



KAMUYU AYDINLATMA PLATFORMU

ATA 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	2.696.262	4.907.261
Financial Investments		2.033.657	3.505.644
Financial Assets at Fair Value Through Profit or Loss	5	2.033.657	3.505.644
Financial Assets Designated at Fair Value Through Profit or Loss	5	2.033.657	3.505.644
Trade Receivables		0	0
Other Receivables	8	10.748	21.895
Other Receivables Due From Unrelated Parties	8	10.748	21.895
Prepayments		188.258	195.943
Prepayments to Unrelated Parties	10	188.258	195.943
SUB-TOTAL		4.928.925	8.630.743
Total current assets		4.928.925	8.630.743
NON-CURRENT ASSETS			
Investment property	11	60.784.518	59.180.000
Property, plant and equipment	12	51.033	56.005
Fixtures and fittings	12	27.629	25.276
Leasehold Improvements		23.404	30.729
Intangible assets and goodwill		84	972
Computer Softwares	13	84	972
Other Non-current Assets		1.651.714	1.730.141
Other Non-Current Assets Due From Unrelated Parties	14	1.651.714	1.730.141
Total non-current assets		62.487.349	60.967.118
Total assets		67.416.274	69.597.861
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		25.707.620	25.586.535
Current Borrowings From Unrelated Parties		25.707.620	25.586.535
Issued Debt Instruments	7	25.707.620	25.586.535
Current Portion of Non-current Borrowings		1.515.311	1.444.574
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties	7	1.515.311	1.444.574
Bank Loans	7	1.515.311	1.444.574
Trade Payables		268.388	114.608
Trade Payables to Related Parties	6,26	18.690	33.536
Trade Payables to Unrelated Parties	6	249.698	81.072
Employee Benefit Obligations	15	117.991	90.427
Other Payables		36.397	23.187
Other Payables to Unrelated Parties	8	36.397	23.187
Deferred Income		137.875	80.018
Deferred Income from Unrelated Parties	9	137.875	80.018
SUB-TOTAL		27.783.582	27.339.349
Total current liabilities		27.783.582	27.339.349
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.321.266	2.437.780
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties	7	1.321.266	2.437.780
Bank Loans	7	1.321.266	2.437.780
Non-current provisions		206.693	177.867
Non-current provisions for employee benefits	16	206.693	177.867
Total non-current liabilities		1.527.959	2.615.647
Total liabilities		29.311.541	29.954.996
EQUITY			
Equity attributable to owners of parent		38.104.733	39.642.865
Issued capital	18	23.750.000	23.750.000
Inflation Adjustments on Capital	18	2.285	2.285
Share Premium (Discount)	18	2.353.943	2.353.943

Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	18	262.863	262.863
Prior Years' Profits or Losses	18	13.273.774	8.919.620
Current Period Net Profit Or Loss		-1.538.132	4.354.154
Total equity		38.104.733	39.642.865
Total Liabilities and Equity		67.416.274	69.597.861

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	19	2.422.727	1.780.832	877.391	604.906
Cost of sales	19	-176.114	-250.665	-4.378	-83.543
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.246.613	1.530.167	873.013	521.363
GROSS PROFIT (LOSS)		2.246.613	1.530.167	873.013	521.363
General Administrative Expenses	20,21	-1.397.307	-1.267.999	-530.622	-399.104
Other Income from Operating Activities	22	722.290	1.593.448	236.047	-203
Other Expenses from Operating Activities	22	-58.668	-425.570	-40.978	-1.165
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.512.928	1.430.046	537.460	120.891
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.512.928	1.430.046	537.460	120.891
Finance income	23				-12.213
Finance costs	23	-3.051.060	-2.808.046	-1.064.213	-1.026.643
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.538.132	-1.378.000	-526.753	-917.965
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.538.132	-1.378.000	-526.753	-917.965
PROFIT (LOSS)		-1.538.132	-1.378.000	-526.753	-917.965
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		-1.538.132	-1.378.000	-526.753	-917.965
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>		-0,06476000	-0,05802000	-0,02218000	-0,03865000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-1.538.132	-1.378.000	-526.753	-917.965
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		-1.538.132	-1.378.000	-526.753	-917.965

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period	Previous Period
		01.01.2017 - 30.09.2017	01.01.2016 - 30.09.2016
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		1.901.546	716.693
Profit (Loss)		-1.538.132	-1.378.000
Adjustments to Reconcile Profit (Loss)		2.493.354	1.515.738
Adjustments for depreciation and amortisation expense	12,13	15.987	15.765
Adjustments for provisions		28.826	24.806
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	28.826	24.806
Adjustments for Interest (Income) Expenses		2.444.805	1.844.971
Adjustments for Interest Income		-549.852	-848.320
Adjustments for interest expense		2.994.657	2.693.291
Adjustments for unrealised foreign exchange losses (gains)		56.403	113.062
Adjustments for fair value losses (gains)		-52.667	-482.866
Adjustments for Fair Value Losses (Gains) of Investment Property	11,22	0	-470.138
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	-52.667	-12.728
Changes in Working Capital		349.670	-305.267
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		11.147	-21.381
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	11.147	-21.381
Decrease (Increase) in Prepaid Expenses	10	7.685	-118.001
Adjustments for increase (decrease) in trade accounts payable		153.780	-257.172
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,26	-14.846	-90.354
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	168.626	-166.818
Increase (Decrease) in Employee Benefit Liabilities	15	27.564	1.644
Adjustments for increase (decrease) in other operating payables		13.210	-13.407
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	13.210	-13.407
Increase (Decrease) in Deferred Income	9	57.857	42.648
Other Adjustments for Other Increase (Decrease) in Working Capital		78.427	60.402
Decrease (Increase) in Other Assets Related with Operations	14	78.427	60.402
Cash Flows from (used in) Operations		1.304.892	-167.529
Interest received		596.654	897.952
Payments Related with Provisions for Employee Benefits	16	0	-13.730
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-144.645	-4.666.433
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	1.470.000	
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	5		-3.590.000
Purchase of Property, Plant, Equipment and Intangible Assets		-10.127	-9.712
Purchase of property, plant and equipment	12	-10.127	-9.712
Cash Outflows from Acquisition of Investment Property	11	-1.604.518	-1.066.721
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-3.975.753	-3.591.199
Repayments of borrowings		-1.099.543	-844.190
Loan Repayments		-1.099.543	-844.190
Interest paid		-2.807.588	-2.745.066
Other inflows (outflows) of cash		-68.622	-1.943
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.218.852	-7.540.939
Net increase (decrease) in cash and cash equivalents		-2.218.852	-7.540.939
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	4.892.223	13.486.564
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	2.673.371	5.945.625

