

KİLER 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	5	9.926.732	2.548.062
Trade Receivables		339.491.599	20.777.386
Trade Receivables Due From Related Parties	19	19.169.353	20.264.910
Trade Receivables Due From Unrelated Parties	6	320.322.246	512.476
Inventories	7	8.598.916	104.888.456
Prepayments		121.495.443	108.036.220
Prepayments to Related Parties	9	118.733.118	106.150.347
Prepayments to Unrelated Parties	9	2.762.325	1.885.873
Other current assets		23.650.364	21.866.976
Other Current Assets Due From Unrelated Parties	8	23.650.364	21.866.976
SUB-TOTAL		503.163.054	258.117.100
Total current assets		503.163.054	258.117.100
NON-CURRENT ASSETS			
Financial Investments		2.500	2.500
Trade Receivables		1.150.703	1.141.128
Trade Receivables Due From Related Parties	19	1.150.703	1.141.128
Investments accounted for using equity method	11	155.035.195	155.003.636
Investment property	12	994.720.952	961.950.734
Property, plant and equipment	13	1.077.855	1.018.492
Intangible assets and goodwill	13	19.263	23.998
Other Non-current Assets		3.129.371	13.331.594
Other Non-Current Assets Due From Unrelated Parties	8	3.129.371	13.331.594
Total non-current assets		1.155.135.839	1.132.472.082
Total assets		1.658.298.893	1.390.589.182
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		95.423.872	92.312.076
Current Borrowings From Unrelated Parties		95.423.872	92.312.076
Bank Loans	10	95.423.872	92.312.076
Current Portion of Non-current Borrowings		146.617.681	221.884.600
Current Portion of Non-current Borrowings from Unrelated Parties		146.617.681	221.884.600
Bank Loans	10	141.498.694	216.529.665
Leasing Debts	10	5.118.987	5.354.935
Trade Payables		15.742.765	10.541.403
Trade Payables to Related Parties	19	4.438.036	3.136.607
Trade Payables to Unrelated Parties		11.304.729	7.404.796
Employee Benefit Obligations	15.a	165.329	201.393
Other Payables		252.327	191.554
Other Payables to Unrelated Parties		252.327	191.554
Deferred Income	9	72.714.071	63.856.500
Other Current Liabilities		203.376	197.883
Other Current Liabilities to Unrelated Parties		203.376	197.883
SUB-TOTAL		331.119.421	389.185.409
Total current liabilities		331.119.421	389.185.409
NON-CURRENT LIABILITIES			
Long Term Borrowings		315.628.796	204.869.264
Long Term Borrowings From Unrelated Parties		315.628.796	204.869.264
Bank Loans	10	313.515.155	201.917.235
Leasing Debts	10	2.113.641	2.952.029
Deferred Income		457.423	800.490
Deferred Income from Unrelated Parties	9	457.423	800.490
Non-current provisions		5.917.767	5.916.255
Non-current provisions for employee benefits	15.b	101.312	99.801
Other non-current provisions	14.a	5.816.455	5.816.454
Total non-current liabilities		322.003.986	211.586.009
Total liabilities		653.123.407	600.771.418

EQUITY			
Equity attributable to owners of parent		1.005.175.486	789.817.764
Issued capital	16.a	124.000.000	124.000.000
Share Premium (Discount)	16.b	126.511.211	126.511.211
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		39.350	-2.216
Gains (Losses) on Revaluation and Remeasurement		39.350	-2.216
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	39.350	-2.216
Restricted Reserves Appropriated From Profits	16.d	9.055.513	9.055.513
Prior Years' Profits or Losses	16.e	530.253.256	499.502.765
Current Period Net Profit Or Loss		215.316.156	30.750.491
Total equity		1.005.175.486	789.817.764
Total Liabilities and Equity		1.658.298.893	1.390.589.182

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	3	332.857.432	2.565.361
Cost of sales	3	-106.491.762	-772.377
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		226.365.670	1.792.984
GROSS PROFIT (LOSS)		226.365.670	1.792.984
General Administrative Expenses		-3.317.253	-1.405.820
Marketing Expenses		-310.255	-85.676
Other Income from Operating Activities		2.252.395	8.671.976
Other Expenses from Operating Activities		-5.993.552	-3.455.339
PROFIT (LOSS) FROM OPERATING ACTIVITIES		218.997.005	5.518.125
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	31.559	1.812.791
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		219.028.564	7.330.916
Finance income		160.972	7.872.163
Finance costs		-3.873.380	-8.535.998
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		215.316.156	6.667.081
PROFIT (LOSS) FROM CONTINUING OPERATIONS		215.316.156	6.667.081
PROFIT (LOSS)		215.316.156	6.667.081
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		215.316.156	6.667.081
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		41.566	22.677
Gains (Losses) on Remeasurements of Defined Benefit Plans		41.566	22.677
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		41.566	22.677
TOTAL COMPREHENSIVE INCOME (LOSS)		215.357.722	6.689.758
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		215.357.722	6.689.758

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		5.360.706	-19.225.439
Profit (Loss)		215.316.156	6.667.081
Adjustments to Reconcile Profit (Loss)		3.771.607	-4.443.251
Adjustments for depreciation and amortisation expense	13	82.127	772.377
Adjustments for provisions		43.078	-3.354.786
Adjustments for Interest (Income) Expenses		5.781.723	7.824.112
Adjustments for Interest Income		-1.409.395	0
Adjustments for interest expense		7.191.118	7.824.112
Adjustments for unrealised foreign exchange losses (gains)		-2.103.762	-7.872.163
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	-31.559	-1.812.791
Changes in Working Capital		-213.727.057	-21.395.941
Adjustments for decrease (increase) in trade accounts receivable		-318.723.788	-2.820.711
Adjustments for decrease (increase) in inventories		96.289.540	0
Decrease (Increase) in Prepaid Expenses		-13.459.223	-20.458.590
Adjustments for increase (decrease) in trade accounts payable		5.201.362	-1.174.164
Increase (Decrease) in Employee Benefit Liabilities		-34.553	-1.869
Adjustments for increase (decrease) in other operating payables		60.773	-537.459
Increase (Decrease) in Deferred Income		8.514.504	3.704.775
Other Adjustments for Other Increase (Decrease) in Working Capital		8.424.328	-107.923
Decrease (Increase) in Other Assets Related with Operations		8.418.835	-104.473
Increase (Decrease) in Other Payables Related with Operations		5.493	-3.450
Cash Flows from (used in) Operations		5.360.706	-19.172.111
Payments Related with Provisions for Employee Benefits		0	-53.328
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-14.435.982	-2.306.888
Proceeds from sales of property, plant, equipment and intangible assets		0	36.344
Purchase of Property, Plant, Equipment and Intangible Assets	13	-136.755	-39.127
Cash Outflows from Acquisition of Investment Property		-14.299.623	-4.382.889
Cash receipts from repayment of advances and loans made to other parties		0	2.078.784
Paybacks from Cash Advances and Loans Made to Related Parties		0	2.078.784
Interest received		396	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		16.453.946	27.273.334
Proceeds from borrowings		262.406.575	106.568.817
Repayments of borrowings		-228.089.415	-70.842.296
Interest paid		-17.863.214	-8.453.187
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		7.378.670	5.741.007
Net increase (decrease) in cash and cash equivalents		7.378.670	5.741.007
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		2.548.062	959.318
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		9.926.732	6.700.325

