



KAMUYU AYDINLATMA PLATFORMU

İŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2016 - 3. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2016	Previous Period 31.12.2015
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	76.404.433	123.908.125
Trade Receivables	8	29.272.864	21.820.775
Trade Receivables Due From Related Parties	23	1.142.015	839.105
Trade Receivables Due From Unrelated Parties	8	28.130.849	20.981.670
Other Receivables	9	4.999.851	3.814.131
Derivative Financial Assets	6	0	14.811
Inventories	11	83.234.497	174.215.106
Prepayments	16	63.387.372	43.565.100
Prepayments to Related Parties	23	449.654	2.726.125
Prepayments to Unrelated Parties	16	62.937.718	40.838.975
Other current assets	16	107.197.196	92.537.294
SUB-TOTAL		364.496.213	459.875.342
Total current assets		364.496.213	459.875.342
NON-CURRENT ASSETS			
Inventories	11	663.630.843	344.641.480
Investments accounted for using equity method	3	1.456.701	1.599.475
Investment property	10	3.435.587.270	3.291.628.689
Property, plant and equipment	12	26.256.332	27.036.974
Intangible assets and goodwill	13	396.035	418.619
Total non-current assets		4.127.327.181	3.665.325.237
Total assets		4.491.823.394	4.125.200.579
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	7	148.747.698	324.871.772
Current Portion of Non-current Borrowings from Related Parties	23	132.802.004	119.013.612
Bank Loans		121.440.802	107.653.358
Leasing Debts		11.361.202	11.360.254
Current Portion of Non-current Borrowings from Unrelated Parties	7	15.945.694	205.858.160
Bank Loans		15.945.694	0
Issued Debt Instruments		0	205.858.160
Trade Payables	8	31.965.525	60.226.775
Trade Payables to Related Parties	23	2.345.648	2.696.047
Trade Payables to Unrelated Parties	8	29.619.877	57.530.728
Other Payables	9	634.160	1.472.069
Deferred Income	16	5.523.980	160.060.245
Deferred Income From Related Parties	23	267.586	662.670
Deferred Income from Unrelated Parties	16	5.256.394	159.397.575
Current provisions	14-15	14.409.754	286.630
Current provisions for employee benefits	15	247.522	232.898
Other current provisions	14	14.162.232	53.732
Other Current Liabilities	16	1.707.029	9.089.908
SUB-TOTAL		202.988.146	556.007.399
Total current liabilities		202.988.146	556.007.399
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	840.423.315	385.718.361
Long Term Borrowings From Related Parties	23	488.534.426	385.718.361
Bank Loans		485.696.165	375.591.597
Leasing Debts		2.838.261	10.126.764
Long Term Borrowings From Unrelated Parties	7	351.888.889	0
Bank Loans		38.888.889	0
Issued Debt Instruments		313.000.000	0
Other Payables	9	35.990.000	35.990.000
Deferred Income	16	544.082.519	355.876.841
Non-current provisions	15	1.229.157	973.127
Non-current provisions for employee benefits		1.229.157	973.127
Total non-current liabilities		1.421.724.991	778.558.329

Total liabilities		1.624.713.137	1.334.565.728
EQUITY			
Equity attributable to owners of parent		2.867.110.257	2.790.634.851
Issued capital	17	850.000.000	746.000.000
Inflation Adjustments on Capital		240.146.090	240.146.090
Share Premium (Discount)		423.981	423.981
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		21.942.570	21.942.570
Gains (Losses) on Revaluation and Remeasurement		21.731.787	21.731.787
Increases (Decreases) on Revaluation of Property, Plant and Equipment		21.731.787	21.731.787
Other Gains (Losses)		210.783	210.783
Restricted Reserves Appropriated From Profits	17	36.305.282	28.240.772
Prior Years' Profits or Losses	17	1.589.596.928	1.197.948.571
Current Period Net Profit Or Loss		128.695.406	555.932.867
Non-controlling interests		0	0
Total equity		2.867.110.257	2.790.634.851
Total Liabilities and Equity		4.491.823.394	4.125.200.579

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2016 - 30.09.2016	Previous Period 01.01.2015 - 30.09.2015	Current Period 3 Months 01.07.2016 - 30.09.2016	Previous Period 3 Months 01.07.2015 - 30.09.2015
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	18	308.962.444	179.942.209	60.327.463	106.830.537
Cost of sales	18	-155.017.979	-55.516.369	-15.958.475	-40.339.480
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		153.944.465	124.425.840	44.368.988	66.491.057
GROSS PROFIT (LOSS)		153.944.465	124.425.840	44.368.988	66.491.057
General Administrative Expenses	19	-14.376.195	-10.728.865	-4.277.881	-2.789.267
Marketing Expenses	19	-17.876.288	-11.970.594	-3.093.201	-1.419.997
Other Income from Operating Activities	20	74.906.844	162.735.906	40.606	142.742.183
Other Expenses from Operating Activities	20	-37.567.512	-18.076.921	-7.117.988	-9.873.330
PROFIT (LOSS) FROM OPERATING ACTIVITIES		159.031.314	246.385.366	29.920.524	195.150.646
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	567.296	-188.819	256.808	133.760
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		159.598.610	246.196.547	30.177.332	195.284.406
Finance costs	21	-30.903.204	-48.904.923	-8.499.342	-26.381.373
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		128.695.406	197.291.624	21.677.990	168.903.033
PROFIT (LOSS) FROM CONTINUING OPERATIONS		128.695.406	197.291.624	21.677.990	168.903.033
PROFIT (LOSS)		128.695.406	197.291.624	21.677.990	168.903.033
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		128.695.406	197.291.624	21.677.990	168.903.033
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	14.772.733	0	0
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	14.772.733	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	14.772.733	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		128.695.406	212.064.357	21.677.990	168.903.033
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		128.695.406	212.064.357	21.677.990	168.903.033

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2016 - 30.09.2016	Previous Period 01.01.2015 - 30.09.2015
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		128.695.406	197.291.624
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12,13	1.065.328	491.475
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-424.233	-110.049
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	8	-424.233	-110.049
Adjustments for provisions		270.654	234.706
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	270.654	234.706
Adjustments for Interest (Income) Expenses		22.875.194	-2.787.235
Adjustments for Interest Income	18	-5.791.896	-4.105.541
Adjustments for interest expense	22	28.667.090	1.318.306
Adjustments for fair value losses (gains)		-39.698.671	-114.425.454
Adjustments for Fair Value Losses (Gains) of Investment Property	10	-39.713.482	-111.416.698
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments	22	14.811	-3.008.756
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-567.296	188.819
Adjustments for undistributed profits of associates		-567.296	188.819
Adjustments for losses (gains) on disposal of non-current assets		-18.718.416	-35.961.319
Adjustments for Losses (Gains) Arised From Sale of Investment Property	18	-18.718.416	-35.961.319
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-7.027.856	-69.166.567
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.185.720	-1.602.245
Adjustments for decrease (increase) in inventories		-228.008.754	-87.506.893
Adjustments for increase (decrease) in trade accounts payable		-28.261.249	5.292.083
Increase (Decrease) in Trade Accounts Payables to Related Parties		-373.533	-201.787
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-27.887.716	5.493.870
Adjustments for increase (decrease) in other operating payables		-837.909	2.072.827
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-837.909	2.072.827
Increase (Decrease) in Deferred Income		33.669.413	343.135.952
Other Adjustments for Other Increase (Decrease) in Working Capital		-27.485.899	-33.353.286
Decrease (Increase) in Other Assets Related with Operations		-34.482.174	-35.447.060
Increase (Decrease) in Other Payables Related with Operations		6.996.275	2.093.774
Cash Flows from (used in) Operations			
Interest received		5.372.042	4.105.540
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		0	14.330.752
Purchase of Property, Plant, Equipment and Intangible Assets		-262.102	-498.070
Purchase of property, plant and equipment		-102.402	-86.816
Purchase of intangible assets		-159.700	-411.254
Cash Inflows from Sale of Investment Property		18.718.416	82.572.154
Cash Outflows from Acquisition of Investment Property		-104.245.100	-452.123.383
Dividends received		500.000	500.000
Other inflows (outflows) of cash		142.774	-322.683
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		513.000.000	413.424.857
Proceeds from Loans		513.000.000	413.424.857
Repayments of borrowings		-233.348.740	-112.442.417
Loan Repayments		-233.348.740	-112.442.417
Dividends Paid	17	-52.220.000	-47.628.000
Interest paid		-28.667.090	-803.798
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-46.649.808	104.909.390

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		122.634.388	122.474.197
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	75.984.580	227.383.587

