



KAMUYU AYDINLATMA PLATFORMU

KİLER 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	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	5.914	5.188
Trade Receivables		558.148	519.971
Trade Receivables Due From Related Parties	19	25.052	16.865
Trade Receivables Due From Unrelated Parties	6	533.096	503.106
Inventories	7	366.799	382.450
Prepayments		4.783	18.436
Prepayments to Related Parties	9	0	13.762
Prepayments to Unrelated Parties	9	4.783	4.674
Other current assets		12.569	12.570
Other Current Assets Due From Unrelated Parties	8	12.569	12.570
SUB-TOTAL		948.213	938.615
Total current assets		948.213	938.615
NON-CURRENT ASSETS			
Trade Receivables		13.475	0
Trade Receivables Due From Related Parties	19	13.097	0
Trade Receivables Due From Unrelated Parties		378	0
Investments accounted for using equity method	11	114.754	118.398
Investment property	12	1.124.751	1.124.751
Property, plant and equipment	13	2.024	2.249
Intangible assets and goodwill	13	14	16
Other Non-current Assets		2.948	3.039
Other Non-Current Assets Due From Unrelated Parties	8	2.948	3.039
Total non-current assets		1.257.966	1.248.453
Total assets		2.206.179	2.187.068
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		10.723	93.882
Current Borrowings From Related Parties		10.723	93.882
Bank Loans	10	10.723	93.882
Current Portion of Non-current Borrowings		172.807	207.922
Current Portion of Non-current Borrowings from Unrelated Parties		172.807	207.922
Bank Loans	10	172.298	206.711
Lease Liabilities	10	509	1.211
Trade Payables		13.576	12.377
Trade Payables to Related Parties	19	12	271
Trade Payables to Unrelated Parties		13.564	12.106
Employee Benefit Obligations	15.a	408	378
Other Payables		514	484
Other Payables to Unrelated Parties		514	484
Deferred Income Other Than Contract Liabilities		339.392	318.667
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	339.392	318.667
Other Current Liabilities		304	282
Other Current Liabilities to Unrelated Parties		304	282
SUB-TOTAL		537.724	633.992
Total current liabilities		537.724	633.992
NON-CURRENT LIABILITIES			
Long Term Borrowings		495.426	368.953
Long Term Borrowings From Related Parties		495.426	368.953
Bank Loans	10	495.426	368.953
Non-current provisions		7.624	6.855
Non-current provisions for employee benefits	15.b	399	311
Other non-current provisions	14.a	7.225	6.544
Total non-current liabilities		503.050	375.808
Total liabilities		1.040.774	1.009.800
EQUITY			

Equity attributable to owners of parent		1.165.405	1.177.268
Issued capital	16.a	124.000	124.000
Share Premium (Discount)	16.b	126.511	126.511
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		68	-19
Gains (Losses) on Revaluation and Remeasurement		68	-19
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	68	-19
Restricted Reserves Appropriated From Profits	16.d	18.093	18.093
Prior Years' Profits or Losses	16.e	908.683	764.452
Current Period Net Profit Or Loss		-11.950	144.231
Total equity		1.165.405	1.177.268
Total Liabilities and Equity		2.206.179	2.187.068

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	3	40.419	70.296
Cost of sales	3	-40.023	-67.279
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		396	3.017
GROSS PROFIT (LOSS)		396	3.017
General Administrative Expenses		-3.432	-1.929
Marketing Expenses		-150	-542
Other Income from Operating Activities		372	21.158
Other Expenses from Operating Activities		-213	-4.988
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.027	16.716
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	-3.681	199
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-6.708	16.915
Finance income		40.630	905
Finance costs		-45.872	-27.433
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-11.950	-9.613
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-11.950	-9.613
PROFIT (LOSS)		-11.950	-9.613
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-11.950	-9.613
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		87	-13
Gains (Losses) on Remeasurements of Defined Benefit Plans		87	-13
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
Exchange Differences on Translation		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		87	-13
TOTAL COMPREHENSIVE INCOME (LOSS)		-11.863	-9.626
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-11.863	-9.626

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-11.950	-9.613
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	166	131
Adjustments for provisions		72	15
Adjustments for (Reversal of) Provisions Related with Employee Benefits		72	15
Adjustments for Interest (Income) Expenses		30.061	29.993
Adjustments for Interest Income		-68	-905
Adjustments for interest expense		27.014	27.433
Deferred Financial Expense from Credit Purchases		6.012	3.856
Unearned Financial Income from Credit Sales		-2.897	-391
Adjustments for unrealised foreign exchange losses (gains)		3.222	13.266
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	3.681	-199
Changes in Working Capital			
Decrease (Increase) in Financial Investments		-37	-141
Adjustments for decrease (increase) in trade accounts receivable		-57.664	-8.382
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		30.900	581
Adjustments for decrease (increase) in inventories		15.651	46.657
Decrease (Increase) in Prepaid Expenses		13.653	1.084
Adjustments for increase (decrease) in trade accounts payable		1.199	11.847
Increase (Decrease) in Employee Benefit Liabilities		30	23
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		20.725	-41.146
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Inflows from Losing Control of Subsidiaries or Other Businesses		0	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Repayments of borrowings		-22.037	-29.909
Loan Repayments		-22.037	-29.909
Interest paid		-27.014	-27.433
Interest Received		68	905
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		726	-12.321
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		5.188	18.255
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		5.914	5.934

Statement of changes in equity [abstract]

Presentation Currency	1.000 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	126.511		24			9.056	530.253	313.096	1.102.940	0	1.102.940
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	0	0		0			0	313.096	-313.096			0
Total Comprehensive Income (Loss)	0	0		-13			0	0	-9.613	-9.626	0	-9.626
Profit (loss)												
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	126.511		11			9.056	843.349	-9.613	1.093.314	0	1.093.314
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	124.000	126.511		-19			18.093	764.452	144.231	1.177.268	0	1.177.268
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	0	0		0			0	144.231	-144.231	0	0	0
Total Comprehensive Income (Loss)	0	0		87			0	0	-11.950	-11.863	0	-11.863
Profit (loss)												
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
01.01.2018 - 31.03.2018

Current Period 01.01.2019 - 31.03.2019															
	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														
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	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	126.511	68				18.093	908.683	-11.950	1.165.405	0	1.165.405		