

Bringing **transparency**  
to emerging **real estate** markets



**REIDIN**

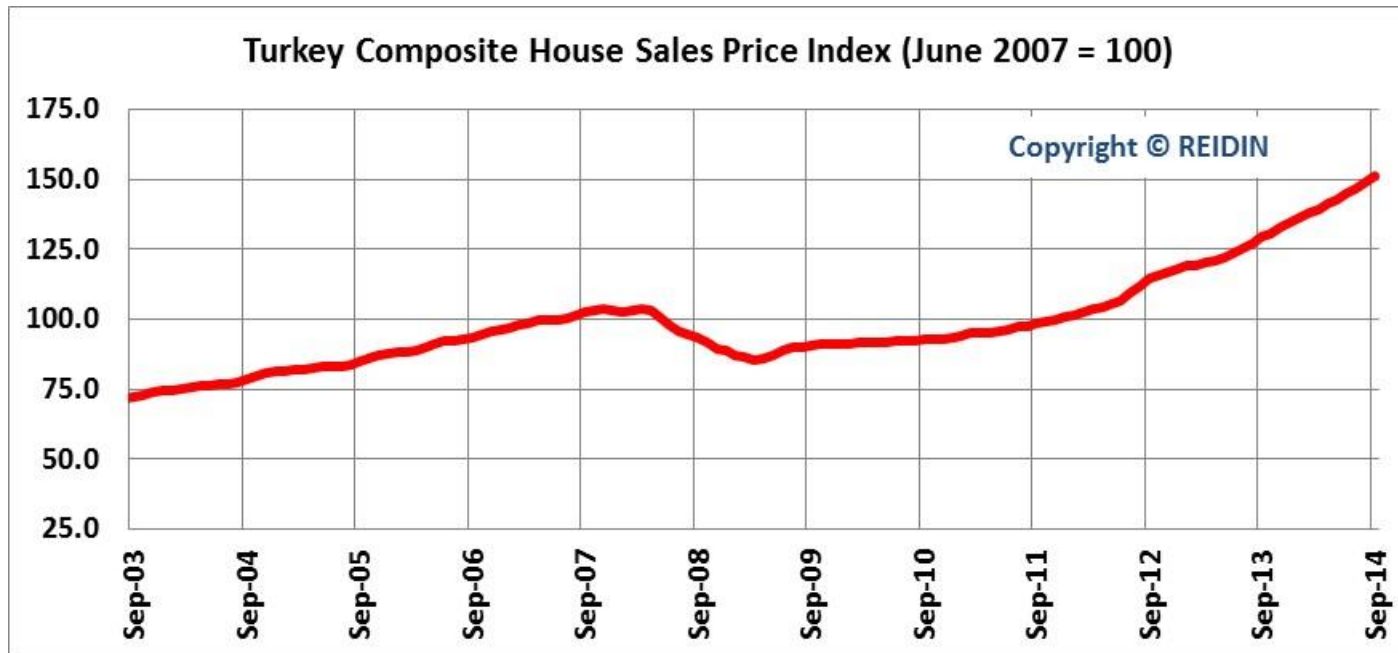
Issue: 70

- The residential sales prices for existing homes increased 1.61% in Turkey overall, 0.55% in Adana, 0.89% in Ankara, 2.25% in Antalya, 0.09% in Bursa, 2.14% in Istanbul, 1.26% in Izmir and 1.12% in Kocaeli during September 2014.
- The residential rental prices for existing homes increased 1.89% in Turkey overall, 2.19% in Adana, 0.86% in Ankara, 2.88% in Antalya, 1.34% in Bursa, 2.16% in Istanbul, 1.66% in Izmir and 1.48% in Kocaeli during September 2014.

# INDEX SUMMARY

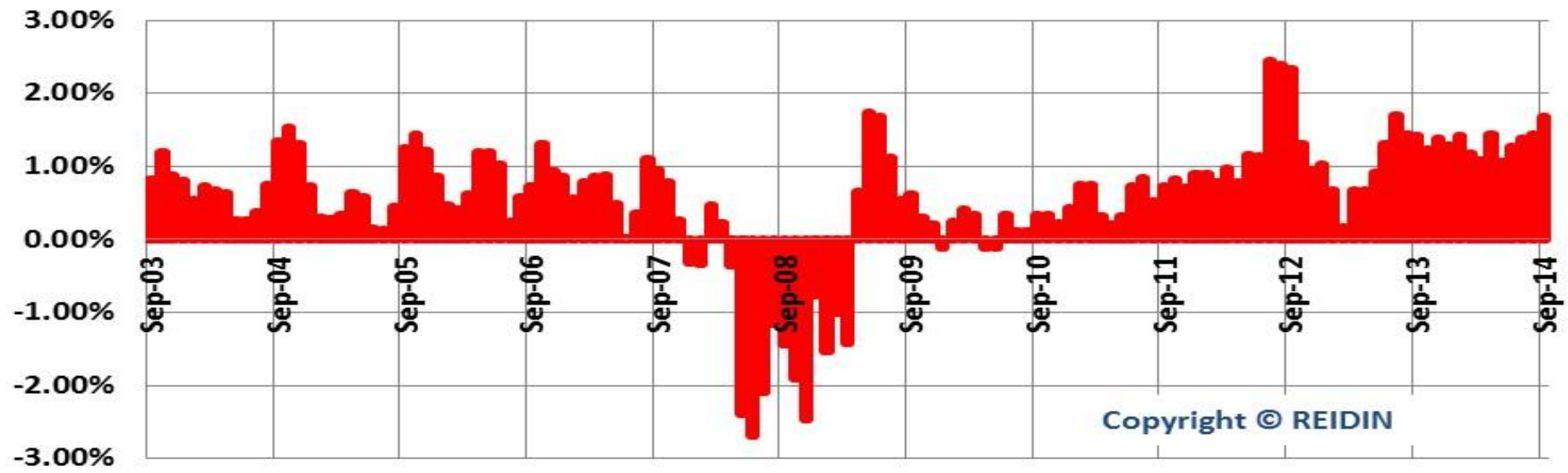
	SEPTEMBER 2014
Turkey Composite House Sales Price Index (June 2007 = 100)	151.3
Turkey Composite Rent Index (June 2007 = 100)	137.9
Gross Rental Yield (Turkey Overall)	5.84%
Price-to-Rent Ratio (Turkey Overall)	17.6 YEAR
Housing Affordability Index (Turkey Overall-For 10 Year Mortgage Loan)	93.0
Monthly Mortgage Loan Interest Rate	0.90%
Total Amount of Mortgage Loans	109,344,439,000 TL
Consumer Confidence Index	74.00
Consumer Price Index (2003=100)	243.74
USD/TL Exchange Rate (Monthly Average)	USD/TL 2.2056
BIST-REIT Index (Monthly Average) (28/12/1999 = 21,180.77)	35,303

# REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: SALES

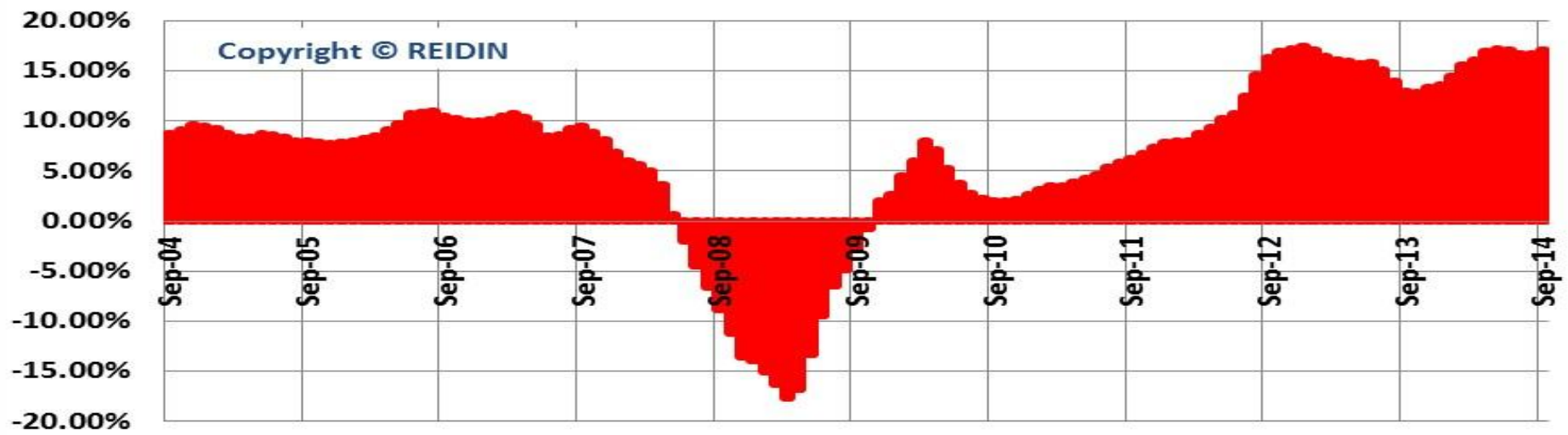


# REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: SALES

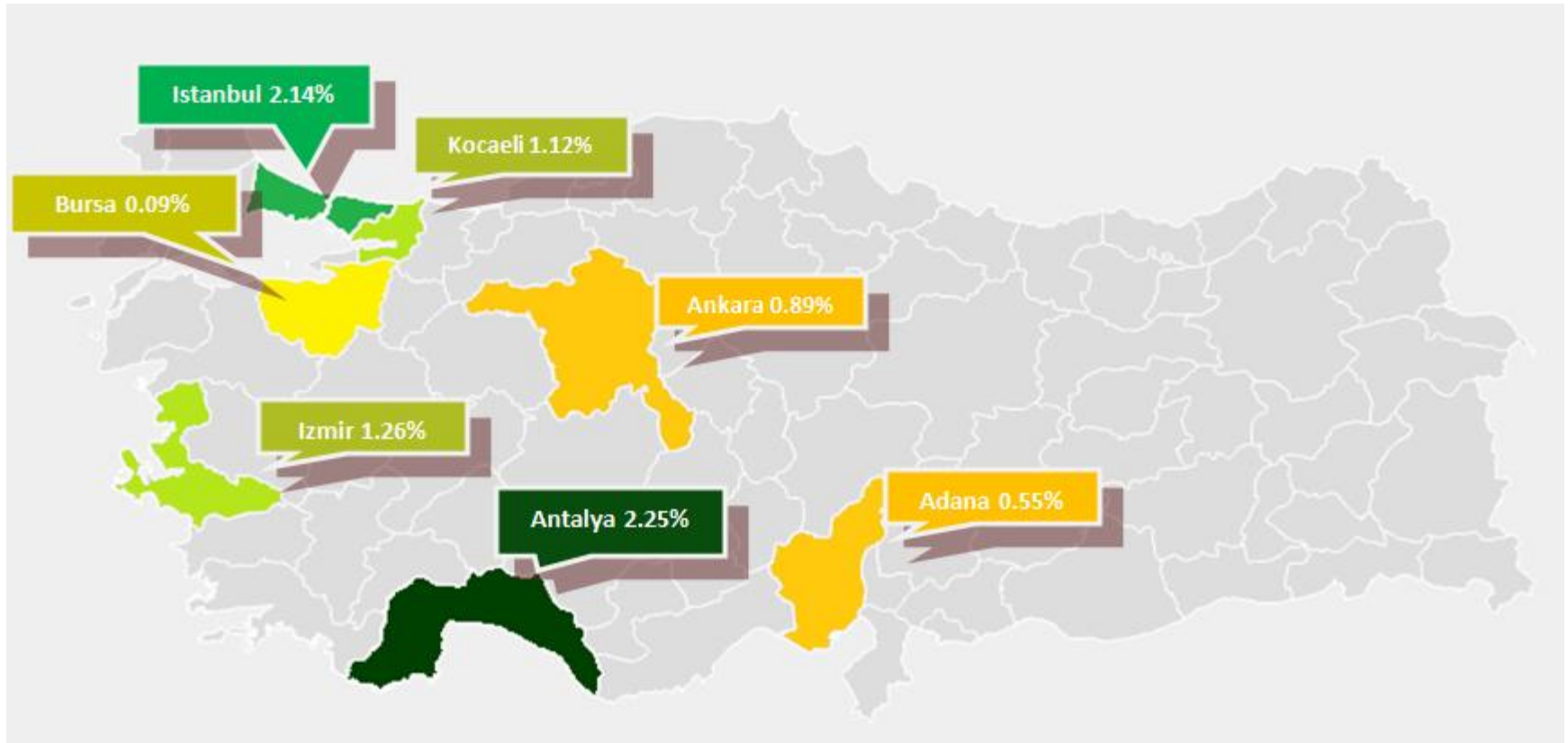
## Monthly % Change in Turkey Composite House Sales Price Index



## Annual % Change in Turkey Composite House Sales Price Index



## % CHANGE IN RESIDENTIAL SALES PRICES



The residential sales prices for existing homes increased 1.61% in Turkey overall, 0.55% in Adana, 0.89% in Ankara, 2.25% in Antalya, 0.09% in Bursa, 2.14% in Istanbul, 1.26% in Izmir and 1.12% in Kocaeli during September 2014.

# REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: CHANGES IN RESIDENTIAL SALES PRICES

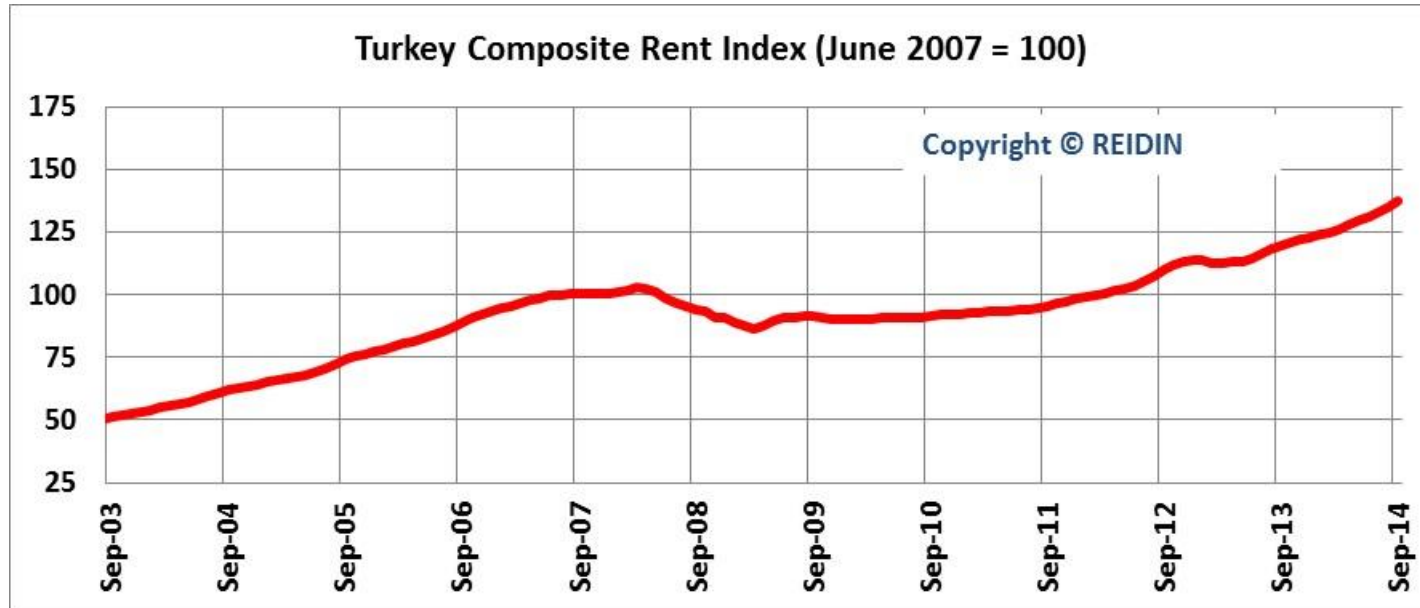
	<b>Index Value: September 2014</b>	<b>% Change in Month</b>	<b>% Change in Past Year</b>
<b>Turkey Composite</b>	<b>151.3</b>	<b>1.61%</b>	<b>17.01%</b>
<b>Adana</b>	<b>161.7</b>	<b>0.55%</b>	<b>12.21%</b>
<b>Ankara</b>	<b>133.2</b>	<b>0.89%</b>	<b>11.31%</b>
<b>Antalya</b>	<b>118.8</b>	<b>2.25%</b>	<b>8.62%</b>
<b>Bursa</b>	<b>112.2</b>	<b>0.09%</b>	<b>8.89%</b>
<b>İstanbul</b>	<b>166.0</b>	<b>2.14%</b>	<b>22.19%</b>
<b>İzmir</b>	<b>147.0</b>	<b>1.26%</b>	<b>10.50%</b>
<b>Kocaeli</b>	<b>134.3</b>	<b>1.12%</b>	<b>7.75%</b>

Base Period: June 2007=100



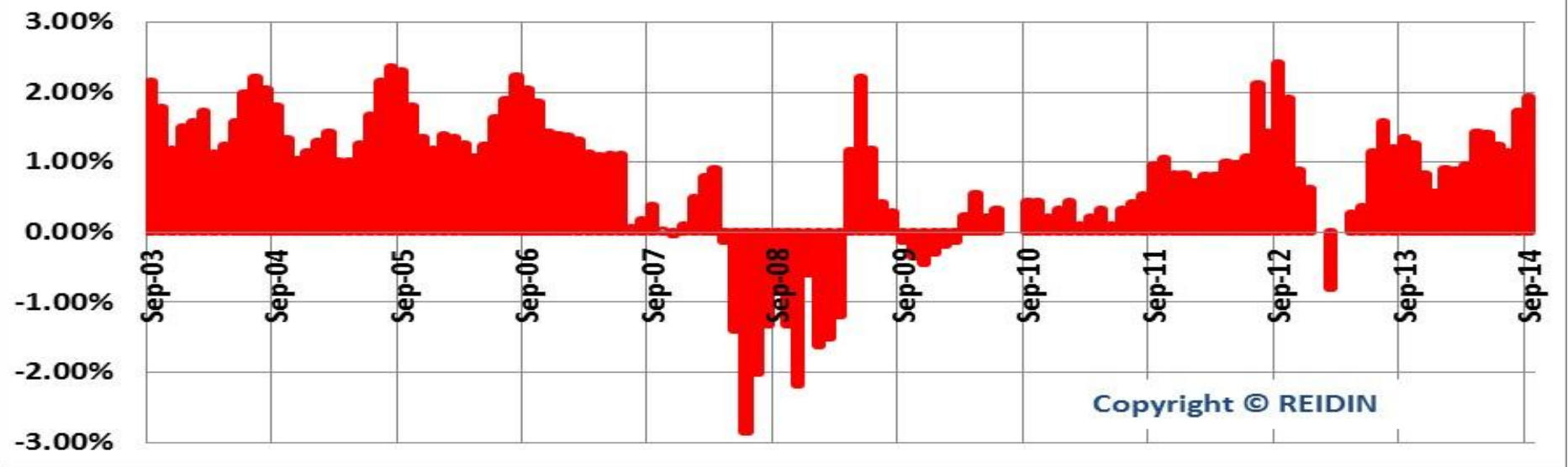


# REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: RENT

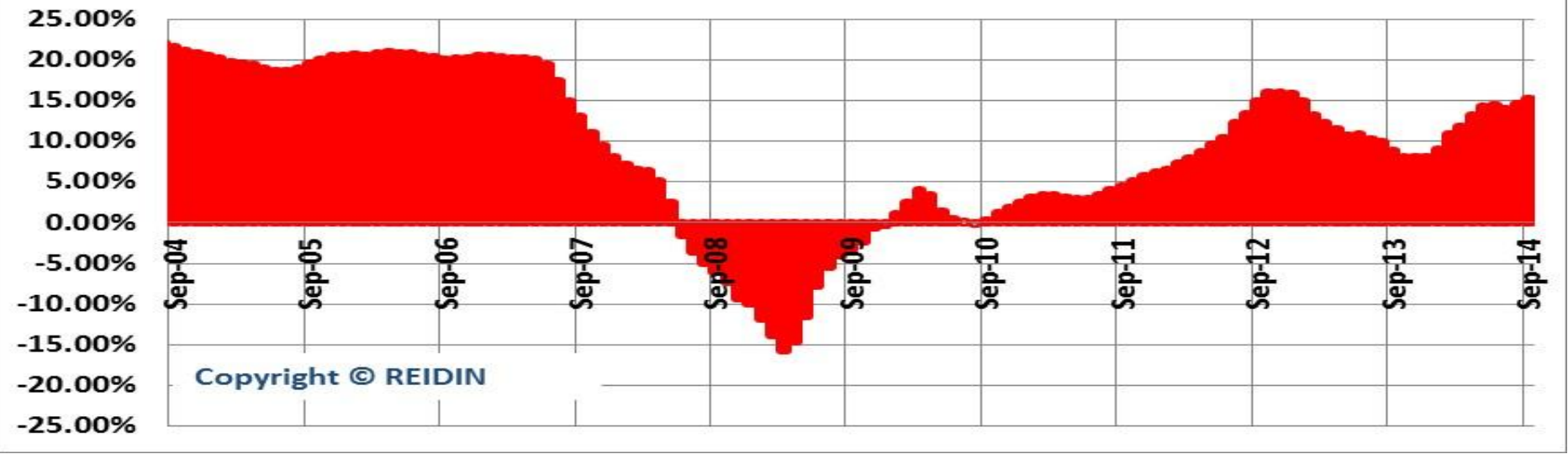


# REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: RENT

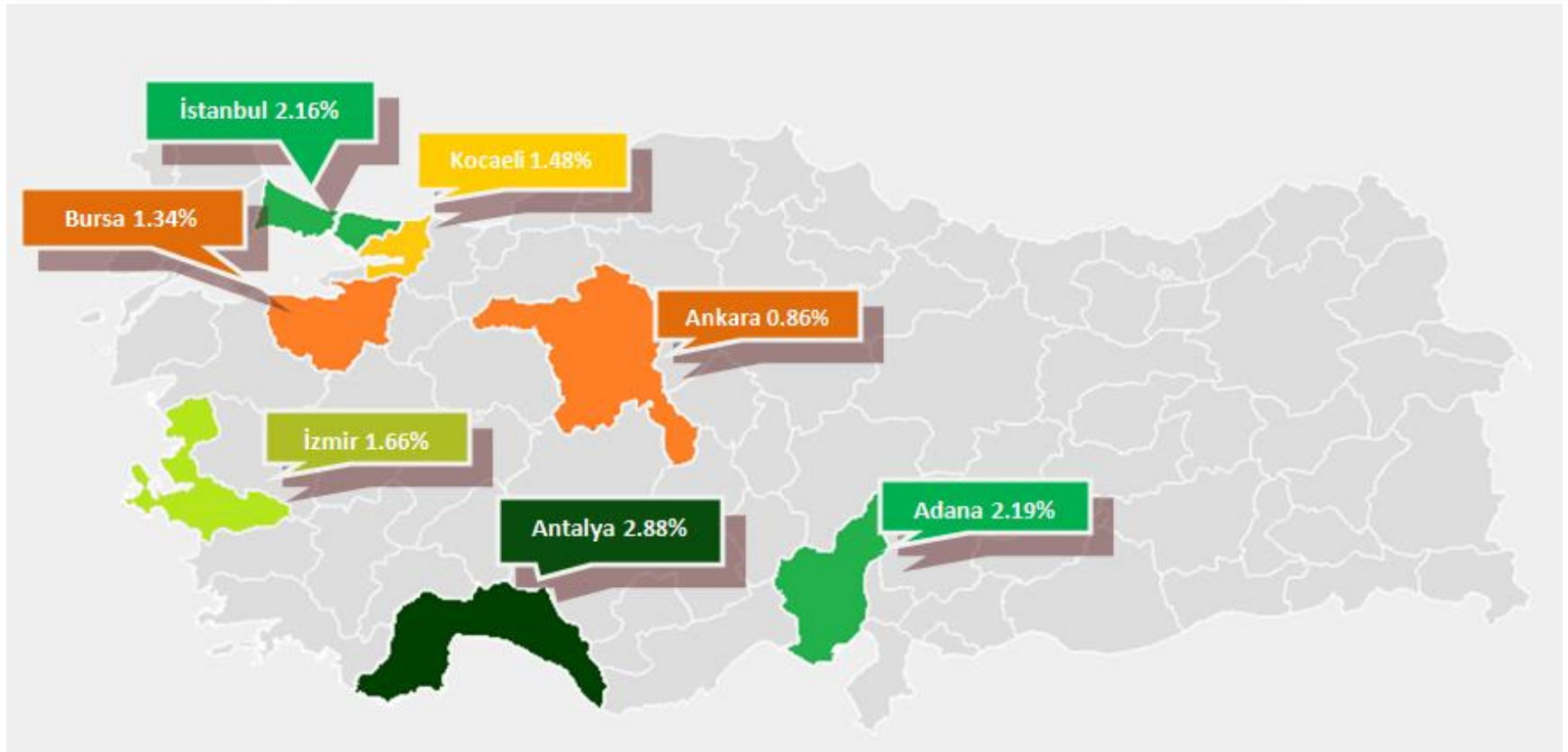
## Monthly % Change in Turkey Composite Rent Index



## Annual % Change in Turkey Composite Rent Index



## % CHANGE IN RESIDENTIAL RENTAL PRICES



The residential rental prices for existing homes increased 1.89% in Turkey overall, 2.19% in Adana, 0.86% in Ankara, 2.88% in Antalya, 1.34% in Bursa, 2.16% in İstanbul, 1.66% in İzmir and 1.48% in Kocaeli during September 2014.

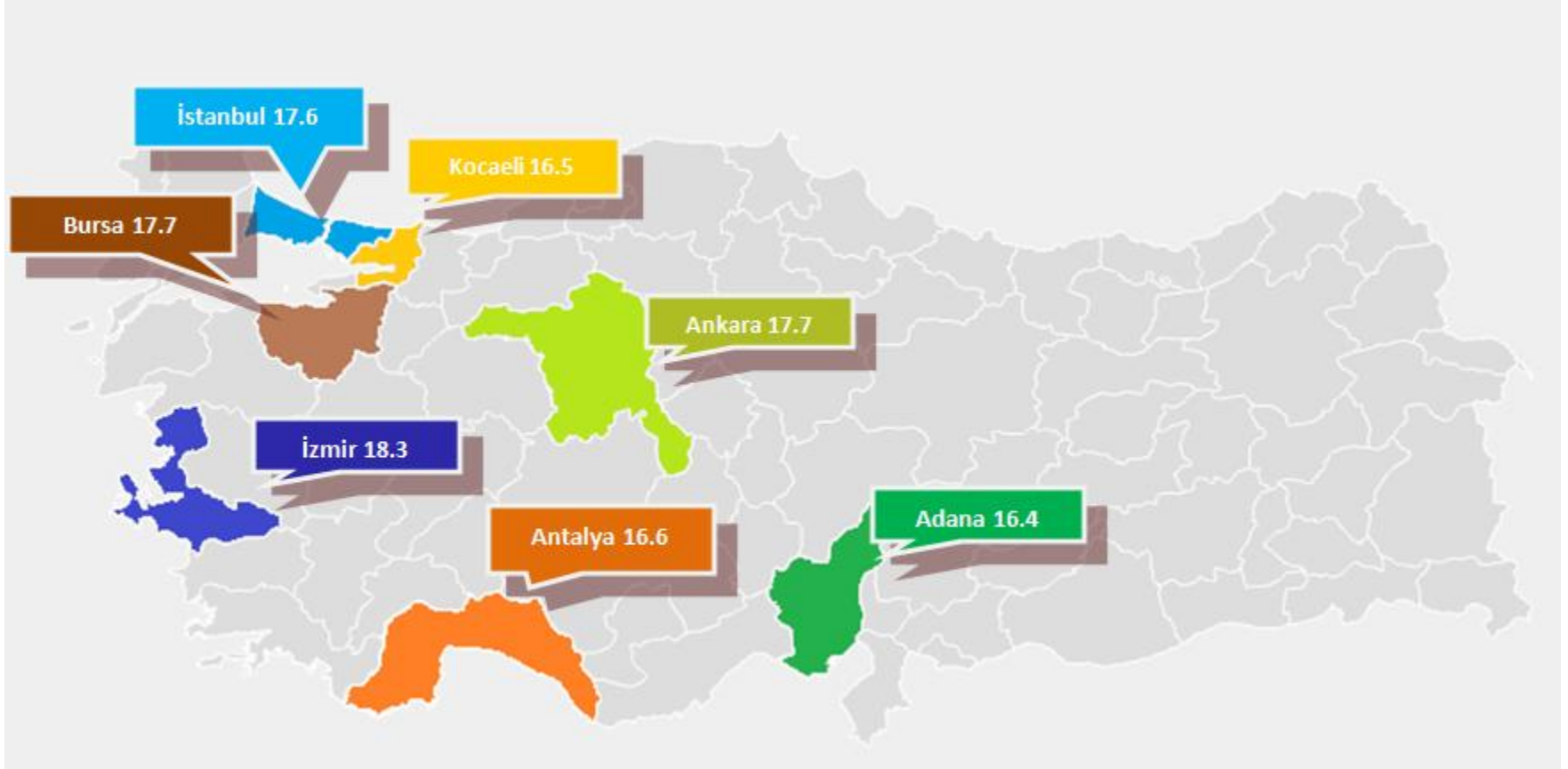
# REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: CHANGES IN RESIDENTIAL RENTAL VALUES

	Index Value: September 2014	% Change in Month	% Change in Past Year
Turkey Composite	137.9	1.89%	15.24%
Adana	156.2	2.19%	17.38%
Ankara	130.4	0.86%	12.00%
Antalya	127.7	2.88%	11.31%
Bursa	103.9	1.34%	5.15%
İstanbul	145.7	2.16%	18.43%
İzmir	133.8	1.66%	11.40%
Kocaeli	125.2	1.48%	8.53%

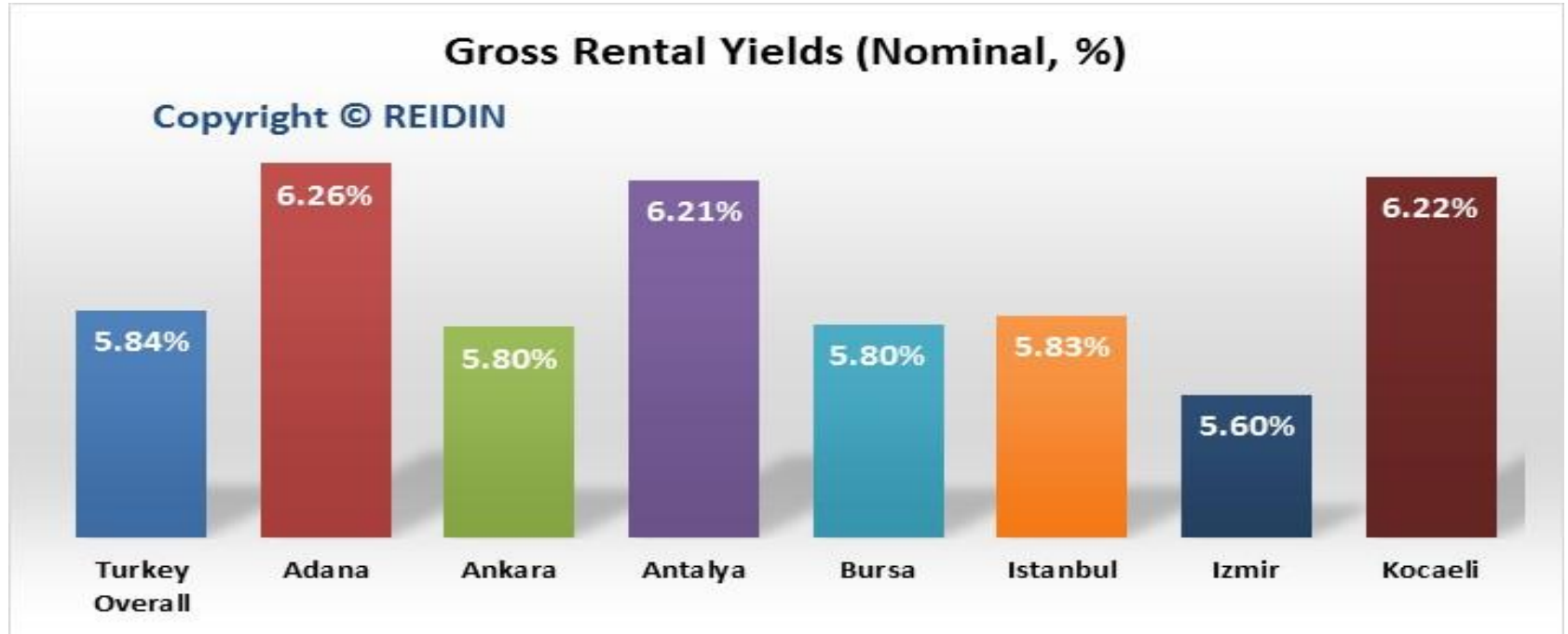
Base Period: June 2007=100



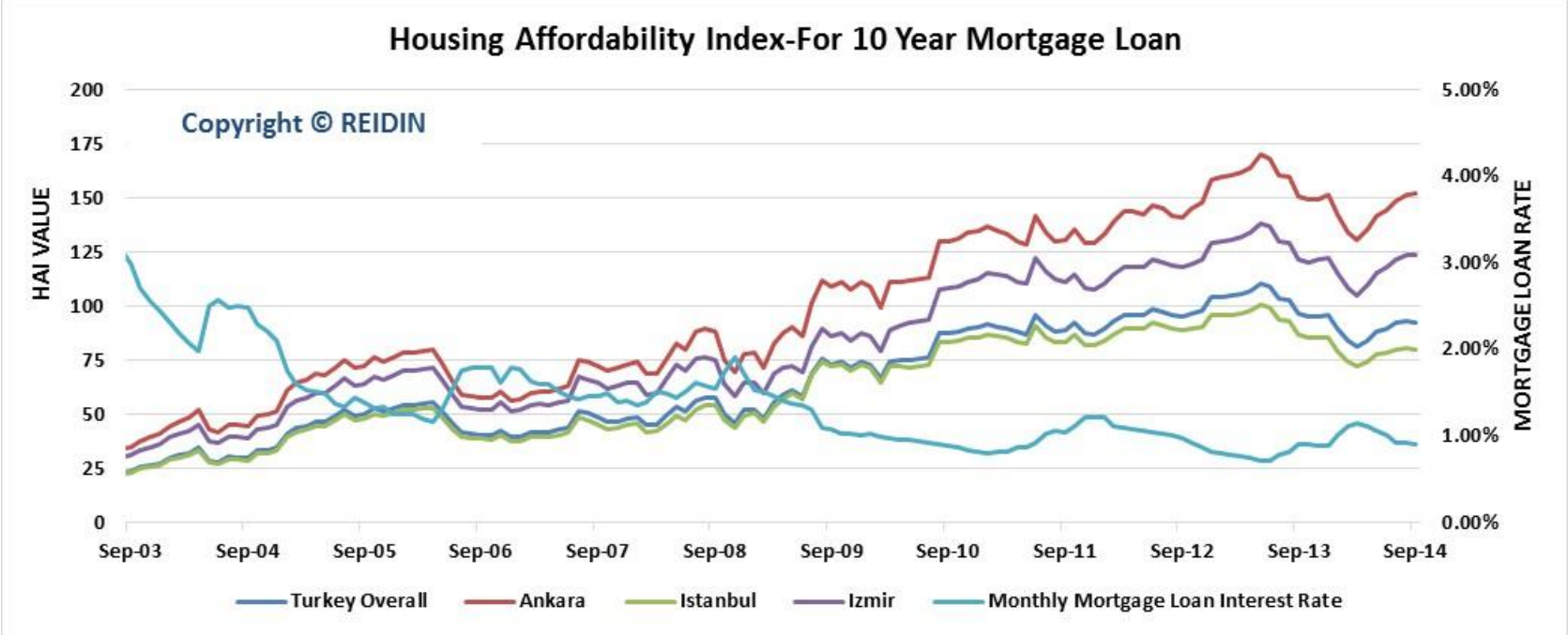
# REIDIN TURKEY PRICE-to-RENT RATIOS (YEAR)



# REIDIN TURKEY GROSS RENTAL YIELDS (%)

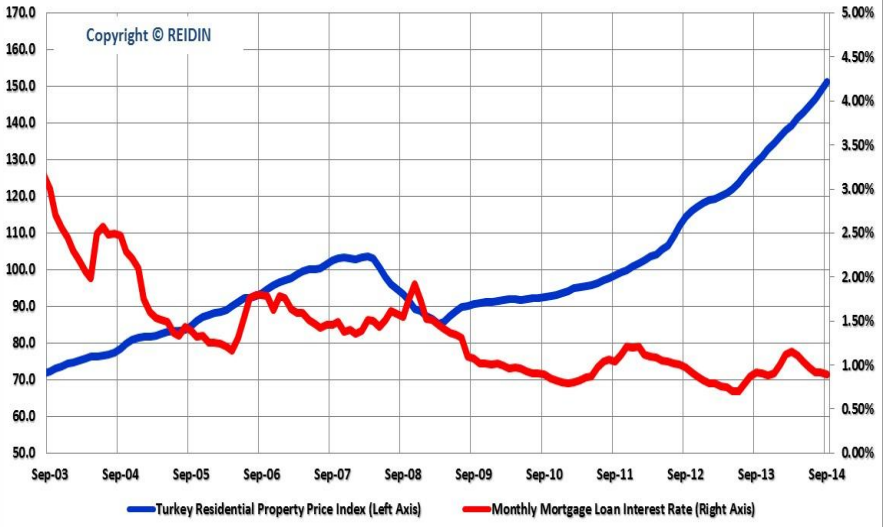


# REIDIN HOUSING AFFORDABILITY INDEX

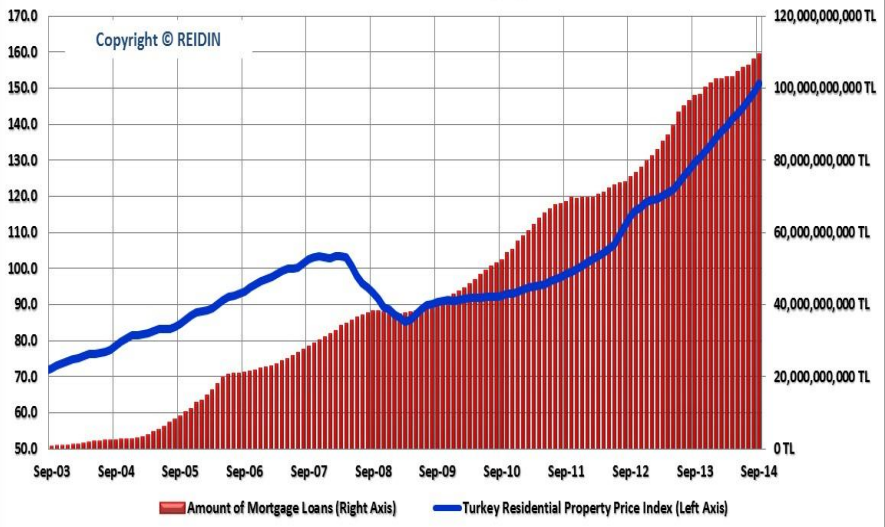


# EXISTING HOUSE PRICES VS. FINANCIAL INDICATORS

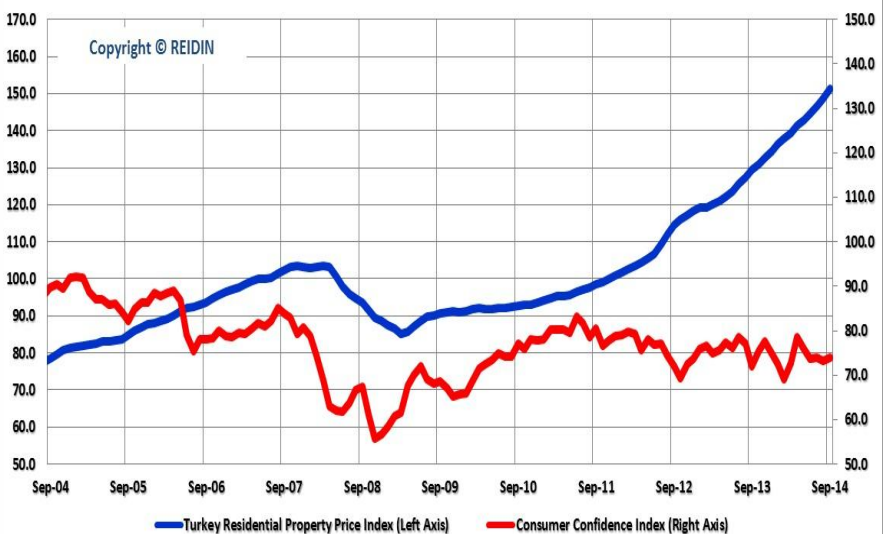
### House Prices vs. Mortgage Rates



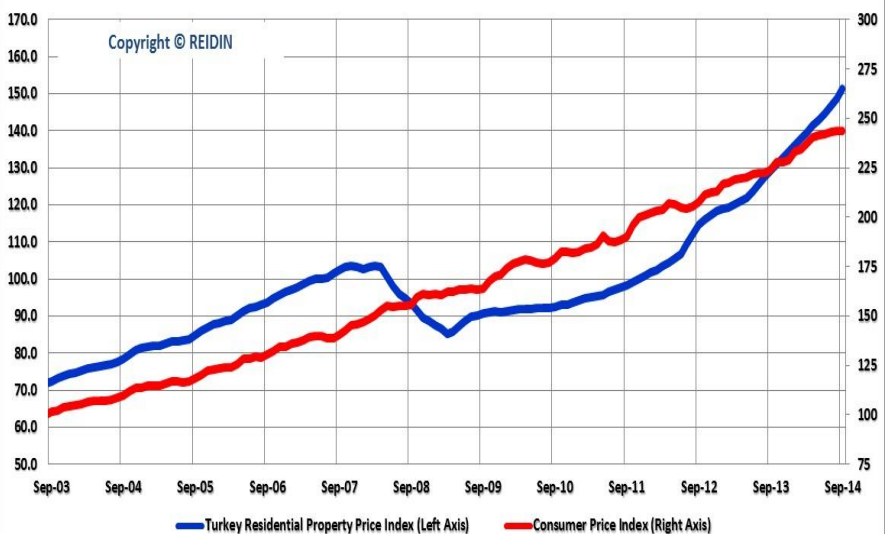
### House Prices vs. Mortgage Loans



### House Prices vs. Consumer Confidence Index

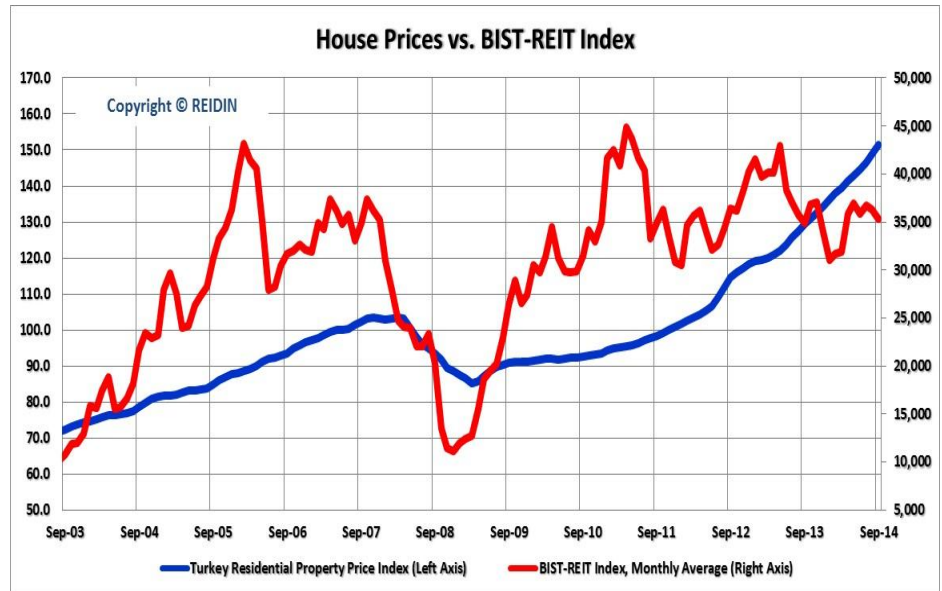
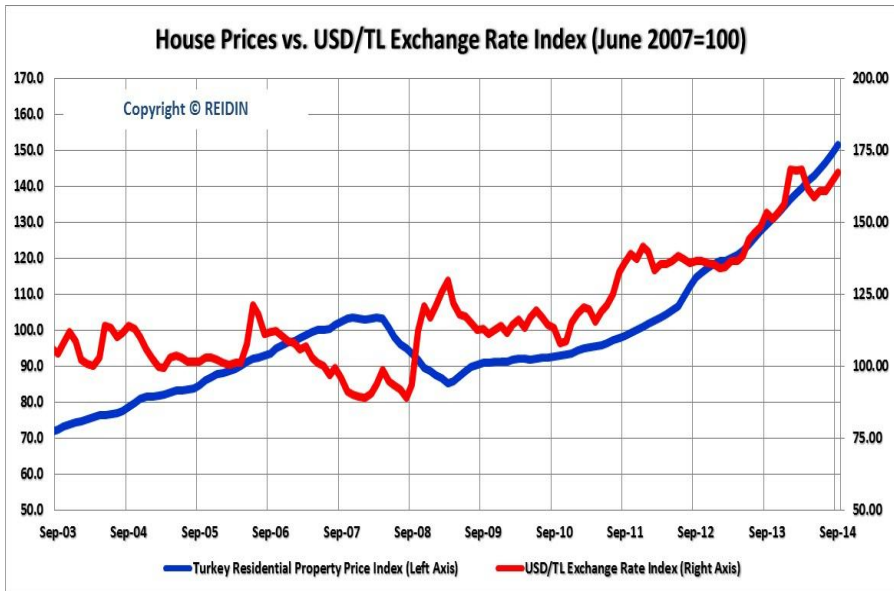


### House Prices vs. Consumer Price Index





# EXISTING HOUSE PRICES VS. FINANCIAL INDICATORS



The REIDIN Turkey Residential Property Price Indices (TRPPIs), supported by GARANTI, are designed to be a reliable and consistent benchmark of housing prices in Turkey. The purpose is to measure the average differences in house prices in a particular geographic market.

## Methodology

Index series are calculated monthly for sales and rent covering 7 major cities (Adana, Ankara, Antalya, Bursa, Istanbul, Izmir and Kocaeli), their 71 districts and 481 sub-districts. The national TRPPI (Turkey Composite Index) is a weighted average of those city indices.

The REIDIN TRPPIs use a “stratified median index” approach and are calculated by the Laspeyres price index formula. Indices are set at 100 starting at the beginning of June 2007 (June 2007=100)

## Coverage

REIDIN TRPPI, uses monthly sample of offered/asked listing price data, covering over 200,000 house listings per month.

# REIDIN-GYODER NEW HOME PRICE INDEX: SEPTEMBER 2014 RESULTS

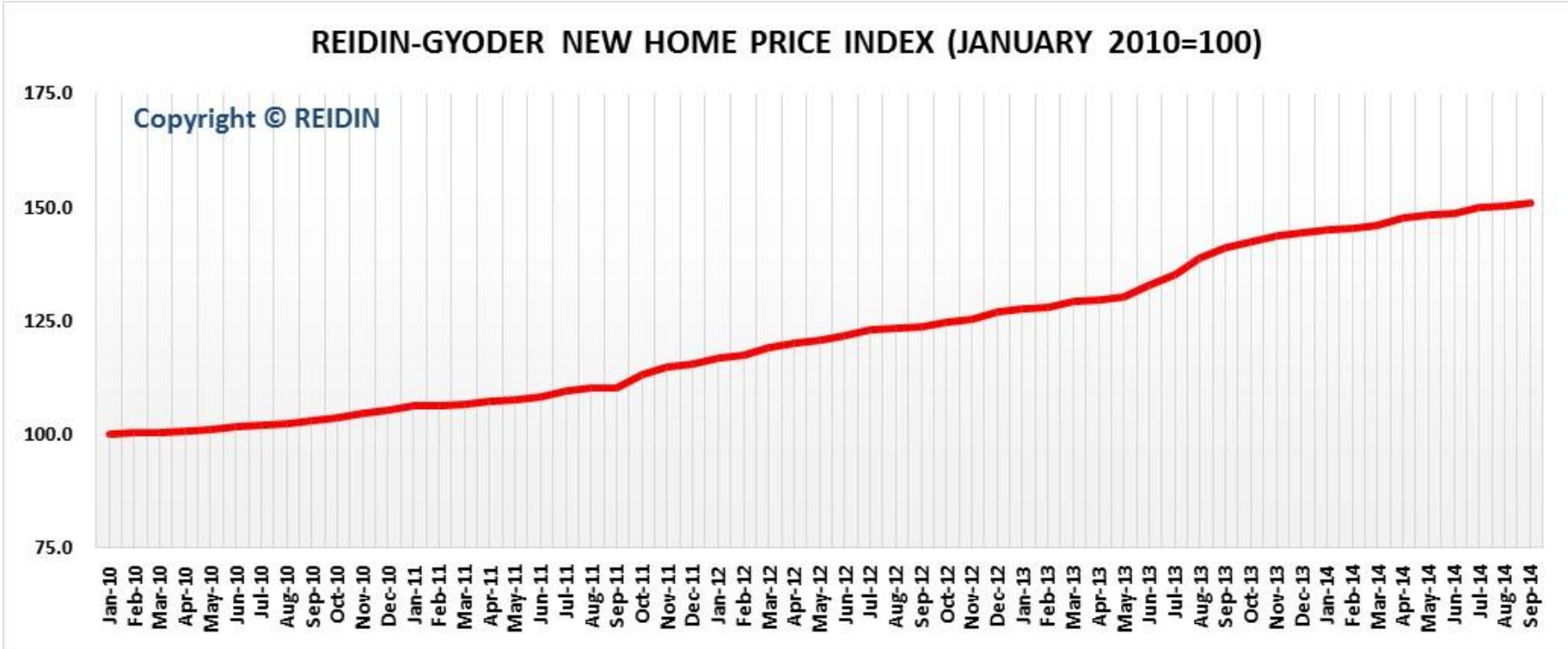
Issue: 46

- According to the results of REIDIN-GYODER New Home Price Index, in September 2014 there is 0.27% increase with respect to the previous month and in compliance with September 2013 there is 7.02% increase.
- According to September 2014 results of REIDIN-GYODER New Home Price Index, “Branded Projects” in Istanbul European side shows 0.40% increase and 0.44% increase in Asian side.
- According to September 2014 results, REIDIN-GYODER New Home Price Index shows increase of 0.07% in 1+1 flat type; decrease of 0.58% in 2+1 flat type; increase of 0.53% in 3+1 flat type and increase of 0.94% in 4+1 flat type with respect to the previous month.
- According to September 2014 results, REIDIN-GYODER New Home Price Index reveals that there is 0.14% increase in 51-75sqm size; 0.14% increase in 76-100sqm; 0.52% decrease in 101-125sqm size; 0.66% increase in 126-150sqm and 0.94% increase in 151sqm and bigger sized properties with respect to the previous month.

# INDEX SUMMARY

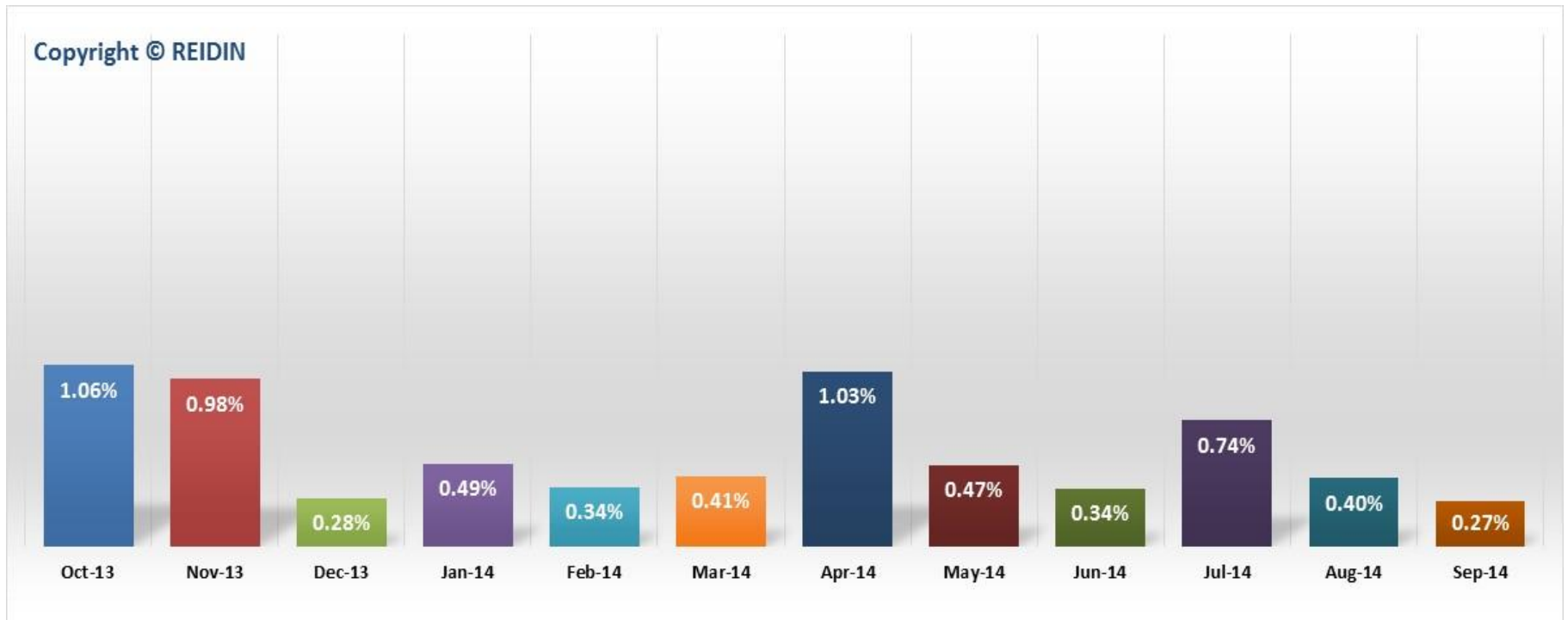
	SEPTEMBER 2014
REIDIN-GYODER New Home Price Index (January 2010=100)	150.9
REIDIN-GYODER New Home Price Index-Istanbul Asia (January 2010=100)	160.9
REIDIN-GYODER New Home Price Index-Istanbul Europe (January 2010=100)	151.5
Monthly Mortgage Loan Interest Rate	0.90%
Total Amount of Mortgage Loans	109,344,439,000 TL
Consumer Confidence Index	74.00
Consumer Price Index (2003=100)	243.74
USD/TL Exchange Rate (Monthly Average)	USD/TL 2.2056
BIST-REIT Index (Monthly Average) (28/12/1999 = 21,180.77)	35,303

# REIDIN-GYODER NEW HOME PRICE INDEX (JANUARY 2010=100)



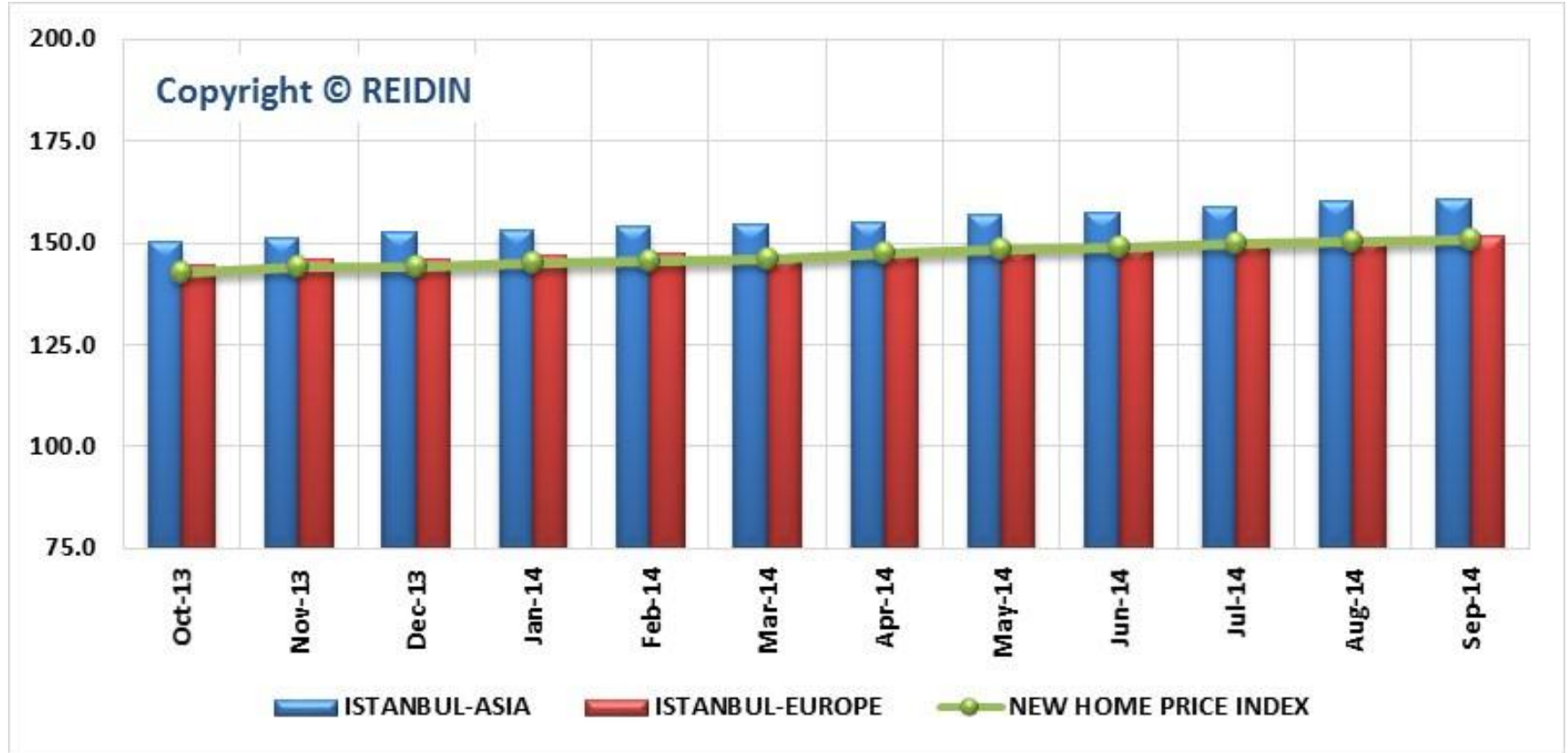
	Index Value: September 2014	% Change in Month	% Change in Past Year	% Change in Base Period
<b>New Home Index</b>	<b>150.9</b>	<b>0.27%</b>	<b>7.02%</b>	<b>50.90%</b>

# % CHANGE IN REIDIN-GYODER NEW HOME PRICE INDEX



According to the results of REIDIN-GYODER New Home Price Index, in September 2014 there is 0.27% increase with respect to the previous month and in compliance with September 2013 there is 7.02% increase.

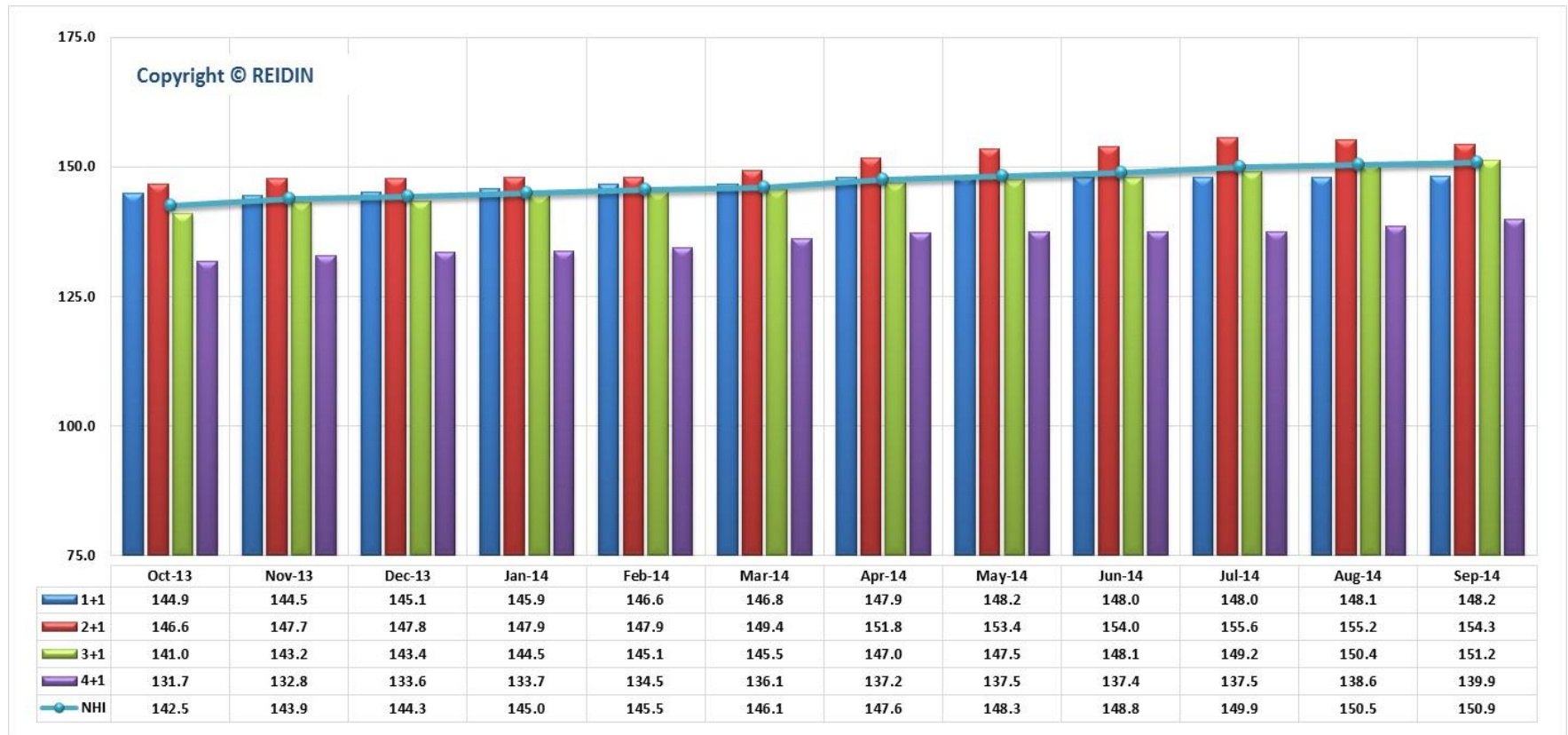
# REIDIN-GYODER NEW HOME PRICE INDEX: ISTANBUL ASIAN-EUROPEAN SIDE PROJECTS (JANUARY 2010=100)



According to September 2014 results of REIDIN-GYODER New Home Price Index, “Branded Projects” in Istanbul European side shows 0.40% increase and 0.44% increase in Asian side.



# TYPE OF HOUSES: NUMBER OF ROOMS (JANUARY 2010=100)



According to September 2014 results, REIDIN-GYODER New Home Price Index shows increase of 0.07% in 1+1 flat type; decrease of 0.58% in 2+1 flat type; increase of 0.53% in 3+1 flat type and increase of 0.94% in 4+1 flat type with respect to the previous month.

# TYPE OF HOUSES: NUMBER OF ROOMS

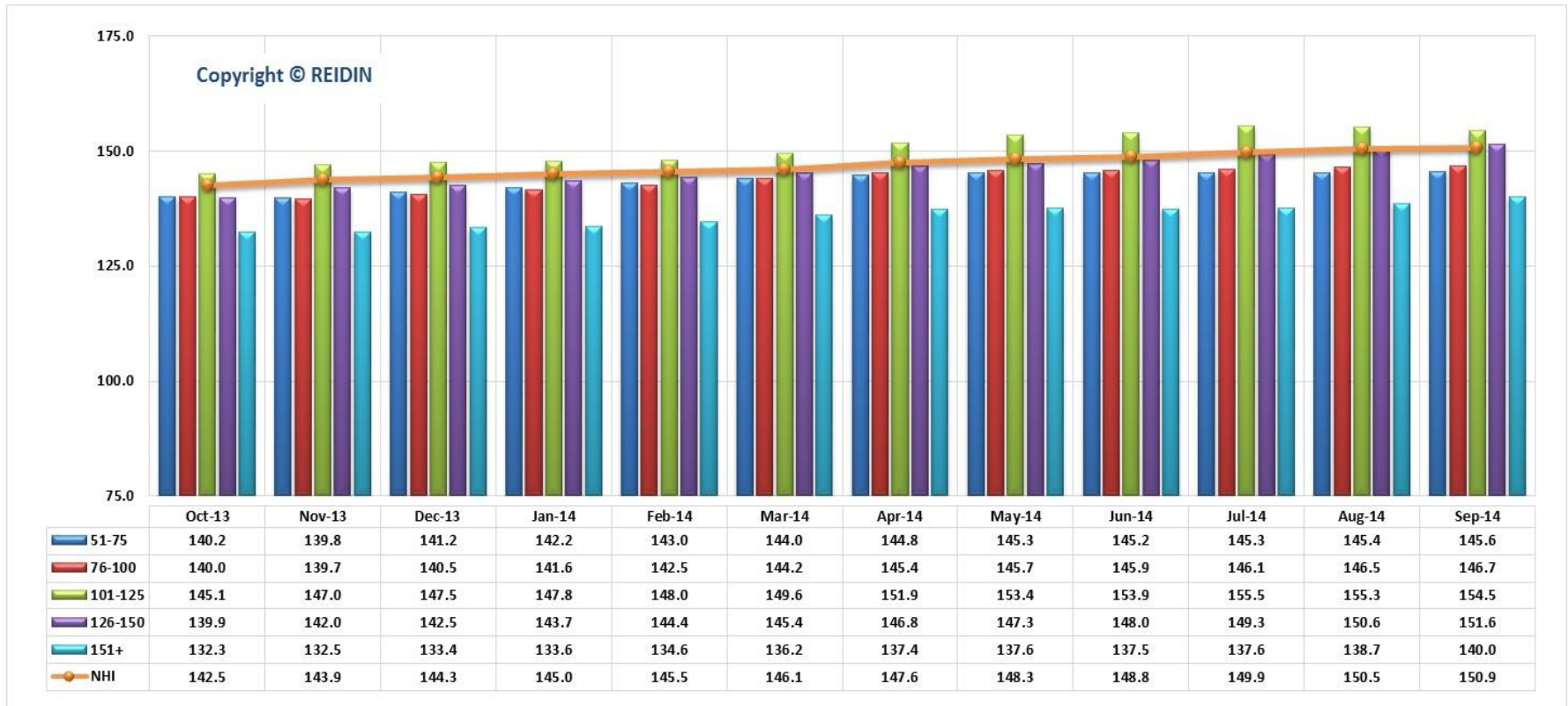
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Type of Houses	Index Value: September 2014	% Change in Month	% Change in Past Year	% Change in Base Period
New Home Index	150.9	0.27%	7.02%	50.90%
1+1	148.2	0.07%	4.15%	48.20%
2+1	154.3	-0.58%	6.19%	54.30%
3+1	151.2	0.53%	8.23%	51.20%
4+1	139.9	0.94%	6.63%	39.90%

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Base Period: January 2010=100

# TYPE OF HOUSES: SIZE RANGE (JANUARY 2010=100)



According to September 2014 results, REIDIN-GYODER New Home Price Index reveals that there is 0.14% increase in 51-75sqm size; 0.14% increase in 76-100sqm; 0.52% decrease in 101-125sqm size; 0.66% increase in 126-150sqm and 0.94% increase in 151sqm and bigger sized properties with respect to the previous month.

## TYPE OF HOUSES: SIZE RANGE

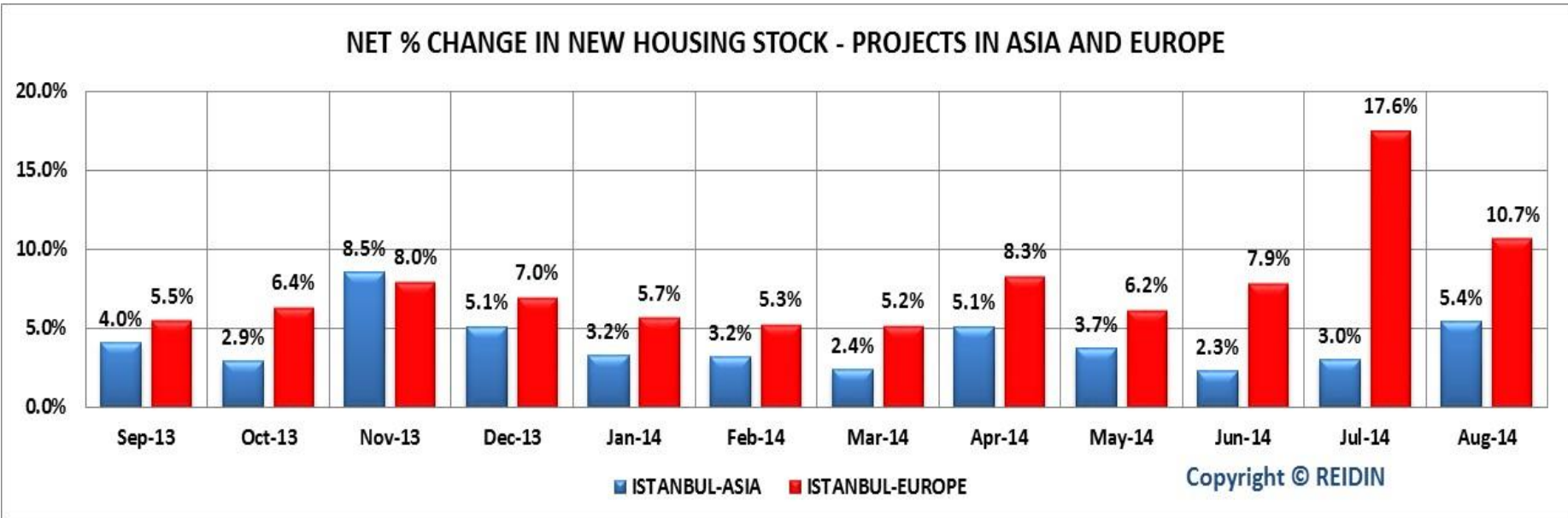
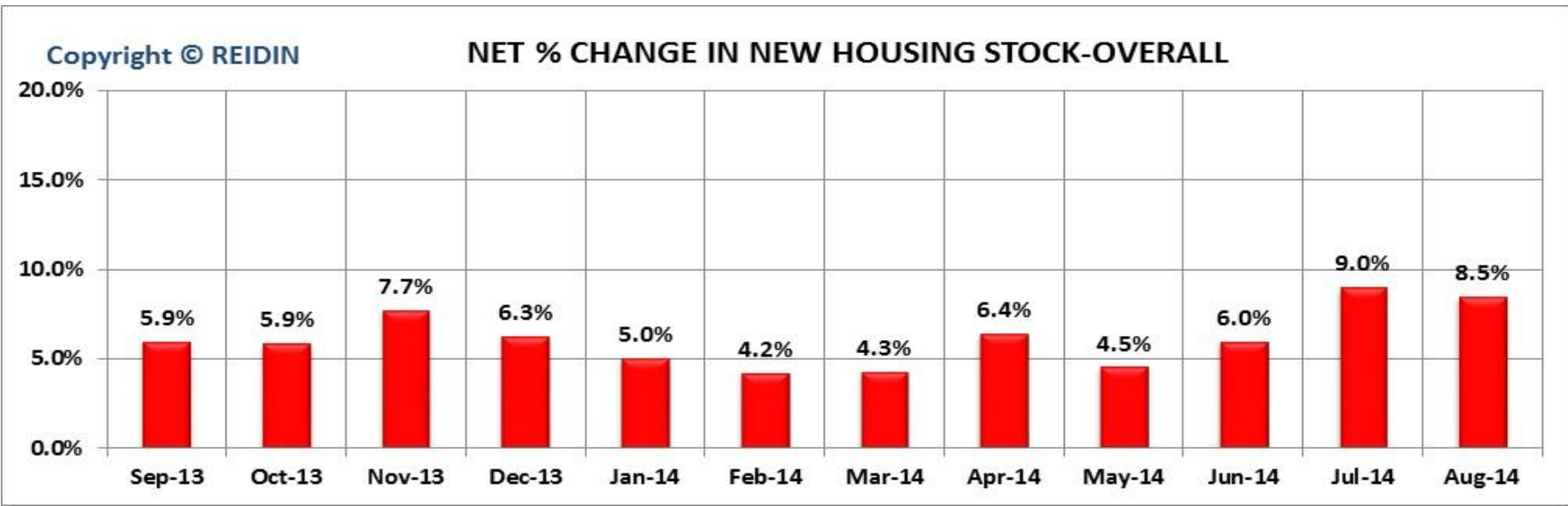
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Type of Houses	Index Value: September 2014	% Change in Month	% Change in Past Year	% Change in Base Period
New Home Index	150.9	0.27%	7.02%	50.90%
51-75 SQM	145.6	0.14%	5.66%	45.60%
76-100 SQM	146.7	0.14%	6.07%	46.70%
101-125 SQM	154.5	-0.52%	7.97%	54.50%
126-150 SQM	151.6	0.66%	9.06%	51.60%
151 SQM +	140.0	0.94%	5.98%	40.00%

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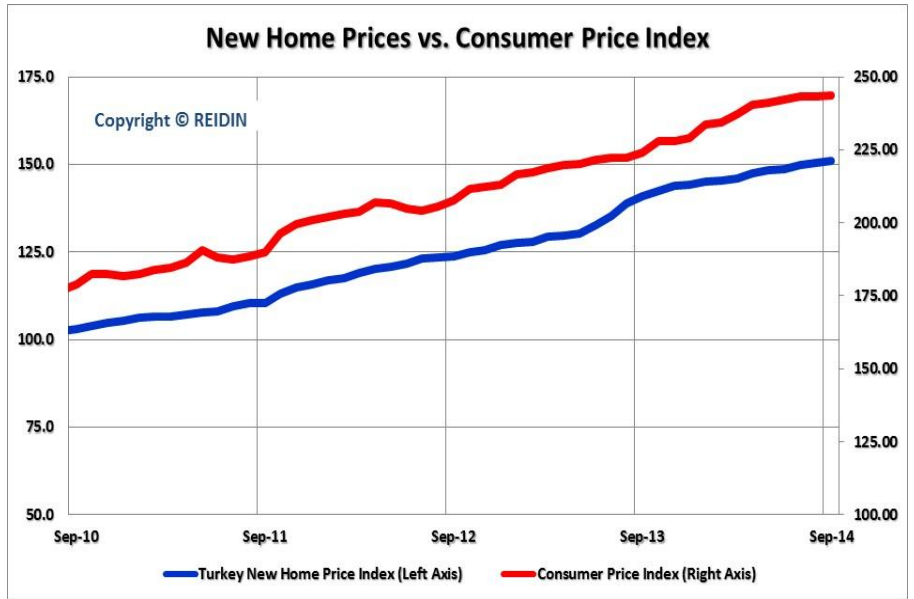
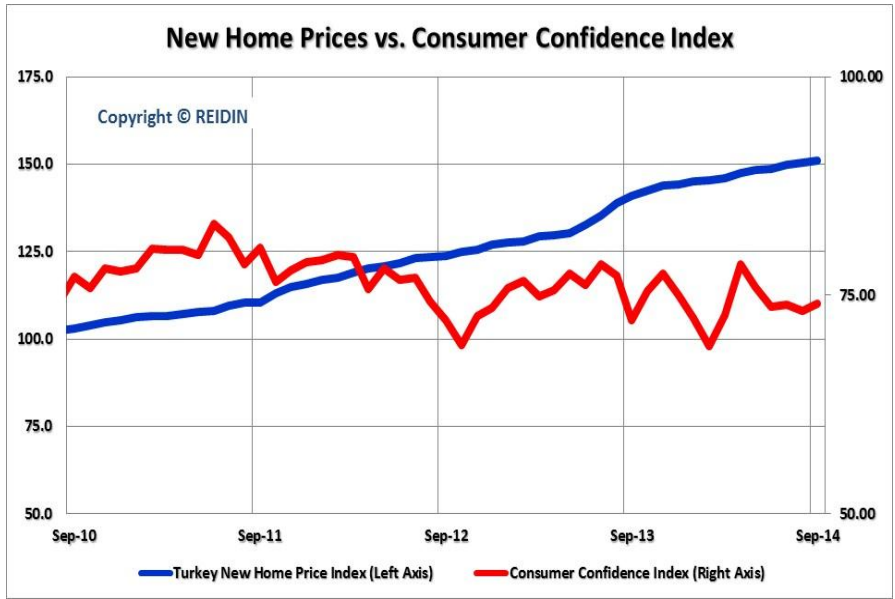
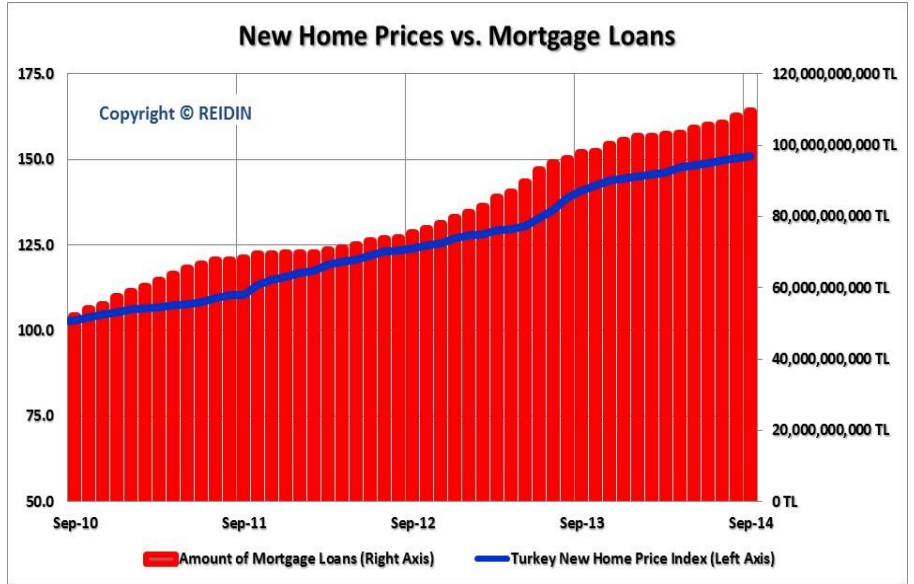
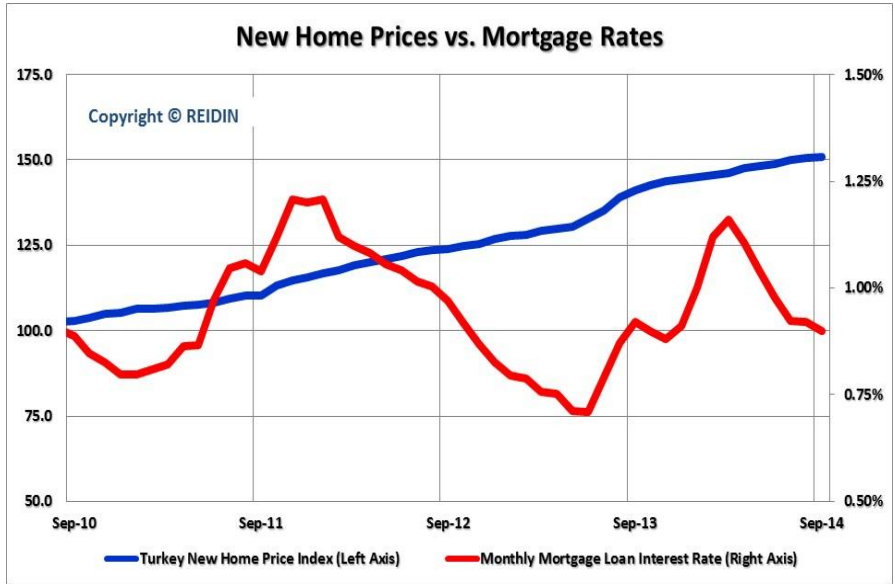
Base Period: January 2010=100

# REIDIN-GYODER NEW HOUSING STOCK

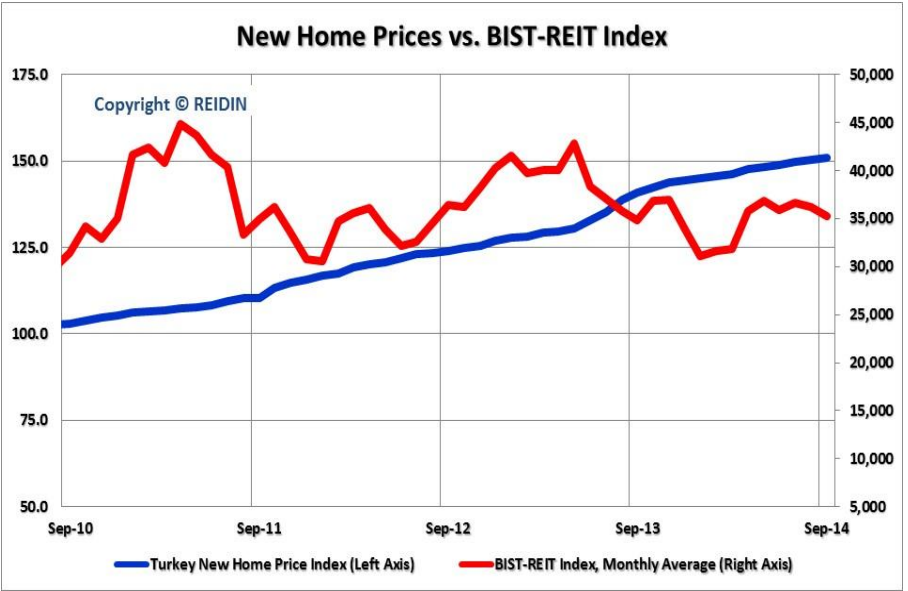
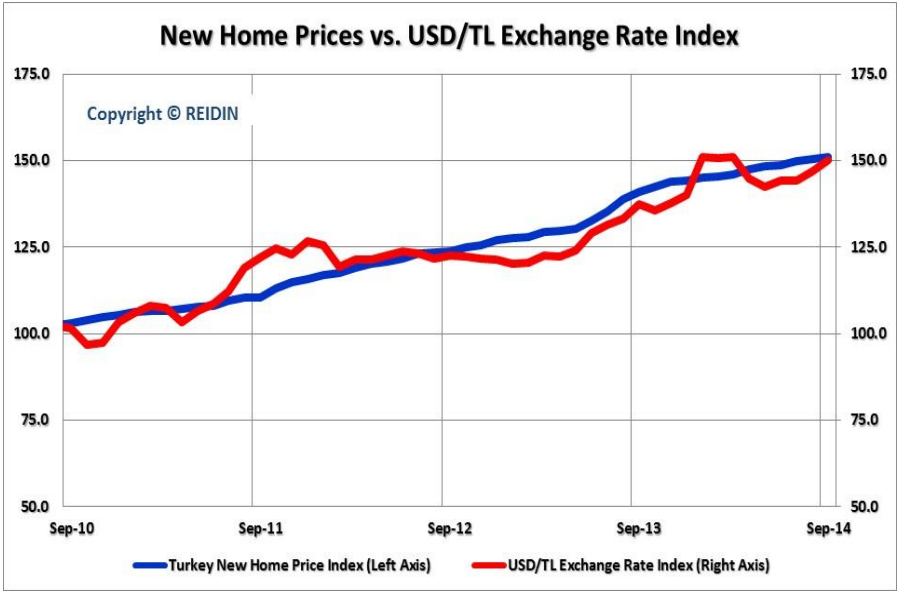


Last month's data are provisional.

# NEW HOME PRICES VS. FINANCIAL INDICATORS



# NEW HOME PRICES VS. FINANCIAL INDICATORS



- **What is?**

It is the indicator index, which is developed from the properties of corporate real estate investment firms generally known as “Branded Projects”, and recently has been produced in many countries like USA, Australia, Canada.

- **Methodology**

The monthly REIDIN-GYODER New Home Price Index uses a “stratified median index” approach for index calculation—an approach that is widely used for indexing housing prices. Taken January 2010 (January 2010=100) as the base period, is calculated with the formula of Laspeyres.

- **Coverage**

REIDIN-GYODER New Home Price Index is calculated on 70 projects and with a monthly average number of 22,500 properties presented by 27 developers.



# PARTICIPANT DEVELOPERS



BAYRAKTAR



## – Indices

- REIDIN - GYODER New Home Price Index
- REIDIN - GYODER Office Index
- REIDIN - Residential Property Price Index (Sales and Rent)
- REIDIN - Housing Affordability Index
- REIDIN - Rental Affordability Index
- REIDIN - Gross Rental Yield Index

## – Modules

- REIDIN - Property Valuation Analysis Module
- REIDIN - Loan-to-Value Calculation Module
- REIDIN - Price-Rent Ratio Calculation Module

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