



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

**Financial Report
Unconsolidated
2017 - 3. 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 30.09.2017	Previous Period 31.12.2016
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	9.318.716	53.950
Financial Investments	5	0	17.985.305
Restricted Bank Balances		0	17.985.305
Trade Receivables		160.743	1.047.888
Trade Receivables Due From Related Parties		0	0
Trade Receivables Due From Unrelated Parties	7	160.743	1.047.888
Other Receivables		448.138	325.661
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	7	448.138	325.661
Inventories	8	9.083.934	18.871.222
Prepayments		857.723	437.911
Other current assets	9	2.263.825	2.863.744
SUB-TOTAL		22.133.079	41.585.681
Total current assets		22.133.079	41.585.681
NON-CURRENT ASSETS			
Financial Investments		205.341	205.341
Restricted Bank Balances	5	205.341	205.341
Other Receivables		38.515	45.079
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties		38.515	45.079
Investment property	10	55.054.209	55.054.209
Property, plant and equipment	11	1.414.371	1.517.548
Intangible assets and goodwill	11	7.094	11.165
Prepayments		23.258	23.258
Total non-current assets		56.742.788	56.856.600
Total assets		78.875.867	98.442.281
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6		18.178.321
Trade Payables		453.430	1.021.373
Trade Payables to Related Parties	7, 15	261.636	824.795
Trade Payables to Unrelated Parties	7	191.794	196.578
Employee Benefit Obligations		180.586	129.786
Other Payables		186.858	184.667
Other Payables to Related Parties		0	
Other Payables to Unrelated Parties		186.858	184.667
Deferred Income		4.721	80.570
Current provisions		7.419.485	8.801.674
Other current provisions	13	7.419.485	8.801.674
SUB-TOTAL		8.245.080	28.396.391
Total current liabilities		8.245.080	28.396.391
NON-CURRENT LIABILITIES			
Non-current provisions		8.200.880	8.114.416
Non-current provisions for employee benefits		594.748	505.749
Other non-current provisions	13	7.606.132	7.608.667
Total non-current liabilities		8.200.880	8.114.416
Total liabilities		16.445.960	36.510.807
EQUITY			
Equity attributable to owners of parent		62.429.907	61.931.474
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.456.689	91.456.689
Effects of Business Combinations Under Common Control		9.427.834	9.427.834
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-162.331	-153.740
Gains (Losses) on Revaluation and Remeasurement		-162.331	-153.740
Gains (Losses) on Remeasurements of Defined Benefit Plans		-162.331	-153.740

Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-84.027.558	-74.635.093
Current Period Net Profit Or Loss		507.024	-9.392.465
Total equity		62.429.907	61.931.474
Total Liabilities and Equity		78.875.867	98.442.281

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 30.09.2017	Previous Period 01.01.2016 - 30.09.2016	Current Period 3 Months 01.07.2017 - 30.09.2017	Previous Period 3 Months 01.07.2016 - 30.09.2016
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		13.198.729	6.874.039	4.166.259	126.612
Cost of sales		-8.597.227	-4.896.153	-2.764.755	-12.864
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.601.502	1.977.886	1.401.504	113.748
GROSS PROFIT (LOSS)		4.601.502	1.977.886	1.401.504	113.748
General Administrative Expenses		-2.317.059	-3.417.062	-736.217	-719.898
Marketing Expenses		-1.433.831	-1.456.325	-450.099	-271.765
Other Income from Operating Activities	16	2.025.118	1.284.757	695.672	735.186
Other Expenses from Operating Activities	16	-3.031.969	-3.519.401	-1.047.177	-1.558.588
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-156.239	-5.130.145	-136.317	-1.701.317
Investment Activity Income		318.884	301.761	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		162.645	-4.828.384	-136.317	-1.701.317
Finance income	17	1.703.152	2.970.465	322.889	949.721
Finance costs	17	-1.358.773	-4.953.416	-13.030	-1.119.644
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		507.024	-6.811.335	173.542	-1.871.240
Tax (Expense) Income, Continuing Operations		0	-1.905.487	0	-65.138
Current Period Tax (Expense) Income		0	-1.905.487	0	-65.138
Deferred Tax (Expense) Income		0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		507.024	-8.716.822	173.542	-1.936.378
PROFIT (LOSS)		507.024	-8.716.822	173.542	-1.936.378
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		507.024	-8.716.822	173.542	-1.936.378
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen faaliyetlerden hisse başına kar/(zarar)</i>		0,12700000	-0,21790000	0,00430000	-0,04840000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-8.591	-18.219	-6.934	-15.649
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-8.591	-18.219	-6.934	-15.649
Taxes Relating to Remeasurements of Defined Benefit Plans		-8.591	-18.219	-6.934	-15.649
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-8.591	-18.219	-6.934	-15.649
TOTAL COMPREHENSIVE INCOME (LOSS)		498.433	-8.735.041	166.608	-1.952.027
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		498.433	-8.735.041	166.608	-1.952.027

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 30.09.2017	Previous Period 01.01.2016 - 30.09.2016
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		507.024	-8.716.822
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	11	57.683	80.655
Adjustments for provisions		-1.304.316	87.946
Adjustments for (Reversal of) Provisions Related with Employee Benefits		80.408	-18.081
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		-1.384.724	106.027
Adjustments for Interest (Income) Expenses	17	-519.374	1.934.748
Adjustments for unrealised foreign exchange losses (gains)			-80.636
Adjustments for Tax (Income) Expenses			1.905.487
Changes in Working Capital			
Decrease (Increase) in Financial Investments		17.985.305	
Adjustments for decrease (increase) in trade accounts receivable		887.145	467.418
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		64.194	8.925.074
Adjustments for decrease (increase) in inventories		9.787.288	5.120.043
Adjustments for increase (decrease) in trade accounts payable		-567.943	-324.677
Adjustments for increase (decrease) in other operating payables		52.991	215.657
Increase (Decrease) in Deferred Income		-75.849	-2.076.023
Cash Flows from (used in) Operations			
Interest received	17	738.542	1.765.229
Payments Related with Provisions for Employee Benefits			-33.583
Income taxes refund (paid)			-2.194.361
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	11	49.565	
Purchase of Property, Plant, Equipment and Intangible Assets	11		-12.152
Cash Inflows from Sale of Investment Property	10		65.205.451
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		669.886	120.925.060
Repayments of borrowings		-18.699.742	-184.060.660
Interest paid		-367.633	-9.093.437
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		9.264.766	40.417
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	53.950	7.369
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	9.318.716	47.786

