



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ 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	7	1.025.033	763.634
Trade Receivables	11	596.325	627.587
Trade Receivables Due From Related Parties	6,11	43.731	17.420
Trade Receivables Due From Unrelated Parties	11	552.594	610.167
Other Receivables	12	329.433	2.547.454
Other Receivables Due From Unrelated Parties	12	329.433	2.547.454
Inventories	14	221.809.371	225.287.237
Prepayments	15	9.013.562	7.087.372
Prepayments to Related Parties	6,15	9.013.562	0
Prepayments to Unrelated Parties	15	0	7.087.372
Current Tax Assets	24	99.246	64.235
Other current assets	16	28.814.588	26.803.853
SUB-TOTAL		261.687.558	263.181.372
Total current assets		261.687.558	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	2.369.722	2.434.979
Intangible assets and goodwill	20	13.423	9.361
Total non-current assets		248.103.847	206.898.020
Total assets		509.791.405	470.079.392
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	9	89.393	12.520
Current Portion of Non-current Borrowings	9	72.959.634	55.144.096
Trade Payables	11	8.264.933	11.895.600
Trade Payables to Related Parties	6,11	4.226.327	2.203.087
Trade Payables to Unrelated Parties	11	4.038.606	9.692.513
Employee Benefit Obligations	21	156.439	63.252
Other Payables	12	223.122	825.166
Other Payables to Unrelated Parties	12	223.122	825.166
Deferred Income	23	1.109.938	9.875.681
SUB-TOTAL		82.803.459	77.816.315
Total current liabilities		82.803.459	77.816.315
NON-CURRENT LIABILITIES			
Long Term Borrowings	9	113.958.218	95.329.250
Other Payables	12	4.445.629	3.991.346
Other Payables to Related Parties	12	3.134.931	2.955.043
Other Payables to Unrelated parties	12	1.310.698	1.036.303
Non-current provisions	21	18.570	31.183
Non-current provisions for employee benefits	21	18.570	31.183
Total non-current liabilities		118.422.417	99.351.779
Total liabilities		201.225.876	177.168.094
EQUITY			
Equity attributable to owners of parent	29	308.565.529	292.911.298
Issued capital	29	100.000.000	100.000.000
Treasury Shares (-)	29	0	-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	2.046.359	2.092.434
Gains (Losses) on Revaluation and Remeasurement	29	2.046.359	2.092.434
Gains (Losses) on Remeasurements of Defined Benefit Plans	29	2.181.134	2.181.134
Other Revaluation Increases (Decreases)	29	-134.775	-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	15.572.905	23.525.439
Total equity		308.565.529	292.911.298
Total Liabilities and Equity		509.791.405	470.079.392

Profit or loss [abstract]

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	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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	30	17.092.831	11.619.101	5.515.302	1.459.236
Cost of sales	30	-10.396.514	-6.621.060	-2.918.685	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		6.696.317	4.998.041	2.596.617	1.459.236
GROSS PROFIT (LOSS)		6.696.317	4.998.041	2.596.617	1.459.236
General Administrative Expenses	31	-1.859.314	-1.619.522	-651.108	-517.833
Marketing Expenses	31	-1.689.205	-1.114.615	-288.475	-198.787
Other Income from Operating Activities	33	125.151		5.587	
Other Expenses from Operating Activities	33	-25.312	-7.445		
PROFIT (LOSS) FROM OPERATING ACTIVITIES		3.247.637	2.256.459	1.662.621	742.616
Investment Activity Income	34	12.426.681	10.034.864	0	6.456.724
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		15.674.318	12.291.323	1.662.621	7.199.340
Finance income	35	1.009.985	1.083.004	223.213	272.483
Finance costs	35	-1.111.398	-747.314	-22.094	-121.527
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		15.572.905	12.627.013	1.863.740	7.350.296
PROFIT (LOSS) FROM CONTINUING OPERATIONS		15.572.905	12.627.013	1.863.740	7.350.296
PROFIT (LOSS)		15.572.905	12.627.013	1.863.740	7.350.296
Profit (loss), attributable to [abstract]					
Non-controlling Interests	36	0	0	0	0
Owners of Parent	36	15.572.905	12.627.013	1.863.740	7.350.296
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 - 30.09.2017	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 Other Comprehensive Income					
PROFIT (LOSS)		15.572.905	12.627.013	1.863.740	7.350.296
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	0		
Gains (Losses) on Remeasurements of Defined Benefit Plans	21,29	-46.075	-14.455	-55.106	-1.141
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-46.075	-14.455	-55.106	-1.141
TOTAL COMPREHENSIVE INCOME (LOSS)		15.526.830	12.612.558	1.808.634	7.349.155
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		15.526.830	12.612.558	1.808.634	7.349.155

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		-36.377.078	-21.215.848
Profit (Loss)		15.572.904	12.627.012
Adjustments to Reconcile Profit (Loss)		-12.414.173	-9.973.582
Adjustments for depreciation and amortisation expense	18,19,31	71.196	69.657
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-12.426.681	-10.034.864
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	18	-12.426.681	-10.034.864
Adjustments for provisions		-58.688	-8.375
Adjustments for (Reversal of) Provisions Related with Employee Benefits	21,29	-58.688	-8.375
Changes in Working Capital		-39.535.809	-23.869.278
Adjustments for decrease (increase) in trade accounts receivable	6,11	31.262	-381.681
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6,11	-26.311	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6,11	57.573	-381.681
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	6,12	148.961	-2.909.721
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6,12	148.961	-2.909.721
Adjustments for decrease (increase) in inventories	14	-25.338.854	-32.039.921
Decrease (Increase) in Prepaid Expenses	15	-1.926.191	-8.865.339
Adjustments for increase (decrease) in trade accounts payable		-3.630.667	2.124.944
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,11	2.023.240	-350.813
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	11	-5.653.907	2.475.757
Increase (Decrease) in Employee Benefit Liabilities	21	93.187	4.763
Adjustments for increase (decrease) in other operating payables		-147.763	625.200
Increase (Decrease) in Other Operating Payables to Related Parties	6,12	179.887	228.232
Increase (Decrease) in Other Operating Payables to Unrelated Parties	12	-327.650	396.968
Increase (Decrease) in Deferred Income	23	-8.765.744	17.572.477
Cash Flows from (used in) Operations		-36.377.078	-21.215.848
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-10.000	5.424.106
Purchase of Property, Plant, Equipment and Intangible Assets		-10.000	-29.894
Purchase of property, plant and equipment	19	0	-25.049
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		36.648.781	-5.177.002
Payments to Acquire Entity's Shares or Other Equity Instruments		127.402	-127.402
Payments to Acquire Entity's Shares		127.402	-127.402
Proceeds from borrowings	9	36.521.379	0
Repayments of borrowings			-5.049.600
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		261.703	-20.968.744
Net increase (decrease) in cash and cash equivalents		261.703	-20.968.744
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	7	763.329	23.612.295
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	7	1.025.032	2.643.551

