



KAMUYU AYDINLATMA PLATFORMU

KİLER 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	5	5.934.251	18.255.702
Trade Receivables		304.060.158	227.639.287
Trade Receivables Due From Related Parties	19	4.804.890	5.554.093
Trade Receivables Due From Unrelated Parties	6	299.255.268	222.085.194
Inventories	7	378.150.949	424.808.343
Prepayments		4.340.348	5.424.552
Prepayments to Unrelated Parties	9	4.340.348	5.424.552
Other current assets	8	16.543.453	17.645.058
SUB-TOTAL		709.029.159	693.772.942
Total current assets		709.029.159	693.772.942
NON-CURRENT ASSETS			
Financial Investments		2.500	2.500
Trade Receivables		38.573.771	110.467.311
Trade Receivables Due From Related Parties	19	0	0
Trade Receivables Due From Unrelated Parties	6	38.573.771	110.467.311
Investments accounted for using equity method	11	162.602.975	162.404.587
Investment property	12	968.881.913	968.881.913
Property, plant and equipment	13	2.416.567	2.404.778
Intangible assets and goodwill	13	7.192	9.565
Other Non-current Assets		3.132.587	3.116.852
Other Non-Current Assets Due From Unrelated Parties	8	3.132.587	3.116.852
Total non-current assets		1.175.617.505	1.247.287.506
Total assets		1.884.646.664	1.941.060.448
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		70.411.187	101.724.488
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		70.411.187	101.724.488
Bank Loans	10	70.411.187	101.724.488
Current Portion of Non-current Borrowings		200.186.558	204.657.592
Current Portion of Non-current Borrowings from Unrelated Parties		200.186.558	204.657.592
Bank Loans	10	197.055.046	201.146.192
Leasing Debts	10	3.131.512	3.511.400
Trade Payables		51.743.572	40.287.392
Trade Payables to Related Parties	19	22.929.222	5.459.021
Trade Payables to Unrelated Parties		28.814.350	34.828.371
Employee Benefit Obligations	15.a	432.959	421.052
Other Payables		364.472	868.161
Other Payables to Unrelated Parties		364.472	868.161
Deferred Income		160.928.082	202.073.683
Deferred Income from Unrelated Parties	9	160.928.082	202.073.683
Other Current Liabilities		229.219	220.647
Other Current Liabilities to Unrelated Parties	17	229.219	220.647
SUB-TOTAL		484.296.049	550.253.015
Total current liabilities		484.296.049	550.253.015
NON-CURRENT LIABILITIES			
Long Term Borrowings		300.984.509	281.842.727
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		300.984.509	281.842.727
Bank Loans	10	300.541.299	280.860.647
Leasing Debts	10	443.210	982.080
Deferred Income		0	0
Deferred Income From Related Parties	9	0	0
Non-current provisions		6.051.167	6.025.056
Non-current provisions for employee benefits	15.b	216.870	190.759
Other non-current provisions	14.a	5.834.297	5.834.297
Total non-current liabilities		307.035.676	287.867.783

Total liabilities		791.331.725	838.120.798
EQUITY			
Equity attributable to owners of parent		1.093.314.939	1.102.939.650
Issued capital	16.a	124.000.000	124.000.000
Inflation Adjustments on Capital	16.b	126.511.211	126.511.211
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		11.422	24.000
Gains (Losses) on Revaluation and Remeasurement		11.422	24.000
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	11.422	24.000
Restricted Reserves Appropriated From Profits	16.d	9.055.513	9.055.513
Prior Years' Profits or Losses	16.e	843.348.926	530.253.255
Current Period Net Profit Or Loss		-9.612.133	313.095.671
Total equity		1.093.314.939	1.102.939.650
Total Liabilities and Equity		1.884.646.664	1.941.060.448

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	3	70.296.404	332.857.432
Cost of sales	3	-67.279.089	-106.491.762
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.017.315	226.365.670
GROSS PROFIT (LOSS)		3.017.315	226.365.670
General Administrative Expenses		-1.928.706	-3.317.253
Marketing Expenses		-541.900	-310.255
Other Income from Operating Activities		21.158.364	2.252.395
Other Expenses from Operating Activities		-4.987.866	-5.993.552
PROFIT (LOSS) FROM OPERATING ACTIVITIES		16.717.207	218.997.005
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	198.607	31.559
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		16.915.814	219.028.564
Finance income		904.980	160.972
Finance costs		-27.432.927	-3.873.380
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-9.612.133	215.316.156
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-9.612.133	215.316.156
PROFIT (LOSS)		-9.612.133	215.316.156
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-9.612.133	215.316.156
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-12.578	41.566
Gains (Losses) on Revaluation of Intangible Assets		-12.578	41.566
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-12.578	41.566
TOTAL COMPREHENSIVE INCOME (LOSS)		-9.624.711	215.357.722
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-9.624.711	215.357.722

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		45.160.909	5.361.102
Profit (Loss)		-9.612.133	215.316.156
Profit (Loss) from Continuing Operations		-9.612.133	215.316.156
Adjustments to Reconcile Profit (Loss)		43.217.155	3.771.607
Adjustments for depreciation and amortisation expense	Not.11	142.622	82.127
Adjustments for provisions		14.530	43.078
Adjustments for (Reversal of) Provisions Related with Employee Benefits	Not.12	14.530	0
Adjustments for (Reversal of) Other Provisions	Not.12		43.078
Adjustments for Interest (Income) Expenses		29.992.310	5.781.723
Adjustments for Interest Income	Not.20	-904.980	-1.409.395
Adjustments for interest expense	Not.20	27.432.927	7.191.118
Deferred Financial Expense from Credit Purchases		3.855.661	0
Unearned Financial Income from Credit Sales		-391.298	
Adjustments for unrealised foreign exchange losses (gains)	Not.6	13.266.300	-2.103.762
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-198.607	-31.559
Adjustments for undistributed profits of associates		-198.607	-31.559
Changes in Working Capital		10.650.907	-213.727.057
Adjustments for decrease (increase) in trade accounts receivable		-8.382.992	-318.723.788
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	Not.6	-8.382.992	-318.723.788
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.101.605	8.418.835
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	Not.6	1.101.605	8.418.835
Adjustments for decrease (increase) in inventories		46.657.394	96.289.540
Decrease (Increase) in Prepaid Expenses	Not.13	1.084.204	-13.459.223
Adjustments for increase (decrease) in trade accounts payable		11.847.478	5.201.362
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	Not.6	11.847.478	5.201.362
Increase (Decrease) in Employee Benefit Liabilities		23.488	-34.553
Adjustments for increase (decrease) in other operating payables		-503.689	60.773
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-503.689	60.773
Increase (Decrease) in Deferred Income		-41.145.601	8.514.504
Other Adjustments for Other Increase (Decrease) in Working Capital		-30.980	5.493
Increase (Decrease) in Other Payables Related with Operations		-30.980	5.493
Cash Flows from (used in) Operations		44.255.929	5.360.706
Interest received		904.980	396
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-140.581	-14.436.378
Purchase of Property, Plant, Equipment and Intangible Assets		-140.581	-136.755
Purchase of property, plant and equipment	Not.11	-140.581	-136.755
Cash Outflows from Acquisition of Investment Property	Not.10	0	-14.299.623
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-57.341.779	16.453.946
Proceeds from borrowings		79.718.159	262.406.575
Proceeds from Loans	Not.5	79.718.159	262.406.575
Repayments of borrowings		-109.627.011	-228.089.415
Loan Repayments	Not.5	-109.627.011	-228.089.415
Interest paid	Not.5	-27.432.927	-17.863.214
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-12.321.451	7.378.670
Net increase (decrease) in cash and cash equivalents		-12.321.451	7.378.670
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		18.255.702	2.548.062
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		5.934.251	9.926.732

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	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		
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	124.000.000	126.511.211	-2.216				9.055.513	499.502.765	30.750.491	789.817.764	789.817.764
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								30.750.491	-30.750.491		
Total Comprehensive Income (Loss)									215.316.156	215.357.722	215.357.722
Profit (loss)									215.316.156	215.316.156	215.316.156
Other Comprehensive Income (Loss)			41.566							41.566	41.566
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	124.000.000	126.511.211	39.350				9.055.513	530.253.256	215.316.156	1.005.175.486	1.005.175.486
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	124.000.000	126.511.211	24.000				9.055.513	530.253.256	313.095.671	1.102.939.650	1.102.939.650
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								313.095.671	-313.095.671		
Total Comprehensive Income (Loss)									-9.612.133	-9.624.711	-9.624.711
Profit (loss)									-9.612.133	-9.612.133	-9.612.133
Other Comprehensive Income (Loss)			-12.578							-12.578	-12.578
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											
	Equity at end of period	124.000.000	126.511.211	11.422		9.055.513	843.348.926	-0.612.133	1.093.314.939		1.093.314.939	