



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

**Financial Report
Consolidated
2017 - 1. 3 Monthly Notification**

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2017	Previous Period 31.12.2016
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	6.807.456	1.208.871
Financial Investments		18.709.503	17.985.305
Restricted Bank Balances	5	18.709.503	17.985.305
Trade Receivables		7.312.296	5.750.609
Trade Receivables Due From Related Parties	7, 19	435.086	457.310
Trade Receivables Due From Unrelated Parties	7	6.877.210	5.293.299
Other Receivables		1.966.065	1.632.552
Other Receivables Due From Unrelated Parties	8	1.966.065	1.632.552
Inventories	9	14.902.263	18.871.761
Prepayments		647.796	559.694
Current Tax Assets	18	234.696	317.242
Other current assets	10	2.595.829	2.863.744
SUB-TOTAL		53.175.904	49.189.778
Total current assets		53.175.904	49.189.778
NON-CURRENT ASSETS			
Other Receivables		107.158	109.644
Other Receivables Due From Unrelated Parties	8	107.158	109.644
Investment property	11	55.054.209	55.054.209
Property, plant and equipment	12	1.435.592	1.508.450
Intangible assets and goodwill	13	16.509	21.413
Prepayments		23.258	23.258
Deferred Tax Asset	18	59.180	51.980
Total non-current assets		56.695.906	56.768.954
Total assets		109.871.810	105.958.732
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	18.822.579	18.178.321
Trade Payables		3.622.121	3.618.492
Trade Payables to Related Parties	7, 19	586.697	880.643
Trade Payables to Unrelated Parties	7	3.035.424	2.737.849
Employee Benefit Obligations	15	1.119.462	1.200.894
Other Payables		982.390	601.511
Other Payables to Related Parties	8	260.422	0
Other Payables to Unrelated Parties	8	721.968	601.511
Deferred Income	16	4.171.847	1.230.333
Current provisions		8.864.933	8.801.674
Other current provisions	17	8.864.933	8.801.674
SUB-TOTAL		37.583.332	33.631.225
Total current liabilities		37.583.332	33.631.225
NON-CURRENT LIABILITIES			
Other Payables		81.606	81.606
Other Payables to Unrelated parties	8	81.606	81.606
Non-current provisions		8.402.079	8.340.344
Non-current provisions for employee benefits		796.601	731.677
Other non-current provisions	17	7.605.478	7.608.667
Total non-current liabilities		8.483.685	8.421.950
Total liabilities		46.067.017	42.053.175
EQUITY			
Equity attributable to owners of parent		63.166.283	63.093.754
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.449.175	91.449.175
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-238.883	-259.269
Gains (Losses) on Revaluation and Remeasurement		-238.883	-259.269
Other Revaluation Increases (Decreases)		-238.883	-259.269
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-73.324.401	-64.275.660

Current Period Net Profit Or Loss		52.143	-9.048.741
Non-controlling interests		638.510	811.803
Total equity		63.804.793	63.905.557
Total Liabilities and Equity		109.871.810	105.958.732

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2017 - 31.03.2017	Previous Period 01.01.2016 - 31.03.2016
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		14.173.016	10.455.060
Cost of sales		-11.073.376	-8.656.914
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.099.640	1.798.146
GROSS PROFIT (LOSS)		3.099.640	1.798.146
General Administrative Expenses		-1.781.831	-2.977.157
Marketing Expenses		-302.437	-605.027
Other Income from Operating Activities	20	613.393	684.315
Other Expenses from Operating Activities	20	-1.389.799	-625.902
PROFIT (LOSS) FROM OPERATING ACTIVITIES		238.966	-1.725.625
Investment Activity Income		26.030	30.004
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		264.996	-1.695.621
Finance income	21	812.651	813.170
Finance costs	21	-790.259	-2.263.463
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		287.388	-3.145.914
Tax (Expense) Income, Continuing Operations		-99.736	-1.689.565
Current Period Tax (Expense) Income	18	-105.701	-1.700.257
Deferred Tax (Expense) Income	18	5.965	10.692
PROFIT (LOSS) FROM CONTINUING OPERATIONS		187.652	-4.835.479
PROFIT (LOSS)		187.652	-4.835.479
Profit (loss), attributable to [abstract]			
Non-controlling Interests		135.509	-12.753
Owners of Parent		52.143	-4.822.726
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>		0,00130000	-0,12060000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		17.962	31.853
Gains (Losses) on Remeasurements of Defined Benefit Plans		16.725	34.915
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.237	-3.062
Deferred Tax (Expense) Income		1.237	-3.062
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		17.962	31.853
TOTAL COMPREHENSIVE INCOME (LOSS)		205.614	-4.803.626
Total Comprehensive Income Attributable to			
Non-controlling Interests		133.085	6.751
Owners of Parent		72.529	-4.796.875

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2017 - 31.03.2017	Previous Period 01.01.2016 - 31.03.2016
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		187.652	-4.835.479
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12, 13	-47.221	50.171
Adjustments for provisions		2.195.467	1.173.462
Adjustments for (Reversal of) Provisions Related with Employee Benefits		81.649	77.797
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		2.113.818	1.095.665
Adjustments for Interest (Income) Expenses		-19.056	1.459.833
Adjustments for Interest Income	21	-202.051	-426.540
Adjustments for interest expense	21	182.995	1.886.373
Adjustments for unrealised foreign exchange losses (gains)		-117.397	-6.723.882
Adjustments for Tax (Income) Expenses		99.736	1.832.378
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-1.892.712	325.844
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		179.813	7.555.724
Adjustments for decrease (increase) in inventories		3.969.498	2.010.438
Adjustments for increase (decrease) in trade accounts payable		384.508	-815.017
Adjustments for increase (decrease) in other operating payables		806.333	4.833.171
Cash Flows from (used in) Operations			
Interest received	21	202.051	426.540
Income taxes refund (paid)		-23.155	13.485
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		130.348	
Purchase of Property, Plant, Equipment and Intangible Assets	12, 13	-5.364	-16.708
Cash Inflows from Sale of Investment Property	11		65.205.450
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		100.000	17.940.500
Proceeds from Loans		100.000	17.940.500
Repayments of borrowings		-245.000	-56.790.000
Loan Repayments		-245.000	-56.790.000
Dividends Paid		-306.378	-289.635
Interest paid		-538	3.238.829
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		5.598.585	36.595.104
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	1.208.871	209.260
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	6.807.456	36.804.364

