

KİLER 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	Pre-Previous Period 31.12.2014
Statement of Financial Position (Balance Sheet)				
Assets [abstract]				
CURRENT ASSETS				
Cash and cash equivalents	5	3.605.100	959.318	30.348.684
Financial Investments				133.784
Trade Receivables		39.688.522	74.421.030	62.138.858
Trade Receivables Due From Related Parties	19	39.076.410	73.986.422	61.499.845
Trade Receivables Due From Unrelated Parties		612.112	434.608	639.013
Inventories	7	104.888.456	106.743.232	110.434.044
Prepayments		78.473.329	78.556.463	39.173.447
Prepayments to Related Parties	9	76.584.902	77.217.126	37.737.267
Prepayments to Unrelated Parties	9	1.888.427	1.339.337	1.436.180
Other current assets		20.160.408	20.577.947	78.850.048
Other Current Assets Due From Related Parties	8		2.078.784	65.595.061
Other Current Assets Due From Unrelated Parties	8	20.160.408	18.499.163	13.254.987
SUB-TOTAL		246.815.815	281.257.990	321.078.865
Total current assets		246.815.815	281.257.990	321.078.865
NON-CURRENT ASSETS				
Financial Investments		2.500	2.500	625
Trade Receivables		1.188.381	1.255.881	1.565.522
Trade Receivables Due From Related Parties	19	1.188.381	1.255.881	1.565.522
Investments accounted for using equity method	11	155.252.544	151.717.919	69.481.093
Investment property	12	852.158.847	714.359.381	516.317.345
Property, plant and equipment	13	1.076.705	461.974	374.878
Intangible assets and goodwill	13	17.739	73.788	25.527
Other Non-current Assets		13.403.141	13.617.783	13.903.970
Other Non-Current Assets Due From Unrelated Parties	8	13.403.141	13.617.783	13.903.970
Total non-current assets		1.023.099.857	881.489.226	601.668.960
Total assets		1.269.915.672	1.162.747.216	922.747.825
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Current Borrowings		116.785.332	77.886.220	42.562.312
Current Borrowings From Unrelated Parties		116.785.332	77.886.220	42.562.312
Bank Loans	10	116.785.332	77.886.220	42.562.312
Current Portion of Non-current Borrowings		176.073.528	104.287.338	86.759.701
Current Portion of Non-current Borrowings from Unrelated Parties		176.073.528	104.287.338	86.759.701
Bank Loans	10	171.453.363	99.708.379	82.985.732
Leasing Debts	10	4.620.165	4.578.959	3.773.969
Trade Payables		4.373.064	2.372.250	2.947.256
Trade Payables to Related Parties	19		733.415	680.933
Trade Payables to Unrelated Parties		4.373.064	1.638.835	2.266.323
Employee Benefit Obligations	15.a	151.247	113.608	124.532
Other Payables		325.394	827.112	283.083
Other Payables to Unrelated Parties		325.394	827.112	283.083
Deferred Income		57.205.127	43.053.251	4.579.910
Deferred Income from Unrelated Parties	9	57.205.127	43.053.251	4.579.910
Other Current Liabilities		158.832	135.203	24.346
Other Current Liabilities to Unrelated Parties		158.832	135.203	24.346
SUB-TOTAL		355.072.524	228.674.982	137.281.140
Total current liabilities		355.072.524	228.674.982	137.281.140
NON-CURRENT LIABILITIES				
Long Term Borrowings		147.228.924	163.947.814	142.529.439
Long Term Borrowings From Unrelated Parties		147.228.924	163.947.814	142.529.439
Bank Loans	10	143.661.539	157.328.593	133.915.308
Leasing Debts	10	3.567.385	6.619.221	8.614.131
Deferred Income		1.143.557	2.172.758	3.545.026
Deferred Income from Unrelated Parties	9	1.143.557	2.172.758	3.545.026
Non-current provisions		5.887.867	8.883.035	3.622.933
Non-current provisions for employee benefits	15.b	71.412	66.581	86.103
Other non-current provisions	14.a	5.816.455	8.816.454	3.536.830

Total non-current liabilities		154.260.348	175.003.607	149.697.398
Total liabilities		509.332.872	403.678.589	286.978.538
EQUITY				
Equity attributable to owners of parent		760.582.800	759.068.627	635.769.287
Issued capital	16.a	124.000.000	124.000.000	124.000.000
Share Premium (Discount)	16.b	126.511.211	126.511.211	126.511.211
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		17.807	-862	-49.149
Gains (Losses) on Revaluation and Remeasurement		17.807	-862	-49.149
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	17.807	-862	-49.149
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss				-124.957
Gains (Losses) on Revaluation and Reclassification				-124.957
Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income				-124.957
Restricted Reserves Appropriated From Profits	16.d	9.055.513	9.055.513	9.055.513
Prior Years' Profits or Losses	16.e	499.502.765	450.945.020	341.184.970
Current Period Net Profit Or Loss		1.495.504	48.557.745	35.191.699
Total equity		760.582.800	759.068.627	635.769.287
Total Liabilities and Equity		1.269.915.672	1.162.747.216	922.747.825

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	3	11.833.199	21.377.423	6.823.091	7.064.245
Cost of sales		-2.069.417	-214.642	-1.926.323	-71.548
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		9.763.782	21.162.781	4.896.768	6.992.697
GROSS PROFIT (LOSS)		9.763.782	21.162.781	4.896.768	6.992.697
General Administrative Expenses		-6.195.640	-3.790.892	-2.934.513	-960.594
Marketing Expenses		-557.767	-1.667.876	-158.515	-29.116
Other Income from Operating Activities		11.771.882	6.504.324	1.271.452	2.740.931
Other Expenses from Operating Activities		-3.253.422	-5.743.469	-1.440.482	-1.970.062
PROFIT (LOSS) FROM OPERATING ACTIVITIES		11.528.835	16.464.868	1.634.710	6.773.856
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	1.725.812	-8.149.071	262.629	-3.517.607
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		13.254.647	8.315.797	1.897.339	3.256.249
Finance income		8.048.080	717.724	63.580	280.920
Finance costs		-19.807.223	-95.372.391	-13.272.792	-42.755.012
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.495.504	-86.338.870	-11.311.873	-39.217.843
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.495.504	-86.338.870	-11.311.873	-39.217.843
PROFIT (LOSS)	17	1.495.504	-86.338.870	-11.311.873	-39.217.843
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.495.504	-86.338.870	-11.311.873	-39.217.843
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		18.669	31.503	-2.975	-10.116
Gains (Losses) on Remeasurements of Defined Benefit Plans		18.669	31.503	-2.975	-10.116
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	142.557		24.856
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income			142.557		24.856
Gains (Losses) on Financial Assets Measured at Fair Value through Other Comprehensive Income			142.557		24.856
OTHER COMPREHENSIVE INCOME (LOSS)		18.669	174.060	-2.975	14.740
TOTAL COMPREHENSIVE INCOME (LOSS)		1.514.173	-86.164.810	-11.314.848	-39.203.103
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.514.173	-86.164.810	-11.314.848	-39.203.103

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		54.507.189	-2.487.876
Profit (Loss)		1.495.504	-86.338.870
Adjustments to Reconcile Profit (Loss)		3.085.829	95.751.466
Adjustments for depreciation and amortisation expense	13	388.068	343.262
Adjustments for provisions		-2.613.759	-24.539
Adjustments for Interest (Income) Expenses		-1.793.190	17.834.332
Adjustments for Interest Income		-3.853.565	-2.549.143
Adjustments for interest expense		2.060.375	20.383.475
Adjustments for unrealised foreign exchange losses (gains)		8.830.522	69.449.340
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	-1.725.812	8.149.071
Changes in Working Capital		49.979.184	-11.900.472
Adjustments for decrease (increase) in trade accounts receivable		34.800.008	247.932
Adjustments for decrease (increase) in inventories		1.854.776	
Decrease (Increase) in Prepaid Expenses		83.134	-45.188.517
Adjustments for increase (decrease) in trade accounts payable		2.000.814	377.721
Increase (Decrease) in Employee Benefit Liabilities		42.470	-5.393
Adjustments for increase (decrease) in other operating payables		-501.718	5.140.290
Increase (Decrease) in Deferred Income		13.122.675	31.850.396
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.422.975	-4.322.901
Decrease (Increase) in Other Assets Related with Operations		-1.446.604	-4.440.068
Increase (Decrease) in Other Payables Related with Operations		23.629	117.167
Cash Flows from (used in) Operations		54.560.517	-2.487.876
Payments Related with Provisions for Employee Benefits		-53.328	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-102.841.848	-2.237.337
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-1.808.813	-2.894.375
Proceeds from sales of property, plant, equipment and intangible assets		81.169	573
Proceeds from sales of intangible assets		81.169	573
Purchase of Property, Plant, Equipment and Intangible Assets	13	-847.556	-266.231
Cash Outflows from Acquisition of Investment Property		-102.369.312	-62.983.696
Cash receipts from repayment of advances and loans made to other parties		2.078.784	63.516.277
Interest received		23.880	390.115
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		50.980.441	3.165.565
Proceeds from borrowings		277.218.630	199.000.489
Repayments of borrowings		-198.956.636	-178.164.047
Interest paid		-27.281.553	-17.670.877
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		2.645.782	-1.559.648
Net increase (decrease) in cash and cash equivalents		2.645.782	-1.559.648
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		959.318	30.348.684
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	3.605.100	28.789.036

