



PRESIDENCY OF
THE REPUBLIC OF TÜRKİYE

**INVESTMENT &
FINANCE OFFICE**

**PPP ASSET
PORTFOLIO**

IN TÜRKİYE

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MOTORWAY SECTOR



SUMMARY OF MOTORWAY PORTFOLIO

Asset No	Highway	Length (km)	Contract Type	Investment Cost	Contract Duration	Location
1	Nakkaş-Başakşehir Highway (Under construction)	29	BOT	1.3 billion €	2025-2039	İstanbul
2	İstanbul-Bursa-İzmir Highway	408	BOT	7.2 billion \$	2019-2035	İstanbul-Bursa-Izmir
3	Ankara-Niğde Highway	330	BOT	3.2 billion €	2018-2035	Ankara-Niğde
4	Avrasya Tunnel	14.6	BOT	1.2 billion \$	2016-2042	İstanbul
5	1915 Çanakkale Bridge	101	BOT	3.1 billion €	2022-2034	Çanakkale
6	Antalya-Alanya Motorway (Under construction)	122	BOT	970 million €	18 years	Antalya
7	Ankara-Kırıkkale-Delice Motorway (Under construction)	120	BOT	605 million €	20 years	Ankara-Kırıkkale

ASSET 1: NAKKAŞ-BAŞAKŞEHİR HIGHWAY

Project Snapshot	
Contract Type	Built-Operate-Transfer
Tender Criteria	Minimum Toll Rate
Payment Mechanism	Toll fees
Governing Law	3996 Built Operate Transfer Law
Contracting Authority	State Highways Authority
Construction Period	2023-2025
Operation Period	2025-2039
Transfer Date to Government	09/03/2037
Investment Cost	1.3 billion euros
Equity Investors	Meridiam SAS Rönesans Construction
Project Stage	Under Construction
Project Length	24,2 km main road 860m cable stayed bridge 5 km connection roads



ASSET 2: İSTANBUL-BURSA-İZMİR HIGHWAY

Project Snapshot

Contract Type	Built-Operate-Transfer
Tender Criteria	Minimum Toll Rate
Payment Mechanism	Toll fees
Governing Law	3996 Built Operate Transfer Law
Contracting Authority	State Highways Authority
Construction Period	7 years, 2 months, 14 days
Operation Period	16 years, 9 months, 14 days
Transfer Date to Government	09/03/2037
Investment Cost	7,2 billion dollars
Equity Investors	Nurol Construction Özaltın Construction Makyol Construction Astaldi S.p.A. Göçay Construction
Project Length	384 km long motorway 42 km long access road
Project Sections	4 sections



Government Support

Two-way minimum revenue guarantee
Section-1: 40.000 Car Equivalent AADT
Section-2: 35.000 Car Equivalent AADT
Section-3: 17.000 Car Equivalent AADT
Section-4: 23.000 Car Equivalent AADT
Debt Assumption
VAT and Stamp Duty Exemption

Project Details

Bridge:	2600 m cable-stayed bridge
Platform Viaduct:	38
Tunnel:	3

ASSET 3: ANKARA-NİĞDE HIGHWAY

Project Snapshot	
Contract Type	Built-Operate-Transfer
Tender Criteria	Minimum Toll Rate
Payment Mechanism	Toll fees
Governing Law	3996 Built Operate Transfer Law
Contracting Authority	State Highways Authority
Construction Period	3 years
Operation Period	12 years, 8 months, 13 days
Transfer Date to Government	02/02/2032
Investment Cost	3,2 billion euros
Equity Investors	ERG Construction SSB Sauerwein & Schaefer Bau AG
Project Length	275 km long motorway 55 km access road
Project Sections	3 sections

Government Support
Two-way minimum revenue guarantee
Section-1: 34.000 Car Equivalent AADT
Section-2: 23.000 Car Equivalent AADT
Section-3: 18.000 Car Equivalent AADT
Debt Assumption
VAT and Stamp Duty Exemption



Ankara – Niğde Motorway is the part of Trans European Motorway (“TEM”), which was earlier planned from Edirne, Northwest of Türkiye, to Şanlıurfa, Southeast of Türkiye

ASSET 4: EUROASIA TUNNEL

Project Snapshot

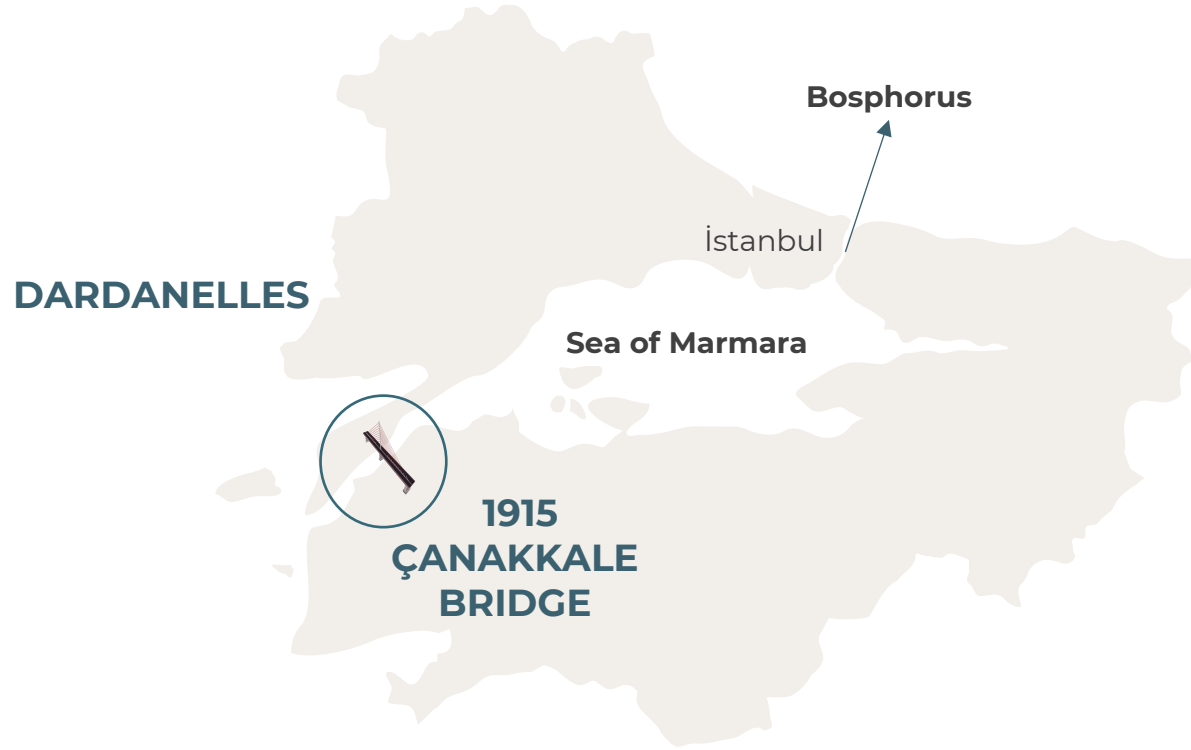
Contract Type	Built-Operate-Transfer
Tender Criteria	Minimum Toll Rate
Payment Mechanism	Toll fees
Governing Law	3996 Built Operate Transfer Law
Contracting Authority	State Highways Authority
Construction Period	3 years 11 months 3 days
Operation Period	25 years, 28 days
Transfer Date to Government	30/01/2042
Investment Cost	1,2 billion dollars
Equity Investors	Yapı Merkezi Construction (50%) SK Engineering & Construction Co. Ltd (25.1%) QIA (24.9%)
Project Length	5,4 km long tunnel

Government Support

Two-way minimum revenue guarantee
Opening year 25,000,000 Car Equivalent AADT
Debt Assumption
VAT and Stamp Duty Exemption



ASSET 5 : 1915 ÇANAKKALE BRIDGE



- Longest main span (2,023 m) of any suspension bridge in the world
- Bridge Length: 4,608 m
- 101 km motorway (including the Bridge)
- Construction started in March 2017
- Operation started in 2023
- Operation period: 16 years 2 months (including construction)
- Investment: €3.1 Billion with BOT

DAELIM

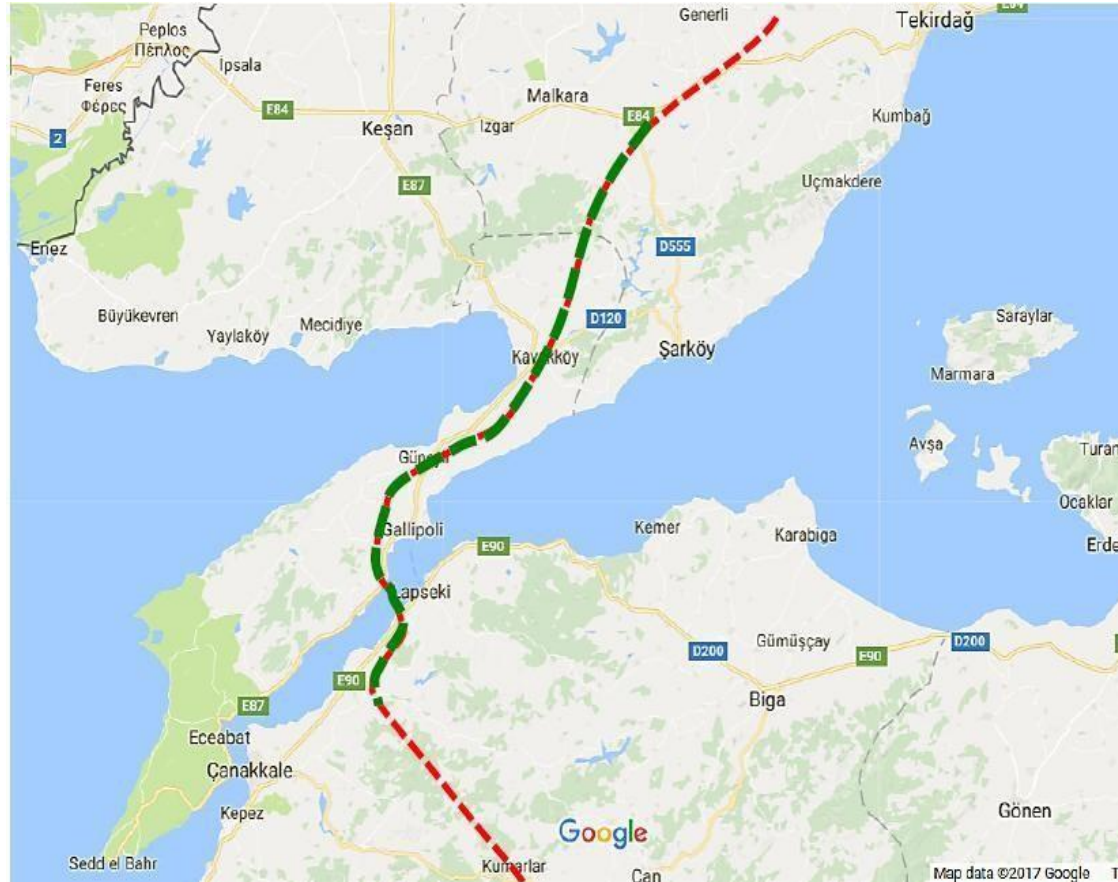
Limak

SK E&C

**yapi
merkezi**

ASSET 5 : 1915 ÇANAKKALE BRIDGE

Project Route



*Green line indicates the current project.

*Red lines indicate the sections to be constructed in following period

Overview

- The Project is a part of Kınalı - Tekirdağ – Çanakkale - Savaştepe Motorway masterplan and consists of the following:
 - **1915 Çanakkale Bridge**, which is the longest suspension bridge in the world by the length of its main span (2,023m) and a total length of 3,623m)
 - **Canakkale - Malkara Motorway** with a tollable length of ~ 79 km
- The Project connects with Türkiye's major motorway network, making it a key aspect for the country and for Eurasia
- The Project Company is formed by Yapı Merkezi, SK, Limak and Daelim Groups
- CoD is achieved on 18th of March, 2022 and the project is operational.
- In this BOT structure, the Concessionaire undertakes the design, construction, finance and operation of the Tunnel and has been granted with **a FX-indexed toll structure and a minimum traffic revenue guarantee by the Administration.**
- Major Project components include:
 - Traffic guarantee: **45,000 car** equivalent per day
 - Total concession period: **16 years, 2 months (including construction)**
 - **5 years 6 months** of construction period

Key connectivity infrastructure for Türkiye, Europe, and Asia

ASSET 6: ANTALYA-ALANYA MOTORWAY

Project Snapshot

Contract Type	Built-Operate-Transfer
Tender Criteria	Minimum Toll Rate
Payment Mechanism	Toll fees
Governing Law	3996 Built Operate Transfer Law
Contracting Authority	Directorate General of Highways
Construction Period	3 years
Operation Period	15 years
Investment Cost	970 million euros
Equity Investors	Limak Group
Project Stage	Under Construction
Project Length	122 km

Government Support

62.500 (AADT) Minimum Revenue Guarantee
Debt Assumption
VAT and Stamp Duty Exemption



ASSET 7: ANKARA-KIRIKKALE-DELICE MOTORWAY

Project Snapshot	
Contract Type	Built-Operate-Transfer
Tender Criteria	Minimum Toll Rate
Payment Mechanism	Toll fees
Governing Law	3996 Built Operate Transfer Law
Contracting Authority	Directorate General of Highways
Construction Period	3 years
Operation Period	17 years
Investment Cost	605 million euros
Equity Investors	Fernas Group
Project Stage	Under Construction
Government Support	
Section 1:67.000/ Section 2: 38.000 (AADT) Minimum Revenue Guarantee	
Debt Assumption	
VAT and Stamp Duty Exemption	





MARITIME SECTOR



SUMMARY OF MARITIME PORTFOLIO

Project/Asset No	Port	Capacity	Dock Length (m)	Location	Owner
1	Borusan Port	450.000 TEU/year	935	Bursa	Borusan Holding
2	Belde Port	550.000 TEU/year	450	Kocaeli	Med Logistics
3	İskenderun Port	1.000.000 TEU/year	1.652	İskenderun / Hatay	Limak Holding
4	Adana Port	250.000 TEU/year	1.297	Adana	Sanko Holding
5	İsdemir Port	21 mil ton/year	1.501	İskenderun / Hatay	OYAK
6	Erdemir Port	20 mil ton/year	1.670	Ereğli / Zonguldak	OYAK

ASSET 1 - BORUSAN PORT

1 Highly captive gateway location with access to an affluent and well-connected hinterland

Main customers in the hinterland best served by the Gemlik Region



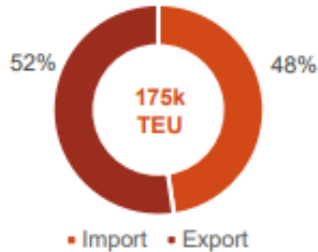
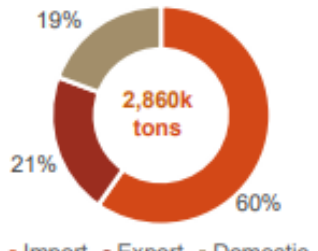
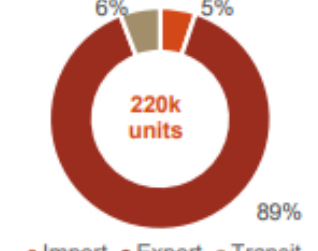
Prosperous hinterland with robust growth outlook



- Borusan Port is a **wholly owned subsidiary of Borusan Group**. The Port started its operations in 1984 and is located in **Gemlik within the dynamic Bursa region**.
- Borusan Port serves a large, fast growing and captive hinterland, Borusan Port has almost **100% origin and destination volumes**.
- The region is surrounded by beige and crystal marble quarries and various marble processors operate within the area, exporting their production through Gemlik Ports.

ASSET 1 - BORUSAN PORT

2 Broad product offering and highly diversified business model

Segment	Export / import by volume ¹	Top export destinations	Imported products	Exported products
 Container	 175k TEU 52% Import 48% Export	Global (mainly Far East & North Africa)	- Textiles - White goods - Automotive parts	- Mining goods - Marbles - Zinc - Textiles - White goods - Automotive Parts
 General Cargo	 2,860k tons 19% Domestic 21% Import 60% Export	- USA - Canada - Israel - Romania	- Hot Rolled Coil - Cold Rolled Coil - Plain Plate - Project Cargo - Aluminum	- Cold Rolled Coil - Pipe - Spiral Pipe - Plain Plate - Project Cargo
 Vehicle Handling	 220k units 6% Transit 5% Export 89% Import	- Slovenia - France - Spain - Morocco - Belgium - Italy	- Cars - Truck - Minibus - Trailer - Tractor - Bus - Loader	- Cars - Truck - Minibus - Trailer - Tractor - Bus - Loader

ASSET 2 - BELDE PORT

- MED Lojistik A.S. ("**the Company**") which is the Port Operator of Beldeport ("**the Port**") and has all licences to operate the Port. Belde Liman İşletmeleri A.S. ("**Belde A.Ş.**" or "**Belde**") is the owner of the Port. Belde A.Ş. is the subsidiary of MED Lojistik A.S.
- Beldeport is strategically located in the heart of Türkiye's industrial and economic hinterland, namely Marmara Region.
- Beldeport is in close proximity to leading industries and exporters of Türkiye, such as automotive, iron & steel, machinery, consumer electronics, construction materials, chemicals, textiles, etc. and offers significant cost-benefits for gateway (export/import) containers
- The Port handled 0.4 M ton of general cargo in its first operational year of 2018, 0.66 M ton in 2019, 1.01 M ton in 2020 and 1.3 M ton within the first 9 month of 2021. Beldeport is expected to handle 1.7 M ton cargo by the end of 2021, implying a growth rate of 60% CAGR between 2018-2021E.
- Beldeport's EIA (Environmental Impact Assessment) permit also includes a permission to build a liquid bulk terminal



Port Technical Features	
Contract Model:	Private Port
Handling Capacity:	550.000 TEU Container (TEU/Year) 1.500.000 Tons General Load (Tons/Year) 300.00 Ro-Ro (Vehicles/Year)
Total Port Area:	600.000 m ²
Dock Pier Features:	Height: 450 m Depth: 16.5 m
Equipment – Crawler Crane:	1 x 30 tons
Equipment – Mobile Field Crane:	2 x 144 tons
Equipment – Mobile Harbor Crane:	1 x 12 tons
Equipment – Empty Container Stacking Machine:	10
Equipment – Forklift:	9 x 3-32 tons
Equipment – Mini Loader:	1 x 1 tons

ASSET 3 - LİMAK PORT OF İSKENDERUN

Port Technical Features	
Port Area	1.000.000 m ²
Number of Berths	8
Container Berth Water Depth	15,5 meter
General Cargo Berths Length	732 meter
Container Berths Length	920 meter
Reefer Plugs	600
Container Capacity	1.000.000 TEU / Year
Dry Bulk Capacity	2.500.000 Ton / Year
General Cargo Capacity	600.000 Ton / Year
Ro-Ro Capacity	120.000 Vehicle / Year
Ro-Pax Capacity	30.000 Truck / Year
Investment Cost	\$ 700 Million



ASSET 4 - ADANA PORT

Port Technical Features	
Port Area	1.300.000 m ²
Number of Berths	5
Container Berth Water Depth	18 meter
General Cargo Berths Length	732 meter
Type A Bonded Closed Warehouse	30.362 m2
Type A Bonded Open Storage Area	44.393 m2
Type A Bonded Warehouse for Bulk Cargo	34.000 m2
Reefer Plugs	40
Container Capacity	250.000 TEU / Year
General Cargo Capacity	8.000.000 Ton / Year
Silo Capacity	12.000 tons



ASSET 5 – İSDEMİR PORT

Asset Overview

Port Type



Capacity

21 mn ton

Location

İskenderun

Total Project

1,072,248 m²

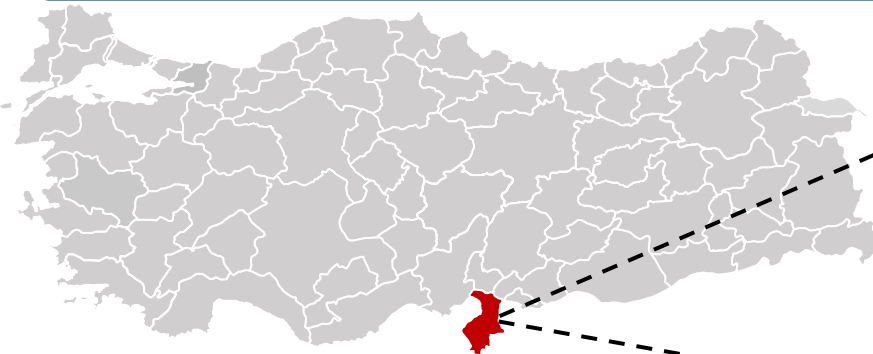
Operation Date

Under operation

Operator

OYAK

İskenderun-HATAY



Key Technical Data

Berth Length	1,522 m
Warehouse Open Field	69,640 m ²
Max. Draft	19 m
Indoor Warehouse	4,186 m ²
Bonded Open Area	270,190 m ²
Dry Bulk Cargo	13 mil ton / year
General Cargo	7 mil ton / year
Liquid Bulk Cargo	1 mil ton / year

Vehicle Type	Quantity	Capacity
Unloader Berth Crane	2	50 tons
Mobile Crane	3	20 - 124 tons
Electric Berth Crane	9	10 - 55 tons
Forklift	11	5 - 45 tons
Loader	5	18 - 20 tons weight (3 - 5 m ³ capacity)
Industrial Excavator	9	20 - 25 tons weight (4 - 5 ton capacity)
Industrial Mini Excavator	1	5,5 tons weight (1 ton capacity)
Mini Loader	2	3 tons
Sweeper Vehicle	1	7 m ³
Water Cart	1	25 m ³
Wheeled Scraper / Loader	1	

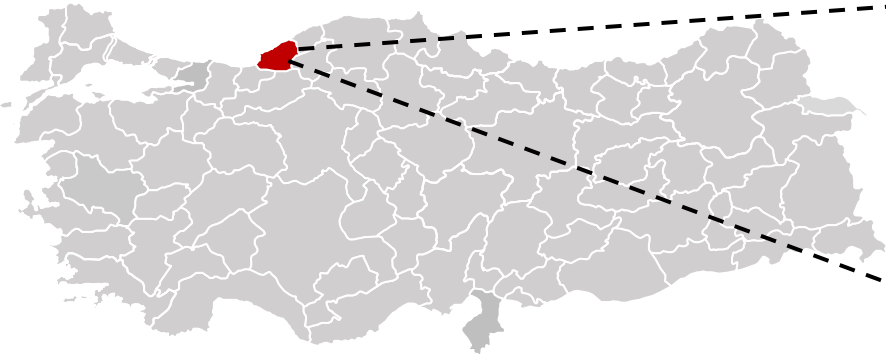


ASSET 6 – ERDEMİR PORT

Asset Overview

Port Type	Capacity	Location
	20 mn ton	Ereğli
Total Project	Operation Date	Operator
750,000 m²	Under operation	OYAK

Ereğli - ZONGULDAK



Key Technical Data

Berth Length	1,670 m
Warehouse Open Field	139,000 m²
Max. Draft	20 m
Indoor Porch	3,000 m²
Bulk Solid Load	13,75 mil ton / year
General Cargo	6,25 mil ton / year
Liquid Bulk Cargo	0,25 mil ton / year

Vehicle Type	Quantity	Capacity
Dry Bulk Crane	4	1,500 tons / hour
General Cargo Crane	5	10 - 40 tons
Mobile Harbour Crane	1	40 tons
Forklift	9	5 - 45 tons
Loader	6	0,4 - 4 m³
Excavator	5	0,8 - 1,5 m³
Telehandler / Vibroring	1	14 m
Water Cart	1	7 m³





HEALTHCARE SECTOR

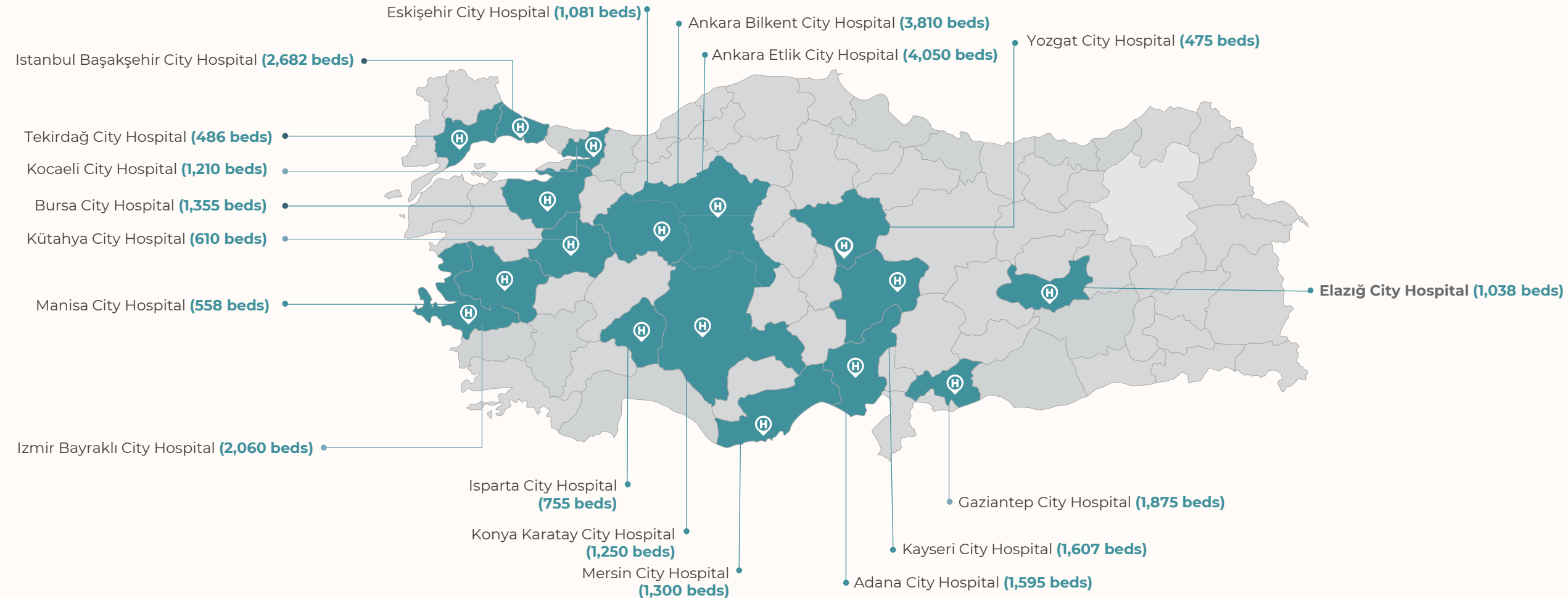


SUMMARY OF HEALTHCARE PORTFOLIO

NO	HOSPITALS	OWNER
Asset 1	İstanbul Başakşehir Çam Sakura City Hospital	Rönesans Holding
Asset 2	Elazığ Fethi Sekin City Hospital	Rönesans Holding
Asset 3	Adana City Hospital	Rönesans Holding
Asset 4	Bursa City Hospital	Rönesans Holding
Asset 5	Yozgat City Hospital	Rönesans Holding
Asset 6	Kütahya City Hospital	Güriş Holding
Asset 7	Gaziantep City Hospital	Rönesans Holding
Asset 8	Ankara Bilkent City Hospital	CCN Holding
Asset 9	Mersin City Hospital	CCN Holding
Asset 10	Isparta City Hospital	Akfen Construction
Asset 11	Eskişehir City Hospital	Akfen Construction
Asset 12	Tekirdağ City Hospital	Akfen Construction
Asset 13	İzmir Bayraklı City Hospital	Gama Holding-Türkerler Construction
Asset 14	Kocaeli City Hospital	Gama Holding-Türkerler Construction
Asset 15	Konya City Hospital	YDA Construction
Asset 16	Kayseri City Hospital	YDA Construction
Asset 17	Manisa City Hospital	YDA Construction
Asset 18	Ankara Etlik City Hospital	Türkerler Construction

HEALTHCARE PPP PROJECTS

TÜRKİYE HAS INTRODUCED INTEGRATED HEALTHCARE
CAMPUSES ACROSS THE COUNTRY IN 2013



CITY HOSPITALS – 1

	1 İstanbul Başakşehir	2 Elazığ	3 Adana	4 Bursa	5 Yozgat	6 Kütahya	7 Gaziantep	8 Ankara Bilkent	9 Mersin
Investment Cost (million USD)	1,613	404	710	413	190	250	964	1.333	398
Date of Transfer to Public:	2045	2043	2042	2044	2042	2047	2045	2043	2042
Current Situation:	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational
Bed Capacity:	2,682	1,038	1,550	1,355	475	610	1,875	3,662	1,294
Project Companies:	69.98 % Rönesans Sağlık Yatırım A.Ş. 0.02 % Rönesans Holding A.Ş. 30 % Sojitz Hospital PPP Investment B.V.	21.04 % Rönesans Sağlık Yatırım A.Ş. 6 % Ş.A.M Yapı San. ve Tic. Ltd. Şti. 62,94 % Meridiam Eastern Europe S.A.R.L	39.98 % Rönesans Sağlık Yatırım A.Ş. 40 % Meridiam Eastern Europe S.A.R.L 10 % Ş.A.M Yapı San. ve Tic. Ltd. Şti. 6 % Sıla Danışmanlık Bilişim Sağlık İnş. Tic. A.Ş.	45% Rönesans Sağlık Yatırım A.S. 45% Meridiam Eastern Europe S.A.R.L 10% S.A.M Yapı San. ve Tic. Ltd. Sti.	Rönesans Sağlık Yatırım, Meridiam Eastern Europe S.A.R.L AEC Proje Sıla Danışmanlık Ş.A.M Yapı, TTT Sağlık Hizmetleri	100% Güriş Holding	25.5 % Rönesans Holding 25.5 % Meridiam 24.5 % Samsung C&T 24.5 % Actus Portfoy Yonetimi A.S.	100 % CCN Hastane Hizmetleri ve İşletme A.Ş.	İçtaş İnşaat ve Sanayi Ticaret A.Ş (CCN) Techint Compagnia Tecnica Dia Holding Fzco, IC

CITY HOSPITALS – 1

	10 Isparta	11 Eskisehir	12 Tekirdag	13 İzmir	14 Kocaeli	15 Konya	16 Kayseri	17 Manisa	18 Ankara Etlik
Investment Cost (million USD)	329	477	261	635	409	279	515	225	1,450
Date of Transfer to Public:	2042	2043	2045	2045	2045	2044	2043	2043	2043
Current Situation:	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational
Bed Capacity:	755	1,081	480	2,060	1,180	838	1,607	558	4.050
Project Companies:	100 % Akfen İns. Tur. Ve Tic. A.S.	%100 Akfen Insaat Turizm ve Ticaret A.S.	% 100 Akfen Insaat Turizm ve Ticaret A.S.	100% Türkerler Holding A.Ş.	100% Türkerler Holding A.Ş.	100 % YDA İns. San. ve Tic. A.S.	51 % YDA İnşaat Sanayi ve Ticaret A.Ş. 25 % Inso Sistemi Per Le Infrastrutture Sociali S.P.A. 24 % YDA Sağlık Yatırım ve İşletme Sanayi Ticaret A.Ş.	100 % YDA İnşaat Sanayi ve Ticaret A.Ş	100% Türkerler Holding A.Ş



AIRWAY SECTOR



ASSET 1 - CUKUROVA AIRPORT

- Specifically designed to serve a massive hinterland covering Adana, Mersin, and Osmaniye, with a combined population of nearly 5 million.
- Strategically positioned 30 km from Adana city center, 45 km from Mersin city center, and 45 km from the vital Mersin Port.
- Features a passenger guarantee limited to the first 12 years of operation.
- Officially entered service and began serving domestic and international traffic on August 11, 2024.



Project Snapshot

Category	Details
Location	Mersin / Tarsus, Türkiye
Contract Type	Build-Operate-Transfer (BOT)
Annual Passenger Capacity	9,000,000 Passengers
Terminal Size	110,051 m2
Main Runway (1st Runway)	3500 x 60 m (CAT II Class)
Emergency Runway	3500 x 45 m
Commercial Apron (Apron 1)	48 Aircraft parking spots (8 with passenger bridges)
General Aviation (Apron 2)	21 Aircraft parking spots + 3 H2-Type Helipads
Passenger Facilities	56 Check-in Counters, 23 Passport Banks, and 7 Baggage Carousels
Terminal Logistics	8 Bus Gates and 3 Dedicated Lounges (2 Domestic, 1 Int'l)
Parking Capacity	1,477 car multi-story parking (52,280 m2) + 60 VIP spots
Contract Duration	25 Years

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