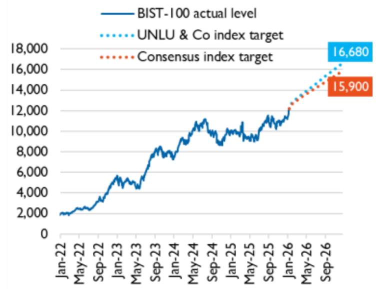
12 January 2026

Turkey Strategy: 2026 Outlook

Improving trajectory; Cautious optimism

- **Macro outlook for 2026 is relatively balanced and predictable:** Entering 2026, Turkey's macroeconomic outlook offers a relatively balanced and predictable framework, with CPI expected to decline from 30.9% in 2025 to 23.9%, supported by positive real interest rates and fiscal discipline. The CBRT is projected to implement gradual rate cuts, ending the policy rate at ~30%, while maintaining a cautious stance amid persistent credibility gaps in inflation expectations. FX stability remains a priority, backed by strong reserves, with USD/TL forecasted at ~52 and a neutral real exchange rate path. Growth is anticipated to stay resilient at 4.5%, bolstered by easing financing conditions and improving leading indicators.
- **2026 could be a better year for the Turkish equities:** We expect the Turkish equity market to post a stronger performance in 2026, underpinned by continued disinflation, anticipated monetary easing both domestically and globally, and a stable TL alongside decent economic growth. A potentially weaker US dollar could support flows to emerging markets, while EUR appreciation would be favorable for Turkish exporters with meaningful exposure to Europe by improving competitiveness. On the real economy side, regional reconstruction and infrastructure activity (Syria, Gaza and potentially Russia-Ukraine) together with Germany's EUR500bn infrastructure fund could provide incremental demand for Turkish industrial and construction-linked companies. Outlook for commodity prices could also provide tailwinds for Turkish market: lower oil prices would help Turkey's inflation and current account dynamics, while higher gold prices could support both CBRT reserves and domestic demand through a household wealth effect. Meanwhile, money market fund returns are expected to moderate to ~40% nominal (vs. ~13% in real terms), down from ~55% nominal and 18% real in 2025, reducing opportunity costs versus equities.
- **Earnings momentum in 2026 is likely to recover:** Earnings momentum is likely to recover in 2026 from the low base of 2024-25. In USD terms, we project the EPS growth for the stocks under our coverage to be 21% (vs. 6% in 2025E); on the back of 14% (-7% in 25e) growth in non-Banks and 27% (+25% in 25e) rise in Banks.
- **Valuations are at a discount:** Turkish stocks have significantly underperformed peers in 2025. BIST 100 now trades at a 54% discount to EM on P/BV (vs. 5-year 38%, 10-year 34%).
- **Politics remains the major risk for 2026:** However, continuity in economic policy implementation and domestic politics remains the key risk, while any pre-election loosening toward 2027-2028 could reintroduce volatility.
- **Raising bottom-up index target to 16,680 (~37% upside).** In this report, we incorporate our most recent macro assumptions into our models, while leaving our ratings unchanged.
- **Top Picks:** We include Coca-Cola Icecek in our Top Picks portfolio. As such, **Akbank, Yapi Kredi, BIM, Astor, Sabanci Holding, Koc Holding, MLP Care, Ulker**, and **Coca-Cola Icecek** are the constituents of our model portfolio. Since June 2023's return to orthodoxy, TL-exposed sectors have outperformed FX-dependent ones amid TL appreciation. Disinflation program continues with roughly one-year slippage, and the 2026 macro backdrop appears not to differ dramatically from 2025. Thus, TL-exposed sectors keep their advantages. However, with these stocks having already outperformed, stock selection is likely to be more challenging.
- With this report we drop coverage of **Kordsa** and **Oba Makarna**. Please note that any prior target prices and recommendations will no longer be applicable.



Source: Bloomberg, UNLU & Co estimates

Top picks

Ticker	Rating	CP (TL)	TP (TL)	Upside
AKBNK	BUY	73.8	98.8	34%
ASTOR	BUY	128.8	222.0	72%
BIMAS	BUY	604.5	929.0	54%
CCOLA	BUY	62.5	96.0	54%
KCHOL	BUY	184.0	291.2	58%
MPARK	BUY	398.8	636.0	59%
SAHOL	BUY	91.3	155.8	71%
ULKER	BUY	114.6	205.0	79%
YKBNK	BUY	37.6	51.1	36%

Source: Rasyonet, ÜNLÜ & Co estimates

Research Analysts

Erol Danis, PhD, CFA
erol.danis@unluco.com
+90-212-367-3694

Sevgi Onur
sevgi.onur@unluco.com
+90-212-367-3668

Koray Pamir
koray.pamir@unluco.com
+90-212-367-3687

Mehmet Yigit Yorulmaz
mehmet.yorulmaz@unluco.com
+90-212-367-3886

Strategy

Equity Research | CEEMEA/Turkey

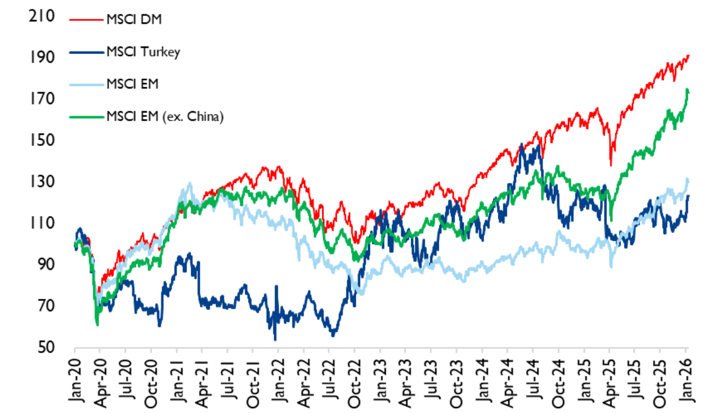
Contents

Executive Summary

Macro outlook for 2026 is relatively balanced and predictable: Entering 2026, Turkey's macroeconomic outlook offers a relatively balanced and predictable framework, with annual inflation expected to decline from 30.9% in 2025 to around 24% (vs. CBRT's interim 16% target), largely in the second half of the year, supported by positive real interest rates and fiscal discipline. The CBRT is projected to implement gradual rate cuts, ending the policy rate at ~30%, while maintaining a cautious stance amid persistent credibility gaps in inflation expectations. FX stability remains a priority, backed by strong reserves exceeding USD60bn (ex-swaps), with USD/TL forecasted at around 52 and a neutral real exchange rate path. Growth is anticipated to stay resilient at ~4.5%, bolstered by easing financing conditions and improving leading indicators.

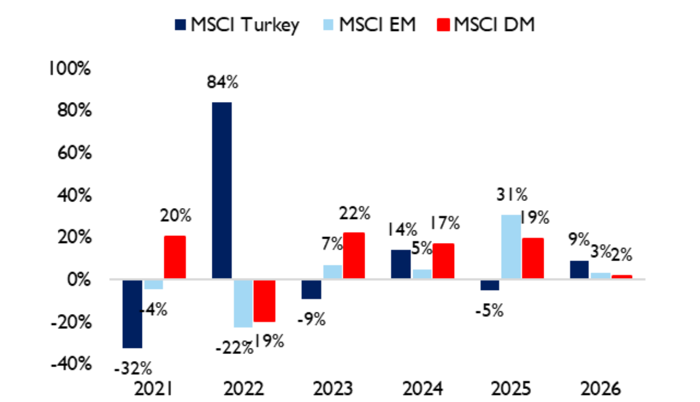
2025 was a year of missed opportunities for Turkish equities: Turkish equities extended their lackluster performance into 2025, declining 5% (MSCI Turkey) amid domestic political turbulence and global risk-off sentiment, sharply underperforming the broader emerging markets rally, despite optimism around rate cuts at the beginning of the year. Initial optimism faded in March due to the detention of Istanbul Mayor Ekrem İmamoğlu, triggering foreign outflows and prompting the CBRT to hike rates from 42.5% to 46% in April. Global markets also turned risk-off in early April after President Trump's April 2 tariff announcement, adding volatility. Momentum improved mid-year with moderating inflation, CBRT rate cuts to 43% in July, and reduced near-term political tail risks, but persistent domestic political noises and uneven disinflation progress kept investors cautious. In contrast, MSCI EM surged ~30%, buoyed by a weaker USD and Fed cuts, underscoring Turkey's disconnect from the broader EM recovery.

Figure 1: MSCI Turkey Index vs peers



Source: Bloomberg, ÜNLÜ & Co

Figure 2: MSCI Turkey vs peers (annual performances)



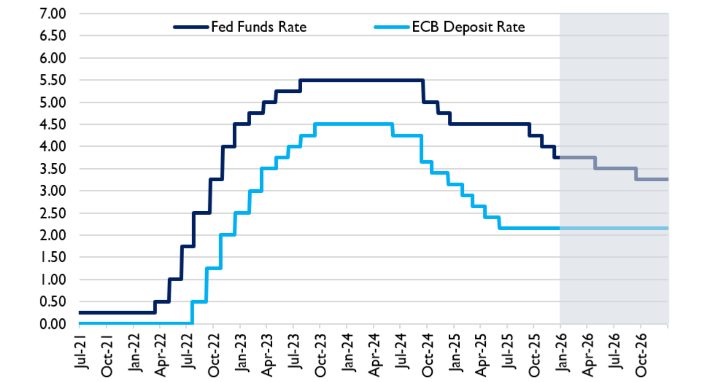
Source: Bloomberg, ÜNLÜ & Co

2026 could be a better year for the Turkish equities: We expect the Turkish equity market to post a stronger performance in 2026, underpinned by continued disinflation, anticipated monetary easing both domestically and globally, and a more stable TL alongside decent economic growth. A potentially weaker US dollar could support flows to emerging markets, while EUR appreciation would be favorable for Turkish exporters with meaningful exposure to Europe by improving competitiveness. On the real economy side, regional reconstruction and infrastructure activity (Syria, Gaza and potentially Russia-Ukraine) together with Germany's EUR500bn infrastructure fund could provide incremental demand for Turkish industrial and construction-linked companies. Outlook for commodity prices could also provide tailwinds for Turkish market: lower oil prices would help Turkey's inflation and current account dynamics, while higher gold prices could support both CBRT reserves and domestic demand through a household wealth effect. Money market fund returns are expected to moderate to ~40% nominal (vs. ~13% in real terms), down from ~55% nominal and 18% real in 2025, reducing opportunity costs versus equities. ÜNLÜ & Co targets BIST100 at 16,680 (implying ~37% upside from the current level), assuming 21% TL depreciation against USD/EUR basket. However, domestic politics remains the key risk, while any pre-election loosening toward 2027-2028 could reintroduce volatility. Overall, we believe 2026 offers a more favorable backdrop than 2025's underperformance.

Disinflation remains the critical factor: As in 2024-2025, disinflation pace will be the key driver of Turkish equity performance in 2026. Past sticky/high inflation repeatedly delayed rate cuts, constraining valuations and risk appetite. Market direction will depend on whether disinflation meets expectations, creating room for CBRT easing. We forecast CPI falling to ~23.9% by end-2026 (from 31% in 2025, 44% in 2024, and 65% in 2023), enabling the policy rate to decline from current 38% to 30% by year-end.

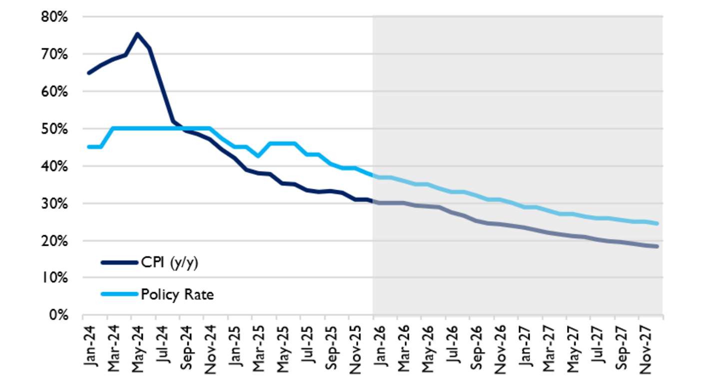
Global monetary easing as tailwind: Globally, rate cuts are likely to continue throughout 2026. We assume the Fed delivers 50 bps of cuts, the ECB stays on hold, and the BoE cuts by 50 bps, a mix that should keep financial conditions broadly supportive for risk assets and offer an additional tailwind for Turkish assets. Historically, Fed easing tends to improve global liquidity and risk appetite, which can encourage portfolio flows into emerging markets such as Turkey and support demand for Turkish equities.

Figure 3: Fed Funds Rates and ECB Deposit Rates: Consensus View



Source: Bloomberg, ÜNLÜ & Co

Figure 4: CBRT policy rate vs. CPI (Trailing, y/y) projections



Source: CBRT, Turkstat, ÜNLÜ & Co estimates

A stable TL and a decent economic growth to be a favorable backdrop for equities: In 2026, a stable TL with low volatility, combined with robust economic growth of around 4.5% (up from 4.0% in 2025) can create a supportive environment for Turkish equities. Currency stability should restore investor confidence, attract foreign portfolio inflows, and encourage domestic residents to shift or stay at TL-denominated assets, including equities. Meanwhile, stronger economic activity, will likely translate into improved corporate earnings momentum.

Money Market returns to ease, but stay attractive: Money market funds capped Turkish equities' upside in 2025 as high rates enabled returns above 50%, offering attractive carry. In 2026, we expect real yields to moderate as the CBRT policy rate declines from 38% to 30% by year-end. Under this path, money market funds could deliver about 40% nominal returns (about 33% after withholding tax), implying roughly a 13% real return assuming 23.9% CPI, versus an 18.2% real return in 2025 (55% nominal return). The step-down in real carry should modestly support equities by lowering the opportunity cost of holding stocks, but double-digit real returns should still cap risk appetite and limit rerating. Note also that the rising withholding taxes, from 0% pre-2024 to 10% at the beginning of 2025, to 17.5% by mid-2025, have further eroded net attractiveness for individual investors.

Regional reconstruction cycle can provide an upside tailwind: In 2026, a potential regional reconstruction cycle could provide an upside tailwind for Turkish corporates, particularly in construction, materials, and industrials. Key opportunities include:

- Syria: ~USD216bn rebuilding needs; Turkey's proximity and early contracts position its firms strongly.
- Ukraine: USD524bn over a decade post-ceasefire; Turkish companies' pre-war expertise (~USD10bn projects) favors new demand for cement, steel, and engineering.
- Germany: EUR500bn infrastructure fund with spillover potential for Turkish subcontractors and building material exporters
- Gaza: ~USD70bn needs; Turkey's diplomatic role may open doors despite uncertainties.

USD Weakness and EUR Strength: Tailwinds for EM Assets and Turkish Exporters: Consensus expects the USD to weaken against the EUR in 2026, with EUR/USD rising to 1.18–1.19 on consensus averages from about 1.16 currently. The key drivers are policy divergence as the Fed continues cutting rates while the ECB stays relatively steady, a firmer Eurozone growth outlook supported by Germany's EUR500bn infrastructure and climate fund, and US structural headwinds such as fiscal concerns and reduced safe-haven demand. A softer USD typically supports EM assets by improving risk appetite and easing external financing, which would be constructive for Turkey via lower FX funding pressure and better sentiment. A stronger EUR would further benefit Turkey's Europe-exposed exporters through improved competitiveness and favorable translation

Commodity trends could provide meaningful tailwinds for Turkey in 2026 through both oil and gold. Consensus expects Brent to soften to below USD60 per barrel, supported by ample global supply and muted demand growth, which would improve Turkey's inflation and external balance. CBRT analysis suggests a 10% decline in oil prices reduces inflation by roughly 1 percentage point, while a USD10 per barrel drop lowers energy imports by about USD4 to USD5bn, offering direct relief to the current account. In contrast, market expectations point to higher gold prices above USD4,600 per ounce by end-2026. This can strengthen the CBRT reserves and support domestic demand via a household wealth effect, given Turkish households' large informal gold holdings (worth ~ USD400–500bn).

Politics remains the major risk for 2026: While 2026 is a non-election year, providing temporary relief from immediate populist pressures, the political cycle will increasingly focus on the next national elections (scheduled for May 2028, with early-election risk in 4Q27). As the horizon shortens, incentives for pre-election policy loosening may rise, potentially undermining the ongoing disinflation program, eroding TL stability, and pushing risk premiums wider. That said, we do not anticipate a full reversion to the aggressive monetary and fiscal expansion seen in 2021–2023, as it appears that there has been a more lasting pivot in policymaker mindset toward economic orthodoxy, reinforced by the lessons of past crises and the current administration's emphasis on re-anchoring inflation expectations. Separately, developments involving domestic politics could generate recurring market noise, intermittent risk-off episodes, foreign outflows and TL pressure, even if the broader macroeconomic program remains on track.

Earnings momentum in 2026 is likely to recover: Earnings momentum is likely to recover in 2026 from the low base of 2025 and 2024. In USD terms, we project the EPS growth for the stocks under our coverage to be 21%; on the back of 14% growth in non-Banks and 27% rise in Banks. Note that for 2025, we project the EPS growth for our coverage to be 6% (non-banks: -7%; banks: +25%).

Figure 5: Earnings growth for the companies under our coverage

	Revenue			EBITDA			Net Income		
USDm	2024	2025E	2026E	2024	2025E	2026E	2024	2025E	2026E
Banks							8,371	10,479	13,350
growth							-41%	25%	27%
Non-Banks	175,786	188,757	203,477	21,591	23,862	27,579	11,469	10,643	12,156
growth	-2%	7%	8%	-19%	11%	16%	-50%	-7%	14%
Total	175,786	188,757	203,477	21,591	23,862	27,579	19,840	21,123	25,506
growth	-2%	7%	8%	-19%	11%	16%	-46%	6%	21%

Source: Company data, ÜNLÜ & Co estimates. *Banks, insurance companies and companies with a functional currency denominated in FX are calculated using the average USD/TL rate, while companies applying inflation accounting are calculated using the year-end USD/TL rate.

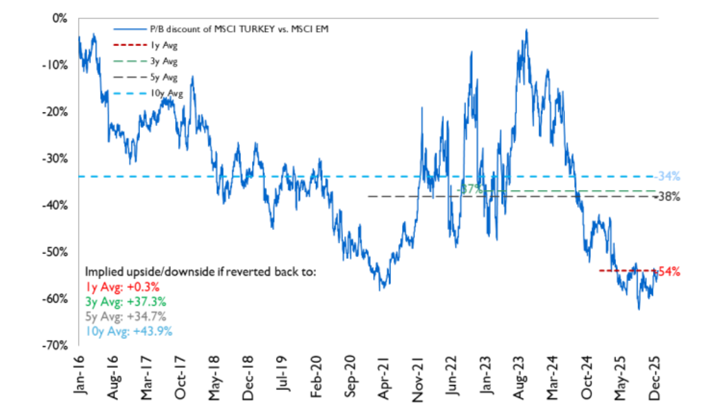
Valuations are still at a discount

Turkish stocks have significantly underperformed their peers in 2025. The BIST 100 is currently trading at a 54% discount to EM on P/BV (versus five-year and ten-year averages of 38% and 34%, respectively). Meanwhile, 51% discount to EM on P/E (versus five-year and ten-year averages of 59% and 50%, respectively).

Figure 6: MSCI Turkey Index/MSCI EM Index, (Past 10-years)

Source: Bloomberg, ÜNLÜ & Co

Figure 7: P/BV discount of BIST 100 vs MSCI EM 1,3,5,10Y averages



Source: Bloomberg, ÜNLÜ & Co

Raising bottom-up index target to 16,680. In this report, we incorporate our most recent macro assumptions into our models, while leaving our ratings unchanged. Plugging in our new price targets, our bottom-up index target for the next 12 months amounts to 16,680, which implies ~37% upside potential compared with current levels.

<u>With this report we drop coverage of **Kordsa** (KORDS TI) and **Oba Makarna** (OBAMS TI). Please note that any prior ratings, target prices, and recommendations will no longer be applicable.</u>

Top Picks

We include **Coca-Cola Icecek** in our model portfolio. As such, **Akbank, Yapi Kredi, BIM, Astor, Sabanci Holding, Koc Holding, MLP Care, Ulker** and **Coca-Cola Icecek** are the constituents of our model portfolio. Our Top Picks list has outperformed the BIST 100 by 3.1% since the start of 2025 (please see pages 31-34).

Since Turkey's return to economic orthodoxy in June 2023, TL-exposed sectors, such as banking and retail, have significantly outperformed exporters and other FX-dependent sectors, supported by TL appreciation and an improving macro backdrop. The disinflation program remains in place, though it has experienced roughly a one-year slippage versus earlier projections (the September 2023 Medium-Term Program targeted 33% year-end CPI for 2024). The macro backdrop in 2026 is not expected to differ dramatically from 2025, meaning the constraints imposed by the disinflation program on equity markets will persist. The TL-exposed names keep their advantages. However, with these stocks having already undergone rerating while FX-linked stocks have lagged, stock selection is likely to become even more critical and challenging in 2026.

Figure 8: ÜNLÜ & Co Top Picks

Company	Ticker	Rating	Share price	Target price	Upside	2026E P/E	Date of Inclusion	Absolute Perf	Rel. to BIST10	Comment
MLP Care	MPARK	Buy	398.8	636.0	59%	17.0	17-Jul-23	309%	121%	The addition of new hospitals and effective cost management should help to secure growth in real terms.
Sabanci Holding	SAHOL	Buy	91.3	155.8	71%	8.7	19-Sep-23	76%	12%	Attractive valuation for broad Turkey beta, with an active capital allocation agenda and continued momentum in new investments.
Ulker	ULKER	Buy	114.6	205.0	79%	4.7	17-Nov-23	43%	-8%	Easing input costs may support EBITDA margin stabilization, while attractive dividend payments should continue. Undemanding valuation versus global peers supports a favorable risk-reward profile.
Akbank	AKBNK	Buy	73.8	98.8	34%	4.2	10-Jan-25	16%	-6%	Well positioned to capture faster and pronounced funding cost relief on bank's focus on broadening TL demand deposit base. Cost discipline, solid capitalization, and best-in-class Stage 2 ratio.
Bim	BIMAS	Buy	604.5	929.0	54%	14.6	10-Jan-25	16%	-6%	With its well-established hard discount business model, it suits well into the current macro backdrop.
Yapi Kredi	YKBNK	Buy	37.6	51.1	36%	3.7	08-Jul-25	17%	-4%	Peer-leading demand-deposit franchise, with a high share of MM funding (97% TL-denominated) position the bank to benefit more favorably from rate cuts. Superior asset-quality metrics.
Astor	ASTOR	Buy	128.8	222.0	72%	12.4	13-Aug-25	15%	4%	Strong structural transformer demand and capacity expansion underpin growth, while rising US exposure and solid balance sheet support sustained earnings momentum.
Koc Holding	KCHOL	Buy	184.0	291.2	58%	10.6	13-Aug-25	2%	-8%	Compelling NAV discount, improving reported EPS, resilient core subsidiaries, and balance-sheet optionality.
Coca-Cola Icecek	CCOLA	Buy	62.5	96.0	54%	9.6	12-Jan-26	-	-	Improving trends and resilient international operations support margin recovery and stronger cash generation as capex normalizes. Attractive valuation, with additional upside if geopolitical tensions ease.
Model Portfolio Performance (since January 2nd, 2025)									27.9%	
BIST100 Performance (since January 2nd, 2025)									24.1%	
Relative performance (since January 2nd, 2025)									**3.1%**	

Source: Bloomberg, ÜNLÜ & Co estimates, Rasyonet (*) Weighted average prices following the publishing of the note are used during stock inclusion and exclusions.

Macroeconomic Outlook

Figure 9: ÜNLÜ & Co Macro Assumptions

Macro forecasts	2021	2022	2023	2024	2025*	2026E	2027E
TRY/USD (avg.)	8.93	16.46	23.79	32.82	39.51	47.97	57.44
TRY/USD (e.o.p)	13.33	18.70	29.44	35.28	42.85	51.56	60.84
TRY/€ (avg.)	10.49	17.27	25.72	35.51	44.77	56.63	67.04
TRY/€ (e.o.p)	15.09	19.93	32.57	36.74	50.29	60.85	70.57
CPI Inflation	36.1%	64.3%	64.8%	44.4%	30.9%	23.9%	18.3%
CBRT 1-week policy rate	14.0%	9.0%	42.5%	47.5%	38.0%	30.0%	24.5%
GDP growth	11.4%	5.5%	4.5%	3.2%	4.0%	4.5%	4.0%

Source: CBRT, Turkstat, ÜNLÜ & Co estimates, *GDP Growth for 2025 is yet to be announced, the given figure is an estimate.

Main themes;

- ***Disinflation Continues, But Slower and More Balanced —*** *While the disinflation process is expected to continue in 2026, the pace will be more moderate compared to 2025. Annual inflation is projected to decline to around 23-24%, with a significant portion of the disinflation expected to materialize in the second half of the year.*
- ***Monetary Policy: Rate Cuts, While Maintaining Positive Real Rates —*** *Although rate cuts are on the agenda, the policy framework still points to a stance that preserves positive real rates and remains supported by a tight macroprudential framework. The baseline scenario foresees the policy rate ending the year around 30%. However, downside risks remain.*
- ***FX and Reserves: Stability in Focus —*** *The high level of reserves continues to be the main factor supporting FX stability. Rather than a pronounced real appreciation in the TL, a neutral and controlled path is expected, with USD/TL projected to end the year at around 52.*
- ***Growth: Moderate, Resilient, and Balanced —*** *Despite tight policy conditions, GDP growth is expected to be maintained in the 4–4.5% range. Gradual easing in financing conditions driven by rate cuts and recovery signals from leading indicators support growth.*
- ***Current Account and Fiscal Policy: Manageable Risks —*** *The current account deficit is expected to remain around 1.7–1.8% of GDP, while gold imports continue to pose an upside risk. In fiscal policy, maintaining a tight stance in the first part of the year, followed by discussions of a more flexible framework toward year-end, appears likely.*

2026 Outlook is relatively balanced and predictable

Entering 2026, the macroeconomic outlook offers a relatively balanced and predictable framework. Continuation of the disinflation process, the relative coordination between monetary and fiscal policies, and the strengthening reserve outlook constitute the main pillars of this framework. Nevertheless, geopolitical developments at the global level, volatility in commodity prices, and the risk of a sudden tightening in global financial conditions; domestically, continuity in policy implementation, preservation of fiscal discipline, and expectation management remain the key risk areas that could create vulnerabilities. Therefore, as we enter 2026, rather than optimism, we believe that cautious balance and controlled progress provide a more appropriate framework.

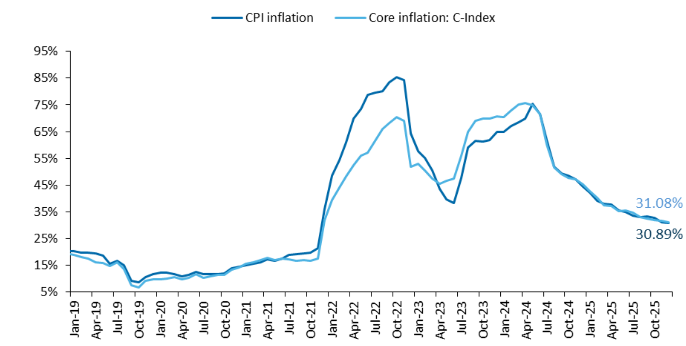
Disinflation Continues, But Slower and More Balanced

The 2026 macro outlook is anchored by expectations that disinflation will continue. The process, set in motion by the sharp monetary tightening in 2024, delivered tangible progress in 2025, with inflation down by about 14pp over the year. We expect annual inflation, which ended 2025 at 30.90%, to ease toward 23-24% by end-2026, implying a slower but more balanced disinflation path.

At this stage, expectations management is critical. Recent indicators suggest 2026 inflation expectations have not improved and have instead drifted slightly higher. While monetary policy can restrain demand and the inflation pass-through from FX has been partially contained through positive real rates and reserve management, progress through the expectations channel remains limited. With the CBRT's interim inflation target at 16%, market pricing and forecasts slightly above 23% for 2026 and around 18% for 2027 point to a persistent credibility gap. Against this backdrop, even if further rate cuts remain likely, we expect policy to stay cautious, guided by incoming data, market conditions, FX demand dynamics, and key constraints.

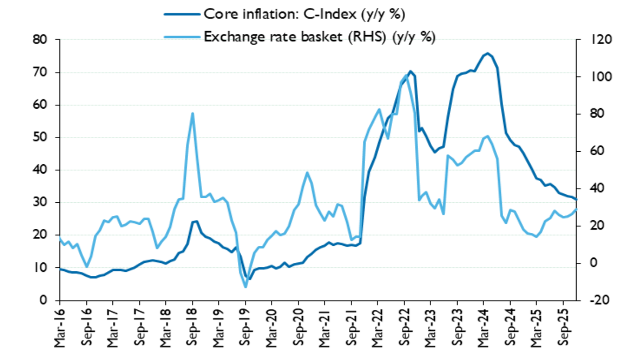
Fiscal policy also appears more supportive of disinflation at the start of 2026. Increases in administered and guided prices across many items are being set below the revaluation rate, the minimum wage began the year below the hunger threshold published by Turk-Is for the first time in many years, and overall wage growth appears more contained. Collectively, these factors should help limit secondary pricing pressures and support the disinflation process from the demand side.

Figure 10: CPI and Core inflation



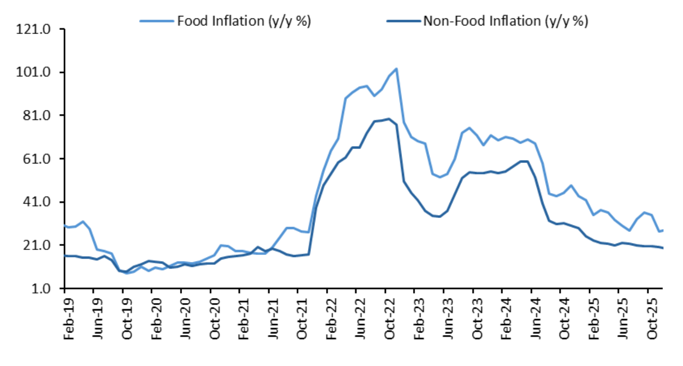
Source: CBRT, Turkstat, ÜNLÜ & Co

Figure 11: Core inflation vs. Exchange rate basket



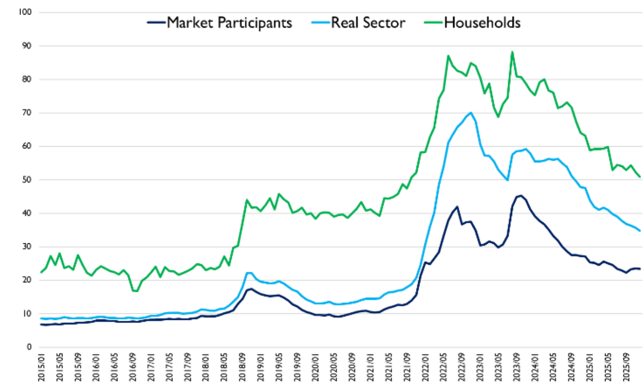
Source: Turkstat, ÜNLÜ & Co

Figure 12: Food and non-food inflation



Source: Turkstat, ÜNLÜ & Co

Figure 13: Sectoral Inflation expectations



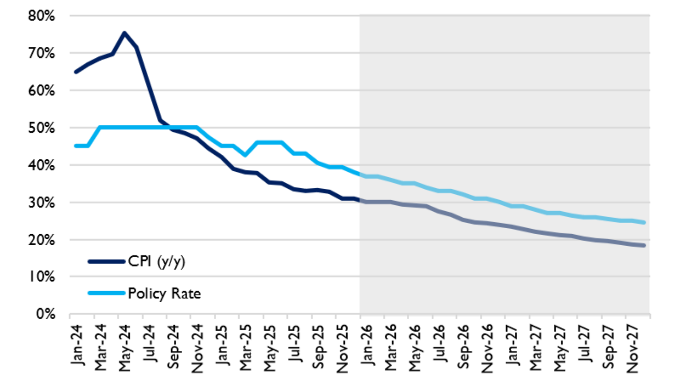
Source: Turkstat, ÜNLÜ & Co

Monetary Policy: Rate Cuts, While Maintaining Positive Real Rates

On the monetary policy front, 2026 stands out as a year in which rate cuts are on the agenda, but the tight stance is not fully abandoned. The base case implies that positive real interest rates are maintained despite easing, with the stance reinforced by macroprudential tools. While some scenarios assume a steady, evenly distributed easing cycle, we see a higher probability that larger moves are back-loaded into the second half, consistent with expectations that disinflation could gain pace during that period. Under this path, we expect the policy rate to end 2026 around 30%.

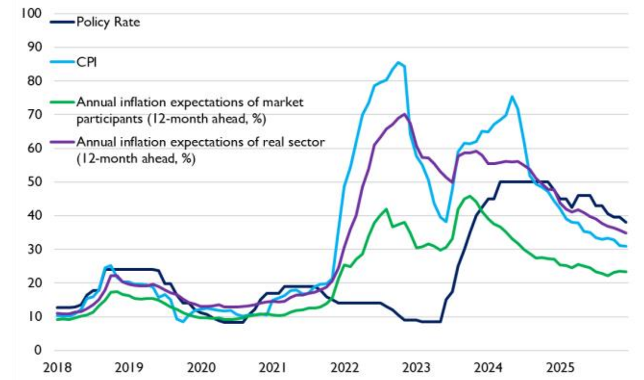
Risks skew to the downside, however. To the extent the Central Bank preserves policy flexibility, a willingness to accelerate cuts could emerge as a downside risk to the rate path. Within the macroprudential framework, we also expect "credit limits" to remain in place with no meaningful easing. On the other hand, limited easing may be observed in TL share targets assigned to banks.

Figure 14: CBRT policy rate vs. CPI (Trailing, y/y) projections



Source: CBRT, Turkstat, ÜNLÜ & Co estimates

Figure 15: Turkey: Policy rate, Inflation and Expectations



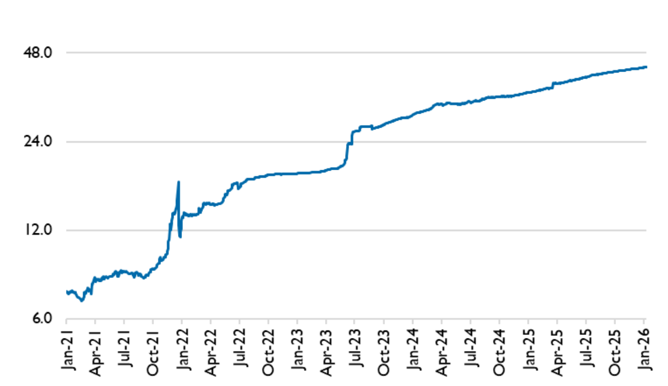
Source: CBRT, ÜNLÜ & Co

FX and Reserves: Stability in Focus

On the FX front, our expectations for 2026 point to a pronounced theme of stability. The stability referred to here is not nominal rigidity, but rather an FX path that ends the year with a neutral or very limited real appreciation. As is well known, real appreciation of the TL was used as an important tool of the disinflation process, particularly in 2024. In 2025, however, appreciation was broadly balanced on a basket basis. We expect this trend to settle into a more balanced and neutral ground in 2026. Within this framework, our base scenario foresees USD/TL ending the year at around 52.

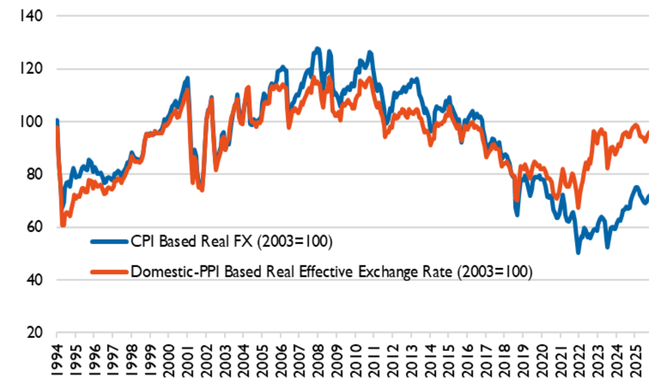
One of the most important factors supporting FX stability continues to be the reserve outlook. Entering the year, net international reserves excluding swaps above USD60bn provide the Central Bank with meaningful room for maneuver against potential external shocks. Given the role of reserves in shaping FX market dynamics, these levels act as a critical buffer against sudden, disorderly moves, supporting our expectation of a more predictable and calmer FX trajectory in 2026.

Figure 16: USD/TL



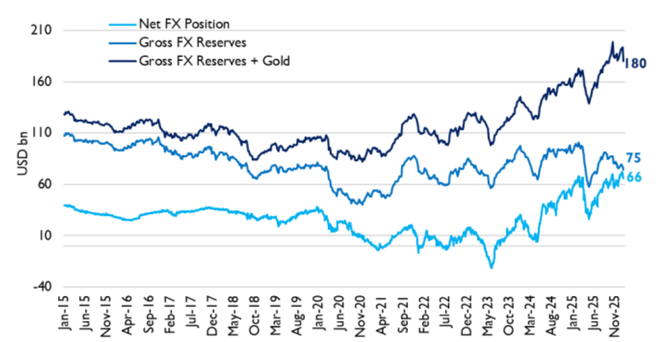
Source: Rasyonet, ÜNLÜ & Co

Figure 17: Real FX rate, based on CPI and PPI (2003=100)



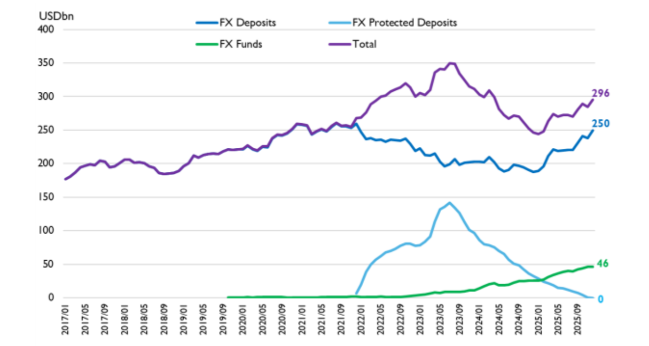
Source: CBRT, ÜNLÜ & Co

Figure 18: Turkey: International Reserves (last 10y)



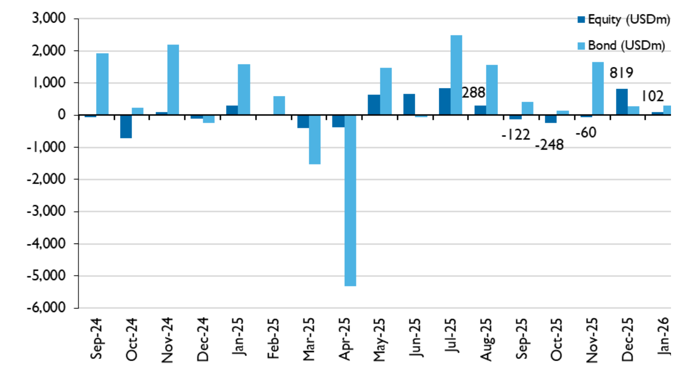
Source: CBRT, ÜNLÜ & Co

Figure 19: Turkey – FX Deposits and Funds (USDbn)



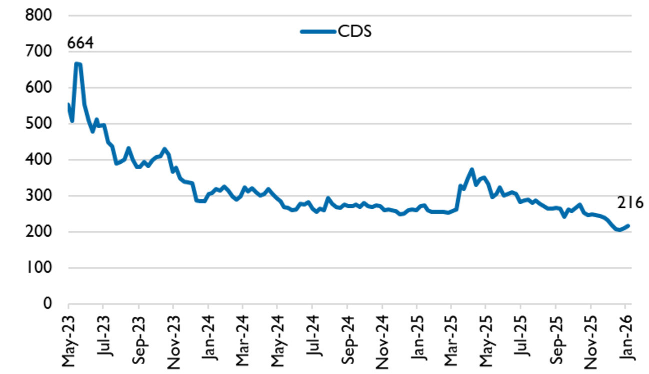
Source: CBRT, BRSA, Tefas, ÜNLÜ & Co

Figure 20: Turkey: Monthly bond and equity flows)



Source: CBRT, ÜNLÜ & Co

Figure 21: Turkey 5-year CDS



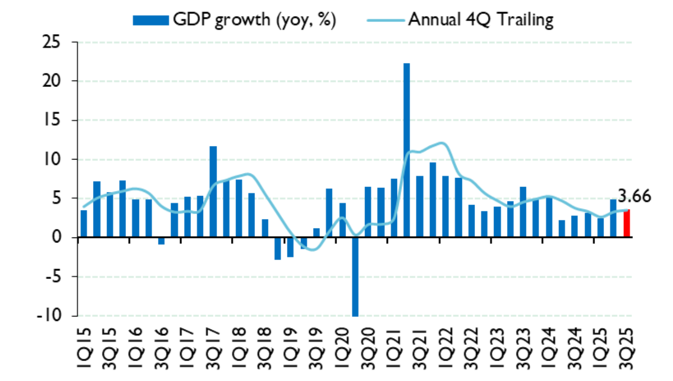
Source: Bloomberg, ÜNLÜ & Co

GDP Growth: Moderate, Resilient, and Balanced

Our base scenario for 2026 is GDP growth above 4%. On the growth front, we estimate that 2025 will be completed with growth of around 4%, despite tight monetary policy and a more pronounced fiscal discipline from the second half of the year onward. We believe a similar growth dynamic can be maintained in 2026. Rate cuts providing some relief to the real sector via financing costs and a more supportive environment on labor costs at the beginning of the year stand out as balancing factors for economic activity. Accordingly, we set our 2026 growth forecast at 4.5%.

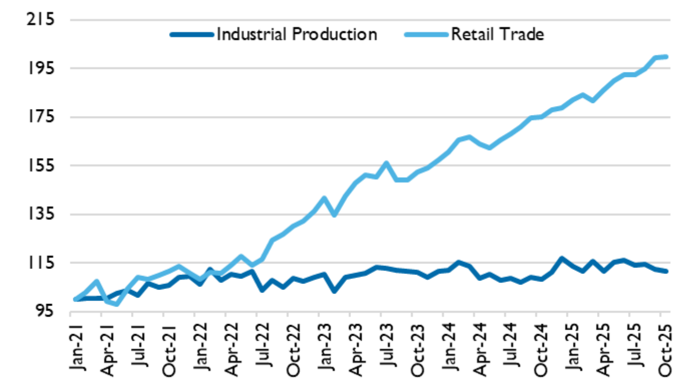
Leading indicators at the start of the year also support this outlook. In December, the manufacturing PMI index rose to 48.9, reaching the highest level of the past year. Although the index remains below the 50 threshold and has been in contraction territory for 21 months, it signals a clear improvement in the last quarter. In particular, the recovery in orders and increases in production volumes in certain sectors limit downside risks to the growth outlook.

Figure 22: GDP growth rate



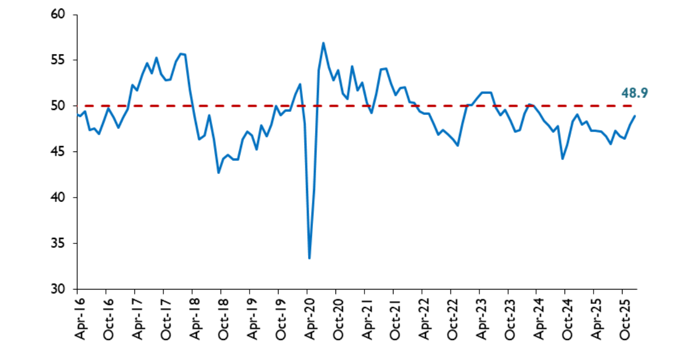
Source: Turkstat, ÜNLÜ & Co

Figure 23: Industrial Production vs Retail Trade



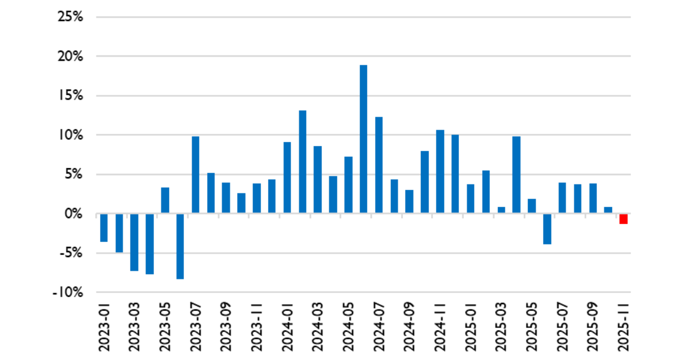
Source: Turkstat, ÜNLÜ & Co

Figure 24: Turkey PMI



Source: S&P Global, ÜNLÜ & Co

Figure 25: Turkey: Electricity consumption (% y/y)

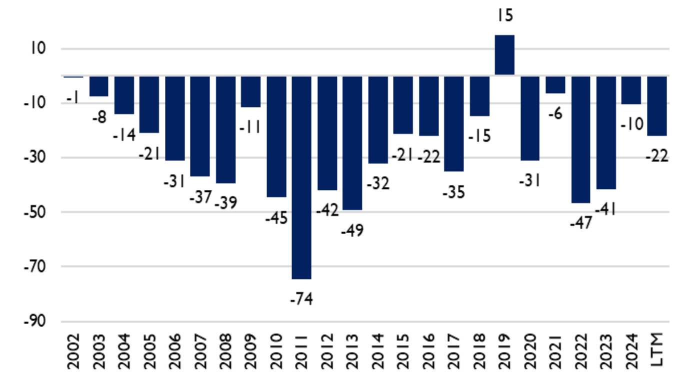


Source: EPIAS, ÜNLÜ & Co

Current Account and Fiscal Policy: Manageable Risks

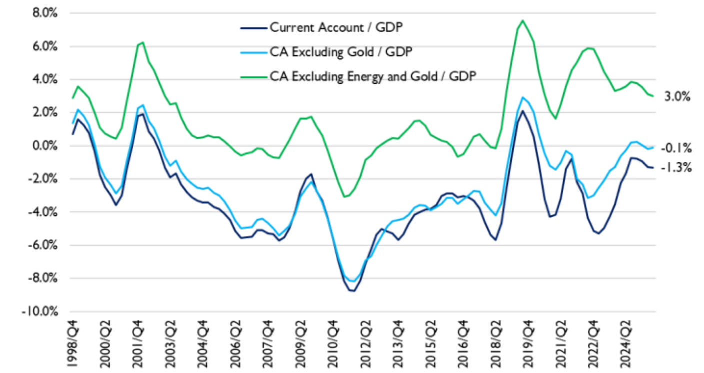
A gradual widening of the current account deficit can be expected in 2026. On the current account balance side, we expect the deficit to amount to approximately USD24bn in 2025, corresponding to around 1.5% of GDP. We believe this level does not create a significant fundamental pressure on the FX rate and offers a manageable framework in terms of financing needs. In 2026, we project a limited increase in the current account deficit to around 1.7–1.8% of GDP (USD28-30bn). One of the most important risk factors in this outlook remains gold imports. In 2025, gold imports reached approximately USD28bn, indicating a 13% increase on an annual basis. While the main driver of this increase has been the appreciation in gold prices, we observe that gold continues to push the import bill higher despite various quotas and regulations. Looking ahead, gold imports are likely to maintain their weight within total import items. In contrast, the outlook for oil prices is more supportive. Despite geopolitical risks, limited increases in Brent oil prices, the evolution of global supply conditions toward a more flexible structure, and weak demand growth keep price pressures tilted to the downside. This constitutes a structural support factor for both inflation and the current account balance for emerging economies that are highly dependent on energy imports.

Figure 26: Current account deficit



Source: CBRT, ÜNLÜ & Co

Figure 27: Excluding Energy and Gold, CA deficit (% of GDP)



Source: CBRT, ÜNLÜ & Co

Fiscal policy is likely to remain broadly tight in early 2026, but early-election dynamics could raise the risk of a looser stance toward late 2026. Within the fiscal policy framework, the Medium-Term Program's projection of a budget deficit around 3.5% of GDP does not point to a significant deterioration compared to 2025. The gradual easing of the burden of earthquake-related expenditures on the budget also contributes to some relaxation of fiscal space. Nevertheless, the increasing discussion of early election expectations for 2027 brings scenarios to the agenda in which fiscal policy could shift toward a looser tone in the final quarter of 2026. We consider it likely that a relatively tight stance will be preserved in the first part of the year, while a more flexible fiscal framework may be discussed as 2027 approaches.

Equity Market Outlook

Turkish equities' lackluster performance continued into 2025

The Turkish equity market's lackluster performance extended into 2025, despite optimism at the start of the year driven by expectations of rate cuts in both Turkey and global markets. Sentiment deteriorated sharply in March amid domestic political turbulence, triggered by the detention of Istanbul Mayor Ekrem Imamoglu, which led to heavy selling pressure and foreign outflows. The CBRT subsequently tightened policy in response to the disruption, raising its rate from 42.5% to 46.0% in April 2025. Adding to the pressure, global markets turned risk-off from early April after President Trump announced sweeping new tariffs on April 2 ("Liberation Day"), driving higher volatility and weighing further on Turkish equities.

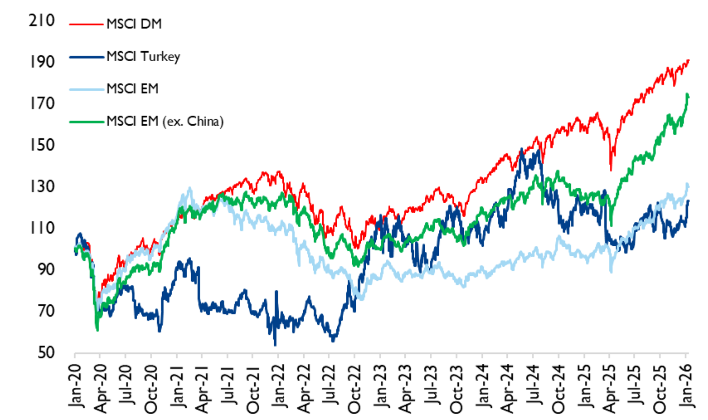
Momentum improved from mid-year, helped by moderating inflation, CBRT rate cuts (from 46% to 43% in July 2025), and a perception of greater political stability after court rulings reduced near-term opposition-related tail risks. That said, domestic politics remained a persistent overhang, with continued legal proceedings involving the main opposition party, CHP. At the same time, uneven progress on disinflation kept investors cautious, raising doubts over the durability of the programme and the government's commitment to maintaining it.

Sharp underperformance versus the EM rally

Against this macro and political backdrop, Turkish equities failed to participate in the strong recovery across emerging markets. EM equities delivered a robust 2025 performance, with the MSCI Emerging Markets Index up around 31% in 2025, outperforming developed markets (MSCI World 19%) and the S&P 500 (16%). The rally was supported by a weaker US dollar, which softened amid Fed rate cuts and policy uncertainty under the Trump administration. A softer dollar typically supports EM assets by underpinning EM currencies, easing external funding and debt-servicing pressures, and encouraging portfolio inflows as investors diversify away from volatile US assets.

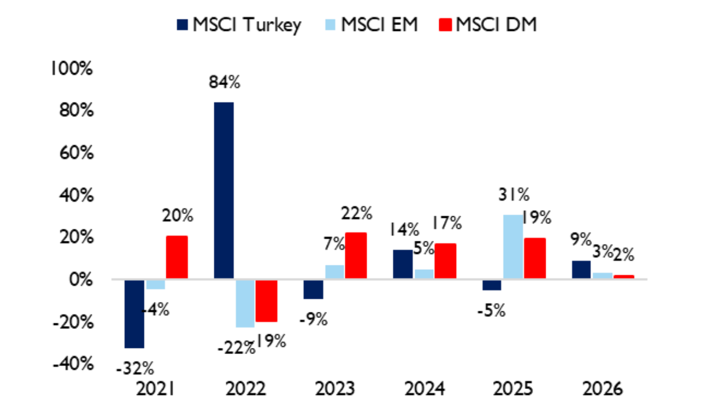
In contrast to this broader trend, while MSCI EM and MSCI DM gained 31% and 19% over the year, respectively, MSCI Turkey declined by 5%.

Figure 28: MSCI Turkey Index vs peers



Source: Bloomberg, ÜNLÜ & Co

Figure 29: MSCI Turkey vs peers (annual performances)



Source: Bloomberg, ÜNLÜ & Co

2026 could be a better year for the Turkish equities

We expect the Turkish equity market to post a stronger performance in 2026, underpinned by continued disinflation, anticipated monetary easing both domestically and globally, and a more stable TL alongside moderate economic growth. A potentially weaker US dollar could further support flows to emerging markets, while EUR appreciation would be favorable for Turkish exporters with meaningful exposure to Europe by improving competitiveness. On the real economy side, regional reconstruction and infrastructure activity (Syria, Gaza and potentially Russia-Ukraine) together with Germany's EUR500bn infrastructure fund could provide incremental demand for Turkish industrial and construction-linked companies. Commodities also matter: lower oil prices would help Turkey's inflation and current account dynamics, while higher gold prices could support both CBRT reserves and domestic demand through a household wealth effect. Into late 2026, election-economy policies may become more visible, and see additional upside optionality if US' CAATSA sanctions are lifted, which could reduce the geopolitical risk premium.

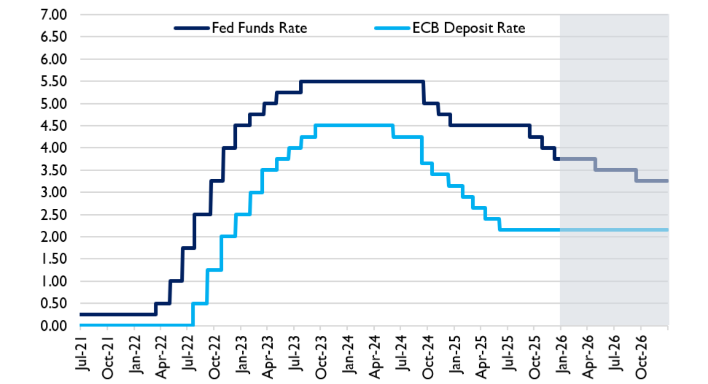
Disinflation remains the critical factor

As in 2024 and 2025, the pace of disinflation should be the primary driver of Turkish equity performance in 2026. Sticky, higher-than-expected inflation outcomes in recent years repeatedly pushed back the of the easing cycle, keeping valuations constrained and risk appetite fragile. As a result, the market's direction in 2026 will likely hinge on whether disinflation progresses in line with expectations; and, in turn, how much room the CBRT gains to cut rates. We forecast CPI to ease to ~23.9% by end-2026, from 31% in 2025, 44% in 2024, and 65% in 2023. A lower inflation backdrop would support a more meaningful normalization in monetary policy; accordingly, we expect the CBRT policy rate to decline from 38.0% currently to 30.0% by year-end.

US monetary easing could provide incremental support for Turkey

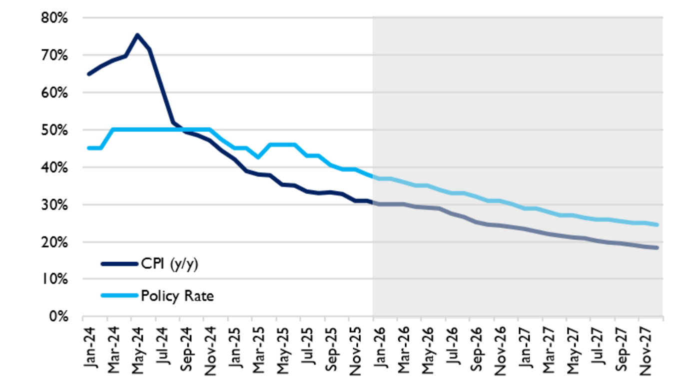
Globally, rate cuts are likely to continue throughout 2026. We assume the Fed delivers 50 bps of cuts, the ECB stays on hold, and the BoE cuts by 50 bps, a mix that should keep financial conditions broadly supportive for risk assets and offer an additional tailwind for Turkish assets. Historically, Fed easing tends to improve global liquidity and risk appetite, which can encourage portfolio flows into emerging markets such as Turkey and support demand for Turkish equities.

Figure 30: Fed Funds Rates and ECB Deposit Rates: Consensus View



Source: Bloomberg, ÜNLÜ & Co

Figure 31: CBRT policy rate vs. CPI (Trailing, y/y) projections



Source: CBRT, Turkstat, ÜNLÜ & Co estimates

Money Market returns to ease, but stay attractive

High interest rates, allowing money market funds to generate over 50% returns, were a key factor capping Turkish equities' upside in 2025 by offering investors compelling carry. Looking into 2026, we expect real yields on fixed income and money market products to moderate versus 2025. Under our policy-rate path trajectory, with the CBRT rate declining from 38% to 30% by end-2026, we estimate money market funds could deliver ~40% nominal returns in 2026 (or ~33% after withholding tax). This implies an attractive ~13% real return assuming 23.9% CPI, versus a~18.2% real return in 2025 (55% in nominal terms).

The step-down in real carry should be incrementally supportive for equities relative to last year, as the opportunity cost of holding stocks eases. That said, a double-digit real return on money market funds remains attractive and is still likely to act as a ceiling on equity risk appetite, limiting the pace of any sustained rerating in 2026.

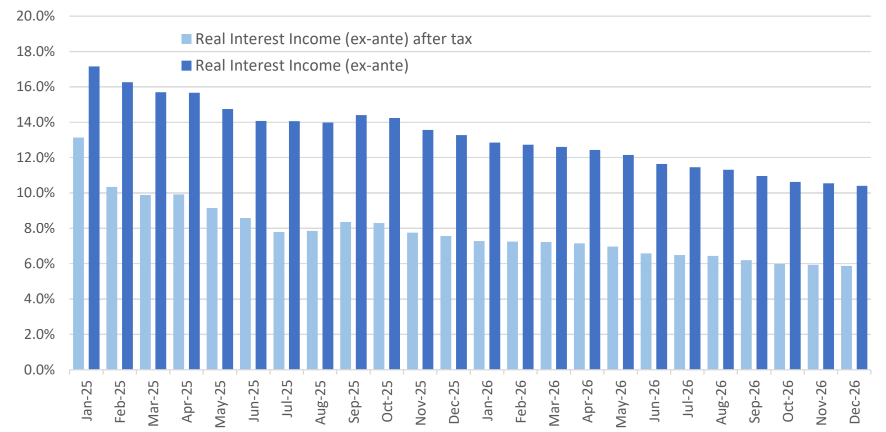
Figure 32: Returns of Money Market Funds vs. Equities

	2024	2025	2026e
FX basket return	15.9%	29.4%	20.7%
CPI	44.4%	30.9%	23.9%
BIST100 index return	31.6%	14.6%	
CBRT Policy Rate (e-o-p)	47.5%	38.0%	30.0%
TLREF / Return of Money Market Funds	63.5%	54.8%	40.0%
Real return of TLREF vs. FX Basket	*41.1%*	*19.6%*	*16.0%*
Real return of TLREF vs. CPI	*13.2%*	*18.2%*	*13.0%*

Source: TUIK, Matriks, ÜNLÜ & Co estimates.

Rising withholding taxes in recent years have materially reduced the net returns individual investors earn from money market funds and deposits. The withholding tax rate on money market funds and deposits, 0% until April 2024, was raised to 7.5% in May 2024, then increased further to 10% in November 2024, 15% in February 2025, and 17.5% as of July 9, 2025. This stepwise hike has significantly capped the after-tax return potential of these products and reduced their attractiveness on a net basis. Please note that the withholding tax rate is determined by the purchase (acquisition) date and is not applied retroactively.

Figure 33: Implied 1-Year Real Return (vs. expected CPI) for Money Market Funds/Deposits Under Our Policy-Rate Path (including and excluding withholding taxes) *



Source: ÜNLÜ & Co estimates. *Note that we assume policy rate will fall from 38% currently to 30% by end-2025 and 24.5% by end-2024, while CPI to decline from 23.9% in 2026 to 18.3% in 2027

Regional reconstruction cycle can provide an upside tailwind

In 2026, a regional reconstruction cycle could emerge and provide an upside tailwind for Turkish corporates. A potential resolution in the Russia-Ukraine conflict, rebuilding needs in Syria and Gaza, and Germany's EUR500bn infrastructure fund could translate into incremental demand for Turkey-linked contractors, construction materials producers, and select industrial names.

- **Syria**: Post-Assad stabilization has highlighted reconstruction costs of ~USD216 billion (World Bank 2025 estimate, ranging USD140-345bn), focused on infrastructure, housing, and key governorates like Aleppo. Turkey's geographic proximity, military presence in northern areas, and early contracts (e.g., energy/airports worth USD11bn+) position its companies as leading players in roads, power, and building projects.
- **Russia-Ukraine:** A lasting ceasefire or peace agreement could unlock massive reconstruction efforts in Ukraine, with the latest joint assessment by the World Bank, EU, and UN estimating needs at USD524 billion over the next decade (as of late 2024 data), primarily in housing, transport, energy, and agriculture. Turkish firms have historical expertise in Ukrainian infrastructure (having completed projects worth ~USD10bn pre-war) and are positioned for new contracts via bilateral task forces, potentially boosting demand for cement, steel, and engineering services from Turkish exporters.
- **Germany:** The newly established EUR500bn Special Fund for Infrastructure and Climate Neutrality (approved in 2025) targets transport (rail/roads), energy transition, digitalization, and social infrastructure over 12 years, with significant annual outlays (~EUR50-60bn in 2026). While primarily domestic, spillover opportunities exist for Turkish subcontractors in materials supply or joint ventures, leveraging Turkey's competitive construction sector and existing trade ties.
- **Gaza**: With the ceasefire still fragile, interim UN/EU/World Bank assessments estimate reconstruction needs at around USD70bn (up from earlier USD50–53bn), covering housing, debris removal, and the restoration of essential services over a multi-decade horizon. Turkey's diplomatic role as a ceasefire guarantor and offers for humanitarian/reconstruction support could open doors for its experienced firms in materials and logistics, though political hurdles remain.

However, timing and realization of these projects are still uncertain, so this should not be treated as a base-case scenario. Listed below are some of the leading companies on Borsa Istanbul that we believe might benefit from reconstruction efforts:

Figure 34: Companies that may benefit from reconstruction efforts

Ticker	Rating	Sector	MCap	Avg. Vol.	Share perf. (%)			Rel. to BIST100			P/E	EV/EBITDA	P/BV	EV/Clinker	EBITDA
			(USDm)	(USDm)	1M	3M	Y/Y	1M	3M	Y/Y	(LTM)	(LTM)		(USD/ton)	Margin (LTM)
CIMSA	Not Rated	Cement	990	10.6	-6	2	-2	-13	-10	-20	24.4	9.1	1.3	284	16%
OYAKC	Not Rated	Cement	2,739	15.6	-4	17	8	-11	3	-11	12.8	7.3	1.9	194	27%
AKCNS	Not Rated	Cement	706	2.3	14	15	-10	5	1	-26	32.6	10.0	1.2	103	13%
LMKDC	Not Rated	Cement	347	3.0	2	10	-9	-6	-3	-25	7.0	4.0	2.1	131	41%
KLKIM	Not Rated	Building Materials	388	1.7	17	8	10	8	-5	-10	14.1	6.9	2.7		22%
ASTOR	Buy	Power Transformers	2,990	55.1	26	41	9	16	24	-10	20.0	13.5	4.2		30%
SISE	Hold	Glass	2,795	38.0	-6	12	-3	-13	-1	-21	30.9	13.6	0.5		8%
GLRMK	Not Rated	Contracting	1,321	5.6	3	-6		-5	-17		12.1	8.9	3.3		16%
ENKAI	Hold	Contracting	11,362	21.0	0	19	73	-8	5	41	14.5	10.6	1.3		23%
TKFEN	Buy	Contracting	620	6.8	4	-12	11	-4	-23	-9	n.m.	n.m.	0.8		0%
KCAER	Not Rated	Steel	464	2.6	-1	-23	-25	-9	-32	-38	36.6	9.1	1.6		11%
EREGL	Hold	Steel	4,016	111.1	2	-12	4	-6	-23	-14	34.0	14.2	0.6		8%
ISDMR	Not Rated	Steel	2,477	1.8	1	-2	-8	-7	-14	-24	9.9	9.1	0.7		9%
KRDMD	Buy	Steel	486	31.1	3	1	-3	-5	-12	-21	n.m.	6.8	0.5		9%

Source: Company data, Rasyonet, ÜNLÜ & Co

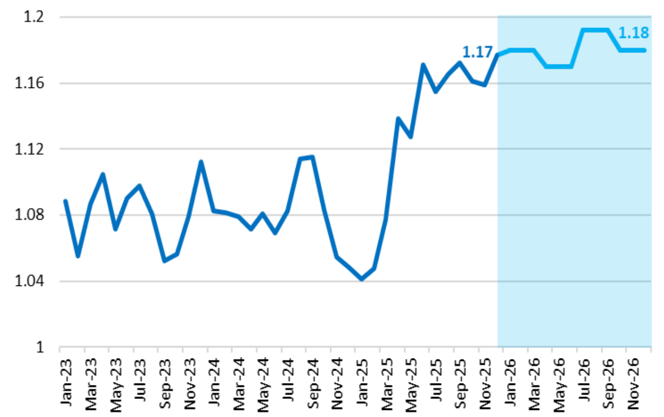
USD Weakness and EUR Strength: Tailwinds for EM Assets and Turkish Exporters

Market consensus from major banks points to a gradual weakening of the USD against the EUR throughout the year, with EUR/USD forecasts generally averaging around 1.18–1.19 by year-end (up from current levels around 1.16). The expected USD softness is primarily driven by: 1) diverging monetary policies, with the Federal Reserve likely continuing interest rate cuts (1–3 cuts, toward 3.00–3.50%) while the European Central Bank holds rates steady, narrowing the yield differential that has supported the dollar. 2) An improving euro area growth outlook, helped by the rollout of Germany's EUR500bn infrastructure and climate fund, which could narrow the prior US growth premium; and 3) broader structural headwinds, including US fiscal concerns, perceived political influence risks around the Fed, and reduced safe-haven demand for the USD.

A potential depreciation of the USD would be an important tailwind for emerging market assets, as a softer dollar typically improves global risk appetite, eases external financing conditions, and supports portfolio flows into emerging markets. For Turkey, a weaker USD backdrop can also help reduce pressure on FX funding costs and improve sentiment toward local assets.

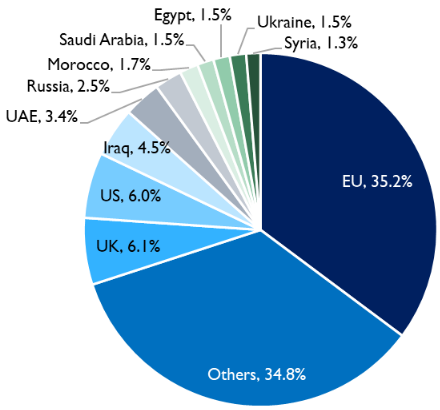
At the same time, a stronger Euro would be particularly supportive for Turkey's export-oriented corporates, as they are mainly exposed to Europe. EUR appreciation can enhance competitiveness, improve pricing power, and boost reported revenues and margins through favorable currency translation of Turkish corporates.

Figure 35: EUR/USD expectations



Source: Bloomberg Consensus, ÜNLÜ & Co

Figure 36: Exports breakdown of Turkey



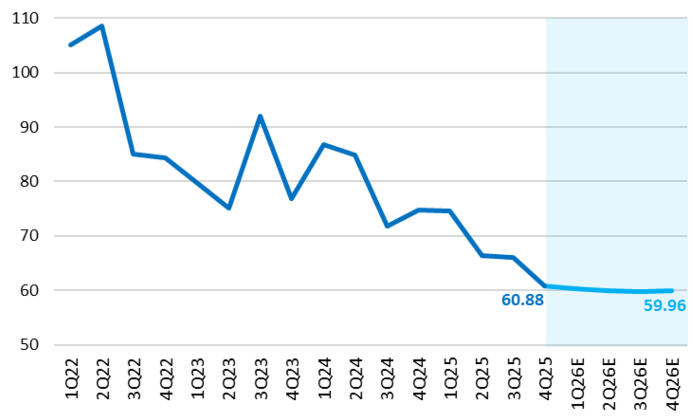
Source: Ministry of Trade, ÜNLÜ & Co

Commodities: oil downside supports disinflation; gold upside supports consumer sentiment and CBRT reserves

Outlook for commodity prices could provide tailwinds for Turkish economy and the households in 2026.

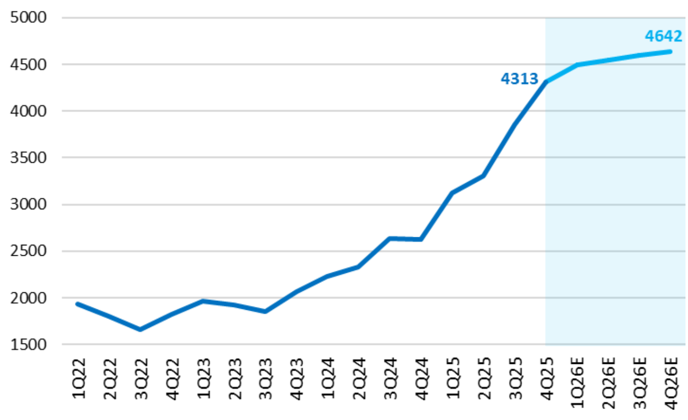
- Oil prices are expected to weaken in 2026, with consensus forecasts pointing to Brent crude averaging below USD60 per barrel (vs. USD67.7 in 2025 and the current level of ~USD63), driven by a significant global supply surplus of 2–3.8 million bpd, robust non-OPEC+ and OPEC+ production growth, and subdued demand increase of under 1 million bpd amid slowing economies and rising EV adoption. Lower oil prices would be a clear macro tailwind for Turkey, primarily through a more favorable inflation and external balance outlook. According to CBRT's analysis, a 10% decline in oil prices leads to a drop in inflation of around 1.0 percentage point, while a USD 10/barrel decline in oil prices leads energy imports to fall by USD 4–5bn.
- Gold prices are forecast to rise to above USD4,600+ per ounce by 2026 year-end (vs. ~USD4500 currently), according to market participants, mainly driven by strong central bank purchases (750–800 tonnes), rebounding ETF inflows, expected Fed rate cuts weakening the USD, and persistent geopolitical/economic uncertainties fueling safe-haven demand. Gold's upside potential is relevant through two channels for the Turkish economy. First, higher gold prices can improve the optics and resilience of CBRT reserves, offering balance-sheet support at the sovereign level. Note that as of December 26, 2025, gold accounted for USD117bn of the CBRT's USD194bn total gross reserves. Additionally, Turkish households' strong cultural preference for holding gold as a store of value, with "under-the-mattress" stocks estimated at USD400–500bn (as stated by CBRT President Fatih Karahan in November 2025), means rising gold prices bolster household balance sheets through a positive wealth effect, supporting consumer confidence and spending resilience. A CBRT blog analysis further confirms that gold price surges have notably stimulated demand in the housing and automobile markets recently.

Figure 37: Oil prices, Brent per barrel (quarterly)



Source: Bloomberg Consensus, ÜNLÜ & Co

Figure 38: Gold Prices per ounce (quarterly)



Source: Bloomberg Consensus, ÜNLÜ & Co

A stable TL and a decent economic growth to be a favorable backdrop for equities

In 2026, a stable TL with low volatility, combined with robust economic growth of around 4.5% (up from 4.0% in 2025) can create a supportive environment for Turkish equities. Historically, currency stability restores investor confidence, attracts foreign portfolio inflows, and encourages domestic residents to shift to TL-denominated assets, including equities. Meanwhile, stronger economic activity, will likely translate into improved corporate earnings momentum.

Politics remains the major risk for 2026

We believe politics will remain the main risk for the Turkish equities. While, 2026 is a non-election year, providing temporary relief from immediate populist pressures, the political cycle will increasingly focus on the next national elections (scheduled for May 2028, with early-election risk in 4Q27). As the horizon shortens, incentives for pre-election policy loosening may rise, potentially undermining the ongoing disinflation program, eroding TL stability, and pushing risk premiums wider. Such loosening might manifest in faster credit growth, higher fiscal spending, or delayed structural reforms, creating periodic volatility in asset prices.

That said, we do not anticipate a full reversion to the aggressive monetary and fiscal expansion seen in 2021–2023. There appears to have been a more lasting pivot in policymaker mindset toward economic orthodoxy, reinforced by the lessons of past crises and the current administration's emphasis on re-anchoring inflation expectations.

Separately, ongoing developments regarding prominent opposition figures could generate recurring market noise. These cases could trigger intermittent risk-off episodes, foreign investor outflows, and TL pressure, even if the broader macroeconomic program remains on track.

BOX: REGULATORY RISKS FACING TURKISH EXPORTERS

Carbon Border Adjustment Mechanism (CBAM)

The European Union's Carbon Border Adjustment Mechanism (CBAM) has become effective for Turkish industry as of January 1, 2026, following a transitional period between 2023 and 2025 that focused solely on emissions reporting. Importers in EU are now required to purchase and surrender CBAM certificates corresponding to the embedded carbon emissions of goods imported into the EU, effectively introducing a direct carbon cost for Turkish exporters, considering that the importers are going to pass this cost to EU exporters. Obligation to purchase and surrender certificates is deferred; importers will acquire certificates in 2027 to cover emissions embedded in goods imported during 2026, with the first annual surrender deadline falling later in 2027.

Recent implementing regulations have clarified that imports below an annual threshold of 50 tons per importer will be exempt from CBAM financial obligations, with the exception of electricity and hydrogen, which are not eligible for this exemption. While this threshold may reduce compliance costs for small scale exporters and niche export flows, it does not materially mitigate exposure for Turkey's core industrial exporters, whose shipment volumes are well above this level.

Turkey is set to launch a national Emissions Trading System (ETS) and carbon pricing mechanism fully aligned with EU ETS standards, scheduled for implementation on July 3, 2028. This domestic system will enable Turkish exporters to offset CBAM liabilities by deducting carbon costs already paid locally, thereby reducing the effective financial burden of CBAM and retaining carbon-related revenues within the country.

Carbon intensive sectors such as iron and steel, cement, aluminium, fertilizers, electricity and hydrogen fall directly within the initial scope of the mechanism and together account for a significant share of Turkish industrial exports to the EU. As CBAM evolves, its coverage is expected to expand gradually toward 2030, potentially including selected downstream and manufactured products including cars, car parts, washing machines, machinery and construction products.

- **Iron & Steel sector is the most exposed in absolute terms since Turkey is one of the EU's largest external suppliers of steel.**

  While the sector benefits from a relatively high share of electric arc furnace (EAF) capacity (nearly 70% of the total domestic production), overall emissions intensity remains sensitive to electricity prices and the carbon content of the domestic energy mix. High penetration of EAF technology structurally positions the Turkish steel industry at a lower carbon intensity relative to countries reliant on coal based blast furnace production, creating a meaningful competitive advantage. However, the still elevated share of fossil fuels in Turkey's electricity generation mix remains a key constraint, limiting further reductions in the sector's indirect emissions.

  Companies with greater scrap and EAF usage, higher operational efficiency and access to lower carbon electricity are likely to be better positioned to sustain EU market share, while more carbon intensive producers may face a gradual erosion of competitiveness.

  Among the steel producers under our coverage EREGL (and ISDMR by consolidation) is directly affected due to its partial EU exports, whereas KRDMD does not export to Europe, yet could be indirectly affected if steel products that cannot be sold in the European market are partially redirected to other regions, including Turkey.

- **Automotive and white goods sectors are not to be currently impacted directly by the CBAM obligations, but there will be an indirect impact through key production inputs such as steel and aluminum.**

  Changes in steel costs, one of the core inputs in automotive and white goods manufacturing, directly affect production economics, so any CBAM driven cost increase could slightly influence sector competitiveness.

  Looking ahead, as CBAM is expected to expand both in sectoral coverage and in the scope of emissions accounting, full decarbonization across the automotive and white goods ecosystem will become increasingly critical for domestic manufacturers with high export exposure to Europe.

  Companies with superior emissions performance relative to EU peers will be able to translate this advantage into competitiveness through robust and transparent reporting.

  Under our coverage, FROTO, TOASO and ARCLK will be the ones that are going to mildly affected, indirectly first, directly later when the regulations expand across the sectors, as Europe is the main export destinations of these companies. That said, TOASO and FROTO benefit from cost-plus pricing mechanisms on their export contracts, which allows them to pass through cost increases to counterparties. ARCLK, meanwhile, has made significant investments over the past decade to strengthen its emissions performance, while its sales in Europe is mainly supplied from its plants within Europe. Therefore, the carbon tax to be paid by Arcelik appears to be negligible.

BOX: REGULATORY RISKS FACING TURKISH EXPORTERS

Pan-Euro-Mediterranean (PEM) Trade Framework

Pan-Euro-Mediterranean (PEM) Trade Framework that covers 40+ countries including Turkey, will reach its final implementation stage with the revised rules of origin as of January 1, 2026, concluding the transitional period that began in 2025.

The revised framework, adopted in December 2023, is designed to make preferential trade more accessible, flexible, and aligned with contemporary supply chains. Key changes include simplified product-specific rules, higher tolerance for non-originating inputs (15% from 10%), the introduction of full cumulation across PEM countries, double-transformation rules for textiles, introduction of electronic certification for simplicity, and the reintroduction of duty drawback for most products. Collectively, these measures reduce compliance complexity, lower effective production costs, and allow firms to optimise sourcing and manufacturing locations without losing preferential tariff access.

Full rollout of the new PEM rules is broadly supportive for Turkish manufacturers and EU exporters with regionalised supply chains, particularly in textiles and apparel, automotive components, industrials, and consumer goods. Companies with multi-country production footprints across the PEM region stand to benefit from improved cost efficiency and supply chain flexibility.

"Made in EU"

EU members are developing a new regulation under the "Made in EU" framework to promote European manufacturing and reduce dependency on imports, which would require certain products, such as automobiles, to contain up to 70% European sourced content.

Products meeting the "Made in EU" criteria are expected to benefit from tax incentives, preferential treatment, and other policy support.

It remains unclear whether Turkey, a major trading partner for the EU, will be included under the "Made in Europe" scope. If Turkey is excluded, industrial exporters could face significant adverse effects. If Turkey is included, it would represent a significant opportunity for manufacturers and exporters, as Turkish products could gain a substantial competitive advantage over producers from countries outside the framework, allowing them to increase market share in Europe.

That said, considering Turkey's role as a key manufacturing hub for the EU and its balanced import-export relationship, inclusion in the framework would likely be mutually beneficial. Based on this strategic positioning, we believe Turkey will ultimately be incorporated into the initiative.

Earnings momentum in 2026 is likely to recover from a low base

Earnings momentum is likely to recover in 2026 from the low base of 2025. In USD terms, we project the EPS growth for the stocks under our coverage to be 21%; on the back of 14% growth in non-Banks and 27% rise in Banks. Note that for 2025, we project the EPS growth for our coverage to be 6% (non-banks: -7%; banks: +25%).

Figure 39: Earnings growth for the companies under our coverage

	Revenue			EBITDA			Net Income		
USDm	2024	2025E	2026E	2024	2025E	2026E	2024	2025E	2026E
Banks							8,371	10,479	13,350
growth							*-41%*	*25%*	*27%*
Non-Banks	175,786	188,757	203,477	21,591	23,862	27,579	11,469	10,643	12,156
growth	*-2%*	*7%*	*8%*	*-19%*	*11%*	*16%*	*-50%*	*-7%*	*14%*
Total	175,786	188,757	203,477	21,591	23,862	27,579	19,840	21,123	25,506
growth	*-2%*	*7%*	*8%*	*-19%*	*11%*	*16%*	*-46%*	*6%*	*21%*

Source: Company data, ÜNLÜ & Co estimates. *Banks, insurance companies and companies with a functional currency denominated in FX are calculated using the average USD/TL rate, while companies applying inflation accounting are calculated using the year-end USD/TL rate.

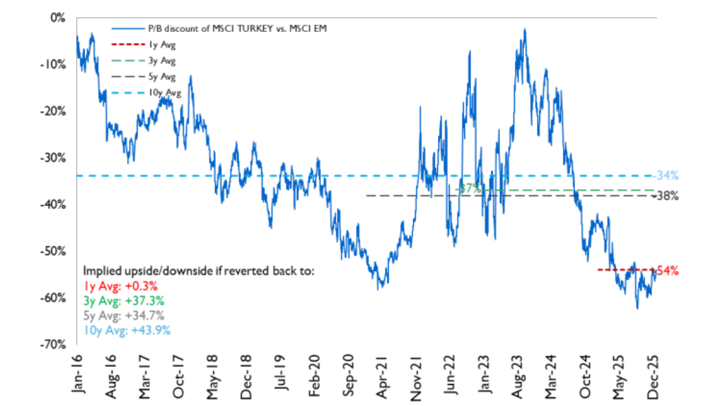
Valuations are still at a discount

Turkish stocks have significantly underperformed their peers in 2025. The BIST 100 is currently trading at a 54% discount to EM on P/BV (versus five-year and ten-year averages of 38% and 34%, respectively). Meanwhile, 51% discount to EM on P/E (versus five-year and ten-year averages of 59% and 50%, respectively).

Figure 40: MSCI Turkey Index/MSCI EM Index, (Past 10-years)

Source: Bloomberg, ÜNLÜ & Co

Figure 41: P/BV discount of BIST 100 vs MSCI EM 1,3,5,10Y averages



Source: Bloomberg, ÜNLÜ & Co

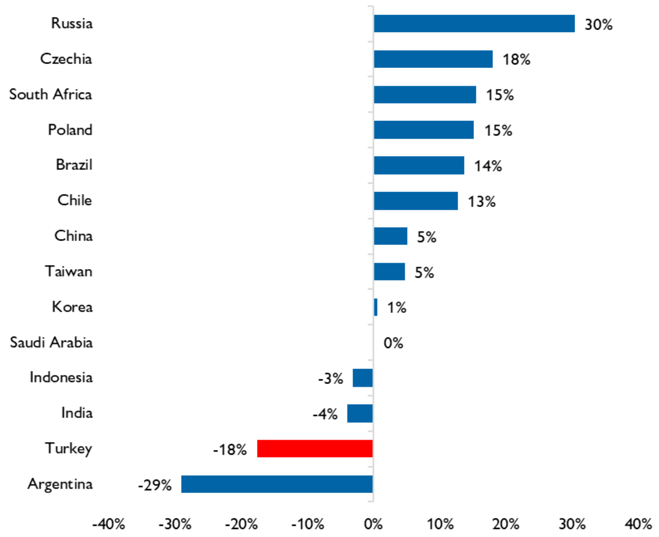
Figure 42: Banks 12MF P/BV

Source: Bloomberg, ÜNLÜ & Co

Figure 43: Non-Financials 12MF P/BV

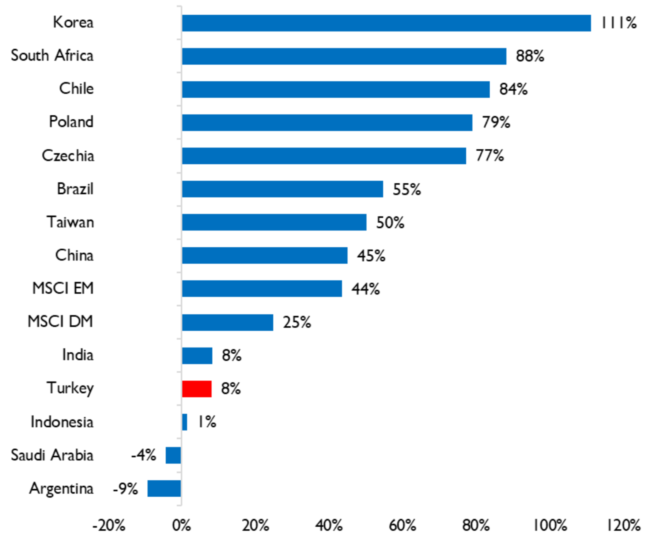
Source: Bloomberg, ÜNLÜ & Co

Figure 44: Leading EM currencies vs USD performance (1Y)



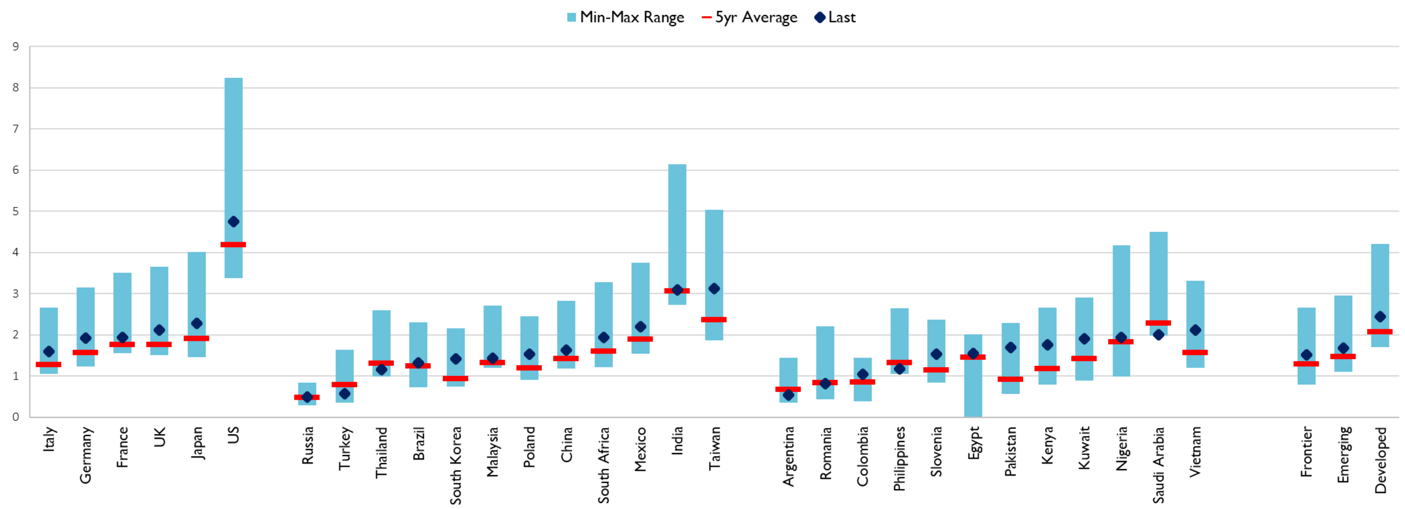
Source: Bloomberg, ÜNLÜ & Co

Figure 45: MSCI indices – Turkey vs leading EM countries (1Y)



Source: Bloomberg, ÜNLÜ & Co

Figure 46: P/BV comparisons: Turkey vs peers



Source: Bloomberg, ÜNLÜ & Co

Figure 47: Key dates

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Manufacturing PMI (-1)	2-Jan	2-Feb	2-Mar	1-Apr	4-May	1-Jun	1-Jul	1-Aug	1-Sep	1-Oct	2-Nov	1-Dec
CPI (-1)	5-Jan	3-Feb	3-Mar	3-Apr	4-May	5-Jun	3-Jul	3-Aug	3-Sep	5-Oct	3-Nov	3-Dec
Industrial Prod. (-2)	9-Jan	10-Feb	10-Mar	10-Apr	8-May	10-Jun	10-Jul	10-Aug	10-Sep	9-Oct	10-Nov	10-Dec
Current Account Deficit (-2)	13-Jan	13-Feb	12-Mar	13-Apr	13-May	12-Jun	13-Jul	13-Aug	11-Sep	13-Oct	13-Nov	11-Dec
Budget Balance (-1)	15-Jan	16-Feb	16-Mar	15-Apr	15-May	15-Jun	16-Jul	17-Aug	15-Sep	15-Oct	16-Nov	15-Dec
MPC Meeting	22-Jan		12-Mar	22-Apr		11-Jun	23-Jul		10-Sep	22-Oct		10-Dec
Consumer Confidence Index ()	22-Jan	19-Feb	23-Mar	22-Apr	18-May	22-Jun	23-Jul	21-Aug	22-Sep	22-Oct	20-Nov	21-Dec
Real Sector Conf. ()	22-Jan	20-Feb	24-Mar	21-Apr	22-May	19-Jun	22-Jul	21-Aug	21-Sep	21-Oct	20-Nov	21-Dec
Foreign Trade Balance (-1)	30-Jan	26-Feb	31-Mar	30-Apr	22-May	30-Jun	31-Jul	28-Aug	30-Sep	28-Oct	30-Nov	31-Dec
GDP Growth			2-Mar			1-Jun		31-Aug				1-Dec
Unemployment (-3)	29-Jan	27-Feb	31-Mar	29-Apr		4-Jun 30-Jun	30-Jul	31-Aug	30-Sep	27-Oct	30-Nov	30-Dec
MSCI Announcement		10-Feb			12-May			12-Aug			11-Nov	
MSCI Effective			2-Mar			1-Jun			1-Sep			1-Dec
Moody's	23-Jan						24-Jul					
S&P				17-Apr						16-Oct		
Fitch	23-Jan						17-Jul					
Inflation Report		12-Feb			14-May			13-Aug			12-Nov	
FED	28-Jan		18-Mar	29-Apr		17-Jun	29-Jul		16-Sep	28-Oct		9-Dec
ECB		5-Feb	19-Mar	30-Apr		11-Jun	23-Jul		10-Sep	29-Oct		17-Dec
BRSA Banking Sector Data (Monthly -2)	30-Jan		2-Mar 31-Mar	30-Apr		5-Jun 29-Jun	30-Jul	31-Aug	29-Sep	30-Oct	30-Nov	29-Dec

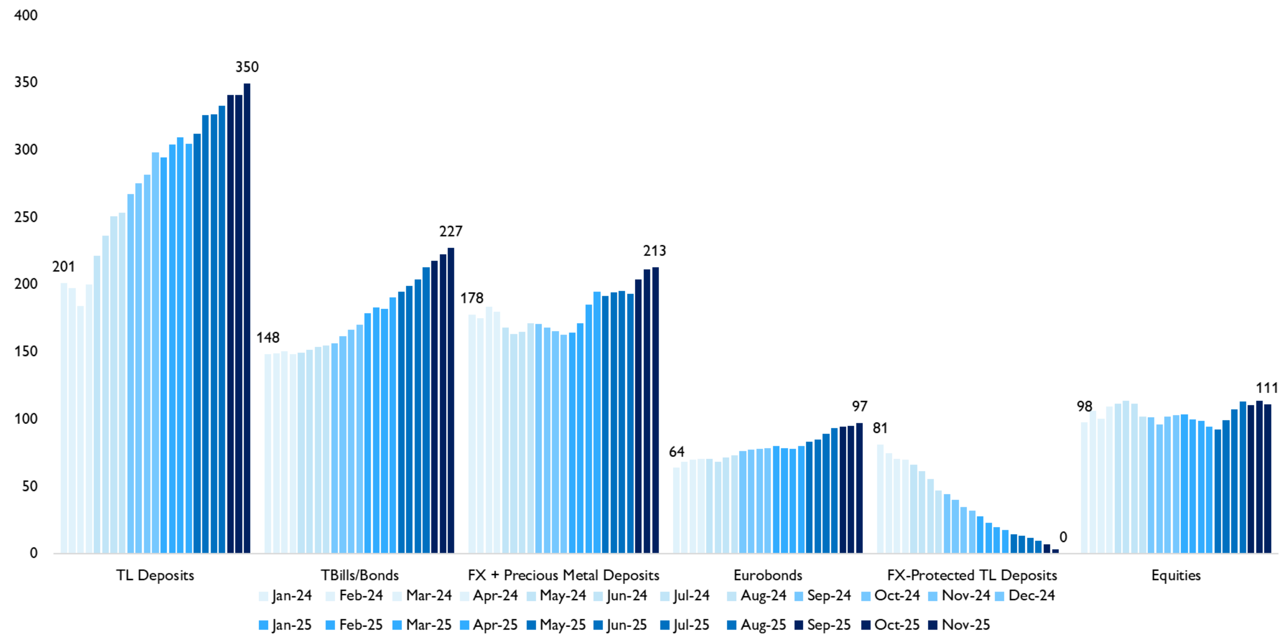
Source: Turkstat, CBRT, Institutions' websites, ÜNLÜ & Co

Figure 48: Turkey credit rating scales comparison (May 2023 vs. Current)

Grade	Description	S&P	Moody's	Fitch
Investment Grade	Prime	AAA	Aaa	AAA
	High Medium Grade	AA+	Aa1	AA+
		AA	Aa2	AA
		AA-	Aa3	AA-
	Upper Medium Grade	A+	A1	A+
		A	A2	A
		A-	A3	A-
	Lower Medium Grade	BBB+	Baa1	BBB+
		BBB	Baa2	BBB
		BBB-	Baa3	BBB-
Speculative Grade	Speculative	BB+	Ba1	BB+
		BB	Ba2	BB
	Current →	BB-	Ba3	BB-
	Highly Speculative	B+	B1	B+
		B	B2	B
	as of May 2023 →	B-•	B3	B-•
	Substantial Risk	CCC+	Caa1	CCC+
		CCC	Caa2	CCC
		CCC-	Caa3	CCC-
	Extremely Speculative	CC	Ca	CC
		C	C	C
	In Default	RD	/	RD
		SD	/	SD
		D•NR	D•NR	D•NR

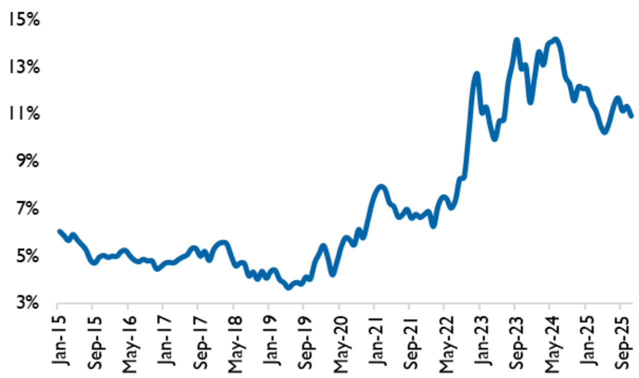
Source: ÜNLÜ & Co. *Green point means Positive outlook, while red denotes Negative outlook.

Figure 49: Turkish residents' financial assets (USDbn, monthly)



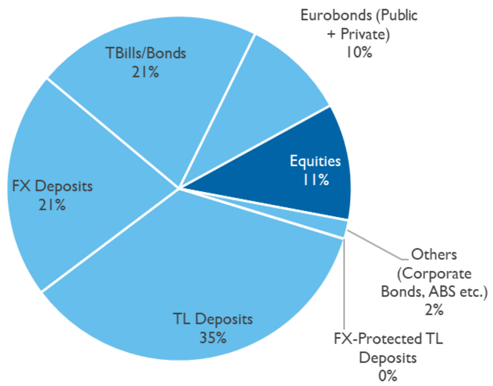
Source: TSPB, ÜNLÜ & Co

Figure 50: Share of equities in locals' financial assets



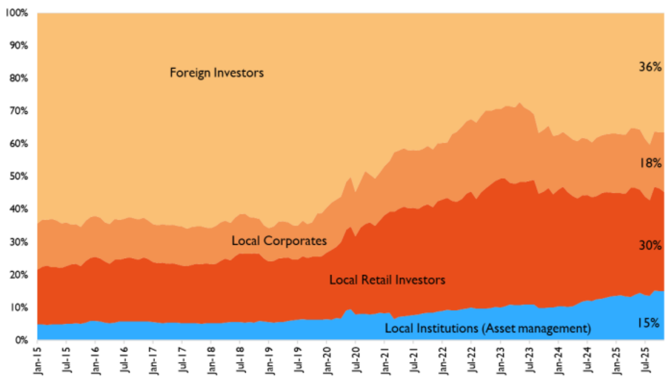
Source: TSPB, ÜNLÜ & Co

Figure 51: Financial assets of local residents (USD985bn, Nov 25)



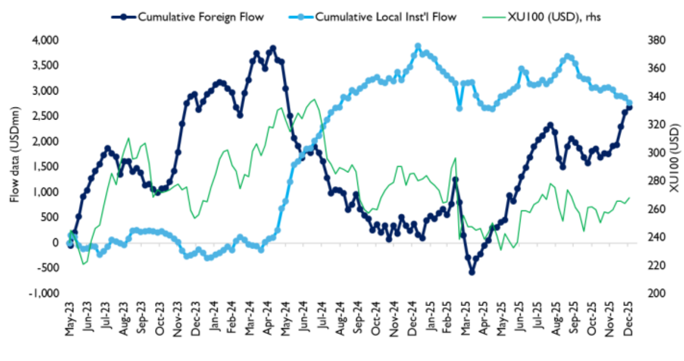
Source: TSPB, ÜNLÜ & Co

Figure 52: Equity ownership in Turkey



Source: TSPB, ÜNLÜ & Co

Figure 53: Cumulative Foreign & Local Inst'l Flow to Equities (USDm)

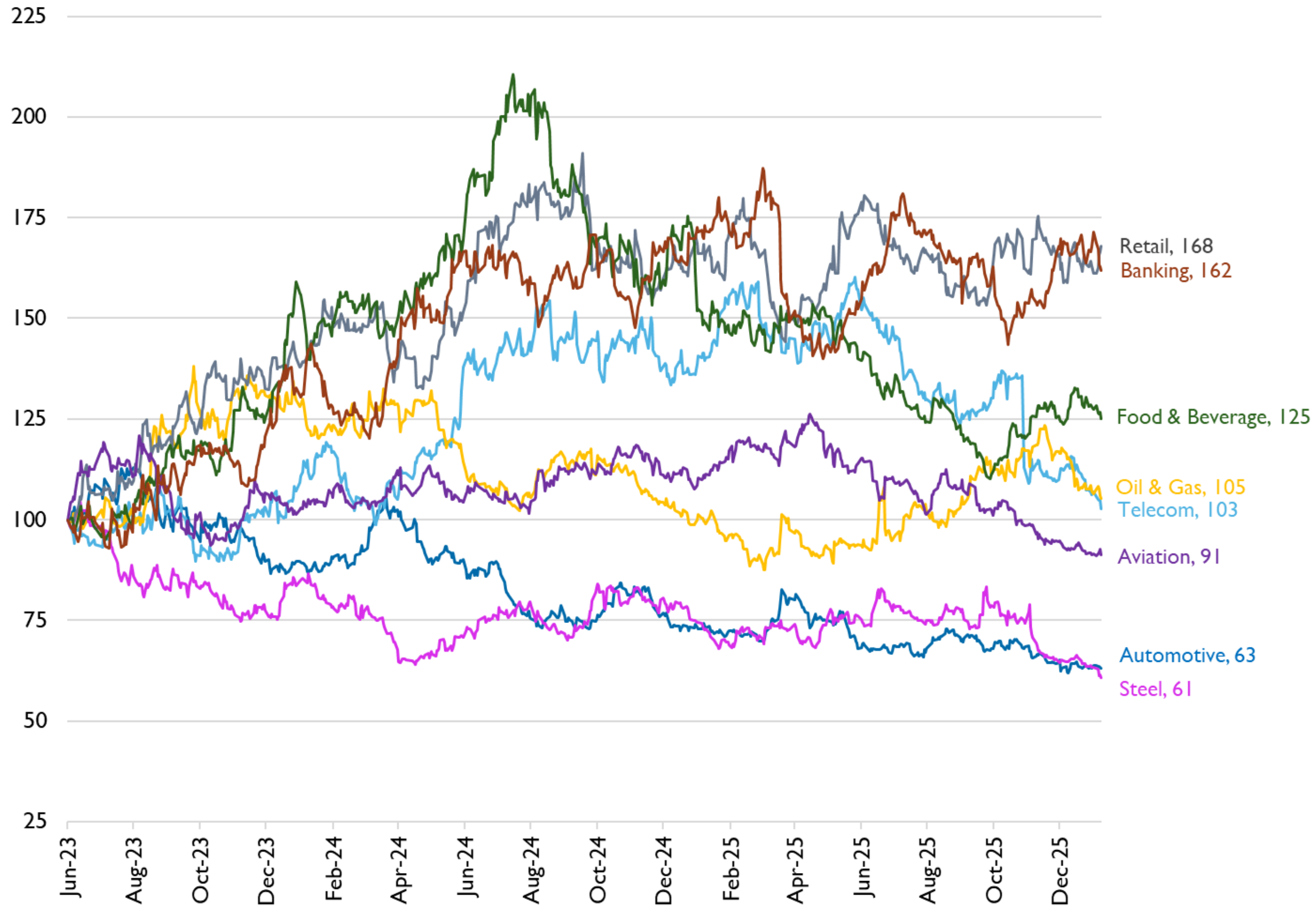


Source: TSPB, ÜNLÜ & Co

Stock selection to be challenging

Since Turkey's return to economic orthodoxy in June 2023, TL-exposed sectors, such as banking and retail, have significantly outperformed exporters and other FX-dependent sectors, supported by TL appreciation and an improving macro backdrop. The disinflation program remains in place, though it has experienced roughly a one-year slippage versus earlier projections (the September 2023 Medium-Term Program targeted 33% year-end CPI for 2024). The macro backdrop in 2026 is not expected to differ dramatically from 2025, meaning the constraints imposed by the disinflation program on equity markets will persist. We therefore continue to favor TL-exposed names. However, with these stocks having already undergone rerating while FX-linked stocks have lagged, stock selection is likely to become even more critical and challenging in 2026.

Figure 54: Sectoral performance since June 2023 (relative to BIST100, Jun 2023=100)

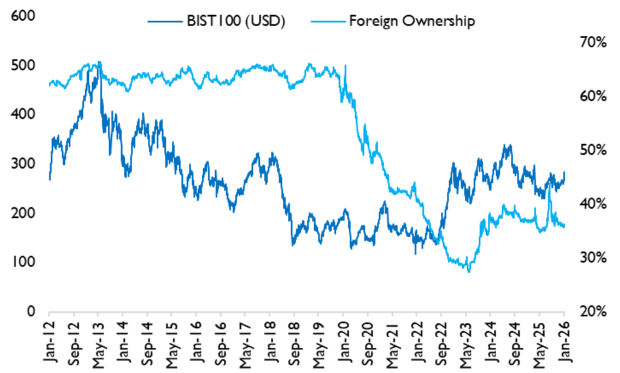


Source: Rasyonet, ÜNLÜ & Co

Foreign flows were stronger in 2025

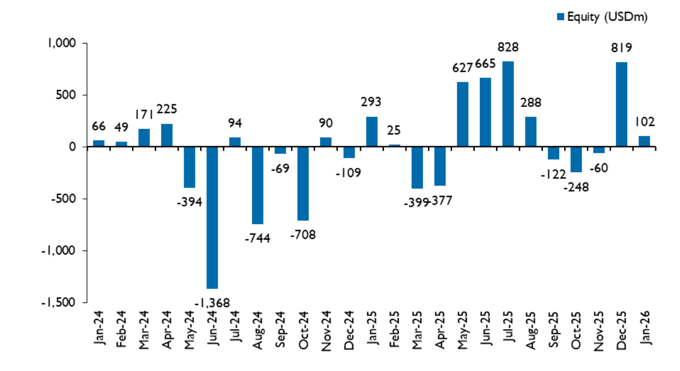
Foreign flows into the Turkish equities have improved in 2025. Net inflows by foreigners amounted to USD2.3bn over the past year but the share of foreign ownership decreased slightly to 35.8% (versus 36.9% at end-2024).

Figure 55: BIST 100 vs foreign ownership



Source: Rasyonet, ÜNLÜ & Co

Figure 56: Monthly net equity flow by foreign investors (USDm)



Source: CBRT, ÜNLÜ & Co

Figure 57: Foreign investors' net purchases (USDm), ranked based on net inflows in 2025

Company	Tickers	2024 Net	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	2025 Net
ASELSAN	ASELS	70.75	31.25	85.22	199.89	156.66	72.09	148.46	97.48	-4.30	9.10	-64.70	-85.13	171.47	817.48
TURKCELL	TCELL	-326.93	165.92	-53.92	99.97	24.47	55.95	70.46	5.60	-10.64	100.71	39.00	-49.32	62.25	510.46
TUPRAS	TUPRS	-642.60	-21.84	-76.99	49.94	9.13	37.54	45.70	73.10	49.03	73.56	81.62	109.65	71.09	501.54
ASTOR	ASTOR	21.01	128.41	45.26	29.18	9.57	6.31	9.11	7.31	27.32	136.88	-28.99	-19.92	37.79	388.24
AKBANK	AKBNK	-251.42	6.43	72.09	-118.45	66.14	-68.37	82.91	61.27	73.31	-141.01	-105.74	46.44	225.67	200.69
TURK TELEKOM	TTKOM	55.96	32.95	-18.94	33.34	47.99	5.63	5.58	-29.58	15.68	34.39	25.48	54.47	-8.62	198.36
GARANTI	GARAN	-264.92	37.03	125.04	-26.46	-50.62	-0.51	26.52	39.52	-11.33	29.17	-70.12	25.81	69.55	193.61
ERDEMIR	EREGL	-171.08	-52.90	88.81	0.28	12.94	4.42	42.61	13.51	57.38	-27.75	25.24	-54.79	77.52	187.27
TURK ALTIN	TRALT	1.78	1.09	4.09	8.75	2.11	24.08	7.66	-2.26	8.43	33.10	14.10	33.84	1.13	136.13
ISBANK	ISCTR	-385.51	-45.89	88.34	-65.39	22.14	28.67	22.26	15.65	0.56	37.08	-65.00	52.52	35.14	126.07
MIGROS	MGROS	-105.02	1.97	52.17	-54.84	24.13	12.23	14.97	5.15	-31.76	-60.47	13.97	35.99	69.60	83.10
YAPI KREDI	YKBNK	-81.41	-18.86	7.95	-157.44	3.26	-37.61	88.52	76.36	31.69	88.35	-46.70	-20.68	61.60	76.43
TAV AIRPORTS	TAVHL	110.15	20.36	-6.87	-13.54	-22.30	-12.09	67.61	20.05	12.97	-15.91	16.26	1.60	7.25	75.38
KARDEMIR (D)	KRDMD	11.04	-3.56	37.58	16.06	-16.32	-13.23	12.81	0.21	-1.23	-14.87	23.29	10.23	15.88	66.86
FORD OTOSAN	FROTO	-111.89	-20.44	7.84	59.76	-18.35	-37.71	-0.75	30.38	51.63	13.31	16.93	-39.88	3.20	65.92
TR ANADOLU METAL	TRMET	13.71	6.77	-2.75	10.38	-9.80	-6.09	6.81	3.44	10.72	26.76	6.45	-15.48	20.80	58.01
ULKER	ULKER	3.34	-6.23	-13.44	16.11	-1.97	7.40	6.67	6.62	14.94	5.58	3.23	14.87	-7.25	46.53
TURKISH AIRLINES	THYAO	-358.64	184.40	-88.01	7.07	111.06	-31.78	37.56	12.39	96.77	-23.08	43.05	-163.66	-159.61	26.15
TSKB	TSKB	16.79	25.73	-4.09	7.90	-8.44	-1.40	-2.27	1.83	4.07	-4.85	5.17	1.18	1.08	25.91
TOFAS	TOASO	-70.81	-15.83	-55.43	-2.83	4.28	17.29	4.28	15.07	11.43	15.16	5.75	13.85	10.96	23.98
SISECAM	SISE	-92.85	-50.32	0.37	17.94	-1.08	3.01	5.53	0.59	-19.33	-14.15	14.89	29.34	35.03	21.84
PETKIM	PETKM	32.79	-16.35	3.45	9.96	1.17	3.51	3.96	-2.47	25.00	-6.62	-6.95	9.46	-4.14	19.99
ENERJISA	ENJSA	-19.18	2.56	6.01	5.57	-4.46	-3.45	-0.87	-0.03	12.20	0.25	-2.92	2.15	1.77	18.77
AK SIGORTA	AKGRT	-3.73	2.78	3.83	1.71	-1.92	0.23	0.68	-1.38	0.29	2.37	0.22	0.70	0.64	10.18
HALKBANK	HALKB	25.89	22.22	8.34	-13.25	-10.19	-0.86	14.57	9.11	-6.48	-18.01	5.17	6.57	-7.94	9.26
TURK TRAKTOR	TTRAK	-49.09	-0.56	0.15	17.15	-1.02	-4.74	1.42	-0.99	-1.94	-1.06	1.28	-0.52	-0.48	8.67
SOK MARKETLER	SOKM	14.22	-4.85	-4.80	7.41	1.71	-2.71	3.39	-1.35	0.87	-8.66	3.67	5.62	5.60	5.91
HITIT	HTTBT	2.93	0.39	1.64	-0.27	1.50	0.25	-0.35	0.81	-3.07	1.05	0.14	0.83	-0.72	2.20
LOGO	LOGO	5.82	0.44	1.07	4.70	-3.02	0.38	1.77	-1.59	2.02	-0.60	-2.71	-0.01	-1.06	1.39
DOGUS OTOMOTIV	DOAS	14.20	-18.26	-1.39	29.37	2.52	11.51	-7.24	-8.92	-13.32	-12.48	8.17	7.09	3.99	1.04
ARCELIK	ARCLK	-4.05	-9.46	18.40	12.88	-4.30	-3.48	7.78	-6.88	4.92	-8.15	-14.00	2.97	0.13	0.81
AYGAZ	AYGAZ	3.96	-0.99	-1.84	-2.05	-1.67	-1.56	-0.41	2.07	1.34	1.72	-1.21	4.36	0.88	0.63
EBEBEK	EBEBK	-0.09	-0.43	-0.29	0.55	0.58	-0.40	-0.23	-0.72	-0.44	0.29	0.71	0.72	-1.18	-0.83
KORDSA	KORDS	-0.86	-1.08	-1.02	0.98	-1.90	0.10	0.21	-0.16	0.10	1.96	1.03	-0.59	-0.88	-1.23
ALARKO HOLDING	ALARK	36.00	-1.92	-0.39	2.03	-3.11	1.70	2.38	4.58	-2.77	-5.89	4.63	-4.69	-0.85	-4.30
ANADOLU SIGORTA	ANSGR	36.36	8.25	2.57	0.72	-3.63	-5.47	-2.39	0.65	1.61	-7.32	-0.05	1.41	-1.40	-5.06
VAKIFBANK	VAKBN	-39.88	41.76	1.29	-25.93	8.10	6.05	13.45	19.62	6.34	-67.57	-13.67	-21.52	25.11	-6.97
TURKIYE SIGORTA	TURSG	62.80	-5.54	-3.66	2.64	-6.81	-4.83	10.81	-0.20	1.62	-2.39	1.19	1.69	-4.35	-9.82
COCA-COLA ICECEK	CCOLA	9.04	-4.23	13.48	14.46	19.08	4.70	-0.39	-3.12	-56.27	-16.46	2.67	4.30	10.75	-11.04
RONESANS GAYRIMENKUL	RGYAS	15.81	1.80	-1.11	-2.51	0.73	2.38	3.02	1.62	4.62	1.70	-2.04	-26.57	-10.78	-27.15
SABANCI HOLDING	SAHOL	-173.00	0.83	43.18	-99.41	9.03	26.46	18.23	96.68	10.15	2.90	-89.74	-31.25	-14.32	-27.26
BIM	BIMAS	-103.10	17.58	-88.58	-295.93	86.52	124.15	82.79	5.13	37.21	-29.30	-45.19	13.82	47.97	-43.83
TEKFEN HOLDING	TKFEN	23.91	-0.70	-7.87	-9.65	-1.18	-5.08	-22.97	-0.05	-3.06	-5.12	0.30	2.50	1.42	-51.47
ENKA INSAAT	ENKAI	60.47	-12.61	-6.99	24.33	3.29	-32.28	16.83	-21.35	-14.58	-5.10	-17.28	7.32	6.04	-52.37
MAVI	MAVI	73.96	-71.85	-19.04	-14.04	5.03	-2.11	2.74	8.08	-3.62	-25.60	4.40	0.34	17.33	-98.33
MLP CARE	MPARK	-31.49	1.87	-11.18	-19.48	-0.79	-3.77	-3.31	-4.41	-25.63	-21.97	-12.14	-9.88	9.13	-101.55
PEGASUS	PGSUS	6.32	50.55	46.06	-25.85	-60.81	35.59	42.77	-7.97	-67.64	-130.20	-39.87	21.42	19.85	-116.11
KOC HOLDING	KCHOL	-488.11	-28.55	-82.60	25.02	-86.43	41.22	-18.05	43.26	-50.20	-32.83	9.53	40.43	21.95	-117.26
ANADOLU EFES	AEFES	-28.48	-138.82	20.20	-4.23	-6.38	-33.62	26.21	-2.25	3.95	-20.75	10.20	12.24	14.63	-118.62

Source: ÜNLÜ & Co analysis and estimates, BIST

Dividend expectations

We foresee the dividend yield of ÜNLÜ & Co's coverage averaging 2.5%: In our coverage universe, DOAS, TUPRS, ANSGR, AYGAZ, ULKER, FROTO, and ENJSA stand out with high dividend yields based on our estimates.

Figure 58: Dividend expectations for ÜNLÜ & Co coverage

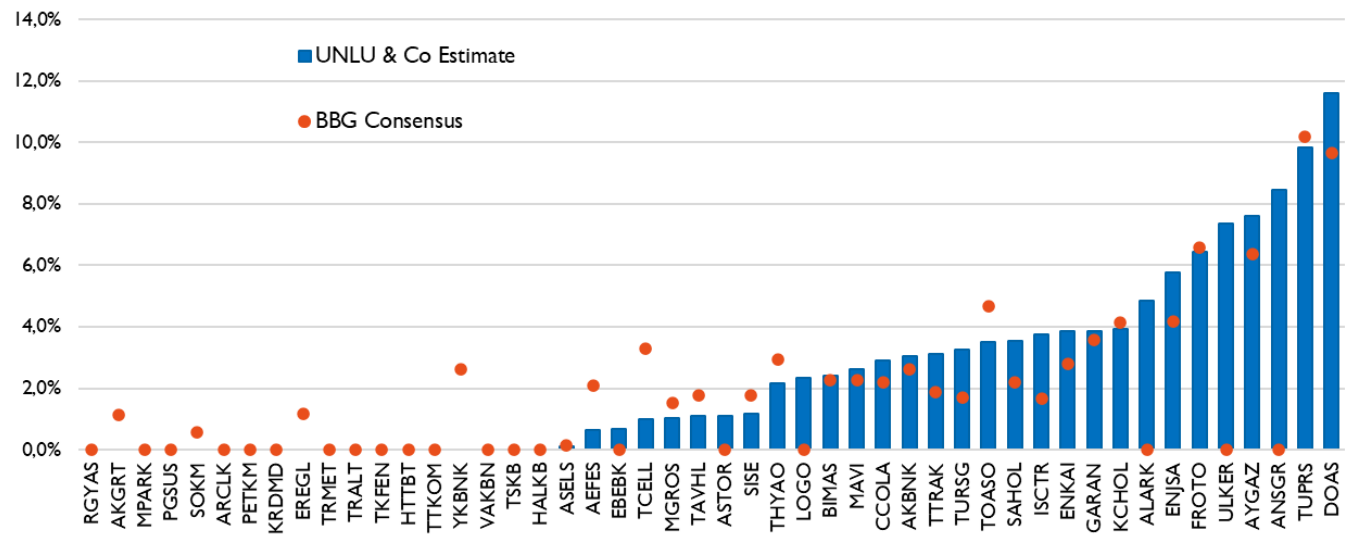
Company Name	Ticker	Rating	Current Price	Target Price	2025 Stock Return*	2025E P/E	Market Cap	Expected Dividend	2025E DPS	2025E Div. Yield
Dogus Otomotiv	DOAS	Hold	212.60	257.00	-4%	5.1	46,772	5,435	24.7	11.6%
Tupras	TUPRS	Hold	197.30	252.00	25%	12.7	380,157	37,418	19.4	9.8%
Anadolu Sigorta	ANSGR	Buy	24.56	37.90	-19%	4.0	49,120	4,151	2.1	8.5%
Aygaz	AYGAZ	Hold	205.50	269.40	6%	10.5	45,169	3,430	15.6	7.6%
Ulker Biskuvi	ULKER	Buy	114.60	205.00	-13%	5.4	42,319	3,122	8.5	7.4%
Ford Otosan	FROTO	Buy	98.45	151.00	-6%	10.8	345,471	22,297	6.4	6.5%
Enerjisa	ENJSA	Hold	94.65	112.80	40%	n.m.	111,788	6,460	5.5	5.8%
Alarko Holding	ALARK	Buy	101.30	156.90	-1%	25.7	44,066	2,132	4.9	4.8%
Koc Holding	KCHOL	Buy	184.00	291.20	-14%	19.6	466,605	18,319	7.2	3.9%
Garanti Bank	GARAN	Buy	145.50	196.60	4%	5.2	611,100	23,689	5.6	3.9%
Enka Insaat	ENKAI	Hold	81.40	95.70	49%	14.1	488,400	18,900	3.1	3.9%
Isbank	ISCTR	Buy	14.47	19.40	-8%	5.3	361,750	13,549	0.5	3.7%
Sabanci Holding	SAHOL	Buy	91.30	155.80	-21%	n.m.	191,764	6,805	3.2	3.5%
Tofas	TOASO	Buy	276.00	382.00	13%	19.9	138,000	4,834	9.7	3.5%
Türkiye Sigorta	TURSG	Buy	11.73	17.90	15%	6.2	117,300	3,812	0.4	3.2%
Turk Traktor	TTRAK	Hold	549.50	639.00	-36%	28.9	54,987	1,707	17.1	3.1%
Akbank	AKBNK	Buy	73.80	98.80	-4%	6.6	383,760	11,687	2.2	3.0%
Coca-Cola Icecek	CCOLA	Buy	62.45	96.00	-13%	10.3	174,740	5,066	1.8	2.9%
Mavi	MAVI	Buy	44.20	67.00	-10%	12.9	35,117	925	1.2	2.6%
Bim	BIMAS	Buy	604.50	929.00	-10%	17.5	362,700	8,689	14.5	2.4%
Logo	LOGO	Buy	157.50	243.00	26%	9.3	14,963	350	3.7	2.3%
Turkish Airlines	THYAO	Hold	291.50	391.00	-15%	3.8	402,270	8,767	6.4	2.2%
Sisecam	SISE	Hold	39.22	56.90	-18%	16.4	120,139	1,407	0.5	1.2%
Astor	ASTOR	Buy	128.80	222.00	-9%	18.8	128,542	1,426	0.0	1.1%

Company Name	Ticker	Rating	Current Price	Target Price	2025 Stock Return*	2025E P/E	Market Cap	Expected Dividend	2025E DPS	2025E Div. Yield
Migros	MGROS	Buy	592.00	838.00	-15%	19.2	107,184	1,096	6.1	1.0%
Turkcell	TCELL	Buy	98.30	152.00	-9%	15.0	216,260	2,160	1.0	1.0%
TAV Airports	TAVHL	Buy	325.25	503.00	-5%	32.1	118,157	1,300	0.1	0.9%
Ebebek	EBEBK	Buy	56.80	92.00	-20%	75.2	9,088	60	0.4	0.7%
Anadolu Efes	AEFES	Buy	16.49	26.00	-28%	7.6	97,638	640	0.1	0.7%
Aselsan	ASELS	Buy	280.00	369.50	179%	n.m.	1,276,800	1,262	0.3	0.1%
Vakifbank	VAKBN	Buy	32.58	36.90	15%	4.7	323,061	0	0.0	0.0%
Yapi Kredi	YKBNK	Buy	37.64	51.10	3%	5.7	317,947	0	0.0	0.0%
Halkbank	HALKB	Sell	41.20	28.10	98%	8.9	296,013	0	0.0	0.0%
Turk Telekom	TTKOM	Buy	58.35	91.87	15%	7.6	204,225	0	0.0	0.0%
Erdemir	EREGL	Hold	24.66	28.70	-14%	n.m.	172,620	0	0.0	0.0%
Turk Altin	TRALT	Hold	44.36	48.30	58%	23.3	142,063	0	0.0	0.0%
Pegasus Airlines	PGSUS	Buy	204.70	354.00	-21%	5.9	102,350	0	0.0	0.0%
MLP Care	MPARK	Buy	398.75	636.00	-13%	13.8	76,166	0	0.0	0.0%
Arcelik	ARCLK	Hold	109.20	141.00	-38%	n.m.	73,790	0	0.0	0.0%
Ronesans Gayrimenkul	RGYAS	Buy	140.10	265.00	-8%	4.3	46,373	0	0.0	0.0%
TR Metal	TRMET	Buy	119.10	161.20	23%	15.8	46,220	0	0.0	0.0%
Petkim	PETKM	Hold	16.84	18.40	-22%	n.m.	42,679	0	0.0	0.0%
TSKB	TSKB	Buy	13.57	16.70	-12%	3.1	37,996	0	0.0	0.0%
Sok Marketler	SOKM	Buy	53.85	82.00	8%	n.m.	31,949	0	0.0	0.0%
Tekfen Holding	TKFEN	Buy	72.00	92.70	-14%	n.m.	26,640	0	0.0	0.0%
Kardemir	KRDMD	Buy	26.80	40.40	-19%	n.m.	20,910	0	0.0	0.0%
Hitit	HTTBT	Hold	43.00	60.27	-29%	27.0	12,900	0	0.0	0.0%
AkSigorta	AKGRT	Buy	7.09	10.10	-22%	3.9	11,429	0	0.0	0.0%

Source: Bloomberg, ÜNLÜ & Co estimates *Relative to XU100 Index

Our total dividend yield expectation for our coverage universe shows some variance compared to the Bloomberg Finance LP consensus. On DOAS, ANSGR, ULKER, ENJSA, ISCTR, SAHOL, TURSG, TTRAK, LOGO, and ASTOR we are ahead of consensus estimates while on TOASO, THYAO, SISE, TAVHL, MGROS, TCELL, AEFES, YKBNK, EREGL, SOKM, and AKGRT our expectations are lower than the consensus expectations. Please note: Bloomberg consensus data has shown gaps and inconsistencies in recent years. Therefore, the figures should be interpreted with caution.

Figure 59: Dividend yield expectations for ÜNLÜ & Co coverage vs consensus expectations

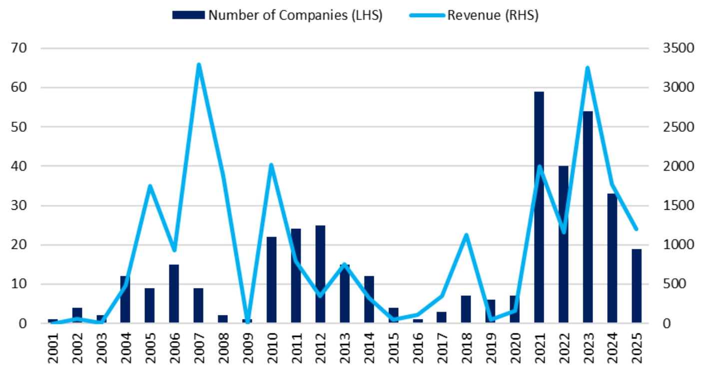


Source: Bloomberg, ÜNLÜ & Co estimates

IPOs in 2025

In 2025, IPO market experienced a slowdown, driven by relatively weaker interest from local investors compared to previous years. In 2025, a total of 19 IPOs were completed, marking the lowest level recorded since 2020. The total IPO proceeds for the year amounted to USD1.2 bn, representing a 32% decline compared to the previous year. The median IPO size was USD49m, remaining similar to last year's figure.

Figure 60: IPO proceeds (USDm) vs number of IPO'd companies



Source: Borsa Istanbul, ÜNLÜ & Co (Including Investment Trusts)

Figure 61: IPOs in 2025

First Trading Date	Ticker	Issuer Name	Offer Size (TL mn)	Offer Size (US$ mn)	Free Float at IPO (%)	Current MCAP (US$ mn)	Oversubs-cription	Number of retail investors participating	% Chg TL since IPO	% Chg XU100-Relative since IPO
1/3/2025	ARMGD	Armada Gıda	2,200	62	21%	516	1.3 x	440,067	110.0%	71.6%
1/14/2025	EGEGY	Egeyapı Avrupa G.Y.O.	918	26	31%	121	1.8 x	355,590	73.1%	42.6%
1/17/2025	GLRMK	Gülermak Ağır Sanayi	4,038	114	10%	1,293	3.2 x	605,255	37.8%	11.3%
1/23/2025	AKFIS	Akfen İnşaat Turizm Ve Ticaret	2,587	73	10%	306	1.1 x	260,628	-46.7%	-55.5%
1/29/2025	MOPAS	Mopaş Marketçilik Gıda	2,007	56	21%	242	1.3 x	235,408	8.9%	-8.6%
2/4/2025	SERNT	Seranit Granit Seramik	1,356	38	27%	78	1.0 x	153,011	-32.3%	-43.7%
2/5/2025	BIGEN	Birleşim Grup Enerji Yatırımları	1,402	39	20%	122	1.7 x	188,384	-25.0%	-37.7%
2/6/2025	DSTKF	Destek Finans Faktoring	3,915	110	25%	4,937	1.1 x	125,801	1254.8%	1000.9%
2/11/2025	VSNMD	Vişne Madencilik Üretim	899	25	21%	246	1.2 x	228,314	140.9%	99.3%
2/13/2025	ENDAE	Enda Enerji Holding	1,600	45	21%	146	1.0 x	286,905	-17.6%	-32.6%
2/13/2025	KLYPV	Kalyon Güneş Teknolojileri	3,257	91	11%	541	1.4 x	289,782	-19.6%	-34.2%
2/20/2025	BALSU	Balsu Gıda	4,884	136	25%	437	1.0 x	207,483	-4.0%	-21.5%
2/21/2025	BULGS	Bulls Girişim Srmy. Y.O.	883	24	27%	275	2.9 x	174,593	261.6%	198.1%
9/11/2025	DOFRB	Dof Robotik Sanayi	2,025	49	29%	319	3.1 x	348,948	96.7%	70.8%
11/3/2025	ECOGR	Ecogreen Enerji Holding	1,144	27	20%	295	8.9 x	498,097	125.8%	105.9%
11/20/2025	VAKFA	Vakıf Faktoring	3,195	76	25%	241	5.2 x	684,329	-18.9%	-27.9%
11/21/2025	PAHOL	Pasifik Holding	6,000	142	20%	731	2.6 x	682,612	4.7%	-6.6%
12/18/2025	ZERGY	Zeray G.Y.O.	2,038	48	25%	138	2.0 x	358,438	-26.9%	-30.4%
1/5/2026	ARFYE	Arf Bio Yenilenebilir Enerji Üretim	917	21	26%	110	3.8 x	521,203	32.9%	27.1%

Source: Public Disclosure Platform, ÜNLÜ & Co

Top Picks

We are adding Coca-Cola Icecek to our Top Picks, while removing none from our list.

Adding: CCOLA

We are including Coca-Cola Icecek in our top picks. After a challenging 1H25 in Turkey, where affordability-led promotions weighed on pricing quality and profitability, operational normalization appears to be gaining traction, with 3Q25 already showing early progress. While affordability remains a key theme in Turkey and Pakistan, and domestic demand can stay soft, international markets continue to provide a meaningful buffer, supported by CCI's scale and distribution strength. Into 2026, we see scope for EBITDA margin expansion as input-cost inflation stays more benign and operating discipline tightens, while free cash flow generation should strengthen as capex normalizes after the recent investment cycle. This should further support the deleveraging story. A potential de-escalation in regional geopolitical tensions could provide further upside to demand and sentiment, particularly in Turkey and Pakistan. CCI is trading at 2026E P/E of 9.6x and EV/EBITDA of 5.9x, at a c.35% P/E discount and c.30% EV/EBITDA discount to international peers. We find the valuation attractive.

We include **Coca-Cola Icecek** in our model portfolio. As such, **Akbank**, **Yapi Kredi**, **BIM**, **Astor**, **Sabanci Holding, Koc Holding, MLP Care, Ulker** and **Coca-Cola Icecek** are the constituents of our model portfolio. Our Top Picks list has outperformed the BIST 100 by 3.1% since the start of 2025.

Figure 62: ÜNLÜ & Co Top Picks

Company	Ticker	Rating	Share price	Target price	Upside	2026E P/E	Date of Inclusion	Absolute Perf	Rel. to BIST10	Comment
MLP Care	MPARK	Buy	398.8	636.0	59%	17.0	17-Jul-23	309%	121%	The addition of new hospitals and effective cost management should help to secure growth in real terms.
Sabanci Holding	SAHOL	Buy	91.3	155.8	71%	8.7	19-Sep-23	76%	12%	Attractive valuation for broad Turkey beta, with an active capital allocation agenda and continued momentum in new investments.
Ulker	ULKER	Buy	114.6	205.0	79%	4.7	17-Nov-23	43%	-8%	Easing input costs may support EBITDA margin stabilization, while attractive dividend payments should continue. Undemanding valuation versus global peers supports a favorable risk-reward profile.
Akbank	AKBNK	Buy	73.8	98.8	34%	4.2	10-Jan-25	16%	-6%	Well positioned to capture faster and pronounced funding cost relief on bank's focus on broadening TL demand deposit base. Cost discipline, solid capitalization, and best-in-class Stage 2 ratio.
Bim	BIMAS	Buy	604.5	929.0	54%	14.6	10-Jan-25	16%	-6%	With its well-established hard discount business model, it suits well into the current macro backdrop.
Yapi Kredi	YKBNK	Buy	37.6	51.1	36%	3.7	08-Jul-25	17%	-4%	Peer-leading demand-deposit franchise, with a high share of MM funding (97% TL-denominated) position the bank to benefit more favorably from rate cuts. Superior asset-quality metrics.
Astor	ASTOR	Buy	128.8	222.0	72%	12.4	13-Aug-25	15%	4%	Strong structural transformer demand and capacity expansion underpin growth, while rising US exposure and solid balance sheet support sustained earnings momentum.
Koc Holding	KCHOL	Buy	184.0	291.2	58%	10.6	13-Aug-25	2%	-8%	Compelling NAV discount, improving reported EPS, resilient core subsidiaries, and balance-sheet optionality.
Coca-Cola Icecek	CCOLA	Buy	62.5	96.0	54%	9.6	12-Jan-26	-	-	Improving trends and resilient international operations support margin recovery and stronger cash generation as capex normalizes. Attractive valuation, with additional upside if geopolitical tensions ease.
Model Portfolio Performance (since January 2nd, 2025)									27.9%	
BIST100 Performance (since January 2nd, 2025)									24.1%	
Relative performance (since January 2nd, 2025)									**3.1%**	

Source: Bloomberg, ÜNLÜ & Co estimates, Rasyonet (*) Weighted average prices following the publishing of the note are used during stock inclusion and exclusions.

We maintain **Akbank** among our top picks, supported by its well-balanced asset allocation, which positions the bank to capture a meaningful margin recovery through 2026. We forecast EPS growth of 57% in 2026, with our target price of TL98.8, implying a ROAE of 27.8%. Operational efficiency remains a key differentiator, with disciplined cost control and solid fee growth translating into superior operating leverage. Akbank's solid solvency metrics, best-in-class Stage 2 loan ratio, and further strengthening of provisioning buffers underpin earnings resilience. Overall, we expect NIM to expand by 145bps in FY26E, driven primarily by the continued broadening of the TL demand-deposit base, which should support funding-cost relief and enhance asset-yield visibility.

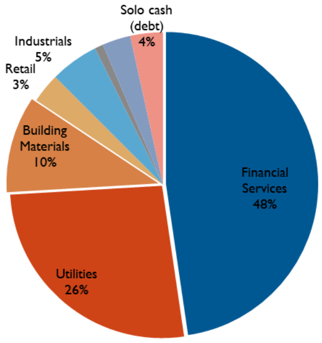
Yapi Kredi stands out for its superior asset-quality profile in 2025, reflecting the bank's proactive slowdown in retail loans implemented in 2024. This early de-risking has translated into more resilient credit metrics and a stronger earnings base going into the easing cycle. We project EPS growth of 57% in 2026, by a target price of TL51.1 and an attractive ROAE of 28.5%. The bank's peer-leading demand-deposit franchise, combined with a retail-heavy deposit base, provides significant pricing agility. In addition, its strong positioning in payroll customer accounts supports cross-selling, reinforcing core revenue momentum. Yapi Kredi is a clear beneficiary of the rate-cut cycle, given its high share of MM funding. MM funding costs reprice immediately lower, while deposit pricing adjusts with a lag. Notably, 97% of the bank's MM funding is TL-denominated, the highest level among peers. For FY26E, we forecast a robust 150bps NIM expansion, as Yapi Kredi should capture faster and better funding-cost relief relative to the sector.

We retain **Bim** in our Top Pick, as we think 1) Despite the ongoing rate-cut cycle, real interest rates are expected to remain high, pressuring consumers' purchasing power as seen in 2025. We believe, with its well-established hard discount business model that is complemented by its successful supermarket format, File, Bim is well-positioned for the current macroeconomic environment. 2) The company's frequently initiated share buyback programs could help limit downside risks to its stock price. 3) As the largest food retailer with a proven business model, relatively higher liquidity and more visible earnings stream, Bim is well-placed to benefit from increased investor interest in the sector. 4) Trading at 2026E P/E of 15x, we see the valuation as appealing.

We maintain **Astor Enerji** in our Top Picks list on the back of a rare combination of structural demand exposure, visible capacity-driven growth, and sustained balance sheet strength. Astor remains one of the most direct beneficiaries of global transformer supply tightness, with export revenues forming a material share of sales and supported by a growing backlog that is increasingly skewed toward power transformers and developed markets. The upcoming commissioning of the new switchgear and integrated production facilities toward the end of 1Q will lift effective capacity across transformers and MV/HV equipment, easing bottlenecks and supporting margin resilience as volumes scale. At the same time, recent contract wins in the US mark a strategic inflection point, as management has clearly increased focus on the US market where structural shortages, long lead times, and limited domestic capacity create a durable demand window. We expect US-originated revenues to gain importance over the coming periods, both in mix quality and in FX visibility, reinforcing Astor's export-led growth profile. Despite strong share price performance, Astor continues to trade at a meaningful discount to global electrical equipment peers on 2026E multiples, which we view as unjustified given its superior EBITDA margins, net cash position, and multi-year growth visibility driven by capacity expansion and export penetration.

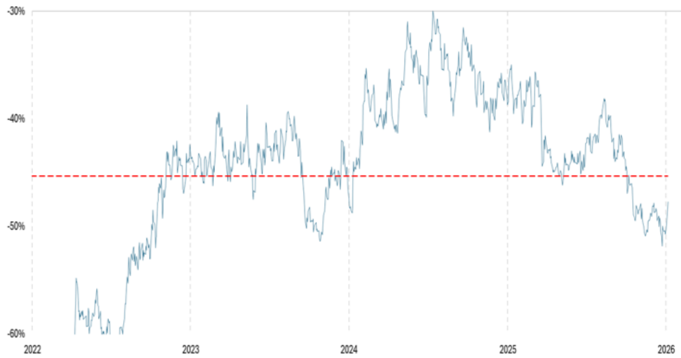
Our positive view on **Sabancı Holding** is supported by its attractive 47% discount to its current net asset value (CNAV), offering one of the cleanest "rate normalization + discount tightening" expressions in Turkish equities. The portfolio is anchored by Akbank (c. 43% of CNAV), where the 2026 setup is improving as funding costs normalize and ROE visibility strengthens in a more predictable macro regime. Beyond the financials lever, Sabanci's capital allocation is increasingly tilted toward energy transition and climate-tech adjacency - building assets that should compound through the cycle rather than simply ride it. The 2026 catalyst set is unusually asymmetric for a holdco: (i) improving bank profitability and dividend capacity, (ii) continued optimization of the energy stack, and (iii) the embedded option value of Enerjisa Uretim where a potential IPO (or the expectation of) would be a structural discount-narrowing event, not just a one-off headline. Net/net, SAHOL offers a rare combination of valuation support, macro beta with improving quality, and identifiable "unlock" catalysts.

Figure 63: Sabanci's current NAV breakdown by sector (%)



Source: Company financials, UNLU estimates, Rasyonet

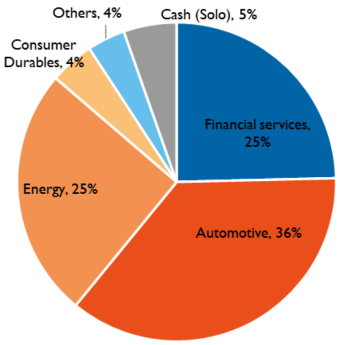
Figure 64: Sabanci's discount to CNAV progression (%)



Source: Company financials, UNLU estimates, Rasyonet

Our conviction in **Koc Holding** is sustained, which offers diversified exposure to Turkey's highest-quality industrial and energy assets at a ~34% discount to NAV on our estimates. The holding's edge in 2026 is twofold: (i) resilient hard-currency and export-heavy earnings engines in the industrial stack, and (ii) strong cash generation and balance-sheet flexibility that allows value-accretive capital allocation when volatility inevitably returns. Energy remains a core pillar through Tupras, where 2026's light maintenance profile supports cash generation, while the industrial platform provides structural optionality through electrification, exports, and technology/content upgrades. We also like Koc as an institutional "one-ticket" for Turkey risk because it dampens single-name execution risk: the portfolio's cash generation can be recycled across the cycle, supporting dividends, selective growth, and balance-sheet optimization. In a disinflationary regime where relative quality and capital discipline tend to reprice faster than headline growth, KCHOL remains a premier vehicle for sustained participation.

Figure 65: Koc's current NAV breakdown by sector (%)



Source: Company financials, UNLU estimates, Rasyonet

Figure 66: Koc's discount to CNAV progression (%)

Source: Company financials, UNLU estimates, Rasyonet

MLP Care delivered a relatively weak share price performance in 2025, declining by 0.4% on a nominal basis and underperforming the BIST 100 by c.13%; however, operational performance remained resilient. Supported by effective revenue diversification, MLP Care increased the share of private insurance patients by c.5pp YoY to around 50% of total revenues, while disciplined cost management drove record-high EBITDA margins in 3Q25, which we expect to be sustained into 4Q25. Physician fee coefficients set by the Turkish Medical Association were increased twice in 2025, by 20% in January and by a further 20% from July, while the SUT tariff update announced in December, which primarily affects SGK revenues, will largely be reflected from 2026 and onwards. We estimate that MPARK will close 2025 with c.5% real revenue growth and expect revenue momentum to remain strong in 2026, supported by updated SUT tariffs and higher TTB coefficients. Following an elevated investment phase in 2025, we expect the Capex/Sales ratio which is currently above historical averages to normalize to around 10% from 2026, while the Company's strategic shift toward higher-margin segments should support an average EBITDA margin of around 27.5%. Recent regulatory changes, including the Health Services Licensing Regulation effective from November 2025, is expected to reshape the competitive landscape. We do not expect MPARK to distribute dividends in 2026, as cash generation is likely to be directed toward investment-related priorities. Against this backdrop, we revise our 2026E target price to TL636 per share and maintain our BUY rating. MPARK currently trades at a 20% discount to international peers based on its 2025 P/E.

We retain **Ulker** in our top picks, supported by 1) We expect the multi-year EBITDA margin downtrend to come to an end. Ulker's EBITDA margin has been under pressure in recent years due to a weak consumer environment and rising input costs, declining from 19.4% in 2022 to a potential 17.5% in 2025E. In 2026, we believe this margin decline will cease, and we assume a flattish EBITDA margin, supported by easing input costs, which could improve sentiment on the stock. 2) We expect attractive dividend payments to continue, with a 40% payout ratio implying a 7.4% dividend yield. 3) Valuation remains undemanding, with Ulker trading at 2026E P/E of 4.7x and EV/EBITDA of 3.8x, implying a material discount to international peers (72% on P/E and 61% on EV/EBITDA), which we see as supportive for the risk-reward profile.

Fine-tuning estimates

With this report, we incorporate our most recent macro assumptions into our models. Changes to our estimates and target prices are shown below. Within our coverage universe, we make no rating changes. With our new price targets plugged in, our bottom-up index target for the next 12 months amounts to 16,680, which implies ~37% upside potential versus current levels.

Figure 67: ÜNLÜ & Co Turkey coverage universe: Changes to estimates

	Current						Old						New					
	price*	TP		Upside	Rating		2025E			2026E			2025E			2026E		
Company	(TL)	Old	New	(%)	Old	New	Sales	EBITDA	NI	Sales	EBITDA	NI	Sales	EBITDA	NI	Sales	EBITDA	NI
Banks																		
Akbank	73.80	98.80	98.80	34%	Buy	Buy			58,470			92,088			58,470			92,088
Garanti Bank	145.50	196.60	196.60	35%	Buy	Buy			118,445			174,181			118,445			174,181
Halkbank	41.20	28.10	28.10	-32%	Sell	Sell			33,081			50,213			33,081			50,213
Isbank	14.47	19.40	19.40	34%	Buy	Buy			67,743			124,326			67,743			124,326
TSKB	13.57	16.70	16.70	23%	Buy	Buy			12,450			16,632			12,450			16,632
Vakifbank	32.58	36.90	36.90	13%	Buy	Buy			68,360			95,921			68,360			95,921
Yapi Kredi	37.64	51.10	51.10	36%	Buy	Buy			55,451			87,043			55,451			87,043
TMT																		
Turk Telekom	58.35	85.00	91.87	57%	Buy	Buy	234,058	94,794	22,482	297,424	120,457	34,544	234,911	97,455	26,626	312,828	135,854	27,386
Turkcell	98.30	155.00	152.00	55%	Buy	Buy	234,798	97,319	22,628	297,096	124,032	34,019	240,778	102,331	14,399	316,354	134,985	14,424
Logo	157.50	227.00	243.00	54%	Buy	Buy	5,944	2,068	1,258	7,887	2,603	1,076	6,002	2,195	1,633	7,588	2,803	771
Hitit*	43.00	55.50	60.27	40%	Hold	Hold	45	20	14	55	25	17	44	20	11	54	25	13
Contractors																		
Enka Insaat	81.40	95.70	95.70	18%	Hold	Hold	147,658	33,252	34,709	191,374	44,657	43,405	147,658	33,252	34,709	191,374	44,657	43,405
Tekfen Holding	72.00	92.70	92.70	29%	Buy	Buy	51,701	-347	-2,958	69,496	3,362	-95	51,701	-347	-2,958	69,496	3,362	-95
Conglomerates																		
Koc Holding	184.00	291.20	291.20	58%	Buy	Buy			23,723			44,224			23,723			44,224
Sabanci Holding	91.30	155.80	155.80	71%	Buy	Buy			501			22,025			501			22,025
Alarko Holding	101.30	156.90	156.90	55%	Buy	Buy			1,706			4,922			1,706			4,922
Precious Metals																		
Turk Altin	44.36	28.80	48.30	9%	Hold	Hold	18,113	8,299	9,772	44,074	26,255	24,543	18,135	5,956	6,077	49,122	28,410	20,216
TR Metal	119.10	96.10	161.20	35%	Buy	Buy	15,102	7,517	2,361	19,579	9,744	3,061	18,316	6,015	3,556	49,613	28,694	9,709
Steel																		
Erdemir	24.66	28.70	28.70	16%	Hold	Hold	200,656	18,084	2,760	260,582	31,119	8,483	200,656	18,084	2,760	260,582	31,119	8,483
Kardemir	26.80	40.40	40.40	51%	Buy	Buy	66,157	5,977	-718	88,190	9,784	2,442	66,157	5,977	-718	88,190	9,784	2,442
Oil & Gas																		
Aygaz	205.50	269.40	269.40	31%	Hold	Hold	87,397	2,885	4,288	100,734	2,871	3,620	87,397	2,885	4,288	100,734	2,871	3,620
Petkim	16.84	18.40	18.40	9%	Hold	Hold	80,662	-1,189	-5,044	107,518	1,195	-1,586	80,662	-1,189	-5,044	107,518	1,195	-1,586
Tupras	197.30	252.00	252.00	28%	Hold	Hold	811,146	61,331	29,935	900,772	63,964	33,070	811,146	61,331	29,935	900,772	63,964	33,070
Utilities																		
Enerjisa	94.65	112.80	112.80	19%	Hold	Hold	232,887	42,552	1,226	300,662	56,254	12,041	232,887	42,552	1,226	300,662	56,254	12,041
Autos & White Goods																		
Arcelik	109.20	161.00	141.00	29%	Hold	Hold	568,677	35,290	801	724,498	53,145	13,494	531,067	31,959	-6,086	681,870	46,163	2,178
Dogus Otomotiv	212.60	260.00	257.00	21%	Hold	Hold	251,509	16,918	8,633	322,899	23,021	13,101	281,297	17,136	9,059	343,923	21,018	12,251
Ford Otosan	98.45	146.00	151.00	53%	Buy	Buy	815,014	51,415	35,265	1,092,433	72,395	68,531	829,279	52,297	31,853	1,083,832	69,665	51,665
Tofas	276.00	344.00	382.00	38%	Buy	Buy	355,181	11,225	6,545	619,059	24,762	18,333	356,802	10,906	6,906	529,856	21,724	14,177
Turk Traktor	549.50	653.00	639.00	16%	Hold	Hold	60,872	8,096	2,794	82,377	13,427	7,349	53,845	7,000	1,897	81,518	10,597	4,474
Defence																		
Aselsan	280.00	246.00	369.50	32%	Buy	Buy	154,012	39,006	20,921	242,799	65,272	43,879	177,794	44,449	22,548	263,119	69,318	39,461
Retailers																		
Bim	604.50	821.00	929.00	54%	Buy	Buy	738,454	37,155	25,123	978,834	57,080	35,273	722,534	43,579	20,706	952,829	58,422	29,854
Sok Marketler	53.85	58.00	82.00	52%	Buy	Buy	277,391	6,379	590	356,689	14,266	5,153	279,257	6,701	-672	363,885	12,371	2,605
Migros	592.00	786.00	838.00	42%	Buy	Buy	414,936	24,896	6,393	552,978	37,050	8,222	409,875	26,642	5,557	527,336	34,804	6,678
Mavi	44.20	59.00	67.00	52%	Buy	Buy	50,131	8,616	3,052	64,824	12,179	4,212	46,911	8,585	2,706	60,683	11,226	3,191
Ebebek	56.80	91.00	92.00	62%	Buy	Buy	30,083	3,633	387	43,253	5,620	933	27,552	3,494	120	38,190	4,845	449
Glass and materials																		
Sise Cam	39.22	53.00	56.90	45%	Hold	Hold	246,857	22,936	11,566	320,007	46,653	24,155	219,168	20,882	7,290	277,498	32,511	12,787
Astor	128.80	213.00	222.00	72%	Buy	Buy	39,127	11,639	9,604	60,939	18,059	14,857	37,276	11,455	6,828	59,091	18,186	12,392
Aviation																		
Pegasus Airlines	204.70	351.00	354.00	73%	Buy	Buy	155,888	39,944	16,743	206,186	53,847	21,553	156,714	40,779	17,428	206,802	53,964	21,559
TAV Airports*	325.25	498.00	503.00	55%	Buy	Buy	1,848	563	74	1,970	624	176	1,848	563	74	1,970	624	176
Turkish Airlines	291.50	388.00	391.00	34%	Hold	Hold	954,079	156,303	99,695	1,250,623	200,733	101,270	959,135	161,241	104,629	1,255,282	202,395	103,363
Food and Beverages																		
Anadolu Efes	16.49	28.00	26.00	58%	Buy	Buy	236,412	38,167	9,893	300,267	51,543	14,192	238,746	39,309	12,795	305,907	53,124	14,728
Coca Cola Icecek	62.45	86.00	96.00	54%	Buy	Buy	185,429	31,030	15,583	235,723	41,861	23,957	185,884	31,379	16,886	239,327	42,804	21,829
Ulker Biskuvi	114.60	258.00	205.00	79%	Buy	Buy	113,168	19,769	8,229	139,452	24,475	9,895	113,246	19,716	7,805	143,681	25,131	10,792
Healthcare																		
MLP Care	398.75	685.00	636.00	59%	Buy	Buy	56,538	13,942	5,094	74,133	18,417	7,591	55,061	15,422	5,541	70,935	19,388	5,403
Real Estate																		
Ronesans Gayrimenkul	140.10	234.00	265.00	89%	Buy	Buy	13,953	7,266	10,587	19,502	14,398	12,196	14,020	7,266	10,637	19,612	14,479	12,264
Insurance																		
AkSigorta	7.09	10.65	10.10	42%	Buy	Buy			2,800			3,208			2,919			3,421
Anadolu Sigorta	24.56	38.75	37.90	54%	Buy	Buy			11,060			14,189			12,395			14,351
Türkiye Sigorta	11.73	13.00	17.90	53%	Buy	Buy			19,256			21,988			19,060			23,416

Source: ÜNLÜ & Co, Company data, *Last day's closing price, **TAV Airports financials are in EUR terms and Hitit financials are in USD terms.

Figure 68: Turkish equity coverage

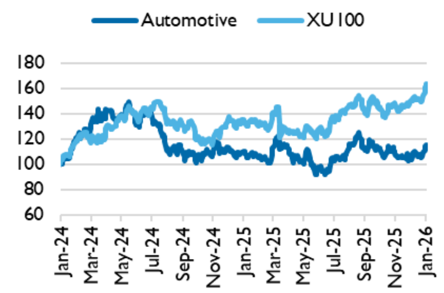
Company Name	Ticker	Current price* (TL)	TP (TL)	Upside (%)	Rating	MCAP (USDm)	Free float (%)	Avg. vol. (USDm)	Dividend Yield 25E (%)	P/E		EV/EBITDA**	
										25E	26E	25E	26E
Banks									**2.1**	**5.9**	**3.8**	**1.2**	**0.9**
Akbank	AKBNK	73.8	98.8	34%	Buy	8,876	52%	169	3.1	6.5	4.2	1.3	1.0
Garanti Bank	GARAN	145.5	196.6	35%	Buy	14,201	14%	108	3.9	5.2	3.5	1.3	1.0
Halkbank	HALKB	41.2	28.1	-32%	Sell	6,848	9%	55	0.0	8.9	5.9	1.5	1.2
Isbank	ISCTR	14.5	19.4	34%	Buy	8,389	31%	179	3.8	5.3	2.9	0.9	0.7
TSKB	TSKB	13.6	16.7	23%	Buy	869	39%	8	0.0	3.0	2.3	0.8	0.6
Vakifbank	VAKBN	32.6	36.9	13%	Buy	7,466	6%	36	0.0	4.7	3.4	1.1	0.8
Yapi Kredi	YKBNK	37.6	51.1	36%	Buy	7,309	39%	149	0.0	5.7	3.6	1.2	0.9
TMT									**0.6**	**11.9**	**14.3**	**3.1**	**3.4**
Turk Telekom	TTKOM	58.4	91.9	57%	Buy	4,747	13%	36	0.0	7.6	8.9	3.0	3.3
Turkcell	TCELL	98.3	152.0	55%	Buy	5,086	44%	61	1.0	15.1	18.2	2.4	2.9
Logo	LOGO	157.5	243.0	54%	Buy	344	64%	2	2.3	9.3	24.2	5.5	5.2
Hitit	HTTBT	43.0	60.3	40%	Hold	295	28%	1	0.0	27.0	23.2	14.7	11.1
Contractors									**3.7**	**13.8**	**11.1**	**4.6**	**5.8**
Enka Insaat	ENKAI	81.4	95.7	18%	Hold	11,147	12%	21	3.9	13.8	11.1	4.6	5.6
Tekfen Holding	TKFEN	72.0	92.7	29%	Buy	614	21%	7	0.0	n.m.	n.m.	n.m.	10.6
Conglomerates									**3.9**	**20.5**	**10.2**	**n.m.**	**n.m.**
Koc Holding	KCHOL	184.0	291.2	58%	Buy	11,130	27%	124	3.9	20.1	10.8	n.m.	n.m.
Sabanci Holding	SAHOL	91.3	155.8	71%	Buy	4,541	51%	68	3.5	n.m.	8.9	n.m.	n.m.
Alarko Holding	ALARK	101.3	156.9	55%	Buy	998	30%	18	4.8	25.1	8.7	n.m.	n.m.
Precious Metals									**0.0**	**21.7**	**8.1**	**18.0**	**4.5**
Turk Altin	TRALT	44.4	48.3	9%	Hold	3,472	29%	137	0.0	24.5	8.9	21.2	5.3
TR Metal	TRMET	119.1	161.2	35%	Buy	1,059	44%	21	0.0	12.8	5.6	7.4	1.9
Steel									**0.0**	**n.m.**	**19.4**	**12.1**	**8.0**
Erdemir	EREGL	24.7	28.7	16%	Hold	4,259	47%	111	0.0	n.m.	20.5	13.1	8.7
Kardemir	KRDMD	26.8	40.4	51%	Buy	713	89%	31	0.0	n.m.	12.6	6.6	3.7
Oil & Gas									**8.7**	**12.7**	**11.9**	**5.5**	**5.9**
Aygaz	AYGAZ	205.5	269.4	31%	Hold	1,042	24%	2	7.6	10.4	12.4	11.4	14.5
Petkim	PETKM	16.8	18.4	9%	Hold	999	47%	29	0.0	n.m.	n.m.	n.m.	n.m.
Tupras	TUPRS	197.3	252.0	28%	Hold	9,083	49%	86	9.8	13.0	11.8	4.8	4.9
Utilities									**5.8**	**n.m.**	**11.0**	**3.1**	**3.1**
Enerjisa	ENJSA	94.7	112.8	19%	Hold	2,578	20%	5	5.8	n.m.	11.0	3.1	3.1
Autos & White Goods									**5.2**	**14.3**	**12.8**	**9.4**	**7.4**
Arcelik	ARCLK	109.2	141.0	29%	Hold	1,721	18%	9	0.0	n.m.	40.8	7.2	6.0
Dogus Otomotiv	DOAS	212.6	257.0	21%	Hold	1,110	39%	9	11.6	5.2	4.7	3.3	3.2
Ford Otosan	FROTO	98.5	151.0	53%	Buy	8,051	18%	35	6.5	10.8	8.0	8.5	7.7
Tofas	TOASO	276.0	382.0	38%	Buy	3,254	24%	29	3.5	20.2	11.8	14.6	8.8
Turk Traktor	TTRAK	549.5	639.0	16%	Hold	1,292	24%	2	3.1	29.2	14.9	9.5	7.5
Defence									**0.1**	**n.m.**	**39.2**	**29.2**	**19.4**
Aselsan	ASELS	280.0	369.5	32%	Buy	29,969	26%	148	0.1	n.m.	39.2	29.2	19.4
Retailers									**2.0**	**18.8**	**15.8**	**7.4**	**6.6**
Bim	BIMAS	604.5	929.0	54%	Buy	8,625	68%	82	2.4	17.8	14.9	9.1	8.1
Sok Marketler	SOKM	53.9	82.0	52%	Buy	754	51%	8	0.0	n.m.	14.9	5.0	3.2
Migros	MGROS	592.0	838.0	42%	Buy	2,487	51%	31	1.0	19.2	19.2	3.9	3.6
Mavi	MAVI	44.2	67.0	52%	Buy	830	73%	8	2.6	13.1	13.4	3.9	3.6
Ebebek	EBEBK	56.8	92.0	62%	Buy	216	25%	1	0.7	76.7	24.8	2.8	2.4
Glass and materials									**1.1**	**18.2**	**12.3**	**11.7**	**9.0**
Sisecam	SISE	39.2	56.9	45%	Hold	2,810	49%	38	1.2	16.5	11.3	12.4	9.6
Astor	ASTOR	128.8	222.0	72%	Buy	3,145	37%	57	1.1	19.7	13.1	11.1	8.4
Aviation									**1.6**	**9.6**	**5.8**	**5.3**	**4.8**
Pegasus Airlines	PGSUS	204.7	354.0	73%	Buy	2,373	43%	89	0.0	5.9	4.7	6.2	5.2
TAV Airports	TAVHL	325.3	503.0	55%	Buy	2,763	48%	15	0.9	32.1	13.4	7.4	6.3
Turkish Airlines	THYAO	291.5	391.0	34%	Hold	9,342	50%	242	2.2	3.8	3.9	4.4	4.3
Food & Beverages									**2.8**	**8.8**	**8.4**	**5.9**	**5.3**
Anadolu Efes	AEFES	16.5	26.0	58%	Buy	2,255	32%	27	0.7	7.6	7.9	5.4	4.8
Coca-Cola Icecek	CCOLA	62.5	96.0	54%	Buy	4,042	25%	9	2.9	10.3	9.5	6.7	5.9
Ulker Biskuvi	ULKER	114.6	205.0	79%	Buy	1,014	39%	14	7.4	5.6	4.8	4.1	3.8
Healthcare									**0.0**	**13.8**	**17.0**	**6.1**	**6.1**
MLP Care	MPARK	398.8	636.0	59%	Buy	1,758	42%	6	0.0	13.8	17.0	6.1	6.1
Real Estate									**0.0**	**4.4**	**4.6**	**8.1**	**4.9**
Ronesans Gayrimenkul	RGYAS	140.1	265.0	89%	Buy	1,082	16%	4	0.0	4.4	4.6	8.1	4.9
Insurance									**4.5**	**5.5**	**4.5**	**1.3**	**0.9**
AkSigorta	AKGRT	7.1	10.1	42%	Buy	266	28%	2	0.0	3.9	3.3	1.4	1.0
Anadolu Sigorta	ANSGR	24.6	37.9	54%	Buy	1,140	35%	4	8.5	4.0	3.4	1.2	0.9
Türkiye Sigorta	TURSG	11.7	17.9	53%	Buy	2,752	18%	19	3.2	6.2	5.1	1.3	0.9
Coverage				**37%**					**2.5**	**10.2**	**8.2**		
Ex-banks Coverage				**42%**					**2.5**	**15.1**	**12.0**	**12.2**	**8.9**

Source: Rasyonet, ÜNLÜ & Co, *last day's closing price, ** P/BV for financials.

Main sectors and stock preferences

Automotive

Auto sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Domestic market set to remain broadly flat in 2026 on a high 2025 base

Following a record-breaking year in 2024, the Turkish automotive market maintained its strength in 2025, with annual sales volume rising by 10% y/y to 1.37mn units, another record year. Despite the high base and tighter financial conditions, demand remained resilient, supported by i) a strong TL, ii) wealth effect with the rise in gold prices, iii) improved vehicle availability, iv) traction of affordable EVs (electric vehicles), particularly in 1H25, that has 10% special consumption tax rate vs. ICE (internal combustion engine) cars having at least 80% rate. Looking ahead to 2026, we expect the market to remain flat on high base of 2025. While the government's tightening policies will continue to put pressure on demand, the decline in interest rates, ongoing TL appreciation that leads to relatively stable car prices, along with increased vehicle availability, should help sustain market performance.

European car market to remain flattish in 2026: The European market was flattish y/y in 2025, due to weak consumer confidence, tapering EV subsidies and CO2 regulatory uncertainty. In 2026, moderate economic growth, government EV incentives, and new affordable EV model launches are expected to support a slight market growth of 2%.

Margin erosion is set to bottom out in 2026: In 2025, sector profitability fell sharply amid intense domestic competition, limited operating leverage on subdued volumes, and ongoing ramp-up phases at certain companies. In 2026, improving consumer financing conditions, higher production volumes, and the completion of key ramp-ups should help stabilize margins and potentially support a recovery.

Key recommendations

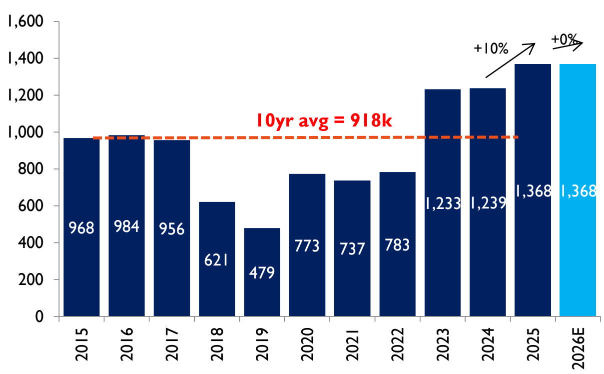
Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
DOAS	Hold	212.6	257.0	4.6	3.2
FROTO	Buy	98.5	151.0	8.0	7.7
TOASO	Buy	276.0	382.0	11.7	8.7
TTRAK	Hold	549.5	639.0	14.7	7.5

Source: Rasyonet, ÜNLÜ & Co

Key recommendations

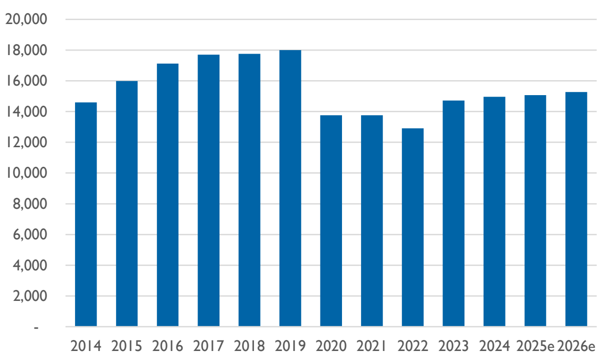
Within the auto sector, **Tofas (Buy)** is our Top Pick, as it has more catalysts in the near future versus its closest peer, Ford Otosan, which we rank a close second. Tofas's production volumes are rebounding after a weak 9M25, driving margin recovery via leverage. Tofas is expected to announce a new model soon, as it ramps up K0 production and launch K9 in 3Q26, while the Egea/Tipo is set to phase out in 2026. **Ford Otosan** is rated as **Buy.** Completing its USD2bn capex cycle, Ford Otosan has expanded capacity to 935k units and refreshed its lineup, setting the stage for sustained growth. Electrification strength and LCV focus provide resilience against Chinese competition. Trading at 2026E P/E of 8x, the stock has attractive valuation. We rate **Dogus Otomotiv** as **Hold**. The increased availability of vehicles has resulted in a normalization and reduction of Doğuş' profitability, and margin pressure is expected to persist. While the stock is currently trading at low multiples, its valuation may remain subdued, due also to share overhang risks. Lastly, we maintain **Hold** on **Turk Traktor**, owing to our expectation of contraction in the domestic market in 2026.

Figure 69: Domestic auto sales (PC+LCV) (000)



Source: ODD, ÜNLÜ & Co estimates

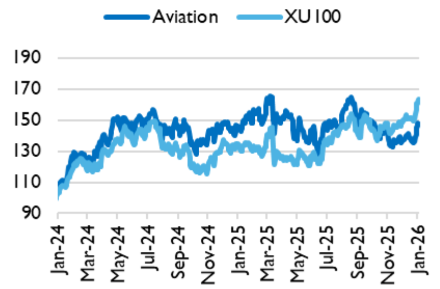
Figure 70: European auto market (PC+LCV) (000)



Source: ODD, ÜNLÜ & Co estimates

Aviation

Aviation sector index and BIST100



Source: Rasyonet, ÜNLÜ & Co

Passenger traffic momentum has slightly weakened in 2025, and we do not expect it to improve significantly in 2026. Turkey's aviation traffic trends showed 7% y/y growth in 2025 (international +8%; domestic +7%), marking a slight slowdown from previous years (2023: +18%; 2024: +8% y/y) as the tourism sector faces headwinds from TL appreciation and geopolitics. Foreign tourist arrivals stayed flat y/y in 11M25, marking the slowest y/y performance since the Covid rebound. Looking ahead to 2026, continued TL appreciation alongside persistent geopolitical and domestic political uncertainties indicate that momentum is unlikely to improve.

Stronger TL pressures, while lower fuel costs: In 2025, all aviation names under our coverage suffered operationally from a strong TL, given that revenues are largely FX-linked while the FX share in costs is lower. However, lower fuel prices (Brent: 81USD/bbl in 2024, vs 63 for 2025) have supported the airliners in 2025, as fuel accounted for ~30% of THY's and ~34% of Pegasus's total costs. In 2026, TL appreciation appears more likely to persist and pressure profitability, while the low oil prices may give support to the margins.

Passenger yields may come further under pressure in 2026: Passenger yields at both Turkish Airlines and Pegasus have eased from the peaks reached in 2022–23, reflecting normalizing demand and capacity conditions. The yield backdrop may remain challenging, as current levels are still well above pre-pandemic norms. Resolution of capacity constraints from aircraft groundings globally, possibly in second half of 2026, and increased competition from European carriers could put further downward pressure on yields.

Key recommendations

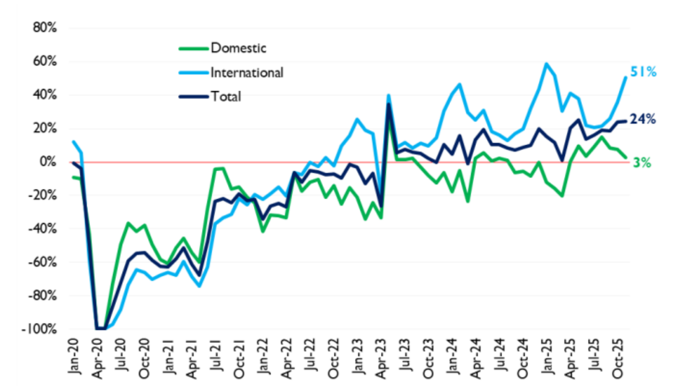
Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
PGSUS	Buy	204.7	354.0	4.7	5.2
TAVHL	Buy	325.3	503.0	13.4	6.3
THYAO	Hold	291.5	391.0	3.9	4.3

Source: Rasyonet, ÜNLÜ & Co

Key recommendations

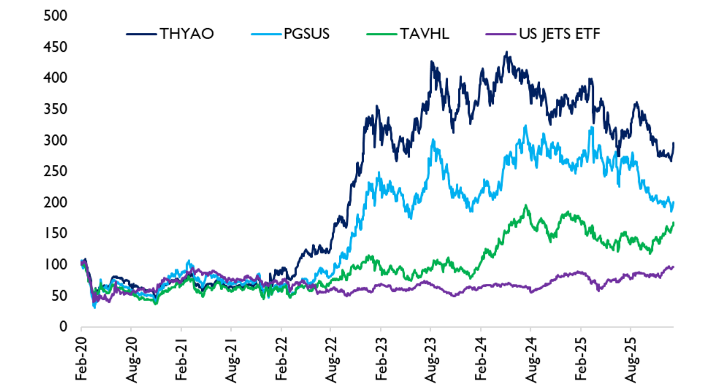
Our Top Pick in the sector is **TAV Airports (Buy)**. We stay constructive, driven by new/expanded concessions in 2025 (Ankara, Antalya, Almaty), 7% passenger growth in 2026, operating leverage, full-year ATU/BTA contributions, and favorable tax comparables propelling 2026 net income +140% y/y to EUR176m (13x P/E). Potential Georgia concession extension adds upside. We rate **Turkish Airlines** as **Hold**, and we are the only house with a Hold rating amid consensus Buys, citing potential profitability pressures in 2026. While fuel CASK may ease, ex-fuel CASK is expected to stay high due to TL appreciation, and passenger yields could weaken from intensifying European competition, softer tourism demand, and THY's aggressive +9% ASK growth. Despite an attractive 4x 2026E P/E, the stock may remain undervalued. **Pegasus** is rated as **Buy**: 2025 was hampered by ME conflicts and soft inbound tourism, exacerbated by capacity additions pressuring yields. In 2026, Sabiha Gökçen's terminal upgrade and second runway provide some relief, but TL strength and Ajet expansion persist as headwinds. We forecast flattish net income, though moderated capacity supports deleveraging in a tough environment.

Figure 71: Passenger traffic at Turkish airports (% vs 2019)



Source: DHMI, ÜNLÜ & Co

Figure 72: Airlines' stock performances since Feb 2020 (USD)



Source: Bloomberg, ÜNLÜ & Co

Banking

Earnings rebound through 2026, underpinned by improving macroeconomic backdrop: We expect a robust 55% EPS growth in 2026E for our coverage banks. Key earnings drivers include a gradual yet sustained NIM recovery amid ongoing rate cuts, continued albeit moderating fee income growth, cost growth outpacing fee growth and contained but manageable asset-quality pressures. Sector ROAE is projected to improve to 28.6% in 2026E from 24.4% in 2025E.

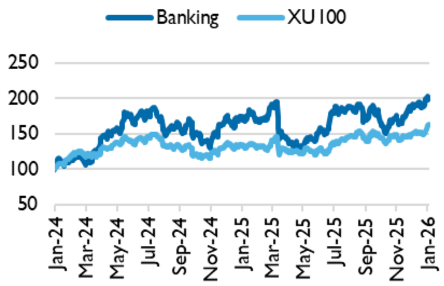
Macro normalization: The CBT has reduced the policy rate by 950bps to 38% in YE25. For the subsequent cycle, we expect the policy rate to decline to 30% by 2026E, with a more gradual, rather than steep, quarterly margin improvements throughout 2026. Inflation is projected to ease to 23.9% in FY26E, down from 30.9% in 2025. Ongoing disinflation trend, alongside a more predictable monetary-policy backdrop should enhance earnings visibility and support a more effective balance-sheet management.

We forecast 55% EPS growth in 2026E, led by a 120bps NIM widening: With the CBT's rate-cut cycle is progressing more slowly than anticipated, we expect 120bps margin improvement for FY26E. Fee income growth is projected to moderate to 29% (from 55% in 2025) amid lower rates, while OPEX growth is expected at 33% highlighting lagged impact of inflation. CoR is forecast to remain elevated at 1.8% in 2026E, broadly in line with 1.8% in 2025E. Private banks continue to offer better profitability and operating leverage, while state banks may face a more challenging trajectory amid less benign credit risk and profiles thinner capital cushions.

Ongoing margin expansion remains the key earnings catalyst: In 2026, with lower but still positive real rates and fading CPI-linker support, banks can no longer rely highly on CPI linkers contribution. Margin performance will be defined by who funds favourably and prices loans the best. We expect sector NIM (adj. for swaps) to widen by c.120bps in FY26E with margins expected to reach peak levels by 3Q26. Banks with superior low-cost funding franchises and stronger loan-pricing power are best positioned to outperform through 2026, as gradual rate cuts favour disciplined balance-sheet management over volume growth. Banks with heavier reliance on TL money market funding appear particularly well positioned as deposit rates repricing with a lag.

We forecast high-20% TL growth in 2026: Sector loans expanded by 43.9% in 2025 (TL: +42.6%, FX: +19.5% in USD terms), despite ongoing regulatory caps and elevated interest rates. Looking ahead, we expect loan growth to be subdued in 2026 in real terms, as the CBT has extended FC loan growth caps for another year while TL-side macroprudential easing is unlikely before 4Q26.

Banks sector index and BIST 100



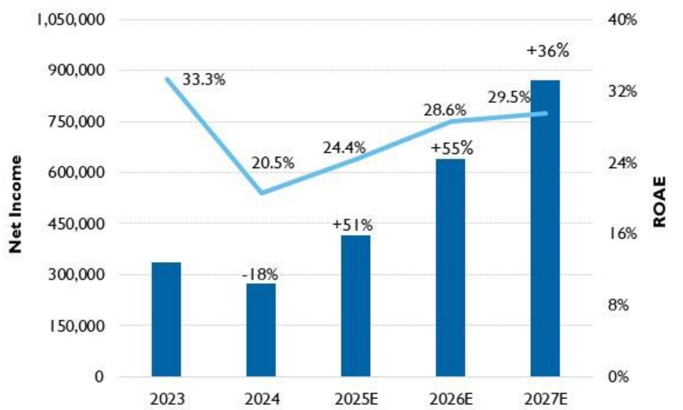
Source: Rasyonet, ÜNLÜ & Co

Key recommendations

Companies	Rating	Current Price	Target Price	26E P/E	26E P/B
AKBNK	Buy	73.8	98.8	4.2	1.0
GARAN	Buy	145.5	196.6	3.5	1.0
HALKB	Sell	41.2	28.1	5.9	1.2
ISCTR	Buy	14.5	19.4	2.9	0.7
TSKB	Buy	13.6	16.7	2.3	0.6
VAKBN	Buy	32.6	36.9	3.4	0.8
YKBNK	Buy	37.6	51.1	3.7	0.9

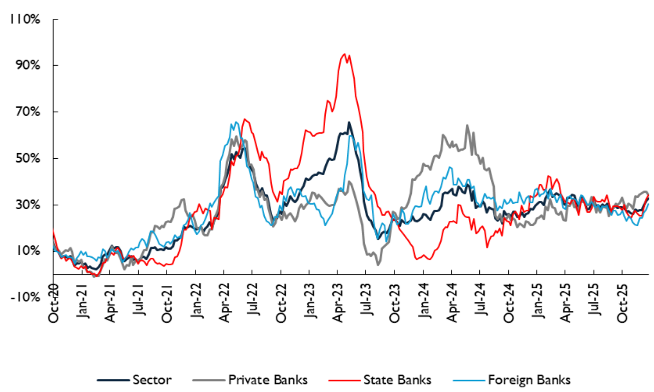
Source: Rasyonet, ÜNLÜ & Co

Figure 73: Total net income of the banks in our coverage



Source: Company data, ÜNLÜ & Co estimates

Figure 74: 13-week loan growth (annualized, FX-adjusted)



Source: BRSA, ÜNLÜ & Co calculations

KKM exit completed. KKM balances severely declined to USD163mn as of YE25, vs a peak of USD128bn in August 2023. The still-attractive TL deposit rates have been instrumental in retaining savings within TL instruments, helping to keep the dollarisation ratio broadly stable at around 40%. Looking into 2026, we do not expect a major shift in depositor preferences or a renewed demand in dollarization, as the interest-rate differential in favour of TL deposits should remain supportive.

We foresee the CoR to remain broadly flat at 1.8% in 2026: After an exceptionally benign provisioning in 2024 (CoR: 60bps), we forecast CoR (net) to rise to 180bps in 2025E. The uptick is being driven largely by unsecured retail loans, GPL and credit cards, where delinquencies have accelerated following rapid growth in 2024. For 2026E, we foresee the CoR (net) to remain broadly flat at 1.8%. This reflects retail delinquencies, SME stress, and possibly slower collateral recovery in commercial portfolios**.** Even at 1.8%, CoR would be well below the c.3% levels seen in past stress periods (e.g. 2019), and banks are entering this phase with high provision buffers, which should help absorb asset-quality normalization.

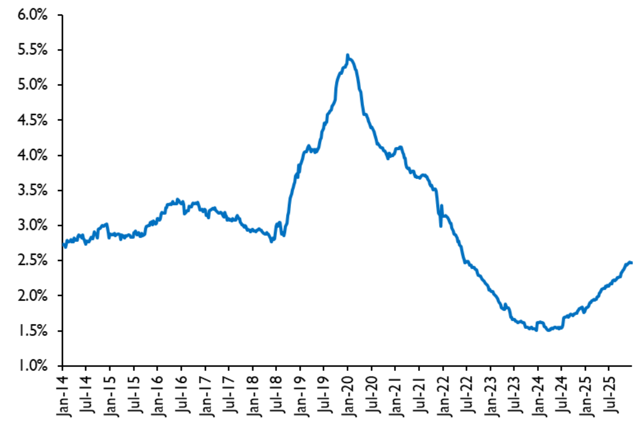
Fee income growth to moderate amid lower rates: Fee income generation has exceeded initial budget expectations across most banks in 2025, offering meaningful support to top-line performance and offsetting some of the pressures on provisioning. We expect fee and commission income to grow by a robust 55% in FY25E, underpinned by strong contributions from payment systems, money transfers and lending-related fees. Looking into FY26E, we forecast the fee growth to decelerate to 29%, reflecting softer momentum in payment-system fees as policy rates decline and normalized transaction-driven revenues. On the cost side, we project operating expenses to rise by 33% in FY26E, driven by the lagged impact of inflation, continued investments in customer acquisitions and structural cost pressures. As a result, Fee-to-OPEX ratios expected to normalize to 84% in FY26E, from 86% in FY25E, pointing to a more balanced operating profile.

Key risks. We believe banks able to retain shock-absorption capacity, supported by solid capital buffers built up through strong internal capital generation in recent years. On the downside, a softer-than-expected ease in TL funding costs, alongside a more pronounced deterioration in asset quality, represents the key risks factors. A major structural positive is the completion of the KKM exit.

Top picks and Recommendations:

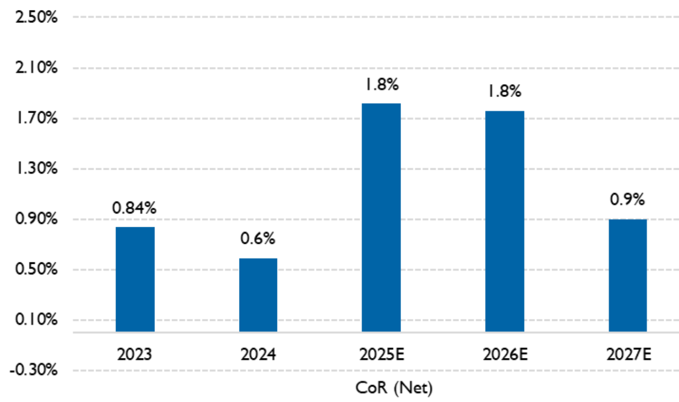
We maintain our **Buy** ratings on Akbank, Garanti BBVA, Isbank, TSKB, Vakifbank, and Yapi Kredi. We have a **Sell** rating on Halkbank**. Our top picks are Akbank and Yapi Kredi.**

Figure 75: Banking sector NPL ratio



Source: BRSA, ÜNLÜ & Co calculations

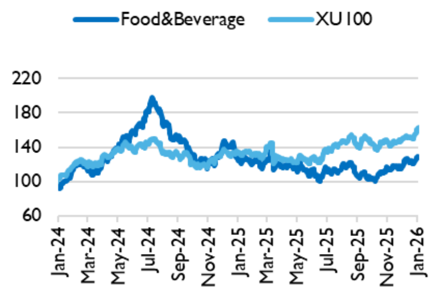
Figure 76: CoR (net) evolution



Source: Company data, ÜNLÜ & Co estimates

Food & Beverage

F&B sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Key recommendations

Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
AEFES	Buy	16.5	26.0	8.0	4.8
CCOLA	Buy	62.5	96.0	9.6	5.9
ULKER	Buy	114.6	205.0	4.7	3.8

Source: Rasyonet, ÜNLÜ & Co

More stable year expected despite a muted demand recovery: The sector operated under a selective demand environment in 2025, shaped by tight financial conditions, weak consumer sentiment, and elevated promotion intensity in Turkey, which pressured pricing quality and limited volume growth. Companies focused on protecting margins through cost control and mix management, while international exposure helped offset softness in domestic demand. In 2026, we expect a more stable operating environment supported by easing input-cost inflation and normalized promotional activity. Although a broad consumption rebound appears unlikely, the expected moderation in cost pressures should drive EBITDA margin normalization and support a mild recovery in sector profitability.

Margin normalization and deleveraging ahead: The key narrative for **Coca-Cola Icecek** is that the operational normalization that started to become visible in 3Q25 should continue into 4Q25 and 2026 as pricing becomes more balanced and cost pressures ease, while international markets continue to buffer softer demand in Turkey and Pakistan. With capex normalizing after the recent investment cycle, we expect free cash flow generation to improve, supporting deleveraging. A potential de-escalation in regional geopolitical tensions would be an additional upside factor for demand and sentiment, particularly in Turkey and Pakistan.

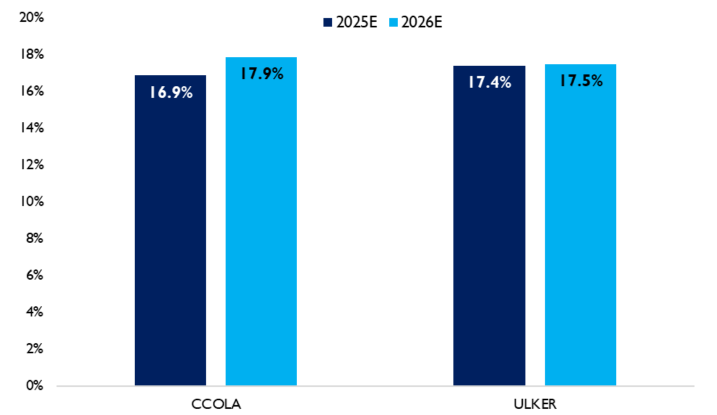
Ex-Russia value still supports upside: For **Anadolu Efes**, the Russia JV overhang remains unresolved after the AB InBev Efes assets were placed under temporary external management, and the JV later changed its trade name and logo, while a favorable resolution of the ownership issue appears unlikely in the near term. Excluding Russia, we value the beer-only business at USD431m; combined with the embedded value of its stake in CCI, this framework still implies some upside potential from current levels. Separately, the company has been stepping up its strategic focus on expanding beyond beer, including initiatives in spirits to broaden its portfolio.

Stabilizing margins into 2026: For **Ulker**, the core pillars remain brand strength and market positioning, mix-led value growth, and operating discipline. Even in a weak domestic snacks backdrop, the domestic business has been relatively resilient, and we see scope for the multi-year margin pressure to stabilize as input-cost headwinds ease. Mix optimization and innovation remain central to sustaining value growth into 2026, alongside a gradual improvement in leverage.

Key Recommendations

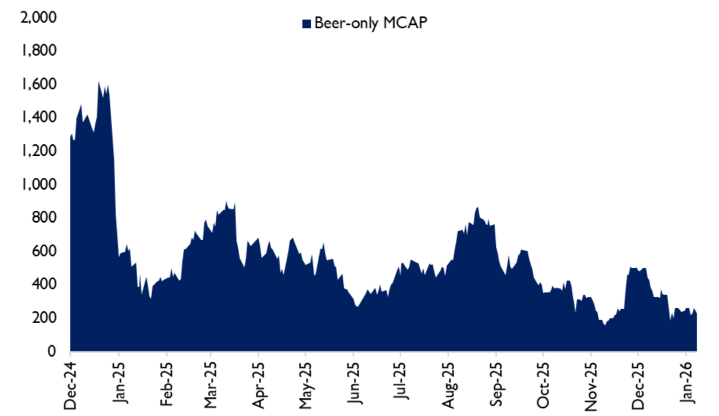
We maintain our **BUY** ratings on CCI, Anadolu Efes, and Ulker, as we believe the key company-specific headwinds are largely reflected in valuations, while the 2026 setup looks more supportive. We are adding **CCI** to our Top Picks portfolio and retaining **Ulker**, supported by CCI's improving operational momentum, and Ulker's stabilizing margins, undemanding valuation, and an attractive dividend outlook.

Figure 77: EBITDA margins of CCI & Ulker (2025E and 2026E)



Source: Company data, ÜNLÜ & Co estimates

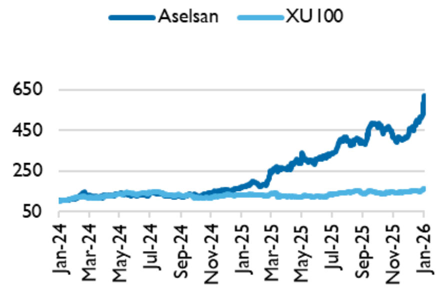
Figure 78: Beer-only market cap of Anadolu Efes (USDm)



Source: Rasyonet, ÜNLÜ & Co

Defense – Aselsan

Aselsan and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Key recommendations

Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
ASELS	Buy	280.0	369.5	38.8	19.2

Source: Rasyonet, ÜNLÜ & Co

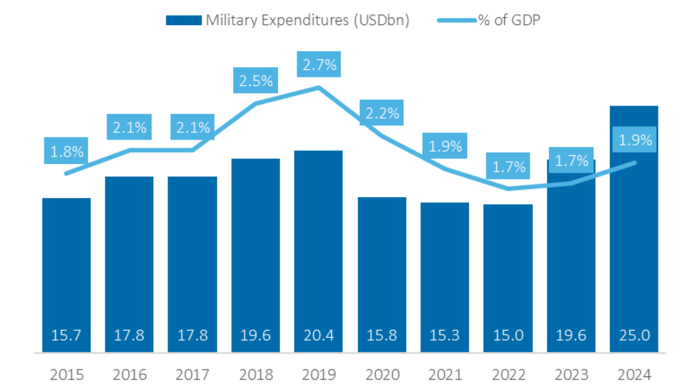
Looking into 2026, ASELSAN enters the year with strong visibility supported by a large and diversified backlog, anchored by major domestic programs and a steadily expanding defense equipment budget. Steel Dome-related contracts alone are expected to generate roughly USD3bn of annual order flow, providing a meaningful and recurring base for revenues over the medium term. Beyond Steel Dome, ongoing air defense, sensor, electronic warfare, and command-and-control programs continue to underpin activity levels.

The domestic demand outlook is reinforced by the projected increase in Turkiye's military equipment budget from around USD10bn in 2026 to approximately USD13bn in 2027 and USD17bn by 2028, supporting sustained demand across ASELSAN's core product segments. In addition, deeper cooperation at the platform level is opening up incremental export opportunities. The increasing integration of ASELSAN's subsystems into multiple air platforms enhances export optionality beyond standalone system sales. Notably, the company's AESA radar solutions are expected to be deployed not only on F-16 and KAAN platforms but also across Kizilelma, HURJET and other indigenous platforms, supporting cross-platform scalability and export potential. Reflecting this momentum, export contract volume increased from approximately USD 1.1bn to USD 2.0bn over the last year, including the recently signed USD 410mn contract with Poland.

Production capacity increased by around 40% over the last year, and management does not expect capacity constraints to be a limiting factor in the coming years. While capital expenditures are expected to remain structurally higher than historical averages, the balance between EBITDA generation and spending should gradually improve as large projects progress toward serial production. In parallel, the Ogulbey campus represents a committed, long-term capacity expansion project planned to be developed in multiple phases over several years, with approximate capital expenditures of up to USD200mn in 2026, USD400mn in 2027, USD200mn in 2028 and around USD150mn in 2029, before easing into subsequent years. Total budgeted investment for the campus is around USD1.5bn, providing a clear roadmap for gradual capacity increases beyond 2026.

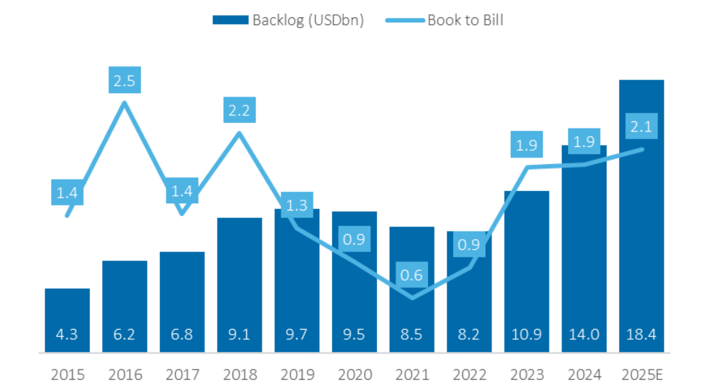
Aselsan's strong share price performance in 2025 was driven primarily by increased investor exposure to the defense theme and solid operational delivery. Despite the stock's outperformance versus the BIST, continued strength in base sales, positive KPI realization and improving operational trends support our decision to maintain a **BUY** recommendation and upgrade our target price.

Figure 79: Military Expenditure as % GDP (USDbn, %)



Source: SIPRI, ÜNLÜ & Co

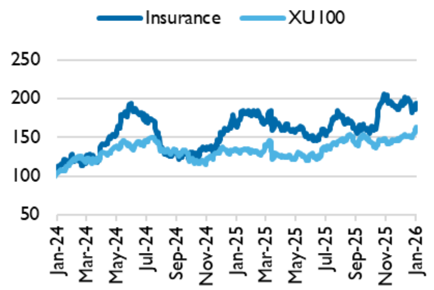
Figure 80: Aselsan's Backlog and Book to Bill (USDbn, %)



Source: Company data, ÜNLÜ & Co estimates

Insurance

Insurance sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Robust Earnings Despite Rate Cuts: Investor sentiment on the non-life insurance sector has cooled and sector multiples have derated, as Turkey's rate-cut cycle has progressed. However, we believe this pessimism is overdone. Despite lower policy rates, we do not expect a substantial deterioration in investment income of the sector, as the sector's steadily expanding and compounding asset base should continue to underpin returns. We forecast strong ROEs in 2026, which warrants a higher P/BVs for the sector. Importantly, non-life insurance names provide a natural hedge against setbacks in the disinflation program.

Investment income to hold up amid easing: While we expect investment yields to ease as the CBRT cuts rates by a cumulative ~800 bps to 30%, the level of rates would still imply attractive carry, equivalent to a ~40% compounded return. Importantly, the impact of lower rates should be gradual, as insurers' portfolios include a meaningful share of longer-duration assets alongside short-term instruments. In addition, the sector's AUM base has expanded materially, which should help keep investment income resilient even as yields compress.

Technical profitability to improve as the focus shifts: As yields gradually normalize, technical profitability should become more central to the companies' earnings delivery, supporting a smooth shift toward a more balanced and sustainable sector profit mix. Although profitability in the motor lines has been under pressure in recent years, insurers' increased reliance on investment income from the float should gradually give way to a stronger emphasis on technical profitability, which could also temper competitive pricing behavior. A stable TL is another supportive factor, as it limits volatility in FX-priced original spare parts and helps contain claims inflation. Finally, the rising contribution from health and accident lines is improving earnings diversification and enhancing the overall quality of sector profitability. Thus, we expect the technical profitability of the sector to improve in 2026.

Key recommendations

Companies	Rating	Current Price	Target Price	26E P/E	26E P/B
AKGRT	Buy	7.1	10.1	3.3	1.0
ANSGR	Buy	24.6	37.9	3.4	0.9
TURSG	Buy	11.7	17.9	5.0	0.9

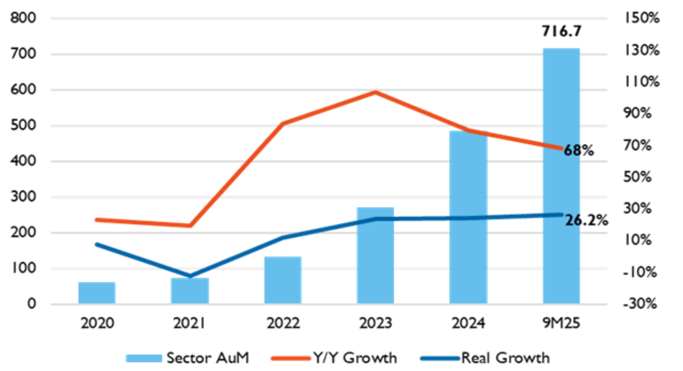
Source: Rasyonet, ÜNLÜ & Co

The sector continues generating strong ROEs, warranting a higher P/BV: We expect the sector to continue generating strong ROE (TURSG: 40%, ANSGR: 34%, AKSGRT:32%), despite the decline in interest rates. The level of ROEs, which are ahead of inflation, warrants a higher P/BV multiples we believe.

Key Recommendations

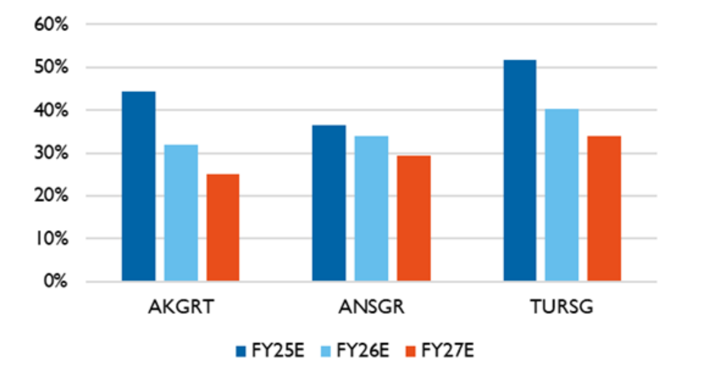
We have a **BUY** rating on Aksigorta, Anadolu Sigorta, and Turkiye Sigorta. We estimate an average ROE of 35% in 2026, and we believe these companies will maintain strong profitability in 2026, achieving a 35% ROE despite the impact of declining market rates. Anadolu Sigorta is our top pick in the sector.

Figure 81: Non-life insurance sector AUM and growth metrics (bn TL)



Source: TSB, UNLU & Co analysis

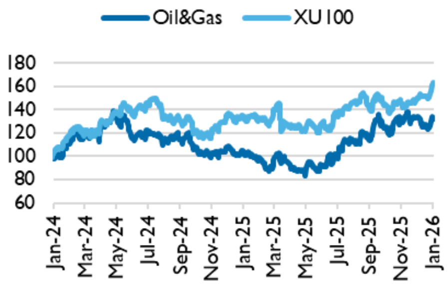
Figure 82: ROE outlook for non-life insurance companies in our coverage



Source: Company data, UNLU & Co estimates

Oil & Gas

Oil & gas sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Refining: constructive, but normalizing: The 2026 refining setup remains supported by a constructive (though less exceptional) global backdrop. Europe continues to operate without meaningful Russian distillate flows, and structurally higher regional energy costs still influence the cost curve and keep "replacement barrel" economics tighter than pre-2022 norms. For Turkey, the investable sector feature remains domestic placement: higher gasoline demand supports stronger local absorption and reduces export freight "leakage," improving netbacks when cracks are comparable. That said, 2026 is unlikely to be a straight-line year. The primary pushback is volatility: cracks can normalize quickly on inventory rebuilds, and crude differentials can compress as trade flows adjust. Net/net, refining in 2026 looks more like a "mid-cycle-plus with higher variance" regime than a repeat of peak-cycle.

LPG: supportive, increasingly priced-in: LPG fundamentals into 2026 remain supportive versus pre-2024 levels, but the debate increasingly centers on *how fast* margins normalize under competitive pressure across the value chain. On the demand side, Turkey's structural LPG consumption base (notably autogas) remains a stabilizer, but competitive intensity can rise rapidly when procurement advantages narrow and players compete to protect volumes.

Petrochemicals: structurally challenged into 2026: Global oversupply continues to depress polymer spreads and utilization rates, while a weak European demand recovery constrains pricing power. The industry is still digesting a multi-year wave of capacity additions (particularly in advantaged feedstock regions), and the normalization path depends more on rationalization discipline and demand elasticity than on near-term inventory cycles. Europe remains the marginal region where high energy costs and regulatory burdens weigh on competitiveness, keeping import pressure elevated and limiting the upside to local price resets.

Key recommendations

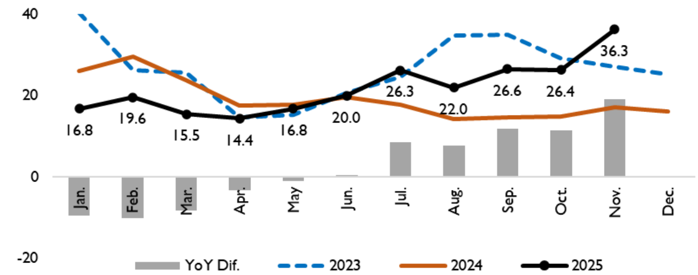
Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
AYGAZ	Hold	205.5	269.4	12.5	14.5
PETKM	Hold	16.8	18.4	n.m.	n.m.
TUPRS	Hold	197.3	252.0	11.5	4.9

Source: Rasyonet, ÜNLÜ & Co

Key recommendations

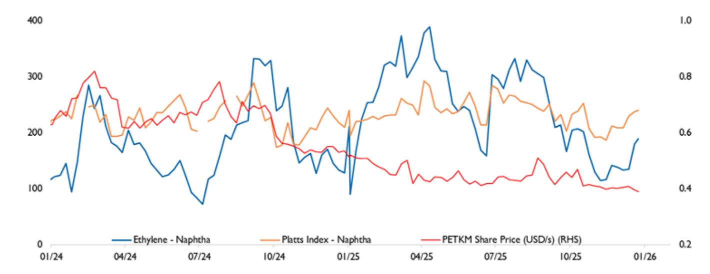
Tupras, rated as Hold, remains amongst highest-quality commodity asset in our coverage with strong execution and resilient cash generation, but relative upside has compressed following recent outperformance. The stock remains attractive as a liquid, high-quality commodity exposure for institutional positioning; however, we see more compelling relative risk/reward elsewhere within our coverage. We remain Hold on **Aygaz** as the core mispricing has largely corrected after the 2025 rally. Additional upside likely requires either a stronger-for-longer domestic margin backdrop than we assume, or incremental value crystallization from the portfolio. We maintain our Hold rating for **Petkim**. Our *Hold* rating for Petkim reflects its high financial leverage (and associated financial expenses) and weak free cash flow (FCF) outlook. Core petrochemical operations face continued challenges from global oversupply and intense competition in the domestic market. Margins could improve in 2026, under the assumption of recovery in demand supported by rate cuts in various regions, yet likely to remain below cycle. STAR refinery's contribution to Petkim's bottom line should improve yet we are not anticipating a material cash flow from the refinery to Petkim.

Figure 83: Diesel crack (USD/bbl.) progression *



Source: Tupras

Figure 84: Ethylene & Platts – Naphtha* and Petkim (USD/s)



Source: Bloomberg Finance L.P., The Company, *USD/tonne

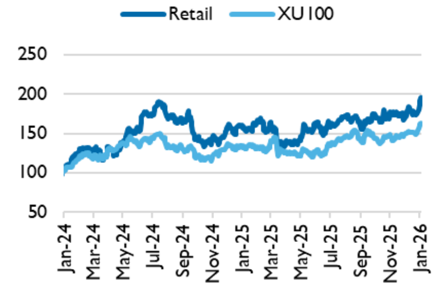
Retail

Challenges are likely to persist into 2026: Despite the ongoing rate-cut cycle, real interest rates are expected to remain high, pressuring consumers' purchasing power as seen in 2025. This environment should limit retailers' ability to pass on cost increases. At the same time, operating costs that are indexed to past inflation, particularly wages and rents, should remain a key headwind. However, a milder disinflation path in 2026 should make these pressures more manageable.

Store-opening momentum is likely to remain weak: After already subdued expansion in 2024, momentum slowed further in 2025, driven by a softer operating backdrop, higher fit-out and rental costs, and greater emphasis on cost efficiencies. In addition, early signs of saturation, particularly in the discounts, appear to be reinforcing the slowdown. This muted store-opening trend is likely to continue into 2026.

Food retailers should continue to outperform apparel retailers, as low demand elasticity for groceries and competitive pricing should support pass-through with limited margin impact. Apparel retailers face higher demand elasticity, making price increases harder to implement without pressuring volumes and sales.

Retail sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Key recommendations

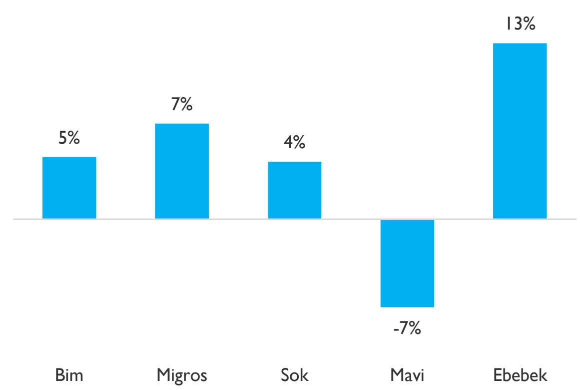
Bim is our Top Pick (**Buy**). Its well-established hard-discount model, complemented by its newly proven supermarket format, leaves it well positioned to capture additional market share in the current macro backdrop. Frequent share buybacks also help limit downside risk. We view its valuation as compelling. We rate **Migros** as **Buy**. Its outperformance is underpinned by a diversified and expanding omnichannel ecosystem, strong logistics, and sustained digital investments that also support cost control. High growth in Turkey's supermarket segment also supports a stronger positioning versus discounters. **Mavi** is rated **Buy**. While 2026 could be challenging as consumer purchasing power weakens, we think Mavi is well positioned to navigate these challenges, supported by a strong brand strategy, best-in-class communication, and agile product and pricing management. Trading at 13x 2026E P/E, valuation is appealing. **Sok** is rated **Buy**. The operational recovery that began in 4Q24 has strengthened, with traffic and LFL trends pointing to stabilizing volumes and EBITDA returning to positive territory. We see further upside potential supported by restructuring efforts, new store formats, omnichannel initiatives, and a continued valuation discount. **Ebebek** is rated **Buy**. With a strong domestic positioning, the company is well placed to benefit from Turkey's structurally growing baby products market. Its omnichannel model supports long-term growth, while expansion into the UK and Iraq adds incremental upside and strengthens the international growth narrative.

Key recommendations

Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
BIMAS	Buy	604.5	929.0	14.6	8.0
SOKM	Buy	53.9	82.0	14.7	3.2
MGROS	Buy	592.0	838.0	19.3	3.6
MAVI	Buy	44.2	67.0	13.2	3.5
EBEBK	Buy	56.8	92.0	24.3	2.4

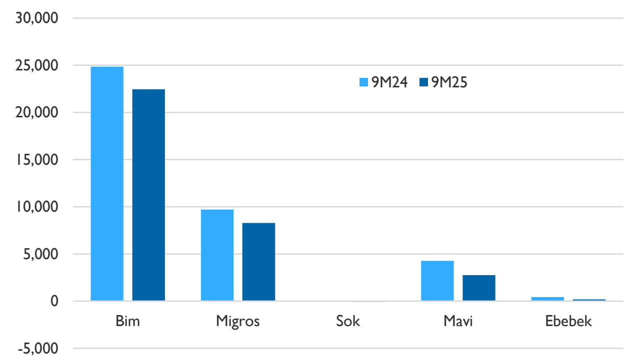
Source: Rasyonet, ÜNLÜ & Co

Figure 85: Revenue growth rates, 9M2025 (% y/y), real terms



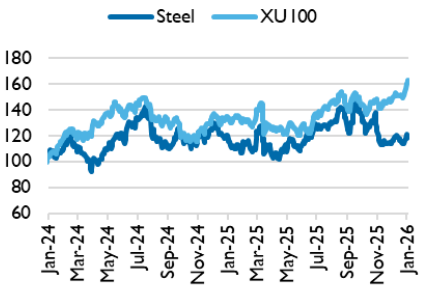
Source: Company data, ÜNLÜ & Co

Figure 86: Profit before Taxes, TLm, 9M2024 vs 9M2025



Source: Company data, ÜNLÜ & Co

Steel sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Key recommendations

Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
EREGL	Hold	24.7	28.7	20.4	8.7
KRDMD	Buy	26.8	40.4	12.3	3.7

Source: Rasyonet, ÜNLÜ & Co

Steel

Partial recovery, still below mid-cycle levels: Turkey's steel sector enters 2026 with the cycle turning from the 2024–2025 trough toward a more visible (if still uneven) normalization in unit profitability. The global ceiling remains intact: Chinese overcapacity and displaced trade flows continue to cap international pricing, while CBAM-related compliance costs increasingly steer EU demand toward lower-carbon supply chains. Domestically, the setup is firmer than a year ago. The 2025 tightening of the Inward Processing Regime (DIR) - including a minimum 25% domestic sourcing requirement for selected steel inputs - should translate into a clearer "steady-state" benefit in 2026 by structurally reducing the pricing disruption from duty-free imported semi-finished steel and supporting local pricing discipline.

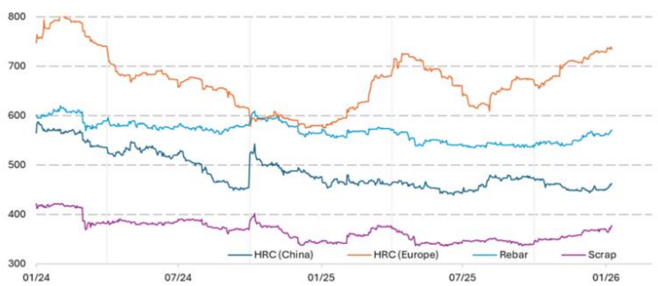
Flat steel: structurally capped: Flat products remain disproportionately exposed to FX competitiveness (a stronger TL/real appreciation compresses export netbacks) and to the sector's most demanding decarbonization agenda, which limits free cash flow even if EBITDA/tonne improves off a low base. For integrated flat producers, the binding constraint in 2026 is capital intensity: a larger share of cash generation is earmarked for carbon reduction, product-quality upgrades and energy transition investments, keeping deleveraging and dividends secondary unless spreads surprise materially to the upside. Net/net, we expect a rebound from depressed profitability, but the slope is more consistent with "earnings stabilization" than a durable rerating absent a sustained margin upcycle.

Long steel: relative domestic beneficiaries: Integrated long-steel producers are better positioned to monetize Turkey's infrastructure pipeline - rail in particular (Ankara-Izmir and Mersin-Gaziantep high-speed lines remain key medium-term demand anchors) - with lower relative decarbonization capex intensity and more direct domestic pricing exposure. Beyond baseline rebar/billet demand, the differentiator is niche, value-added products (rails, wheels), where pricing power is structurally stronger than in commoditized grades.

Key recommendations

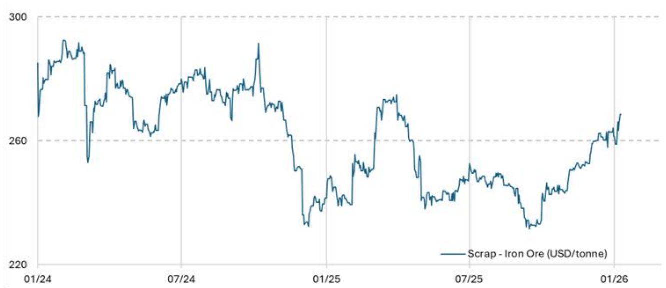
We maintain Hold on **Erdemir** as flat steel remains more exposed to global/FX headwinds while facing a heavier, multi-year decarbonization-led capex burden. DIR tightening is supportive at the margin for domestic pricing discipline, but it does not remove the structural constraints on free cash flow and dividend visibility in 2026. We therefore see limited rerating torque unless spreads recover more sharply - and persistently - than our base case. We rate **Kardemir** as Buy, as it offers cleaner domestic recovery exposure with meaningful operating leverage and a strategic shift toward value-added rails/rail wheels. Partial debottlenecking expected around March 2026 supports a volume uplift into FY26–27, while DIR tightening provides incremental pricing support via better domestic discipline. Valuation remains the core appeal: FY26E EV/EBITDA ~4.0x versus a ~6.0x 5-year median, providing a meaningful cushion against global cycle risks.

Figure 87: Key Steel Prices (USD/tonne)



Source: Company financials, ÜNLÜ & Co estimates

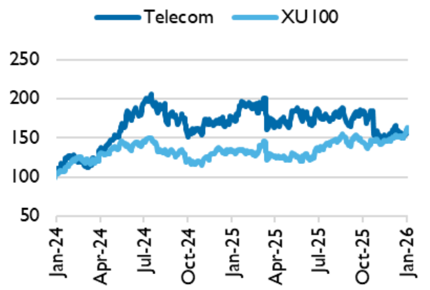
Figure 88: Scrap – Iron Ore Differential (USD/tonne)



Source: Bloomberg Finance L.P.

Telecoms and Technology

Telecom sector index and BIST 100



Source: Rasyonet, ÜNLÜ & Co

Uncertainty cleared, fundamentals delivered: 2025 marked a year in which key long-standing uncertainties in the Turkish telecom sector were largely resolved, notably the 5G spectrum auction and the extension of the fixed-line concession. Turkcell emerged as the largest spectrum holder, with total payments set at USD 1,224m for Turkcell and USD 1,094m for Türk Telekom, payable in instalments across 2026–27. Operationally, both operators delivered a strong year, supported by above-inflation ARPU growth and solid subscriber additions, which we estimate translated into c.10% real revenue growth in 2025, broadly in line with guidance.

CAPEX takes lead in 2026: Looking into 2026, we remain constructive in the telecom sector, albeit with a more moderate growth outlook. With regulatory uncertainties largely behind us, we expect real revenue growth to ease from double-digit levels in 2025 to high single digits in 2026. Rising capex requirements should limit aggressive price competition, supporting ARPU convergence, where Türk Telekom appears relatively better positioned given its remaining ARPU upside. While EBITDA margins are likely to remain solid, higher capex and financing needs are expected to weigh on near-term FCF. We forecast net debt/EBITDA at around 1.0x for Turkcell and c.2.0x for Türk Telekom in 2026, with Türk Telekom continuing to gain mobile market share and Turkcell advancing its regional digital infrastructure ambitions through its partnership with Google Cloud.

Logo- In line with strategy: During 2025, Logo remained aligned with its strategic objectives, with SaaS revenues accounting for over half of total revenues and supporting a more recurring revenue structure. Looking into 2026, we expect the share of SaaS revenues to continue increasing, while real revenue growth moderates to around 5% following double-digit growth in 2025. EBITDA margins are expected to remain resilient, and we maintain our BUY rating on Logo.

Hitit- Weak relative performance, transformation in focus: Despite solid real revenue growth and improving EBITDA margins, Hitit's weak share price performance reflects the lack of a material discount to peers. In 2026, focus will be on the transition to the Oxygen OOMS platform and potential partner traction. We maintain our HOLD rating.

Key recommendations

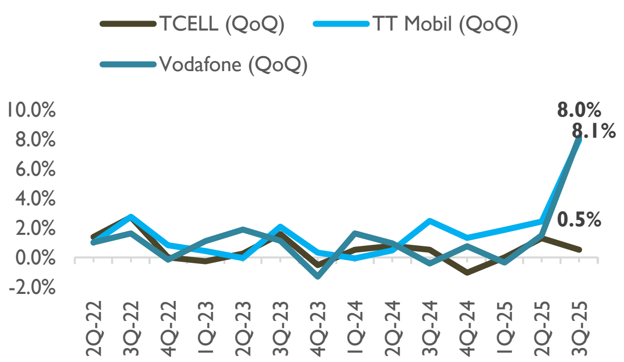
Companies	Rating	Current Price	Target Price	26E P/E	26E EV/EBITDA
TTKOM	Buy	58.4	91.9	8.9	3.3
TCELL	Buy	98.3	152.0	18.0	2.9
LOGO	Buy	157.5	243.0	24.2	2.7
HTTBT	Hold	43.0	60.3	23.2	11.1

Source: Rasyonet, ÜNLÜ & Co

Key recommendations

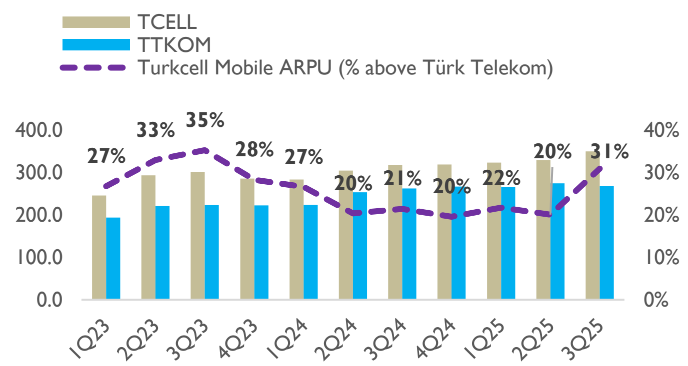
We maintain our **BUY ratings on Telecom operators**. Among the two, we see greater potential for **TTKOM** due to its stronger subscriber growth potential and greater flexibility to deliver ARPU increases through pricing to **TCELL**. Our current estimates suggest 2025E EV/EBITDA ratios of **3.3x for Turk Telekom** and **2.9x for Turkcell**.

Figure 89: Mobile subscriber growth (QoQ) (%)



Source: ICTA, Company Announcements

Figure 90: Mobile ARPU Comparison (%)



Source: Company Announcements

Companies Mentioned (Price as of 9 January 2026)
Akbank (AKBNK.IS, BUY, TP TL98.80)
Garanti Bank (GARAN.IS, BUY, TP TL196.60)
Halkbank (HALKB.IS, SELL, TP TL28.10)
Isbank (ISCTR.IS, BUY, TP TL19.40)
TSKB (TSKB.IS, BUY, TP TL16.70)
Vakifbank (VAKBN.IS, BUY, TP TL36.90)
Yapi Kredi (YKBNK.IS, BUY, TP TL51.10)
Turk Telekom (TTKOM.IS, BUY, TP TL91.87)
Turkcell (TCELL.IS, BUY, TP TL152.00)
Logo (LOGO.IS, BUY, TP TL243.00)
Hitit (HTTBT.IS, HOLD, TP TL60.27)
Enka Insaat (ENKAI.IS, HOLD, TP TL95.70)
Tekfen Holding (TKFEN.IS, BUY, TP TL92.70)
Koc Holding (KCHOL.IS, BUY, TP TL291.20)
Sabanci Holding (SAHOL.IS, BUY, TP TL155.80)
Alarko Holding (ALARK.IS, BUY, TP TL156.90)
Turk Altin (TRALT.IS, HOLD, TP TL48.30)
TR Metal (TRMET.IS, BUY, TP TL161.20)
Erdemir (EREGL.IS, HOLD, TP TL28.70)
Kardemir (KRDMD.IS, BUY, TP TL40.40)
Aygaz (AYGAZ.IS, HOLD, TP TL269.40)
Petkim (PETKM.IS, HOLD, TP TL18.40)
Tupras (TUPRS.IS, HOLD, TP TL252.00)
Enerjisa (ENJSA.IS, HOLD, TP TL112.80)
Arcelik (ARCLK.IS, HOLD, TP TL141.00)
Dogus Otomotiv (DOAS.IS, HOLD, TP TL257.00)
Ford Otosan (FROTO.IS, BUY, TP TL151.00)
Tofas (TOASO.IS, BUY, TP TL382.00)
Turk Traktor (TTRAK.IS, HOLD, TP TL639.00)
Aselsan (ASELS.IS, BUY, TP TL369.50)
Bim (BIMAS.IS, BUY, TP TL929.00)
Sok Marketler (SOKM.IS, BUY, TP TL82.00)
Migros (MGROS.IS, BUY, TP TL838.00)
Mavi (MAVI.IS, BUY, TP TL67.00)
Ebebek (EBEBK.IS, BUY, TP TL92.00)
Sise Cam (SISE.IS, HOLD, TP TL56.90)
Astor (ASTOR.IS, BUY, TP TL222.00)
Pegasus Airlines (PGSUS.IS, BUY, TP TL354.00)
TAV Airports (TAVHL.IS, BUY, TP TL503.00)
Turkish Airlines (THYAO.IS, HOLD, TP TL391.00)
Anadolu Efes (AEFES.IS, BUY, TP TL26.00)
Coca Cola Icecek (CCOLA.IS, BUY, TP TL96.00)
Ulker Biskuvi (ULKER.IS, BUY, TP TL205.00)
MLP Care (MPARK.IS, BUY, TP TL636.00)
Ronesans Gayrimenkul (RGYAS.IS, BUY, TP TL234.00)
AkSigorta (AKGRT.IS, BUY, TP TL10.10)
Anadolu Sigorta (ANSGR.IS, BUY, TP TL37.90)
Türkiye Sigorta (TURSG.IS, BUY, TP TL17.90)

Disclosure Appendix

Important Global Disclosures

The information and opinions in this research report was prepared by ÜNLÜ Menkul Degerler A.S ("ÜNLÜ & Co").

For important disclosures, stock price charts and equity rating histories regarding companies that are the subject of this report, please contact ÜNLÜ & Co Research and / or Compliance - +90 212 367 3636.

For valuation methodology and risks associated with any price targets referenced in this research report, please email: UnluResearch@unluco.com with a request for valuation methodology and risks on a particular stock.

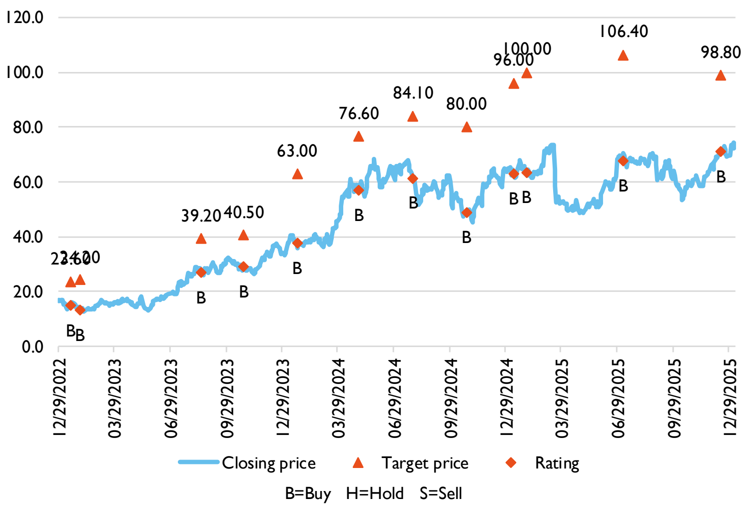
The following analyst/s: Erol Danis, Ph.D, CFA, Sevgi Onur, Koray Pamir, and Mehmet Yigit Yorulmaz certify(ies), with respect to the companies or securities under analysis, that (1) the views expressed in this report accurately reflect his/her/their personal views about all of the subject companies and securities and (2) no part of their compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this report.

* Any other material conflict of interest of the research analyst or member (Unlu Securities Inc., the US broker-dealer) that the research analyst or an associated person of the member with the ability to influence the content of a research report knows or has reason to know at the time of the publication or distribution of a research report is as follows: NONE

See the Companies Mentioned section for full company names.

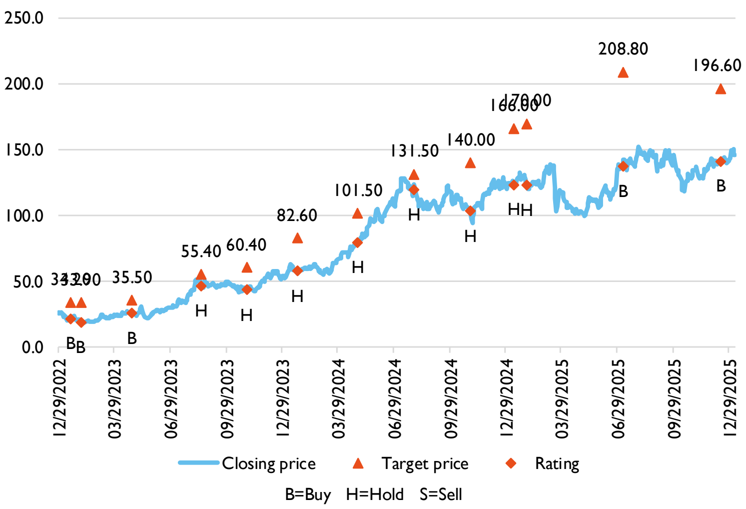
3-Year Price, Target Price and Rating Change History Chart for AKBNK.IS

AKBNK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	14.90	**23.60**	**BUY**	
02/01/2023	13.22	**24.20**	**BUY**	
08/18/2023	26.87	**39.20**	**BUY**	
10/27/2023	28.98	**40.50**	**BUY**	
01/22/2024	37.55	**63.00**	**BUY**	
05/02/2024	56.88	**76.60**	**BUY**	
07/30/2024	61.38	**84.10**	**BUY**	
10/25/2024	48.89	**80.00**	**BUY**	
01/10/2025	62.99	**96.00**	**BUY**	
01/31/2025	63.43	**100.00**	**BUY**	
07/08/2025	67.70	**106.40**	**BUY**	
12/15/2025	71.00	**98.80**	**BUY**	



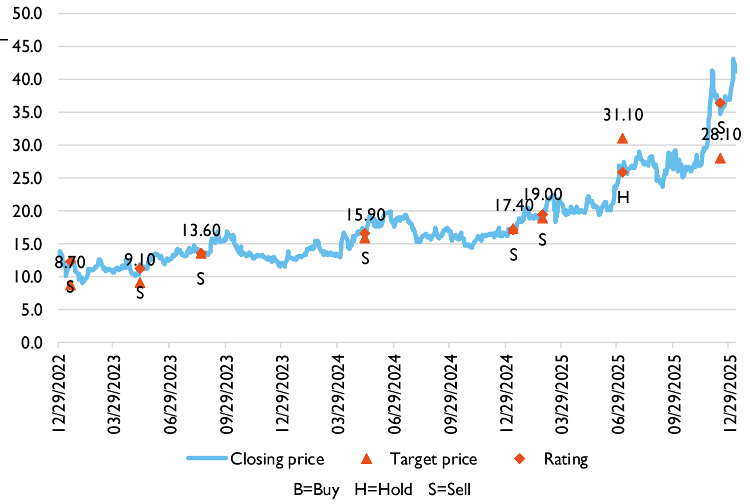
3-Year Price, Target Price and Rating Change History Chart for GARAN.IS

GARAN.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	21.76	**34.20**	**BUY**	
02/02/2023	18.75	**33.90**	**BUY**	
04/27/2023	25.82	**35.50**	**BUY**	
08/18/2023	46.71	**55.40**	**HOLD**	
10/31/2023	43.35	**60.40**	**HOLD**	
01/22/2024	57.55	**82.60**	**HOLD**	
04/30/2024	79.51	**101.50**	**HOLD**	
07/31/2024	119.39	**131.50**	**HOLD**	
10/31/2024	103.09	**140.00**	**HOLD**	
01/10/2025	123.53	**166.00**	**HOLD**	
01/31/2025	122.76	**170.00**	**HOLD**	
07/08/2025	137.30	**208.80**	**BUY**	
12/15/2025	141.40	**196.60**	**BUY**	



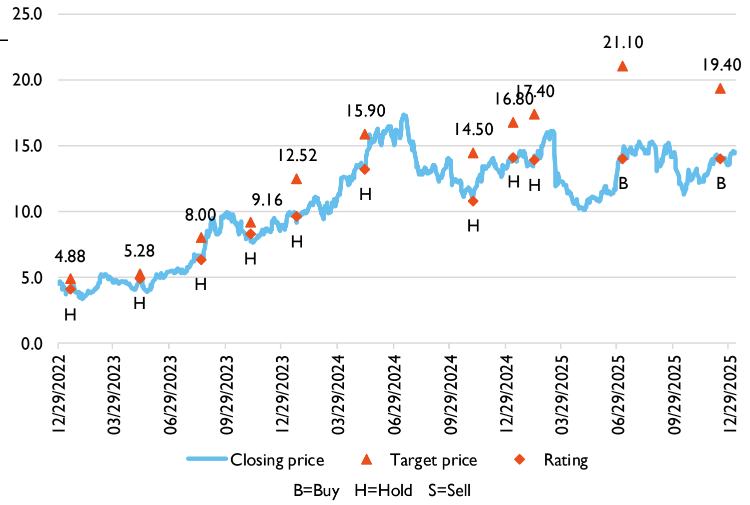
3-Year Price, Target Price and Rating Change History Chart for HALKB.IS

HALKB.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	12.25	**8.70**	**SELL**	
05/11/2023	11.33	**9.10**	**SELL**	
08/18/2023	13.48	**13.60**	**SELL**	
05/13/2024	16.58	**15.90**	**SELL**	
01/10/2025	17.11	**17.40**	**SELL**	
02/26/2025	19.39	**19.00**	**SELL**	
07/08/2025	25.88	**31.10**	**HOLD**	
12/15/2025	36.40	**28.10**	**SELL**	



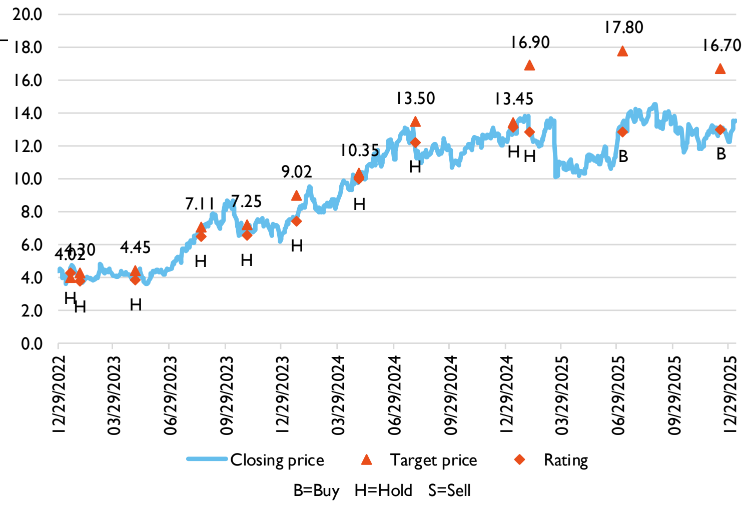
3-Year Price, Target Price and Rating Change History Chart for ISCTR.IS

ISCTR.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	4.07	**4.88**	**HOLD**	
05/10/2023	4.93	**5.28**	**HOLD**	
08/18/2023	6.38	**8.00**	**HOLD**	
11/07/2023	8.30	**9.16**	**HOLD**	
01/22/2024	9.61	**12.52**	**HOLD**	
05/13/2024	13.19	**15.90**	**HOLD**	
11/05/2024	10.83	**14.50**	**HOLD**	
01/10/2025	14.15	**16.80**	**HOLD**	
02/13/2025	13.90	**17.40**	**HOLD**	
07/08/2025	14.03	**21.10**	**BUY**	
12/15/2025	14.05	**19.40**	**BUY**	



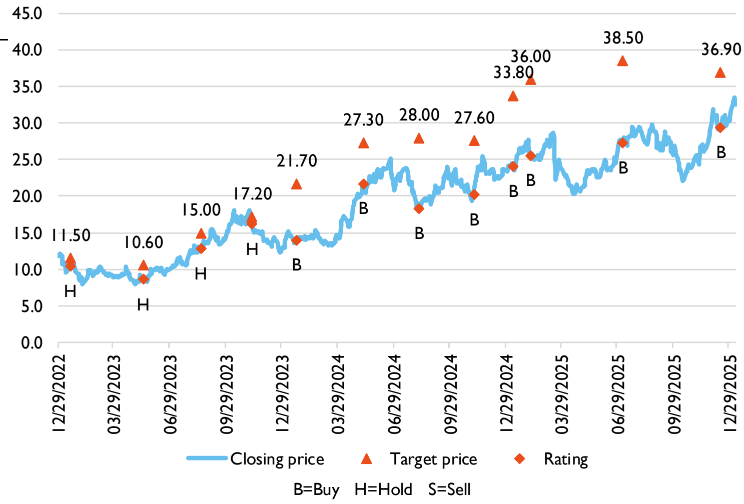
3-Year Price, Target Price and Rating Change History Chart for TSKB.IS

TSKB.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	4.27	**4.02**	**HOLD**	
02/02/2023	3.76	**4.30**	**HOLD**	
05/04/2023	3.88	**4.45**	**HOLD**	
08/18/2023	6.50	**7.11**	**HOLD**	
11/01/2023	6.56	**7.25**	**HOLD**	
01/22/2024	7.46	**9.02**	**HOLD**	
05/03/2024	9.98	**10.35**	**HOLD**	
08/02/2024	12.25	**13.50**	**HOLD**	
01/10/2025	13.16	**13.45**	**HOLD**	
02/05/2025	12.88	**16.90**	**HOLD**	
07/08/2025	12.89	**17.80**	**BUY**	
12/15/2025	13.03	**16.70**	**BUY**	



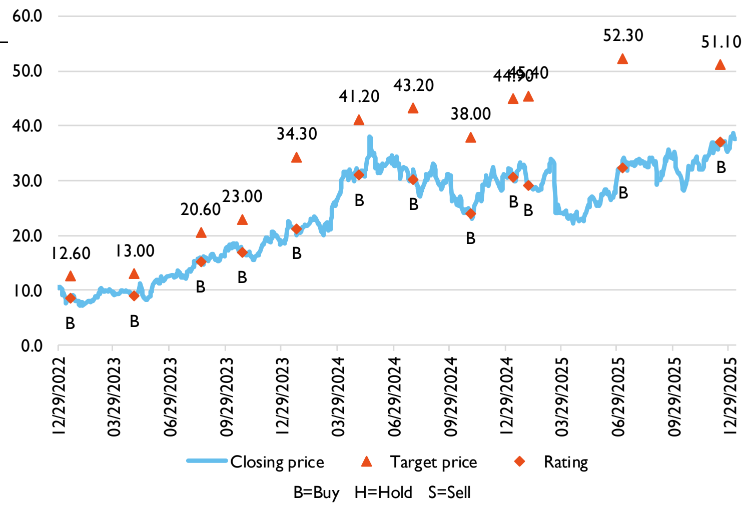
3-Year Price, Target Price and Rating Change History Chart for VAKBN.IS

VAKBN.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	10.45	**11.50**	**HOLD**	
05/16/2023	8.60	**10.60**	**HOLD**	
08/18/2023	12.81	**15.00**	**HOLD**	
11/10/2023	16.19	**17.20**	**HOLD**	
01/22/2024	14.03	**21.70**	**BUY**	
05/10/2024	21.76	**27.30**	**BUY**	
08/09/2024	18.32	**28.00**	**BUY**	
11/07/2024	20.20	**27.60**	**BUY**	
01/10/2025	24.12	**33.80**	**BUY**	
02/07/2025	25.58	**36.00**	**BUY**	
07/08/2025	27.30	**38.50**	**BUY**	
12/15/2025	29.40	**36.90**	**BUY**	



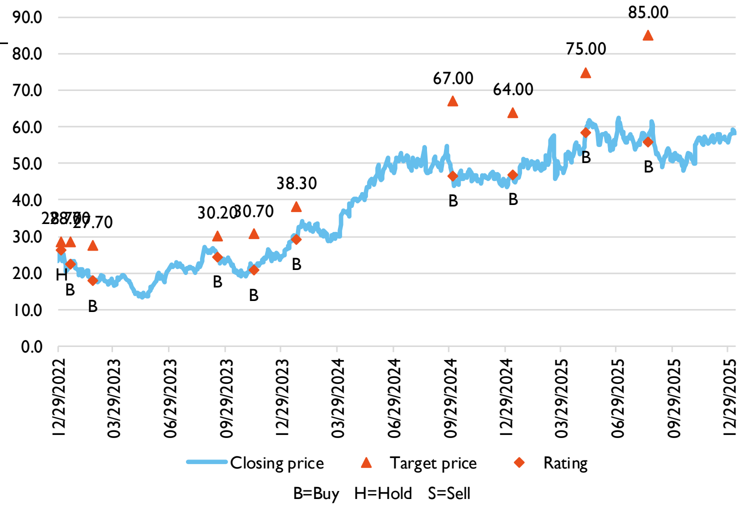
3-Year Price, Target Price and Rating Change History Chart for YKBNK.IS

YKBNK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	8.60	**12.60**	**BUY**	
05/02/2023	8.96	**13.00**	**BUY**	
08/18/2023	15.24	**20.60**	**BUY**	
10/25/2023	16.90	**23.00**	**BUY**	
01/22/2024	21.30	**34.30**	**BUY**	
05/03/2024	30.96	**41.20**	**BUY**	
07/31/2024	30.20	**43.20**	**BUY**	
11/01/2024	24.06	**38.00**	**BUY**	
01/10/2025	30.70	**44.90**	**BUY**	
02/03/2025	29.12	**45.40**	**BUY**	
07/08/2025	32.34	**52.30**	**BUY**	
12/15/2025	37.00	**51.10**	**BUY**	



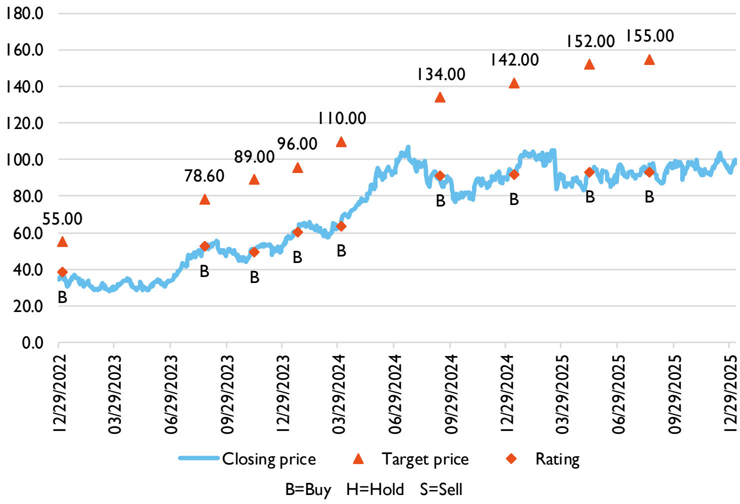
3-Year Price, Target Price and Rating Change History Chart for TTKOM.IS

TTKOM.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/03/2023	26.36	**28.70**	**HOLD**	
01/17/2023	22.36	**28.70**	**BUY**	
02/23/2023	17.84	**27.70**	**BUY**	
09/15/2023	24.50	**30.20**	**BUY**	
11/13/2023	20.86	**30.70**	**BUY**	
01/22/2024	29.28	**38.30**	**BUY**	
10/04/2024	46.60	**67.00**	**BUY**	
01/10/2025	46.98	**64.00**	**BUY**	
05/09/2025	58.50	**75.00**	**BUY**	
08/19/2025	55.90	**85.00**	**BUY**	



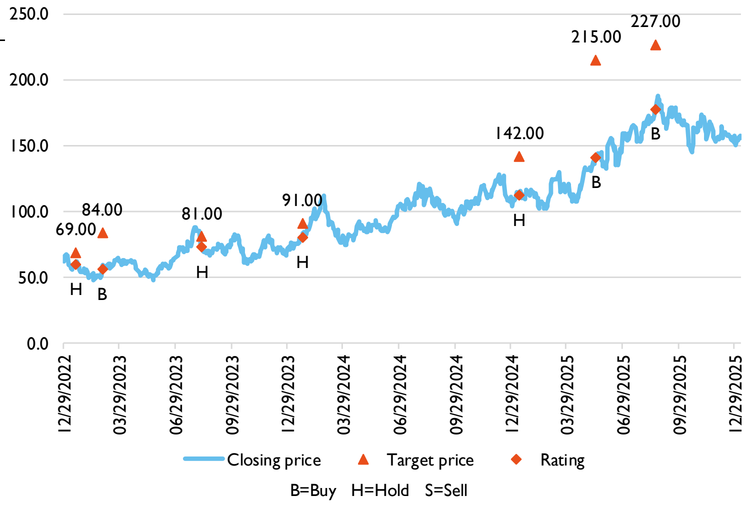
3-Year Price, Target Price and Rating Change History Chart for TCELL.IS

TCELL.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/03/2023	38.36	**55.00**	**BUY**	
08/23/2023	52.50	**78.60**	**BUY**	
11/13/2023	49.30	**89.00**	**BUY**	
01/22/2024	60.23	**96.00**	**BUY**	
04/03/2024	63.86	**110.00**	**BUY**	
09/12/2024	91.18	**134.00**	**BUY**	
01/10/2025	91.96	**142.00**	**BUY**	
05/14/2025	93.31	**152.00**	**BUY**	
08/19/2025	93.45	**155.00**	**BUY**	



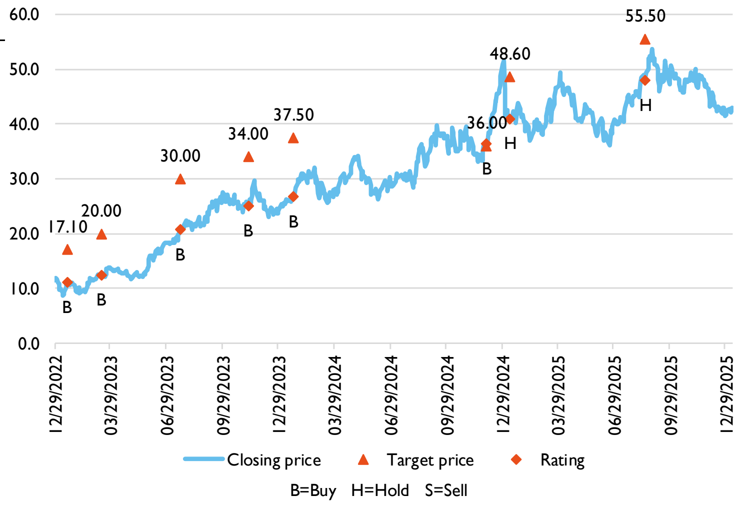
3-Year Price, Target Price and Rating Change History Chart for LOGO.IS

LOGO.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	59.79	**69.00**	**HOLD**	
03/01/2023	56.25	**84.00**	**BUY**	
08/11/2023	73.00	**81.00**	**HOLD**	
01/22/2024	80.52	**91.00**	**HOLD**	
01/10/2025	112.06	**142.00**	**HOLD**	
05/16/2025	141.17	**215.00**	**BUY**	
08/21/2025	178.00	**227.00**	**BUY**	



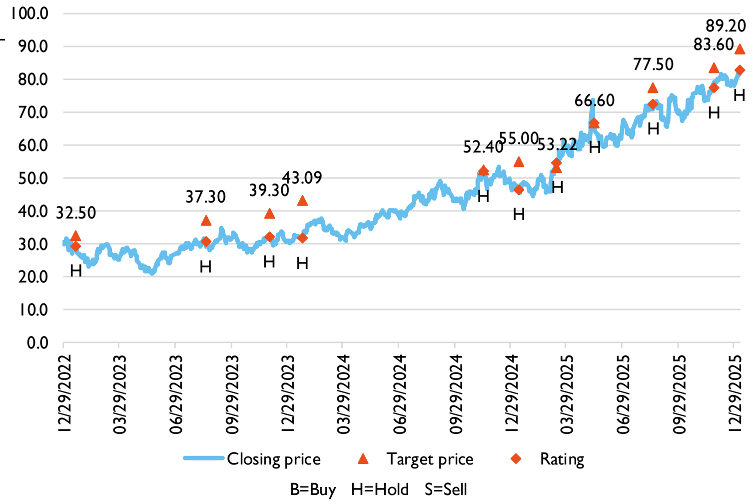
3-Year Price, Target Price and Rating Change History Chart for HTTBT.IS

HTTBT.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	11.13	**17.10**	**BUY**	
03/14/2023	12.53	**20.00**	**BUY**	
07/21/2023	20.70	**30.00**	**BUY**	
11/09/2023	25.05	**34.00**	**BUY**	
01/22/2024	26.73	**37.50**	**BUY**	
12/03/2024	36.32	**36.00**	**BUY**	
01/10/2025	41.00	**48.60**	**HOLD**	
08/19/2025	47.94	**55.50**	**HOLD**	



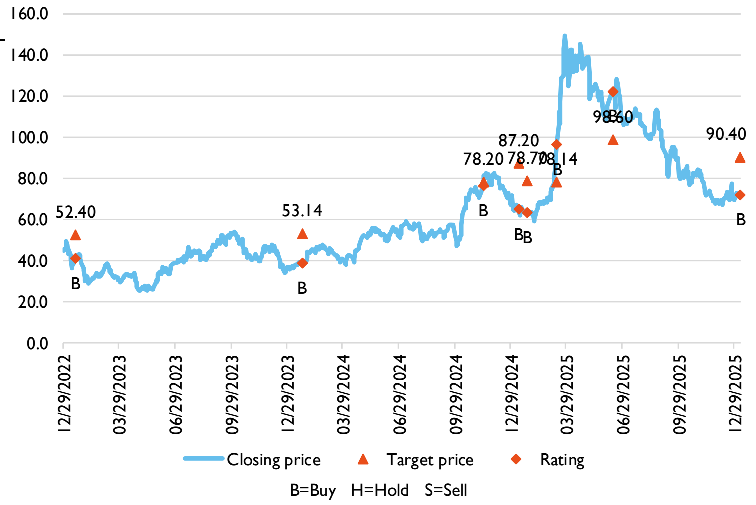
3-Year Price, Target Price and Rating Change History Chart for ENKAI.IS

ENKAI.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	29.44	**32.50**	**HOLD**	
08/17/2023	30.67	**37.30**	**HOLD**	
11/29/2023	32.07	**39.30**	**HOLD**	
01/22/2024	31.63	**43.09**	**HOLD**	
11/13/2024	51.95	**52.40**	**HOLD**	
01/10/2025	46.55	**55.00**	**HOLD**	
03/14/2025	54.76	**53.22**	**HOLD**	
05/14/2025	66.85	**66.60**	**HOLD**	
08/18/2025	72.52	**77.50**	**HOLD**	
11/25/2025	77.40	**83.60**	**HOLD**	
01/08/2026	82.70	**89.20**	**HOLD**	



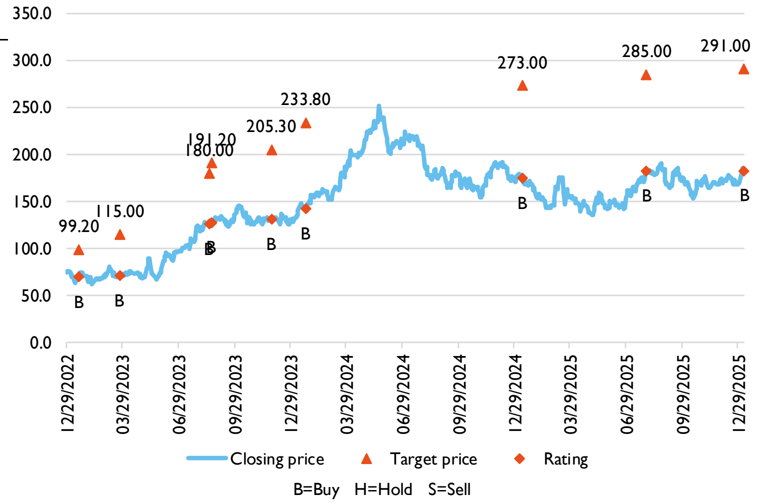
3-Year Price, Target Price and Rating Change History Chart for TKFEN.IS

TKFEN.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	40.91	**52.40**	**BUY**	
01/22/2024	38.82	**53.14**	**BUY**	
11/13/2024	76.39	**78.20**	**BUY**	
01/10/2025	64.89	**87.20**	**BUY**	
01/24/2025	63.45	**78.70**	**BUY**	
03/14/2025	96.35	**78.14**	**BUY**	
06/13/2025	122.42	**98.60**	**BUY**	
01/08/2026	72.20	**90.40**	**BUY**	



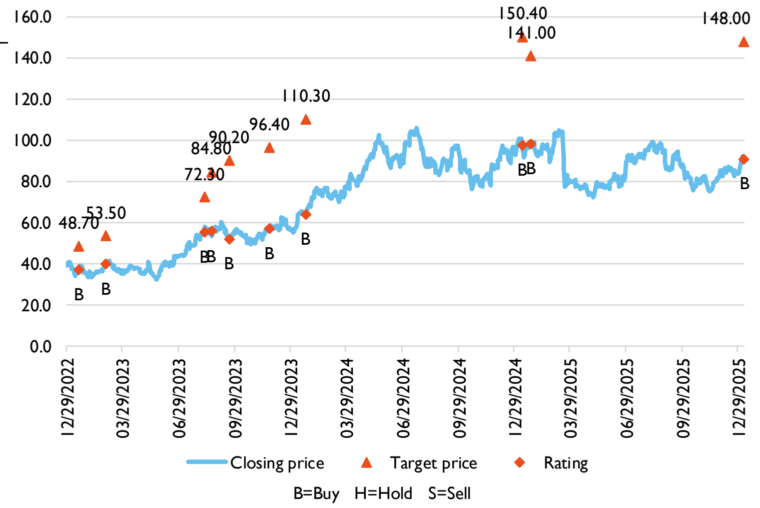
3-Year Price, Target Price and Rating Change History Chart for KCHOL.IS

KCHOL.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	69.37	**99.20**	**BUY**	
03/24/2023	70.95	**115.00**	**BUY**	
08/17/2023	125.58	**180.00**	**BUY**	
08/21/2023	127.98	**191.20**	**BUY**	
11/27/2023	131.01	**205.30**	**BUY**	
01/22/2024	141.96	**233.80**	**BUY**	
01/10/2025	174.36	**273.00**	**BUY**	
08/01/2025	182.40	**285.00**	**BUY**	
01/08/2026	183.00	**291.00**	**BUY**	



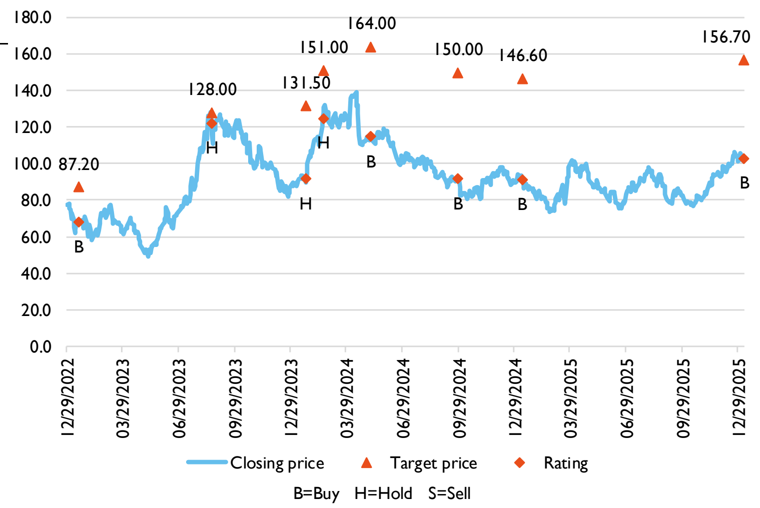
3-Year Price, Target Price and Rating Change History Chart for SAHOL.IS

SAHOL.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	37.31	**48.70**	**BUY**	
03/02/2023	39.97	**53.50**	**BUY**	
08/10/2023	55.36	**72.30**	**BUY**	
08/21/2023	55.69	**84.80**	**BUY**	
09/19/2023	52.23	**90.20**	**BUY**	
11/24/2023	57.04	**96.40**	**BUY**	
01/22/2024	64.14	**110.30**	**BUY**	
01/10/2025	97.68	**150.40**	**BUY**	
01/24/2025	98.36	**141.00**	**BUY**	
01/08/2026	91.05	**148.00**	**BUY**	



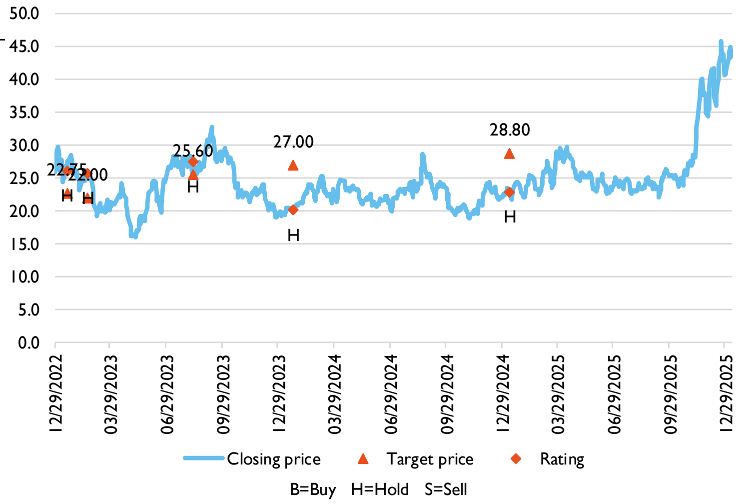
3-Year Price, Target Price and Rating Change History Chart for ALARK.IS

ALARK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	68.15	**87.20**	**BUY**	
08/22/2023	122.19	**128.00**	**HOLD**	
01/22/2024	91.67	**131.50**	**HOLD**	
02/20/2024	124.86	**151.00**	**HOLD**	
05/08/2024	114.73	**164.00**	**BUY**	
09/27/2024	91.74	**150.00**	**BUY**	
01/10/2025	91.40	**146.60**	**BUY**	
01/08/2026	103.10	**156.70**	**BUY**	



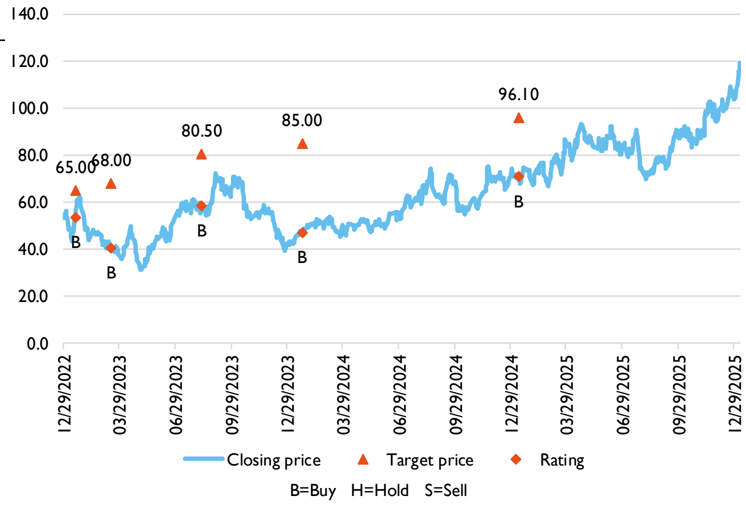
3-Year Price, Target Price and Rating Change History Chart for TRALT.IS

TRALT.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	26.10	**22.75**	**HOLD**	
02/20/2023	25.70	**22.00**	**HOLD**	
08/11/2023	27.46	**25.60**	**HOLD**	
01/22/2024	20.10	**27.00**	**HOLD**	
01/10/2025	22.90	**28.80**	**HOLD**	



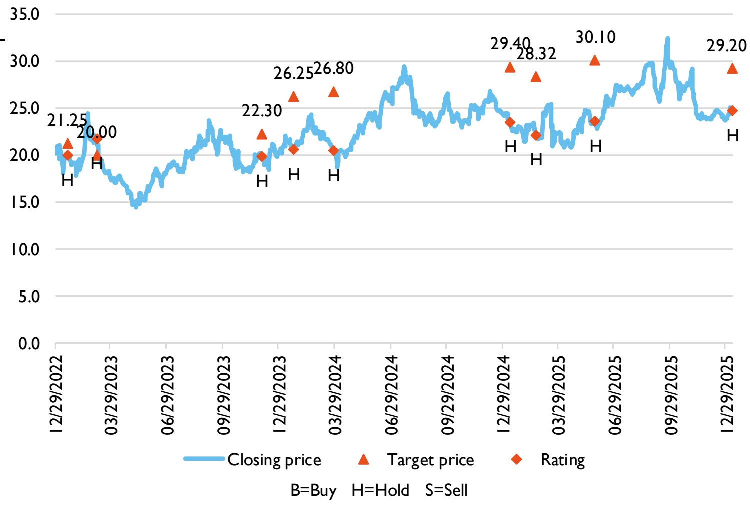
3-Year Price, Target Price and Rating Change History Chart for TRMET.IS

TRMET.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	53.50	**65.00**	**BUY**	
03/16/2023	40.56	**68.00**	**BUY**	
08/11/2023	58.45	**80.50**	**BUY**	
01/22/2024	47.10	**85.00**	**BUY**	
01/10/2025	70.80	**96.10**	**BUY**	



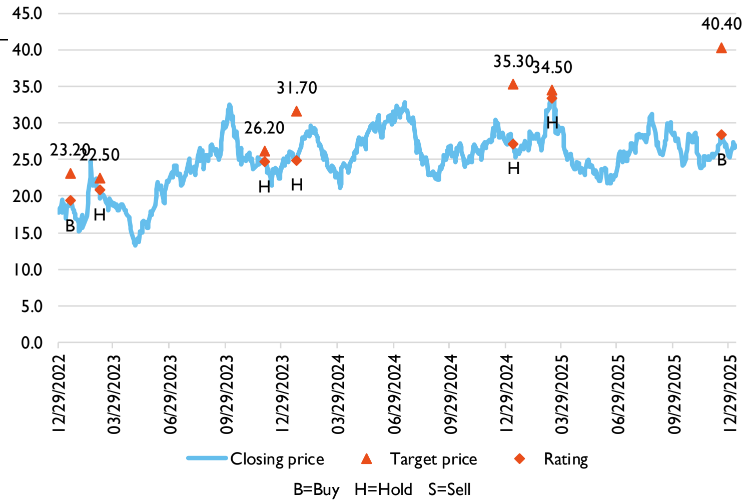
3-Year Price, Target Price and Rating Change History Chart for EREGL.IS

EREGL.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	20.01	**21.25**	**HOLD**	
03/06/2023	21.73	**20.00**	**HOLD**	
12/01/2023	19.87	**22.30**	**HOLD**	
01/22/2024	20.57	**26.25**	**HOLD**	
03/27/2024	20.46	**26.80**	**HOLD**	
01/10/2025	23.56	**29.40**	**HOLD**	
02/21/2025	22.17	**28.32**	**HOLD**	
05/29/2025	23.60	**30.10**	**HOLD**	
01/08/2026	24.72	**29.20**	**HOLD**	



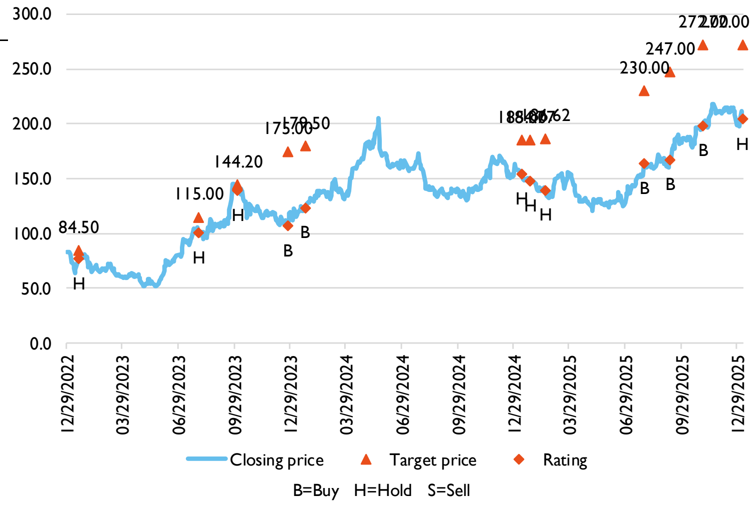
3-Year Price, Target Price and Rating Change History Chart for KRDMD.IS

KRDMD.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	19.40	**23.20**	**BUY**	
03/06/2023	20.87	**22.50**	**HOLD**	
11/30/2023	24.70	**26.20**	**HOLD**	
01/22/2024	24.96	**31.70**	**HOLD**	
01/10/2025	27.20	**35.30**	**HOLD**	
03/14/2025	33.46	**34.50**	**HOLD**	
12/16/2025	28.36	**40.40**	**BUY**	



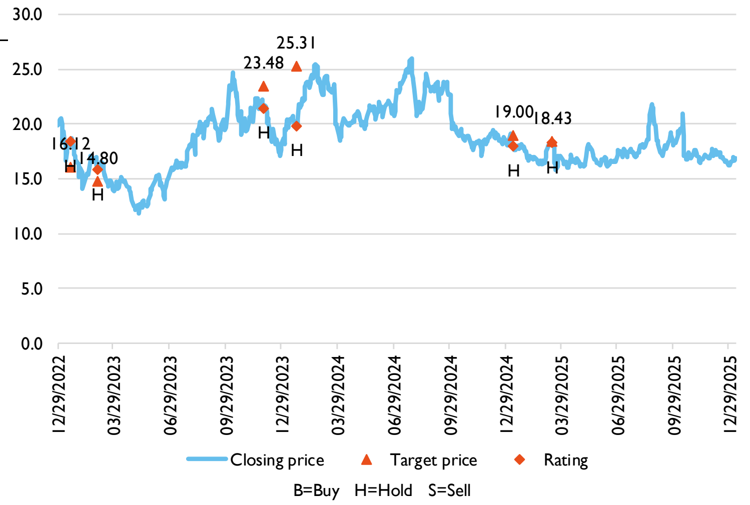
3-Year Price, Target Price and Rating Change History Chart for AYGAZ.IS

AYGAZ.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	76.78	**84.50**	**HOLD**	
08/01/2023	100.55	**115.00**	**HOLD**	
10/04/2023	139.14	**144.20**	**HOLD**	
12/25/2023	107.10	**175.00**	**BUY**	
01/22/2024	123.56	**179.50**	**BUY**	
01/10/2025	154.21	**185.00**	**HOLD**	
01/24/2025	147.83	**184.77**	**HOLD**	
02/18/2025	139.68	**186.62**	**HOLD**	
07/30/2025	164.00	**230.00**	**BUY**	
09/10/2025	167.50	**247.00**	**BUY**	
11/03/2025	198.50	**272.00**	**BUY**	
01/08/2026	204.10	**272.00**	**HOLD**	



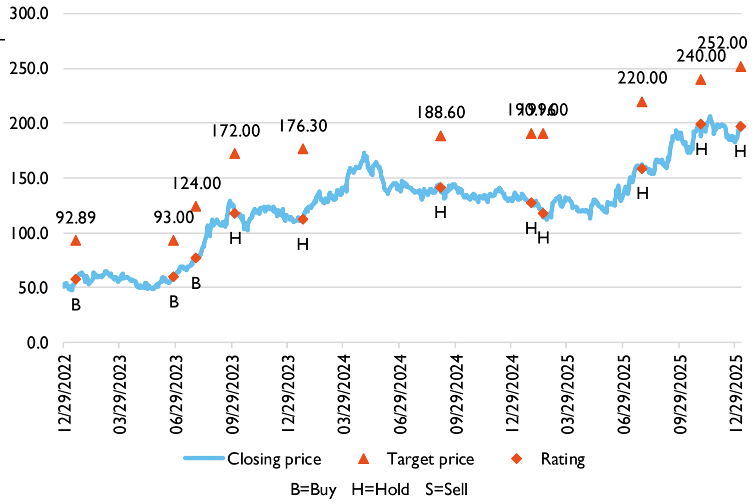
3-Year Price, Target Price and Rating Change History Chart for PETKM.IS

PETKM.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	18.42	**16.12**	**HOLD**	
03/03/2023	15.84	**14.80**	**HOLD**	
11/29/2023	21.44	**23.48**	**HOLD**	
01/22/2024	19.85	**25.31**	**HOLD**	
01/10/2025	18.01	**19.00**	**HOLD**	
03/14/2025	18.28	**18.43**	**HOLD**	



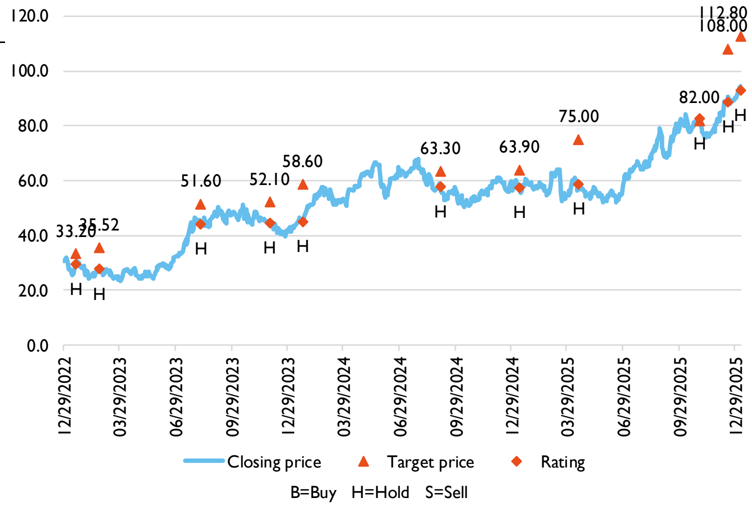
3-Year Price, Target Price and Rating Change History Chart for TUPRS.IS

TUPRS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	57.35	**92.89**	**BUY**	
06/26/2023	59.94	**93.00**	**BUY**	
08/01/2023	76.86	**124.00**	**BUY**	
10/04/2023	117.54	**172.00**	**HOLD**	
01/22/2024	112.29	**176.30**	**HOLD**	
09/03/2024	141.22	**188.60**	**HOLD**	
01/29/2025	127.07	**190.96**	**HOLD**	
02/18/2025	118.26	**191.00**	**HOLD**	
07/30/2025	158.66	**220.00**	**HOLD**	
11/03/2025	198.70	**240.00**	**HOLD**	
01/08/2026	196.70	**252.00**	**HOLD**	



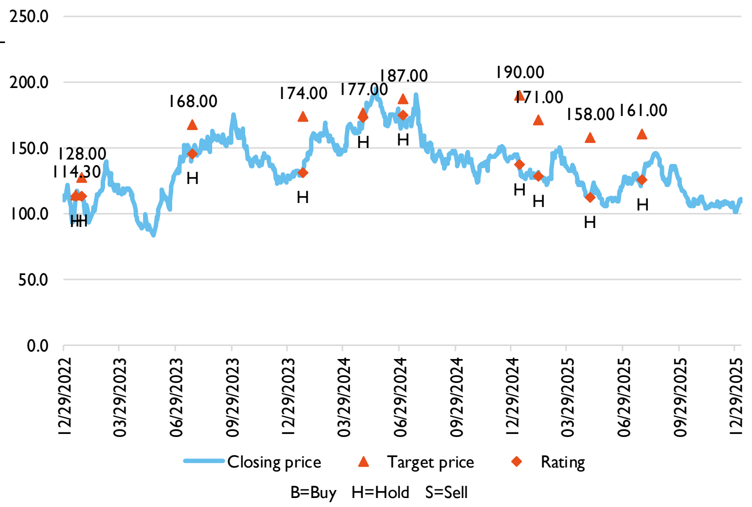
3-Year Price, Target Price and Rating Change History Chart for ENJSA.IS

ENJSA.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	29.42	**33.20**	**HOLD**	
02/24/2023	27.76	**35.52**	**HOLD**	
08/09/2023	44.31	**51.60**	**HOLD**	
11/29/2023	44.64	**52.10**	**HOLD**	
01/22/2024	45.08	**58.60**	**HOLD**	
09/03/2024	57.64	**63.30**	**HOLD**	
01/10/2025	57.55	**63.90**	**HOLD**	
04/17/2025	58.88	**75.00**	**HOLD**	
10/31/2025	82.50	**82.00**	**HOLD**	
12/17/2025	88.70	**108.00**	**HOLD**	
01/08/2026	92.80	**112.80**	**HOLD**	



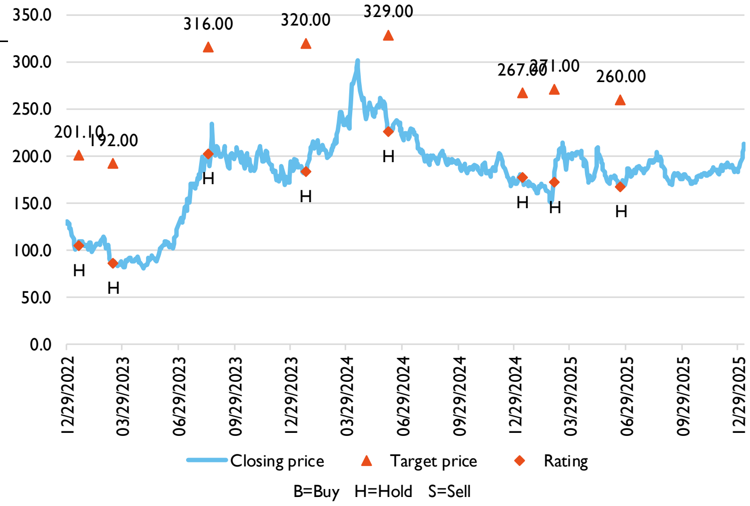
3-Year Price, Target Price and Rating Change History Chart for ARCLK.IS

ARCLK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	113.05	**114.30**	**HOLD**	
01/26/2023	113.63	**128.00**	**HOLD**	
07/26/2023	145.88	**168.00**	**HOLD**	
01/22/2024	131.50	**174.00**	**HOLD**	
04/30/2024	173.00	**177.00**	**HOLD**	
07/04/2024	175.00	**187.00**	**HOLD**	
01/10/2025	137.20	**190.00**	**HOLD**	
02/10/2025	128.40	**171.00**	**HOLD**	
05/05/2025	112.30	**158.00**	**HOLD**	
07/30/2025	125.70	**161.00**	**HOLD**	



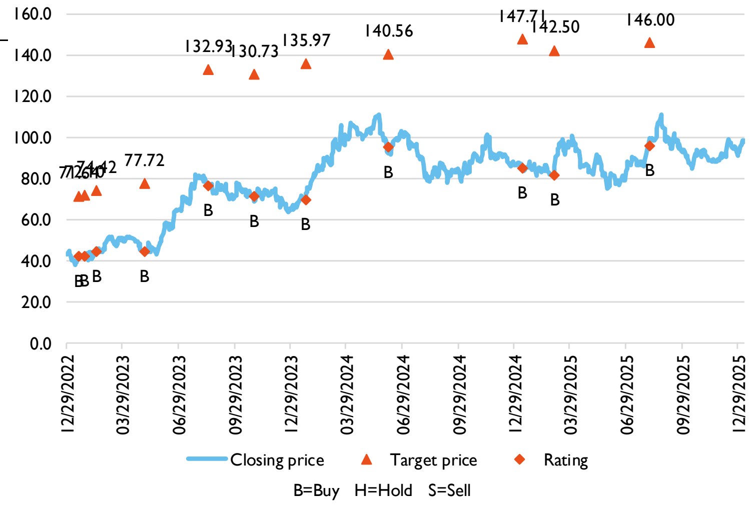
3-Year Price, Target Price and Rating Change History Chart for DOAS.IS

DOAS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	105.00	**201.10**	**HOLD**	
03/14/2023	86.12	**192.00**	**HOLD**	
08/16/2023	202.91	**316.00**	**HOLD**	
01/22/2024	183.36	**320.00**	**HOLD**	
06/05/2024	226.07	**329.00**	**HOLD**	
01/10/2025	176.94	**267.00**	**HOLD**	
03/04/2025	172.00	**271.00**	**HOLD**	
06/20/2025	167.60	**260.00**	**HOLD**	



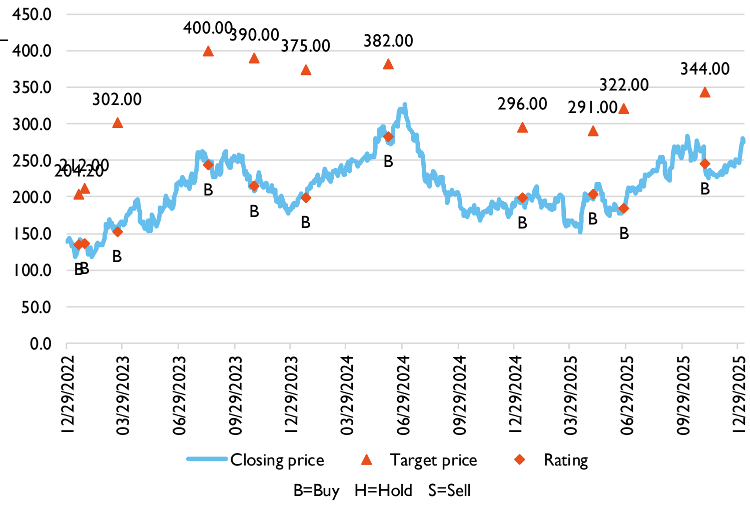
3-Year Price, Target Price and Rating Change History Chart for FROTO.IS

FROTO.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	42.28	**71.64**	**BUY**	
01/26/2023	42.43	**72.10**	**BUY**	
02/15/2023	44.64	**74.42**	**BUY**	
05/04/2023	44.71	**77.72**	**BUY**	
08/16/2023	76.65	**132.93**	**BUY**	
10/30/2023	71.46	**130.73**	**BUY**	
01/22/2024	69.91	**135.97**	**BUY**	
06/05/2024	95.28	**140.56**	**BUY**	
01/10/2025	85.14	**147.71**	**BUY**	
03/04/2025	81.82	**142.50**	**BUY**	
08/06/2025	96.09	**146.00**	**BUY**	



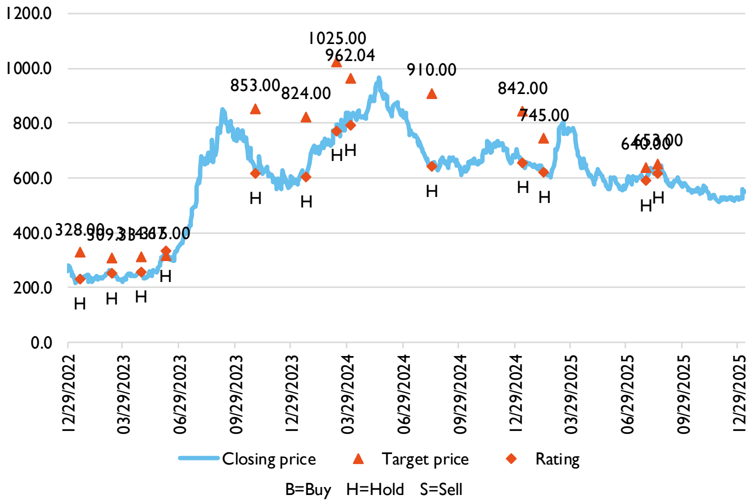
3-Year Price, Target Price and Rating Change History Chart for TOASO.IS

TOASO.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	135.38	**204.20**	**BUY**	
01/26/2023	136.63	**212.00**	**BUY**	
03/20/2023	153.12	**302.00**	**BUY**	
08/16/2023	243.78	**400.00**	**BUY**	
10/30/2023	214.54	**390.00**	**BUY**	
01/22/2024	199.83	**375.00**	**BUY**	
06/05/2024	282.91	**382.00**	**BUY**	
01/10/2025	199.18	**296.00**	**BUY**	
05/05/2025	204.20	**291.00**	**BUY**	
06/25/2025	184.70	**322.00**	**BUY**	
11/04/2025	245.30	**344.00**	**BUY**	



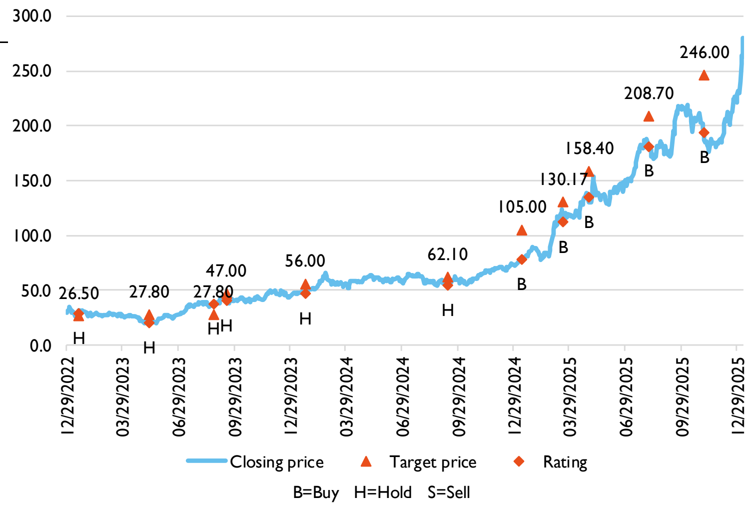
3-Year Price, Target Price and Rating Change History Chart for TTRAK.IS

TTRAK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	233.00	**328.00**	**HOLD**	
03/10/2023	251.10	**309.33**	**HOLD**	
04/27/2023	257.30	**314.67**	**HOLD**	
06/06/2023	332.22	**315.00**	**HOLD**	
10/31/2023	615.52	**853.00**	**HOLD**	
01/22/2024	603.80	**824.00**	**HOLD**	
03/12/2024	772.80	**1025.00**	**HOLD**	
04/03/2024	791.83	**962.04**	**HOLD**	
08/14/2024	642.63	**910.00**	**HOLD**	
01/10/2025	656.10	**842.00**	**HOLD**	
02/14/2025	620.82	**745.00**	**HOLD**	
07/30/2025	589.00	**640.00**	**HOLD**	
08/19/2025	617.50	**653.00**	**HOLD**	



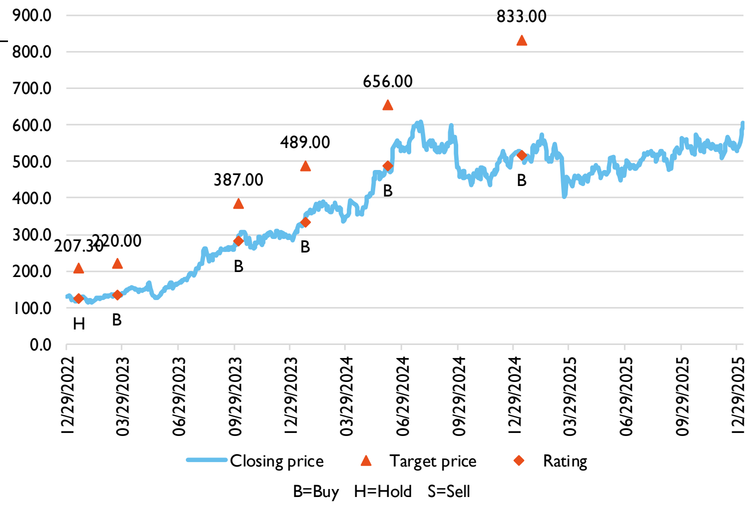
3-Year Price, Target Price and Rating Change History Chart for ASELS.IS

ASELS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	29.31	**26.50**	**HOLD**	
05/12/2023	20.53	**27.80**	**HOLD**	
08/25/2023	37.60	**27.80**	**HOLD**	
09/15/2023	40.62	**47.00**	**HOLD**	
01/22/2024	46.98	**56.00**	**HOLD**	
09/11/2024	54.74	**62.10**	**HOLD**	
01/10/2025	78.25	**105.00**	**BUY**	
03/19/2025	112.16	**130.17**	**BUY**	
04/30/2025	134.83	**158.40**	**BUY**	
08/06/2025	181.37	**208.70**	**BUY**	
11/05/2025	193.85	**246.00**	**BUY**	



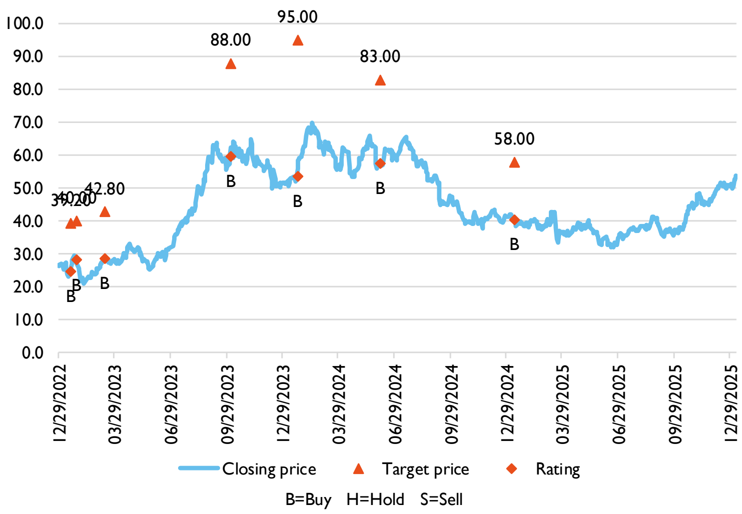
3-Year Price, Target Price and Rating Change History Chart for BIMAS.IS

BIMAS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	124.77	**207.30**	**HOLD**	
03/20/2023	136.04	**220.00**	**BUY**	
10/05/2023	282.22	**387.00**	**BUY**	
01/22/2024	334.60	**489.00**	**BUY**	
06/05/2024	488.11	**656.00**	**BUY**	
01/10/2025	516.47	**833.00**	**BUY**	
04/20/2025		**821.00**	**BUY**	



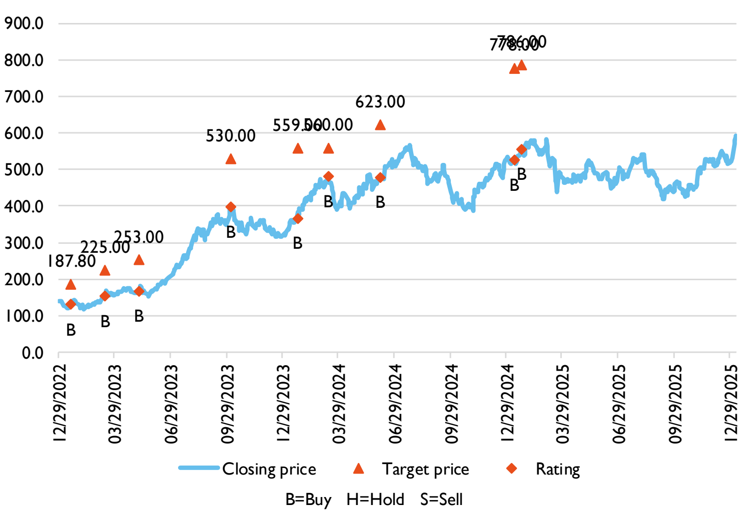
3-Year Price, Target Price and Rating Change History Chart for SOKM.IS

SOKM.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	24.75	**39.20**	**BUY**	
01/26/2023	28.05	**40.00**	**BUY**	
03/13/2023	28.69	**42.80**	**BUY**	
10/05/2023	59.58	**88.00**	**BUY**	
01/22/2024	53.55	**95.00**	**BUY**	
06/05/2024	57.42	**83.00**	**BUY**	
01/10/2025	40.50	**58.00**	**BUY**	



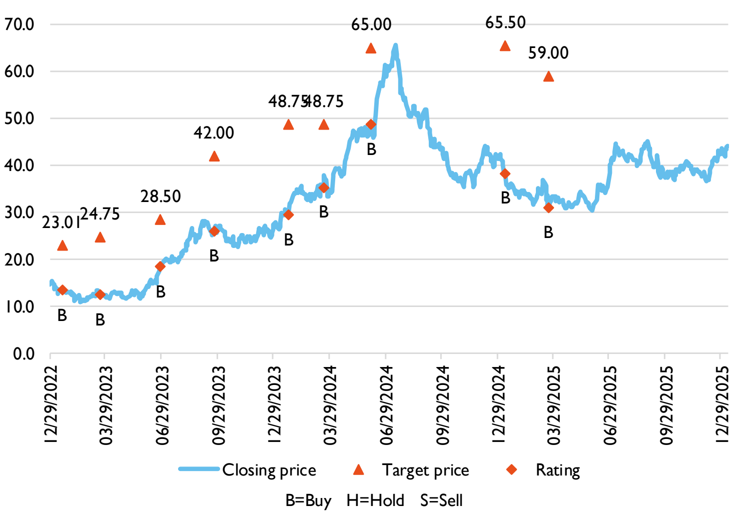
3-Year Price, Target Price and Rating Change History Chart for MGROS.IS

MGROS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	130.09	**187.80**	**BUY**	
03/14/2023	153.31	**225.00**	**BUY**	
05/08/2023	167.94	**253.00**	**BUY**	
10/05/2023	398.01	**530.00**	**BUY**	
01/22/2024	367.54	**559.00**	**BUY**	
03/12/2024	480.62	**560.00**	**BUY**	
06/05/2024	478.63	**623.00**	**BUY**	
01/10/2025	525.25	**778.00**	**BUY**	
01/22/2025	555.60	**786.00**	**BUY**	



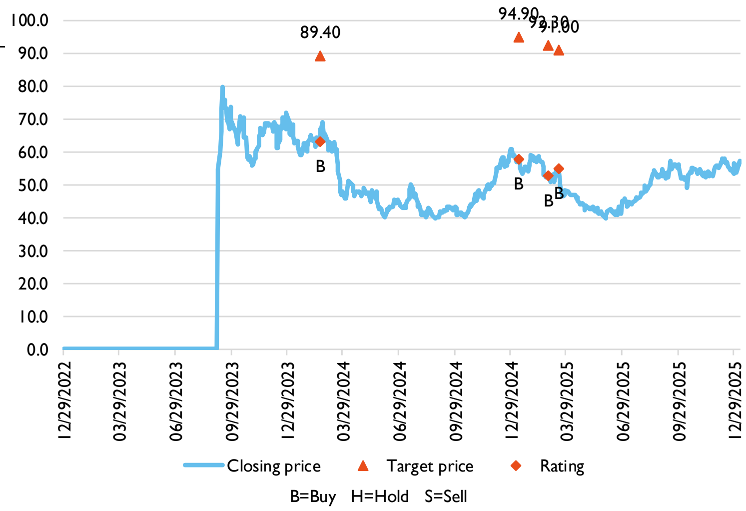
3-Year Price, Target Price and Rating Change History Chart for MAVI.IS

MAVI.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	13.43	**23.01**	**BUY**	
03/20/2023	12.44	**24.75**	**BUY**	
06/27/2023	18.39	**28.50**	**BUY**	
09/22/2023	26.09	**42.00**	**BUY**	
01/22/2024	29.48	**48.75**	**BUY**	
03/19/2024	35.36	**48.75**	**BUY**	
06/05/2024	48.72	**65.00**	**BUY**	
01/10/2025	38.35	**65.50**	**BUY**	
03/21/2025	31.11	**59.00**	**BUY**	



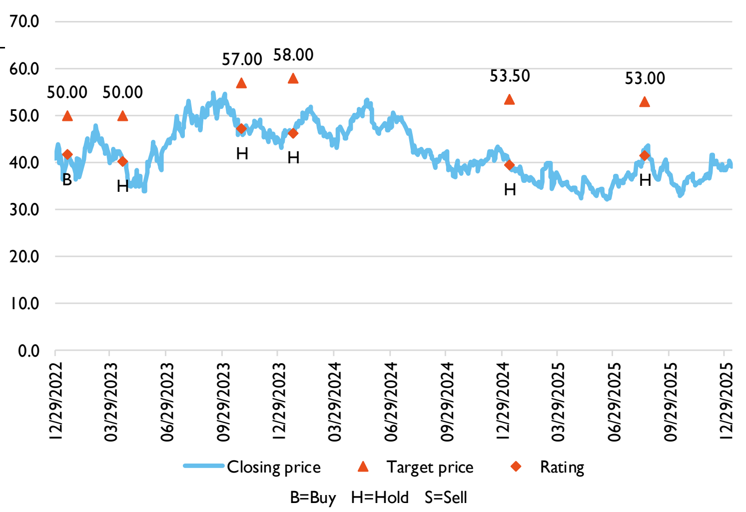
3-Year Price, Target Price and Rating Change History Chart for EBEBK.IS

EBEBK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
02/21/2024	63.24	**89.40**	**BUY**	
01/10/2025	57.91	**94.90**	**BUY**	
02/28/2025	52.80	**92.30**	**BUY**	
03/17/2025	55.06	**91.00**	**BUY**	



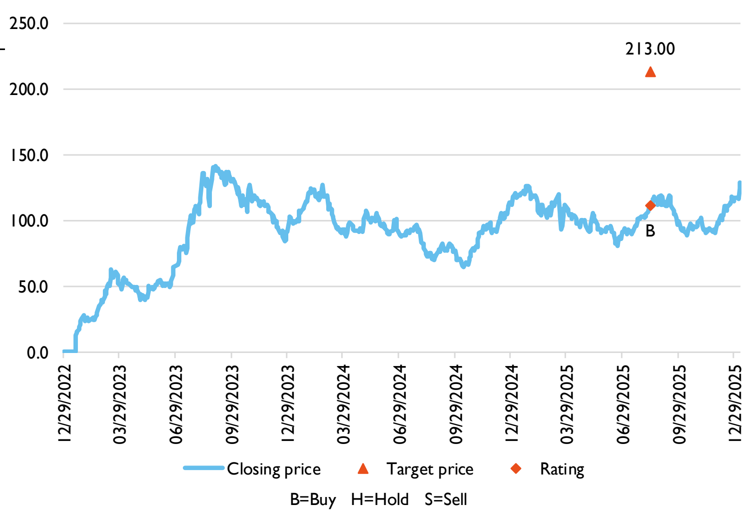
3-Year Price, Target Price and Rating Change History Chart for SISE.IS

SISE.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	41.66	**50.00**	**BUY**	
04/18/2023	40.25	**50.00**	**HOLD**	
10/30/2023	47.15	**57.00**	**HOLD**	
01/22/2024	46.27	**58.00**	**HOLD**	
01/10/2025	39.51	**53.50**	**HOLD**	
08/19/2025	41.48	**53.00**	**HOLD**	



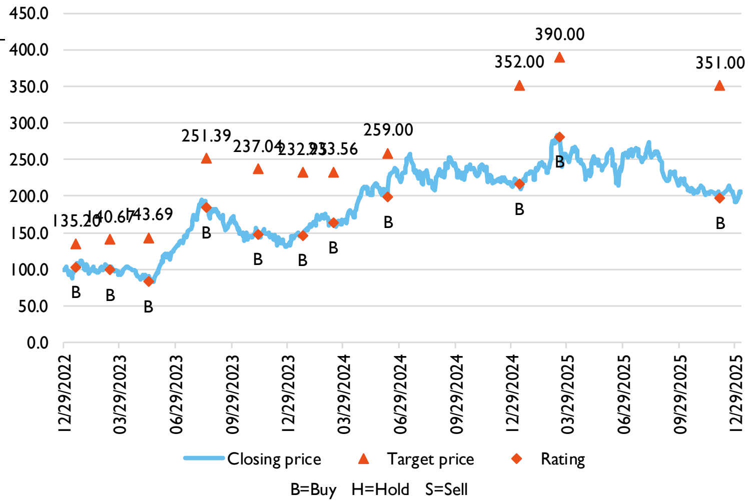
3-Year Price, Target Price and Rating Change History Chart for ASTOR.IS

ASTOR.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
08/13/2025	111.18	**213.00**	**BUY**	



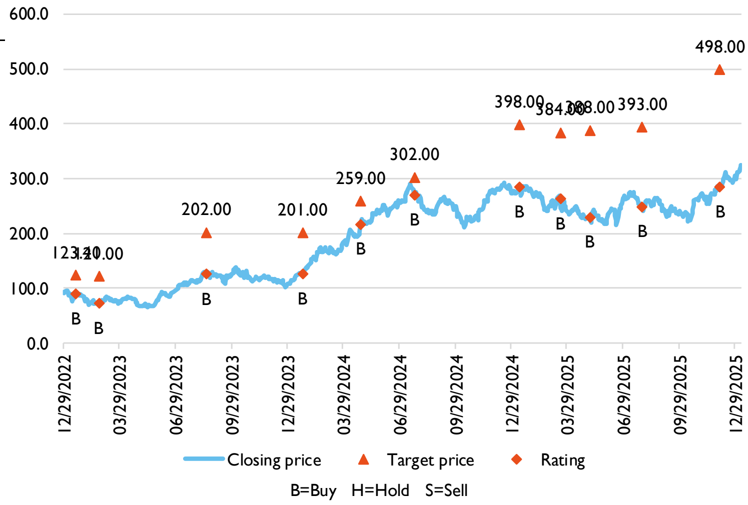
3-Year Price, Target Price and Rating Change History Chart for PGSUS.IS

PGSUS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	103.00	**135.20**	**BUY**	
03/14/2023	98.94	**140.67**	**BUY**	
05/15/2023	82.99	**143.69**	**BUY**	
08/18/2023	184.12	**251.39**	**BUY**	
11/10/2023	147.93	**237.04**	**BUY**	
01/22/2024	146.60	**232.95**	**BUY**	
03/12/2024	163.37	**233.56**	**BUY**	
06/10/2024	198.40	**259.00**	**BUY**	
01/10/2025	216.20	**352.00**	**BUY**	
03/17/2025	281.25	**390.00**	**BUY**	
12/04/2025	197.30	**351.00**	**BUY**	



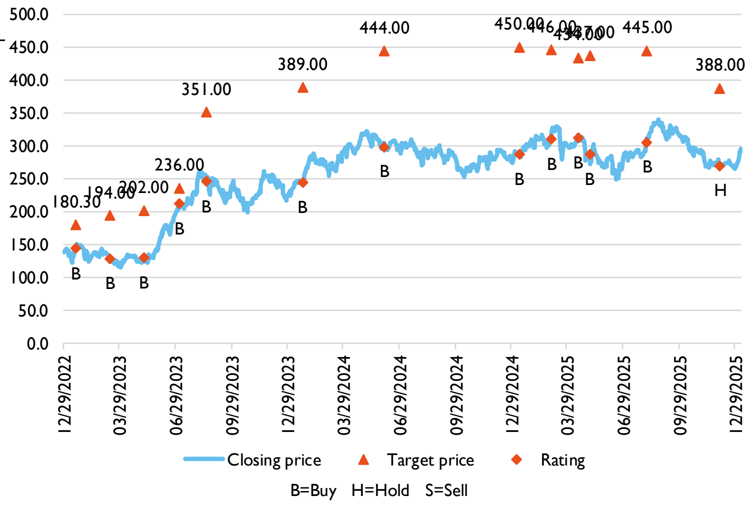
3-Year Price, Target Price and Rating Change History Chart for TAVHL.IS

TAVHL.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	89.80	**123.40**	**BUY**	
02/23/2023	72.60	**121.00**	**BUY**	
08/18/2023	126.00	**202.00**	**BUY**	
01/22/2024	126.40	**201.00**	**BUY**	
04/26/2024	217.10	**259.00**	**BUY**	
07/23/2024	270.00	**302.00**	**BUY**	
01/10/2025	284.50	**398.00**	**BUY**	
03/18/2025	263.00	**384.00**	**BUY**	
05/05/2025	229.90	**388.00**	**BUY**	
07/30/2025	249.00	**393.00**	**BUY**	
12/04/2025	284.75	**498.00**	**BUY**	



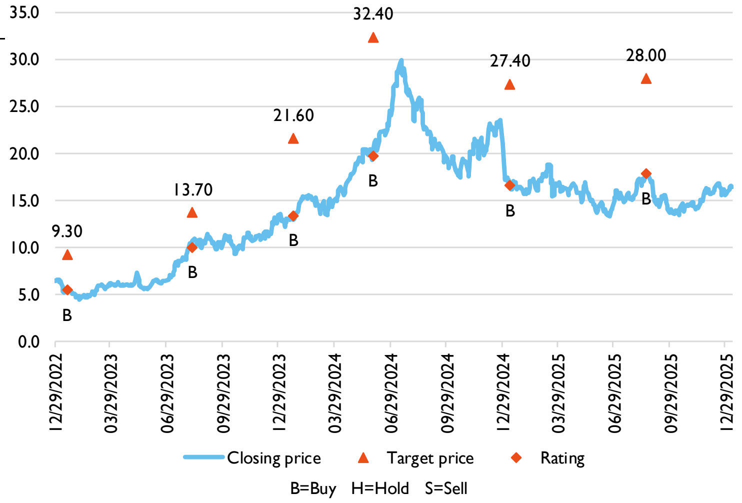
3-Year Price, Target Price and Rating Change History Chart for THYAO.IS

THYAO.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	143.99	**180.30**	**BUY**	
03/14/2023	129.24	**194.00**	**BUY**	
05/08/2023	129.73	**202.00**	**BUY**	
07/05/2023	211.50	**236.00**	**BUY**	
08/18/2023	245.59	**351.00**	**BUY**	
01/22/2024	244.47	**389.00**	**BUY**	
06/04/2024	298.93	**444.00**	**BUY**	
01/10/2025	286.72	**450.00**	**BUY**	
03/04/2025	309.92	**446.00**	**BUY**	
04/16/2025	312.36	**434.00**	**BUY**	
05/05/2025	287.20	**437.00**	**BUY**	
08/07/2025	305.85	**445.00**	**BUY**	
12/04/2025	270.00	**388.00**	**HOLD**	



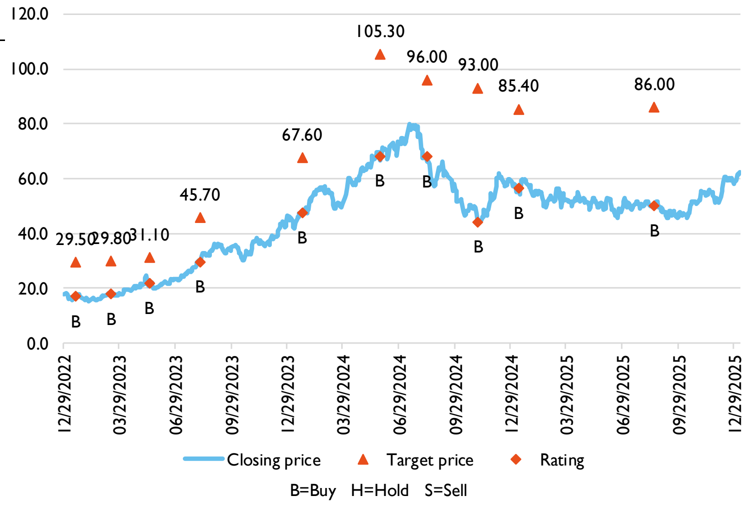
3-Year Price, Target Price and Rating Change History Chart for AEFES.IS

AEFES.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	5.44	**9.30**	**BUY**	
08/10/2023	10.01	**13.70**	**BUY**	
01/22/2024	13.40	**21.60**	**BUY**	
05/31/2024	19.73	**32.40**	**BUY**	
01/10/2025	16.58	**27.40**	**BUY**	
08/20/2025	17.83	**28.00**	**BUY**	



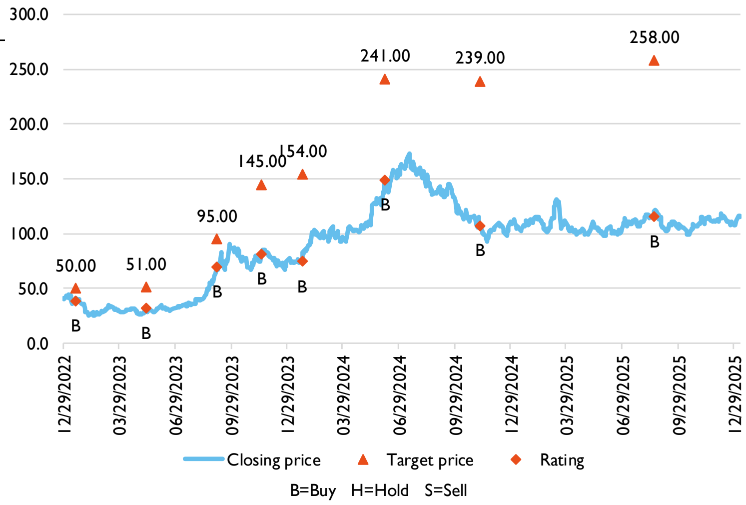
3-Year Price, Target Price and Rating Change History Chart for CCOLA.IS

CCOLA.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	17.01	**29.50**	**BUY**	
03/16/2023	17.82	**29.80**	**BUY**	
05/17/2023	21.85	**31.10**	**BUY**	
08/08/2023	29.59	**45.70**	**BUY**	
01/22/2024	47.46	**67.60**	**BUY**	
05/28/2024	68.28	**105.30**	**BUY**	
08/13/2024	67.91	**96.00**	**BUY**	
11/05/2024	44.18	**93.00**	**BUY**	
01/10/2025	56.36	**85.40**	**BUY**	
08/20/2025	50.00	**86.00**	**BUY**	



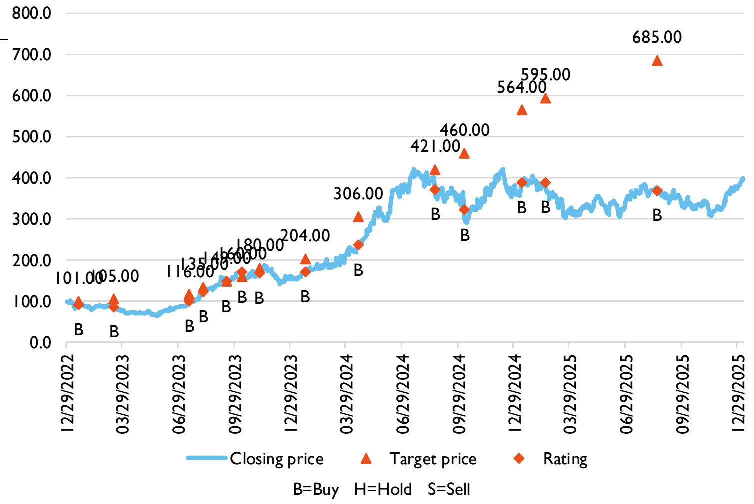
3-Year Price, Target Price and Rating Change History Chart for ULKER.IS

ULKER.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	38.72	**50.00**	**BUY**	
05/12/2023	31.91	**51.00**	**BUY**	
09/05/2023	69.83	**95.00**	**BUY**	
11/17/2023	81.86	**145.00**	**BUY**	
01/22/2024	74.50	**154.00**	**BUY**	
06/06/2024	148.91	**241.00**	**BUY**	
11/08/2024	107.45	**239.00**	**BUY**	
08/20/2025	115.20	**258.00**	**BUY**	



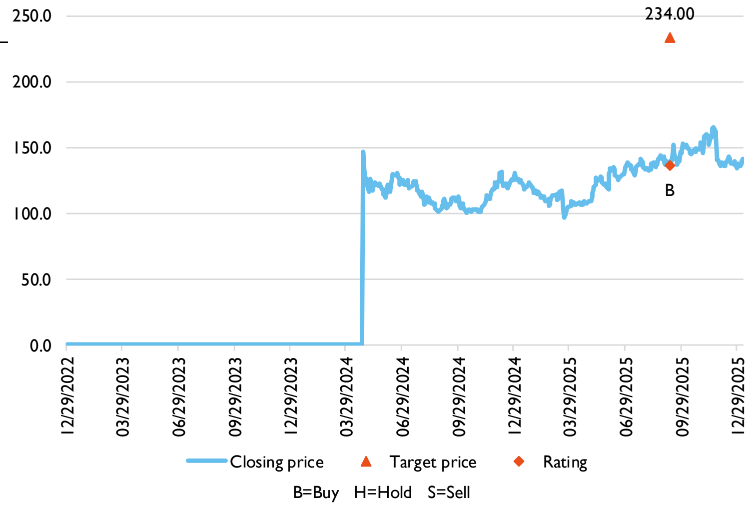
3-Year Price, Target Price and Rating Change History Chart for MPARK.IS

MPARK.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	91.76	**101.00**	**BUY**	
03/16/2023	86.64	**105.00**	**BUY**	
07/17/2023	100.80	**116.00**	**BUY**	
08/09/2023	123.07	**135.00**	**BUY**	
09/15/2023	148.12	**149.00**	**BUY**	
10/11/2023	170.67	**160.00**	**BUY**	
11/08/2023	168.82	**180.00**	**BUY**	
01/22/2024	172.08	**204.00**	**BUY**	
04/18/2024	235.69	**306.00**	**BUY**	
08/22/2024	372.21	**421.00**	**BUY**	
10/09/2024	321.25	**460.00**	**BUY**	
01/10/2025	388.00	**564.00**	**BUY**	
02/18/2025	389.00	**595.00**	**BUY**	
08/19/2025	369.50	**685.00**	**BUY**	



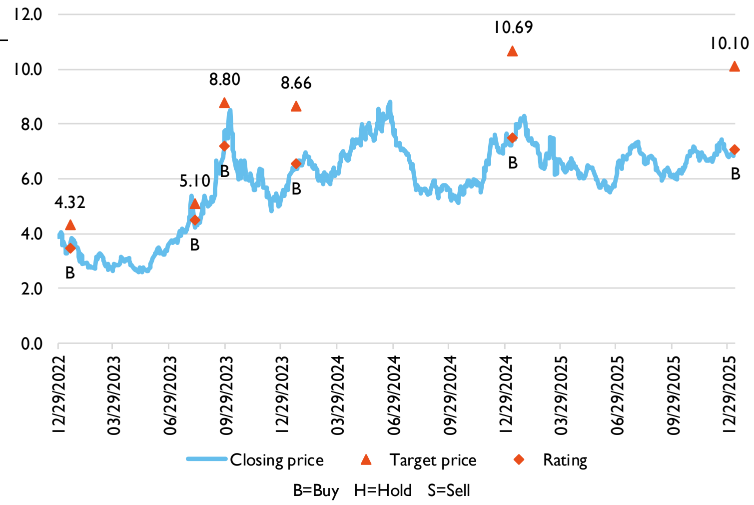
3-Year Price, Target Price and Rating Change History Chart for RGYAS.IS

RGYAS.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
09/09/2025	136.42	**234.00**	**BUY**	



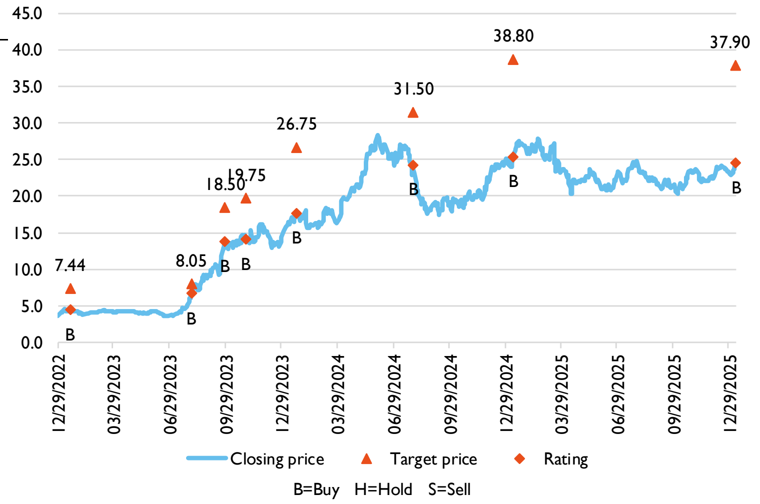
3-Year Price, Target Price and Rating Change History Chart for AKGRT.IS

AKGRT.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	3.49	**4.32**	**BUY**	
08/09/2023	4.52	**5.10**	**BUY**	
09/27/2023	7.19	**8.80**	**BUY**	
01/22/2024	6.55	**8.66**	**BUY**	
01/10/2025	7.49	**10.69**	**BUY**	
01/09/2026	7.09	**10.10**	**BUY**	



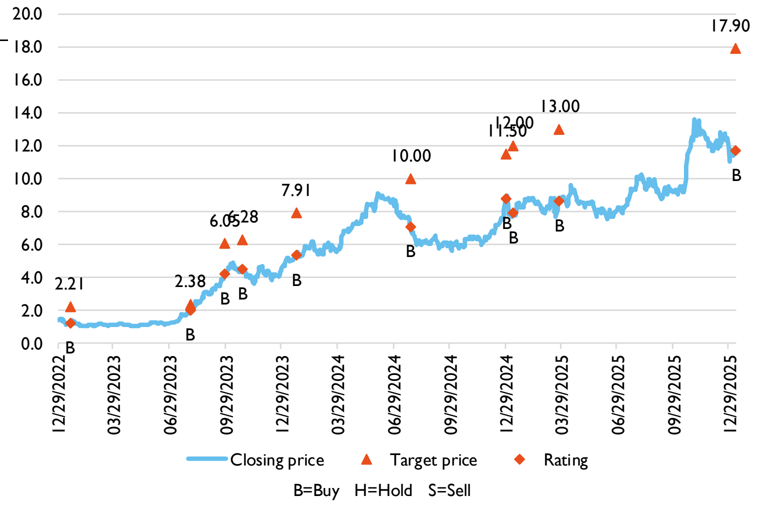
3-Year Price, Target Price and Rating Change History Chart for ANSGR.IS

ANSGR.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	4.49	**7.44**	**BUY**	
08/03/2023	6.68	**8.05**	**BUY**	
09/27/2023	13.83	**18.50**	**BUY**	
10/31/2023	14.11	**19.75**	**BUY**	
01/22/2024	17.71	**26.75**	**BUY**	
07/31/2024	24.33	**31.50**	**BUY**	
01/10/2025	25.43	**38.80**	**BUY**	
01/09/2026	24.56	**37.90**	**BUY**	



3-Year Price, Target Price and Rating Change History Chart for TURSG.IS

TURSG.IS Date	Closing Price	Target Price	Rating	Initiation/ Assumption
01/17/2023	1.24	**2.21**	**BUY**	
08/01/2023	2.03	**2.38**	**BUY**	
09/27/2023	4.22	**6.05**	**BUY**	
10/26/2023	4.52	**6.28**	**BUY**	
01/22/2024	5.34	**7.91**	**BUY**	
07/26/2024	7.11	**10.00**	**BUY**	
12/30/2024	8.81	**11.50**	**BUY**	
01/10/2025	7.94	**12.00**	**BUY**	
03/26/2025	8.67	**13.00**	**BUY**	
01/09/2026	11.73	**17.90**	**BUY**	



Analysts' stock ratings are defined as follows*:

Buy (B): The stock's total return* is expected to be more than 20% (or more, depending on perceived risk) over the next 12 months.
Hold (H): The stock's total return is expected to be in the range of 10-20% over the next 12 months.

Sell (S): The stock's total return is expected to be less than 10% over the next 12 months.

Restricted (R): In certain circumstances, ÜNLÜ & Co and/or applicable law and regulations preclude certain types of communications, including an investment recommendation, during the course of ÜNLÜ & Co's engagement in an investment banking transaction and in certain other circumstances.

Speculative Buy: ÜNLÜ & Co may issue a "Speculative Buy" when the Research Analyst covering the Company is of the view that the risk/reward tradeoff is somewhat less compelling than that of a BUY rating. These companies tend to have very high upside potential, but also a great degree of risk or uncertainty with regard to future financial results.

Relative Three Month Ratings: ÜNLÜ & Co may also assign a three-month relative call (or rating) to a stock to highlight expected out-performance (most preferred) or under-performance (least preferred) versus the geographic and industry sector over a three (3) month period. The relative call may highlight a specific near-term catalyst or event impacting the Company or the market that is anticipated to have a short term price impact on the equity securities of the Company. Absent any specific catalyst the analyst(s) will indicate the most and least preferred stocks in the universe of stocks under coverage, explaining the basis for this short term view. This three month view may be different from and does not affect a stocks` fundamental equity rating, which reflects a longer-term total absolute return expectation.

Volatility Indicator [V]: A stock is defined as volatile if the stock price has moved up or down by 20% or more in a month in at least 8 of the past 24 months or the analyst expects significant volatility going forward.

Analysts' coverage universe weightings are distinct from analysts' stock ratings and are based on the expected performance of an analyst's coverage universe* versus the relevant broad market benchmark:**
Overweight: Industry expected to outperform the relevant broad market benchmark over the next 12 months.
Market Weight: Industry expected to perform in-line with the relevant broad market benchmark over the next 12 months .
Underweight: Industry expected to underperform the relevant broad market benchmark over the next 12 months.
Not Covered: ÜNLÜ & Co Equities Research does not cover the issuer or offer an investment view on the issuer or any securities related to it. Any communication from Research on securities or companies that ÜNLÜ & Co does not cover is factual or a reasonable, non-material deduction based on an analysis of publicly available information or consensus forecasts

*Total return is calculated as the sum of the stock's expected Capital Appreciation and expected Dividend Yield.

*ÜNLÜ & Co Small and Mid-Cap Advisor stock: Stock ratings are relative to the Borsa Istanbul A.S ("BIST") index.

**An analyst's coverage universe consists of all companies covered by the analyst within the relevant sector.

ÜNLÜ & Co distribution of stock ratings is:

Ratings Distribution as of the date of this report	Buy	Hold	Sell	Restricted
All Recommendations (%)	71	27	2	0

* our stock ratings of **BUY**, **HOLD**, and **SELL** most closely correspond to Buy, Hold, and Sell, respectively; however, the meanings are not the same, as our stock ratings are determined on a relative basis. (Please refer to definitions above.) An investor's decision to buy or sell a security should be based on investment objectives, current holdings, and other individual factors.

ÜNLÜ & Co policy is to update research reports as it deems appropriate, based on developments with the subject company, the sector or the market that may have a material impact on the research views or opinions stated herein.

ÜNLÜ & Co policy is only to publish investment research that is impartial, independent, clear, fair and not misleading. For more detail please contact the Compliance Division of ÜNLÜ & Co and request their Policies for Managing Conflicts of Interest in connection with Investment Research.

ÜNLÜ & Co does not provide any tax advice. Any statement herein regarding any US federal tax is not intended or written to be used, and cannot be used, by any taxpayer for the purposes of avoiding any penalties.

Ünlü Menkul Degerler A.S. ("ÜNLÜ & Co"), is authorized and regulated by the Capital Markets Board of Turkey ("CMB") and a member of Borsa Istanbul A.S. ("BIST"). Under CMB's legislation, the information, comments and recommendations contained in this report fall outside of the definition of investment advisory services. Investment advisory services are provided by authorized entities by taking into account the risk and return preferences of the concerned persons. The comments and recommendations contained in this report have general nature. These recommendations may not fit to your financial status, risk and return preferences. For this reason, to make an investment decision by relying solely to this information stated here may not bring about outcomes that fit your expectations

Company Specific Disclosures: Important Disclosures are available for compendium reports and all ÜNLÜ & Co covered companies

Company Specific Disclosures: Important Disclosures, including price charts are available for compendium reports and all ÜNLÜ & Co covered companies by emailing UnluResearch@unluco.com or calling +90 212 367 3690 with your request. ÜNLÜ & Co Research team may screen companies not covered by ÜNLÜ & Co. For important disclosures for these companies, please call + 90 212 367 3817 or e-mail UNSCompliance@unluco.com

Important Regional Disclosures

This report covers Turkish Equities. All other companies were used for illustrative purposes only. We are not commenting on the investment merit of the securities of these companies
Singapore recipients should contact a Singapore financial adviser for any matters arising from this research report.
The analyst(s) involved in the preparation of this report have not visited the material operations of the subject company(ies) within the past 12 months.
As of the date of this report, ÜNLÜ & Co does not act as a market maker or liquidity provider in the equities securities that are the subject of this report.
Principal is not guaranteed in the case of equities because equity prices are variable.
Commission is the commission rate or the amount agreed with a customer when setting up an account or at any time after that.

Investors should carefully consider their own investment risk.
Investment results are the responsibility of the individual investor. Reports may not be reprinted without permission of ÜNLÜ & Co.

Important ÜNLÜ & Co Disclosures

Potential Conflicts

Company	Disclosure
Aksigorta	D
Anadolu Sigorta	D
Hitit Bilgisayar	D
Logo Yazılım	D
Pegasus Airlines	D
Sok Marketler	D
Turkiye Sigorta	D
Ulker Biskuvi	D
Ebebek	D
Oba Makarna	D

A: The analyst, a team member, a member of the analyst's household or a team member's household serves as an officer, director or advisory board member of the subject company
B: The company beneficially owns 5% or more of the equity shares of ÜNLÜ & Co as at date of this report
C: ÜNLÜ & Co beneficially owns 1% or more of the equity shares of the company
D: The Company is a client of ÜNLÜ & Co
E: ÜNLÜ & Co has lead managed or co-lead managed a public offering of securities in the Company or any related derivatives in the last 12 months
F: ÜNLÜ & Co has received compensation for investment banking services from the company within the last 12 months
G: ÜNLÜ & Co expects to receive, or intends to seek, compensation for investment banking services from the company during the next 3 months
H: ÜNLÜ & Co has sent extracts of this research report to the subject company prior to publication for the purpose of verifying factual accuracy. Based on information provided by the subject company, factual changes have been made as a result.
I: Analyst or a member of their household holds long or short personal positions in a class of common equity securities of this company
J: ÜNLÜ & Co is a market maker or liquidity provider in the financial instruments of the relevant issuer or any related derivatives
K: ÜNLÜ & Co provided non-investment banking services, which may include Sales and Trading services, to the subject company within the past 12 months
L: ÜNLÜ & Co has received compensation for products and services other than investment banking services from the subject company within the past 12 months
M: ÜNLÜ & Co beneficially owns 5% or more of the equity shares of the Company

** Disclosures are correct as of date of this report*

For purposes CMB, in connection to the distribution of ÜNLÜ & Co research, ÜNLÜ & Co must disclose certain material conflicts of interest.

For purposes CMB, in connection to the distribution of ÜNLÜ & Co research, ÜNLÜ & Co must disclose certain material conflicts of interest.

This report may include references to ÜNLÜ & Co's research recommendations. For further information and for published ÜNLÜ & Co reports in their entirety, please visit the website at www.unlumenkul.com

ÜNLÜ & Co makes available analyst research and opinions ("Research Reports") that may be prepared by an Information Provider or by various third party entities providing analysis, research and opinions ("Third Party Research Providers"). ÜNLÜ & Co has no control over such Third Party Research Providers. We do not endorse or approve Research Reports prepared by Third Party Research Providers and only make such Research Reports available to you as a service and convenience.

Any recommendation, opinion or advice regarding investments in equities, fixed-income, commodities or forex contained in the third party research content may not necessarily reflect the views of our Company, and that ÜNLÜ & Co does not verify any information contained in the content.

ÜNLÜ & Co assumes no responsibility for any recommendation, opinion, advice or fact contained in any third party research provided to its clients and expressly disclaims any responsibility for any decisions or for the suitability of any product or transaction based on it.

Any decisions made by a client to buy, sell or hold any financial product based on such third party research will be entirely their own and not in any way deemed to be endorsed or influenced by or attributed to ÜNLÜ &Co. The investor alone will bear the sole responsibility of evaluating the merits and risks associated with the use of any information contained in the third party research before making any decisions based on such information.

It is understood that, without exception, any order based on such research that is placed with ÜNLÜ & Co for execution is and will be treated as an unrecommended and unsolicited order. Further, ÜNLÜ & Co assumes no responsibility for the accuracy, completeness or timeliness of any such research or for updating such research, which is subject to change without notice at any time. ÜNLÜ & Co does not provide investment, tax or legal advice under no circumstance is the information contained within such third party research to be used or considered as an offer to sell or a solicitation of an offer to buy any particular investment or security product.

For ÜNLÜ & Co disclosure information on other companies mentioned in this report, please visit the website at www.unlumenkul.com.

Disclaimers continue on next page.

Disclaimer and Confidentiality Note

This report is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation or which would subject ÜNLÜ & Co to any registration or licensing requirement within such jurisdiction. All material presented in this report, unless specifically indicated otherwise, is under copyright to ÜNLÜ & Co. None of the material, nor its content, nor any copy of it, may be altered in any way, transmitted to, copied or distributed to any other party, without the prior express written permission of ÜNLÜ & Co. All trademarks, service marks and logos used in this report are trademarks or service marks or registered trademarks or service marks of ÜNLÜ & Co or their subsidiaries.

The information, tools and material presented in this report are provided to you for information purposes only and are not to be used or considered as an offer or the solicitation of an offer to sell or to buy or subscribe for securities or other financial instruments. ÜNLÜ & Co may not has taken any steps to ensure that the securities referred to in this report are suitable for any particular investor. ÜNLÜ & Co will not treat recipients as their customers by virtue of their receiving the report. The investments or services contained or referred to in this report may not be suitable for you and it is recommended that you consult an independent investment advisor if you are in doubt about such investments or investment services. Nothing in this report constitutes investment, legal, accounting or tax advice or a representation that any investment or strategy is suitable or appropriate to your individual circumstances or otherwise constitutes a personal recommendation to you. ÜNLÜ & Co does not offer advice on the tax consequences of investment and you are advised to contact an independent tax adviser. Please note in particular that the bases and levels of taxation may change.

ÜNLÜ & Co believe the information and opinions in the Disclosure Appendix of this report are accurate and complete. Information and opinions presented in the other sections of the report were obtained or derived from sources ÜNLÜ & Co believe are reliable, but ÜNLÜ & Co makes no representations as to their accuracy or completeness. Additional information is available upon request. ÜNLÜ & Co accepts no liability for loss arising from the use of the material presented in this report, except that this exclusion of liability does not apply to the extent that liability arises under specific statutes or regulations applicable to ÜNLÜ & Co. This report is not to be relied upon in substitution for the exercise of independent judgment. ÜNLÜ & Co may have issued, and may in the future issue, a trading call regarding this security. In addition, ÜNLÜ & Co may have issued, and may in the future issue, other reports that are inconsistent with, and reach different conclusions from, the information presented in this report. Those reports reflect the different assumptions, views and analytical methods of the analysts who prepared them and ÜNLÜ & Co is under no obligation to ensure that such other reports are brought to the attention of any recipient of this report. ÜNLÜ & Co are involved in many businesses that relate to companies mentioned in this report.

Descriptions of any company or issuer or their securities or the markets or developments mentioned in the Research are not intended to be complete. The Research should not be regarded by recipients as a substitute for the exercise of their own judgment as the Research has no regard to the specific investment objectives, financial situation or particular needs of any specific recipient.

Past performance should not be taken as an indication or guarantee of future performance, and no representation or warranty, express or implied, is made regarding future performance. Information, opinions and estimates contained in this report reflect a judgment at its original date of publication by ÜNLÜ & Co and are subject to change without notice. The price, value of and income from any of the securities or financial instruments mentioned in this report can fall as well as rise. The value of securities and financial instruments is subject to exchange rate fluctuation that may have a positive or adverse effect on the price or income of such securities or financial instruments. Investors in securities such as ADRs, the values of which are influenced by currency volatility, effectively assume this risk.

Structured securities are complex instruments, typically involve a high degree of risk and are intended for sale only to sophisticated investors who are capable of understanding and assuming the risks involved. The market value of any structured security may be affected by changes in economic, financial and political factors (including, but not limited to, spot and forward interest and exchange rates), time to maturity, market conditions and volatility, and the credit quality of any issuer or reference issuer. Any investor interested in purchasing a structured product should conduct their own investigation and analysis of the product and consult with their own professional advisers as to the risks involved in making such a purchase.

Some investments may not be readily realizable since the market in the securities is illiquid or there is no secondary market for the investor's interest and therefore valuing the investment and identifying the risk to which the investor is exposed may be difficult to quantify. Investments in illiquid securities involve a high degree of risk and are suitable only for sophisticated investors who can tolerate such risk and do not require an investment easily and quickly converted into cash. Other risk factors affecting the price, value or income of an investment include but are not necessarily limited to political risks, economic risks, credit risks and market risks.

Some investments discussed in this report have a high level of volatility. High volatility investments may experience sudden and large falls in their value causing losses when that investment is realised. Those losses may equal your original investment. Indeed, in the case of some investments the potential losses may exceed the amount of initial investment, in such circumstances you may be required to pay more money to support those losses. Income yields from investments may fluctuate and, in consequence, initial capital paid to make the investment may be used as part of that income yield. Some investments may not be readily realisable and it may be difficult to sell or realise those investments, similarly it may prove difficult for you to obtain reliable information about the value, or risks, to which such an investment is exposed.

ÜNLÜ & Co maintains information barriers between their Research Analysts and the rest of their and their shareholders business divisions, more specifically the Investment Banking business. ÜNLÜ & Co analysts', strategists' and economists' compensation is not linked to Investment Banking or Capital Markets transactions performed by ÜNLÜ & Co or their shareholders. Facts and views presented in ÜNLÜ & Co research has not been reviewed by, and may not reflect information known to, professionals in other ÜNLÜ & Co business areas, including investment banking personnel.

This report may provide the addresses of, or contain hyperlinks to, websites. Except to the extent to which the report refers to website material of ÜNLÜ & Co has not reviewed the linked site and takes no responsibility for the content contained therein. Such address or hyperlink (including addresses or hyperlinks to ÜNLÜ & Co's own website material) is provided solely for your convenience and information and the content of the linked site does not in any way form part of this document. Accessing such website or following such link through this report shall be at your own risk.

In jurisdictions where ÜNLÜ & Co is not already registered or licensed to trade in securities, transactions will only be effected in accordance with applicable securities legislation, which will vary from jurisdiction to jurisdiction and may require that the trade be made in accordance with applicable exemptions from registration or licensing requirements. **US investors transacting in the securities featured or mentioned in this research report must deal directly through a U.S. Registered broker-dealer.**

This document does not constitute or form part of, and should not be construed as, an offer or invitation to subscribe for or purchase any securities, and neither this document nor anything contained herein shall form the basis of or be relied on in connection with or act as an inducement to enter into any contract or commitment whatsoever. This document has not been published generally and has only been made available to institutional investors. Any decision to subscribe for or purchase securities in any offering must be made solely on the basis of the information contained in an offering memorandum (and supplements thereto) or any other offering document issued in connection with any proposed offering.

ÜNLÜ & Co does not form a fiduciary relationship or constitute advice and this Research is not and should not be construed as an offer or a solicitation of an offer of securities or related financial instruments or an invitation or inducement to engage in investment activity, and cannot be relied upon as a representation that any particular transaction necessarily could have been or can be effected at the stated price.

Please note that this report was originally prepared by ÜNLÜ & Co for distribution to market professionals and institutional investor customers. Recipients who are not market professionals or institutional investor customers of ÜNLÜ & Co should seek the advice of their independent financial advisor prior to taking any investment decision based on this report or for any necessary explanation of its contents.

ÜNLÜ & Co is a member of the BIST