



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2017 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	İŞİK YEMİNLİ MALİ MÜŞAVİRLİK VE BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

ÖZDERİCİ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Yönetim Kurulu' na

İstanbul

Giriş

ÖZDERİCİ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 'nin 30 Haziran 2017 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara dönemine ait kar veya zarar tablosunun, diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre, ilişikteki ara dönem finansal bilgilerin, tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

İstanbul, 09 Ağustos 2017

İŞIK YEMİNLİ MALİ MÜŞAVİRLİK ve BAĞIMSIZ DENETİM A.Ş.

An independent member of BKR International

H. Kürşat Şahin

Sorumlu Ortak Başdenetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2017	Previous Period 31.12.2016
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	7	5.453.257	763.634
Trade Receivables	11	382.241	627.587
Trade Receivables Due From Related Parties	6,11	41.633	17.420
Trade Receivables Due From Unrelated Parties	11	340.608	610.167
Other Receivables	12	333.360	2.547.454
Other Receivables Due From Unrelated Parties	12	333.360	2.547.454
Inventories	14	214.759.057	225.287.237
Prepayments	15	11.687.827	7.087.372
Prepayments to Related Parties	6,15	1.951.412	0
Prepayments to Unrelated Parties	15	9.736.415	7.087.372
Current Tax Assets	24	85.341	64.235
Other current assets	16	28.794.934	26.803.853
SUB-TOTAL		261.496.017	263.181.372
Total current assets		261.496.017	263.181.372
NON-CURRENT ASSETS			
Other Receivables	12	33.483	9.862
Other Receivables Due From Unrelated Parties	12	33.483	9.862
Investment property	18	245.687.219	204.443.818
Property, plant and equipment	19	2.391.510	2.434.979
Intangible assets and goodwill	20	15.611	9.361
Total non-current assets		248.127.823	206.898.020
Total assets		509.623.840	470.079.392
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	9	101.820	12.520
Current Portion of Non-current Borrowings	9	71.948.531	55.144.096
Trade Payables	11	3.679.912	11.895.600
Trade Payables to Related Parties	6,11	0	2.203.087
Trade Payables to Unrelated Parties	11	3.679.912	9.692.513
Employee Benefit Obligations	21	61.017	63.252
Other Payables	12	323.930	825.166
Other Payables to Unrelated Parties	12	323.930	825.166
Deferred Income	23	4.063.023	9.875.681
SUB-TOTAL		80.178.233	77.816.315
Total current liabilities		80.178.233	77.816.315
NON-CURRENT LIABILITIES			
Long Term Borrowings	9	118.534.624	95.329.250
Other Payables	12	4.250.258	3.991.346
Other Payables to Related Parties	12	3.102.873	2.955.043
Other Payables to Unrelated parties	12	1.147.385	1.036.303
Non-current provisions	21	31.232	31.183
Non-current provisions for employee benefits	21	31.232	31.183
Total non-current liabilities		122.816.114	99.351.779
Total liabilities		202.994.347	177.168.094
EQUITY			
Equity attributable to owners of parent	29	306.629.493	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	2.101.466	2.092.434
Gains (Losses) on Revaluation and Remeasurement	29	2.101.466	2.092.434
Gains (Losses) on Remeasurements of Defined Benefit Plans	29	2.181.134	2.181.134
Other Revaluation Increases (Decreases)	29	-79.668	-88.700
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	13.709.164	23.525.439
Total equity		306.629.493	292.911.298
Total Liabilities and Equity		509.623.840	470.079.392

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 30.06.2017	Previous Period 01.01.2016 - 30.06.2016	Current Period 3 Months 01.04.2017 - 30.06.2017	Previous Period 3 Months 01.04.2016 - 30.06.2016
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	30	11.577.529	10.159.866	1.153.140	6.792.778
Cost of sales	30	-7.477.829	-6.621.060		-4.869.323
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.099.700	3.538.806	1.153.140	1.923.455
GROSS PROFIT (LOSS)		4.099.700	3.538.806	1.153.140	1.923.455
General Administrative Expenses	31	-1.208.207	-1.101.689	-355.319	-626.115
Marketing Expenses	31	-1.400.730	-915.829	-507.030	-817.684
Other Income from Operating Activities	33	119.564	0	97.589	
Other Expenses from Operating Activities	33	-25.312	-7.445		-7.445
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.585.015	1.513.843	388.380	472.211
Investment Activity Income	34	12.426.682	3.578.140	12.426.680	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		14.011.697	5.091.983	12.815.060	472.211
Finance income	35	786.772	810.521	278.271	
Finance costs	35	-1.089.305	-625.787	-75.552	-316.631
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		13.709.164	5.276.717	13.017.779	155.580
PROFIT (LOSS) FROM CONTINUING OPERATIONS		13.709.164	5.276.717	13.017.779	155.580
PROFIT (LOSS)		13.709.164	5.276.717	13.017.779	155.580
Profit (loss), attributable to [abstract]					
Non-controlling Interests	36	0	0	0	0
Owners of Parent	36	13.709.164	5.276.717	13.017.779	155.580
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 30.06.2017	Previous Period 01.01.2016 - 30.06.2016	Current Period 3 Months 01.04.2017 - 30.06.2017	Previous Period 3 Months 01.04.2016 - 30.06.2016
Statement of Other Comprehensive Income					
PROFIT (LOSS)		13.709.164	5.276.717	13.017.779	155.580
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		9.032	-13.314	-2.151	-572
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	0		
Gains (Losses) on Remeasurements of Defined Benefit Plans	21,29	9.032	-13.314	-2.151	-572
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		9.032	-13.314	-2.151	-572
TOTAL COMPREHENSIVE INCOME (LOSS)		13.718.196	5.263.403	13.015.628	155.008
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		13.718.196	5.263.403	13.015.628	155.008

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 30.06.2017	Previous Period 01.01.2016 - 30.06.2016
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-35.981.515	-18.153.656
Profit (Loss)		13.709.164	5.276.717
Adjustments to Reconcile Profit (Loss)		-12.370.382	-3.543.845
Adjustments for depreciation and amortisation expense	18,19,31	47.218	46.176
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-12.426.681	-3.578.140
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	18	-12.426.681	-3.578.140
Adjustments for provisions		9.081	-11.881
Adjustments for (Reversal of) Provisions Related with Employee Benefits	21,29	9.081	-11.881
Changes in Working Capital		-37.320.297	-19.886.528
Adjustments for decrease (increase) in trade accounts receivable	6,11	245.346	-122.886
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6,11	-24.213	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6,11	269.559	-122.886
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	6,12	-403.742	-1.261.483
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6,12	-403.742	-1.261.483
Adjustments for decrease (increase) in inventories	14	-18.288.539	-16.439.161
Decrease (Increase) in Prepaid Expenses	15	-4.600.455	-7.526.423
Adjustments for increase (decrease) in trade accounts payable		-8.215.690	804.672
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,11	-2.203.087	-2.572.096
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	11	-6.012.603	3.376.768
Increase (Decrease) in Employee Benefit Liabilities	21	-2.235	3.339
Adjustments for increase (decrease) in other operating payables		-242.324	28.212
Increase (Decrease) in Other Operating Payables to Related Parties	6,12	147.829	109.745
Increase (Decrease) in Other Operating Payables to Unrelated Parties	12	-390.153	-81.533
Increase (Decrease) in Deferred Income	23	-5.812.658	4.627.202
Cash Flows from (used in) Operations		-35.981.515	-18.153.656
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-10.000	5.430.857
Purchase of Property, Plant, Equipment and Intangible Assets		-10.000	-23.143
Purchase of property, plant and equipment	19	0	-18.298
Purchase of intangible assets	20	-10.000	-4.845
Cash Inflows from Sale of Investment Property			5.454.000
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		40.099.109	7.620.800
Proceeds from borrowings	9	40.099.109	7.620.800
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		4.107.594	-5.101.999
Net increase (decrease) in cash and cash equivalents		4.107.594	-5.101.999
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	7	763.327	23.612.293
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	7	4.870.921	18.510.294

