



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ 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	7	38.679.139	766.325
Trade Receivables	11	2.094.364	858.347
Trade Receivables Due From Related Parties	6,11	0	0
Trade Receivables Due From Unrelated Parties	11	2.094.364	858.347
Other Receivables	12	2.085.933	2.079.433
Other Receivables Due From Related Parties	6,12		0
Other Receivables Due From Unrelated Parties	12	2.085.933	2.079.433
Inventories	14	128.678.136	223.205.231
Prepayments	15	56.004.439	7.323.506
Prepayments to Related Parties	6,15	50.154.382	2.701
Prepayments to Unrelated Parties	15	5.850.057	7.320.805
Current Tax Assets	24	101.705	102.247
Other current assets	16	27.385.283	28.167.004
SUB-TOTAL		255.028.999	262.502.093
Non-current Assets or Disposal Groups Classified as Held for Sale	17	5.364.101	4.098.600
Total current assets		260.393.100	266.600.693
NON-CURRENT ASSETS			
Trade Receivables	11	2.692.608	256.548
Trade Receivables Due From Related Parties	6,11	0	0
Trade Receivables Due From Unrelated Parties	11	2.692.608	256.548
Other Receivables	12	19.593	33.483
Other Receivables Due From Related Parties	6,12	0	0
Other Receivables Due From Unrelated Parties	12	19.593	33.483
Investment property	18	368.033.158	271.002.158
Property, plant and equipment	19	2.636.083	2.635.952
Intangible assets and goodwill	20	14.971	11.532
Total non-current assets		373.396.413	273.939.673
Total assets		633.789.513	540.540.366
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	9	43.678	26.409
Current Portion of Non-current Borrowings	9	78.117.956	84.429.697
Trade Payables	11	684.399	13.671.958
Trade Payables to Related Parties	6,11	0	3.187.647
Trade Payables to Unrelated Parties	11	684.399	10.484.311
Employee Benefit Obligations	21	167.363	93.032
Other Payables	12	123.544	665.658
Other Payables to Related Parties	6,12	0	0
Other Payables to Unrelated Parties	12	123.544	665.658
Deferred Income	23	454.791	233.694
SUB-TOTAL		79.591.731	99.120.448
Liabilities included in disposal groups classified as held for sale	17	5.700.914	2.176.000
Total current liabilities		85.292.645	101.296.448
NON-CURRENT LIABILITIES			
Long Term Borrowings	9	72.207.338	101.891.114
Trade Payables	12	0	0
Other Payables	12	1.710.536	10.148.108
Other Payables to Related Parties	12		8.886.621
Other Payables to Unrelated parties	12	1.710.536	1.261.487
Non-current provisions	21	19.364	15.518
Non-current provisions for employee benefits	21	19.364	15.518
Total non-current liabilities		73.937.238	112.054.740
Total liabilities		159.229.883	213.351.188
EQUITY			
Equity attributable to owners of parent		474.559.630	327.189.178

Issued capital	29	249.306.814	100.000.000
Share Premium (Discount)	29	175.816	89.044
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	29	2.282.302	2.312.095
Gains (Losses) on Revaluation and Remeasurement	29	2.282.302	2.312.095
Gains (Losses) on Remeasurements of Defined Benefit Plans	29	2.449.430	2.449.430
Other Revaluation Increases (Decreases)	29	-167.128	-137.335
Restricted Reserves Appropriated From Profits	29	2.740.567	569.436
Prior Years' Profits or Losses	29	222.047.472	190.287.784
Current Period Net Profit Or Loss	29	-1.993.341	33.930.819
Total equity		474.559.630	327.189.178
Total Liabilities and Equity		633.789.513	540.540.366

Profit or loss [abstract]

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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	30	81.667.330	17.092.831	6.743.548	5.515.302
Cost of sales	30	-77.127.545	-10.396.514	-6.266.927	-2.918.686
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.539.785	6.696.317	476.621	2.596.616
GROSS PROFIT (LOSS)		4.539.785	6.696.317	476.621	2.596.616
General Administrative Expenses	31	-5.314.830	-1.859.314	-1.466.347	-651.106
Marketing Expenses	31	-5.311.943	-1.689.205	-3.118.617	-288.475
Other Income from Operating Activities	33	1.229.225	125.151	352.950	5.587
Other Expenses from Operating Activities	33	-5.842	-25.312	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-4.863.605	3.247.637	-3.755.393	1.662.622
Investment Activity Income	34	21.848.067	12.426.681	491.862	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		16.984.462	15.674.318	-3.263.531	1.662.622
Finance income	35	3.261.495	1.009.986	2.182.472	223.213
Finance costs	35	-22.239.298	-1.111.399	-7.423.297	-22.094
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.993.341	15.572.905	-8.504.356	1.863.741
Tax (Expense) Income, Continuing Operations	24	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.993.341	15.572.905	-8.504.356	1.863.741
PROFIT (LOSS)		-1.993.341	15.572.905	-8.504.356	1.863.741
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-1.993.341	15.572.905	-8.504.356	1.863.741
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					

Statement of 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 Other Comprehensive Income					
PROFIT (LOSS)		-1.993.341	15.572.905	-8.504.356	1.863.741
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Other Comprehensive Income that will not be Reclassified to Profit or Loss	21-29	-29.793	-46.075	-2.311	-55.106
Gains (Losses) on Remeasurements of Defined Benefit Plans	21-29	-29.793	-46.075	-2.311	-55.106
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-29.793	-46.075	-2.311	-55.106
TOTAL COMPREHENSIVE INCOME (LOSS)		-2.023.134	15.526.830	-8.506.667	1.808.635
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-2.023.134	15.526.830	-8.506.667	1.808.635

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period	Previous Period
		01.01.2018 - 30.09.2018	01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-84.809.389	-36.377.075
Profit (Loss)		-1.993.341	15.572.905
Profit (Loss) from Continuing Operations		-1.993.341	15.572.905
Adjustments to Reconcile Profit (Loss)		-21.846.514	-12.414.173
Adjustments for depreciation and amortisation expense	18,19,32	27.500	71.196
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-21.848.067	-12.426.681
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	18	-21.848.067	-12.426.681
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Non-current Assets Classified as Held for Sale	17	0	0
Adjustments for provisions		-25.947	-58.688
Adjustments for (Reversal of) Provisions Related with Employee Benefits	21,29	-25.947	-58.688
Adjustments for Losses (Gains) Arised from Sale of Non-current Assets or Disposal Groups Classified as Held for Sale or as Held for Distribution to Owners	17	0	0
Changes in Working Capital		-60.969.534	-39.535.807
Adjustments for decrease (increase) in trade accounts receivable		-3.672.077	31.264
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6,11	0	-26.311
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	11	-3.672.077	57.575
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		103.215	148.961
Decrease (Increase) in Other Related Party Receivables Related with Operations	6,12	0	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	12	103.215	148.961
Adjustments for decrease (increase) in inventories	14	9.427.162	-25.338.854
Decrease (Increase) in Prepaid Expenses	15	-48.680.932	-1.926.191
Adjustments for increase (decrease) in trade accounts payable		-12.987.559	-3.630.667
Increase (Decrease) in Trade Accounts Payables to Related Parties	6	-3.187.647	2.023.240
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	11	-9.799.912	-5.653.907
Increase (Decrease) in Employee Benefit Liabilities	21	74.331	93.187
Adjustments for increase (decrease) in other operating payables		-5.454.771	-147.763
Increase (Decrease) in Other Operating Payables to Related Parties	6	-8.886.621	179.887
Increase (Decrease) in Other Operating Payables to Unrelated Parties	12	3.431.850	-327.650
Increase (Decrease) in Deferred Income	23	221.097	-8.765.744
Cash Flows from (used in) Operations		-84.809.389	-36.377.075
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		9.885.934	-10.000
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets		-31.066	-10.000
Purchase of property, plant and equipment	19	-20.696	0
Purchase of intangible assets	20	-10.370	-10.000
Cash Inflows from Sale of Investment Property	18	9.917.000	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		113.415.336	36.648.781
Proceeds from Capital Advances	29	149.306.814	
Payments to Acquire Entity's Shares or Other Equity Instruments		0	127.402
Payments to Acquire Entity's Shares	9		127.402
Proceeds from borrowings	9	0	36.521.379
Repayments of borrowings	9	-35.978.249	
Cash Inflows From Participation (Profit) Shares or Other Financial Instruments	9	86.771	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		38.491.881	261.706
Net increase (decrease) in cash and cash equivalents		38.491.881	261.706
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	7	129.580	763.327
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	7	38.621.461	1.025.033

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)	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	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)												
Profit (loss)	29									15.572.905		15.572.905
Other Comprehensive Income (Loss)	29				-46.075							-46.075
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	29		127.402									127.402
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	29	100.000.000		89.044	-134.775	2.181.134		569.437	190.287.785	15.572.905	308.565.529	0 308.565.529
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	29	100.000.000		89.044	-137.335	2.449.430		569.437	190.287.785	33.930.819	327.189.179	327.189.179
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							2.171.131	31.759.688	-33.930.819		
Total Comprehensive Income (Loss)												
Profit (loss)	29									1.993.341		1.993.341
Other Comprehensive Income (Loss)					-29.793							-29.793
Issue of equity	29	149.306.814										149.306.814
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	29			86.772															86.772
	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	29	249.306.814		175.816		-167.128	2.449.430				2.740.568	222.047.473	1.993.341	474.589.630					474.589.630