



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 1. 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 31.03.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	23.603.119	26.370.946
Financial Investments		2.046.661	2.050.945
Financial Assets at Fair Value Through Profit or Loss		2.046.661	2.050.945
Financial Assets Held For Trading	5	2.046.661	2.050.945
Other Receivables		4.032	1.070
Other Receivables Due From Unrelated Parties	8	4.032	1.070
Prepayments		598.734	358.393
Prepayments to Unrelated Parties	10	598.734	358.393
SUB-TOTAL		26.252.546	28.781.354
Total current assets		26.252.546	28.781.354
NON-CURRENT ASSETS			
Investment property	11	67.576.112	66.300.000
Property, plant and equipment		42.630	48.265
Fixtures and fittings	12	42.630	48.265
Intangible assets and goodwill	13	0	0
Other Non-current Assets		1.690.013	1.587.786
Other Non-Current Assets Due From Unrelated Parties	14	1.690.013	1.587.786
Total non-current assets		69.308.755	67.936.051
Total assets		95.561.301	96.717.405
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		1.728.844	1.630.182
Current Borrowings From Unrelated Parties		1.728.844	1.630.182
Bank Loans	7	1.728.844	1.630.182
Trade Payables	6	77.121	30.943
Trade Payables to Related Parties	6,26	10.715	8.283
Trade Payables to Unrelated Parties	6	66.406	22.660
Employee Benefit Obligations	15	69.197	105.268
Other Payables		51.108	21.440
Other Payables to Unrelated Parties	8	51.108	21.440
Deferred Income		51.208	99.417
Deferred Income from Unrelated Parties	9	51.208	99.417
SUB-TOTAL		1.977.478	1.887.250
Total current liabilities		1.977.478	1.887.250
NON-CURRENT LIABILITIES			
Long Term Borrowings		52.403.656	52.575.516
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		52.403.656	52.575.516
Bank Loans	7	595.498	988.734
Issued Debt Instruments	7	51.808.158	51.586.782
Non-current provisions		215.317	225.784
Non-current provisions for employee benefits	16	215.317	225.784
Other non-current liabilities		0	0
Total non-current liabilities		52.618.973	52.801.300
Total liabilities		54.596.451	54.688.550
EQUITY			
Equity attributable to owners of parent		40.964.850	42.028.855
Issued capital	18	23.750.000	23.750.000
Inflation Adjustments on Capital	18	2.285	2.285
Share Premium (Discount)		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		15.659.764	13.273.774
Current Period Net Profit Or Loss		-1.064.005	2.385.990
Total equity		40.964.850	42.028.855
Total Liabilities and Equity		95.561.301	96.717.405

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	887.054	709.340
Cost of sales	19	-4.213	-73.104
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		882.841	636.236
GROSS PROFIT (LOSS)		882.841	636.236
General Administrative Expenses	20,21	-496.314	-446.500
Other Income from Operating Activities	22	942.920	277.309
Other Expenses from Operating Activities	22	-988	-16.215
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.328.459	450.830
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.328.459	450.830
Finance costs	23	-2.392.464	-1.166.350
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.064.005	-715.520
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	24	0	0
Deferred Tax (Expense) Income	24	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.064.005	-715.520
PROFIT (LOSS)		-1.064.005	-715.520
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-1.064.005	-715.520
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>		-0,04480000	-0,03013000
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
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-1.064.005	-715.520
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-1.064.005	-715.520

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		802.526	394.154
Profit (Loss)		-1.064.005	-715.520
Profit (Loss) from Continuing Operations		-1.064.005	-715.520
Adjustments to Reconcile Profit (Loss)		1.459.445	1.064.809
Adjustments for depreciation and amortisation expense	12,13	5.636	5.252
Adjustments for provisions		-10.467	18.698
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-10.467	18.698
Adjustments for Interest (Income) Expenses		1.353.102	899.351
Adjustments for Interest Income	22	-932.473	-123.602
Adjustments for interest expense	23	2.285.575	1.022.953
Adjustments for unrealised foreign exchange losses (gains)		106.889	143.398
Adjustments for fair value losses (gains)		4.285	-1.890
Adjustments for Fair Value Losses (Gains) of Investment Property	11,22	0	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	4.285	-1.890
Changes in Working Capital		-353.964	-50.553
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-2.962	-12.476
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-2.962	-12.476
Decrease (Increase) in Prepaid Expenses	10	-240.341	-15.408
Adjustments for increase (decrease) in trade accounts payable		46.178	11.985
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,26	2.432	-299
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	43.746	12.284
Increase (Decrease) in Employee Benefit Liabilities	15	-36.071	-36.585
Adjustments for increase (decrease) in other operating payables		29.668	-6.928
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	29.668	-6.928
Increase (Decrease) in Deferred Income	9	-48.209	-40.009
Other Adjustments for Other Increase (Decrease) in Working Capital		-102.227	48.868
Decrease (Increase) in Other Assets Related with Operations	14	-102.227	48.868
Increase (Decrease) in Other Payables Related with Operations			
Cash Flows from (used in) Operations		41.476	298.736
Interest received		761.050	95.418
Payments Related with Provisions for Employee Benefits	16	0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.276.112	835.033
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	5	0	1.093.786
Cash Outflows from Acquisition of Investment Property	11	-1.276.112	-258.753
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-2.463.953	-1.226.663
Proceeds from borrowings		0	0
Proceeds From Issue of Debt Instruments	7	0	0
Repayments of borrowings		-400.778	-375.558
Loan Repayments		-400.778	-375.558
Interest paid		-2.057.179	-850.449
Other inflows (outflows) of cash		-5.996	-656
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.937.539	2.524
Net increase (decrease) in cash and cash equivalents		-2.937.539	2.524
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		26.315.752	4.892.479
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		23.378.213	4.895.003

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity										
	Equity attributable to owners of parent (member)										Non-controlling interests (member)
	Issued Capital	Inflation Adjustments on Capital	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Not Be Reclassified in Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified in Profit Or Loss		Restricted Reserves Appropriated From Profits (member)	Retained Earnings		
				Gains/Losses on Revaluation and Remeasurement (member)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss	
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	23.750.000	2.285	2.353.943				262.863	8.919.620	4.354.154	39.642.865	39.642.865
Adjustments Related to Accounting Policy Changes											
Adjustments Related to Required Changes in Accounting Policies											
Adjustments Related to Voluntary Changes in Accounting Policies											
Adjustments Related to Errors											
Other Restatements											
Restated Balances											
Transfers								4.354.154	-4.354.154		
Total Comprehensive Income (Loss)									-715.520	-715.520	-715.520
Profit (loss)									-715.520	-715.520	-715.520
Other Comprehensive Income (Loss)											
Issue of equity											
Capital Decrease											
Capital Advance											
Effect of Merger or Liquidation or Division											
Effects of Business Combinations Under Common Control											
Advance Dividend Payments											
Dividends Paid											
Decrease through Other Distributions to Owners											
Increase (Decrease) through Treasury Share Transactions											
Increase (Decrease) through Share-Based Payment Transactions											
Acquisition or Disposal of a Subsidiary											
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity											
Transactions with noncontrolling shareholders											
Increase through Other Contributions by Owners											
Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
Increase (decrease) through other changes, equity								13.273.774	-715.520	38.927.345	38.927.345
Equity at end of period	18	23.750.000	2.285	2.353.943			262.863	13.273.774	2.385.990	42.028.855	42.028.855
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	18	23.750.000	2.285	2.353.943			262.863	13.273.774	2.385.990	42.028.855	42.028.855
Adjustments Related to Accounting Policy Changes											
Adjustments Related to Required Changes in Accounting Policies											
Adjustments Related to Voluntary Changes in Accounting Policies											
Adjustments Related to Errors											
Other Restatements											
Restated Balances											
Transfers								2.385.990	-2.385.990	0	0
Total Comprehensive Income (Loss)									-1.064.005	-1.064.005	-1.064.005
Profit (loss)									-1.064.005	-1.064.005	-1.064.005
Other Comprehensive Income (Loss)											
Issue of equity											
Capital Decrease											
Capital Advance											
Effect of Merger or Liquidation or Division											
Effects of Business Combinations Under Common Control											
Advance Dividend Payments											
Dividends Paid											
Decrease through Other Distributions to Owners											

Previous Period
01.01.2017 - 31.03.2017

Current Period
01.01.2018 - 31.03.2018

