

Replacing Mavi Giyim with Boğaziçi Beton in our Top Picks List

Adding Boğaziçi Beton

We are adding Boğaziçi Beton to our Top Picks list. Considering its solid performance and enhanced profitability, we believe that Boğaziçi Beton is a defensive pick in the BIST-Universe given its attractive multiples with its extensive pending concrete orders. Accordingly, we maintain our Outperform rating for the stock despite its solid BIST outperformance of 88% since the beginning of the year. On our 2024FY forecasts, BOBET trades at an EV/EBITDA of 5.2x implying 35% discount compared to its peers.

Removing Mavi Giyim

Despite ongoing high inflation, we are tactically removing Mavi Giyim from our Top Picks List as we believe best is behind us due to the slowdown in LfL basket size and number of transaction growth. We tactically remove the stock from our Top-Picks List on nearing quarterly earnings announcement. The stock increased by %405.9 since our inclusion into Top-picks and outperformed BIST-100 Index by 68.0%.

TOP PICKS LIST	Rating	12m TP	Upside Potential	Inclusion date	Since inclusion	Relative Perf. (XU100)					
						1W	2W	1M	3M	6M	YTD
BOBET	Outperform	57.41	43%	10/24/2023	0.0%	-2.1%	-1.1%	-8.6%	31.1%	45.3%	87.6%
MGROS	Outperform	464.00	28%	10/2/2023	6.7%	1.5%	-5.1%	0.2%	12.5%	29.5%	78.5%
KRDMD	Outperform	32.60	27%	5/8/2023	8.8%	-6.5%	-11.6%	-3.6%	1.7%	-5.6%	1.6%
SISE	Outperform	65.00	30%	3/6/2023	-27.1%	-1.1%	1.1%	-5.1%	-11.2%	-21.7%	-15.7%
KCAER	Outperform	U/R	-	2/1/2023	12.1%	4.9%	-0.4%	6.5%	31.7%	21.5%	0.6%
SUNTK	Outperform	86.00	25%	10/6/2022	-0.8%	-1.7%	-1.4%	6.0%	15.9%	16.1%	-16.2%
THYAO	Outperform	310.00	45%	6/2/2021	192.7%	-1.9%	-0.6%	-2.0%	-17.5%	3.1%	7.8%
QNB Finansinvest Top picks Portfolio					429.0%	-0.1%	-2.6%	0.7%	0.7%	8.3%	9.4%
Out											
MAVI	Outperform	U/R	-	4/21/2022	68.0%	3.6%	-1.0%	-3.9%	3.2%	21.1%	14.8%

QNB Finansinvest Rating System

We employ a relative scale in our rating system (i.e. Market **Outperform**, **Neutral**, **Underperform**) in order to better present relative value propositions and more actively pursue long vs. short ideas at the BIST. The relevant benchmark is the broader Turkish stock market, using the BIST-100 index as a basis. The ratings also incorporate a certain degree of relativity within the analyst's own stock coverage universe due to asymmetric return expectations among the industries under our BIST coverage. The rating system combines analysts' views on a stock relative to the sectors under coverage, and the sector call relative to the market, together providing a view on the stock relative to the market.

Individual ratings reflect the expected performance of the stock relative to the broader market over the next 6 to 12 months. The assessment of expected performance includes a function of near-term company fundamentals, industry outlook, confidence in earnings estimates and valuation, and other factors.

An essential element of our rating methodology involves benchmarking a 12-month expected return against the cost of equity. We set a required rate of return for each stock, calculated from our risk-free rate and equity risk premium assumptions. The price target for a stock represents the value that the stock is expected to reach or sustain over the performance horizon of 12 months, according to the view of the analyst.

We have separated the stocks under our coverage into two groups, mainly with respect to their liquidity (market cap, free float market cap and historical average daily trading volume) as small-cap stocks exhibit different risk/return characteristics to more-liquid large-caps. For the purposes of the relative stock rating, however, stocks within each group will be considered on an unweighted basis with regard to their market capitalization.

For a stock to be assigned an **Outperform** rating, the implied return *must* exceed the required rate of return by at least 5 percentage points over the next 12 months for our larger-cap stock coverage, or by 10 percentage points for the small-cap group. For a stock to be assigned an **Underperform** rating, the stock must be expected to underperform its required return by at least 5 percentage points over the next 12 months. Stocks between these bands will be classified as **Neutral**.

When the potential upside of an *average* stock in our coverage exceeds its required rate of return (i.e. the market upside exceeding the implied average cost of capital), a greater number of stocks would fall into the aforementioned Outperform (Buy) category, illustrating the significance of the "relative return" concept (*vis-à-vis* absolute return) in picking better investment ideas with a positive alpha. The same holds true when the potential upside of an *average* stock in our coverage falls short of its required rate of return.

In this regard, as a supplemental methodology, we rank the stocks in our coverage according to their notional target price with respect to their current market price, and then categorize the top group (approximately 40-50% of the companies under coverage) as Outperform, the next 40-50% as Neutral and the lowest 10-20% (and no less than 10%) as Underperform.

It should be noted that the expected returns on some stocks may at times fall outside the relevant ranges of the applicable respective rating category because of market price movements and/or other short-term volatility or trading patterns. Such interim deviations from specified ranges are permitted but becomes subject to review.

Also note that the analyst's short-term view may occasionally diverge from the stock's longer-term fundamental rating.

Outperform. We expect the stock to outperform the BIST-100 over the next 6 to 12 months.

Neutral (Market Perform). We expect the stock to broadly perform in line with the BIST-100 index over the next 6 to 12 months. (Although we would normally have a neutral assessment of stocks in this category, if a stock has gone through a period of market underperformance, it would be an indication that the stock may be expected to improve its performance relative to market averages in the coming period, and vice versa).

Underperform. We expect the stock to underperform the BIST-100 over the next 6 to 12 months.

N/R. Not Rated.

U/R. Under Review.

Analyst Certification

The following analysts hereby certify that the views expressed in this research report accurately reflect their own personal views regarding the securities and issuers referred to therein and that no part of their compensation was, is, or will be directly or indirectly related to the specific recommendations or views contained in the research report: **Can Alagöz**.

Unless otherwise stated, the individuals listed on the cover page of this report are research analysts.

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