



**KAMUYU AYDINLATMA PLATFORMU**

**ÖZDERİCİ 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	7	2.080.812	763.634
Trade Receivables	11	616.133	627.587
Trade Receivables Due From Related Parties	6,11	21.148	17.420
Trade Receivables Due From Unrelated Parties	11	594.985	610.167
Other Receivables	12	2.547.454	2.547.454
Other Receivables Due From Unrelated Parties	12	2.547.454	2.547.454
Inventories	14	228.608.886	225.287.236
Prepayments	15	10.955.758	7.087.372
Prepayments to Unrelated Parties	15	10.955.758	7.087.372
Current Tax Assets	24	73.390	64.235
Other current assets	16	27.464.939	26.803.853
<b>SUB-TOTAL</b>		<b>272.347.372</b>	<b>263.181.371</b>
<b>Total current assets</b>		<b>272.347.372</b>	<b>263.181.371</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	12	23.752	9.862
Other Receivables Due From Unrelated Parties	12	23.752	9.862
Investment property	18	204.443.819	204.443.819
Property, plant and equipment	19	2.413.294	2.434.979
Intangible assets and goodwill	20	26.080	9.361
<b>Total non-current assets</b>		<b>206.906.945</b>	<b>206.898.021</b>
<b>Total assets</b>		<b>479.254.317</b>	<b>470.079.392</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	9	23.908	12.520
Current Portion of Non-current Borrowings	9	59.610.900	55.144.096
Trade Payables	11	4.491.925	11.895.600
Trade Payables to Related Parties	6,11	119.442	2.203.087
Trade Payables to Unrelated Parties	11	4.372.483	9.692.513
Employee Benefit Obligations	21	64.766	63.252
Other Payables	12	220.725	825.166
Other Payables to Unrelated Parties	12	220.725	825.166
Deferred Income	23	1.656.660	9.875.681
<b>SUB-TOTAL</b>		<b>66.068.884</b>	<b>77.816.315</b>
<b>Total current liabilities</b>		<b>66.068.884</b>	<b>77.816.315</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	9	115.435.146	95.329.250
Other Payables	12	4.108.508	3.991.346
Other Payables to Related Parties	12	2.993.574	2.955.043
Other Payables to Unrelated parties	12	1.114.934	1.036.303
Non-current provisions	21	27.914	31.183
Non-current provisions for employee benefits	21	27.914	31.183
<b>Total non-current liabilities</b>		<b>119.571.568</b>	<b>99.351.779</b>
<b>Total liabilities</b>		<b>185.640.452</b>	<b>177.168.094</b>
<b>EQUITY</b>			
Equity attributable to owners of parent	29	293.613.865	292.911.298
Issued capital	29	100.000.000	100.000.000
Treasury Shares (-)	29	-127.402	-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	2.103.617	2.092.434
Restricted Reserves Appropriated From Profits	29	569.437	569.437
Prior Years' Profits or Losses	29	190.287.784	166.762.346
Current Period Net Profit Or Loss	29	691.385	23.525.439
<b>Total equity</b>		<b>293.613.865</b>	<b>292.911.298</b>
<b>Total Liabilities and Equity</b>		<b>479.254.317</b>	<b>470.079.392</b>

## Profit or loss [abstract]

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
<b>Profit or loss [abstract]</b>			
<b>PROFIT (LOSS)</b>			
Revenue	30	10.424.389	3.367.087
Cost of sales	30	-7.477.829	-1.751.737
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.946.560	1.615.350
GROSS PROFIT (LOSS)		2.946.560	1.615.350
General Administrative Expenses	31	-852.888	-475.574
Marketing Expenses	31	-893.700	-98.145
Other Income from Operating Activities	33	27.603	0
Other Expenses from Operating Activities	33	-30.939	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.196.636	1.041.631
Investment Activity Income	34	0	3.578.140
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.196.636	4.619.771
Finance income	35	508.502	990.109
Finance costs	35	-1.013.753	-488.743
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		691.385	5.121.137
PROFIT (LOSS) FROM CONTINUING OPERATIONS		691.385	5.121.137
PROFIT (LOSS)		691.385	5.121.137
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		691.385	5.121.137
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	36	0,00700000	0,05100000
<b>Diluted Earnings Per Share</b>			
Diluted Earnings (Loss) per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)</i>	36	0,00700000	0,05100000

## Statement of 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
<b>Statement of Other Comprehensive Income</b>			
PROFIT (LOSS)		691.385	5.121.137
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>11.183</b>	<b>-12.741</b>
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	21,29	11.183	-12.741
<b>Other Comprehensive Income That Will Be Reclassified to Profit or Loss</b>		<b>0</b>	<b>0</b>
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>11.183</b>	<b>-12.741</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>702.568</b>	<b>5.108.396</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		702.568	5.108.396

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-23.248.653</b>	<b>-8.444.598</b>
Profit (Loss)		691.385	5.121.138
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>31.137</b>	<b>-3.567.059</b>
Adjustments for depreciation and amortisation expense	18,19,31	23.223	23.038
Adjustments for Impairment Loss (Reversal of Impairment Loss)			0
Adjustments for provisions			785
Adjustments for (Reversal of) Provisions Related with Employee Benefits			785
Other adjustments to reconcile profit (loss)	18	7.914	-3.590.882
<b>Changes in Working Capital</b>		<b>-23.971.175</b>	<b>-9.998.677</b>
Adjustments for decrease (increase) in trade accounts receivable	6,11	11.454	-602.118
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6,11	11.454	-602.118
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	6,12	-4.552.517	290.219
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6,12	-4.552.517	290.219
Adjustments for decrease (increase) in inventories	14	-3.321.650	-8.200.466
Adjustments for increase (decrease) in trade accounts payable		-7.403.676	-1.932.105
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	11	-7.403.676	-1.932.105
Adjustments for increase (decrease) in other operating payables		-8.704.786	445.793
Increase (Decrease) in Other Operating Payables to Unrelated Parties	12	-8.704.786	445.793
<b>Cash Flows from (used in) Operations</b>		<b>-23.248.653</b>	<b>-8.444.598</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-18.257</b>	<b>1.463.465</b>
Proceeds from sales of property, plant, equipment and intangible assets	19		1.484.000
Proceeds from sales of property, plant and equipment	19		1.484.000
Purchase of Property, Plant, Equipment and Intangible Assets		-18.257	-20.535
Purchase of property, plant and equipment	19	-18.257	-20.535
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>24.584.088</b>	<b>-10.513.081</b>
Proceeds from borrowings	9	24.584.088	
Repayments of borrowings			-10.513.081
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>1.317.178</b>	<b>-17.494.214</b>
Net increase (decrease) in cash and cash equivalents		1.317.178	-17.494.214
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	7	<b>763.634</b>	<b>23.615.406</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	7	<b>2.080.812</b>	<b>6.121.192</b>



