

*AKFEN REAL ESTATE INVESTMENT TRUST*

*Monthly Investor Report*

*"MAY 2011"*

# AKFEN REIT

## OPERATING PERFORMANCE BY HOTEL FOR 2007-2010 ANNUALLY AND 2011 MONTHLY

HOTELS OPENED PRIOR TO 2010	rooms	2007-2010 ANNUALLY				2010 MONTHLY							2011 MONTHLY							Change % 2010-2011
		2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May	TOTAL			
		% Occ.Rate	ARR excl tax	RevPar	Total Revenue	All Inclusive RevPar	GOP%	Effective % of Rent / Revenue	Akfen Rent Revenue (Euro)	Akfen Rent Revenue (TL)	% Occ.Rate	ARR excl tax	RevPar	Total Revenue	All Inclusive RevPar	GOP%	Effective % of Rent / Revenue	Akfen Rent Revenue (Euro)	Akfen Rent Revenue (TL)	
Zeytinburnu Ibis Hotel	228	2007-2010 ANNUALLY				2010 MONTHLY							2011 MONTHLY							97%
	rooms	2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May	TOTAL			
	% Occ.Rate	71%	88%	76%	84%	58%	71%	81%	91%	93%	79%	75%	86%	94%	93%	93%	88%			
	ARR excl tax	57.1	68.4	70.1	68.2	70.0	68.5	68.8	67.4	67.7	68.5	67.5	68.0	69.2	73.3	77.4	71.1			
	RevPar	40.5	60.0	53.1	57.4	40.8	48.9	55.5	61.2	63.2	54.0	50.7	58.7	64.8	68.5	72.2	62.8			
	Total Revenue	3,302,718	5,869,174	5,061,050	5,619,135	329,860	359,568	452,189	491,703	524,509	2,157,828	408,930	429,927	534,798	546,625	588,432	2,508,713			
	All Inclusive RevPar	49	70	61	68	47	56	64	72	74	63	58	76	80	83	73	16%			
	GOP%											58%	58%	62%	61%	64%	61%			
	Effective % of Rent / Revenue	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%	32%	32%	35%	35%	37%	35%			
	Akfen Rent Revenue (Euro)	726,598	1,291,218	1,113,431	1,236,210	72,569	79,105	99,482	108,175	115,392	474,722	132,283	138,937	189,367	189,856	215,446	865,890			
Akfen Rent Revenue (TL)	1,292,037	2,447,892	2,394,433	2,459,316	151,938	163,328	206,275	215,873	223,607	961,021	274,331	300,183	416,930	415,804	484,862	1,892,109				
Zeytinburnu Novotel	208	2007-2010 ANNUALLY				2010 MONTHLY							2011 MONTHLY							68%
	rooms	2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May	TOTAL			
	% Occ.Rate	56%	78%	72%	84%	59%	80%	77%	88%	91%	79%	67%	78%	84%	90%	91%	82%			
	ARR excl tax	83.4	85.8	78.0	76.0	67.4	64.6	71.1	75.8	83.6	72.5	71.2	77.8	84.3	88.7	97.5	83.9			
	RevPar	47.0	66.9	56.2	63.9	39.7	51.5	54.6	66.3	76.2	57.2	48.0	60.5	70.5	79.9	88.6	68.8			
	Total Revenue	4,290,360	6,990,258	5,693,428	6,653,834	361,674	429,301	471,865	556,497	641,673	2,461,011	430,336	489,502	605,971	660,138	762,941	2,948,888			
	All Inclusive RevPar	70	92	75	88	56	74	73	89	100	78	67	84	94	106	118	94			
	GOP%											41%	45%	54%	55%	59%	51%			
	Effective % of Rent / Revenue	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%	21%	24%	30%	30%	33%	29%			
	Akfen Rent Revenue (Euro)	951,879	1,545,857	1,260,554	1,471,848	80,219	95,124	104,495	123,029	141,768	544,636	92,149	119,481	179,936	200,737	251,294	843,597			
Akfen Rent Revenue (TL)	1,692,632	2,930,635	2,710,822	2,928,094	167,955	196,403	216,671	245,517	274,718	1,101,265	191,100	258,147	396,166	439,633	565,537	1,850,583				
Eskişehir Ibis Hotel	108	2007-2010 ANNUALLY				2010 MONTHLY							2011 MONTHLY							41%
	rooms	2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May	TOTAL			
	% Occ.Rate	61%	72%	66%	74%	64%	76%	74%	82%	81%	75%	65%	78%	71%	86%	84%	77%			
	ARR excl tax	42.5	48.3	44.8	49.9	46.1	46.9	49.0	50.5	50.5	48.6	48.8	46.8	46.3	46.2	45.0	46.6			
	RevPar	25.7	34.8	29.5	36.8	29.4	35.7	36.2	41.4	41.1	36.7	31.6	36.7	32.7	39.9	37.8	35.8			
	Total Revenue	919,909	1,645,296	1,341,978	1,666,188	115,175	124,689	137,357	171,098	163,831	712,149	122,761	127,296	126,332	150,706	147,716	674,811			
	All Inclusive RevPar	33	42	34	42	34	41	41	53	49	44	37	42	38	47	44	41			
	GOP%											44%	52%	50%	47%	53%	49%			
	Effective % of Rent / Revenue	22%	22%	22%	22%	23%	23%	29%	22%	23%	24%	44%	52%	50%	47%	53%	49%			
	Akfen Rent Revenue (Euro)	240,380	438,965	364,235	438,561	27,038	29,177	40,431	39,447	37,902	173,994	36,449	50,982	44,841	45,435	50,121	227,827			
Akfen Rent Revenue (TL)	427,444	832,190	783,288	872,474	56,610	60,241	83,833	78,720	73,446	352,849	75,588	110,150	98,727	99,507	112,796	496,768				
Trabzon Novotel (i)	200	2007-2010 ANNUALLY				2010 MONTHLY							2011 MONTHLY							-10%
	rooms	2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May	TOTAL			
	% Occ.Rate		18%	47%	61%	29%	42%	54%	55%	60%	48%	53%	65%	67%	71%	81%	67%			
	ARR excl tax		57.6	53.7	53.6	48.6	45.3	49.4	47.6	52.4	48.7	51.2	50.7	52.7	50.9	52.5	51.6			
	RevPar		10.5	25.1	32.9	14.2	19.2	26.5	26.4	31.2	23.4	27.0	32.8	35.4	36.4	42.4	34.8			
	Total Revenue		417,639	3,062,604	4,030,095	163,892	187,632	258,749	274,720	344,691	1,229,684	253,649	287,788	320,001	393,436	489,241	1,744,115			
	All Inclusive RevPar		24	42	55	26	34	42	46	56	41	41	51	52	66	79	58			
	GOP%											20%	24%	35%	34%	45%	32%			
	Effective % of Rent / Revenue		22%	36%	27%	56%	49%	35%	33%	27%	37%	22%	22%	22%	22%	22%	22%			
	Akfen Rent Revenue (Euro)		91,880	1,100,000	1,100,000	91,667	91,667	91,667	91,667	91,667	458,333	55,803	63,313	70,400	86,556	107,633	383,705			
Akfen Rent Revenue (TL)		174,187	2,365,550	2,188,340	191,923	189,264	190,071	182,930	177,632	931,819	115,725	136,793	155,000	189,566	242,228	839,312				
SUB TOTAL	744	2007-2010 ANNUALLY				2010 MONTHLY							2011 MONTHLY							52%
	rooms	2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May	TOTAL			
	% Occ.Rate	63%	64%	65%	76%	51%	67%	71%	79%	82%	70%	65%	77%	80%	86%	88%	79%			
	ARR excl tax	64.2	67.5	64.2	63.8	60.1	58.0	61.4	61.9	65.5	61.4	61.5	63.0	65.7	67.7	71.6	65.9			
	RevPar	40.7	43.2	42.0	48.8	30.9	38.7	43.8	49.0	53.7	43.0	40.2	48.5	52.8	57.9	62.9	52.2			
	Total Revenue	8,512,987	14,922,367	15,159,060	17,969,272	970,601	1,101,190	1,320,160	1,494,017	1,674,704	6,560,673	1,215,676	1,334,512	1,587,102	1,750,906	1,988,330	5,888,197			
	All Inclusive RevPar	31	55	56	66	42	53	57	67	75	58	53	64	69	78	89	52			
	GOP%											41%	44%	50%	51%	56%	48%			
	Effective % of Rent / Revenue	22%	22%	25%	23%	28%	27%	25%	24%	23%	25%	26%	28%	31%	30%	31%	39%			
	Akfen Rent Revenue (Euro)	1,918,857	3,367,921	3,838,220	4,246,619	271,494	295,072	336,074	362,317	386,729	1,651,686	316,684	372,713	484,545	522,584	624,494	2,321,019			
Akfen Rent Revenue (TL)	3,412,112	6,384,904	8,254,093	8,448,224	568,426	609,236	696,850	723,040	749,403	3,346,954	656,743	805,272	1,066,823	1,144,511	1,405,423	5,078,772				

(1) In Trabzon Novotel, Akfen REIT received minimum guaranteed rent in 2010, which was no longer in effect in 2011 due to the revision in the lease agreements. In performance terms, Trabzon Novotel's total revenues were up 42% in January-May 2011 compared to the same period of 2010.

160

rooms

2007-2010 ANNUALLY			
2007	2008	2009	2010
% Occ.Rate			31%
ARR excl tax			37.0
RevPar			11.4
Total Revenue			716,977
All Inclusive RevPar			15
GOP%			0%
Effective % of Rent / Revenue			25%
Akfen Rent Revenue (Euro)			179,244
Akfen Rent Revenue (TL)			356,588

96

rooms

2007-2010 ANNUALLY			
2007	2008	2009	2010
% Occ.Rate			36%
ARR excl tax			49.3
RevPar			17.6
Total Revenue			845,930
All Inclusive RevPar			29
GOP%			0%
Effective % of Rent / Revenue			22%
Akfen Rent Revenue (Euro)			186,104
Akfen Rent Revenue (TL)			370,236

177

rooms

2007-2010 ANNUALLY			
2007	2008	2009	2010
% Occ.Rate			19%
ARR excl tax			37.0
RevPar			7.0
Total Revenue			554,906
All Inclusive RevPar			9
GOP%			0%
Effective % of Rent / Revenue			25%
Akfen Rent Revenue (Euro)			138,727
Akfen Rent Revenue (TL)			275,983

92

rooms

2007-2010 ANNUALLY			
2007	2008	2009	2010
% Occ.Rate			28%
ARR excl tax			49.7
RevPar			14.1
Total Revenue			860,829
All Inclusive RevPar			26
GOP%			0%
Effective % of Rent / Revenue			28%
Akfen Rent Revenue (Euro)			189,322
Akfen Rent Revenue (TL)			376,757

200

rooms

2007-2010 ANNUALLY			
2007	2008	2009	2010
% Occ.Rate			24%
ARR excl tax			43.2
RevPar			10.6
Total Revenue			152,265
All Inclusive RevPar			12
GOP%			0%
Effective % of Rent / Revenue			25%
Akfen Rent Revenue (Euro)			38,066
Akfen Rent Revenue (TL)			75,729

725

rooms

2007-2010 ANNUALLY			
2007	2008	2009	2010
% Occ.Rate			26%
ARR excl tax			42.0
RevPar			11.1
Total Revenue			3,130,907
All Inclusive RevPar			144
GOP%			0%
Effective % of Rent / Revenue			23%
Akfen Rent Revenue (Euro)			731,524
Akfen Rent Revenue (TL)			1,455,294

2007-2010 ANNUALLY				
2007	2008	2009	2010	
				31%
				37.0
				11.4
				716,977
				15
				0%
				25%
				179,244
				356,588

2007-2010 ANNUALLY				
2007	2008	2009	2010	
				36%
				49.3
				17.6
				845,930
				29
				0%
				22%
				186,104
				370,236

2007-2010 ANNUALLY				
2007	2008	2009	2010	
				19%
				37.0
				7.0
				554,906
				9
				0%
				25%
				138,727
				275,983

2007-2010 ANNUALLY				
2007	2008	2009	2010	
				28%
				49.7
				14.1
				860,829
				26
				0%
				28%
				189,322
				376,757

2007-2010 ANNUALLY				
2007	2008	2009	2010	
				24%
				43.2
				10.6
				152,265
				12
				0%
				25%
				38,066
				75,729

2007-2010 ANNUALLY				
2007	2008	2009	2010	
				26%
				42.0
				11.1
				3,130,907
				144
				0%
				23%
				731,524
				1,455,294

2010 MONTHLY						
January	February	March	April	May	TOTAL	
		10%	24%	20%	18%	
		36.9	34.5	38.5	36.8	
		3.5	8.4	7.6	6.5	
		11,700	57,543	48,600	117,843	
		5	12	10	10	
		25%	25%	25%	25%	
		2,925	14,386	12,150	29,461	
		6,065	28,708	23,544	58,317	

2010 MONTHLY						
January	February	March	April	May	TOTAL	
		14%	30%	35%	26%	
		50.6	46.8	52.4	49.9	
		7.0	14.3	18.4	13.2	
		23,135	71,076	86,382	180,592	
		15	25	29	24	
		22%	22%	22%	22%	
		5,090	15,637	19,004	39,730	
		10,553	31,205	36,826	78,584	

2010 MONTHLY						
January	February	March	April	May	TOTAL	
		6%	8%	16%	12%	
		37.0	38.9	36.1	33.4	
		2.2	2.2	5.9	7.3	
		10,792	14,882	20,995	40,960	
		2	3	4	5	
		25%	25%	25%	25%	
		2,698	3,721	5,249	10,240	
		5,649	7,682	10,884	20,435	

2010 MONTHLY						
January	February	March	April	May	TOTAL	
		5%	16%	24%	32%	
		48.9	52.0	47.1	48.0	
		2.4	2.6	7.9	11.1	
		9,582	11,827	42,669	70,050	
		3	5	15	25	
		22%	22%	22%	22%	
		2,108	2,602	9,387	15,411	
		4,414	5,372	19,465	30,754	

2010 MONTHLY						
January	February	March	April	May	TOTAL	
		2%	8%	16%	18%	
		15.2	16.1	30.4	28.6	
		0.3	0.3	2.5	4.7	
		20,374	26,709	98,500	239,629	
		1	1	4	11	
		24%	24%	23%	23%	
		4,806	6,322	22,651	55,673	
		10,063	13,054	46,967	111,102	

2010 MONTHLY						
January	February	March	April	May	TOTAL	
		2%	8%	16%	18%	
		15.2	16.1	30.4	28.6	
		0.3	0.3	2.5	4.7	
		20,374	26,709	98,500	239,629	
		1	1	4	11	
		24%	24%	23%	23%	
		4,806	6,322	22,651	55,673	
		10,063	13,054	46,967	111,102	

2011 MONTHLY						
January	February	March	April	May	TOTAL	Change %
		27%	29%	46%	68%	
		36.7	37.4	31.8	28.5	
		10.0	10.8	14.5	16.4	
		63,967	58,289	100,472	142,318	
		13	13	20	30	
		-1%	-9%	29%	37%	
		25%	25%	25%	25%	
		15,992	14,572	25,118	35,579	
		33,164	31,484	55,302	77,922	

2011 MONTHLY						
January	February	March	April	May	TOTAL	Change %
		36%	46%	49%	54%	
		48.1	48.9	48.7	47.5	
		17.4	22.3	23.8	25.6	
		83,508	92,161	116,253	119,826	
		28	34	39	42	
		20%	18%	32%	20%	
		22%	22%	22%	22%	
		18,372	20,275	25,576	26,362	
		38,099	43,807	56,310	57,735	

2011 MONTHLY						
January	February	March	April	May	TOTAL	Change %
		31%	38%	36%	44%	
		35.8	32.5	32.7	33.4	
		11.2	12.4	11.8	14.7	
		78,857	77,898	78,753	95,066	
		14	16	14	18	
		10%	17%	15%	17%	
		25%	25%	25%	25%	
		19,714	19,475	19,688	23,767	
		40,884	42,076	43,348	52,051	

2011 MONTHLY						
January	February	March	April	May	TOTAL	Change %
		40%	48%	51%	51%	
		48.9	45.1	47.0	44.8	
		19.4	21.6	24.2	22.7	
		88,690	91,443	116,982	104,493	
		31	35	41	38	
		8%	9%	22%	12%	
		22%	22%	22%	22%	
		19,512	20,117	25,736	22,988	
		40,464	43,465	56,		

1469

rooms

	2007-2010 ANNUALLY				2010 MONTHLY						2011 MONTHLY					Change % 2010-2011	
	2007	2008	2009	2010	January	February	March	April	May	TOTAL	January	February	March	April	May		TOTAL
<b>GRAND TOTAL</b>																	
% Occ.Rate	32%	32%	33%	52%	27%	35%	40%	48%	51%	50%	49%	59%	64%	69%	72%	67%	17%
ARR excl tax	32.5	34.2	32.5	53.0	37.9	37.3	46.1	45.5	47.8	55.2	51.4	51.3	52.2	52.9	55.2	56.9	3%
RevPar	10.4	11.1	10.8	27.5	10.3	13.0	18.5	21.9	24.2	27.8	25.0	30.3	33.3	36.7	39.9	38.1	37%
Total Revenue	8,512,987	14,922,367	15,159,060	21,100,179	990,975	1,127,899	1,418,660	1,733,646	1,948,557	7,219,737	1,621,243	1,773,687	2,157,427	2,353,944	2,641,662	8,559,633	19%
All Inclusive RevPar	187	363	333	479	22	27	31	39	44	33	36	43	47	53	60	39	19%
GOP%																	
Effective % of Rent / Revenue	22%	22%	25%	23%	28%	27%	25%	24%	23%	25%	26%	30%	41%	39%	46%	36%	10%
Akfen Rent Revenue (Euro)	1,918,857	3,367,921	3,838,220	4,978,143	276,300	301,395	358,725	417,991	450,014	1,804,424	412,909	476,998	620,129	666,614	780,399	2,957,050	64%
Akfen Rent Revenue (TL)	3,412,112	6,384,904	8,254,093	9,903,518	578,489	622,290	743,816	834,142	872,038	3,650,774	856,297	1,030,588	1,365,339	1,459,950	1,756,288	6,468,464	77%
Mercure Hotel / Casino Rent Rev. (E)	1,500,000	4,581,244	4,386,159	4,259,840	354,987	354,987	354,987	354,987	354,987	1,774,935	392,487	392,487	392,487	392,487	392,487	1,962,433	11%
Mercure Hotel / Casino Rent Rev. (T)	2,667,300	8,602,631	9,444,952	8,567,482	743,236	732,942	736,066	708,412	687,894	3,608,549	813,944	847,995	864,138	859,585	883,297	4,268,953	18%
<b>GRAND TOTAL (EURO)</b>	3,418,857	7,949,165	8,224,379	9,237,983	631,287	656,382	713,712	772,978	805,001	3,579,359	805,396	869,485	1,012,616	1,059,100	1,172,886	4,919,483	37%
<b>GRAND TOTAL (TL)</b>	6,079,412	14,987,535	17,699,045	18,471,000	1,321,725	1,355,232	1,479,882	1,542,554	1,589,931	7,289,324	1,670,242	1,878,583	2,229,477	2,319,538	2,639,580	10,737,417	48%

## INVESTMENTS UNDER PROGRESS

As of 31 May 2011

### TURKEY

Investment	Location	Number of Rooms	Status	Total Investment Cost (inc. VAT)	Investment Completion (%) *	Physical Completion (%)	Expected Hotel Opening Date
Ibis Hotel Esenyurt	Esenyurt / İstanbul	156	Under Construction	9,400,000	40%	13%	July 2012
Ibis Hotel Adana	Adana	165	Under Construction	11,000,000	44%	30%	April 2012
Ibis Hotel İzmir	İzmir	140	Under Construction	7,200,000	21%	-	July 2012

As of 31 May 2011

### RUSSIA

Investment	Location	Number of Rooms	Status	Total Investment Cost (inc. VAT)	Investment Completion (%) *	Physical Completion (%)	Expected Hotel Opening Date
Ibis Hotel Samara	Samara	204	Under Construction	22,800,000	99%	99%	October 2011
Ibis Hotel Yaroslavl	Yaroslavl	177	Under Construction	16,400,000	95%	95%	October 2011
Samara Office	Samara		Under Construction	8,400,000	99%	99%	July 2011
Ibis Hotel Kaliningrad	Kaliningrad	167	Under Development	16,600,000	17%	-	October 2012
Ibis Hotel Moscow	Moscow	475	Under Development	50,200,000	0%	-	January 2014

\* Including advances paid to the contractor.

## **KEY EVENTS**

1) 29.41% of the company shares were offered to the public at a price of 2.28 and the shares started to be traded at the Istanbul Stock Exchange on 11 May 2011. Company's paid-in capital is increased from TL 138,000,000 to TL 184,000,000 and the company has raised a total of 104,880,000 TL. New shares with a nominal amount of TL 46,000,000 and existing shares of Akfen Holding with a nominal amount of TL 8,117,625 shares which totally amounting to TL 54,117,500 have been offered to the public.