



KAMUYU AYDINLATMA PLATFORMU

AKİŞ 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	46.100.463	91.143.449
Financial Investments	5	13.567.169	24.175.744
Trade Receivables		89.556.614	75.149.096
Trade Receivables Due From Related Parties	22	326.013	189.840
Trade Receivables Due From Unrelated Parties	7	89.230.601	74.959.256
Other Receivables		3.736.036	3.384.069
Other Receivables Due From Related Parties	22	815.594	815.594
Other Receivables Due From Unrelated Parties	8	2.920.442	2.568.475
Derivative Financial Assets		5.462.589	1.994.452
Derivative Financial Assets Held for Trading	10	5.462.589	1.994.452
Inventories	12	7.929.849	7.929.849
Inventories Work-in Progress	12	406.257.378	395.916.243
Prepayments	9	5.132.637	2.998.931
Other current assets		715.960	105.998
SUB-TOTAL		578.458.695	602.797.831
Total current assets		578.458.695	602.797.831
NON-CURRENT ASSETS			
Trade Receivables		27.542.258	41.824.047
Trade Receivables Due From Unrelated Parties	7	27.542.258	41.824.047
Other Receivables		14.489.122	14.034.787
Other Receivables Due From Related Parties	22	13.454.495	12.878.644
Other Receivables Due From Unrelated Parties	8	1.034.627	1.156.143
Derivative Financial Assets		7.288.743	7.224.784
Derivative Financial Assets Held for Trading	10	7.288.743	7.224.784
Investments accounted for using equity method	13	108.410.475	105.621.562
Investment property	11	4.815.765.000	4.786.945.000
Property, plant and equipment		28.851.281	29.524.117
Intangible assets and goodwill		5.322.886	5.438.337
Other intangible assets		5.322.886	5.438.337
Prepayments	9	11.962.042	11.268.874
Other Non-current Assets	14	1.119.503	1.003.069
Total non-current assets		5.020.751.310	5.002.884.577
Total assets		5.599.210.005	5.605.682.408
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	388.895.806	40.670.639
Current Portion of Non-current Borrowings	6	338.184.061	881.074.757
Trade Payables		15.100.313	13.389.604
Trade Payables to Related Parties	22	11.583.425	6.880.229
Trade Payables to Unrelated Parties	7	3.516.888	6.509.375
Employee Benefit Obligations		558.921	1.316.355
Other Payables		4.563.695	4.761.063
Other Payables to Unrelated Parties	8	4.563.695	4.761.063
Derivative Financial Liabilities		5.825.430	7.138.489
Derivative Financial Liabilities Held for Hedging	10	5.825.430	7.138.489
Deferred Income Other Than Contract Liabilities	9	10.235.174	6.946.045
Current provisions	15	10.553.469	10.554.333
Current provisions for employee benefits		374.107	286.703
Insurance Technical Reserves		10.179.362	10.267.630
SUB-TOTAL		773.916.869	965.851.285
Total current liabilities		773.916.869	965.851.285
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	1.200.908.162	992.687.899
Trade Payables		3.431.164	3.205.419
Trade Payables To Unrelated Parties	7	3.431.164	3.205.419
Derivative Financial Liabilities		5.108.501	5.187.501
Derivative Financial Liabilities Held for Hedging	10	5.108.501	5.187.501

Deferred Income Other Than Contract Liabilities	9	7.263.972	7.523.123
Non-current provisions		431.196	421.764
Non-current provisions for employee benefits		431.196	421.764
Total non-current liabilities		1.217.142.995	1.009.025.706
Total liabilities		1.991.059.864	1.974.876.991
EQUITY			
Equity attributable to owners of parent		3.608.150.141	3.630.805.417
Issued capital		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 (-)		-4.364.338	-3.860.001
Share Premium (Discount)		50.712.389	50.712.389
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		-371.969	-426.037
Gains (Losses) on Revaluation and Remeasurement		88.527	-10.796
Gains (Losses) on Remeasurements of Defined Benefit Plans		88.527	-10.796
Share of Other Comprehensive Income of Investments Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-460.496	-415.241
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		6.727.196	2.994.773
Exchange Differences on Translation		5.391.931	2.767.623
Gains (Losses) on Hedge		1.335.265	-1.038.104
Gains (Losses) on Cash Flow Hedges		1.335.265	-1.038.104
Share of other comprehensive income of associates and joint ventures accounted for using equity method that will be reclassified to profit or loss		0	1.265.254
Restricted Reserves Appropriated From Profits		292.892.073	292.892.073
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		1.815.646.234	785.763.627
Current Period Net Profit Or Loss		-25.937.430	1.029.882.607
Total equity		3.608.150.141	3.630.805.417
Total Liabilities and Equity		5.599.210.005	5.605.682.408

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	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	16	100.897.315	85.794.241
Cost of sales	16	-20.318.840	-17.573.843
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		80.578.475	68.220.398
GROSS PROFIT (LOSS)		80.578.475	68.220.398
General Administrative Expenses	17	-7.988.022	-7.101.245
Marketing Expenses	17	-195.673	-800.926
Other Income from Operating Activities	18	10.815.981	8.084.346
Other Expenses from Operating Activities	18	-7.945.868	-3.401.379
PROFIT (LOSS) FROM OPERATING ACTIVITIES		75.264.893	65.001.194
Investment Activity Income	19	32.010.190	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	109.861	259.586
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		107.384.944	65.260.780
Finance income	20	10.085.946	4.016.494
Finance costs	20	-143.408.320	-87.927.943
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-25.937.430	-18.650.669
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-25.937.430	-18.650.669
PROFIT (LOSS)		-25.937.430	-18.650.669
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-25.937.430	-18.650.669
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		54.068	-354.929
Gains (Losses) on Remeasurements of Defined Benefit Plans		99.323	-331.249
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss	13	-45.255	-23.680
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		4.997.677	89.444
Exchange Differences on Translation	13	2.624.308	89.444
Other Comprehensive Income (Loss) Related with Cash Flow Hedges		2.373.369	0
OTHER COMPREHENSIVE INCOME (LOSS)		5.051.745	-265.485
TOTAL COMPREHENSIVE INCOME (LOSS)		-20.885.685	-18.916.154
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-20.885.685	-18.916.154

Statement of cash flows (Indirect Method)

Presentation Currency	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)		-25.937.430	-18.650.669
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	3	935.743	1.066.332
Adjustments for Impairment Loss (Reversal of Impairment Loss)	18	1.627.633	1.554.157
Adjustments for provisions		3.522.010	123.530
Adjustments for Interest (Income) Expenses		34.440.301	30.005.441
Adjustments for unrealised foreign exchange losses (gains)		91.271.883	54.439.814
Adjustments for fair value losses (gains)	11	-31.625.375	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-109.861	-259.586
Adjustments for undistributed profits of associates	13	-109.861	-259.586
Other adjustments for non-cash items		-1.223.254	-288.579
Other adjustments for which cash effects are investing or financing cash flow	19	-384.815	0
Changes in Working Capital			
Decrease (Increase) in Financial Investments		10.608.575	1.910.380
Adjustments for decrease (increase) in trade accounts receivable		350.444	11.545.019
Adjustments for decrease (increase) in inventories		-2.379.463	-2.590.845
Adjustments for increase (decrease) in trade accounts payable		1.772.752	-291.511
Other Adjustments for Other Increase (Decrease) in Working Capital		9.370.154	7.266.627
Decrease (Increase) in Other Assets Related with Operations		-6.962.427	-582.832
Increase (Decrease) in Other Payables Related with Operations		16.332.581	7.849.459
Cash Flows from (used in) Operations			
Income taxes refund (paid)		-14.362.906	-5.022.881
Other inflows (outflows) of cash		-38.245	-160.262
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	13	-100.000	
Purchase of Property, Plant, Equipment and Intangible Assets		-147.456	-418.953
Cash Inflows from Sale of Investment Property		3.564.815	
Cash Outflows from Acquisition of Investment Property	11	-374.625	-809.604
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments to Acquire Entity's Shares or Other Equity Instruments		-504.337	
Proceeds from borrowings	6	905.758.708	0
Repayments of borrowings	6	-943.439.130	-60.347.003
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		81.100	
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-2.290.866	
Interest paid	6	-93.865.978	-28.750.001
Interest Received		2.275.702	3.808.522
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Effect of exchange rate changes on cash and cash equivalents		6.160.935	1.894.210
Net increase (decrease) in cash and cash equivalents		-45.042.986	-3.975.862
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	91.143.449	85.428.659
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	46.100.463	81.452.797

