



KAMUYU AYDINLATMA PLATFORMU

KİLER 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	Pre-Previous Period 31.12.2015
Statement of Financial Position (Balance Sheet)				
Assets [abstract]				
CURRENT ASSETS				
Cash and cash equivalents	5	17.363.824	4.719.566	1.007.457
Trade Receivables		272.235.761	29.621.368	74.657.778
Trade Receivables Due From Related Parties	19	16.291.879	20.264.910	74.223.170
Trade Receivables Due From Unrelated Parties	6	255.943.882	9.356.458	434.608
Inventories	7	375.442.762	362.776.209	195.259.423
Prepayments		32.904.667	125.730.443	62.726.935
Prepayments to Related Parties	9	27.102.984	123.588.748	25.283.076
Prepayments to Unrelated Parties	9	5.801.683	2.141.695	37.443.859
Other current assets		14.818.464	30.742.573	22.713.308
Other Current Assets Due From Unrelated Parties	8	14.818.464	30.742.573	22.713.308
SUB-TOTAL		712.765.478	553.590.159	356.364.901
Total current assets		712.765.478	553.590.159	356.364.901
NON-CURRENT ASSETS				
Financial Investments		2.500	2.500	2.500
Trade Receivables		140.117.907	1.141.128	1.255.881
Trade Receivables Due From Related Parties	19	1.360.710	1.141.128	1.255.881
Trade Receivables Due From Unrelated Parties	6	138.757.197		
Investments accounted for using equity method	11	157.863.735	155.003.636	151.717.919
Investment property	12	879.063.373	752.344.908	644.898.201
Property, plant and equipment	13	1.761.461	1.018.492	461.974
Intangible assets and goodwill	13	12.330	23.998	73.788
Other Non-current Assets		3.424.936	13.331.594	13.617.783
Other Non-Current Assets Due From Unrelated Parties	8	3.424.936	13.331.594	13.617.783
Total non-current assets		1.182.246.242	922.866.256	812.028.046
Total assets		1.895.011.720	1.476.456.415	1.168.392.947
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Current Borrowings		91.500.375	92.312.076	77.886.220
Current Borrowings From Unrelated Parties		91.500.375	92.312.076	77.886.220
Bank Loans	10	91.500.375	92.312.076	77.886.220
Current Portion of Non-current Borrowings		165.139.278	221.884.600	104.287.338
Current Portion of Non-current Borrowings from Unrelated Parties		165.139.278	221.884.600	104.287.338
Bank Loans	10	162.281.682	216.529.665	99.708.379
Leasing Debts	10	2.857.596	5.354.935	4.578.959
Trade Payables		32.862.813	36.957.851	5.472.247
Trade Payables to Related Parties	19	2.879.030	3.697.716	734.902
Trade Payables to Unrelated Parties		29.983.783	33.260.135	4.737.345
Employee Benefit Obligations	15.a	432.099	317.065	158.264
Other Payables		366.344	226.646	835.369
Other Payables to Unrelated Parties		366.344	226.646	835.369
Deferred Income		227.688.465	123.123.395	45.543.057
Deferred Income from Unrelated Parties	9	227.688.465	123.123.395	45.543.057
Other Current Liabilities		204.397	197.883	135.202
Other Current Liabilities to Unrelated Parties	17	204.397	197.883	135.202
SUB-TOTAL		518.193.771	475.019.516	234.317.697
Total current liabilities		518.193.771	475.019.516	234.317.697
NON-CURRENT LIABILITIES				
Long Term Borrowings		293.815.496	204.869.264	163.947.814
Long Term Borrowings From Unrelated Parties		293.815.496	204.869.264	163.947.814
Bank Loans	10	293.745.308	201.917.235	157.328.593
Leasing Debts	10	70.188	2.952.029	6.619.221
Deferred Income		42.493.370	800.490	2.172.758
Deferred Income from Unrelated Parties	9	42.493.370	800.490	2.172.758
Non-current provisions		6.080.278	5.949.382	8.886.051
Non-current provisions for employee benefits	15.b	263.822	132.926	69.597
Other non-current provisions	14.a	5.816.456	5.816.456	8.816.454
Total non-current liabilities		342.389.144	211.619.136	175.006.623

Total liabilities		860.582.915	686.638.652	409.324.320
EQUITY				
Equity attributable to owners of parent		1.034.428.805	789.817.763	759.068.627
Issued capital	16.a	124.000.000	124.000.000	124.000.000
Share Premium (Discount)	16.b	126.511.211	126.511.211	126.511.211
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-65.469	-2.216	-862
Gains (Losses) on Revaluation and Remeasurement		-65.469	-2.216	-862
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	-65.469	-2.216	-862
Restricted Reserves Appropriated From Profits	16.d	9.055.513	9.055.513	9.055.513
Prior Years' Profits or Losses	16.e	530.253.256	499.502.765	450.945.020
Current Period Net Profit Or Loss		244.674.294	30.750.490	48.557.745
Total equity		1.034.428.805	789.817.763	759.068.627
Total Liabilities and Equity		1.895.011.720	1.476.456.415	1.168.392.947

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	3	356.813.207	11.833.199	9.493.347	6.823.091
Cost of sales	3	-109.686.208	-2.069.417	-1.947.133	-1.926.323
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		247.126.999	9.763.782	7.546.214	4.896.768
GROSS PROFIT (LOSS)		247.126.999	9.763.782	7.546.214	4.896.768
General Administrative Expenses		-6.996.910	-6.195.640	-1.378.512	-2.934.513
Marketing Expenses		-2.312.214	-557.767	-702.231	-158.515
Other Income from Operating Activities		20.810.052	11.771.882	4.913.512	1.271.452
Other Expenses from Operating Activities		-20.400.433	-3.253.422	1.480.100	-1.440.482
Other gains (losses)		49.065.815		-37.851	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		287.293.309	11.528.835	11.821.232	1.634.710
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	2.851.540	1.725.812	689.793	262.629
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		290.144.849	13.254.647	12.511.025	1.897.339
Finance income		11.506.558	8.048.080	-3.700	63.580
Finance costs		-56.977.113	-19.807.223	-19.456.459	-13.272.792
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		244.674.294	1.495.504	-6.949.134	-11.311.873
PROFIT (LOSS) FROM CONTINUING OPERATIONS		244.674.294	1.495.504	-6.949.134	-11.311.873
PROFIT (LOSS)		244.674.294	1.495.504	-6.949.134	-11.311.873
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		244.674.294	1.495.504	-6.949.134	-11.311.873
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-63.253	18.669	-142.875	-2.975
Gains (Losses) on Remeasurements of Defined Benefit Plans		-63.253	18.669	-142.875	-2.975
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-63.253	18.669	-142.875	-2.975
TOTAL COMPREHENSIVE INCOME (LOSS)		244.611.041	1.514.173	-7.092.009	-11.314.848
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		244.611.041	1.514.173	-7.092.009	-11.314.848

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Statement of cash flows (Indirect Method)	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		112.073.406	54.531.069
Profit (Loss)		244.674.291	1.495.504
Profit (Loss) from Continuing Operations		244.674.291	1.495.504
Adjustments to Reconcile Profit (Loss)		-712.417	3.085.829
Adjustments for depreciation and amortisation expense	8-13	363.933	388.068
Adjustments for provisions		37.641	-2.613.759
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	37.641	
Adjustments for (Reversal of) Other Provisions			-2.613.759
Adjustments for Interest (Income) Expenses		50.803.363	-1.793.190
Adjustments for Interest Income	10	-11.506.558	-3.853.565
Adjustments for interest expense	10	56.977.113	2.060.375
Deferred Financial Expense from Credit Purchases		-647.288	
Unearned Financial Income from Credit Sales	6	5.980.096	
Adjustments for unrealised foreign exchange losses (gains)			8.830.522
Adjustments for fair value losses (gains)		-49.065.814	
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-49.065.814	
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	-2.851.540	-1.725.812
Changes in Working Capital		-143.352.541	49.979.184
Adjustments for decrease (increase) in trade accounts receivable	6	-387.571.268	34.800.008
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		15.924.110	
Adjustments for decrease (increase) in inventories	7	-7.680.002	1.854.776
Decrease (Increase) in Prepaid Expenses	9	92.825.776	83.134
Adjustments for increase (decrease) in trade accounts payable		-3.447.750	2.000.814
Increase (Decrease) in Employee Benefit Liabilities	15	208.289	42.470
Adjustments for increase (decrease) in other operating payables		139.698	-501.718
Increase (Decrease) in Deferred Income	9	146.257.950	13.122.675
Other Adjustments for Other Increase (Decrease) in Working Capital		-9.344	-1.422.975
Decrease (Increase) in Other Assets Related with Operations			-1.446.604
Increase (Decrease) in Other Payables Related with Operations		-9.344	23.629
Cash Flows from (used in) Operations		100.609.333	54.560.517
Interest received		11.506.558	23.880
Payments Related with Provisions for Employee Benefits		-42.485	-53.328
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-73.841.244	-102.865.728
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures			-1.808.813
Proceeds from sales of property, plant, equipment and intangible assets	13		81.169
Purchase of Property, Plant, Equipment and Intangible Assets	13	-1.036.133	-847.556
Cash Inflows from Sale of Investment Property	13	30.645.091	
Cash Outflows from Acquisition of Investment Property	13	-103.450.202	-102.369.312
Cash receipts from repayment of advances and loans made to other parties			2.078.784
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-25.587.904	50.980.441
Proceeds from borrowings		470.857.039	277.218.630
Proceeds from Loans	10	470.857.039	277.218.630
Repayments of borrowings		-439.467.830	-198.956.636
Loan Repayments	10	-439.467.830	-198.956.636
Interest paid	10	-56.977.113	-27.281.553
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		12.644.258	2.645.782
Net increase (decrease) in cash and cash equivalents		12.644.258	2.645.782
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		4.719.566	959.318
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		17.363.824	3.605.100

