



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Ata Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Yönetim Kurulu'na

Giriş

Ata Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2018 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı bağımsız denetimini yürütmüş bulunuyoruz. Şirket Yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standartları'na ("TMS'ler") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı bağımsız denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Bağımsız Denetimin Kapsamı

Yaptığımız sınırlı bağımsız denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetim"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı bağımsız denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı bağımsız denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı bağımsız denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı bağımsız denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı bağımsız denetimimize göre ilişikteki ara dönem finansal bilgilerin, Ata Gayrimenkul Yatırım Ortaklığı A.Ş.'nin 30 Haziran 2018 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının Türkiye Muhasebe Standartları'na uygun olarak tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.

Member of **DELOITTE TOUCHE TOHMATSU LIMITED**

H. Ali Bekçe, SMMM

Sorumlu Denetçi

İstanbul, 7 Ağustos 2018

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	20.630.191	26.370.946
Financial Investments	5	1.774.898	2.050.945
Financial Assets at Fair Value Through Profit or Loss	5	1.774.898	2.050.945
Financial Assets Held For Trading	5	1.774.898	2.050.945
Other Receivables	8	30.370	1.070
Other Receivables Due From Unrelated Parties	8	30.370	1.070
Prepayments	10	1.387.231	358.393
Prepayments to Unrelated Parties	10	1.387.231	358.393
SUB-TOTAL		23.822.690	28.781.354
Total current assets		23.822.690	28.781.354
NON-CURRENT ASSETS			
Investment property	11	69.508.753	66.300.000
Property, plant and equipment		37.189	48.265
Fixtures and fittings	12	37.189	48.265
Other Non-current Assets		1.085.813	1.587.786
Other Non-Current Assets Due From Unrelated Parties	13	1.085.813	1.587.786
Total non-current assets		70.631.755	67.936.051
Total assets		94.454.445	96.717.405
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	1.630.182
Current Borrowings From Related Parties		0	1.630.182
Bank Loans		0	1.630.182
Current Portion of Non-current Borrowings		8.466.611	7.537.133
Current Portion of Non-current Borrowings from Related Parties	7	8.466.611	7.537.133
Issued Debt Instruments	7	8.466.611	7.537.133
Trade Payables		203.135	30.943
Trade Payables to Related Parties	6,25	11.516	8.283
Trade Payables to Unrelated Parties	6	191.619	22.660
Employee Benefit Obligations	14	75.811	105.268
Other Payables		69.588	21.440
Other Payables to Unrelated Parties	8	69.588	21.440
Deferred Income		3.000	99.417
Deferred Income from Unrelated Parties	9	3.000	99.417
SUB-TOTAL		8.818.145	9.424.383
Total current liabilities		8.818.145	9.424.383
NON-CURRENT LIABILITIES			
Long Term Borrowings		43.545.597	45.038.383
Long Term Borrowings From Related Parties		43.545.597	45.038.383
Bank Loans			988.734
Issued Debt Instruments	7	43.545.597	44.049.649
Non-current provisions		241.001	225.784
Non-current provisions for employee benefits	15	241.001	225.784
Total non-current liabilities		43.786.598	45.264.167
Total liabilities		52.604.743	54.688.550
EQUITY			
Equity attributable to owners of parent		41.849.702	42.028.855
Issued capital	17	23.750.000	23.750.000
Inflation Adjustments on Capital	17	2.285	2.285
Share Premium (Discount)	17	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	17	262.863	262.863
Prior Years' Profits or Losses		15.659.764	13.273.774
Current Period Net Profit Or Loss	17	-179.153	2.385.990
Total equity		41.849.702	42.028.855
Total Liabilities and Equity		94.454.445	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 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017	Current Period 3 Months 01.04.2018 - 30.06.2018	Previous Period 3 Months 01.04.2017 - 30.06.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	18	12.876.458	1.545.336	11.989.404	835.996
Cost of sales	18	-8.626.766	-171.736	-8.622.553	-98.632
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.249.692	1.373.600	3.366.851	737.364
GROSS PROFIT (LOSS)		4.249.692	1.373.600	3.366.851	737.364
General Administrative Expenses	19,20	-982.671	-866.685	-486.357	-420.185
Other Income from Operating Activities	21	1.936.428	486.243	985.926	208.934
Other Expenses from Operating Activities	21	-22.130	-17.690	-13.560	-1.475
PROFIT (LOSS) FROM OPERATING ACTIVITIES		5.181.319	975.468	3.852.860	524.638
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		5.181.319	975.468	3.852.860	524.638
Finance costs	22	-5.360.472	-1.986.847	-2.968.008	-820.497
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-179.153	-1.011.379	884.852	-295.859
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-179.153	-1.011.379	884.852	-295.859
PROFIT (LOSS)		-179.153	-1.011.379	884.852	-295.859
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		-179.153	-1.011.379	884.852	-295.859
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>	24	-0,00754000	-0,04258000	0,03726000	-0,01246000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income 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	0	0	0
Current Period Tax (Expense) Income	23	0	0	0	0
Deferred Tax (Expense) Income	23	0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-179.153	-1.011.379	884.852	-295.859
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-179.153	-1.011.379	884.852	-295.859

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period		Previous Period	
		01.01.2018 - 30.06.2018		01.01.2017 - 30.06.2017	
Statement of cash flows (Indirect Method)					
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES					
Profit (Loss)		1.179.470	904.849	-179.153	-1.011.379
Profit (Loss) from Continuing Operations		-179.153	-1.011.379	-179.153	-1.011.379
Adjustments to Reconcile Profit (Loss)					
Adjustments for depreciation and amortisation expense	12	11.077	11.087	15.217	15.146
Adjustments for provisions		15.217	15.146	15.217	15.146
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	15.217	15.146	15.217	15.146
Adjustments for Interest (Income) Expenses		3.079.231	1.540.052	-1.693.246	-427.010
Adjustments for Interest Income	21	-1.693.246	-427.010	4.772.477	1.967.062
Adjustments for interest expense	22	4.772.477	1.967.062	400.580	19.787
Adjustments for unrealised foreign exchange losses (gains)		400.580	19.787	-88.270	-788
Adjustments for fair value losses (gains)		-88.270	-788	-64.317	0
Adjustments for Fair Value Losses (Gains) of Investment Property	11,21	-64.317	0	-23.953	-788
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	-23.953	-788	-3.203.111	0
Adjustments for losses (gains) on disposal of non-current assets		-3.203.111	0	-3.203.111	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-3.203.111	0		
Changes in Working Capital					
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-29.300	-9.143	-29.300	-9.143
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-29.300	-9.143	-1.028.838	-20.532
Decrease (Increase) in Prepaid Expenses	10	-1.028.838	-20.532	172.192	21.574
Adjustments for increase (decrease) in trade accounts payable		172.192	21.574	3.233	79.476
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,25	3.233	79.476	168.959	-57.902
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	168.959	-57.902	-29.457	-7.409
Increase (Decrease) in Employee Benefit Liabilities	14	-29.457	-7.409	48.148	-5.413
Adjustments for increase (decrease) in other operating payables		48.148	-5.413	48.148	-5.413
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	48.148	-5.413	-96.417	-80.018
Increase (Decrease) in Deferred Income	9	-96.417	-80.018	501.973	16.258
Other Adjustments for Other Increase (Decrease) in Working Capital		501.973	16.258	501.973	16.258
Increase (Decrease) in Other Payables Related with Operations	13	501.973	16.258		
Cash Flows from (used in) Operations					
Interest received		1.605.598	415.627		
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES					
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	300.000	1.090.000	0	-4.627
Purchase of Property, Plant, Equipment and Intangible Assets		0	-4.627	0	-4.627
Purchase of property, plant and equipment	12	0	-4.627	11.111.111	0
Cash Inflows from Sale of Investment Property	11	11.111.111	0	-11.052.436	-1.072.126
Cash Outflows from Acquisition of Investment Property	11	-11.052.436	-1.072.126		
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES					
Repayments of borrowings		-3.013.408	-738.744	-3.013.408	-738.744
Loan Repayments		-3.013.408	-738.744	-4.336.981	-1.834.209
Interest paid		-4.336.981	-1.834.209	10.501	-1.313
Other inflows (outflows) of cash		10.501	-1.313		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES					
Net increase (decrease) in cash and cash equivalents		-5.801.743	-1.656.170	-5.801.743	-1.656.170
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD					
	4	26.315.752	4.892.223		
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD					
	4	20.514.009	3.236.053		

