

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2017 - 1. 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 31.03.2017	Previous Period 31.12.2016
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	4.937.969	4.907.261
Financial Investments		2.413.748	3.505.644
Financial Assets at Fair Value Through Profit or Loss	5	2.413.748	3.505.644
Financial Assets Held For Trading	5	2.413.748	3.505.644
Trade Receivables		0	0
Other Receivables	8	34.371	21.895
Other Receivables Due From Unrelated Parties	8	34.371	21.895
Prepayments	10	211.351	195.943
Prepayments to Unrelated Parties	10	211.351	195.943
SUB-TOTAL		7.597.439	8.630.743
Total current assets		7.597.439	8.630.743
NON-CURRENT ASSETS			
Investment property	11	59.438.753	59.180.000
Property, plant and equipment	12	51.104	56.005
Fixtures and fittings	12	22.817	25.276
Leasehold Improvements	12	28.287	30.729
Intangible assets and goodwill	13	621	972
Computer Softwares	13	621	972
Other Non-current Assets	14	1.681.273	1.730.141
Other Non-Current Assets Due From Unrelated Parties	14	1.681.273	1.730.141
Total non-current assets		61.171.751	60.967.118
Total assets		68.769.190	69.597.861
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		25.758.925	25.586.535
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties	7	25.758.925	25.586.535
Issued Debt Instruments	7	25.758.925	25.586.535
Current Portion of Non-current Borrowings		1.512.934	1.444.574
Current Portion of Non-current Borrowings from Unrelated Parties	7	1.512.934	1.444.574
Bank Loans	7	1.512.934	1.444.574
Trade Payables	6	126.593	114.608
Trade Payables to Related Parties	6,26	11.307	11.606
Trade Payables to Unrelated Parties	6	115.286	103.002
Employee Benefit Obligations	15	53.842	90.427
Other Payables	8	16.259	23.187
Other Payables to Unrelated Parties	8	16.259	23.187
Deferred Income	9	40.009	80.018
Deferred Income from Unrelated Parties	9	40.009	80.018
SUB-TOTAL		27.508.562	27.339.349
Total current liabilities		27.508.562	27.339.349
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	2.136.718	2.437.780
Long Term Borrowings From Unrelated Parties	7	2.136.718	2.437.780
Bank Loans	7	2.136.718	2.437.780
Non-current provisions	16	196.565	177.867
Non-current provisions for employee benefits	16	196.565	177.867
Total non-current liabilities		2.333.283	2.615.647
Total liabilities		29.841.845	29.954.996
EQUITY			
Equity attributable to owners of parent		38.927.345	39.642.865
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	18	262.863	262.863
Legal Reserves	18	262.863	262.863

Prior Years' Profits or Losses	18	13.273.774	8.919.620
Current Period Net Profit Or Loss		-715.520	4.354.154
Total equity		38.927.345	39.642.865
Total Liabilities and Equity		68.769.190	69.597.861

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	19	709.340	616.276
Cost of sales	19	-73.104	-92.359
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		636.236	523.917
GROSS PROFIT (LOSS)		636.236	523.917
General Administrative Expenses	20,21	-446.500	-833.070
Other Income from Operating Activities	22	277.309	479.228
Other Expenses from Operating Activities	22	-16.215	-292.334
PROFIT (LOSS) FROM OPERATING ACTIVITIES		450.830	-122.259
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		450.830	-122.259
Finance income	23	0	94.646
Finance costs	23	-1.166.350	-951.060
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-715.520	-978.673
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-715.520	-978.673
PROFIT (LOSS)		-715.520	-978.673
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-715.520	-978.673
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>		-0,03013000	-0,04121000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-715.520	-978.673
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-715.520	-978.673

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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)		-715.520	-978.673
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12,13	5.252	5.078
Adjustments for provisions		18.698	21.288
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	18.698	21.288
Adjustments for Interest (Income) Expenses		899.351	564.844
Adjustments for Interest Income	22	-123.602	-386.216
Adjustments for interest expense	23	1.022.953	951.060
Adjustments for unrealised foreign exchange losses (gains)		140.693	-99.965
Adjustments for fair value losses (gains)		-1.890	-51.407
Adjustments for Fair Value Losses (Gains) of Financial Assets		-1.890	-51.407
Changes in Working Capital			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-12.476	20.509
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-12.476	20.509
Decrease (Increase) in Prepaid Expenses	10	-15.408	-50.268
Adjustments for increase (decrease) in trade accounts payable		11.985	-142.892
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,26	-299	-68.293
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	12.284	-74.599
Increase (Decrease) in Employee Benefit Liabilities	15	-36.585	-24.476
Adjustments for increase (decrease) in other operating payables		-6.928	-14.807
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-6.928	-14.807
Increase (Decrease) in Deferred Income	9	-40.009	-38.689
Other Adjustments for Other Increase (Decrease) in Working Capital		48.868	16.436
Decrease (Increase) in Other Assets Related with Operations	14	48.868	16.436
Cash Flows from (used in) Operations			
Interest received		95.418	394.551
Payments Related with Provisions for Employee Benefits	16	0	-13.730
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	5	1.093.786	-3.852.978
Purchase of Property, Plant, Equipment and Intangible Assets		0	-6.212
Purchase of property, plant and equipment	12	0	-6.212
Cash Inflows from Sale of Investment Property	11	-258.753	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Repayments of borrowings		-372.853	-278.596
Loan Repayments		-372.853	-278.596
Interest paid		-850.449	-894.035
Other inflows (outflows) of cash		-656	-626
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		2.524	-5.424.648
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	4.892.479	13.486.564
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	4.895.003	8.061.916

