

Company: HALKBANK, İstanbul, Umraniye

Nomination Submitted by: Business Awards Consulting

Company Description: Halkbank, established in 1938 with mission of supporting artisans and SMEs and accelerating sustainable economic development in Türkiye, has become one of the prominent, stable, pioneering, and reputable brands in the rising country. For 87 years, Halkbank has been leading the development of the Turkish banking sector.

Nomination Category: Product & Service Categories - Business Technology Solutions

Nomination Sub Category: Real Estate or Construction Management Solution

Nomination Title: Halkbank GYO - İstanbul Finance Center - Halk Towers

1. Which will you submit for your nomination in this category, a video of up to five (5) minutes in length about the the nominated new or new-version product or service, OR written answers to the questions for this category? (Choose one):

Written answers to the questions

2. If you are submitting a video of up to five (5) minutes in length, provide the URL of the nominated video here, OR attach it to your entry via the "Add Attachments, Videos, or Links to This Entry" link above, through which you may also upload a copy of your video.

3. If you are providing written answers for your submission, you must provide an answer to this first question: If this is a brand-new product, state the date on which it was released. If this is a new version of an existing product, state the date on which the update was released:

The construction of Halkbank GYO- İstanbul Finance Center- Halk Towers was completed by the end of 2023, and the building was occupied in 2024.

4. If you are providing written answers for your submission, you must provide an answer to this second question: Describe the features, functions, and benefits of the nominated product or service (up to 350 words):

Total 350 words used.

Halk GYO(Halk Real Estate Investment Trust) is a publicly listed real estate development company and a subsidiary of **Halkbank**, one of Türkiye's largest state-owned banks. Halk GYO operates with a mandate to develop high-quality, sustainable, and strategically located real estate projects that align with public interest and national priorities. As a state-affiliated institution, it plays a unique role in bridging public sector objectives with private sector efficiency in the built environment.

Türkiye's long-term ambition to establish a globally competitive financial hub culminated in the strategic relocation of the national finance center from Ankara to İstanbul. This vision was materialized through the Istanbul Financial Center(IFC), a landmark project designed to consolidate the headquarters of Türkiye's key public financial institutions, including the Central Bank, BRSA, and major state-owned banks, into a unified, future-ready business ecosystem.

As part of this major national transformation, Halk GYO was entrusted with a pivotal role: developing the new headquarters for Halkbank, along with an adjacent commercial office tower. **Halk Towers** project, located in the heart of IFC, represents not only Halk GYO's largest undertaking to date, but also a symbol of Türkiye's institutional capacity to develop sustainable, technologically advanced, and architecturally distinctive real estate solutions.

Since 2022, Halk GYO has delivered its most ambitious and strategically important project to date: the **Halk Towers**, a twin-tower commercial development located at the heart of the Istanbul Financial Center (IFC). The project includes a 46-floor tower serving as Halkbank's new headquarters and a 34-floor office tower, with a total construction area exceeding 409,000 m². Designed and constructed under BIM coordination, the complex was completed on schedule and operationalized in 2024.

One of the most remarkable achievements is the project's **LEED BD+C: Platinum certification**, the highest level of green building recognition globally. Halk Towers became the **first public-sector banking headquarters in Türkiye** to receive this designation. Sustainability features include 40% water savings, 30% energy efficiency, 78% construction waste recycling, greywater reuse, and a pioneering ice storage system that reduces energy load during peak hours. This makes it one of the most environmentally advanced buildings in Türkiye's public real estate portfolio.

5. If you are providing written answers for your submission, you must provide an answer to this third question: Outline the market performance, critical reception, and customer satisfaction with the product or service to date. State monetary or unit sales figures to date, if possible, and how they compare to expectations or past performance. Provide links to laudatory product or service reviews. Include some customer testimonials, if applicable (up to 350 words):

Total 329 words used.

Beyond its environmental value, the project represents a leap forward in Türkiye's institutional construction capacity. It utilizes **super double-deck elevators**, CO₂-controlled HVAC systems, smart façade technologies, and daylight-responsive lighting systems. Building automation systems provide centralized control over energy and climate performance. Social sustainability was also prioritized with inclusive design, accessible public areas, and WELL-aligned indoor comfort.

With this development, Halk GYO has not only redefined green office standards in Türkiye but also strengthened its profile as a construction leader capable of delivering globally benchmarked solutions in urban development.

Halk Towers represent a landmark transformation in public-sector real estate delivery, combining architectural innovation with measurable sustainability outcomes.

Green Innovation at Scale:

The project is Türkiye's **first public bank headquarters** to achieve **LEED Platinum**. The pioneering **ice storage cooling system**-unique in the national context-reduces daytime energy loads and grid dependency. Additional eco-performance includes 78% waste recycling during construction and the use of **regionally sourced, low-emission materials**, supporting local supply chains and environmental health. Lighting systems respond to real-time occupancy, maximizing both energy efficiency and user comfort.

Engineering and Construction Excellence:

The building systems reflect global best practices in smart construction:

*Super double-deck elevator configuration improved space efficiency

***RT wind curtain façade technology** reduces heat gain

*HVAC powered by **EC fan coils with inverter control** ensures energy-optimized climate control

*BIM ensured design-to-execution alignment, reducing rework and enhancing speed

*Real-time monitoring dashboards support proactive facility management and long-term asset optimization

Strategic and Economic Impact:

Positioned at the core of IFC, the towers solidify Türkiye's ambition to compete in international finance. The relocation of Halkbank from Ankara to this future-ready complex is more than symbolic, it supports digital infrastructure modernization, cross-institutional coordination, and public sector innovation.

Urban User Experience:

Designed for inclusivity, the site includes **barrier-free circulation, multi-level green podiums, EV charging, and bike storage**, enhancing both social and environmental accessibility.

The project differentiates itself through **scale, sustainability, smart integration, and institutional significance** establishing a new benchmark for real estate innovation in the region.

6. You have the option to answer this final question: Reference any attachments of supporting materials throughout this nomination and how they provide evidence of the claims you have made in this nomination (up to 250 words):

Total 65 words used.

Apx1-Video: Halk GYO Halk Towers

<https://youtube.com/shorts/eBjnpe1We1U>

Apx2-Video: Construction of Halk GYO- Halk Towers

<https://youtu.be/tLvkZw83l3g>

Apx3-Video: Design of Halk Tower

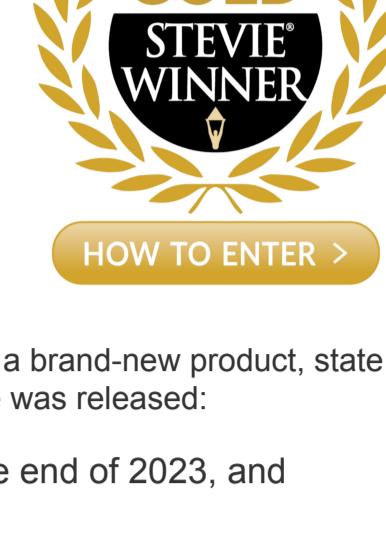
<https://youtu.be/Kbjlo01b5LA>

Apx4-Document: Summary Report of Halk GYO- Halk Towers

Apx5-Document: Halk Towers Design HandBook

Apx6-Catalog: Halk GYO- İstanbul Finance Center- Halk Towers

(although some changes applied after this catalog was published, it is still attached to provide a wider understanding)



Attachments/Videos/Links:

Halkbank GYO - İstanbul Finance Center - Halk Towers

[REDACTED FOR PUBLICATION]