



KAMUYU AYDINLATMA PLATFORMU

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 3. 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	20.202.115	18.255.702
Trade Receivables		435.602.898	227.639.287
Trade Receivables Due From Related Parties	19	5.638.515	5.554.093
Trade Receivables Due From Unrelated Parties	6	429.964.383	222.085.194
Inventories	7	393.069.758	424.808.343
Prepayments		5.972.012	5.424.552
Prepayments to Related Parties	19	0	0
Prepayments to Unrelated Parties	9	5.972.012	5.424.552
Other current assets		18.311.752	17.645.058
Other Current Assets Due From Unrelated Parties	8	18.311.752	17.645.058
SUB-TOTAL		873.158.535	693.772.942
Total current assets		873.158.535	693.772.942
NON-CURRENT ASSETS			
Financial Investments		0	2.500
Financial Assets at Fair Value Through Profit or Loss		0	0
Other Financial Investments		0	2.500
Trade Receivables	25	29.280.701	110.467.311
Trade Receivables Due From Related Parties	19	0	0
Trade Receivables Due From Unrelated Parties	6	29.280.701	110.467.311
Investments accounted for using equity method	11	153.214.321	162.404.587
Investment property	12	968.881.913	968.881.913
Property, plant and equipment	13	2.107.159	2.404.778
Intangible assets and goodwill		2.503	9.565
Computer Softwares	13	2.503	9.565
Other Non-current Assets		3.237.074	3.116.852
Other Non-Current Assets Due From Unrelated Parties	8	3.237.074	3.116.852
Total non-current assets		1.156.723.671	1.247.287.506
Total assets		2.029.882.206	1.941.060.448
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		57.856.320	101.724.488
Current Borrowings From Related Parties		57.856.320	101.724.488
Bank Loans	10	57.856.320	101.724.488
Leasing Debts		0	0
Current Portion of Non-current Borrowings		201.081.680	204.657.592
Current Portion of Non-current Borrowings from Unrelated Parties		201.081.680	204.657.592
Bank Loans	10	198.572.954	201.146.192
Leasing Debts	10	2.508.726	3.511.400
Trade Payables		24.716.195	40.287.392
Trade Payables to Related Parties	19	1.984.037	5.459.021
Trade Payables to Unrelated Parties		22.732.158	34.828.371
Employee Benefit Obligations	15.a	531.549	421.052
Other Payables		14.779.732	868.161
Other Payables to Related Parties		14.375.821	
Other Payables to Unrelated Parties		403.911	868.161
Deferred Income		212.761.872	202.073.683
Deferred Income from Unrelated Parties	9	212.761.872	202.073.683
Other Current Liabilities		311.598	220.647
Other Current Liabilities to Unrelated Parties		311.598	220.647
SUB-TOTAL		512.038.946	550.253.015
Total current liabilities		512.038.946	550.253.015
NON-CURRENT LIABILITIES			
Long Term Borrowings		445.720.805	281.842.727
Long Term Borrowings From Unrelated Parties		445.720.805	281.842.727
Bank Loans	10	445.720.805	280.860.647
Leasing Debts	10	0	982.080
Non-current provisions		6.162.371	6.025.056

Non-current provisions for employee benefits	15.b	327.300	190.759
Other non-current provisions	14.a	5.835.071	5.834.297
Total non-current liabilities		451.883.176	287.867.783
Total liabilities		963.922.122	838.120.798
EQUITY			
Equity attributable to owners of parent		1.065.960.084	1.102.939.650
Issued capital	16.a	124.000.000	124.000.000
Share Premium (Discount)	16.b	126.511.211	126.511.211
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-29.790	24.000
Gains (Losses) on Revaluation and Remeasurement		-29.790	24.000
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	-29.790	24.000
Restricted Reserves Appropriated From Profits		9.055.513	9.055.513
Legal Reserves	16.d	9.055.513	9.055.513
Prior Years' Profits or Losses	16.e	839.760.273	530.253.255
Current Period Net Profit Or Loss	18	-33.337.123	313.095.671
Total equity		1.065.960.084	1.102.939.650
Total Liabilities and Equity		2.029.882.206	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 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		91.899.082	356.813.207	14.507.278	9.493.347
Cost of sales		-78.973.220	-109.686.208	-10.252.812	-1.947.133
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		12.925.862	247.126.999	4.254.466	7.546.214
GROSS PROFIT (LOSS)		12.925.862	247.126.999	4.254.466	7.546.214
General Administrative Expenses		-6.309.329	-6.996.910	-1.916.639	-1.378.512
Marketing Expenses		-2.298.012	-2.312.214	-771.606	-702.231
Other Income from Operating Activities		192.585.925	20.810.052	118.762.940	4.913.512
Other Expenses from Operating Activities		-16.689.774	-20.400.433	-6.895.883	1.480.100
Other gains (losses)		0	49.065.815	0	-37.851
PROFIT (LOSS) FROM OPERATING ACTIVITIES		180.214.672	287.293.309	113.433.278	11.821.232
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	-9.185.694	2.851.540	-6.180.650	689.793
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		171.028.978	290.144.849	107.252.628	12.511.025
Finance income		2.422.965	11.506.558	-91.053	-3.700
Finance costs		-206.789.066	-56.977.113	-127.287.060	-19.456.459
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-33.337.123	244.674.294	-20.125.485	-6.949.134
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-33.337.123	244.674.294	-20.125.485	-6.949.134
PROFIT (LOSS)		-33.337.123	244.674.294	-20.125.485	-6.949.134
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-33.337.123	244.674.294	-20.125.485	-6.949.134
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		-53.790	-63.253	-56.733	-142.875
Gains (Losses) on Remeasurements of Defined Benefit Plans		-53.790	-63.253	-56.733	-142.875
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-53.790	-63.253	-56.733	-142.875
TOTAL COMPREHENSIVE INCOME (LOSS)		-33.390.913	244.611.041	-20.182.218	-7.092.009
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-33.390.913	244.611.041	-20.182.218	-7.092.009

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-33.337.125	244.674.291
Profit (Loss) from Continuing Operations		-33.337.125	244.674.291
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	508.993	363.933
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.358.656	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		1.358.656	0
Adjustments for provisions		116.203	37.641
Adjustments for (Reversal of) Provisions Related with Employee Benefits	Not.15	115.427	37.641
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		768	
Adjustments for (Reversal of) Restructuring Provisions		8	
Adjustments for Interest (Income) Expenses		207.436.299	50.803.363
Adjustments for Interest Income	Not.10	-2.422.965	-11.506.558
Adjustments for interest expense	Not.10	206.789.068	56.977.113
Deferred Financial Expense from Credit Purchases		-1.809.363	-647.288
Unearned Financial Income from Credit Sales	Not.6	4.879.559	5.980.096
Adjustments for unrealised foreign exchange losses (gains)		-185.406.572	
Adjustments for fair value losses (gains)		0	-49.065.814
Adjustments for Fair Value Losses (Gains) of Investment Property	Not.12	0	-49.065.814
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		9.190.266	-2.851.540
Adjustments for undistributed profits of associates	Not.11	9.190.266	-2.851.540
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		48.805.203	-387.571.268
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-84.422	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	Not.6	48.889.625	-387.571.268
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	15.924.110
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		0	15.924.110
Adjustments for decrease (increase) in inventories	Not.7	31.738.585	-7.680.002
Decrease (Increase) in Prepaid Expenses	Not.9	-713.002	92.825.776
Adjustments for increase (decrease) in trade accounts payable		-13.761.834	-3.447.750
Increase (Decrease) in Trade Accounts Payables to Related Parties		-3.474.984	
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-10.286.850	-3.447.750
Increase (Decrease) in Employee Benefit Liabilities	Not.15	110.497	208.289
Adjustments for increase (decrease) in other operating payables		13.911.571	139.698
Increase (Decrease) in Other Operating Payables to Related Parties		14.375.821	
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-464.250	139.698
Increase (Decrease) in Deferred Income	Not.9	10.688.189	146.257.950
Other Adjustments for Other Increase (Decrease) in Working Capital		-575.743	-9.344
Increase (Decrease) in Other Payables Related with Operations		-575.743	-9.344
Cash Flows from (used in) Operations			
Interest received		2.422.965	11.506.558
Payments Related with Provisions for Employee Benefits		-32.676	-42.485
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-158.992	-1.036.133
Purchase of property, plant and equipment	Not.13	-158.992	-1.036.133
Cash Inflows from Sale of Investment Property	Not.13	0	30.645.091
Cash Outflows from Acquisition of Investment Property		0	-103.450.202
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	Not.10	223.682.409	470.857.039
Repayments of borrowings		-270.618.332	-439.467.830

Loan Repayments	Not.10	-270.618.332	-439.467.830
Interest paid	Not.10	-43.419.147	-56.977.113
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.946.413	12.644.258
Net increase (decrease) in cash and cash equivalents		1.946.413	12.644.258
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		18.255.702	4.719.566
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		20.202.115	17.363.824

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]		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	124.000.000	126.511.211		-2.216			9.055.513	499.502.765	30.750.490	789.817.763	789.817.763
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								30.750.490	-30.750.490		0
Total Comprehensive Income (Loss)											
Profit (loss)			26.216	26.216					313.095.671		313.121.887
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											
Equity at end of period	124.000.000	126.511.211		24.000			9.055.513	530.253.255	313.095.671	1.102.939.650	1.102.939.650
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	530.253.255	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								3.588.653			3.588.653
Adjustments Related to Voluntary Changes in Accounting Policies											
Adjustments Related to Errors											
Other Restatements											
Restated Balances	124.000.000	126.511.211		24.000			9.055.513	526.664.602	313.095.671		1.099.350.997
Transfers									313.095.671	-313.095.671	
Total Comprehensive Income (Loss)											
Profit (loss)			-53.790	-53.790						-33.337.123	-33.390.913
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											

Previous Period
01.01.2017 - 30.09.2017

Current Period 01.01.2018 - 30.09.2018												
	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		-29.790		9.055.513	839.760.273	-33.337.123	1.065.960.084		1.065.960.084