



**KAMUYU AYDINLATMA PLATFORMU**

**İŞ 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	203.820.933	127.262.064
Trade Receivables	8	43.794.242	28.770.301
Trade Receivables Due From Related Parties	23	1.016.761	322.311
Trade Receivables Due From Unrelated Parties		42.777.481	28.447.990
Other Receivables	9	1.094.253	1.211.817
Other Receivables Due From Related Parties	23	400.000	0
Other Receivables Due From Unrelated Parties		694.253	1.211.817
Derivative Financial Assets	6	10.000	566
Derivative Financial Assets Held for Trading		10.000	566
Inventories	11	442.057.797	91.612.134
Prepayments	16	73.958.144	74.067.158
Prepayments to Related Parties	23	232.414	2.716.668
Prepayments to Unrelated Parties		73.725.730	71.350.490
Other current assets	16	163.128	26.205
Other Current Assets Due From Related Parties		0	0
Other Current Assets Due From Unrelated Parties		163.128	26.205
<b>SUB-TOTAL</b>		<b>764.898.497</b>	<b>322.950.245</b>
<b>Total current assets</b>		<b>764.898.497</b>	<b>322.950.245</b>
<b>NON-CURRENT ASSETS</b>			
Inventories	11	588.667.133	715.506.230
Investments accounted for using equity method	3	1.956.400	1.563.593
Investment property	10	3.720.688.452	3.714.668.994
Property, plant and equipment	12	27.737.427	28.559.331
Buildings	12	27.223.469	27.880.000
Fixtures and fittings	12	513.958	679.331
Intangible assets and goodwill	13	601.857	473.250
Computer Softwares	13	601.857	473.250
Other Non-current Assets	16	106.525.900	103.298.551
Other Non-Current Assets Due From Related Parties		0	0
Other Non-Current Assets Due From Unrelated Parties	16	106.525.900	103.298.551
<b>Total non-current assets</b>		<b>4.446.177.169</b>	<b>4.564.069.949</b>
<b>Total assets</b>		<b>5.211.075.666</b>	<b>4.887.020.194</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	7	5.799.147	0
Current Borrowings From Related Parties		5.799.147	0
Bank Loans	23	5.799.147	0
Current Portion of Non-current Borrowings	7	168.688.325	132.335.012
Current Portion of Non-current Borrowings from Related Parties		155.440.656	114.581.262
Bank Loans	23	152.106.245	103.666.106
Leasing Debts	23	3.334.411	10.915.156
Current Portion of Non-current Borrowings from Unrelated Parties		13.247.669	17.753.750
Bank Loans		13.247.669	17.753.750
Trade Payables	8	48.967.667	34.198.753
Trade Payables to Related Parties	23	9.312.740	5.270.465
Trade Payables to Unrelated Parties	8	39.654.927	28.928.288
Other Payables	9	42.792.124	622.898
Other Payables to Related Parties		0	0
Other Payables to Unrelated Parties		42.792.124	622.898
Deferred Income	16	226.850.326	6.198.445
Deferred Income From Related Parties	23	178.330	660.831
Deferred Income from Unrelated Parties		226.671.996	5.537.614
Current provisions		18.205.967	12.576.072
Current provisions for employee benefits	15	321.871	251.586
Other current provisions	14	17.884.096	12.324.486
Other Current Liabilities	16	3.126.898	2.521.955

Other Current Liabilities to Related Parties		0	0
Other Current Liabilities to Unrelated Parties		3,126.898	2,521.955
<b>SUB-TOTAL</b>		<b>514.430.454</b>	<b>188.453.135</b>
<b>Total current liabilities</b>		<b>514.430.454</b>	<b>188.453.135</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	7	1,043,818.566	922,325.576
Long Term Borrowings From Related Parties	23	546,649.436	514,571.075
Bank Loans		513,478.436	480,663.749
Leasing Debts	23	0	696.326
Issued Debt Instruments		33,171.000	33,211.000
Long Term Borrowings From Unrelated Parties		497,169.130	407,754.501
Bank Loans		127,777.779	38,888.889
Issued Debt Instruments		369,391.351	368,865.612
Other Payables	9	0	35,990.000
Other Payables to Unrelated parties		0	35,990.000
Deferred Income	16	460,486.209	577,681.090
Deferred Income from Unrelated Parties		460,486.209	577,681.090
Non-current provisions	15	1,717.769	1,224.737
Non-current provisions for employee benefits	15	1,717.769	1,224.737
<b>Total non-current liabilities</b>		<b>1,506,022.544</b>	<b>1,537,221.403</b>
<b>Total liabilities</b>		<b>2,020,452.998</b>	<b>1,725,674.538</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		3,190,622.668	3,161,345.656
Issued capital	17	913,750.000	850,000.000
Inflation Adjustments on Capital	17	240,146.090	240,146.090
Share Premium (Discount)	17	423.981	423.981
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		24,361.973	24,361.973
Gains (Losses) on Revaluation and Remeasurement		24,226.634	24,226.634
Increases (Decreases) on Revaluation of Property, Plant and Equipment		24,226.634	24,226.634
Other Gains (Losses)		135.339	135.339
Restricted Reserves Appropriated From Profits	17	46,188.875	36,305.282
Prior Years' Profits or Losses	17	1,872,724.737	1,589,596.928
Current Period Net Profit Or Loss		93,027.012	420,511.402
<b>Total equity</b>		<b>3,190,622.668</b>	<b>3,161,345.656</b>
<b>Total Liabilities and Equity</b>		<b>5,211,075.666</b>	<b>4,887,020.194</b>

## 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	18	369.515.971	308.962.444	244.667.446	60.327.463
Cost of sales	18	-229.491.422	-155.017.979	-198.668.015	-15.958.475
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		140.024.549	153.944.465	45.999.431	44.368.988
GROSS PROFIT (LOSS)		140.024.549	153.944.465	45.999.431	44.368.988
General Administrative Expenses	19	-16.299.861	-14.376.195	-4.416.301	-4.277.881
Marketing Expenses	19	-9.605.504	-17.876.288	-3.671.572	-3.093.201
Other Income from Operating Activities	20	55.578.602	74.906.844	14.036.059	40.606
Other Expenses from Operating Activities	20	-48.809.171	-37.567.512	0	-7.117.988
PROFIT (LOSS) FROM OPERATING ACTIVITIES		120.888.615	159.031.314	51.947.617	29.920.524
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	792.807	567.296	264.259	256.808
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		121.681.422	159.598.610	52.211.876	30.177.332
Finance costs	21	-28.654.410	-30.903.204	-11.324.947	-8.499.342
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		93.027.012	128.695.406	40.886.929	21.677.990
PROFIT (LOSS) FROM CONTINUING OPERATIONS		93.027.012	128.695.406	40.886.929	21.677.990
PROFIT (LOSS)		93.027.012	128.695.406	40.886.929	21.677.990
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0			
Owners of Parent		93.027.012	128.695.406	40.886.929	21.677.990
<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</i>	22	0,00100000	0,00150000	0,00040000	0,00020000
<b>Diluted Earnings Per Share</b>					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç</i>	22	0,00100000	0,00150000	0,00040000	0,00020000
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>93.027.012</b>	<b>128.695.406</b>	<b>40.886.929</b>	<b>21.677.990</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0			
Owners of Parent		93.027.012	128.695.406	40.886.929	21.677.990

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		93.027.012	128.695.406
Profit (Loss) from Continuing Operations		93.027.012	128.695.406
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	12,13	1.187.393	1.065.328
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.290.745	-424.233
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	8	1.290.745	-424.233
Adjustments for provisions		741.072	270.654
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	741.072	270.654
Adjustments for Interest (Income) Expenses		14.169.684	22.875.194
Adjustments for Interest Income	18	-7.355.813	-5.791.896
Adjustments for interest expense	21	21.525.497	28.667.090
Adjustments for unrealised foreign exchange losses (gains)		-1.486.916	
Adjustments for fair value losses (gains)		-5.582.801	-39.698.671
Adjustments for Fair Value Losses (Gains) of Investment Property	10	-5.583.357	-39.713.482
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments	21	556	14.811
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	3	-792.807	-567.296
Adjustments for undistributed profits of associates		-792.807	-567.296
Adjustments for losses (gains) on disposal of non-current assets		-3.999.156	-18.718.416
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		-88	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-3.999.068	-18.718.416
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		-16.314.686	-7.027.856
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-16.314.686	-7.027.856
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		517.564	-1.185.720
Adjustments for decrease (increase) in inventories		-223.606.566	-228.008.754
Adjustments for increase (decrease) in trade accounts payable		14.768.914	-28.261.249
Increase (Decrease) in Trade Accounts Payables to Related Parties		4.042.275	-373.533
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		10.726.639	-27.887.716
Adjustments for increase (decrease) in other operating payables		6.179.226	-837.909
Increase (Decrease) in Other Operating Payables to Unrelated Parties		6.179.226	-837.909
Increase (Decrease) in Deferred Income		-117.194.881	33.669.413
Other Adjustments for Other Increase (Decrease) in Working Capital		223.551.745	-27.485.899
Decrease (Increase) in Other Assets Related with Operations		-3.264.692	-34.482.174
Increase (Decrease) in Other Payables Related with Operations		226.816.437	6.996.275
<b>Cash Flows from (used in) Operations</b>			
Interest received	5,18	7.325.248	5.372.042
Payments Related with Provisions for Employee Benefits	15	-177.755	
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Purchase of Property, Plant, Equipment and Intangible Assets		-494.008	-262.102
Purchase of property, plant and equipment		-123.993	-102.402
Purchase of intangible assets		-370.015	-159.700
Cash Inflows from Sale of Investment Property		187.644.068	18.718.416
Cash Outflows from Acqiuition of Investment Property		-184.081.101	-104.245.100
Dividends received		0	500.000
Other inflows (outflows) of cash			142.774
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Proceeds from borrowings		225.790.000	513.000.000
Proceeds from Loans		225.790.000	513.000.000
Repayments of borrowings		-2.477.924	-233.348.740
Loan Repayments		-2.477.924	-233.348.740

Dividends Paid	17	-63.750.000	-52.220.000
Interest paid		-81.192.681	-28.667.090
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		75.041.389	-46.649.808
Effect of exchange rate changes on cash and cash equivalents		1.486.916	
Net increase (decrease) in cash and cash equivalents		76.528.305	-46.649.808
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	5	<b>126.768.027</b>	<b>122.634.388</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	5	<b>203.296.332</b>	<b>75.984.580</b>



