

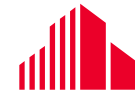
GAYRİMENKUL'ÜN TEKNOLOJİ VE GELİŞİM ROTASI

Proptech ve Veri Merkezleri

25 EKİM 2022



GY:DER



CUSHMAN &
WAKEFIELD

Market Size

Total US Commercial
Real Estate Market
~\$20 Trillion

Data Center Assets
~\$300 Billion
(Investment-Grade)
2% of Total CRE

Data Center REITs
~\$85 Billion Market Cap
~8% of REIT Indexes
REITs own ~30% of US Investment-
Grade Data Centers & 20% Globally

Investment Characteristics

Dividend Yield

Low

Growth Rate

High

Interest Rate Sensitivity

Average

Economic Sensitivity

Low


Industry Facts



Early Innings Of A Massive Shift In
IT Spending Towards Efficient Off-
Site Data Centers



Largest Cloud Providers (AMZN,
MSFT) Typically Rent Facilities, Not
Build Their Own



Interconnection Assets Have
Significant Network Effects & Wider
Economic Moat

Unique Features

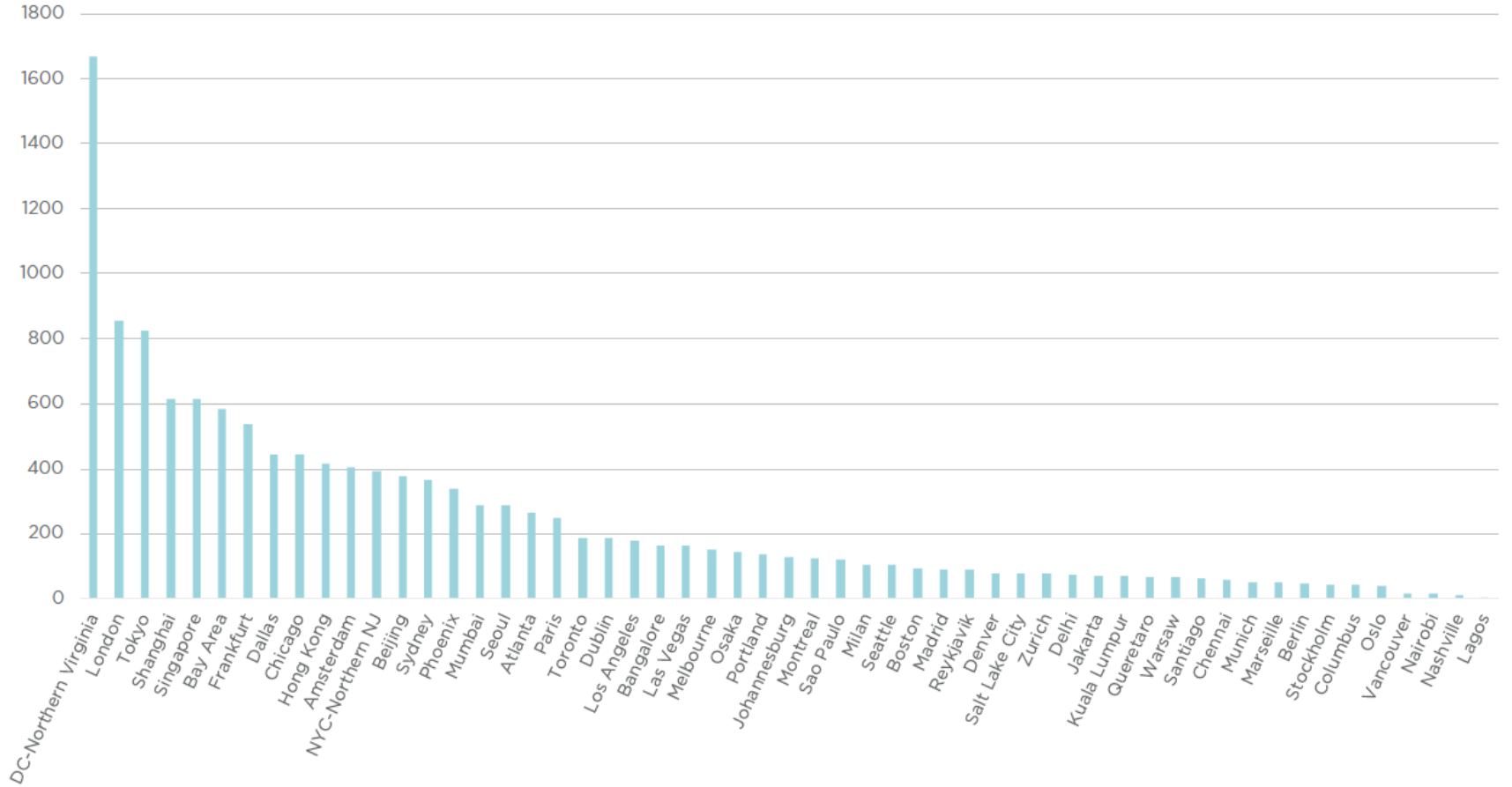
Three Property Types: Wholesale, Colocation, & Interconnection

Public Cloud Providers (AMZN, MSFT) Have Increasing Pricing Power

Development Boom Continues, REITs Are Very Active Builders



Toplam Enerji



Real Estate Tech Market Map

Commercial

List and search services



Investment/crowd financing



Tech brokerage



Online settlement



Marketing/viz



Leasing and deal management



Marketplaces



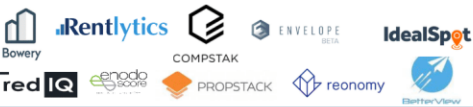
Events/alternative office



Mortgage and lending



Data, valuation, analytics



Property management



Energy management O2O



Residential

Tech brokerage



Marketing/viz



Investment/crowd financing



Data, valuation, analytics



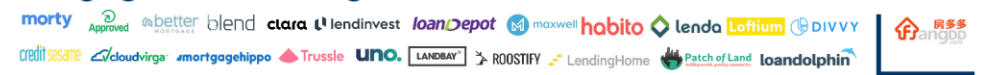
Property management and leasing



List and search services



Mortgage and lending



O2O

Agent tools



Agent matching



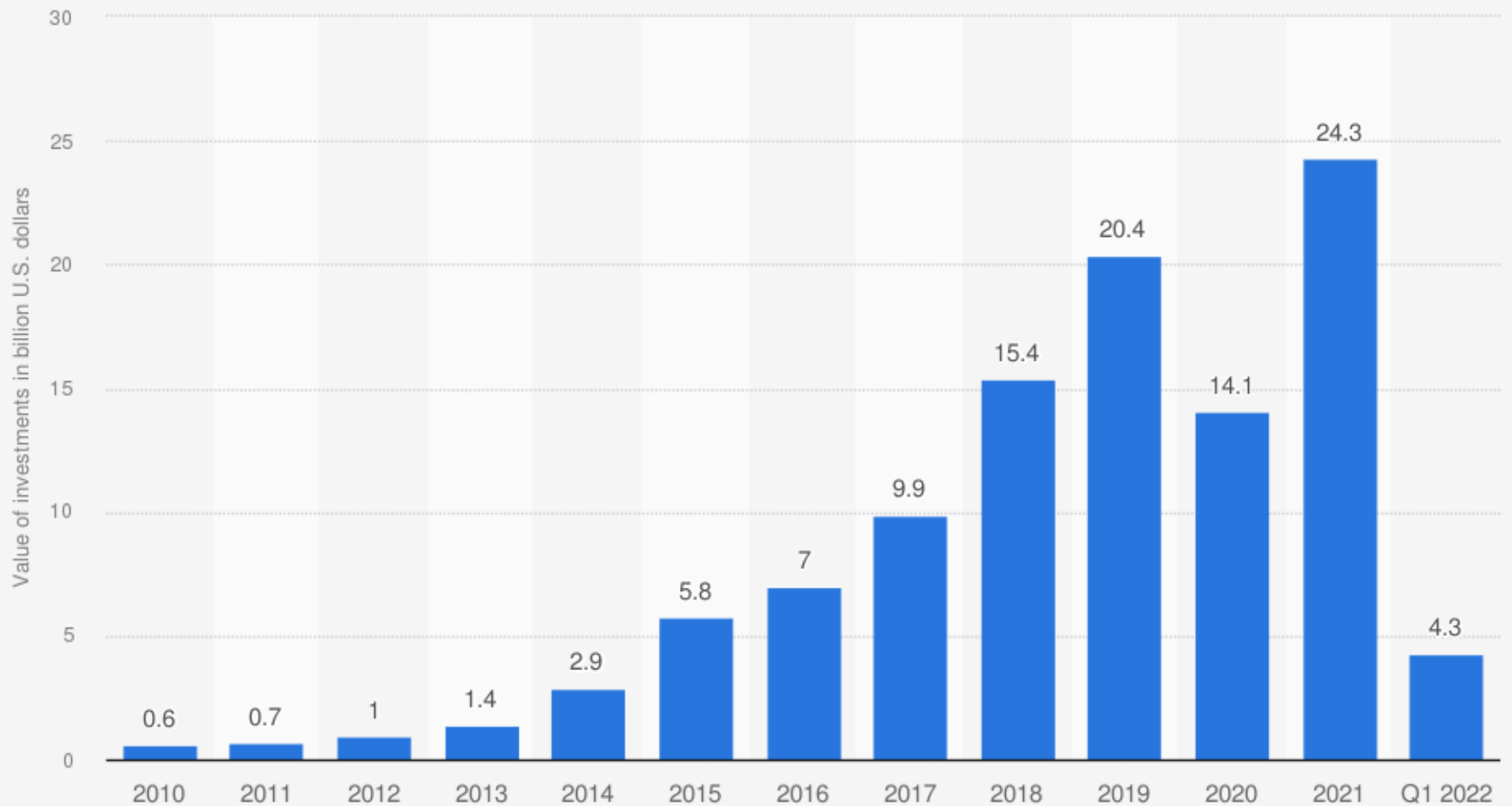
Title and closing



Direct home buying



Value of investment into proptech companies worldwide from 2010 to 1st quarter 2022 (in billion U.S. dollars)



Sources

Deloitte; Venture Scanner; Statista
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Additional Information:

Worldwide; Deloitte; Statista; 2010 to Q1 2022