



KAMUYU AYDINLATMA PLATFORMU

ATA 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	4	5.970.285	13.560.855
Financial Investments	5	3.602.728	0
Financial Assets at Fair Value Through Profit or Loss		3.602.728	0
Financial Assets Held For Trading	5	3.602.728	0
Other Receivables	8	43.814	22.433
Other Receivables Due From Related Parties	8	43.814	22.433
Prepayments	10	174.945	56.944
Prepayments to Unrelated Parties	10	174.945	56.944
SUB-TOTAL		9.791.772	13.640.232
Total current assets		9.791.772	13.640.232
NON-CURRENT ASSETS			
Investment property	11	51.747.859	50.211.000
Property, plant and equipment		27.786	25.340
Fixtures and fittings	12	27.786	25.340
Intangible assets and goodwill		34.534	43.033
Other intangible assets	13	34.534	43.033
Other Non-current Assets		1.730.855	1.791.257
Other Non-Current Assets Due From Unrelated Parties	14	1.730.855	1.791.257
Total non-current assets		53.541.034	52.070.630
Total assets		63.332.806	65.710.862
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		25.355.884	25.407.635
Current Borrowings From Related Parties		25.355.884	25.407.635
Issued Debt Instruments	7	25.355.884	25.407.635
Current Portion of Non-current Borrowings		1.213.790	1.133.727
Current Portion of Non-current Borrowings from Related Parties		1.213.790	1.133.727
Bank Loans	7	1.213.790	1.133.727
Trade Payables		58.703	315.875
Trade Payables to Related Parties	6,26	36.578	126.932
Trade Payables to Unrelated Parties	6	22.125	188.943
Deferred Income		120.027	77.379
Deferred Income from Unrelated Parties	9	120.027	77.379
Current provisions		84.089	82.445
Current provisions for employee benefits	15	84.089	82.445
Other Current Liabilities		22.454	35.861
Other Current Liabilities to Unrelated Parties	8	22.454	35.861
SUB-TOTAL		26.854.947	27.052.922
Total current liabilities		26.854.947	27.052.922
NON-CURRENT LIABILITIES			
Long Term Borrowings		2.387.027	3.200.184
Long Term Borrowings From Related Parties		2.387.027	3.200.184
Bank Loans	7	2.387.027	3.200.184
Non-current provisions		180.121	169.045
Non-current provisions for employee benefits	16	180.121	169.045
Total non-current liabilities		2.567.148	3.369.229
Total liabilities		29.422.095	30.422.151
EQUITY			
Equity attributable to owners of parent		33.910.711	35.288.711
Issued capital	18	23.750.000	23.750.000
Inflation Adjustments on Capital	18	2.285	2.285
Share Premium (Discount)	18	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	258.712
Legal Reserves	18	262.863	258.712
Prior Years' Profits or Losses	18	8.919.620	1.840.474
Current Period Net Profit Or Loss		-1.378.000	7.083.297

Total equity		33.910.711	35.288.711
Total Liabilities and Equity		63.332.806	65.710.862

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	19	1.780.832	5.866.477	604.906	665.590
Cost of sales	19	-250.665	-3.360.146	-83.543	-103.870
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.530.167	2.506.331	521.363	561.720
GROSS PROFIT (LOSS)		1.530.167	2.506.331	521.363	561.720
General Administrative Expenses	20,21	-1.267.999	-1.123.128	-399.104	-452.309
Other Income from Operating Activities	22	1.593.448	6.117.645	-203	89.380
Other Expenses from Operating Activities	22	-425.570	-27.726	-1.165	-26.316
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.430.046	7.473.122	120.891	172.475
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.430.046	7.473.122	120.891	172.475
Finance income	23	0	0	-12.213	0
Finance costs	23	-2.808.046	-1.432.512	-1.026.643	-645.305
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.378.000	6.040.610	-917.965	-472.830
Tax (Expense) Income, Continuing Operations		0	0		
Current Period Tax (Expense) Income	24	0	0		
Deferred Tax (Expense) Income	24	0	0		
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.378.000	6.040.610	-917.965	-472.830
PROFIT (LOSS)		-1.378.000	6.040.610	-917.965	-472.830
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-1.378.000	6.040.610	-917.965	-472.830
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)</i>	25	0,05802000	0,25434000	0,03865000	0,01991000
OTHER COMPREHENSIVE INCOME					
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	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-1.378.000	6.040.610	-917.965	-472.830
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		-1.378.000	6.040.610	-917.965	-472.830

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period		Previous Period	
		01.01.2016 - 30.09.2016	01.01.2015 - 30.09.2015		
Statement of cash flows (Indirect Method)					
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			734.843		4.885.287
Profit (Loss)		-1.378.000		6.040.610	
Profit (Loss) from Continuing Operations		-1.378.000		6.040.610	
Adjustments to Reconcile Profit (Loss)			1.515.737		-4.590.238
Adjustments for depreciation and amortisation expense	12-13	15.765		11.513	
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-470.138		-5.882.219	
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	11-22	-470.138		-5.882.219	
Adjustments for provisions		24.806		33.416	
Adjustments for (Reversal of) Provisions Related with Employee Benefits		24.806		33.416	
Adjustments for Interest (Income) Expenses		1.844.971		9.690	
Adjustments for Interest Income	22	-848.320		-184.657	
Adjustments for interest expense	22	2.693.291		194.347	
Adjustments for unrealised foreign exchange losses (gains)		113.061		1.237.362	
Adjustments for fair value losses (gains)		-12.728		0	
Adjustments for Fair Value Losses (Gains) of Financial Assets	22	-12.728		0	
Changes in Working Capital			-287.116		3.269.352
Adjustments for decrease (increase) in trade accounts receivable		0		34.512	
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0		34.512	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-78.980		693.655	
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-78.980		693.655	
Adjustments for increase (decrease) in trade accounts payable		-257.172		-279.557	
Increase (Decrease) in Trade Accounts Payables to Related Parties		-90.354		36.024	
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-166.818		-315.581	
Adjustments for increase (decrease) in other operating payables		30.885		80.742	
Increase (Decrease) in Other Operating Payables to Unrelated Parties		30.885		80.742	
Other Adjustments for Other Increase (Decrease) in Working Capital		18.151		2.740.000	
Decrease (Increase) in Other Assets Related with Operations	11	18.151		2.740.000	
Cash Flows from (used in) Operations			-149.379		4.719.724
Interest received		897.952		165.563	
Cash Outflows from Acquisition of Share or Debt Instruments of Other Business Organizations or Funds				0	
Payments Related with Provisions for Employee Benefits	16	-13.730		0	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			-4.684.584		-1.695.437
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-3.590.000		0	
Purchase of Property, Plant, Equipment and Intangible Assets		-9.712		-78.656	
Purchase of property, plant and equipment	12	-9.712		-29.822	
Purchase of intangible assets	13	0		-48.834	
Cash Outflows from Acquisition of Investment Property	11	-1.084.872		-16.781	
Cash receipts from repayment of advances and loans made to other parties		0		-1.600.000	
Paybacks from Other Cash Advances and Loans Made to Other Parties		0		-1.600.000	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			-3.591.198		-917.916
Repayments of borrowings		-844.190		-724.886	
Loan Repayments		-844.190		-724.886	
Interest paid		-2.747.008		-193.030	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			-7.540.939		2.271.934
Net increase (decrease) in cash and cash equivalents		-7.540.939		2.271.934	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			13.486.564		614.513
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			5.945.625		2.886.447

