



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2019 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Ata Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Genel Kurulu'na

Giriş

Ata Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2019 tarihli ilişikteki ara dönem finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı bağımsız denetimini yürütmüş bulunuyoruz. Şirket Yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Finansal Raporlama Standartları'na ("TFRS'ler") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı bağımsız denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Bağımsız Denetimin Kapsamı

Yaptığımız sınırlı bağımsız denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetim"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı bağımsız denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı bağımsız denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı bağımsız denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı bağımsız denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı bağımsız denetimimize göre ilişikteki ara dönem finansal bilgilerin, Ata Gayrimenkul Yatırım Ortaklığı A.Ş.'nin 30 Haziran 2019 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının Türkiye Finansal Raporlama Standartları'na uygun olarak tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.

Member of **DELOITTE TOUCHE TOHMATSU LIMITED**

Okan Öz, SMMM

Sorumlu Denetçi

İstanbul, 30 Temmuz 2019

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	366.331	12.737.019
Financial Investments			1.753.518
Financial Assets at Fair Value Through Profit or Loss			1.753.518
Financial Assets Held For Trading	5		1.753.518
Trade Receivables		31.417	5.336
Trade Receivables Due From Related Parties	26	29.057	2.124
Trade Receivables Due From Unrelated Parties		2.360	3.212
Other Receivables		0	16.900
Other Receivables Due From Unrelated Parties	8	0	16.900
Prepayments		321.385	412.202
Prepayments to Unrelated Parties	10	321.385	412.202
SUB-TOTAL		719.133	14.924.975
Total current assets		719.133	14.924.975
NON-CURRENT ASSETS			
Investment property	11	88.803.219	78.134.000
Property, plant and equipment		22.958	33.083
Fixtures and fittings	12	16.646	21.887
Leasehold Improvements	12	6.312	11.196
Other Non-current Assets		4.326.444	7.437.261
Other Non-Current Assets Due From Unrelated Parties	14	4.326.444	7.437.261
Total non-current assets		93.152.621	85.604.344
Total assets		93.871.754	100.529.319
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings		52.934.723	54.864.828
Current Portion of Non-current Borrowings from Unrelated Parties		52.934.723	54.864.828
Issued Debt Instruments	7	52.934.723	54.864.828
Trade Payables		1.310.735	1.149.910
Trade Payables to Related Parties	6,26	46.432	50.080
Trade Payables to Unrelated Parties	6	1.264.303	1.099.830
Employee Benefit Obligations	15	99.150	110.119
Deferred Income Other Than Contract Liabilities		0	113.710
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	0	113.710
Other Current Liabilities		30.607	267.272
Other Current Liabilities to Unrelated Parties	8	30.607	267.272
SUB-TOTAL		54.375.215	56.505.839
Total current liabilities		54.375.215	56.505.839
NON-CURRENT LIABILITIES			
Non-current provisions		313.335	267.314
Non-current provisions for employee benefits	16	313.335	267.314
Total non-current liabilities		313.335	267.314
Total liabilities		54.688.550	56.773.153
EQUITY			
Equity attributable to owners of parent		39.183.204	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		-4.572.962	1.727.311
Total equity		39.183.204	43.756.166
Total Liabilities and Equity		93.871.754	100.529.319

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018	Current Period 3 Months 01.04.2019 - 30.06.2019	Previous Period 3 Months 01.04.2018 - 30.06.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	1.508.419	12.876.458	847.530	11.989.404
Cost of sales	19	-102.412	-8.626.766	-71.221	-8.622.553
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.406.007	4.249.692	776.309	3.366.851
GROSS PROFIT (LOSS)		1.406.007	4.249.692	776.309	3.366.851
General Administrative Expenses	20,21	-1.171.571	-982.671	-562.038	-486.357
Other Income from Operating Activities	22	636.043	1.936.428	80.949	985.926
Other Expenses from Operating Activities	22	-1.050.771	-22.130	-961.037	-13.560
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-180.292	5.181.319	-665.817	3.852.860
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-180.292	5.181.319	-665.817	3.852.860
Finance costs	23	-4.392.670	-5.360.472	-3.288.989	-2.968.008
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-4.572.962	-179.153	-3.954.806	884.852
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	24	0	0	0	0
Deferred Tax (Expense) Income	24	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-4.572.962	-179.153	-3.954.806	884.852
PROFIT (LOSS)		-4.572.962	-179.153	-3.954.806	884.852
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-4.572.962	-179.153	-3.954.806	884.852
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>		-0,19255000	-0,00754000	-0,16652000	-0,03726000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-4.572.962	-179.153	-3.954.806	884.852
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-4.572.962	-179.153	-3.954.806	884.852

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-4.572.962	-179.153
Profit (Loss) from Continuing Operations		-4.572.962	-179.153
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12	10.125	11.077
Adjustments for provisions		46.021	15.217
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	46.021	15.217
Adjustments for Interest (Income) Expenses		4.080.299	3.079.231
Adjustments for Interest Income	22	-312.371	-1.693.246
Adjustments for interest expense	23	4.392.670	4.772.477
Adjustments for unrealised foreign exchange losses (gains)		0	400.580
Adjustments for fair value losses (gains)		866.539	-88.270
Adjustments for Fair Value Losses (Gains) of Investment Property	11,22	833.021	-64.317
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	33.518	-23.953
Adjustments for losses (gains) on disposal of non-current assets		0	-3.203.111
Adjustments for Losses (Gains) Arised From Sale of Investment Property		0	-3.203.111
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-26.081	0
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-26.933	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		852	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		16.900	-29.300
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	16.900	-29.300
Decrease (Increase) in Prepaid Expenses	10	90.817	-1.028.838
Adjustments for increase (decrease) in trade accounts payable		160.825	172.192
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,26	-3.648	3.233
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	164.473	168.959
Increase (Decrease) in Employee Benefit Liabilities	15	-10.969	-29.457
Adjustments for increase (decrease) in other operating payables		-236.665	48.148
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-236.665	48.148
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	-113.710	-96.417
Other Adjustments for Other Increase (Decrease) in Working Capital		3.967.822	501.973
Decrease (Increase) in Other Assets Related with Operations	14	3.967.822	501.973
Cash Flows from (used in) Operations			
Interest received		513.810	1.605.598
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	1.720.000	300.000
Cash Inflows from Sale of Investment Property		0	11.111.111
Cash Outflows from Acquisition of Investment Property	11	-11.502.240	-11.052.436
Cash advances and loans made to other parties		-857.005	0
Other Cash Advances and Loans Made to Other Parties	14	-857.005	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Repayments of borrowings		0	-3.013.408
Loan Repayments		0	-3.013.408
Interest paid	7	-6.322.775	-4.345.558
Other inflows (outflows) of cash		21.653	19.078

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-12.147.596	-5.801.743
Net increase (decrease) in cash and cash equivalents		-12.147.596	-5.801.743
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	12.512.087	26.315.752
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		364.491	20.514.009

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		
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	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	
Total Comprehensive Income (Loss)										-179.153	-179.153	
Profit (loss)										-179.153	-179.153	
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	18	23.750.000	2.285	2.353.943				262.863	15.659.764	-179.153	41.849.702	41.849.702
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	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)											-4.572.962	-4.572.962
Profit (loss)											-4.572.962	-4.572.962
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 - 30.06.2018

Current Period
01.01.2019 - 30.06.2019

