



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY 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 | 9.217.372 | 8.162.289 |
| Financial Investments | 5 | 3.107.759 | 3.009.121 |
| Trade Receivables | | 635.704 | 572.208 |
| Trade Receivables Due From Unrelated Parties | | 635.704 | 572.208 |
| Other Receivables | | 743.243 | 384.426 |
| Other Receivables Due From Related Parties | 7, 16 | 313.621 | 0 |
| Other Receivables Due From Unrelated Parties | 7 | 429.622 | 384.426 |
| Inventories | 8 | 7.621.167 | 7.699.671 |
| Prepayments | | 492.176 | 1.272.880 |
| Other current assets | 9 | 2.136.733 | 2.198.272 |
| SUB-TOTAL | | 23.954.154 | 23.298.867 |
| Total current assets | | 23.954.154 | 23.298.867 |
| NON-CURRENT ASSETS | | | |
| Financial Investments | 5 | 205.341 | 205.341 |
| Other Receivables | | 40.379 | 38.515 |
| Other Receivables Due From Unrelated Parties | | 40.379 | 38.515 |
| Investment property | 10 | 57.665.385 | 57.665.385 |
| Property, plant and equipment | 11 | 1.384.342 | 1.397.559 |
| Intangible assets and goodwill | 11 | 4.627 | 5.842 |
| Prepayments | | 23.258 | 23.258 |
| Total non-current assets | | 59.323.332 | 59.335.900 |
| Total assets | | 83.277.486 | 82.634.767 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Borrowings | 6 | 0 | 0 |
| Trade Payables | | 629.036 | 504.888 |
| Trade Payables to Related Parties | 7, 16 | 497.888 | 359.165 |
| Trade Payables to Unrelated Parties | 7 | 131.148 | 145.723 |
| Employee Benefit Obligations | | 220.010 | 168.913 |
| Other Payables | | 159.590 | 70.054 |
| Other Payables to Unrelated Parties | 7 | 159.590 | 70.054 |
| Deferred Income | 13 | 1.904.773 | 1.093.944 |
| Current provisions | | 4.473.988 | 5.219.640 |
| Other current provisions | 14 | 4.473.988 | 5.219.640 |
| SUB-TOTAL | | 7.387.397 | 7.057.439 |
| Total current liabilities | | 7.387.397 | 7.057.439 |
| NON-CURRENT LIABILITIES | | | |
| Non-current provisions | | 8.328.164 | 8.048.903 |
| Non-current provisions for employee benefits | | 682.527 | 669.009 |
| Other non-current provisions | 14 | 7.645.637 | 7.379.894 |
| Total non-current liabilities | | 8.328.164 | 8.048.903 |
| Total liabilities | | 15.715.561 | 15.106.342 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 67.561.925 | 67.528.425 |
| Issued capital | | 40.000.000 | 40.000.000 |
| Inflation Adjustments on Capital | | 91.456.689 | 91.456.689 |
| Effects of Business Combinations Under Common Control | | 9.427.834 | 9.427.834 |
| Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss | | -159.534 | -178.820 |
| Gains (Losses) on Revaluation and Remeasurement | | -159.534 | -178.820 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | -159.534 | -178.820 |
| Restricted Reserves Appropriated From Profits | | 5.228.249 | 5.228.249 |
| Prior Years' Profits or Losses | | -78.405.527 | -79.720.402 |
| Current Period Net Profit Or Loss | | 14.214 | 1.314.875 |
| Total equity | | 67.561.925 | 67.528.425 |
| Total Liabilities and Equity | | 83.277.486 | 82.634.767 |



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 | | 1.746.529 | 5.316.799 |
| Cost of sales | | -890.052 | -3.974.242 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 856.477 | 1.342.557 |
| GROSS PROFIT (LOSS) | | 856.477 | 1.342.557 |
| General Administrative Expenses | | -804.679 | -800.395 |
| Marketing Expenses | | -420.784 | -451.604 |
| Other Income from Operating Activities | 17 | 179.909 | 533.444 |
| Other Expenses from Operating Activities | 17 | -512.365 | -653.152 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | -701.442 | -29.150 |
| Investment Activity Income | 18 | 412.259 | 318.884 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | -289.183 | 289.734 |
| Finance income | 19 | 303.397 | 802.682 |
| Finance costs | 19 | 0 | -789.795 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 14.214 | 302.621 |
| Tax (Expense) Income, Continuing Operations | | 0 | 0 |
| Current Period Tax (Expense) Income | 15 | 0 | 0 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | 14.214 | 302.621 |
| PROFIT (LOSS) | | 14.214 | 302.621 |
| Profit (loss), attributable to [abstract] | | | |
| Non-controlling Interests | | 0 | 0 |
| Owners of Parent | | 14.214 | 302.621 |
| 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 kar/(zarar)</i> | | 0,00040000 | 0,00760000 |
| Diluted Earnings Per Share | | | |
| OTHER COMPREHENSIVE INCOME | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | 19.286 | 22.908 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | 19.286 | 22.908 |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | 0 | 0 |
| OTHER COMPREHENSIVE INCOME (LOSS) | | 19.286 | 22.908 |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | 33.500 | 325.529 |
| Total Comprehensive Income Attributable to | | | |
| Non-controlling Interests | | 0 | 0 |
| Owners of Parent | | 33.500 | 325.529 |

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 | | 754.636 | 6.009.915 |
| Profit (Loss) | | 14.214 | 302.621 |
| Adjustments to Reconcile Profit (Loss) | | -733.120 | -106.385 |
| Adjustments for depreciation and amortisation expense | 11 | 17.382 | 21.160 |
| Adjustments for provisions | | -447.105 | 2.738 |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits | | 32.804 | 49.475 |
| Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements | | -479.909 | -46.737 |
| Adjustments for Interest (Income) Expenses | 19 | -303.397 | -12.887 |
| Adjustments for unrealised foreign exchange losses (gains) | | | -117.396 |
| Changes in Working Capital | | 1.473.542 | 5.813.679 |
| Decrease (Increase) in Financial Investments | | -98.638 | 0 |
| Adjustments for decrease (increase) in trade accounts receivable | | -63.496 | 118.255 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | | 481.562 | -40.375 |
| Adjustments for decrease (increase) in inventories | | 78.504 | 3.969.440 |
| Adjustments for increase (decrease) in trade accounts payable | | 124.148 | -247.701 |
| Adjustments for increase (decrease) in other operating payables | | 140.633 | -28.011 |
| Increase (Decrease) in Deferred Income | | 810.829 | 2.042.071 |
| Cash Flows from (used in) Operations | | 754.636 | 6.009.915 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | -2.950 | 49.564 |
| Proceeds from sales of property, plant, equipment and intangible assets | | | 49.564 |
| Purchase of Property, Plant, Equipment and Intangible Assets | 11 | -2.950 | |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | 256.780 | 24.319 |
| Proceeds from borrowings | | | 100.000 |
| Repayments of borrowings | | | -245.000 |
| Interest paid | | | -538 |
| Interest Received | | 256.780 | 169.857 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | 1.008.466 | 6.083.798 |
| Net increase (decrease) in cash and cash equivalents | | 1.008.466 | 6.083.798 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | 4 | 8.162.289 | 53.950 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | 4 | 9.170.755 | 6.137.748 |

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 | Effects of Combinations of Entities or Businesses Under Common Control | 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 | |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | | | | | | | | | | |
| Statement of changes in equity (abstract) | | | | | | | | | | | |
| Statement of changes in equity (line items) | | | | | | | | | | | |
| Equity at beginning of period | 40.000.000 | 91.456.689 | 9.427.834 | -153.740 | | | 5.228.249 | -70.644.489 | -9.075.913 | 66.238.630 | 66.238.630 |
| 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 | | | | | | | | | -9.075.913 | 9.075.913 | |
| Total Comprehensive Income (Loss) | | | | 22.908 | | | | | | 302.621 | 325.529 |
| Profit (loss) | | | | 0 | | | | | | 302.621 | 302.621 |
| Other Comprehensive Income (Loss) | | | | 22.908 | | | | | | 0 | 22.908 |
| 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 | | | | | | | | | | | |
| Equity at end of period | 40.000.000 | 91.456.689 | 9.427.834 | -130.832 | | | 5.228.249 | -79.720.402 | 302.621 | 66.564.159 | 66.564.159 |
| Statement of changes in equity (abstract) | | | | | | | | | | | |
| Statement of changes in equity (line items) | | | | | | | | | | | |
| Equity at beginning of period | 40.000.000 | 91.456.689 | 9.427.834 | -178.820 | | | 5.228.249 | -79.720.402 | 1.314.875 | 67.528.425 | 67.528.425 |
| 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 | | | | | | | | | 1.314.875 | -1.314.875 | |
| Total Comprehensive Income (Loss) | | | | 19.286 | | | | | | 14.214 | 33.500 |
| Profit (loss) | | | | 0 | | | | | | 14.214 | 14.214 |
| Other Comprehensive Income (Loss) | | | | 19.286 | | | | | | 0 | 19.286 |
| 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

