



REIDIN REAL ESTATE INDICES: MAY 2016 RESULTS

JUNE 15, 2016



REIDIN

REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDICES

SUPPORTED BY İŞBANK

MAY 2016 RESULTS

Issue: 90

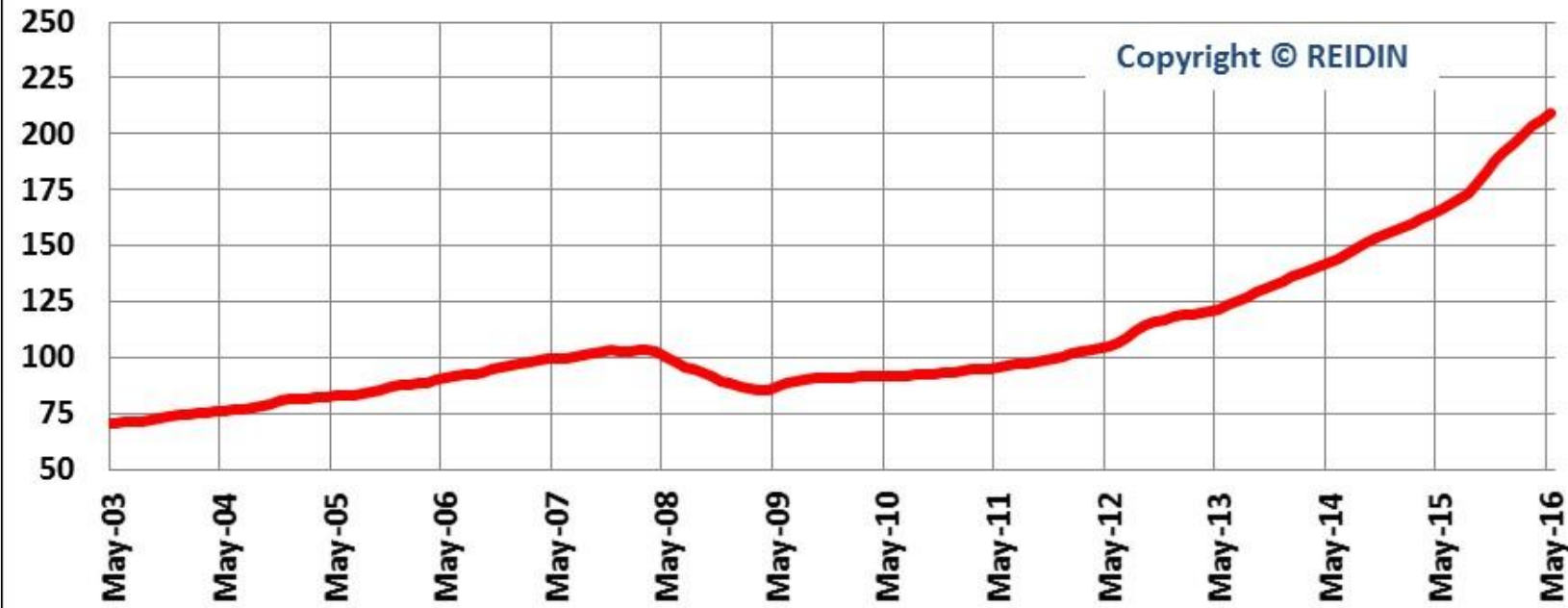
INDEX SUMMARY

The residential sales price index for existing homes increased 1.46% in TR-7 cities, increased 1.34% in TR-30 cities and increased 0.91% in TR-32 cities during May 2016.

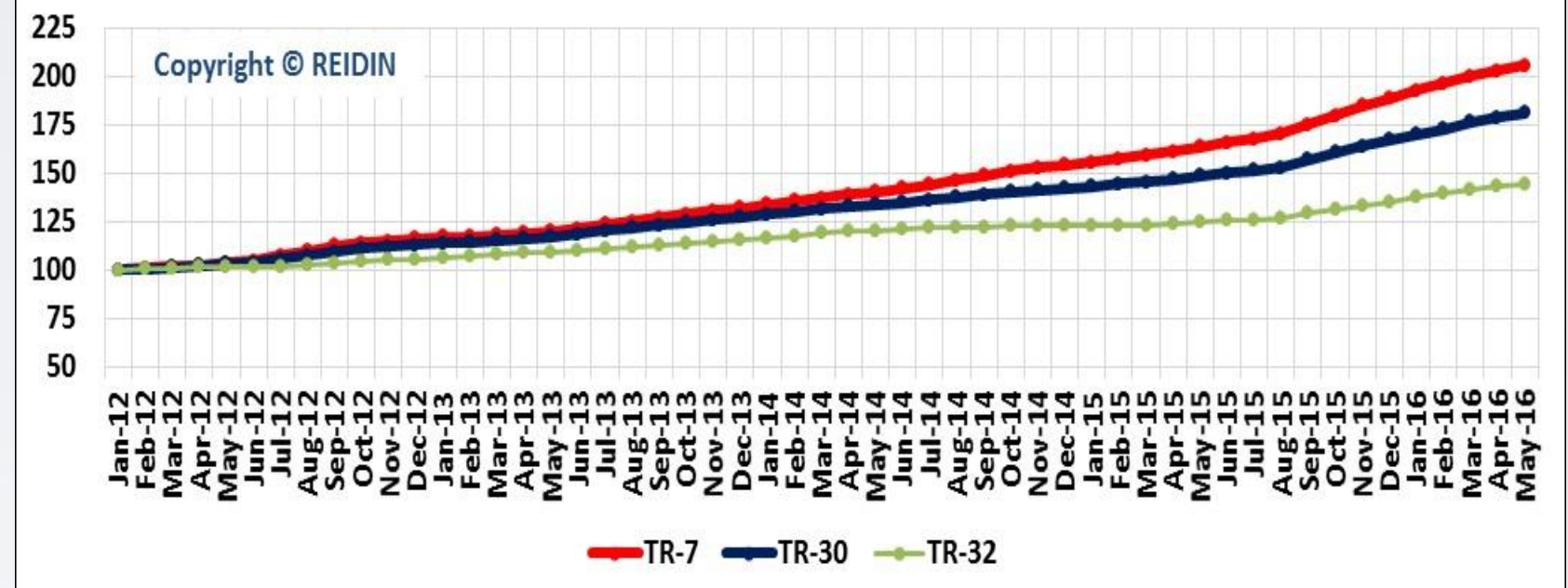
The residential rental price index for existing homes increased 1.78% in TR-7 cities, increased 1.64% in TR-30 cities and increased 1.00% in TR-32 cities during May 2016.

REIDIN TURKEY RESIDENTIAL PROPERTY SALES PRICE INDEX: SALES

Turkey Composite House Sales Price Index (TR-7) (June 2007 = 100)

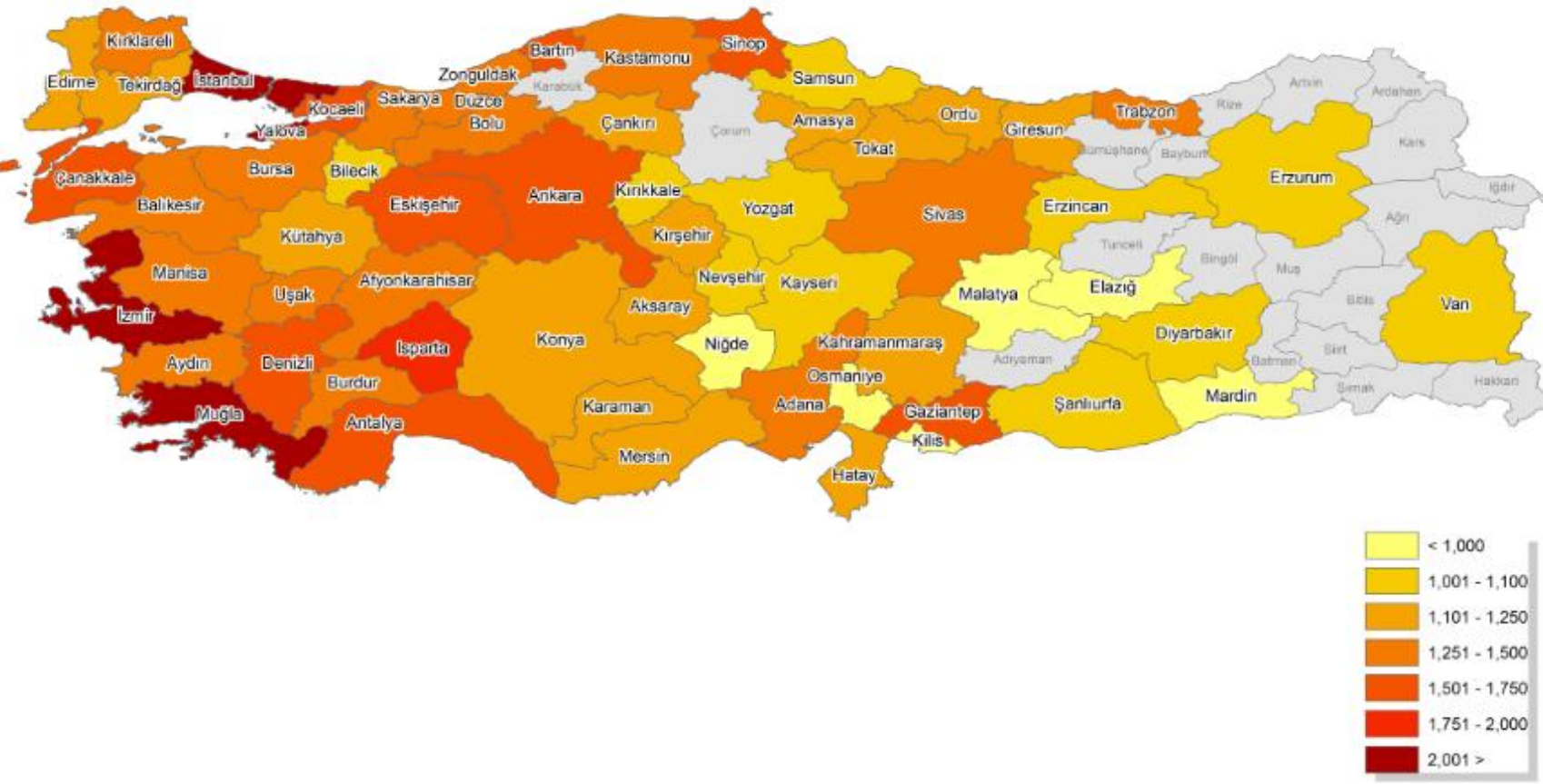


Turkey Composite House Sales Price Indices - 7 & 30 & 32 Cities (January 2012 = 100)



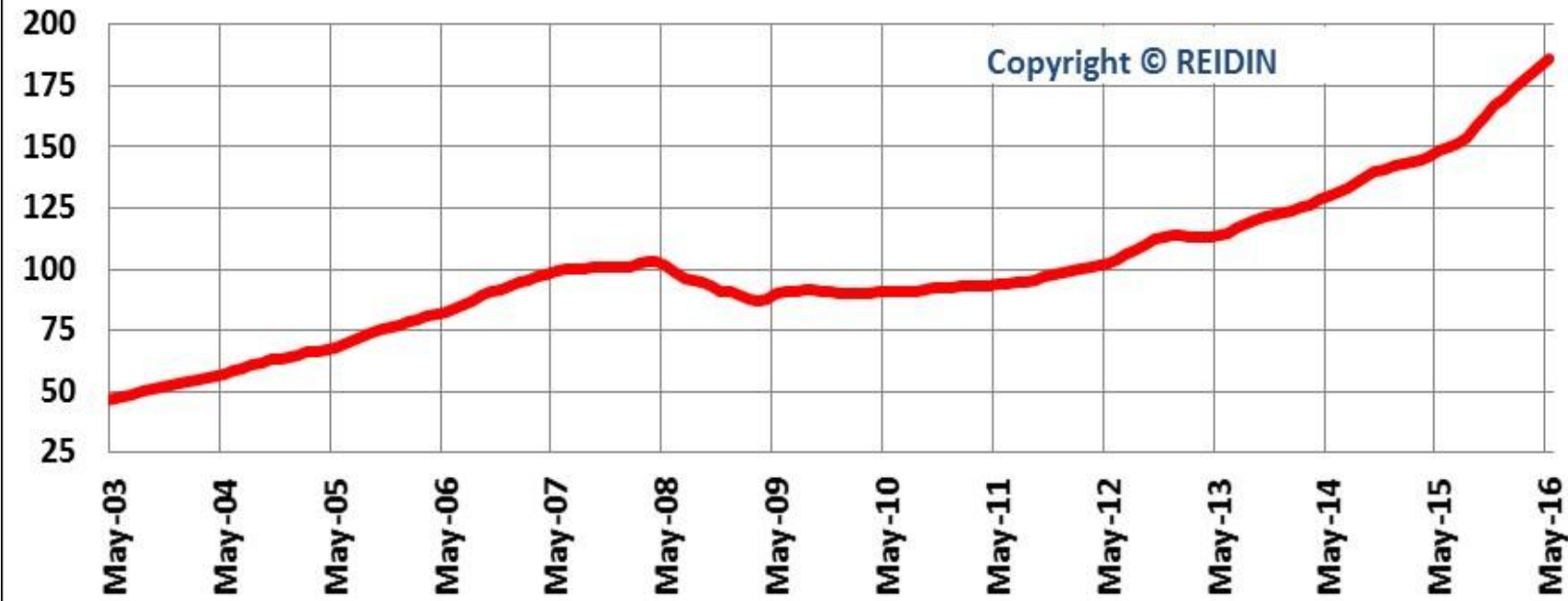
The residential sales price index for existing homes increased 1.46% in TR-7 cities, increased 1.34% in TR-30 cities and increased 0.91% in TR-32 cities during May 2016.

RESIDENTIAL SALES PRICES (TL/M2) AND % CHANGES

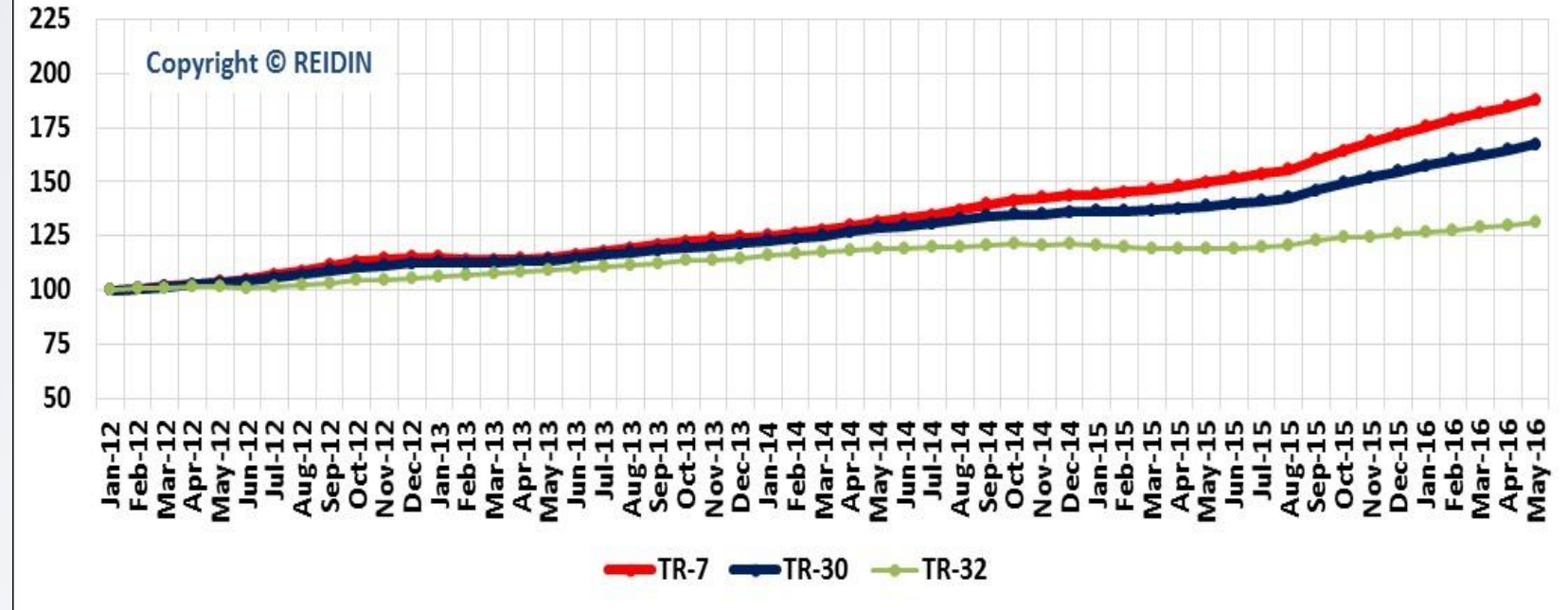


REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDEX: RENT

Turkey Composite Rent Index (TR-7) (June 2007 = 100)

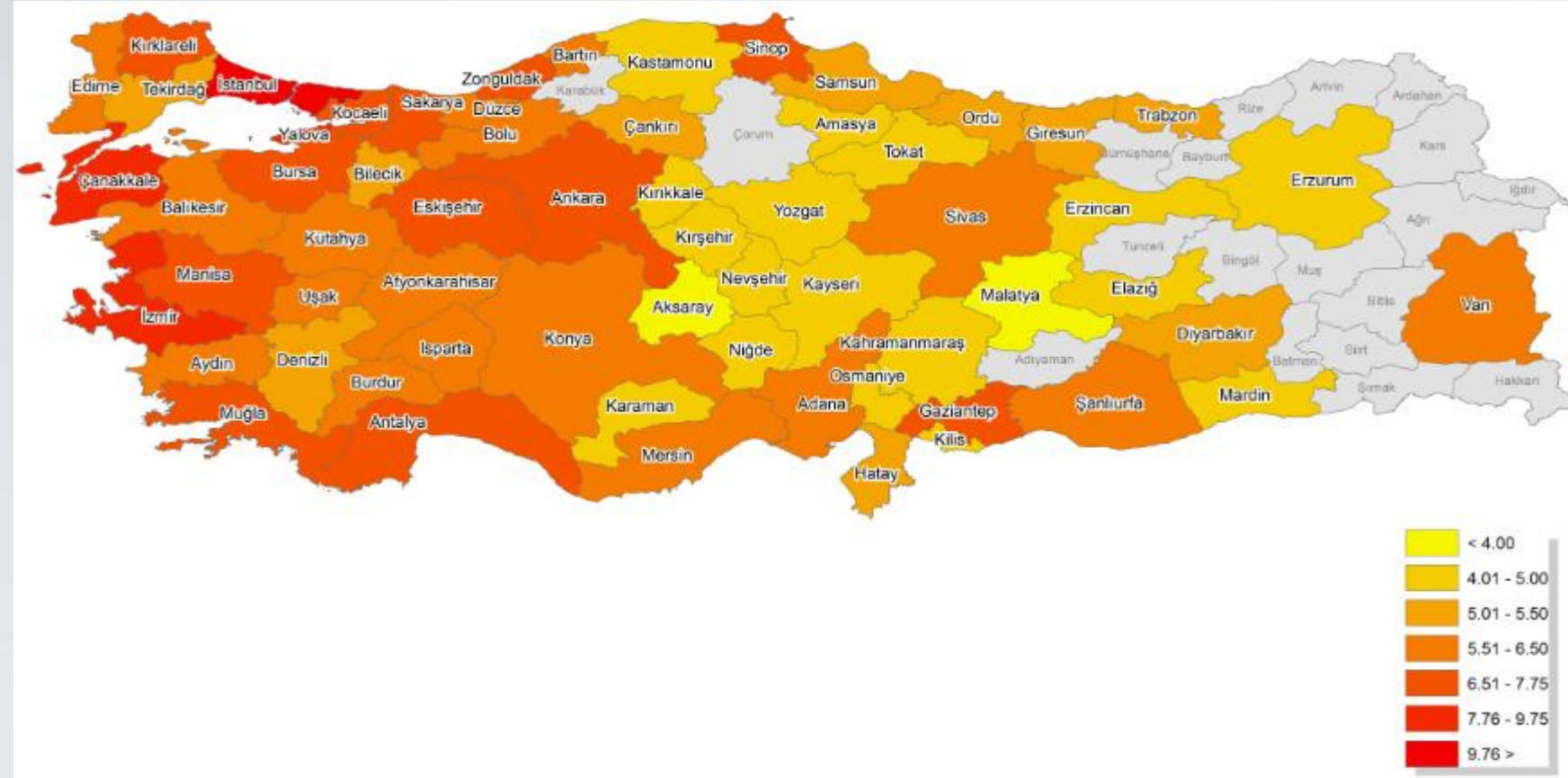


Turkey Composite Rent Indices - 7 & 30 & 32 Cities (January 2012 = 100)

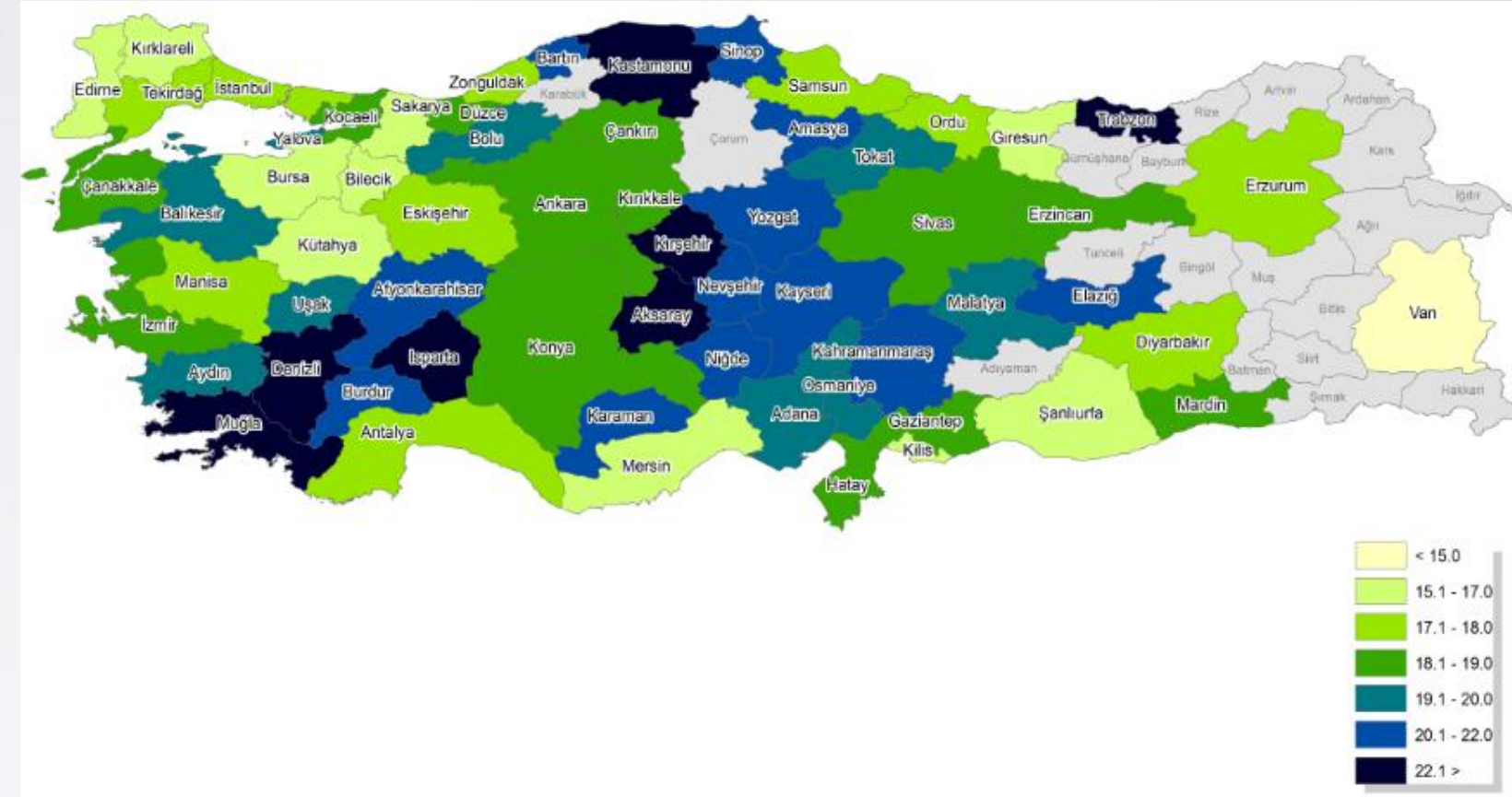
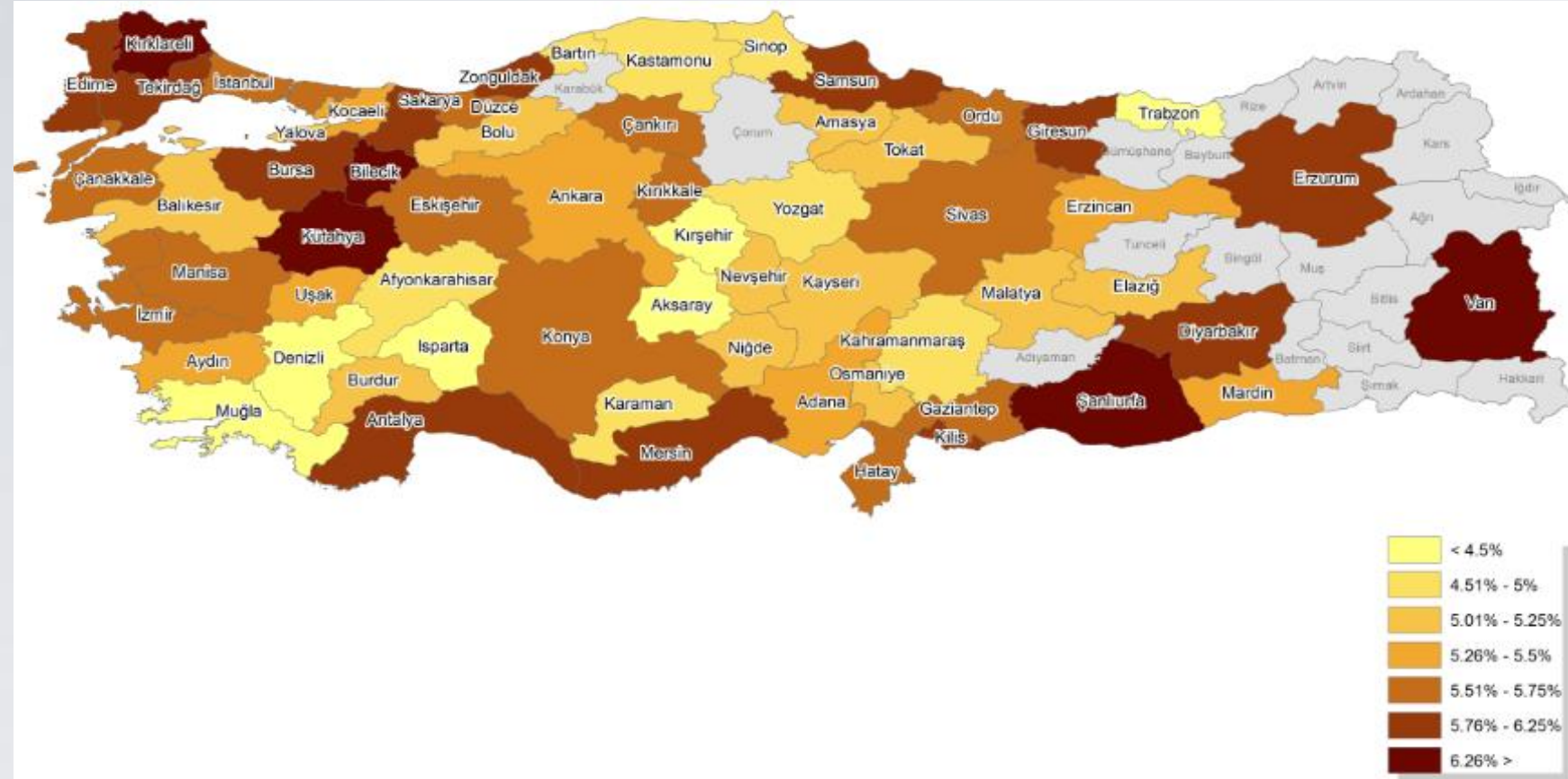


The residential rental price index for existing homes increased 1.78% in TR-7 cities, increased 1.64% in TR-30 cities and increased 1.00% in TR-32 cities during May 2016.

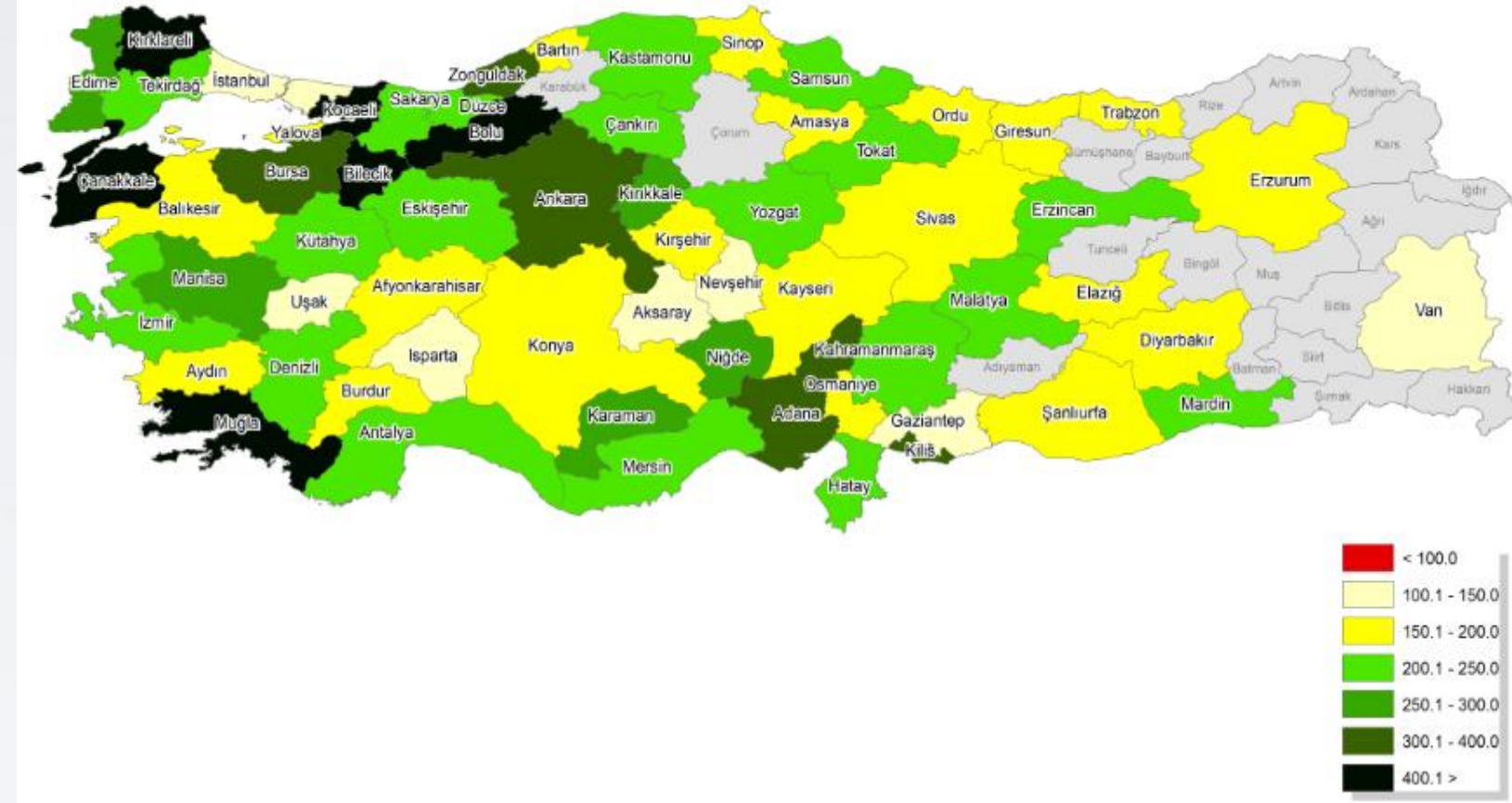
RESIDENTIAL RENTAL VALUES (TL/M2) AND % CHANGES



REIDIN TURKEY GROSS RENTAL YIELDS (%) AND PRICE-to-RENT RATIOS (YEAR)



REIDIN HOUSING (FOR 10-YEAR MORTGAGE LOAN) AND RENTAL AFFORDABILITY INDICES



REIDIN TURKEY RESIDENTIAL PROPERTY PRICE INDICES SUPPORTED BY İŞBANK

What is?

The REIDIN Turkey Residential Property Price Indices (TRPPIs), supported by İŞBANK, 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 62 cities, their 221 districts and 1083 sub-districts.

The REIDIN TRPPIs, use a “stratified median index” approach and are calculated by the Laspeyres price index formula. TR-7 indices are set at 100 starting at the beginning of June 2007 (June 2007=100) and the rest index series are set at 100 starting at the beginning of January 2012 (January 2012=100).

Coverage

REIDIN TRPPI, uses monthly sample of offered/asked listing price data.

REIDIN-GYODER NEW HOME PRICE INDEX SUPPORTED BY İŞBANK

MAY 2016 RESULTS

Issue: 66

INDEX SUMMARY

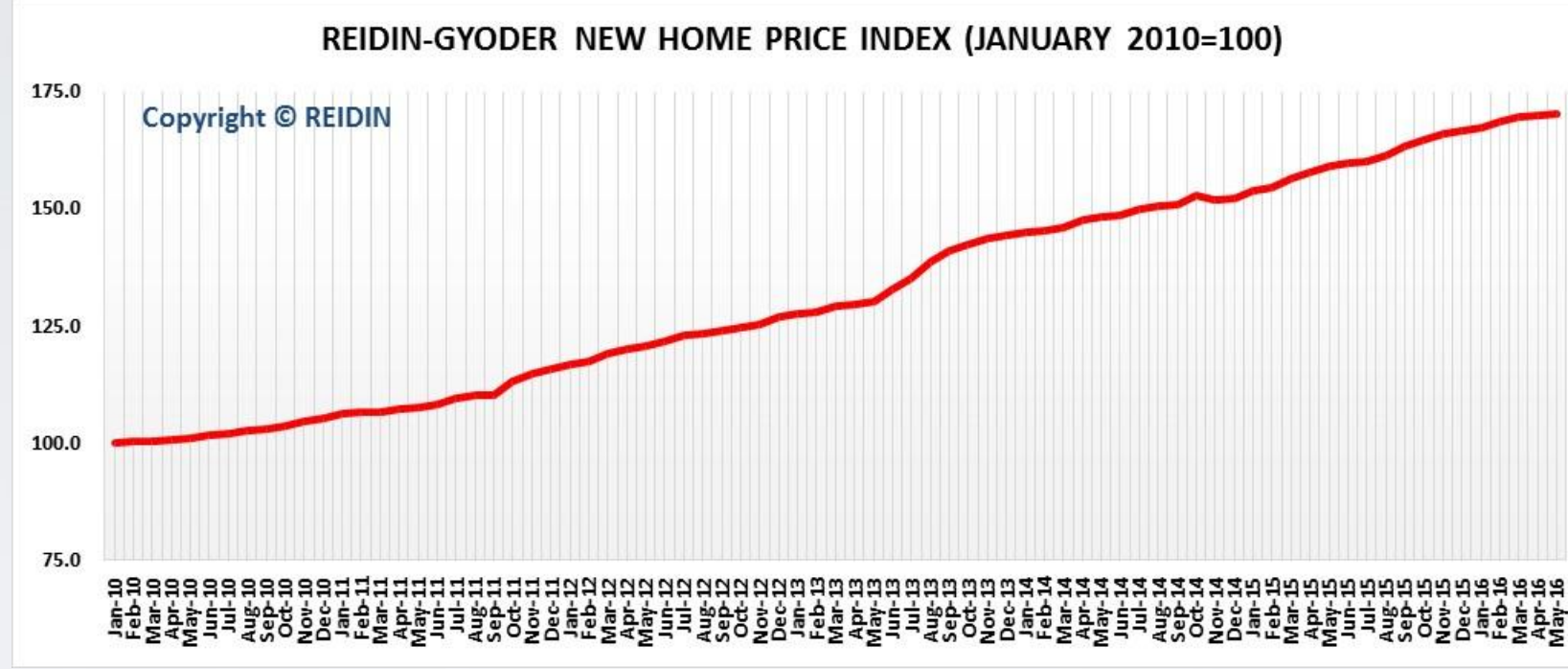
According to the results of REIDIN-GYODER New Home Price Index in May 2016 there is 0.18% increase with respect to the previous month and in compliance with May 2015 there is 6.91% increase.

According to the results of REIDIN-GYODER New Home Price Index in May 2016 "Branded Projects" in Istanbul Asian side shows 0.11% increase and 0.12% increase in European side.

According to the results of REIDIN-GYODER New Home Price Index in May 2016 there is an increase of 0.66% in 1+1 flat type; decrease of 1.99% in 2+1 flat type; increase of 2.01% in 3+1 flat type and increase of 0.33% in 4+1 flat type with respect to the previous month.

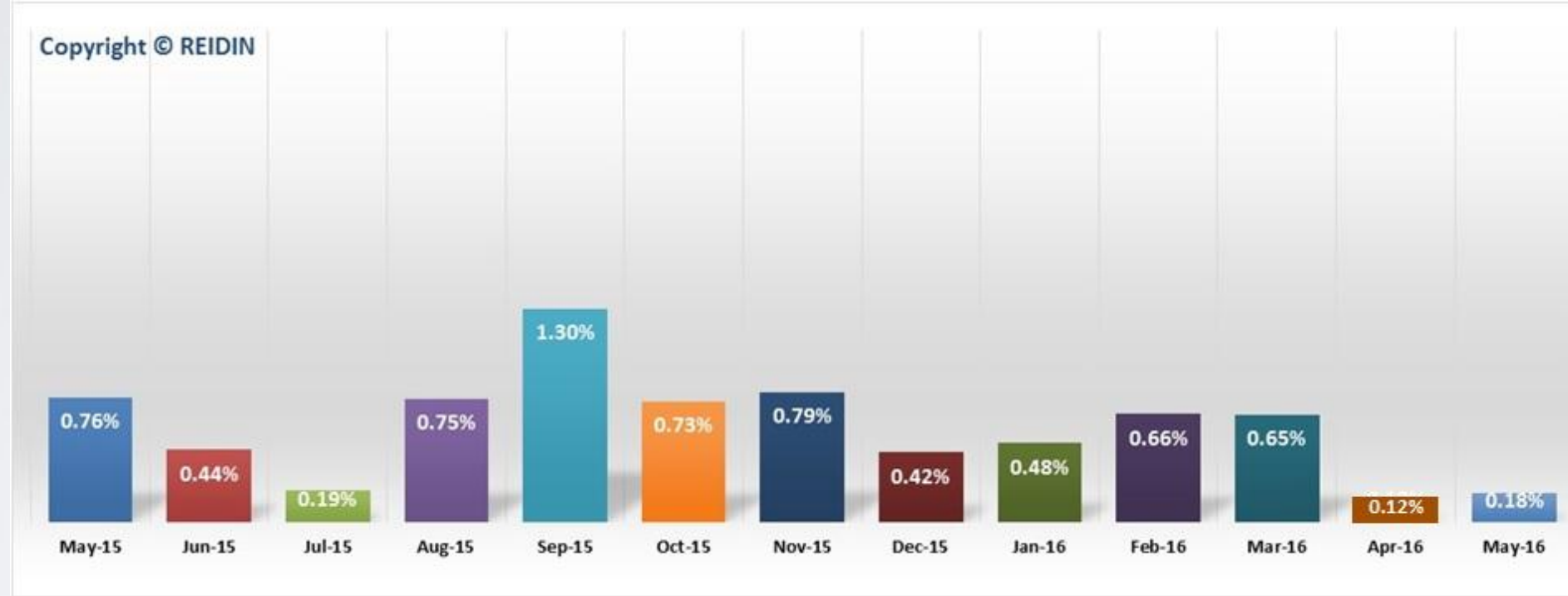
According to the results of REIDIN-GYODER New Home Price Index in May 2016 there is 0.68% increase in 51-75sqm size; 0.24% decrease in 76-100sqm; 1.80% decrease in 101-125sqm size; 1.97% increase in 126-150sqm and 0.27% increase in 151sqm and bigger sized properties with respect to the previous month.

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



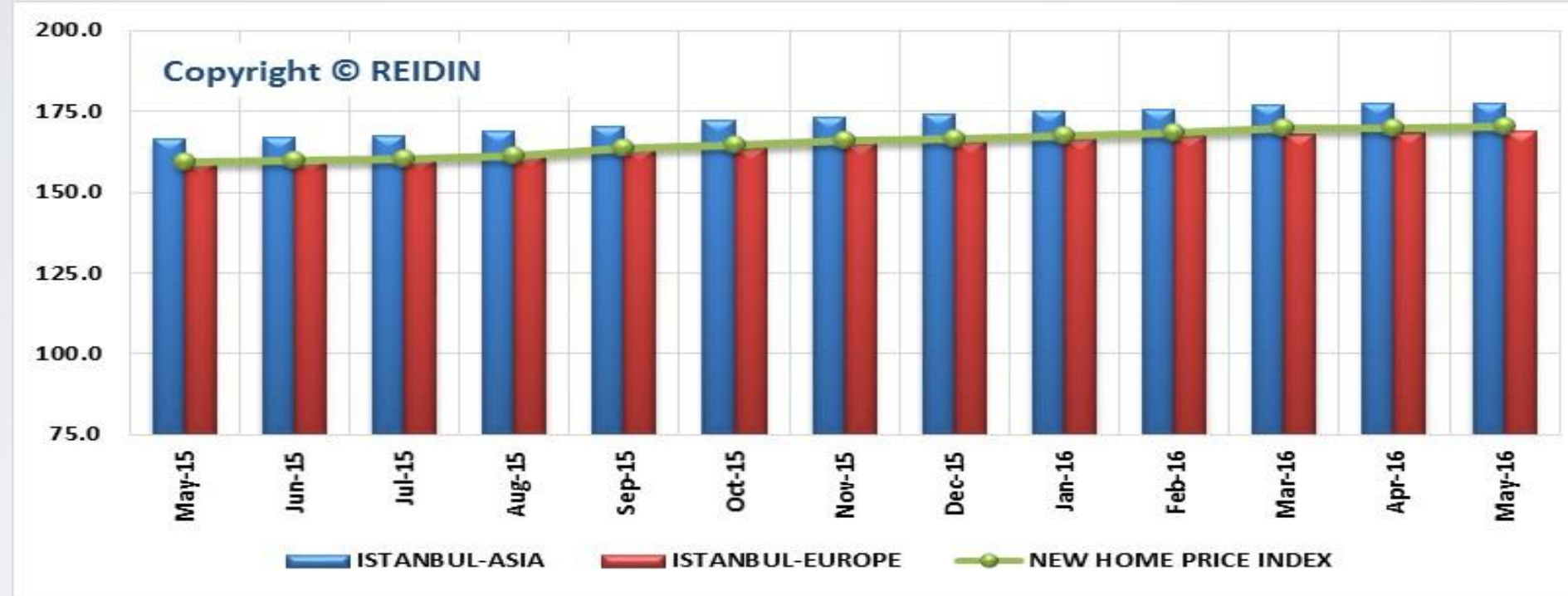
	Index Value: May 2016	% Change in Month	% Change in Past Year	% Change in Base Period
New Home Index	170.2	0.18%	6.91%	70.20%

% CHANGE IN REIDIN-GYODER NEW HOME PRICE INDEX



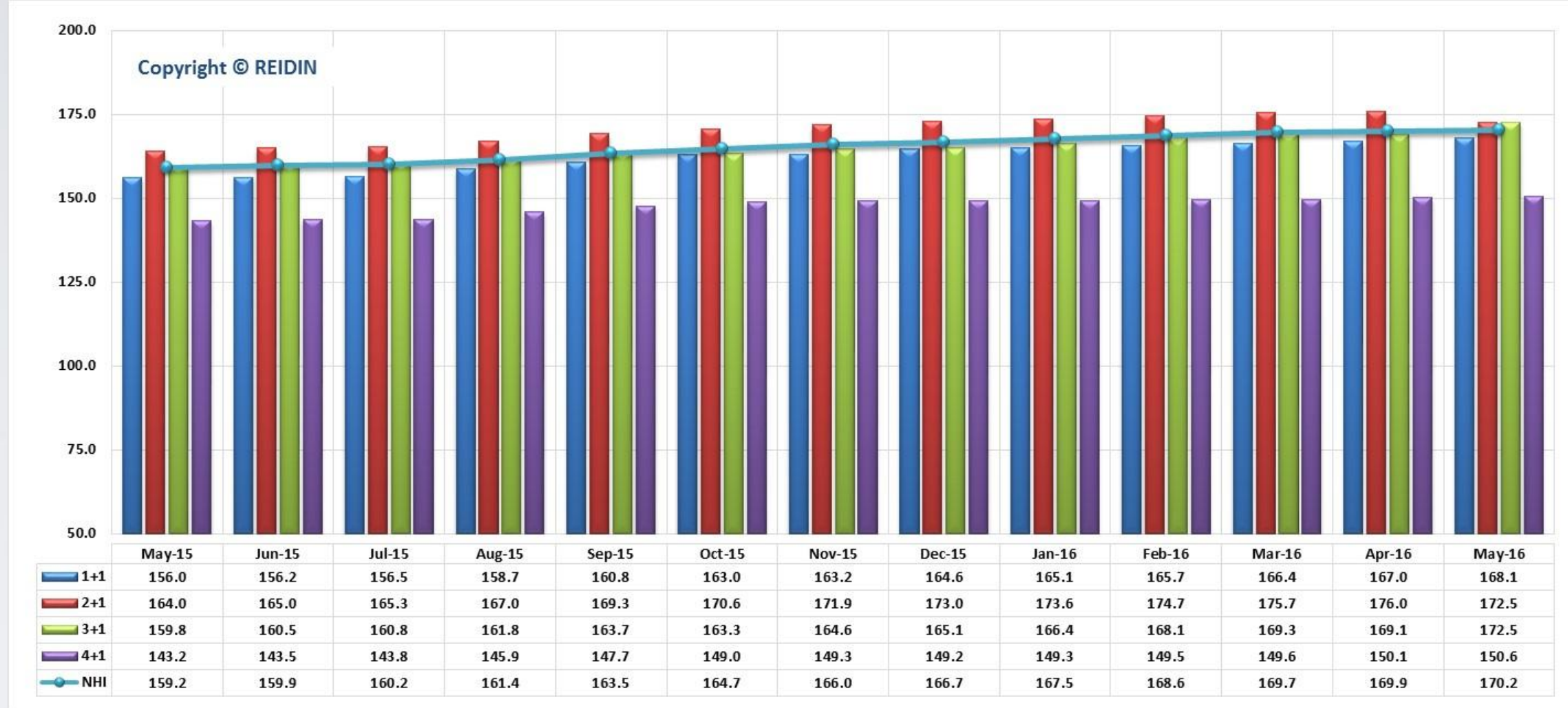
According to the results of REIDIN-GYODER New Home Price Index in May 2016 there is 0.18% increase with respect to the previous month and in compliance with May 2015 there is 6.91% increase.

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



According to the results of REIDIN-GYODER New Home Price Index in May 2016 "Branded Projects" in Istanbul Asian side shows 0.11% increase and 0.12% increase in European side.

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



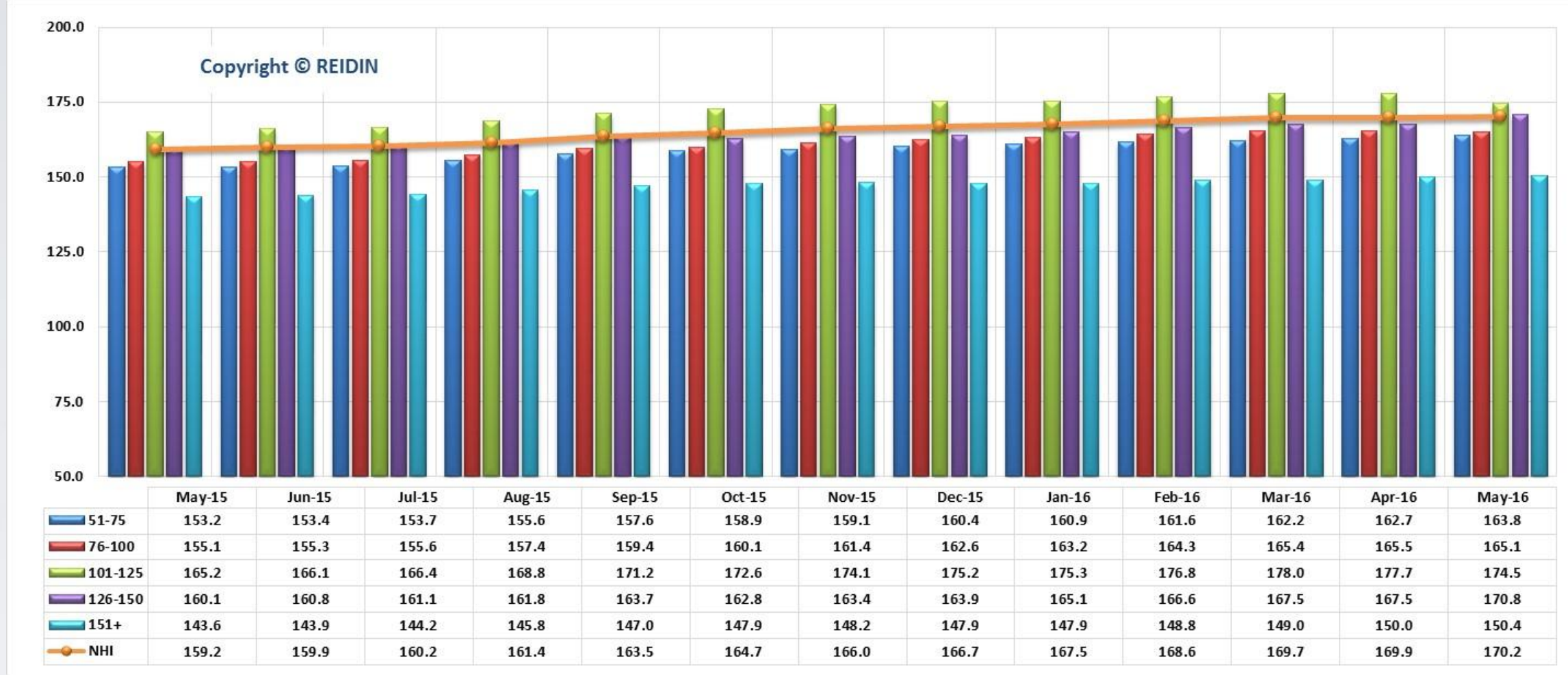
According to the results of REIDIN-GYODER New Home Price Index in May 2016 there is an increase of 0.66% in 1+1 flat type; decrease of 1.99% in 2+1 flat type; increase of 2.01% in 3+1 flat type and increase of 0.33% in 4+1 flat type with respect to the previous month.

TYPE OF HOUSES: NUMBER OF ROOMS

Type of Houses	Index Value: May 2016	% Change in Month	% Change in Past Year	% Change in Base Period
New Home Index	170.2	0.18%	6.91%	70.20%
1+1	168.1	0.66%	7.76%	68.10%
2+1	172.5	-1.99%	5.18%	72.50%
3+1	172.5	2.01%	7.95%	72.50%
4+1	150.6	0.33%	5.17%	50.60%

Base Period: January 2010=100

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



According to the results of REIDIN-GYODER New Home Price Index in May 2016 there is 0.68% increase in 51-75sqm size; 0.24% decrease in 76-100sqm; 1.80% decrease in 101-125sqm size; 1.97% increase in 126-150sqm and 0.27% increase in 151sqm and bigger sized properties with respect to the previous month.

TYPE OF HOUSES: SIZE RANGE

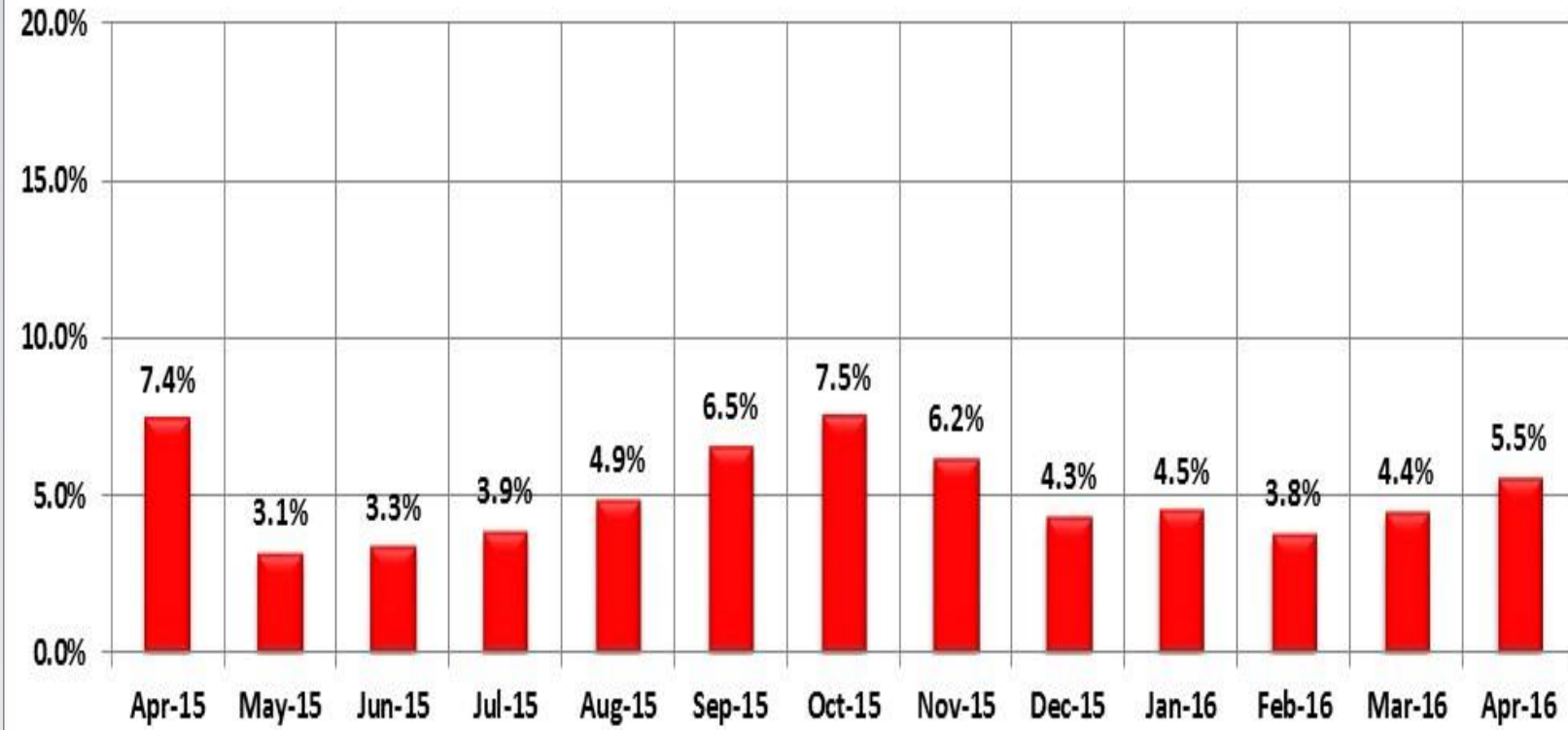
Type of Houses	Index Value: May 2016	% Change in Month	% Change in Past Year	% Change in Base Period
New Home Index	170.2	0.18%	6.91%	70.20%
51-75 SQM	163.8	0.68%	6.92%	63.80%
76-100 SQM	165.1	-0.24%	6.45%	65.10%
101-125 SQM	174.5	-1.80%	5.63%	74.50%
126-150 SQM	170.8	1.97%	6.68%	70.80%
151 SQM +	150.4	0.27%	4.74%	50.40%

Base Period: January 2010=100

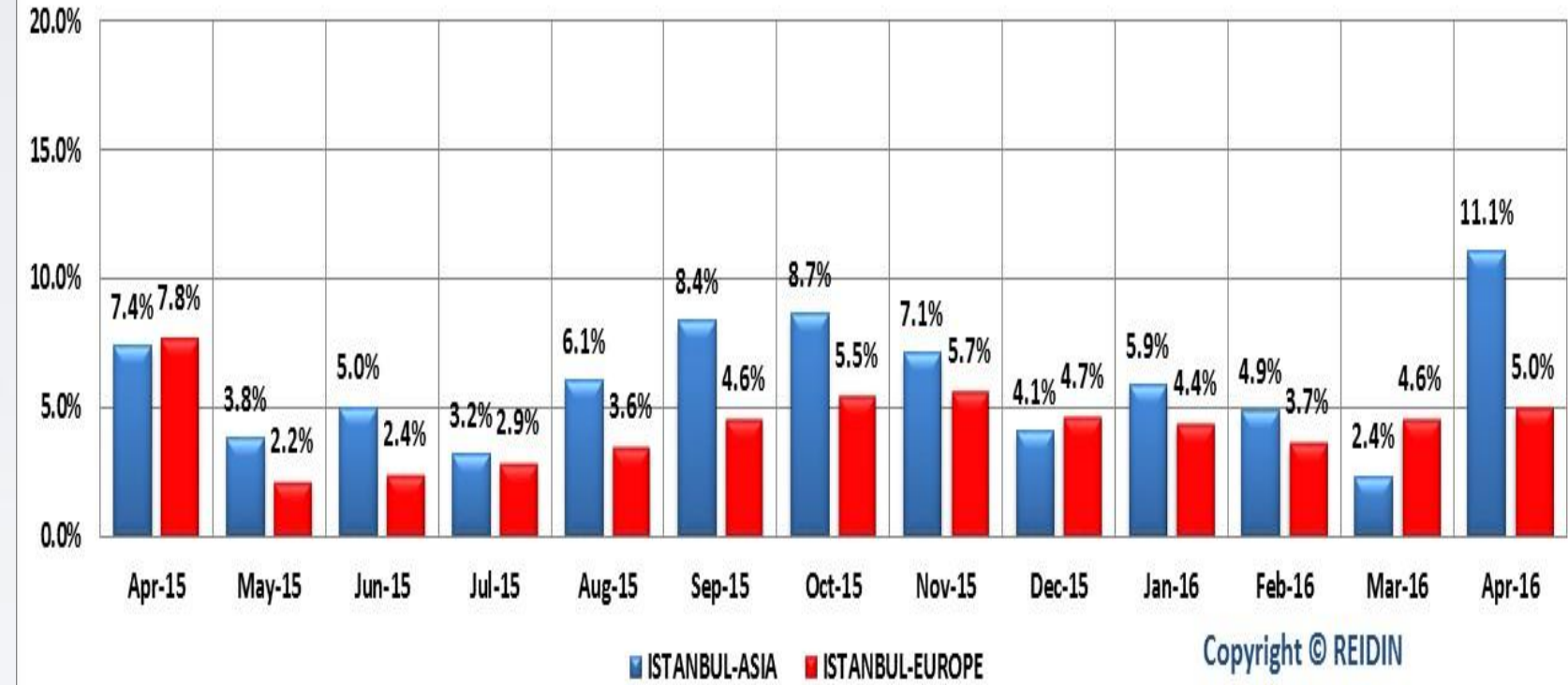
REIDIN-GYODER NEW HOUSING STOCK

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NET % CHANGE IN NEW HOUSING STOCK - OVERALL



NET % CHANGE IN NEW HOUSING STOCK - PROJECTS IN ASIA AND EUROPE



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Last month's data are provisional.

REIDIN-GYODER NEW HOME PRICE INDEX SUPPORTED BY İŞBANK

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 29 developers.

PARTICIPANT DEVELOPERS



REIDIN TURKEY REAL ESTATE INDICATORS

Indices Supported By İŞBANK

REIDIN - Residential Property Price Index (Sales and Rent)

REIDIN - GYODER New Home Price Index

REIDIN - Housing Affordability Index

REIDIN - Rental Affordability Index

REIDIN - Gross Rental Yield Index

REIDIN – Turkey Real Estate Confidence Index and Price Sentiment Index

Modules

REIDIN - Property Valuation Analysis Module

REIDIN - Loan-to-Value Calculation Module

REIDIN - Price-Rent Ratio Calculation Module

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REIDIN – EUROPE

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