



KAMUYU AYDINLATMA PLATFORMU

TORUNLAR 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	1.000 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	587.649	900.733
Trade Receivables	7	207.638	196.857
Trade Receivables Due From Related Parties	7,23	17.546	19.231
Trade Receivables Due From Unrelated Parties	7	190.092	177.626
Other Receivables		1.142	972
Other Receivables Due From Unrelated Parties	12	1.142	972
Derivative Financial Assets	8	0	11.915
Inventories	10	1.192.208	1.131.546
Prepayments	6	94.281	100.424
Other current assets	11	7.603	2.800
SUB-TOTAL		2.090.521	2.345.247
Total current assets		2.090.521	2.345.247
NON-CURRENT ASSETS			
Financial Investments		120.608	120.544
Other Financial Investments	13	120.608	120.544
Trade Receivables		71.352	103.734
Trade Receivables Due From Unrelated Parties	7	71.352	103.734
Inventories	10	441.123	174.059
Investment property	9	5.386.164	5.357.250
Property, plant and equipment		1.745	2.026
Intangible assets and goodwill		565	552
Prepayments	6	92.305	92.468
Other Non-current Assets	11	76.978	67.209
Total non-current assets		6.190.840	5.917.842
Total assets		8.281.361	8.263.089
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		172.346	751.182
Current Borrowings From Related Parties		172.346	751.182
Other short-term borrowings	5	172.346	751.182
Current Borrowings From Unrelated Parties		0	0
Current Portion of Non-current Borrowings	5	472.492	149.170
Trade Payables		100.026	171.420
Trade Payables to Related Parties	7,23	27.948	29.888
Trade Payables to Unrelated Parties	7	72.078	141.532
Employee Benefit Obligations		1.450	962
Other Payables		23.977	15.509
Other Payables to Unrelated Parties	12	23.977	15.509
Derivative Financial Liabilities	8	225	4.195
Deferred Income	6	87.194	259.735
Current provisions		15.293	21.255
Other current provisions	14	15.293	21.255
Other Current Liabilities	11	8.162	4.743
SUB-TOTAL		881.165	1.378.171
Total current liabilities		881.165	1.378.171
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	2.012.840	1.905.001
Deferred Income	6	994.566	717.542
Non-current provisions		690	640
Non-current provisions for employee benefits	14	690	640
Total non-current liabilities		3.008.096	2.623.183
Total liabilities		3.889.261	4.001.354
EQUITY			
Equity attributable to owners of parent		4.392.100	4.261.735
Issued capital	16	500.000	500.000
Treasury Shares (-)	16	-1.195	-1.195
Share Premium (Discount)	16	25.770	25.770

Restricted Reserves Appropriated From Profits		53.732	37.852
Legal Reserves	16	53.732	37.852
Prior Years' Profits or Losses	16	3.623.501	2.839.426
Current Period Net Profit Or Loss	16	190.292	859.882
Total equity		4.392.100	4.261.735
Total Liabilities and Equity		8.281.361	8.263.089

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 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	17	495.722	310.530	208.179	107.706
Cost of sales	17	-209.441	-103.789	-96.560	-32.400
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		286.281	206.741	111.619	75.306
GROSS PROFIT (LOSS)		286.281	206.741	111.619	75.306
General Administrative Expenses	18	-22.173	-16.974	-7.682	-5.744
Marketing Expenses	18	-6.825	-6.410	-2.374	-1.862
Other Income from Operating Activities	20	14.272	16.986	2.639	-1.080
Other Expenses from Operating Activities	20	-7.169	-6.700	-1.411	-1.916
PROFIT (LOSS) FROM OPERATING ACTIVITIES		264.386	193.643	102.791	64.704
Share of Profit (Loss) from Investments Accounted for Using Equity Method		23.287	17.410	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		287.673	211.053	102.791	64.704
Finance income	21	59.330	38.435	2.765	17.722
Finance costs	21	-156.711	-634.922	-108.531	-308.670
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		190.292	-385.434	-2.975	-226.244
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income		0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		190.292	-385.434	-2.975	-226.244
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		190.292	-385.434	-2.975	-226.244
Profit (loss), attributable to [abstract]					
Non-controlling Interests	22	0	0	0	0
Owners of Parent		190.292	-385.434	-2.975	-226.244
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Südüülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	22	0,38058400	-0,77086800	-0,00595000	-0,45248800
Diluted Earnings Per Share					
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)		190.292	-385.434	-2.975	-226.244
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		190.292	-385.434	-2.975	-226.244

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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		72.985	469.474
Profit (Loss)		190.292	-385.434
Adjustments to Reconcile Profit (Loss)		127.794	531.370
Adjustments for depreciation and amortisation expense	19	404	425
Adjustments for provisions		1.798	1.431
Adjustments for Interest (Income) Expenses	21	10.380	59.636
Adjustments for unrealised foreign exchange losses (gains)		137.667	471.420
Adjustments for fair value losses (gains)		832	15.868
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments	21	832	15.868
Other adjustments to reconcile profit (loss)		-23.287	-17.410
Changes in Working Capital		-244.922	323.601
Adjustments for decrease (increase) in trade accounts receivable		20.032	-137.168
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-14.742	102.101
Adjustments for decrease (increase) in inventories		-296.020	-152.305
Decrease (Increase) in Prepaid Expenses		6.306	-69.397
Adjustments for increase (decrease) in trade accounts payable		-71.394	-69.447
Adjustments for increase (decrease) in other operating payables		6.413	856
Increase (Decrease) in Deferred Income		104.483	648.961
Cash Flows from (used in) Operations		73.164	469.537
Payments Related with Provisions for Employee Benefits		-179	-63
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-6.067	-51.005
Cash Outflows from Purchase of Additional Shares of Subsidiaries		-64	-29.616
Purchase of Property, Plant, Equipment and Intangible Assets		-376	-932
Cash Outflows from Acquisition of Investment Property	9	-28.914	-37.867
Dividends received		23.287	17.410
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-382.416	-374.652
Proceeds from borrowings		2.227.096	418.571
Repayments of borrowings		-2.501.591	-672.950
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		10.009	799
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-2.896	0
Dividends Paid	16	-59.927	-49.939
Interest paid		-117.274	-102.357
Interest Received		62.167	31.224
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-315.498	43.817
Effect of exchange rate changes on cash and cash equivalents		6.790	42.305
Net increase (decrease) in cash and cash equivalents		-308.708	86.122
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	891.187	773.809
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	582.479	859.931

