



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ 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	7	2.644.451	23.615.406
Trade Receivables	11	596.447	214.766
Trade Receivables Due From Unrelated Parties	11	596.447	214.766
Other Receivables	12	4.000.000	4.007.300
Other Receivables Due From Unrelated Parties	12	4.000.000	4.007.300
Inventories	14	204.149.052	175.447.267
Prepayments	15	13.290.034	4.424.695
Prepayments to Unrelated Parties	15	13.290.034	4.424.695
Current Tax Assets	24	55.510	30.342
Other current assets	16	21.098.480	18.189.094
SUB-TOTAL		245.833.974	225.928.870
Total current assets		245.833.974	225.928.870
NON-CURRENT ASSETS			
Other Receivables	12	9.862	25.182
Other Receivables Due From Unrelated Parties	12	9.862	25.182
Investment property	18	198.652.354	190.733.354
Property, plant and equipment	19	2.449.258	2.489.705
Intangible assets and goodwill	20	10.766	10.084
Total non-current assets		201.122.240	193.258.325
Total assets		446.956.214	419.187.195
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	9	0	8.950
Current Portion of Non-current Borrowings	9	51.809.242	58.997.734
Trade Payables	11	6.996.581	4.871.636
Trade Payables to Related Parties	6,11	2.436.473	2.787.285
Trade Payables to Unrelated Parties	11	4.560.108	2.084.351
Employee Benefit Obligations	21	63.540	58.777
Other Payables	12	334.319	386.496
Other Payables to Unrelated Parties	12	334.319	386.496
Deferred Income	23	18.328.120	755.643
SUB-TOTAL		77.531.802	65.079.236
Total current liabilities		77.531.802	65.079.236
NON-CURRENT LIABILITIES			
Long Term Borrowings	9	83.238.319	81.090.478
Other Payables	12	4.143.850	3.466.473
Other Payables to Related Parties	12	2.742.271	2.514.039
Other Payables to Unrelated parties	12	1.401.579	952.434
Non-current provisions	21	14.491	8.411
Non-current provisions for employee benefits	21	14.491	8.411
Total non-current liabilities		87.396.660	84.565.362
Total liabilities		164.928.462	149.644.598
EQUITY			
Equity attributable to owners of parent	29	282.027.752	269.542.597
Issued capital	29	100.000.000	100.000.000
Treasury Shares (-)	29	-127.402	
Share Premium (Discount)	29	89.044	89.044
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	29	2.107.315	2.121.770
Gains (Losses) on Revaluation and Remeasurement	29	2.107.315	2.121.770
Increases (Decreases) on Revaluation of Property, Plant and Equipment	29	2.181.134	2.181.134
Gains (Losses) on Remeasurements of Defined Benefit Plans	29	-73.819	-59.364
Restricted Reserves Appropriated From Profits	29	569.437	569.437
Prior Years' Profits or Losses	29	166.762.346	53.300.336
Current Period Net Profit Or Loss	29	12.627.012	113.462.010
Total equity		282.027.752	269.542.597

Total Liabilities and Equity		446.956.214	419.187.195
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Profit or loss [abstract]

Presentation Currency	TL
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	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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	30	11.619.101	20.207.116	1.459.236	4.245.992
Cost of sales	30	-6.621.060	-9.325.992	0	-2.518.887
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.998.041	10.881.124	1.459.236	1.727.105
GROSS PROFIT (LOSS)		4.998.041	10.881.124	1.459.236	1.727.105
General Administrative Expenses	31	-1.619.522	-1.044.495	-517.833	-350.409
Marketing Expenses	31	-1.114.615	-246.260	-198.787	-77.535
Other Income from Operating Activities	33	0	99.548	0	4.612
Other Expenses from Operating Activities	33	-7.445	0	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		2.256.459	9.689.917	742.616	1.303.773
Investment Activity Income	34	10.034.864	56.926.283	6.456.724	26.385.752
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		12.291.323	66.616.200	7.199.340	27.689.525
Finance income	35	1.083.004	1.392.948	272.483	704.260
Finance costs	35	-747.315	-433.604	-121.527	-33.544
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		12.627.012	67.575.544	7.350.296	28.360.241
PROFIT (LOSS) FROM CONTINUING OPERATIONS		12.627.012	67.575.544	7.350.296	28.360.241
PROFIT (LOSS)		12.627.012	67.575.544	7.350.296	28.360.241
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		12.627.012	67.575.544	7.350.296	28.360.241
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	36	0,12600000	0,67600000	0,07400000	0,28400000
Diluted Earnings Per Share					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	36	0,12600000	0,67600000	0,07400000	0,28400000

Statement of 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 Other Comprehensive Income					
PROFIT (LOSS)		12.627.012	67.575.544	7.350.296	28.360.241
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-14.455	-51.006	-1.142	-50.103
Gains (Losses) on Remeasurements of Defined Benefit Plans	21,29	-14.455	-51.006	-1.142	-50.103
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-14.455	-51.006	-1.142	-50.103
TOTAL COMPREHENSIVE INCOME (LOSS)		12.612.557	67.524.538	7.349.154	28.310.138
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		12.612.557	67.524.538	7.349.154	28.310.138

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		-21.215.847	-20.029.498
Profit (Loss)		12.627.012	67.575.544
Adjustments to Reconcile Profit (Loss)		-9.973.581	-56.934.364
Adjustments for depreciation and amortisation expense	18,19,31	69.657	65.421
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-10.034.863	-56.926.283
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	18	-10.034.863	-56.926.283
Adjustments for provisions		-8.375	-73.502
Adjustments for (Reversal of) Provisions Related with Employee Benefits	21,29	-8.375	-73.502
Changes in Working Capital		-23.869.278	-30.670.678
Adjustments for decrease (increase) in trade accounts receivable		-381.681	-591.070
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	11	-381.681	-591.070
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-2.909.721	-1.677.069
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	12	-2.909.721	-1.677.069
Adjustments for decrease (increase) in inventories	14	-32.039.921	-26.456.881
Decrease (Increase) in Prepaid Expenses	15	-8.865.339	-2.060.038
Adjustments for increase (decrease) in trade accounts payable		2.124.944	-1.335.666
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,11	-350.813	-1.010.967
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	11	2.475.757	-324.699
Increase (Decrease) in Employee Benefit Liabilities	21	4.763	0
Adjustments for increase (decrease) in other operating payables		625.200	745.623
Increase (Decrease) in Other Operating Payables to Related Parties	6,12	228.232	339.102
Increase (Decrease) in Other Operating Payables to Unrelated Parties	12	396.968	406.521
Increase (Decrease) in Deferred Income	23	17.572.477	704.423
Cash Flows from (used in) Operations		-21.215.847	-20.029.498
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		5.424.106	4.435.726
Purchase of Property, Plant, Equipment and Intangible Assets		-29.894	-69.117
Purchase of property, plant and equipment	19	-25.049	-69.117
Purchase of intangible assets	20	-4.845	0
Cash Inflows from Sale of Investment Property	18	5.454.000	4.504.843
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-5.177.002	11.367.800
Payments to Acquire Entity's Shares or Other Equity Instruments		-127.402	0
Payments to Acquire Entity's Shares	29	-127.402	0
Proceeds from borrowings	9	0	11.367.800
Repayments of borrowings	9	-5.049.600	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-20.968.743	-4.225.972
Net increase (decrease) in cash and cash equivalents		-20.968.743	-4.225.972
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	7	23.612.293	5.355.156
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	7	2.643.550	1.129.184

