

Dr. M. Emre Çamlıbel



Co-Founder and Chairman, Re-pie Real Estate and Private Equity Fund Management, Turkey

Board Member, Affordable Housing Institute, USA

Technical Advisor, ENRG Energy Consultancy, Turkey

Partner Associate Professor, Vilnius Gediminas Technical University, Lithuania

Part Time Lecturer, Bogazici University, Turkey

Guest Lecturer, MIT, Columbia, Oxford, UTSA, ETH, Berkeley

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Dr. Camlibel is Co-Founder and currently chairman of Re-Pie, which is the first Capital Markets Authority (CMA) licenced and regulated real estate fund management firm established in Turkey. Re-pie has been granted permission by CMA to manage real estate and Private Equity funds up to 1 billion USD in Turkey to date.

Prior to Re-Pie Dr. Camlibel was at Soyak Holding. During his 20 years of professional career at Soyak Holding, employing 1500 people and 15 companies in 4 different industries with total assets worth 1.5 billion USD, he had executive level management and investment experience. Between 2008-2016 he was the CEO of the holding company. Actualized development of 20.000 residential units and more than 200.000 m2 GLA of commercial buildings. During this period, Soyak realized 160 MW energy production investments and planned another 340 MW, mostly renewables.

Besides, he has been actively taking part in many leading NGOs- mostly real estate sector related. Also acted as independent board member for several international companies (Russia, Italy and USA). He currently holds board membership positions in several companies in the USA. He also is a shareholder and technical advisor in several energy and real estate related engineering and design consultancy firms.

He currently is an Associate Professor of Civil Engineering VGTU and a part time lecturer at Bogazici University.

Professional Experience: 30 years

Academic Experience: 15 years

Professional Current and Past Memberships:

Turkish Chamber of Architect and Engineers (TMMOB)

Quality Association of Turkey (KALDER)

Real-Estate Investment Trusts Association (GYODER)

Urban Land Institute (ULI)

Turkish Green Buildings Council (ÇEDBİK)

Turkish Home Builder's Association (KONUTDER)

Istanbul Constructor's Association (INDER)

Strategy for Real Estate (GISP)

American Society of Civil Engineers

Languages

English (Fluent)

German (Fluent)

Turkish (Native)

Education

2011 Bogazici University, Turkey, *Civil Engineering Ph.D.*

1995 MIT, USA, *Civil Engineering, M.Sc.*

1992 Yildiz Tech University, Turkey, *Civil Engineering BSc*

Professional Experience

Re-Pie Real Estate Fund, 2015-Present
Co-founder and Chairman

Aff. Housing Inst. Boston, 2016-Present
Board Member

Soyak Holding, 2008-2016
CEO

Cushman&Wakefied, 2013-2015
Independent Board Member

SPBR Saint Petersburg 2012-2014
Independent Board Member

Soyak Real Estate Co, 2001-2008
*Executive Board Member
and General Manager*

Soyak Holding 1997-2000
Project Development Coordinator

K&R and Walsh Brothers 1994-1997
Project Engineer

STFA 1992-1993
Structural Engineer

Real Estate Sector

Residential Projects

- **Soyak Yenişehir** 3000 condos
1999-2004
- **Soyak Olympiakent** 3450 condos
2004-2007
150 houses
- **Soyak Mavişehir** 1600 condos
2004-2007
- **Soyak Evraka** 1000 condos
2007-2009
- **Soyak Siesta** 2250 condos
2009-2016
- **Soyak Park Aparts** 1200 condos
2010-2013
- **Soyak Evostar** 1000 condos
2010-2013
- **Soyak Konforia** 5000 condos
2015-

- **Soyak SOHO** 77 residences
2010-2013

- **Soyak Izmirizmir** 250 houses
2010-

- **Soyak Optimus** 1100 condos
2010-2013

Commercial Projects

- **Soyak Kristal Kule** A+ Office
Currently QNB HQ
Construction Area: 100.000m2
Rental Area: 55.000m2
Total Sales Value: €303 million

- **Antakya Palladium** Retail
Rental Area: 40.000m2

- **Soyak Soho Office** A+ Office
Rental Area: 4.400m2

Energy Sector

- **160MW built capacity Hydro Portfolio**
Board Member
Development, Investment, Operation and
Sale Phases

- 50 MW dam
- 100 MW dam
- 10 MW river run type plant

Operation duration: 3 years
Portfolio Sale Value: 500 million USD

- **20MW Geothermal Plant**
Board Member
Development and Investment Phases

- **135MW Coal Fired Thermal Plant**
Board Member
Development Phase

- **125 MW Wind Turbine Plant**
Board Member
Development and Exit Phases

Management and Strategy

Under the management of Dr. Çamlıbel;

- The foundation of Soyak Holding in 1999 after the completion of organizational framework and procedures, and the restructuring of the Holding Organization and revision of regulations, organizational framework and procedures with his appointment to the CEO position in 2008.
- There have been studies conducted on the revision of institutional organization structure and management structure since 2001 in Soyak Real Estate Development Co. The process management system and the horizontal organizational framework (lean management) were put into use, and there has been a change from product-focused process structure to a client-focused process structure.
- ISO 9001 Quality Management System, OHSAS 18001 Work Health and Safety System, ISO 14001 Environment Management System licenses were obtained.
- Soyak Real Estate Development Co is the first real-estate company to have won the "Respect to Human Beings" award in the area of human resources four times in a row.
- Brand perception and client satisfaction studies for Soyak brand have been conducted.
- Reputation management system, Risk management system and Internal Audit systems were established in Soyak Real Estate Development Co.
- Soyak brand was included in the "Turkey's Super Brands" catalogue by the world-wide known "Superbrands" institution in 2005.
- Soyak was the first and only real-estate company to win the "National Quality Award" nominated by KalDer (European Foundation of Quality Management (EFQM) member) in 2007.

Investment and M&A

In addition to above mentioned Real Estate and Energy experience:

- Management of potential M&A works with SSA (USA), PSA (Singapore) and Liverpool Port (England) companies with Soyak Port that had a container storage area of 130.000m² and an annual handling capacity of 60,000 TEU in 1998; conduction of credit studies with IFC for investment credit.
- Coordination of Olkusan corrugated box factory investment worth 10 million dollars in 1999.

Innovation: Sectoral Novelties

- The first client services and call center application in Residential Sector in Turkey
- The first internet-based residential sale in Turkey
- The first sales office application in Turkey
- The first revenue sharing model in residential projects with the public authority in Turkey
- The first credit application on unfinished /incomplete housing (mortgage)
- The first green mortgage application together with Yapi Kredi Bank
- The first energy efficiency and savings applications in the housing sector through sustainable life report.
- The first Leed certificate awarded for existing buildings in Turkey
- The first Green collar employee programme in real estate sector in Turkey

Corporate Social Responsibility

Served as the idea leader and the director in the development of

- "Soyak Stars", supporting 5 young individual sportsmen/women for 5 years,
- "Saving a drop for the future", water conservation Project in elementary schools
- "Smart Stars" sustainability awareness Project for 4th graders

institutional social responsibility projects within the body of Soyak Holding.

NGOs

Had active duties in various committees such as real-estate development committee president, education committee co-president and organization committee member, and participated in the creation of views and the sharing of the perspectives with the ministries and public on multiple issues, laws and law drafts that will directly influence the real-estate sector. Some of these are:

- GYODER views on the acquisition of immovables in Turkey by real/actual people of foreign nationalities
- GYODER views on the law draft outline of malls, big stores and chain stores
- GYODER views on accessory areas during the development of zoning
- GYODER views on the law draft in relation to the amendments in the development of zoning law
- Views on the “rent” related part of the debts law that is in the draft/proposal stage
- Views on the problems encountered in the application due to the inclusion of housing into the law on the Consumer Rights and views on the exclusion of housing from the scope of the law or the application of a separate design on it
- Views on the regulation draft on energy performance in buildings
- GYODER views on the problems encountered by the sector during Campaign-based house sales and the application of the 10/B item of rule number 4077, and views to eliminate these types of problems
- Views on urban transformation law draft
- GYODER views on the minimization of objections made to the development of zonings and law suits
- The preparation of “Affordable Housing” report in coordination with the Affordable Housing Institute in the USA, which is embraced by TOKI as well and which is a resource study for Turkey.
- Has and had managerial role in the organization and panels of the Real-estates summits that received great attention in the world and in Turkey since 2007.
- Was “Sign of the City real estate competition” jury member for three consecutive years.

TEACHING AND RESEARCH:

Power and Energy, Renewables, Energy Efficiency, Green Buildings, Green Campuses, Green Retrofit, Optimization Modelling.

Real Estate, Development, Investment and Finance, Housing, Affordable Housing, Emerging Markets, Urbanization, Urban regeneration, Urban Economics, Urban Density

Construction Engineering, Management, Strategy, Innovation, Entrepreneurship.

Teaching Experience:

Vilnius Gediminas Technical University 2018-Present

- ***Development of Real Estate Projects and Investment Management***
- ***Energy Efficiency Optimization Modelling, Sustainability and Green Buildings***

Bogazici University 2013-Present

- ***Development of Real Estate Projects and Investment Management, Engineering***
- ***Energy Efficiency Optimization Modelling, Sustainability and Green Buildings, Engineering***
- ***Real Estate Finance, Executive MBA***
- ***Sustainability in Corporate Strategy, Executive MBA***

Bahcesehir University 2014-2015

- ***Urban Economics, Urban Regeneration, Sustainability, and Development of Real Estate Projects, Engineering***

Yıldız Tech. University 2008-2012

- ***Development of Real Estate Projects and Investment Management, Engineering***

**Seminar Courses on following Subjects at MIT, Columbia, Oxford, Berkeley, UTSA, ETH, VGTU, Kadir Has and Bilgi Universities:
2008-Present**

- *Housing Dynamics in Emerging markets*
- *Retail Building Dynamics and Investment in Emerging markets*
- *Commercial Building Sector Dynamics and Investment in Emerging markets*
- *Entrepreneurship in Real Estate*
- *Energy Efficiency Optimisation Modelling*
- *Fundamentals of Urban Regeneration in Emerging markets*

Other Academic and Research Related Experience

- 2008, Graduation Ceremony Speaker at MIT, Center for Real Estate
- 2017, Graduation Ceremony Speaker at Bogazici University, Executive Engineering Programme
- Co-Supervision of masters level theses on green buildings, energy efficiency, optimisation modelling and project management in Bogazici University, Civil Engineering Department.
- 2014 Participated in the application process of Building Environment and Building Systems Project of HORIZON 2020 The EU Framework Programme for Research and Innovation
- Acted as one of the consultants of a 1MW wind turbine investment realized on Bogazici University's Kilyos Campus as part of the green campus project.

Publications

Harvard Business School Cases

Macomber, John "Arge Construction Company" Harvard Business School Case 217-054, 2017 (Prepared with the assistance of Dr. Emre Camlibel (Bogazici University))

Papers/Conference Proceedings

Camlibel, E., Otay, E. (2012). "An Integrated Optimization Model Towards Energy Efficiency

For Existing Buildings - A Case Study For Bogazici University Kilyos Campus" 10th International Congress on Advances in Civil Engineering, Middle East Technical University

Tan, B., Yavuz, Y., Otay, E. N., and **Camlibel, E.,** (2016) "Optimal Selection of Energy Efficiency Measures for Energy Sustainability of Existing Buildings" Computers and Operations Research

Erdogdu, M., Karaca, **Camlibel, E.,** Alhanlioğlu, G., Akgün, Y., Uğurlu, D. (2015). Sustainable Buildings in view of Energy Efficiency and Financial Politics that would Support Widespread of. Finance Ministry of Republic of Turkey Conference

Camlibel, E., Uğurlu, D., Alhanlioğlu, G. (2014). "The Analysis of the Energy Saving Achieved by the Energy Efficiency of New Housing Projects in Turkey and Its Effect on the Reduction of National Energy Needs. Istanbul Technical University Magazine, Volume 65.

Çamlıbel, E. (2012). Energy Efficiency in Buildings. Istanbul: Turkey's Energy Efficiency Map and Objectives Report, Koç University.

Çamlıbel, E., Alhanlioğlu, G. (2012). Green Buildings in Turkey in 2023 . Eko Yapı, Volume 10.

Çamlıbel , E., Alhanlioğlu, G., Uğurlu, D. (2015). Structural Models of Urban Regeneration in Emerging Markets – Turkey Case. ERES. Istanbul.

Reports

Made research and provided contribution for the GYODER reports stated below:

- The Real Estate Sector and Prognoses for Istanbul 2015
- The Growth Potential of The Housing Finance System in Relation to The Housing Need and The Housing Demand In Turkey 2015
- Prognoses for the Real Estate Sector and Cities 2015
- Prognoses for Retail Market and Shopping Centers in Turkey 2015
- Affordable Housing in Turkey: Country Assessment and Recommendations

- Predictions For The New Economic Era and Real Estate Sector
- The Turkish Real Estate Market After The Global Crises and Prognoses 2015
- Main Indicators of Real Estate Sector in Turkey
- Vision 2023 Report
- Real Estate Sector in The Vision of 2023
- Envisions for Green Buildings in Turkey in 2023
- Marketing Strategy for Turkish Residential Industry to Gulf Citizens
- Alternative Housing Development and Financing Model for Turkey