



**KAMUYU AYDINLATMA PLATFORMU**

**ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2019 - 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<br>31.03.2019 | Previous Period<br>31.12.2018 |
|--|--------------------|------------------------------|-------------------------------|
| <b>Statement of Financial Position (Balance Sheet)</b>                 |                    |                              |                               |
| <b>Assets [abstract]</b>   |                    |                              |                               |
| <b>CURRENT ASSETS</b>  |                    |                              |                               |
| Cash and cash equivalents  | 4                  | 4.746.204                    | 12.737.019                    |
| Financial Investments  |                    | 0                            | 1.753.518                     |
| Financial Assets at Fair Value Through Profit or Loss                  |                    | 0                            | 1.753.518                     |
| Financial Assets Held For Trading                                      | 5                  | 0                            | 1.753.518                     |
| Trade Receivables  |                    | 2.360                        | 5.336                         |
| Trade Receivables Due From Related Parties                             |                    |                              | 2.124                         |
| Trade Receivables Due From Unrelated Parties                           |                    | 2.360                        | 3.212                         |
| Other Receivables  |                    | 1.174                        | 16.900                        |
| Other Receivables Due From Unrelated Parties                           | 8                  | 1.174                        | 16.900                        |
| Prepayments  |                    | 451.157                      | 412.202                       |
| Prepayments to Unrelated Parties                                       | 10                 | 451.157                      | 412.202                       |
| <b>SUB-TOTAL</b>   |                    | <b>5.200.895</b>             | <b>14.924.975</b>             |
| <b>Total current assets</b>  |                    | <b>5.200.895</b>             | <b>14.924.975</b>             |
| <b>NON-CURRENT ASSETS</b>  |                    |                              |                               |
| Investment property  | 11                 | 87.345.880                   | 78.134.000                    |
| Property, plant and equipment  |                    | 27.989                       | 33.083                        |
| Fixtures and fittings  | 12                 | 19.235                       | 21.887                        |
| Leasehold Improvements   | 12                 | 8.754                        | 11.196                        |
| Other Non-current Assets   |                    | 4.047.835                    | 7.437.261                     |
| Other Non-Current Assets Due From Unrelated Parties                    | 14                 | 4.047.835                    | 7.437.261                     |
| <b>Total non-current assets</b>  |                    | <b>91.421.704</b>            | <b>85.604.344</b>             |
| <b>Total assets</b>  |                    | <b>96.622.599</b>            | <b>100.529.319</b>            |
| <b>LIABILITIES AND EQUITY</b>  |                    |                              |                               |
| <b>CURRENT LIABILITIES</b>   |                    |                              |                               |
| Current Portion of Non-current Borrowings                              |                    | 52.368.334                   | 54.864.828                    |
| Current Portion of Non-current Borrowings from Related Parties         |                    | 0                            | 0                             |
| Current Portion of Non-current Borrowings from Unrelated Parties       |                    | 52.368.334                   | 54.864.828                    |
| Issued Debt Instruments  | 7                  | 52.368.334                   | 54.864.828                    |
| Trade Payables   |                    | 583.865                      | 1.149.910                     |
| Trade Payables to Related Parties                                      | 6,26               | 45.851                       | 50.080                        |
| Trade Payables to Unrelated Parties                                    | 6                  | 538.014                      | 1.099.830                     |
| Employee Benefit Obligations   | 15                 | 72.749                       | 110.119                       |
| Other Payables   |                    | 90.426                       | 267.272                       |
| Other Payables to Unrelated Parties                                    | 8                  | 90.426                       | 267.272                       |
| Deferred Income Other Than Contract Liabilities                        |                    | 56.855                       | 113.710                       |
| Deferred Income Other Than Contract Liabilities from Unrelated Parties | 9                  | 56.855                       | 113.710                       |
| <b>SUB-TOTAL</b>   |                    | <b>53.172.229</b>            | <b>56.505.839</b>             |
| <b>Total current liabilities</b>                                       |                    | <b>53.172.229</b>            | <b>56.505.839</b>             |
| <b>NON-CURRENT LIABILITIES</b>   |                    |                              |                               |
| Non-current provisions   |                    | 312.359                      | 267.314                       |
| Non-current provisions for employee benefits                           | 16                 | 312.359                      | 267.314                       |
| <b>Total non-current liabilities</b>                                   |                    | <b>312.359</b>               | <b>267.314</b>                |
| <b>Total liabilities</b>   |                    | <b>53.484.588</b>            | <b>56.773.153</b>             |
| <b>EQUITY</b>  |                    |                              |                               |
| Equity attributable to owners of parent                                |                    | 43.138.011                   | 43.756.166                    |
| Issued capital   | 18                 | 23.750.000                   | 23.750.000                    |
| Inflation Adjustments on Capital                                       | 18                 | 2.285                        | 2.285                         |
| Share Premium (Discount)   | 18                 | 2.353.943                    | 2.353.943                     |
| Restricted Reserves Appropriated From Profits                          |                    | 262.863                      | 262.863                       |
| Legal Reserves   | 18                 | 262.863                      | 262.863                       |
| Prior Years' Profits or Losses   | 18                 | 17.387.075                   | 15.659.764                    |
| Current Period Net Profit Or Loss                                      |                    | -618.155                     | 1.727.311                     |
| <b>Total equity</b>  |                    | <b>43.138.011</b>            | <b>43.756.166</b>             |
| <b>Total Liabilities and Equity</b>                                    |                    | <b>96.622.599</b>            | <b>100.529.319</b>            |

## Statement of Profit or Loss and Other Comprehensive Income

|                                |                |
|--------------------------------|----------------|
| Presentation Currency          | TL             |
| Nature of Financial Statements | Unconsolidated |

|  | Footnote Reference | Current Period<br>01.01.2019 - 31.03.2019 | Previous Period<br>01.01.2018 - 31.03.2018 |
|--|--------------------|---|--|
| <b>Statement of Profit or Loss and Other Comprehensive Income</b>          |                    |   |  |
| <b>PROFIT (LOSS)</b>   |                    |   |  |
| Revenue  | 19                 | 660.889                                   | 887.054                                    |
| Cost of sales  | 19                 | -31.191                                   | -4.213                                     |
| <b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>                      |                    | <b>629.698</b>                            | <b>882.841</b>                             |
| <b>GROSS PROFIT (LOSS)</b>   |                    | <b>629.698</b>                            | <b>882.841</b>                             |
| General Administrative Expenses  | 20,21              | -609.533                                  | -496.314                                   |
| Other Income from Operating Activities                                     | 22                 | 555.096                                   | 954.787                                    |
| Other Expenses from Operating Activities                                   | 22                 | -89.735                                   | -12.855                                    |
| <b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>                             |                    | <b>485.526</b>                            | <b>1.328.459</b>                           |
| <b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>                     |                    | <b>485.526</b>                            | <b>1.328.459</b>                           |
| Finance costs  | 23                 | -1.103.681                                | -2.392.464                                 |
| <b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>                |                    | <b>-618.155</b>                           | <b>-1.064.005</b>                          |
| <b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>                            |                    | <b>-618.155</b>                           | <b>-1.064.005</b>                          |
| <b>PROFIT (LOSS)</b>   |                    | <b>-618.155</b>                           | <b>-1.064.005</b>                          |
| <b>Profit (loss), attributable to [abstract]</b>                           |                    |   |  |
| Non-controlling Interests  |                    | 0   | 0  |
| Owners of Parent   |                    | -618.155                                  | -1.064.005                                 |
| <b>Earnings per share [abstract]</b>                                       |                    |   |  |
| <b>Earnings per share [line items]</b>                                     |                    |   |  |
| <b>Basic earnings per share</b>  |                    |   |  |
| Basic Earnings (Loss) Per Share from Continuing Operations                 |                    |   |  |
| <i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>                 | 25                 | -0,02603000                               | -0,04480000                                |
| <b>Diluted Earnings Per Share</b>  |                    |   |  |
| <b>OTHER COMPREHENSIVE INCOME</b>  |                    |   |  |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss |                    | 0   | 0  |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss     |                    | 0   | 0  |
| <b>OTHER COMPREHENSIVE INCOME (LOSS)</b>                                   |                    | <b>0</b>                                  | <b>0</b>                                   |
| <b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>                                   |                    | <b>-618.155</b>                           | <b>-1.064.005</b>                          |
| <b>Total Comprehensive Income Attributable to</b>                          |                    |   |  |
| Non-controlling Interests  |                    | 0   | 0  |
| Owners of Parent   |                    | -618.155                                  | -1.064.005                                 |

## Statement of cash flows (Indirect Method)

|                                |                |
|--------------------------------|----------------|
| Presentation Currency          | TL             |
| Nature of Financial Statements | Unconsolidated |

|  | Footnote Reference | Current Period<br>01.01.2019 - 31.03.2019 | Previous Period<br>01.01.2018 - 31.03.2018 |
|--|--------------------|---|--|
| <b>Statement of cash flows (Indirect Method)</b>   |                    |   |  |
| <b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>  |                    |   |  |
| Profit (Loss)  |                    | -618.155                                  | -1.064.005                                 |
| Profit (Loss) from Continuing Operations   |                    | -618.155                                  | -1.064.005                                 |
| <b>Adjustments to Reconcile Profit (Loss)</b>  |                    |   |  |
| Adjustments for depreciation and amortisation expense  | 12                 | 5.094                                     | 5.636                                      |
| Adjustments for provisions   |                    | 45.045                                    | -10.467                                    |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits                            | 16                 | 45.045                                    | -10.467                                    |
| Adjustments for Interest (Income) Expenses   |                    | 819.307                                   | 1.353.102                                  |
| Adjustments for Interest Income  | 22                 | -284.374                                  | -932.473                                   |
| Adjustments for interest expense   | 23                 | 1.103.681                                 | 2.285.575                                  |
| Adjustments for unrealised foreign exchange losses ( gains)  |                    | 0   | 106.889                                    |
| Adjustments for fair value losses (gains)  |                    | -94.498                                   | 4.285                                      |
| Adjustments for Fair Value Losses (Gains) of Investment Property                                   | 11,22              | -128.016                                  | 0  |
| Adjustments for Fair Value Losses (Gains) of Financial Assets                                      | 5                  | 33.518                                    | 4.285                                      |
| <b>Changes in Working Capital</b>  |                    |   |  |
| Adjustments for decrease (increase) in trade accounts receivable                                   |                    | 2.976                                     | 0  |
| Decrease (Increase) in Trade Accounts Receivables from Related Parties                             |                    | 2.124                                     | 0  |
| Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties                           |                    | 852                                       | 0  |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations                   |                    | 15.726                                    | -2.962                                     |
| Decrease (Increase) in Other Unrelated Party Receivables Related with Operations                   | 8                  | 15.726                                    | -2.962                                     |
| Decrease (Increase) in Prepaid Expenses  | 10                 | -38.955                                   | -240.341                                   |
| Adjustments for increase (decrease) in trade accounts payable                                      |                    | -444.696                                  | 46.178                                     |
| Increase (Decrease) in Trade Accounts Payables to Related Parties                                  | 6,26               | -4.229                                    | 2.432                                      |
| Increase (Decrease) in Trade Accounts Payables to Unrelated Parties                                | 6                  | -440.467                                  | 43.746                                     |
| Increase (Decrease) in Employee Benefit Liabilities  | 15                 | -37.370                                   | -36.071                                    |
| Adjustments for increase (decrease) in other operating payables                                    |                    | -176.846                                  | 29.668                                     |
| Increase (Decrease) in Other Operating Payables to Unrelated Parties                               | 8                  | -176.846                                  | 29.668                                     |
| Increase (Decrease) in Deferred Income Other Than Contract Liabilities                             | 9                  | -56.855                                   | -48.209                                    |
| Other Adjustments for Other Increase (Decrease) in Working Capital                                 |                    | 4.291.000                                 | -102.227                                   |
| Decrease (Increase) in Other Assets Related with Operations  | 14                 | 4.291.000                                 | -102.227                                   |
| <b>Cash Flows from (used in) Operations</b>  |                    |   |  |
| Interest received  |                    | 461.525                                   | 761.050                                    |
| <b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>  |                    |   |  |
| Cash Receipts from Sales of Equity or Debt Instruments of Other Entities                           | 5                  | 1.720.000                                 | 0  |
| Cash Outflows from Acquisition of Investment Property  | 11                 | -9.205.213                                | -1.276.112                                 |
| Cash advances and loans made to other parties  |                    | -901.574                                  | 0  |
| Other Cash Advances and Loans Made to Other Parties  | 14                 | -901.574                                  | 0  |
| <b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>  |                    |   |  |
| Repayments of borrowings   |                    | 0   | -400.778                                   |
| Loan Repayments  |                    | 0   | -400.778                                   |
| Interest paid  |                    | -3.592.200                                | -2.057.179                                 |
| Other inflows (outflows) of cash   |                    | -122.965                                  | -5.996                                     |
| <b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b> |                    |   |  |
| Net increase (decrease) in cash and cash equivalents   |                    | -7.928.654                                | -2.937.539                                 |
| <b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>                                    |                    |   |  |
|  | 4                  | 12.512.087                                | 26.315.752                                 |
| <b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>  |                    |   |  |
|  | 4                  | 4.583.433                                 | 23.378.213                                 |



# 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                                   | Inflation Adjustments on 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 |                                    |
| <b>Statement of changes in equity [abstract]</b>   |  |                                  |                             |  |  |  |  |  |                                |                    |                                    |
| <b>Statement of changes in equity [line items]</b>   |  |                                  |                             |  |  |  |  |  |                                |                    |                                    |
| <b>Equity at beginning of period</b>   | 23.750.000                                       | 2.285                            | 2.353.943                   |  |  |  | 262.863  | 13.273.774   | 2.385.990                      | 42.028.855         | 42.028.855                         |
| 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  |  |                                  |                             |  |  |  |  | 2.385.990  | -2.385.990                     | 0                  | 0                                  |
| Total Comprehensive Income (Loss)  |  |                                  |                             |  |  |  |  |  | -1.064.005                     | -1.064.005         | -1.064.005                         |
| Profit (loss)  |  |                                  |                             |  |  |  |  |  | -1.064.005                     | -1.064.005         | -1.064.005                         |
| 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  |  |                                  |                             |  |  |  |  |  |                                |                    |                                    |
| <b>Equity at end of period</b>   | 18 23.750.000                                    | 2.285                            | 2.353.943                   |  |  |  | 262.863  | 15.659.764   | -1.064.005                     | 40.964.850         | 40.964.850                         |
| <b>Statement of changes in equity [abstract]</b>   |  |                                  |                             |  |  |  |  |  |                                |                    |                                    |
| <b>Statement of changes in equity [line items]</b>   |  |                                  |                             |  |  |  |  |  |                                |                    |                                    |
| <b>Equity at beginning of period</b>   | 18 23.750.000                                    | 2.285                            | 2.353.943                   |  |  |  | 262.863  | 15.659.764   | 1.727.311                      | 43.756.166         | 43.756.166                         |
| 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  |  |                                  |                             |  |  |  |  | 1.727.311  | -1.727.311                     | 0                  | 0                                  |
| Total Comprehensive Income (Loss)  |  |                                  |                             |  |  |  |  |  | -618.155                       | -618.155           | -618.155                           |
| Profit (loss)  |  |                                  |                             |  |  |  |  |  | -618.155                       | -618.155           | -618.155                           |
| 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   |  |                                  |                             |  |  |  |  |  |                                |                    |                                    |

Previous Period  
01.01.2018 - 31.03.2018

Current Period  
01.01.2019 - 31.03.2019

