



KAMUYU AYDINLATMA PLATFORMU

AKİŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 3. 3 Monthly Notification

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	156.036.526	88.837.174
Financial Investments	6	30.587.771	17.439.996
Trade Receivables		87.124.329	65.277.994
Trade Receivables Due From Related Parties	8,22	61.740	236.969
Trade Receivables Due From Unrelated Parties	8	87.062.589	65.041.025
Other Receivables		2.192.618	10.933.689
Other Receivables Due From Related Parties	22	0	10.552.020
Other Receivables Due From Unrelated Parties	9	2.192.618	381.669
Inventories	12	457.930.059	426.085.928
Prepayments	10	6.215.646	4.823.759
Other current assets	14	650.775	3.419.632
SUB-TOTAL		740.737.724	616.818.172
Total current assets		740.737.724	616.818.172
NON-CURRENT ASSETS			
Financial Investments	6	0	1.892.579
Trade Receivables		56.888.629	56.439.941
Trade Receivables Due From Unrelated Parties	8	56.888.629	56.439.941
Other Receivables		14.583.154	9.204.860
Other Receivables Due From Related Parties	22	12.947.529	7.249.627
Other Receivables Due From Unrelated Parties	9	1.635.625	1.955.233
Investments accounted for using equity method	13	30.731.052	0
Investment property	11	5.044.306.950	3.535.536.000
Property, plant and equipment		30.634.430	32.045.644
Intangible assets and goodwill		6.410.361	6.914.942
Goodwill		707.175	707.176
Other intangible assets		5.703.186	6.207.766
Prepayments	10	11.243.962	10.521.361
Deferred Tax Asset		345.721	306.163
Other Non-current Assets	14	1.157.342	2.825.135
Total non-current assets		5.196.301.601	3.655.686.625
Total assets		5.937.039.325	4.272.504.797
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	63.042.282	133.602.406
Current Portion of Non-current Borrowings	7	960.978.417	295.627.546
Trade Payables		16.717.262	16.566.175
Trade Payables to Related Parties	8,22	3.162.487	1.895.696
Trade Payables to Unrelated Parties	8	13.554.775	14.670.479
Employee Benefit Obligations		2.432.966	870.618
Other Payables		5.517.141	2.355.647
Other Payables to Unrelated Parties	9	5.517.141	2.355.647
Deferred Income	10	14.280.442	8.333.184
Current tax liabilities, current		309.283	42.393
Current provisions	15	11.491.552	11.323.611
Current provisions for employee benefits		738.424	533.178
Other current provisions		10.753.128	10.790.433
SUB-TOTAL		1.074.769.345	468.721.580
Total current liabilities		1.074.769.345	468.721.580
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	1.193.831.184	1.293.166.591
Trade Payables		1.247.814	582.128
Trade Payables To Unrelated Parties	8	1.247.814	582.128
Deferred Income	10	7.887.686	9.412.508
Non-current provisions		1.219.540	999.675
Non-current provisions for employee benefits		1.219.540	999.675
Total non-current liabilities		1.204.186.224	1.304.160.902
Total liabilities		2.278.955.569	1.772.882.482

EQUITY			
Equity attributable to owners of parent		3,658,083.756	2,499,622.315
Issued capital	21	430,091.850	430,091.850
Inflation Adjustments on Capital		121,877.344	121,877.344
Balancing Account for Merger Capital		870,289.152	870,289.152
Treasury Shares (-)		-2,368.170	-189,440.968
Share Premium (Discount)		50,712.389	944.975
Effects of Business Combinations Under Common Control		-4,109.167	-4,109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-326.151	247.881
Gains (Losses) on Revaluation and Remeasurement		-326.151	247.881
Gains (Losses) on Remeasurements of Defined Benefit Plans		-326.151	247.881
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		9,063.665	1,368.741
Exchange Differences on Translation		7,798.411	103.487
Share of other comprehensive income of associates and joint ventures accounted for using equity method that will be reclassified to profit or loss		1,265.254	1,265.254
Restricted Reserves Appropriated From Profits		292,892.073	281,542.533
Other reserves		54,696.807	54,696.807
Prior Years' Profits or Losses		785,763.627	441,561.956
Current Period Net Profit Or Loss		1,049,500.337	490,551.211
Total equity		3,658,083.756	2,499,622.315
Total Liabilities and Equity		5,937,039.325	4,272,504.797

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	16	288.021.677	228.735.594	101.668.833	81.890.557
Cost of sales	16	-67.197.771	-58.499.177	-21.315.718	-19.842.874
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		220.823.906	170.236.417	80.353.115	62.047.683
GROSS PROFIT (LOSS)		220.823.906	170.236.417	80.353.115	62.047.683
General Administrative Expenses	17	-25.050.779	-25.312.762	-7.505.994	-8.126.869
Marketing Expenses	17	-3.548.103	-2.783.290	-1.211.768	-760.470
Other Income from Operating Activities	18	72.778.205	37.289.423	47.971.621	10.564.736
Other Expenses from Operating Activities	18	-36.994.257	-35.777.745	-26.445.917	-6.906.348
PROFIT (LOSS) FROM OPERATING ACTIVITIES		228.008.972	143.652.043	93.161.057	56.818.732
Investment Activity Income	19	1.506.055.335	6.279.739	908.995.687	0
Investment Activity Expenses	19	-1.892.579	0	-1.892.579	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-474.646	-9.121.184	-92.738	0
Other income (expense) from subsidiaries, jointly controlled entities and associates	3	0	181.804.762	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.731.697.082	322.615.360	1.000.171.427	56.818.732
Finance income	20	169.825.448	116.693.993	153.446.688	17.616.557
Finance costs	20	-851.752.469	-161.416.986	-570.033.185	-60.379.448
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.049.770.061	277.892.367	583.584.930	14.055.841
Tax (Expense) Income, Continuing Operations		-269.724	-270.410	-126.287	-90.680
Current Period Tax (Expense) Income		-309.283	-276.961	-94.500	-77.355
Deferred Tax (Expense) Income		39.559	6.551	-31.787	-13.325
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.049.500.337	277.621.957	583.458.643	13.965.161
PROFIT (LOSS)		1.049.500.337	277.621.957	583.458.643	13.965.161
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.049.500.337	277.621.957	583.458.643	13.965.161
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Adi pay başına kazanç</i>	21	2,44000000	0,65000000	1,36000000	0,03000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-574.032	255.766	-205.460	-237.202
Gains (Losses) on Remeasurements of Defined Benefit Plans		-574.032	255.766	-205.460	-237.202
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		7.694.924	0	7.386.147	0
Exchange Differences on Translation		7.694.924	0	7.386.147	0
OTHER COMPREHENSIVE INCOME (LOSS)		7.120.892	255.766	7.180.687	-237.202
TOTAL COMPREHENSIVE INCOME (LOSS)		1.056.621.229	277.877.723	590.639.330	13.727.959
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.056.621.229	277.877.723	590.639.330	13.727.959

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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)		1.049.500.337	277.621.957
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense		3.573.479	3.381.536
Adjustments for Impairment Loss (Reversal of Impairment Loss)		6.978.233	0
Adjustments for provisions		4.068.384	1.189.082
Adjustments for Bargain Purchase Gain	3	0	-225.969.284
Adjustments for Interest (Income) Expenses	20	89.126.764	75.269.329
Adjustments for unrealised foreign exchange losses (gains)		545.612.917	-13.736.370
Adjustments for fair value losses (gains)	19	-1.504.162.756	44.164.522
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		474.646	9.121.184
Adjustments for undistributed profits of associates		474.646	9.121.184
Adjustments for Tax (Income) Expenses		269.724	270.410
Other adjustments for non-cash items		-191.546	0
Other adjustments for which cash effects are investing or financing cash flow		0	-6.279.507
Changes in Working Capital			
Decrease (Increase) in Financial Investments	19	-1.892.579	0
Adjustments for decrease (increase) in trade accounts receivable		25.294.753	44.833.663
Adjustments for decrease (increase) in inventories		-9.146.744	-7.775.620
Adjustments for increase (decrease) in trade accounts payable		39.467	5.274.862
Other Adjustments for Other Increase (Decrease) in Working Capital		39.637.137	49.734.583
Decrease (Increase) in Other Assets Related with Operations		-3.708.187	-13.765.941
Increase (Decrease) in Other Payables Related with Operations		43.345.324	63.500.524
Cash Flows from (used in) Operations			
Income taxes refund (paid)		-37.697.702	-18.467.589
Other inflows (outflows) of cash		-697.300	230.556
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	13	-24.157.915	0
Purchase of Property, Plant, Equipment and Intangible Assets		-1.657.684	-1.734.521
Cash Inflows from Sale of Investment Property	11	253.350	8.559.356
Cash Outflows from Acquisition of Investment Property	11	-2.479.015	-2.591.359
Other inflows (outflows) of cash		-11.255.196	28.288.151
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments to Acquire Entity's Shares or Other Equity Instruments		-2.368.170	-55.342.158
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		239.208.382	0
Cash Inflows from Sale of Acquired Entity's Shares		239.208.382	0
Proceeds from borrowings	7	195.996.000	19.027.224
Repayments of borrowings	7	-431.953.078	-13.965.068
Dividends Paid		-135.000.000	-148.694.742
Interest paid	7	-44.866.882	-78.437.600
Interest Received		17.322.394	2.188.199
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Effect of exchange rate changes on cash and cash equivalents		57.369.952	-2.294.945
Net increase (decrease) in cash and cash equivalents		67.199.352	-6.134.149
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	5	88.837.174	19.451.752
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		156.036.526	13.317.603



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity															Non-controlling interests [member]							
	Equity attributable to owners of parent [member]																						
	Issued Capital	Inflation Adjustments on Capital	Balancing Account for Merger Capital	Treasury Shares	Share premiums or discounts	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]	Other reserves [member]	Retained Earnings								
							Gains/Losses on Revaluation and Remeasurement [member]	Gains (Losses) on Remeasurements of Defined Benefit Plans	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss			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	200.000.000	121.840.877	0	0	208.659	-4.109.167	-7.224	61.667					-622.325	33.301.617	54.696.807	615.628.763	169.929.189	1.190.928.363	1.190.928.363	1.190.928.363			
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														5.860.286		164.068.903	-169.929.189						
Total Comprehensive Income (Loss)							255.766										277.621.957	277.877.723	277.877.723		277.877.723		
Profit (loss)																						277.877.723	
Other Comprehensive Income (Loss)																							
Issue of equity																							
Capital Decrease																							
Capital Advance																							
Effect of Merger or Liquidation or Division	230.091.850	36.467	870.289.152	-	736.316								1.887.579	52.939.662				1.021.882.216	1.021.882.216		1.021.882.216		
Effects of Business Combinations Under Common Control																							
Advance Dividend Payments																							
Dividends Paid																						-148.694.742	
Decrease through Other Distributions to Owners																						-148.694.742	
Increase (Decrease) through Treasury Share Transactions				-55.342.158										189.440.968		-189.440.968		-55.342.158	-55.342.158		-55.342.158		
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	430.091.850	121.877.344	870.289.152	189.440.968	944.975	-4.109.167	248.042	61.667					1.265.254	281.542.533	54.696.807	441.561.956	277.621.957	2.286.651.402	2.286.651.402		2.286.651.402		
Statement of changes in equity [abstract]																							
Statement of changes in equity [line items]																							
Equity at beginning of period	430.091.850	121.877.344	870.289.152	189.440.968	944.975	-4.109.167	247.881	103.487					1.265.254	281.542.533	54.696.807	441.561.956	490.551.211	2.499.622.315	2.499.622.315		2.499.622.315		
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														11.349.540		479.201.671	-490.551.211						
Total Comprehensive Income (Loss)							-574.032	7.694.924										1.049.500.337	1.056.621.229	1.056.621.229		1.056.621.229	
Profit (loss)																							1.056.621.229
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

