



**KAMUYU AYDINLATMA PLATFORMU**

**ÖZDERİCİ 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	7	831.042	766.325
Trade Receivables	11	2.699.932	858.347
Trade Receivables Due From Related Parties	6,11	0	0
Trade Receivables Due From Unrelated Parties	11	2.699.932	858.347
Other Receivables	12	2.079.433	2.079.433
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	12	2.079.433	2.079.433
Inventories	14	207.092.055	223.205.231
Prepayments	15	9.539.490	7.323.505
Prepayments to Related Parties	6,15	1.654.601	2.701
Prepayments to Unrelated Parties	15	7.884.889	7.320.804
Current Tax Assets	24	43.541	102.247
Other current assets	16	27.578.282	28.167.004
<b>SUB-TOTAL</b>		<b>249.863.775</b>	<b>262.502.092</b>
Non-current Assets or Disposal Groups Classified as Held for Sale	17	3.247.200	4.098.600
<b>Total current assets</b>		<b>253.110.975</b>	<b>266.600.692</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables	11	0	256.548
Trade Receivables Due From Related Parties		0	0
Trade Receivables Due From Unrelated Parties	11	0	256.548
Other Receivables	12	42.483	33.483
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	12	42.483	33.483
Investment property	18	295.412.658	271.002.158
Property, plant and equipment	19	2.644.643	2.635.952
Intangible assets and goodwill	20	29.148	11.532
<b>Total non-current assets</b>		<b>298.128.932</b>	<b>273.939.673</b>
<b>Total assets</b>		<b>551.239.907</b>	<b>540.540.365</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	9	13.199	26.409
Current Portion of Non-current Borrowings	9	86.285.005	84.429.697
Trade Payables	11	8.679.996	13.671.958
Trade Payables to Related Parties	6,11	0	3.187.647
Trade Payables to Unrelated Parties	11	8.679.996	10.484.311
Employee Benefit Obligations	21	119.604	93.032
Other Payables	12	59.777	665.657
Other Payables to Related Parties		0	0
Other Payables to Unrelated Parties	12	59.777	665.657
Deferred Income	23	3.363.219	233.694
<b>SUB-TOTAL</b>		<b>98.520.800</b>	<b>99.120.447</b>
Liabilities included in disposal groups classified as held for sale	17	1.516.000	2.176.000
<b>Total current liabilities</b>		<b>100.036.800</b>	<b>101.296.447</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	9	94.065.632	101.891.114
Trade Payables		0	0
Trade Payables To Related Parties	11	0	0
Trade Payables To Unrelated Parties		0	0
Other Payables	12	26.510.744	10.148.108
Other Payables to Related Parties	12	25.258.425	8.886.621
Other Payables to Unrelated parties	12	1.252.319	1.261.487
Deferred Income	23	0	0
Non-current provisions	21	15.518	15.518
Non-current provisions for employee benefits	21	15.518	15.518
<b>Total non-current liabilities</b>		<b>120.591.894</b>	<b>112.054.740</b>
<b>Total liabilities</b>		<b>220.628.694</b>	<b>213.351.187</b>

<b>EQUITY</b>			
Equity attributable to owners of parent	29	330.611.213	327.189.178
Issued capital	29	100.000.000	100.000.000
Treasury Shares (-)	29	0	0
Share Premium (Discount)	29	89.044	89.044
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	29	2.312.094	2.312.094
Gains (Losses) on Revaluation and Remeasurement	29	2.312.094	2.312.094
Gains (Losses) on Remeasurements of Defined Benefit Plans	29	2.449.430	2.449.430
Other Revaluation Increases (Decreases)	29	-137.336	-137.336
Restricted Reserves Appropriated From Profits	29	569.437	569.437
Prior Years' Profits or Losses	29	224.218.603	190.287.784
Current Period Net Profit Or Loss	29	3.422.035	33.930.819
<b>Total equity</b>		<b>330.611.213</b>	<b>327.189.178</b>
<b>Total Liabilities and Equity</b>		<b>551.239.907</b>	<b>540.540.365</b>

## Profit or loss [abstract]

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
<b>Profit or loss [abstract]</b>			
<b>PROFIT (LOSS)</b>			
Revenue	30	63.794.237	10.424.389
Cost of sales	30	-61.919.965	-7.477.829
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.874.272	2.946.560
GROSS PROFIT (LOSS)		1.874.272	2.946.560
General Administrative Expenses	31	-1.778.512	-852.888
Marketing Expenses	31	-1.737.352	-893.700
Other Income from Operating Activities	33	165.135	27.603
Other Expenses from Operating Activities	33	0	-30.939
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.476.457	1.196.636
Investment Activity Income	34	11.267.282	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		9.790.825	1.196.636
Finance income	35	423.268	508.501
Finance costs	35	-6.792.058	-1.013.753
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		3.422.035	691.384
PROFIT (LOSS) FROM CONTINUING OPERATIONS		3.422.035	691.384
PROFIT (LOSS)		3.422.035	691.384
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests	36	0	0
Owners of Parent	36	3.422.035	691.384
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
<b>Diluted Earnings Per Share</b>			

## Statement of 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
<b>Statement of Other Comprehensive Income</b>			
PROFIT (LOSS)		3.422.035	691.384
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>0</b>	<b>11.184</b>
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	21,29		11.184
<b>Other Comprehensive Income That Will Be Reclassified to Profit or Loss</b>		<b>0</b>	<b>0</b>
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>11.184</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>3.422.035</b>	<b>702.568</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		3.422.035	702.568

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>4.475.405</b>	<b>-23.248.653</b>
Profit (Loss)		3.422.035	691.385
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-11.258.402</b>	<b>31.137</b>
Adjustments for depreciation and amortisation expense	18,19,31	8.880	23.223
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-11.267.282	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	18	-11.267.282	
Adjustments for provisions		0	0
Other adjustments to reconcile profit (loss)			7.914
<b>Changes in Working Capital</b>		<b>12.311.772</b>	<b>-23.971.175</b>
Adjustments for decrease (increase) in trade accounts receivable	6,11	-1.585.037	11.454
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	6,12	-1.579.540	-4.552.517
Adjustments for decrease (increase) in inventories	14	1.555.459	-3.321.650
Adjustments for increase (decrease) in trade accounts payable		-4.991.962	-7.403.676
Adjustments for increase (decrease) in other operating payables		18.912.852	-8.704.786
<b>Cash Flows from (used in) Operations</b>		<b>4.475.405</b>	<b>-23.248.653</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>1.379.311</b>	<b>-18.256</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-35.189	-18.256
Cash Inflows from Sale of Investment Property		1.414.500	
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-5.983.384</b>	<b>24.584.088</b>
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings	9	-5.983.384	24.584.088
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-128.668</b>	<b>1.317.179</b>
Net increase (decrease) in cash and cash equivalents		-128.668	1.317.179
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	7	<b>129.580</b>	<b>763.634</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	7	<b>912</b>	<b>2.080.813</b>

# 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	Treasury Shares	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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
<b>Statement of changes in equity (abstract)</b>													
<b>Statement of changes in equity (line items)</b>													
<b>Equity at beginning of period</b>	29	100.000.000	-127.402	89.044	-88.700	2.181.134			569.437	166.762.346	23.525.439		292.911.297
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	29									23.525.439	-23.525.439		
Total Comprehensive Income (Loss)	29				11.183						691.385		702.568
Profit (loss)													
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													
<b>Equity at end of period</b>	29	100.000.000	-127.402	89.044	-77.518	2.181.134			569.437	190.287.785	691.385		293.613.865
<b>Statement of changes in equity (abstract)</b>													
<b>Statement of changes in equity (line items)</b>													
<b>Equity at beginning of period</b>	29	100.000.000		89.044	-137.335	2.449.430			569.437	190.287.785	33.930.819		327.189.178
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	29									33.930.819	-33.930.819		
Total Comprehensive Income (Loss)													
Profit (loss)													
Other Comprehensive Income (Loss)	29										3.422.035		3.422.035
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													

Previous Period  
01.01.2017 - 31.03.2017

Current Period

01.01.2018 - 31.03.2018

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

29	100.000.000	89.044	-137.335	2.449.430	569.437	224.218.604	3.422.034	330.611.213	330.611.213
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