

Daily View

Good morning. The weak global outlook persists. Despite soft U.S. employment data, the first rate cut by the Fed is still expected in June. Recent messages from Fed officials continue to emphasize inflation risks and suggest that above-target readings may persist into 2026. Rising tensions between the U.S. and Venezuela, along with China's and Russia's supportive stance toward Venezuela, have contributed to an increase in geopolitical risk perception. Following yesterday's sell-off in U.S. and European equity markets, futures index contracts are also trading in negative territory this morning. Borsa Istanbul also experienced a weak session yesterday, with the BIST 100 Index declining by 0.94% to close at 11,348. The top five stocks contributing positively to the index were TURSG, TRALT, MAGEN, KRDM, and AKBNK. Meanwhile, stocks that have attracted steady fund inflows over the past week include AKBNK, KRDM, YKBNK, MGROS, BIMAS, FROTO, MAVI, KCHOL, and CCOLA. We view the increase in the number of index-heavy stocks continuing to see capital inflows as positive and healthy; however, the sustainability of this trend should be closely monitored. From a technical perspective, 11,470 and 11,605 levels can be followed as resistance, while the 11,070 / 11,150 band stands out as a support zone. Long-term valuations point to a 12-month target of around 15,500 for the BIST 100 Index. However, political risk concerns remain elevated. As such, we are in a period where targets derived from quantitative analyses are being moderated by qualitative considerations, which in turn continue to cap index performance. The day's agenda is relatively calm. In Europe, aside from the final revision of CPI data, there are no major releases, and no changes are expected in these figures. In Turkey, the decline in five-year CDS premiums continues, with CDS levels at 214 basis points this morning.

Macro and Politics

***Housing sales declined by 14.1% m/m and 7.8% y/y in November, falling to 141,100 units, indicating that the recovery observed in recent months lost momentum as of November.** While cumulative housing sales over the Jan – Nov period increased by 13.3% y/y to 1,434,133 units, the latest data point to a weakening trend on the demand side toward the final quarter of the year. Moreover, mortgage-backed sales totaled 21,499 units in November, declining by 8.6% m/m and 1.4% y/y and this marked the first annual contraction in mortgage-backed sales since August 2024. The limited easing in housing loan rates continues to weigh on demand, with average mortgage rates edging down only marginally from 37.9% in October to 37.8% in November. Notably, despite mortgage rates standing at 41.2% in November last year, the pace of annual growth in mortgage-backed sales had already slowed to around 10% in October before turning negative in November. Looking at sub-components, first-hand home sales declined by 5.4% y/y to 46,589 units in November, while second-hand sales fell by 8.9% y/y to 94,511 units. Housing sales to foreigners also weakened, decreasing by 9.7% y/y to 1,943 units. Taken together, headline figures, developments in mortgage rates and seasonally adjusted indicators suggest that housing demand has entered a noticeable weakening phase toward the end of the year.

*** The Residential Property Price Index (RPPI) increased by 2.7% m/m and 31.4% y/y in November, reaching 204.2, while real house prices recorded a 0.3% annual increase.** As a result, the annual real change in RPPI turned positive for the first time since January 2024. This indicates that, despite the weakening observed in housing sales in November, supply constraints and cost-driven price rigidities continue to prevail. Accordingly, given the current level of interest rates and the demand outlook, the recent improvement in real property prices is likely to remain limited and fragile in the near term.

* **The Treasury tapped the domestic markets at an amount of TL6.7bn (including non-competitive sales) via yesterday's 5Y CPI-indexed bond auction, while also sold TL15.1bn at the direct sale of TLREFK Indexed lease certificate.** With yesterday's auction and direct sale, the Treasury has completed its domestic borrowing program for December, raising TL119.7bn in total - below the initial projection of TL124.2bn. The Treasury's next 3-month domestic borrowing strategy (Jan – Mar 2026) will be announced on December 31, at 17:30 local time. In the previous borrowing strategy, the Treasury had projected total domestic borrowing of TL542.6bn against its redemption amounting to TL606.4bn for January.

Sector and Company News

- **ALARK** announced that its subsidiary Alarko Tarım participated in the capital increase of its wholly owned subsidiary Alsera, raising Alsera's paid-in capital from TL712.4 million to TL 4.5 billion. Of the TL 3.788 billion increase, TL3.785 billion was settled via offset against Alsera's cash receivable from Alarko Tarım, while TL 2.6 million was paid in cash.
- **ALKLC** individual shareholders applied to convert 3.6 mn shares (representing 3.2% of capital) into tradable form on the stock exchange.
- **ASTOR** submitted an updated partial demerger application to the CMB, transferring its Astor Charging operations to a wholly owned subsidiary (Astor Şarj A.Ş.) based on 30.09.2025 financials.
- **ATEKS** decided to increase its capital from TL 25.2 mn to TL 630 mn, consisting of a 2,023.8% bonus issue to TL 535.2 mn, followed by a 376.2% rights issue.
- **BIMAS** will distribute a gross dividend of TL 5 per share today, implying a 0.9% yield based on the last closing price.
- **BORSK** started negotiations with Amasya Sugar Factory to process 150k tons of sugar beet under a tolling agreement.
- **GESAN** won a TL 77.9 mn tender held by ASKİ and received the official contract invitation.
- **HALKB** authorized its General Directorate to issue and/or obtain up to USD 1 bn in subordinated debt instruments abroad.
- **IMASM** announced that its subsidiary signed a USD 2.25 mn contract with a client.
- **MACKO** stated that it has received no official notice regarding rumors on a potential advertising ban for betting, continues operations in compliance with regulations, and will inform the public if any formal developments occur.
- **MEGMT** reported receiving a USD 700k non-repayable state grant for its subsidiary following the launch of its new production facility in the United States.
- **MIATK** obtained grid connection approval for its 42.5 MWp solar project in Romania, while development continues on a 21.9 MWp second project.

- **RYGYO** acquired a land plot of 81,000 sqm in Istanbul for TL 2 bn and completed the title transfer.
- **SMRVA** won the auction for a TL 344.2 mn non-performing loan portfolio organized by Fiba Faktoring.
- **TCKRC** individual shareholder applied to convert 5 mn shares (representing 2.9% of capital) into tradable form.

Share Transactions

Acquirer	Seller	Company	Type (Buyback / From Market)	# of lots	Transaction Price (TL)	Share in Capital after transaction
LKMNH		LKMNH	Buyback	20.000	17.00	5.34%
OFSYM		OFSYM	Buyback	5.382	64.96	0.81%
KLYPV		KLYPV	Buyback	9.995	58.96	0.09%
ESCAR		ESCAR	Buyback	55.000	21.47	1.17%

Important Disclosures

Disclaimer

This document was produced by Tacirler Yatırım Menkul Değerler A.Ş. ("Tacirler Investment"), solely for information purposes and for the use of the recipient. It is not to be reproduced under any circumstances and is not to be copied or made available to any person other than the recipient.

This document does not constitute an offer of, or an invitation by or on behalf of Tacirler Investment to any person to buy or sell any security. The information contained herein has been obtained from published information and other sources which Tacirler Investment considers to be reliable. Tacirler Investment does not accept any liability or responsibility whatsoever for the accuracy or completeness of any such information. All estimates, expressions of opinion and other subjective judgments contained herein are made as of the date of this document.

Recipients of this document are urged to base their investment decisions upon their own appropriate investigations that they deem necessary and they should make their own independent decisions as to whether an investment or instrument is proper or appropriate based on their own individual judgment and their risk-tolerance. Any loss or other consequence arising from the use of the material contained in this publication shall be the sole and exclusive responsibility of the investor and Tacirler Investment accepts no liability for any such loss or consequence. Not all investment strategies are appropriate at all times, and past performance is not necessarily a guide to future performance.

Tacirler Investment may, from time to time, have a long or short position in any of the securities mentioned herein and may buy or sell those securities or their derivative securities thereon either on their own account or on behalf of their clients.

Tacirler Investment may perform or seek to perform securities, investment banking or other services for such issuer or its affiliates presented in this document.