

# DAILY MARKET WATCH

## Market Commentary

Borsa İstanbul is set to open after a sharp correction, with the BIST 100 falling 2.17% to 13,589.14, marking its lowest close since January 28. The pullback came amid rising global risk aversion and higher domestic yields, as the two-year benchmark bond yield climbed to 35.20%, its highest level since late January. Today's opening is expected to be cautious, with investors reassessing risk after the recent volatility.

On the domestic front, the key item will be Treasury cash balance figures due at 17:30, which will be monitored for signals on fiscal liquidity conditions and financing needs. Earlier in the day, Turkstat will release results from the Address-Based Population Registration System, offering structural insights rather than immediate market impact. Weekly data already showed continued foreign inflows into equities and government bonds, alongside a further decline in FX-protected deposit balances, pointing to ongoing normalization trends despite near-term market stress.

Globally, attention turns to growth and confidence indicators. In Europe, industrial production and trade balance data from Germany, France, Spain, and the UK will help shape views on regional momentum. In the US, the University of Michigan Consumer Sentiment Index will be closely watched, especially after weak labor market signals this week. December JOLTS job openings fell sharply below expectations, while weekly jobless claims rose to 231k, reinforcing signs of cooling in the US labor market. Central bank decisions from the ECB and the BoE, both holding rates steady, confirmed a cautious, data-dependent stance amid persistent uncertainty.

USD/TRY is trading at 43.6151 in early morning quotes.

Market Figures Table	BIST Figures (TRY)		MSCI Figures		Bond Market		Money Market			Market Est.	
	BIST-100	Trading Vol.	Foreign%	EM	Turkey Bench.	10Yr Bond	US\$/TRY	EUR/TRY	Basket	Is Inv.	Est. P/E
Close	13,589	270,292	36.69	1508	347	35.21	30.07	43.5338	51.3365	47.4700	2025
Daily Δ	▼ -2.2%	▼ -5.1%	-0.2 bps	▼ -1.6%	▼ -2.5%	45 bps	0.30 bps	▲ 0.1%	▲ 0.0%	▬ -0.1%	2026
1M Δ	▲ 12.4%	▲ 27.1%	0.4 bps	▲ 3.8%	▲ 11.0%	-149 bps	▲ 1.1%	▲ 0.0%	▲ 0.0%	▬ 0.0%	2027

The company has invested a cumulative EUR 545m in data center infrastructure as of 2025. Operational footprint spans key economic and connectivity hubs, including Çorlu, Gebze, Torbalı, and Ankara (Temelli).

BIST-100 Best / Worst Performers & BIST-100 Top 5 by Trading Volume (Daily Δ)						
Best 5 Performance (%)	EFOR	10%	DAPGM	10%	KUYAS	6%
Worst 5 Performance (%)	KLRHO	-7%	ASELS	-6%	EKGYO	-5%
Top 5 by Volume (TRY mn)	THYAO	20733	ASELS	12197	SISE	11329
					AKBNK	10350
					ISCTR	9704

All capacity across the three data centers will be fully allocated to Google, positioning the project as an anchor-tenant-driven development with high revenue visibility and limited demand risk. Management provided further detail on the development and phasing model of the investment. • Each of the three hyperscale data centers will consist of three modules. • Modules will be delivered simultaneously and on a demand-driven basis, coming online as capacity is filled and incremental demand is confirmed. • The first module is expected to be completed in 2028, with revenue contribution beginning post-2028.

The agreement is structured as a revenue-sharing model. Under the arrangement, Google will pay Turkcell a colocation-type service fee, while Turkcell will also receive a reseller revenue share from Google services offered through the data centers.

Management highlighted that Google currently offers 200+ products globally that are not yet available in Turkey.

No further information was provided, regarding the expected revenues or the breakdown.

Management expects demand for data center and cloud services to be driven by structural rather than cyclical factors.

Globally, cloud adoption and AI-driven workloads are reshaping infrastructure requirements, favoring hyperscale-ready, energy-efficient, and scalable facilities. Locally, Turkey remains at an early stage of cloud adoption, particularly relative to EU peers, implying a multi-year catch-up opportunity. According to IDC, Türkiye's cloud services market is expected to grow at a ~20% CAGR over 2024–2029.

Management reiterated some of the growth targets for data center and cloud segment. The share of data center and cloud revenues in total company revenues is expected to rise from ~2% currently to 8–10% in the medium term.

- Active data center capacity to increase from 50 MW in 2025 to 100 MW by 2032.
- Corporate data center and cloud revenues to grow ~6x between 2025 and 2032.

• Segment's EBITDA is expected to grow above 20% CAGR in USD terms by 2032. 2/3 of the 100 mn USD EBITDA target for 2026 is driven from Turkcell customers, the rest is from internal use.

Management stated that hyperscale data center investments typically generate USD-denominated IRRs of 10–16%, depending on location and contract structure, with payback periods of 5–10 years.

Management also discussed upcoming 5G-enabled Superbox products, including a portable version. The company currently has 678,000 Superbox subscribers, and management believes this base could scale toward fiber subscriber levels over the long term.

Overall, the analyst meeting and site visit reinforced management's message that the company is evolving into a scaled digital infrastructure platform with hyperscale exposure and sustainable growth profile. We maintain our positive view on TCELL with a target price of TRY 143 per share. We will revisit our estimates shortly.

## Corporate News & Trading Ideas

### Turkcell

Price (TL) : 116.1 - T.P.(TL) : 143.07 - Mcap.mn.(TL) : 255420 - 3M ADV(mn\$) : 65.87

TCELL TI Equity- Rec.:BUY Upside%: 23.23 Analyst: eakalan@isyatirim.com.tr 

### Analyst Meeting Notes

The company hosted an analyst meeting and data center site visit yesterday, during which management provided a comprehensive update on its digital infrastructure strategy. Management highlighted that the company already operates a scaled and market-leading data center platform in Turkey with ~39% market share in corporate data center capacity.

- Total IT capacity stands at 54 MW, of which 50 MW is currently active.
- The company has invested a cumulative EUR 545m in data center infrastructure as of 2025.
- The operational footprint spans key economic and connectivity hubs, including Çorlu, Gebze, Torbalı, and Ankara (Temelli).
- The company is the first operator in Turkey to obtain Tier III certification across design, construction, and operations.

This leadership is reinforced by the recently announced strategic investment agreement with Google to build a Hyperscale Cloud Region in Turkey.

Under the partnership: Three hyperscale data centers will be developed in Ankara. Turkcell will invest approximately USD 1bn to deliver construction by the end of 2032. Google will invest approximately USD 2bn for white-space infrastructure in 10 years.

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### Anadolu Sigorta

Price (TL) : 27.02 - T.P.(TL) : 39.2 - Mcap.mn.(TL) : 54040 - 3M ADV(mn\$) : 4.25

ANSGR TI Equity- Rec.:BUY Upside%: 45.08 Analyst: bsengonul@isyatirim.com.tr 

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On a year-on-year basis, the segments recording the strongest growth were health and sickness with 36% growth and general losses with 62%. Motor third-party liability was the weakest-performing segment, declining by 25%.

Gross premium production decreased by 24% MoM in January 2026 due to seasonality. December 2025: TL 14,846 mn.

Overall, Anadolu Sigorta continues to maintain strong growth in premium production. Neutral.

## Local Calendar

ISCTR 4Q25 results release (Consensus estimate: TL 16,157 mn)

TUPRS 4Q25 results release (Is Investment net income estimate:

TL4,864 mn, Consensus estimate: TL5,037 mn)

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Upside Potential >25% : BUY

10% < Upside potential < 25% : HOLD

Upside potential < 10% : SELL

+/- 5% Analyst judgment at each boundary.