



# MARKETBEAT TÜRKİYE

H1 2025

Better never settles



MARKET INDICATORS

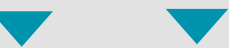
GDP

While it grew by 2.0% in the first quarter, falling short of expectations, year-end growth rates are expected to be positive.



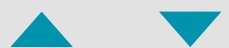
CPI

It continued to decline throughout the year, falling to 35.05% in June.



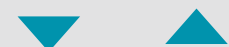
Interest Rate

It fluctuated throughout the year and stood at 46% in June.



Unemployment

It fell to 8.4% in May and is expected to rise according to the year-end unemployment forecast.



Uncertainties Play a Significant Role in Monetary Policies

The first half of 2025 was a challenging period for global markets, marked by disruptions in supply chains and rising energy prices, driven by the escalating Iran-Israel conflict in the Middle East, the ongoing Russia-Ukraine war, and the U.S.’s expanding tariff policies that exerted cost pressure on global trade. These developments led to an increase in energy prices. This situation exacerbated vulnerabilities in the global economy, with inflation in many countries remaining above target levels. As a result, central banks’ policy decisions became increasingly influential. The U.S. Federal Reserve (Fed) maintained its cautious stance on price stability and left the policy interest rate unchanged, whereas the European Central Bank (ECB) and the Bank of England (BoE) proceeded with rate cuts during the first half of the year in line with expectations of weaker economic growth. Moving forward, limited growth is expected to continue amid persistent uncertainty.

Political Tensions Continue to Shape the Economy

In the first half of 2025, the Turkish economy remained uncertain due to global developments as well as domestic political developments and tight monetary policy. In April, the detention of the Istanbul Metropolitan Mayor triggered a loss of confidence in financial markets, leading to a 4% depreciation in the BIST-100 index while the country’s risk premium (CDS) rose by around 20 basis points. During the same period, the Central Bank of the Republic of Türkiye (CBRT) increased the policy interest rate by 350 basis points to 46% in April, following a round of rate cuts in Q1, and held the rate steady in June. Although these measures aimed to contain FX volatility, the USD/TRY exchange rate surged from 35.48 at the beginning of the year to 41.5 in March, before stabilizing at 40.0 by the end of June. Gross foreign exchange reserves reached USD 143.6 billion as of May. On the inflation front, although the disinflation trend that began in May 2024 continued, the pace of decline has visibly slowed, with annual CPI recorded at 35.05% in June. The consumer confidence index rose slightly from 84.8 in May to 85.1 in June, while the economic confidence index edged up from 96.6 to 96.7 in the same period.

Slowing Growth And Search for Balance in the Economy

Despite the slowing global growth trend and tightening financial conditions, the Turkish economy grew by 2.0% YoY in the first quarter of 2025. Weak external demand and tight monetary policy put pressure on domestic demand and initiated a limited rebalancing process in the economy. In this period, the current account deficit stood at US\$1.2 billion, while stagnant exports and rising import costs weighed on the balance. The World Bank kept its growth forecast unchanged at 3.1%, while the IMF revised its forecast to 2.7% due to weakening domestic demand. Meanwhile, credit rating agencies Fitch and Moody’s maintained cautious confidence in Türkiye’s economic policy framework. Fitch affirmed its rating at “BB-” and Moody’s confirmed “B1”, both maintaining a “positive” outlook. The country’s CDS—considered a key indicator of sovereign risk—followed a volatile path, rising to 370 basis points in mid-April before falling to 280 by the end of June. These indicators reflect the economy’s limited resilience to current macroeconomic conditions. Moving forward, price stability is expected to strengthen, and economic growth is projected to follow a moderate trajectory.

ECONOMIC SUMMARY

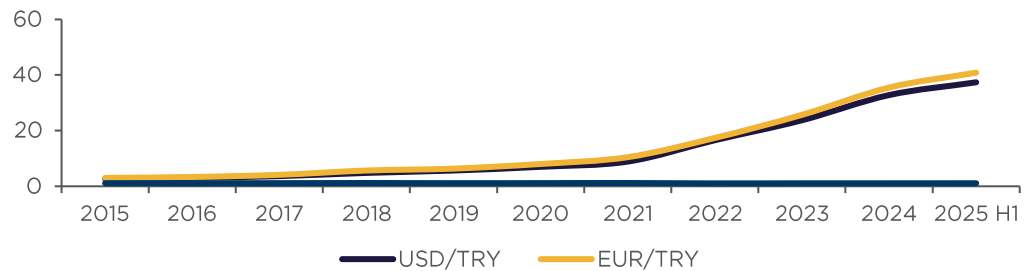
ECONOMIC INDICATORS	2020	2021	2022	2023	2024	2025 <sup>T</sup>	2026 <sup>T</sup>
GDP Growth (y/y,%)	1.8	11.4	5.6	5.9	3.2	1.9	2.4
FDI (y/y, %)	-19.2	68.0	5.9	-19.8	5.6	52.9	9.1
Fixed Investment (y/y, %)	7.2	7.2	0.9	4.4	3.9	0.3	0.7
Industrial Production (y/y, %)	1.6	17.8	5.2	1.5	0.4	2.0	2.3
Unemployment Rate (%)	13.2	11.2	10.2	8.8	8.5	9.9	9.8
Consumer Price Index (y/y, %)	14.6	36.08	64.27	64.77	44.38	31.0	18.27
€ : ₺ (average)	8.03	10.47	17.38	25.68	35.49	40.22	44.44
\$ : ₺ (average)	7.01	8.89	16.56	23.74	32.79	38.19	41.91
Policy Rates (average)	10.2	17.6	12.6	20.7	49.00	37.38	22.88
Interest Rates: 10-year (%)	12.8	17.1	18.4	9.2	26.35	24.15	18.35

F: Forecast  
Source: Oxford Economics

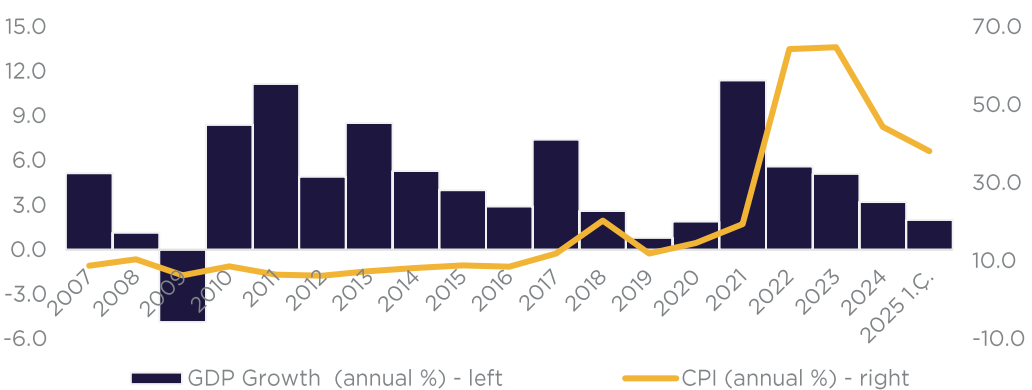
ECONOMIC & POLITICAL BREAKDOWN

Population:	85.7 million (2024)
GDP:	US\$336 billion (2025 Q1.), US\$1,322 billion (2024)
Parliament:	AKP Government
President:	Recep Tayyip Erdoğan

EXCHANGE RATE PERFORMANCE



EXCHANGE RATE PERFORMANCE



MARKET INDICATORS

Prime Rents

It continues to increase in dollar terms in certain sub-markets.

YOY  
Chg



12-Month  
Forecast



Prime Yields

Prime yields are expected to remain stable in the short term.



Supply

Although the supply increase has been limited, the opening of the International Financial Center (IFC) is anticipated to bring an increase in supply.



Demand

Leasing transactions decreased by 24% compared to the same period of the previous year.



OVERVIEW

Historic Peak in Istanbul Grade A Office Market: Prime Rents Recorded at \$46/sq m for the First Time

The first half of 2025, the economic outlook was shaped by heightened geopolitical risks and trade tensions. While global inflation continued to decline, central banks in developed countries maintained their cautious monetary policies. In monetary policy, the policy rate was kept unchanged at 46% in June. Compared to the same month of the previous year, inflation remained at high levels with an increase of 35.05% in June.

In the second quarter of 2024, prime rents were recorded at US\$46, up by 10% in USD terms compared to the same quarter last year. At the same time, in ₺ terms, they increased by 31% to ₺1,779, below the June inflation rate of 35%. Thus, the prime rents level broke a historical record by reaching the highest level ever.

USER FOCUS

Istanbul Office Market Slows Down: Transaction Volume Down by 15%

In the first half of 2025, the overall supply in the Istanbul office market was recorded as 7.18 million sq m. While 67,089 sq m of transactions were realized in the first quarter, 36,278 sq m of transactions were realized in the second quarter. Thus, a total of 103,367 sq m of transactions were recorded in the first half of the year. Compared to the same period of the previous year, a 15% decline was recorded on a sq m basis.

PRIME OFFICE RENTS - JUNE 2025

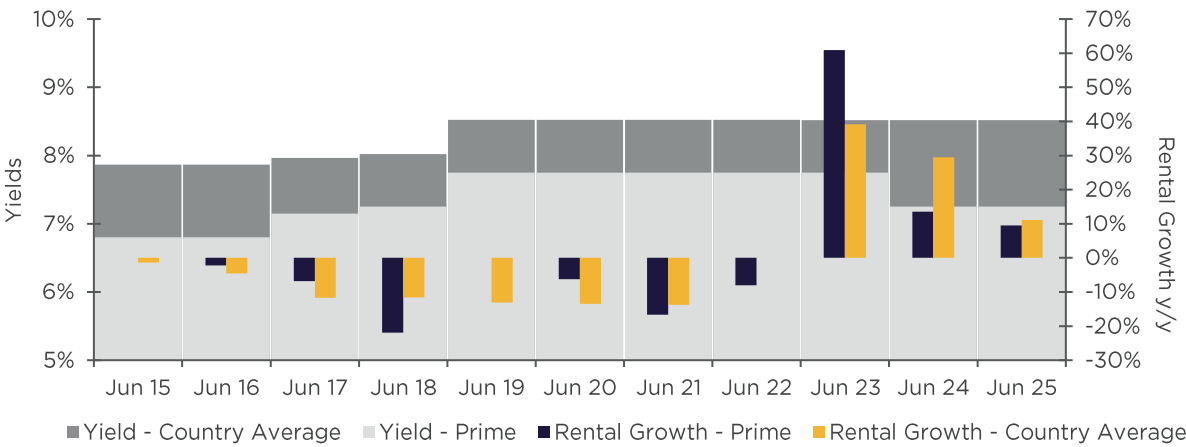
LOCATION	TRY	US\$	€	US\$	GROWTH %	
	SQ.M/MTH	SQ.M/MTH	SQ.M/YR	SQ. FT/YR	1YR	5YR CAGR
İstanbul (Levent-Etiler)	1.779	46	487	51,3	9,5	8,9
İstanbul (Esentepe-Gayrettepe-Z.Kuyu)	1.237	32	339	35,7	0,0	12,8
İstanbul (Maslak)	1.237	32	339	35,7	6,7	12,8
İstanbul (Asian Side)	1.353	35	371	39,0	0,0	11,3
İzmir	773	20	212	22,3	11,1	12,7
Ankara	773	20	212	22,3	11,1	12,7

PRIME OFFICE YIELDS - JUNE 2025

LOCATION (FIGURES ARE GROSS, %)	CURRENT	LAST	LAST	10 YEAR	
	Q	Q	Y	HIGH	LOW
İstanbul (Levent-Etiler)	7.25	7.25	7.25	7.75	6.80
İstanbul (Esentepe-Gayrettepe-Z.Kuyu)	7.75	7.75	7.75	8.25	7.25
İstanbul (Maslak)	7.50	7.50	7.50	8.00	7.25
İstanbul (Asian Side)	7.75	7.75	7.75	9.25	7.25
İzmir	9.50	9.50	9.50	9.50	9.25
Ankara	9.25	9.25	9.25	9.25	9.00

The indicated office prime yields do not apply for fragmented ownership.

RECENT PERFORMANCE

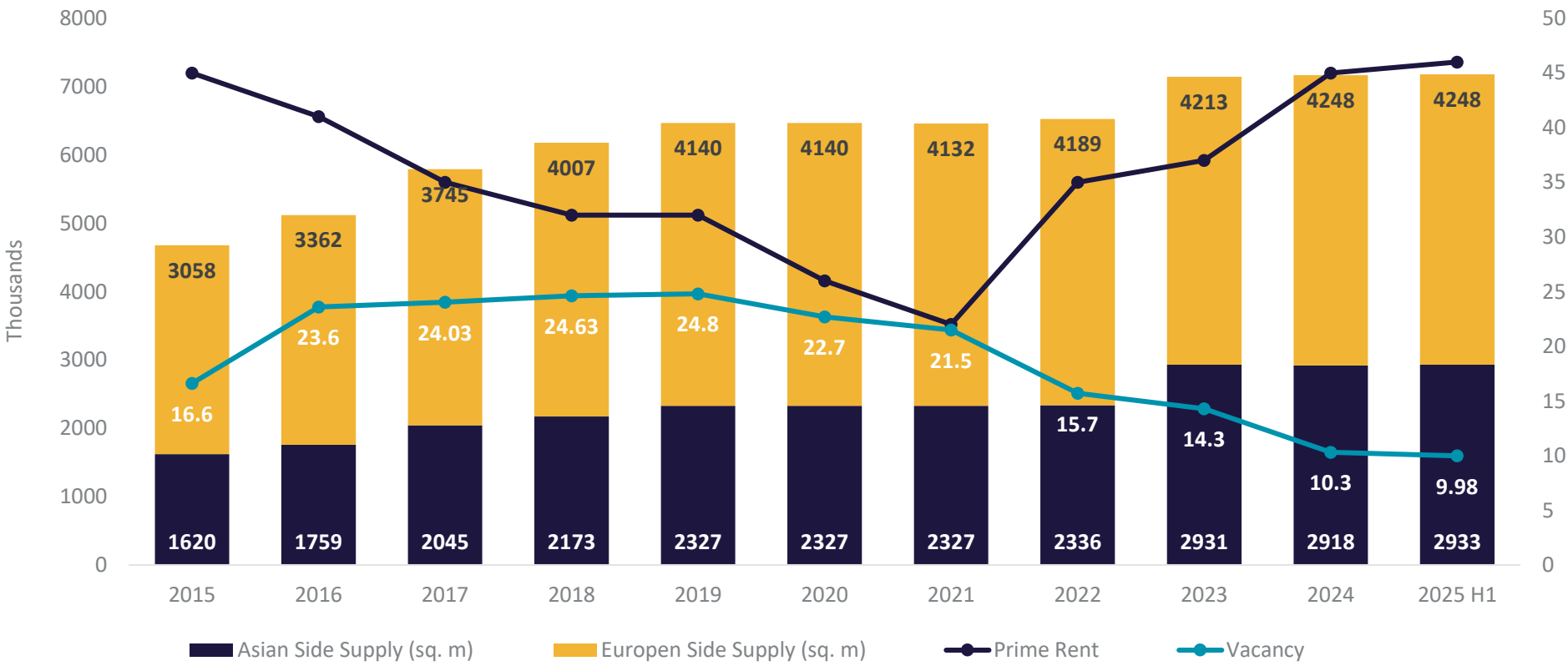




However, in the first half of the year, new lease agreements accounted for 53% of total leases in terms of square meters and and 62% in terms of units. Compared to the previous year, new lease agreements decreased by 30% on a square meter basis. However, in the first half, 47% of the deals on a square meter basis took place in the CBD, down 1.5% compared to the same period of the previous year. The majority of transactions were on the Anatolian side with 47%. Major new leasing transactions included Amazon (3,374 sq m, Ferko Signature), KVK (2,674 sq m, Nidakule Küçükyalı), Assembly (1,734 sq m, Maslak 42), Agave (1,312 sq m, Levent 199) and Destek Yatırım (1,040 sq m, Tekfen Tower).

Vacancy Rates at the Same Level as Last Quarter

In the second quarter of 2025, the vacancy rate increased by 0.1% and remained almost stable at 9.9%.



INVESTMENT FOCUS

In the first half of 2025, the largest investment transactions were the sale of the 35,386 sq m Istanbul Finance Center Office Building, owned by İş REIT, located in Istanbul Ümraniye Finanskent Neighborhood to KT Sağlam Gayrimenkul A.Ş. for ₺5.6 billion and the sale of the 193 Office Building in Levent-Şişli, Istanbul, owned by Eczacıbaşı Holding A.Ş. to MYC İnşaat Taahhüt Sağlık Hizmetleri Turizm Sanayi ve Ticaret A.Ş. for ₺2.25 billion + VAT. Investment transactions are expected to accelerate in the medium and long term.

OUTLOOK

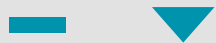
- In the first half of 2025, Istanbul’s Grade A office market witnessed a 15% decline in transaction volume compared to the same period of the previous year. This was mainly due to the high rent levels, with tenants opting to renew their leases with existing owners rather than leasing new space.
- Insufficient supply and the limited availability of large square meters of space led companies to lease smaller spaces. This trend is expected to continue in the coming period and the upward pressure on prime rent levels is expected to increase.
- Limited new supply in the face of high demand for quality office space is pushing rental prices upwards. In this period, prime rents in Istanbul increased by 9.5% YoY in USD terms, while this rate reached 11.06% nationwide. As the existing office stock is insufficient to meet demand, the upward pressure on prices may continue in the coming quarters.
- Leasing transactions of companies operating in the pharma & MedTech sector attracted attention in this half-year. Despite the decline in leasing transactions compared to the same period of the previous year, pharma & MedTech companies continued to account for the largest share in total leasing transactions with 32% in the first quarter.

MARKET INDICATORS

Prime Rents

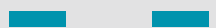
A decline in prime rents is expected in the medium to long term.

YOY Chg  
12-Month Forecast



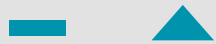
Prime Yields

Prime yields are anticipated to remain stable in the short term.



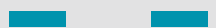
Supply

An increase in supply is expected as under-construction projects are completed.



Demand

As the rate of increase slows, demand is projected to remain stable in the medium term.



OVERVIEW

Foreign Brand Entries Continue Despite Ongoing Market Slowdown

In the first half of 2025, strong demand from brands and limited supply conditions were decisive in maintaining rental levels in a period of continued economic uncertainty and high levels of inflation. Limited new shopping center investments and the limited supply of areas under transformation led to continued interest in stores, especially in central locations. Foreign brands continued to enter the market in this period, while numerous brands took steps to increase the number of stores in the existing market in line with their growth strategies.

Clothing Sector on The Rise in Turnover Index

Considering the shopping center retail data provided by AYD/Akademetre; shopping center turnover index in May 2025 increased by 39.7% YoY, above the May inflation rate of 35.41%. The square meter productivity index increased in all categories compared to the previous year, with clothing (51.4%), hypermarkets (38.4%) and food & beverage (37%) categories recording above-inflation increases. On the other hand, compared to April 2025, all categories increased in real terms, with the highest increase of 29.3% in footwear. On the visitor traffic front, following the sharp decline in April, visitor traffic recovered in May, albeit with a limited decline of 2% YoY. Moreover, according to TURKSTAT data, calendar adjusted retail sales volume and turnover increased by 11.5% and 36.3% in February compared to the same month of the previous year, respectively. On a sectoral basis, the highest increase in sales volume was observed in the computer devices category with 39%, while the textile, clothing and footwear category attracted attention with a decline of 18.4%. On the turnover side, computer devices once again stood out with an increase of 81.6%. On the other hand, consumer confidence index rose by 1.1% to 84.8 in May.

PRIME RETAIL RENTS – JUNE 2025

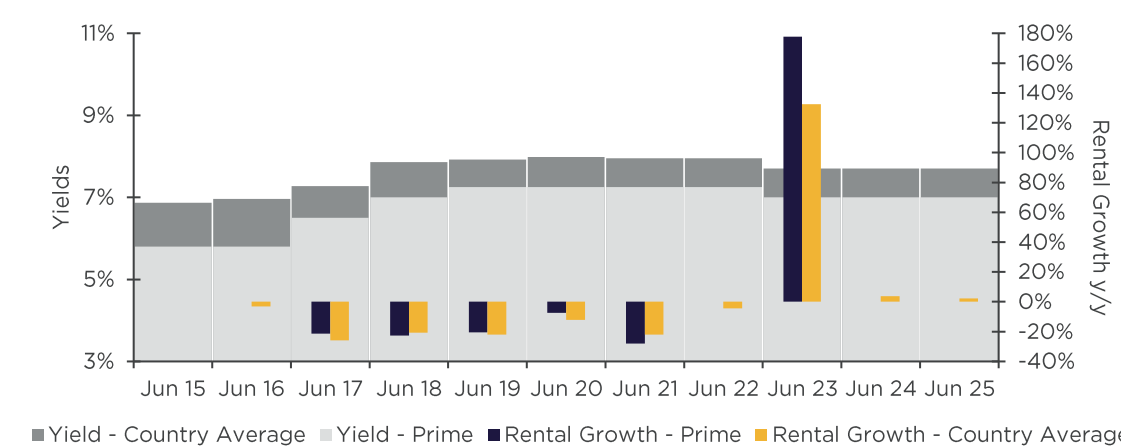
HIGH STREET STORES	TRY	US\$	€	US\$	GROWTH %	
	SQ.M/MTH	SQ.M/MTH	SQ.M/YR	SQ.FT/YR	1YR	5YR CAGR
İstanbul	9,668	250	2,647	279	0.00	15.81
İzmir	3,867	100	1,059	111	0.00	12.70
Ankara	4,060	105	1,112	117	0.00	6.96

PRIME RETAIL YIELDS – JUNE 2025

HIGH STREET STORES (FIGURES ARE GROSS, %)	CURRENT	LAST	LAST	10 YEAR	
	Q	Q	Y	HIGH	LOW
İstanbul	7.00	7.00	7.00	7.50	5.80
İzmir	8.00	8.00	8.00	8.50	7.50
Ankara	8.00	8.00	8.00	8.50	7.00
SHOPPING CENTERS (FIGURES ARE GROSS, %)	CURRENT	LAST	LAST	10 YEAR	
	Q	Q	Y	HIGH	LOW
Türkiye	8.00	8.00	8.00	9.00	7.00

The indicated office prime yields do not apply for fragmented ownership.

RECENT PERFORMANCE

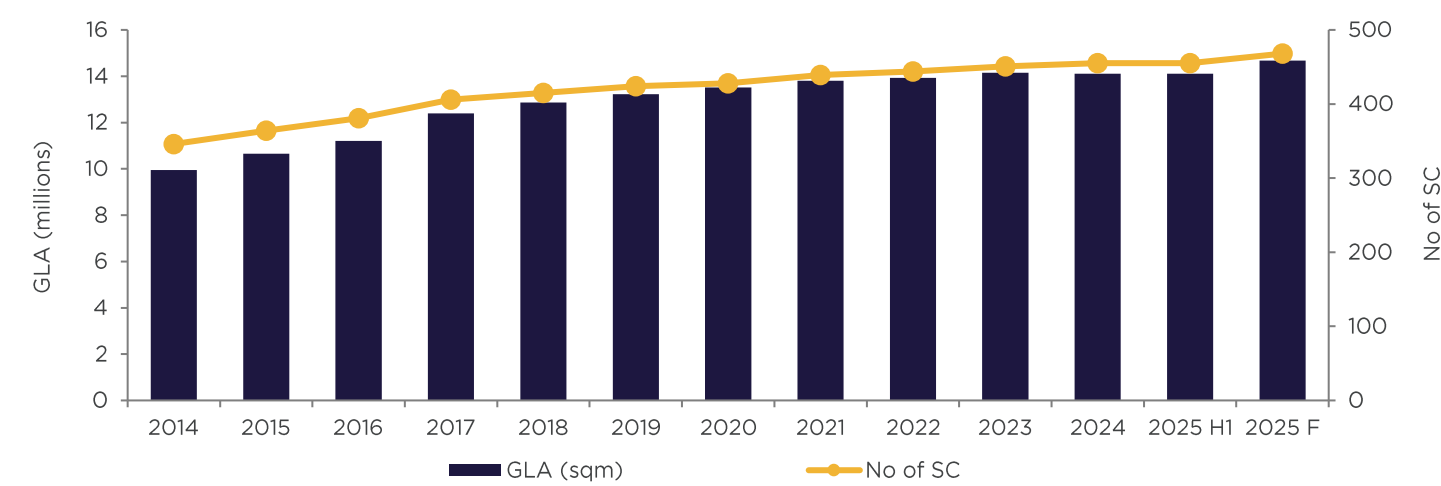




OCCUPIER FOCUS

In the first half of 2025, high occupancy rates were maintained in both shopping malls and high streets, while the Turkish retail market continued to see notable foreign brand entries. In the luxury fashion segment, US-based AMIRI and Lebanese Elie Saab opened their first stores in Türkiye at Emaar Square Shopping Mall and Zorlu Center, respectively, in cooperation with Vakko. Canada-based clothing brand lululemon made a strong entry into the market by opening two stores in İstinyePark and Akasya Shopping Mall, while Spanish underwear brand Woman'Secret returned to Türkiye after a 13-year hiatus and opened its first store in Emaar Square. German apparel brand HeartBeat opened its first store in Türkiye in İstinyePark in cooperation with Eren Perakende, while Switzerland-based running shoe manufacturer On Running started to offer its products in Türkiye through points of sale and announced that they plan to open their first physical store in the coming period. US-based home electronics company Shark-Ninja expanded its presence in the Turkish market with the opening of its first physical store in Meydan Istanbul Shopping Mall, while US-based outdoor clothing brand Merrell opened its first store in Istanbul Marina Shopping Mall in cooperation with Olgar and SPX. PizzaExpress, a UK-based restaurant chain, opened its first branch in Nişantaşı, while Babel, a Lebanese gastronomy brand, announced plans to open restaurants in Istanbul and Bodrum in the second half of the year in cooperation with Sinpaş. Joe& the Juice announced that it will enter the Turkish market with a café in Emaar Square. These developments not only increased brand diversity but also demonstrated that Türkiye remains an attractive destination for global retail investment.

TOTAL SHOPPING CENTRE GLA AND NUMBERS BY YEARS



No new shopping center openings in the first half of the year, while total supply remained stable at 455 shopping centers and 14.11 million sq m.

INVESTMENT FOCUS

No large-scale investment transactions took place in the first half of the year.

Investment activities are expected to gain momentum in the medium to long term.

OUTLOOK

- In the first half of 2025, Turkish brands continued their entry into new markets and strengthened their presence in existing markets through overseas store investments. In this context, Tavuk Dünyası opened its first store in the US under the Gagawa brand in Virginia, while FLO opened its first store in the La Soukra region of Tunisia. E-Bebek opened its third store in the UK in London, Les Benjamins opened new stores in Moscow and Colin's opened new stores in Iraq and Russia. Koton strengthened its operations in the Gulf region by renovating its store in Dubai Mall. On the other hand, some brands also announced their store opening plans for the coming periods. Luxury jewelry brand Bee Goddess is preparing to open its second boutique on Sloane Street in London, while Mavi announced plans to open a new store in the Mall of America in the US in the last quarter of the year. Espressolab signed an agreement to open 20 stores in Pakistan, formalizing its expansion strategy in this market. While these developments support Turkish brands' strategies to gain a more permanent position in foreign markets, it is expected that foreign investments will continue to increase in the coming period.
- In 2025, brands operating in the third-generation coffee scene are both consolidating their market position with new store openings and aiming to establish closer contact with consumers through experiential venue preferences. For example, Rossmann integrated the coffee experience into personal care shopping with the 'Coffee Corner' concept launched at its 200th store in Kadıköy Terminal, while BigChefs made an ambitious entry into the sector by opening the first branch of its new coffee chain called Kont Moda in June 2025. Mikel Coffee, on the other hand, opened a temporary coffee cart concept store in Torun Center, which was one of the other prominent openings in this half-year. On the other hand, the inclusion of the Whitebird Coffee & Roastery and Cafefor brands, developed under the umbrella of Efor Holding, in the market increases the interest of new investors and diversifies the demand for quality commercial spaces on the high street and in shopping malls. All these developments indicate that the third-generation coffee business is moving away from the classic chain mentality and evolving into a concept-based and experience-oriented competitive space.
- In the first half of 2025, one of the most prominent developments was the decision not to grant shopping center licenses to projects that do not include common use areas. In addition, the Ministry of Trade may suspend the operations of shopping centers with low square meters or insufficient tenant occupancy. The obligation to prepare an annual joint income and expenditure report was introduced; thus, transparency and structural quality became the prime criteria in shopping center management.

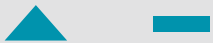
MARKET INDICATORS

Prime Rents

Although momentum has slowed, the rate of increase continues in both ₺ and US\$ terms.

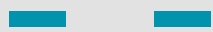
YOY  
Chg

12-Month  
Forecast



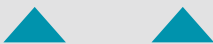
Prime Yields

Prime yields are expected to remain stable in the short term.



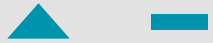
Supply

With the acceleration of new logistics facility development activities, an increase in supply is expected in the medium term.



Demand

The rate of increase in demand continues to slow down.



OVERVIEW

The Slowdown in the Manufacturing Sector Continues

Although the global consumer price index growth slowed from 5.8% in 2024 to 4.4% in 2025, energy and services inflation continue to pose risks. Additional US tariffs imposed by the Trump administration on industrial products from China have accelerated the search for alternative bases in supply chains. In May 2025, export trade volume increased by 2.6% YoY to US\$24.8 billion. In the January - May 2025 period, export trade volume totaled US\$110.9 billion, up 3.4% YoY. The volume of import trade increased by 2.7% YoY to US\$31.4 billion in May, while the volume of imports increased by 5.8% YoY to US\$152.1 billion in the January - May period. In this period, foreign trade deficit widened by 12.7%, from US\$36.6 billion to US\$41.2 billion. In June, Türkiye Manufacturing PMI declined to 46.7, the lowest level in the last eight months. Compared to April-May, production declined markedly, while industrial production continued to lose momentum. On the other hand, global manufacturing PMI rose by 0.8 points monthly from 49.5 to 50.3 in June, exceeding the 50 threshold for the first time in three months.

USER FOCUS

Average Leased Area Size Decreases by 33%

According to available data, Class A warehouse leasing activity totaled 120,950 sq m in the first half of 2025, with 94,750 sq m in the first quarter and 26,200 sq m in the second quarter. However, limited new supply led to a 33% decline in leasing activity compared to the same period last year. Rising construction costs and operational expenses continued to constrain development activity, while high demand, limited supply and inflationary pressures led to a 10% YoY increase in prime rents in Istanbul. This strengthened the trend for large-scale tenants to secure warehouse space with long-term contracts and significantly increased the interest in purpose-built solutions.

PRIME INDUSTRIAL RENTS – JUNE 2025

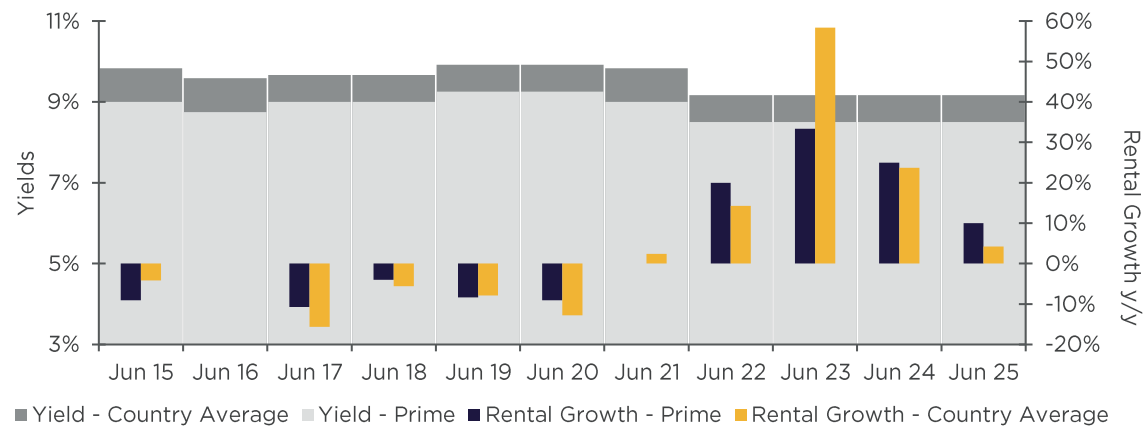
LOGISTICS LOCATIONS	TRY	US\$	€	US\$	GROWTH %	
	SQ.M MTH	SQ.M MTH	SQ.M YR	SQ. FT YR	1YR	5YR CAGR
Istanbul	425	11.00	116	12.26	10.00	17.08
Ankara	251	6.50	69	7.25	0.00	18.77

PRIME INDUSTRIAL YIELDS – JUNE 2025

LOGISTICS LOCATION (FIGURES ARE GROSS, %)	CURRENT	LAST	LAST	10 YEAR	
	Q	Q	Y	HIGH	LOW
Istanbul	8.50	8.50	8.50	9.25	8.50
Ankara	9.50	9.50	9.50	10.25	9.50

The indicated office prime yields do not apply for fragmented ownership.

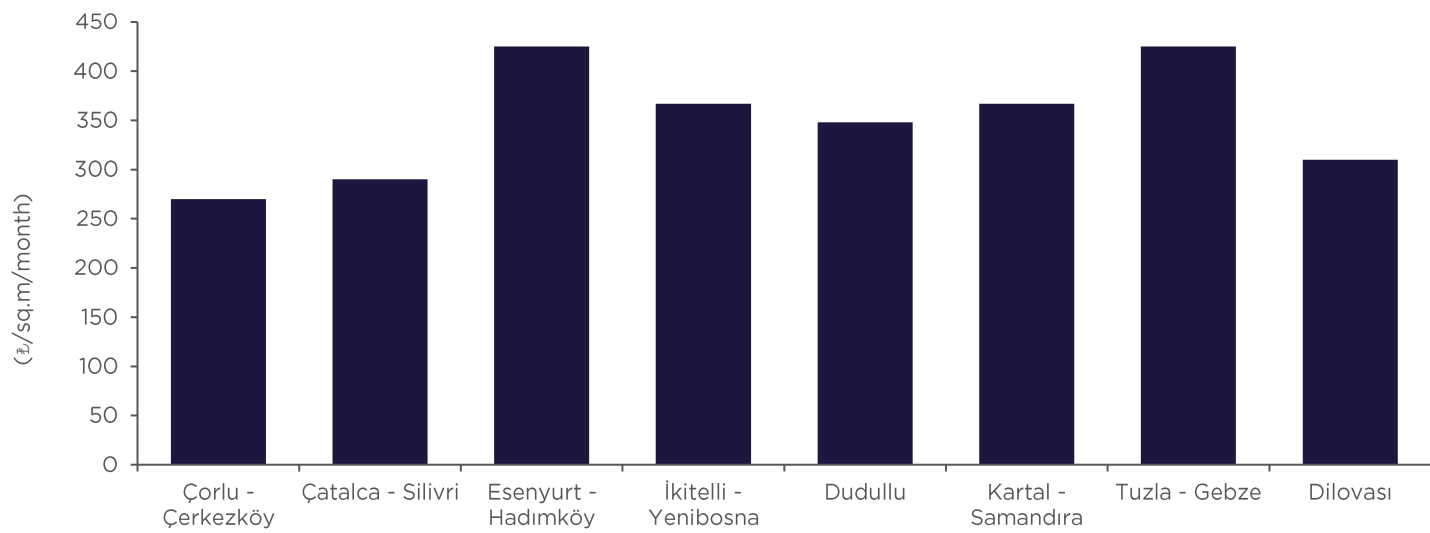
RECENT PERFORMANCE





In the first half of the year, major leasing transactions by category included companies operating in the transportation, automotive, apparel, 3PL and e-commerce sectors. In first quarter of 2025, major leasing transactions in Class A warehouses included a global logistics company (22,000 sq m, Istanbul/Tuzla), a global e-commerce company (5,941 sq m, Kocaeli/Gebze), a global 3PL company (35,000 sq m, Istanbul/Tuzla), Kığılı Giyim Ticaret A.Ş. (26,264 sq m, Kocaeli/Gebze) and Toyota Türkiye A.Ş. (5,545 sq m, Sakarya/Arifiye) leasing from Reysaş REIT. Notable leasing transactions in the second quarter include Mastel Makina İthalat İhracat Ltd. Şti. (10,000 sq m, Kocaeli/Çayırova), Uğur Trans Uluslararası Nakliyat İnşaat Taahhüt ve Ticaret Ltd. Şti. (3,200 sq m, Kocaeli/Çayırova) and Netlog Lojistik Hizmetleri A.Ş. (13,000 sq m, İstanbul/Esenyurt) leased from Reysaş REIT.

NORTH MARMARA LOGISTICS SUBMARKETS - PRIME RENTS



INVESTMENT FOCUS

In the first half of 2025, sales trends in warehouses, factories and industrial land continued similar to the first quarter. The largest investment transactions in the first half were the sale of a factory (24,000 sq m) owned by LM Wind (GE Vernova) in Bergama, İzmir to Ateş Çelik for US\$25 million, the sale of a factory (24,000 sq m) owned by Harbin GuangWang Electromechanical LTD in Osmaniye Organized Industrial Zone to Koç Metalurji A.Ş. for US\$21.5 million, the sale of a factory (20. 000 sq m to a global automotive manufacturer for US\$20 million, the sale of the factory and land (35,940 sq m) belonging to Mondi Türkiye in Çorlu, Tekirdağ to Dijitalport İstanbul Danışmanlık Lojistik Ambalaj for €7.5 million and the sale of the factory belonging to Eczacıbaşı to Incpharma İlaç Sanayi ve Ticaret Ltd. Şti. for US\$5.6 million. In addition, Reysaş REIT transferred the land (6,750 sq m) in Arnavutköy, İstanbul for ₺72.8 million and acquired the land (6,750.10 sq m) in Yeşilbayır, İstanbul for ₺72 million to build a warehouse.

OUTLOOK

- In the first half of 2025, shifts in global supply-demand balances, fluctuations in energy prices and sustainability-oriented transformation processes reshaped industrial investments both sectorally and spatially. In this period, Türkiye continued to be one of the main centers of attraction for foreign direct investments, especially for nearshore strategies. In this context, Asian manufacturers continued their investments unabated, with Yongjin Metal Technology starting construction of a stainless-steel plant worth approximately US\$250 million in Yalova Machinery Specialized OIZ. Similarly, Norway’s Stolt-Nielsen announced a US\$2 billion production facility with a Turkish company. In the same period, Chinese firms began to position Türkiye as a strategic hub for their operations in the European and Middle Eastern markets, while South Korean tobacco company KT&G joined this transformation by deciding to increase its production capacity in Türkiye.
- In the first half of the year, compared to the first quarter, strategies for production, supply and resource access in global markets became more evident. Türkiye’s role as both a logistics hub and a production base became more visible in this process. In this period, Repkon, operating in the defense industry, established a US\$435 million production facility in the US. In the automotive sector, CAVO invested €25 million in a new production facility in Skopje, while Pelsan announced the start of construction of a US\$86 million production facility in North Carolina, USA. UR-SA expands its presence in the African market with a US\$20 million plant investment in Egypt.
- A new project launched in cooperation with the Ministry of Environment, Urbanization and Climate Change and TOBB plans to relocate high-risk industrial facilities in İstanbul to Anatolia. The construction process, which will be undertaken by TOKI, aims to increase structural safety against earthquake risk and reduce the pressure of population, traffic and housing demand in İstanbul. This transformation is also expected to trigger local employment, commercial real estate demand and regional development dynamics by reversing industry-oriented migration in Anatolia.
- Steps to increase Türkiye’s data center capacity continued in the first half of the year. Türksat’s new data center investment in Gölbaşı aims to strengthen the digital infrastructure under the leadership of the public sector, while private sector investments accompany this transformation. In this context, Trendyol and Castle Investments signed an agreement to build a US\$500 million data center in Ankara, which is scheduled to be operational in Q3 2026.



MARKET INDICATORS

Residential  
Sales

2024 H1 545 K

2025 H1 691 K

YOY  
Chg



Mortgageged  
Sales

2024 H1 51.4 K

2025 H1 103 K



Sales to  
Foreigners

2024 H1 10.4 K

2025 H1 9.3 K



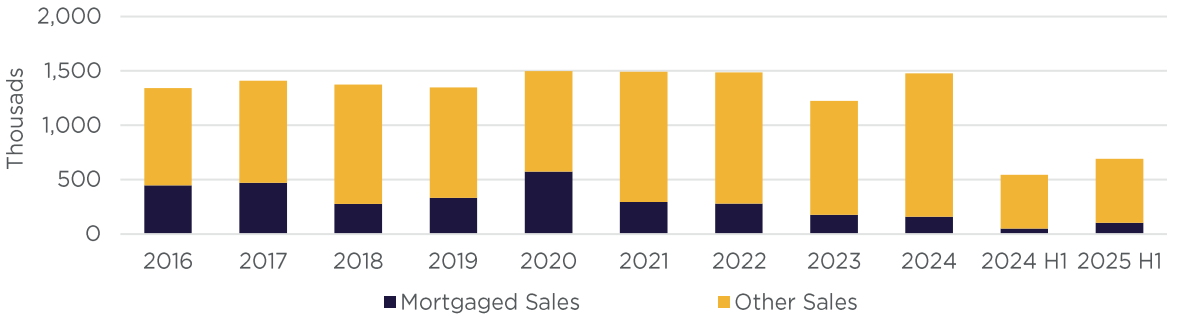
OVERVIEW

Demand for Housing Increased in the First Half of 2025

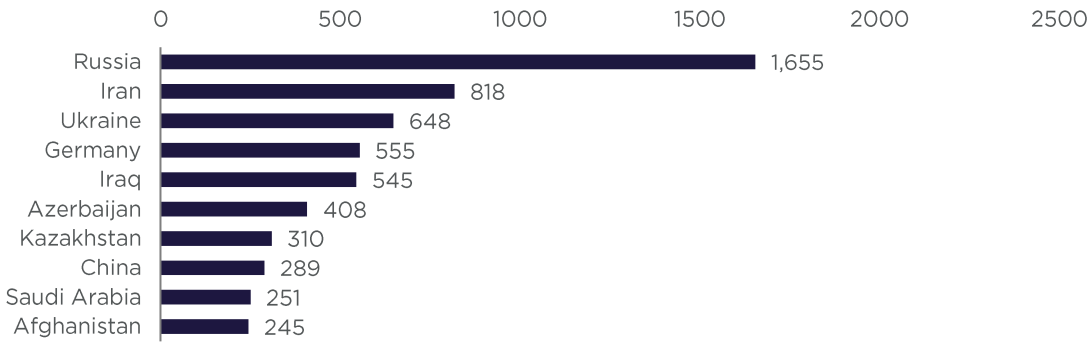
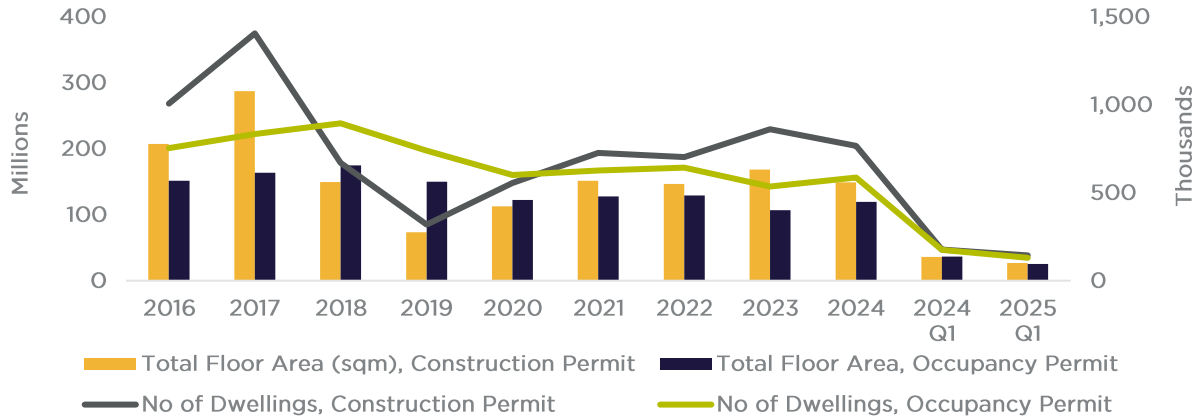
Despite the increase in construction production in the first half of 2025, cost pressures persisted, preventing the housing supply from reaching a level to meet demand. While nominal increases in house sales prices continued, high interest rates limited the share of credit sales in total sales. However, the low base effect of the previous year and the introduction of alternative payment methods led to an increase in the total number of sales. In the first half of 2025, housing sales in Türkiye increased by 26.9% YoY to 691,893 units. Moreover, mortgaged sales increased by 100.5% YoY to 103,090 units. On the other hand, first-hand housing sales increased by 19.8% YoY to 207,624, while second-hand housing sales rose by 30.3% YoY to 484,269. In the January - March 2025 period, the number of apartments for building permits was 143,626, a decrease of 19% compared to the same period of the previous year. In occupancy permits, the number of apartments decreased by 26% compared to the same period of the previous year and was recorded as 130,143. While the total area of building permits was recorded as 26.9 million sq m in this period, the total area of occupancy permits was recorded as 25.1 million sq m.

Geopolitical Tensions Change the Profile of Home Buyers

In the first half of 2025, house sales to foreigners across Türkiye decreased by 11.8% year-on-year to 9,354 units. Istanbul was the province with the highest number of sales to foreigners with 9,354 units, followed by Antalya with 3,162 units. The effects of the Russian-Ukrainian war and geopolitical tensions along the Iran-US-Israel line were also felt in this period. The Russian Federation (1,655) ranked first in housing sales to foreigners, followed by Iran (818) and Ukraine (648). These three countries were followed by Germany (555) and Iraq (545).



RESIDENTIAL SALES	2025 H1					
	Türkiye	İstanbul	Ankara	İzmir	Antalya	Bursa
Total Sales	691,893	116,483	63,444	41,864	37,616	23,556
1 <sup>st</sup> Hand Sales	207,624	29,574	15,848	11,210	13,391	6,623
2 <sup>nd</sup> Hand Sales	484,269	86,909	47,596	30,654	24,225	16,933
Mortgaged Sales	103,090	20,662	13,438	7,106	4,128	4,103
Sales to Foreigners	9,354	3,483	313	178	3,162	191





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TR International is Cushman & Wakefield's exclusive affiliate in Türkiye and operates with the aim to be Türkiye's premier real estate institution, where our deep local knowledge meets global standards of excellence. To learn more, visit [www.cw-tr.com](http://www.cw-tr.com) or follow @CW\_TRInt on Twitter, @cwtrinternational on Instagram, @CWTRInternational on Youtube, on Facebook and LinkedIn accounts.

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