



KAMUYU AYDINLATMA PLATFORMU

AKIŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2017 - 3. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	5	13.317.603	19.451.752
Financial Investments	6	13.506.423	
Trade Receivables		67.774.243	75.986.306
Trade Receivables Due From Related Parties	8.21	228.325	2.547
Trade Receivables Due From Unrelated Parties	8	67.545.918	75.983.759
Other Receivables		10.915.402	2.714.689
Other Receivables Due From Related Parties	21	10.552.020	
Other Receivables Due From Unrelated Parties	9	363.382	2.714.689
Inventories	12	377.794.102	97.476.420
Prepayments	10	7.182.057	3.143.875
Other current assets	13	27.546.330	33.975
SUB-TOTAL		518.036.160	198.807.017
Total current assets		518.036.160	198.807.017
NON-CURRENT ASSETS			
Financial Investments	6	1.892.579	
Trade Receivables		60.864.855	56.151.008
Trade Receivables Due From Unrelated Parties	8	60.864.855	56.151.008
Other Receivables		7.976.449	4.159.560
Other Receivables Due From Related Parties	21	6.018.869	4.159.560
Other Receivables Due From Unrelated Parties	9	1.957.580	
Inventories	12	60.087.126	291.205.450
Investments accounted for using equity method	3	0	337.113.225
Investment property	11	3.328.372.911	1.103.592.419
Property, plant and equipment		30.431.665	2.126.857
Intangible assets and goodwill		6.985.500	752.036
Goodwill		707.176	707.176
Other intangible assets		6.278.324	44.860
Prepayments	10	8.514.087	6.784.116
Deferred Tax Asset		237.920	176.454
Other Non-current Assets	13	2.509.278	2.126.961
Total non-current assets		3.507.872.370	1.804.188.086
Total assets		4.025.908.530	2.002.995.103
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	133.183.966	96.993.411
Current Portion of Non-current Borrowings	7	272.515.032	85.160.868
Trade Payables		15.088.354	10.427.385
Trade Payables to Related Parties	8.21	2.636.810	1.681.375
Trade Payables to Unrelated Parties	8	12.451.544	8.746.010
Employee Benefit Obligations		844.900	464.062
Other Payables		2.368.656	2.792.264
Other Payables to Unrelated Parties	9	2.368.656	2.792.264
Deferred Income	10	9.971.480	51.018.038
Current tax liabilities, current		138.677	22.608
Current provisions		5.784.798	1.012.839
Current provisions for employee benefits	14	461.019	167.799
Other current provisions	14	5.323.779	845.040
SUB-TOTAL		439.895.863	247.891.475
Total current liabilities		439.895.863	247.891.475
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	1.287.389.295	563.258.210
Trade Payables		613.893	
Trade Payables To Unrelated Parties	8	613.893	
Deferred Income	10	10.210.466	
Non-current provisions		1.147.611	917.055
Non-current provisions for employee benefits		1.147.611	917.055
Total non-current liabilities		1.299.361.265	564.175.265

Total liabilities		1.739.257.128	812.066.740
EQUITY			
Equity attributable to owners of parent		2.286.651.402	1.190.928.363
Issued capital		430.091.850	200.000.000
Inflation Adjustments on Capital		121.877.344	121.840.877
Balancing Account for Merger Capital		870.289.152	
Treasury Shares (-)		-189.440.968	
Share Premium (Discount)		944.975	208.659
Effects of Business Combinations Under Common Control		-4.109.167	-4.109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		248.042	-7.724
Gains (Losses) on Revaluation and Remeasurement		248.042	-7.724
Gains (Losses) on Remeasurements of Defined Benefit Plans		248.042	-7.724
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		1.326.921	-560.658
Exchange Differences on Translation		61.667	61.667
Gains (Losses) on Hedge		0	0
Share of other comprehensive income of associates and joint ventures accounted for using equity method that will be reclassified to profit or loss		1.265.254	-622.325
Restricted Reserves Appropriated From Profits		281.542.533	33.301.617
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		441.561.956	615.628.763
Current Period Net Profit Or Loss		277.621.957	169.929.189
Total equity		2.286.651.402	1.190.928.363
Total Liabilities and Equity		4.025.908.530	2.002.995.103

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	15	228.735.594	57.260.061	81.890.557	20.013.095
Cost of sales	15	-58.499.177	-18.473.881	-19.842.874	-5.971.941
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		170.236.417	38.786.180	62.047.683	14.041.154
GROSS PROFIT (LOSS)		170.236.417	38.786.180	62.047.683	14.041.154
General Administrative Expenses	16	-25.312.762	-19.926.830	-8.126.869	-7.936.761
Marketing Expenses	16	-2.783.290	-692.792	-760.470	-287.863
Other Income from Operating Activities	17	37.289.423	17.753.387	10.564.736	6.363.657
Other Expenses from Operating Activities	17	-35.777.745	-13.341.380	-6.906.348	-3.342.313
PROFIT (LOSS) FROM OPERATING ACTIVITIES		143.652.043	22.578.565	56.818.732	8.837.874
Investment Activity Income	18	6.279.739	30.790.591		25.001
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	-9.121.184	6.174.743		-218.735
Other income (expense) from subsidiaries, jointly controlled entities and associates	3	181.804.762			
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		322.615.360	59.543.899	56.818.732	8.644.140
Finance income	19	116.693.993	34.827.483	17.616.557	8.692.986
Finance costs	19	-161.416.986	-60.065.717	-60.379.448	-24.344.460
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		277.892.367	34.305.665	14.055.841	-7.007.334
Tax (Expense) Income, Continuing Operations		-270.410	-87.333	-90.680	-24.650
Current Period Tax (Expense) Income		-276.961	-87.333	-77.355	-24.650
Deferred Tax (Expense) Income		6.551		-13.325	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		277.621.957	34.218.332	13.965.161	-7.031.984
PROFIT (LOSS)		277.621.957	34.218.332	13.965.161	-7.031.984
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		277.621.957	34.218.332	13.965.161	-7.031.984
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Adi Pay Başına Kazanç</i>	20	0,65000000	0,17000000	0,03000000	-0,04000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		255.766	294.670	-237.202	23.252
Gains (Losses) on Remeasurements of Defined Benefit Plans		255.766	294.670	-237.202	23.252
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss			0		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss	3	0	-622.325	0	0
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	-622.325		0
Taxes Relating to Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets	3		-622.325		
OTHER COMPREHENSIVE INCOME (LOSS)		255.766	-327.655	-237.202	23.252
TOTAL COMPREHENSIVE INCOME (LOSS)		277.877.723	33.890.677	13.727.959	-7.008.732
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		277.877.723	33.890.677	13.727.959	-7.008.732

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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					
Profit (Loss)		238.863.314	25.336.476	277.621.957	34.218.332
Adjustments to Reconcile Profit (Loss)					
Adjustments for depreciation and amortisation expense		3.381.536	625.002	0	0
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	0	1.189.082	675.852
Adjustments for provisions		1.189.082	675.852		
Adjustments for Bargain Purchase Gain	3	-225.969.284			
Adjustments for Interest (Income) Expenses	19	75.269.329	14.250.196		
Adjustments for unrealised foreign exchange losses (gains)		-13.736.370	24.652.853		
Adjustments for fair value losses (gains)		44.164.522	0		
Other Adjustments for Fair Value Losses (Gains)	3	44.164.522			
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		9.121.184	-6.174.743		
Adjustments for undistributed profits of associates	3	9.121.184	-6.174.743		
Adjustments for Tax (Income) Expenses		270.410	87.333		
Other adjustments for non-cash items			-625.175		
Other adjustments for which cash effects are investing or financing cash flow		-6.279.507	-30.790.591		
Changes in Working Capital		92.067.488	13.572.451		
Adjustments for decrease (increase) in trade accounts receivable		44.833.663	23.298.845		
Adjustments for decrease (increase) in inventories		-7.775.620	-37.887.406		
Adjustments for increase (decrease) in trade accounts payable		5.274.862	1.272.351		
Other Adjustments for Other Increase (Decrease) in Working Capital		49.734.583	26.888.661		
Decrease (Increase) in Other Assets Related with Operations		-13.765.941	4.177.373		
Increase (Decrease) in Other Payables Related with Operations		63.500.524	22.711.288		
Cash Flows from (used in) Operations		257.100.347	50.491.510		
Income taxes refund (paid)		-18.467.589	-25.092.434		
Other inflows (outflows) of cash		230.556	-62.600		
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		32.521.627	93.700.287		
Proceeds from sales of property, plant, equipment and intangible assets			3.740		
Purchase of Property, Plant, Equipment and Intangible Assets		-1.734.521	-223.539		
Cash Inflows from Sale of Investment Property		8.559.356	98.981.518		
Cash Outflows from Acquisition of Investment Property		-2.591.359	-9.003.505		
Dividends received			3.942.073		
Other inflows (outflows) of cash	3	28.288.151			
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-275.224.145	-119.026.890		
Payments to Acquire Entity's Shares or Other Equity Instruments		-55.342.158			
Proceeds from borrowings		19.027.224	195.617.849		
Repayments of borrowings		-13.965.068	-257.667.000		
Dividends Paid		-148.694.742	-30.000.000		
Interest paid		-78.437.600	-28.792.795		
Interest Received		2.188.199	1.815.056		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-3.839.204	9.873		
Effect of exchange rate changes on cash and cash equivalents		-2.294.945	636.820		
Net increase (decrease) in cash and cash equivalents		-6.134.149	646.693		
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	19.451.752	42.563.378		
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	13.317.603	43.210.071		

