011	YTD Chg.	YoY Chg.	LTM Chg.
Ataturk Airport	311,914	305,808	14%	15%	13%
International	204,404	199,906	16%	17%	13%
Domestic	107,510	105,902	11%	9%	13%
Esenboga Airport	72,935	72,244	6%	3%	11%
International	11,835	11,850	-1%	-3%	-1%
Domestic	61,100	60,394	8%	4%	14%
Izmir Airport	63,604	63,079	6%	9%	9%
International	17,226	17,304	-6%	-2%	6%
Domestic**	46,378	45,775	9%	11%	10%
TAV Turkey Total	409,517	441,131	26%	12%	15%
International	233,465	274,835	14%	15%	12%
Domestic	176,052	166,296	41%	20%	18%
Monastir+Enfidha Airports	21,270	20,805	36%	133%	-32%
Tbilisi + Batumi Airports	23,218	23,114	3%	9%	19%
Macedonia (Skopje&Ohrid)	12,038	11,878	11%	4%	1%
TAV TOTAL***	466,043	451,153	24%	26%	11%
International	289,991	284,857	14%	17%	7%
Domestic	176,052	166,296	41%	39%	18%

* Commercial flights only

** TAV started to serve domestic passengers at Izmir Airport on January 2012

***2011 totals do not include Izmir domestic traffic data

2) Airport Construction: TAV Construction

Ongoing Projects (as of 31 January 2012)

Project	Employer	TAV Construction's Share	Contract Value (US\$mn)	Physical Completion as of 31.01.2012	Physical Completion as of 31.12.2011	Change
Dubai-Marina 101	M/S SHEFFIELD HOLDINGS LIMITED	100%	198	45%	45%	-
2011 Investments	TAV İSTANBUL TERMINAL İŞLETMECİLİĞİ A.Ş.	100%	18	40%	38%	2%
Libya-Tripoli	THE LIBYAN CIVIL AVIATION AUTHORITY	25%	2,103	37%	37%	-
Libya-Sebha	THE LIBYAN CIVIL AVIATION AUTHORITY	50%	229	7%	7%	-
Doha	GOVERNMENT OF THE STATE OF QATAR	35%	3,901	96%	95%	1%
Oman MC1	SULTANATE OF OMAN MINISTRY OF TRANSPORT AND COMM.	50%	1,178	50%	48%	2%
TOTAL			7,627			

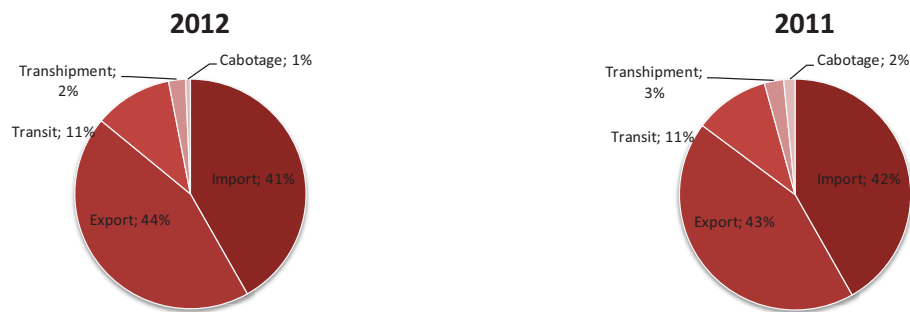
3) Port Operations: Mersin International Port (MIP)

Container & Conventional Cargo Statistics (as of 29 February 2012)

	2012 LTM	2011	YTD Chg.	YoY Chg.	LTM Chg.
Container Volumes (TEU)	1,172,225	1,140,927	18%	15%	10%
Conventional Throughput (Ton)*	6,332,910	6,416,377	-7%	-3%	-7%

* General Cargo – Dry Bulk – Liquid Bulk

Container Regime Breakdown



4) Real Estate: Akfen REIT

Occupancy Rate (as of 29 February 2012)

Hotels	Room Number*	2012 YTD	2012 LTM	2011
Zeytinburnu Ibis	228	68%	84%	86%
Zeytinburnu Novotel	208	70%	82%	83%
Eskisehir Ibis	108	69%	75%	76%
Trabzon Novotel	200	47%	70%	72%
Gaziantep Ibis	177	43%	46%	44%
Gaziantep Novotel	92	53%	52%	50%
Kayseri Ibis	160	49%	48%	45%
Kayseri Novotel	96	46%	49%	48%
Bursa Ibis	200	60%	56%	52%
Yaroslavl Ibis	177	51%	-	-

Rev Par (EUR)**

Hotels	Room Number*	2012 YTD	2012 LTM	2011
Zeytinburnu Ibis	228	49	60	61
Zeytinburnu Novotel	208	52	69	70
Eskisehir Ibis	108	32	34	34
Trabzon Novotel	200	24	40	41
Gaziantep Ibis	177	15	15	14
Gaziantep Novotel	92	24	23	22
Kayseri Ibis	160	18	16	15
Kayseri Novotel	96	24	23	23
Bursa Ibis	200	26	23	21
Yaroslavl Ibis	177	25	-	-

Total Rev Par (EUR)***

Hotels	Room Number*	2012 YTD	2012 LTM	2011
Zeytinburnu Ibis	228	56	70	71
Zeytinburnu Novotel	208	71	93	93
Eskisehir Ibis	108	38	39	39
Trabzon Novotel	200	39	64	65
Gaziantep Ibis	177	18	18	18
Gaziantep Novotel	92	36	38	37
Kayseri Ibis	160	21	20	19
Kayseri Novotel	96	36	36	35
Bursa Ibis	200	31	27	25
Yaroslavl Ibis	177	34	-	-

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

** Rev Par = Average Room Rate x Occupancy Rate

*** Total Rev Par = Rev Par + Other Revenues (food&beverage, seminar-congress, banquet revenues, etc.)

Russia & Turkey Projects' Physical Completion Status (as of 29 February 2012)

Russia Projects

City	Type	Status	Completion (%)
Samara	Ibis Hotel	Completed	100%
Samara	Office	Completed	100%
Kaliningrad	Ibis Hotel	Under construction	n.a.
Moscow	Ibis Hotel	Project development stage	n.a.

Turkey Projects

City	Type	Status	Completion (%)
Adana	Ibis Hotel	Under construction	90%
Istanbul	Esenyurt Ibis Hotel	Under construction	57%
Izmir	Ibis Hotel	Under construction	18%
Istanbul	Novotel Karakoy	Project development stage	n.a.
Ankara	Ankara Airport Hotel	Project development stage	n.a.

In the first 2 months of 2012, occupancy rate of Ibis, Novotel located in Turkey and Yaroslavl Ibis located in Russia reached 56%, indicating an increase of 3% compared to the same period of previous year. During the same period, Rev-Par and T-RevPar increased 1% and 2%, respectively.

204 rooms Ibis Hotel Samara was opened on 1 March 2012.

5) Water & Waste Water Utilities: Akfen Su
Invoiced Water & Treated Waste Water Volumes (m3)

	2012 LTM	2011	YTD Chg.	YoY Chg.	LTM Chg.
Akfen Su Gulluk (as of 31 January 2012)					
Invoiced Water Volume	546,776	548,041	-6%	-6%	16%
Akfen Su Dilovasi* (as of 29 February 2012)					
Treated Waste Water Volume	2,308,922	2,333,934	-	9%	-

* Akfen Su Dilovasi is operational since July 2010

As of end-January , Akfen Su Güllük served 5,258 subscribers.

As of end-February, the number of operating factories in Dilovasi Organised Industrial Zone was 211.

6) Energy
6.1) Akfen HEPP

(as of February 2012)

Operational HEPPs

Company	HEPP	Installed Capacity (MW)	Generation Capacity (GWh/yr)	Commercial Operation Date (COD)	Realized Generation Output (GWh) - COD Date- 31.12.2011	Realized Generation Output (GWh)YTD
Beyobası	Otluca	44.7	207.6	April 2011	109,631	22,578
	Sirma	5.9	26.7	June 2009	21,474	6,093
Ideal	Karasu-1	3.7	23.1	Mayıs 2011	3,935	519
	Karasu-2	3.1	19.6	June 2011	5,264	2,097
	Karasu-4.2	9.9	56.4	November 2011	1,963	1,370
	Karasu-4.3	3.7	16.9	August 2011	3,319	876
	Karasu-5	4.0	23.2	August 2011	9,543	2,436
Çamlıca	Çamlıca III	25.8	94.5	April 2011	56,931	9,357
	Saracbendi	24.0	86.1	May 2011	26,866	2,425
Total		125.0	554.1		238,926	47,750

HEPPs Under Construction

Company	HEPP	Installed Capacity (MW)	Generation Capacity (GWh/yr)	Civil Work Progress (%)
Beyobası	Sekiyaka	3.5	16.8	14%
Elen	Dogancay	30.6	171.6	41%
Pak	Kavakcali	10.9	48.2	31%
	Demirciler	9.4	32.3	90%
	Gelinkaya	7.1	30.9	72%
BT Bordo	Yagmur	8.5	36.2	82%
Yenidoruk	Doruk ¹	28.8	82.1	42%
Total		98.7	418.1	

HEPPs at Planning Stage

Company	HEPP	Installed Capacity (MW)	Generation Capacity (GWh/yr)
Zeki	Catak ²	10.0	42.9
Laleli	Laleli	104.8	256.7
Değirmenyanl	Adadagi ³	4.7	18.2
Total		119.5	317.8

(1) The law suit for the cancellation of the EIA Decision was refused by the Ordu Administrative Court with major number 2011/1423 and decision number 2012/194.

(2) Following the decision that declares the land including the plant area as "protected area", a law suit demanding the cancellation of this decision was filed, which was settled with the decision of Rize Administrative Court (2010/487 Es, 2011/661 Kr) declaring that, the land within the zone of Catak HEPP project is not protected area. The decision was declared to us.

(3) Licence process is ongoing.

As of the reporting period, Akfen Holding continued to generate electricity through its nine operating hydroelectric power plants, having a total installed capacity of 124.96 MW and a projected annual electricity generation capacity of 554.06 GWh, whereas the construction in 7 plants having a total installed capacity of 99 MW and a projected annual electricity generation capacity of 418 GWh was ongoing.

All the HEPPs, excluding Karasu 4.2 HEPP and Sirma HEPP, have started to sell at US\$7.3 cent/kwh purchase guarantee of State within the scope of Renewal Energy Law as of January 2012.

6.2) Akfen Energy

Akfen Energy Wholesale Company, which is a wholly-owned subsidiary of Akfen Enerji Yatırımları Holding A.S., 69.75% owned by Akfen Holding A.S., established for providing electricity to eligible consumers, has started its operations through a pilot study in July 2011. The portfolio of the company has reached c.a. 29.6 million kWh of total annual consumption, which was composed of 60 gauges as of the publishing date of this report.

On February 22, 2012, Akfen Holding made an announcement regarding the License Eligibility Decision of Energy Market Regulatory Authority ("EMRA") for Mersin Natural Gas Power Plant ("NGPP"). As previously announced on October 5th, 2011, Akfen Holding's subsidiary Akfen Energy Generation and Trade Company ("Akfen Energy") had acquired a 58,000 sqm land located in Mersin from the Privatization Agency, submitting the highest bid of TL40.6 million. Following Privatization High Commission's approval on November 1st, 2011, the Asset Sale Agreement was signed on January 10th, 2012.

Akfen Energy submitted its license application for a NGPP with an installed capacity of 450 MW on April 11th, 2008. According to the board resolution of the Energy Market Regulatory Authority, License Eligibility Decision was obtained on February 9th, 2012. There is already a positive opinion on Environmental Impact Assessment for the NGPP Project.

7) Construction: Akfen Construction

As of 29 February 2012, the total contract value of Akfen Construction assignments in ongoing HEPP projects was **EUR73 million** and the total amount of cumulated progress payments of ongoing HEPP projects reached **EUR31.4 million**. This amount corresponds to **43%** of the total contract value.

As of 29 February 2012, the total contract value of Akfen Construction assignments in ongoing REIT projects was **EUR17.7 million** and the total amount of cumulated progress payments of ongoing REIT projects reached **EUR9.7 million**. This amount corresponds to **55%** of the total contract value.

As of 29 February 2012, Akfen Construction's current backlog (HEPP and REIT projects) was **EUR49.7 million**.

8) Istanbul Fast Ferries - IDO

Number of Passengers and Vehicles Transported

	2M2011	2M2012	Change (%)
Number of Passengers	7,407,752	6,379,126	-14%
Fast Ferry	807,183	720,781	-11%
Sea Bus	843,812	729,930	-13%
Conventional Ferry	5,756,757	4,928,415	-14%
Number of Vehicles	1,043,936	965,783	-7%
Fast Ferry*	148,998	128,843	-14%
Conventional Ferry**	894,938	836,940	-6%

* Vehicle transport numbers by Fast Ferry are measured in Car Equivalent Units ("CEU"). CEU is calculated through applying coefficients for each type of transport compared to a single car.

Mode of Transport	Motorcycles	Automobile	Disabald Car	Minivan	Mini bus (12 pass.)	Jeep	Mini bus (19 pass.)	Midi bus	Pickup Truck 0-2000 kg	Pickup Truck 2001-2500 kg	Truck 2501-3500 kg	Bus	Tow ed Vehicles
Coefficient	0.25	1	1	1	1.25	1.25	1.5	2	1.5	2	2	5	1.5

** Number of passengers travelling with vehicles using Eshikisar-Topcular conventional ferry line are calculated through applying coefficients for each type of mode of transport as laid out in the following table :

Mode of Transport	Automobile	Minivan	Jeep/Pickup Truck /Minibus	Midi bus (21+)	Truck / 2 Axles Bus	3 Axles Bus, Tractor and Trailer	Over 4 axles vehicles	Motorcycles
In Vehicle Passenger Coefficient	3	3	6	9	26	26	2	1

2011 in vehicle passenger figures of Sirkeci-Harem line is calculated with 3 passengers per vehicle coefficient. 2012 figures on the other hand represent actual counts of in vehicle passengers

Istanbul – Izmir line of IDOBUS project, which integrates sea and land transportation, will commence operating on March 22, 2012. From both sides there will be 13 roundtrips daily between Istanbul and Izmir, of which 9 will be express trips. The express trips take 6 hours and 25 minutes, while regular trips, with 2 stops, in Balıkesir and Manisa, take about 6 hours and 40 minutes.

Akfen Holding Investor Relations

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