

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Financial Report

Unconsolidated

2019 - 2. 3 Monthly Notification

General Information About Financial Statements

30.06.2019 Financial Statements

Independet Audit Comment

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

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş. Genel Kurulu'na

Giriş

Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2019 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına 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 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 denetimimize göre ilişikteki ara dönem finansal bilgilerin, Doğuş 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 TMS 34'e uygun olarak, doğru ve gerçeğe uygun bir görünümünü sağlamadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

PwC Bağımsız Denetim ve

Serbest Muhasebeci Mali Müşavirlik A.Ş.

Burak Özpoyraz, SMMM

Sorumlu Denetçi

İstanbul, 7 Ağustos 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 | 3 | 3.950.473 | 1.617.554 |
| Trade Receivables | | 13.740.293 | 10.621.651 |
| Trade Receivables Due From Related Parties | 5,27 | 6.869.911 | 2.571.674 |
| Trade Receivables Due From Unrelated Parties | 5 | 6.870.382 | 8.049.977 |
| Other Receivables | | 24.550 | 1.725 |
| Other Receivables Due From Unrelated Parties | 6 | 24.550 | 1.725 |
| Prepayments | 7 | 1.913.278 | 533.581 |
| Current Tax Assets | 8 | 297.734 | 240.031 |
| Other current assets | 15 | 27.811.883 | 24.975.187 |
| SUB-TOTAL | | 47.738.211 | 37.989.729 |
| Total current assets | | 47.738.211 | 37.989.729 |
| NON-CURRENT ASSETS | | | |
| Investment property | 9 | 1.775.782.034 | 1.775.782.034 |
| Property, plant and equipment | 10 | 445.078 | 528.178 |
| Intangible assets and goodwill | 11 | 109.696 | 119.408 |
| Prepayments | 7 | 705.178 | 565.787 |
| Other Non-current Assets | 15 | 6.834.239 | 20.885.361 |
| Total non-current assets | | 1.783.876.225 | 1.797.880.768 |
| Total assets | | 1.831.614.436 | 1.835.870.497 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Portion of Non-current Borrowings | 4 | 149.010.712 | 93.384.660 |
| Trade Payables | | 40.318.622 | 37.996.060 |
| Trade Payables to Related Parties | 5,27 | 34.909.364 | 33.917.251 |
| Trade Payables to Unrelated Parties | 5 | 5.409.258 | 4.078.809 |
| Employee Benefit Obligations | 13 | 117.810 | 51.743 |
| Other Payables | | 1.823.218 | 238.792 |
| Other Payables to Unrelated Parties | 6 | 1.823.218 | 238.792 |
| Deferred Income Other Than Contract Liabilities | 7 | 19.786.149 | 2.787.577 |
| Current provisions | | 479.889 | 381.615 |
| Current provisions for employee benefits | 14 | 479.889 | 381.615 |
| Other Current Liabilities | 15 | 81.778 | 270.837 |
| SUB-TOTAL | | 211.618.178 | 135.111.284 |
| Total current liabilities | | 211.618.178 | 135.111.284 |
| NON-CURRENT LIABILITIES | | | |
| Long Term Borrowings | 4 | 790.689.614 | 815.214.647 |
| Other Payables | | 847.594 | 759.243 |
| Other Payables to Unrelated parties | 6 | 847.594 | 759.243 |
| Non-current provisions | | 340.859 | 330.769 |
| Non-current provisions for employee benefits | 14 | 340.859 | 330.769 |
| Total non-current liabilities | | 791.878.067 | 816.304.659 |
| Total liabilities | | 1.003.496.245 | 951.415.943 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 828.118.191 | 884.454.554 |
| Issued capital | 17 | 332.007.786 | 332.007.786 |
| Treasury Shares (-) | 17 | -4.239.836 | -3.984.585 |
| Share Premium (Discount) | 17 | 249.751.377 | 249.751.377 |
| Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss | | -194.110 | -222.769 |
| Gains (Losses) on Revaluation and Remeasurement | | -194.110 | -222.769 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | -194.110 | -222.769 |
| Restricted Reserves Appropriated From Profits | | 5.056.295 | 5.056.295 |
| Prior Years' Profits or Losses | | 301.846.450 | 297.912.921 |
| Current Period Net Profit Or Loss | | -56.109.771 | 3.933.529 |
| Total equity | | 828.118.191 | 884.454.554 |
| Total Liabilities and Equity | | 1.831.614.436 | 1.835.870.497 |

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 | 18 | 66.296.240 | 45.130.801 | 37.339.587 | 23.068.780 |
| Cost of sales | 18 | -8.081.466 | -7.735.186 | -4.154.376 | -3.977.522 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 58.214.774 | 37.395.615 | 33.185.211 | 19.091.258 |
| GROSS PROFIT (LOSS) | | 58.214.774 | 37.395.615 | 33.185.211 | 19.091.258 |
| General Administrative Expenses | 19 | -3.167.357 | -3.105.336 | -1.621.161 | -1.574.542 |
| Other Income from Operating Activities | 21 | 197.404 | 572.806 | 29.971 | 40.390 |
| Other Expenses from Operating Activities | 21 | -6.791.623 | -29.770.571 | -4.662.302 | -29.504.502 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 48.453.198 | 5.092.514 | 26.931.719 | -11.947.396 |
| Investment Activity Expenses | 20 | 0 | 0 | 0 | 0 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 48.453.198 | 5.092.514 | 26.931.719 | -11.947.396 |
| Finance income | 22 | 1.317.689 | 924.872 | 530.212 | 582.969 |
| Finance costs | 23 | -105.880.658 | -59.791.474 | -46.333.011 | -38.092.332 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | -56.109.771 | -53.774.088 | -18.871.080 | -49.456.759 |
| Tax (Expense) Income, Continuing Operations | 25 | 0 | 0 | 0 | 0 |
| Current Period Tax (Expense) Income | 25 | 0 | 0 | 0 | 0 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | -56.109.771 | -53.774.088 | -18.871.080 | -49.456.759 |
| PROFIT (LOSS) | | -56.109.771 | -53.774.088 | -18.871.080 | -49.456.759 |
| Profit (loss), attributable to [abstract] | | | | | |
| Non-controlling Interests | | 0 | 0 | | |
| Owners of Parent | | -56.109.771 | -53.774.088 | -18.871.080 | -49.456.759 |
| Earnings per share [abstract] | | | | | |
| Earnings per share [line items] | | | | | |
| Basic earnings per share | | | | | |
| Basic Earnings (Loss) Per Share from Continuing Operations | | | | | |
| Pay Başına Kazanç (Kayıp) | 26 | -0,17100000 | -0,16400000 | -0,05800000 | -0,15100000 |
| Diluted Earnings Per Share | | | | | |
| OTHER COMPREHENSIVE INCOME | | | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | 28.659 | 13.336 | 0 | 6.733 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | 28.659 | 13.336 | 0 | 6.733 |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | 0 | 0 | 0 | 0 |
| OTHER COMPREHENSIVE INCOME (LOSS) | | 28.659 | 13.336 | 0 | 6.733 |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | -56.081.112 | -53.760.752 | -18.871.080 | -49.450.026 |
| Total Comprehensive Income Attributable to | | | | | |
| Non-controlling Interests | | 0 | 0 | | |
| Owners of Parent | | -56.081.112 | -53.760.752 | -18.871.080 | -49.450.026 |

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 | | 74.904.004 | 28.099.925 |
| Profit (Loss) | | -56.109.771 | -53.774.088 |
| Adjustments to Reconcile Profit (Loss) | | 103.707.992 | 86.318.337 |
| Adjustments for depreciation and amortisation expense | 19 | 163.330 | 111.162 |
| Adjustments for provisions | | 198.327 | 595.216 |
| Adjustments for Interest (Income) Expenses | 22,23 | 26.311.189 | 9.307.007 |
| Adjustments for unrealised foreign exchange losses (gains) | | 77.035.146 | 47.585.505 |
| Adjustments for fair value losses (gains) | | 0 | 24.611.947 |
| Adjustments for Fair Value Losses (Gains) of Investment Property | | | 24.611.947 |
| Adjustments for losses (gains) on disposal of non-current assets | | | 4.107.500 |
| Adjustments for Losses (Gains) Arised From Sale of Investment Property | | | 4.107.500 |
| Changes in Working Capital | | 27.305.783 | -4.216.206 |
| Adjustments for decrease (increase) in trade accounts receivable | | -3.118.642 | -2.923.778 |
| Adjustments for increase (decrease) in trade accounts payable | | 2.322.562 | -6.765.829 |
| Other Adjustments for Other Increase (Decrease) in Working Capital | | 28.101.863 | 5.473.401 |
| Decrease (Increase) in Other Assets Related with Operations | | 9.614.810 | 2.826.965 |
| Increase (Decrease) in Other Payables Related with Operations | | 18.487.053 | 2.646.436 |
| Cash Flows from (used in) Operations | | 74.904.004 | 28.328.043 |
| Payments Related with Provisions for Employee Benefits | | 0 | -228.118 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | -70.518 | 8.034.295 |
| Purchase of Property, Plant, Equipment and Intangible Assets | | -70.518 | -141.342 |
| Purchase of property, plant and equipment | 10 | -70.518 | -141.342 |
| Cash Inflows from Sale of Investment Property | 9 | 0 | 10.600.000 |
| Cash Outflows from Acquisition of Investment Property | 9 | 0 | -2.424.363 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | -72.502.345 | -31.777.632 |
| Payments to Acquire Entity's Shares or Other Equity Instruments | | -255.251 | 0 |
| Payments to Acquire Entity's Shares | | -255.251 | 0 |
| Proceeds from borrowings | | 0 | 0 |
| Proceeds from Loans | | 0 | 0 |
| Repayments of borrowings | | -45.693.364 | -22.581.141 |
| Loan Repayments | | -45.693.364 | -22.581.141 |
| Interest paid | | -31.620.925 | -9.437.688 |
| Interest Received | | 5.067.195 | 241.197 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | 2.331.141 | 4.356.588 |
| Net increase (decrease) in cash and cash equivalents | | 2.331.141 | 4.356.588 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | | 1.617.554 | 8.991.486 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | 3 | 3.948.695 | 13.348.074 |

| | | | | | | | | | | | | | | | |
|---|--|-------------|-------------|-------------|-------------|----------|----------|--|-----------|-------------|-------------|-------------|-------------|-------------|-------------|
| Previous Period 01.01.2018 - 30.06.2018 | Statement of changes in equity (abstract) | | | | | | | | | | | | | | |
| | Statement of changes in equity (line items) | | | | | | | | | | | | | | |
| | Equity at beginning of period | | 332.007.786 | -3.984.585 | 249.751.377 | | -157.807 | | | 5.056.295 | 243.847.408 | 54.065.513 | 880.585.987 | | 880.585.987 |
| | 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 | | | | | | | | | | 54.065.513 | -54.065.513 | 0 | | 0 |
| | Total Comprehensive Income (Loss) | | | | | | 13.336 | | | | | -53.774.088 | -53.760.752 | | -53.760.752 |
| | 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 | | 332.007.786 | -3.984.585 | 249.751.377 | | -144.471 | | | 5.056.295 | 297.912.921 | -53.774.088 | 826.825.235 | | 826.825.235 | |
| Statement of changes in equity (abstract) | | | | | | | | | | | | | | | |
| Statement of changes in equity (line items) | | | | | | | | | | | | | | | |
| Equity at beginning of period | | 332.007.786 | -3.984.585 | 249.751.377 | | -222.769 | | | 5.056.295 | 297.912.921 | 3.933.529 | 884.454.554 | | 884.454.554 | |
| 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 | | | | | | | | | | 3.933.529 | -3.933.529 | 0 | | 0 | |
| Total Comprehensive Income (Loss) | | | | | | 28.659 | | | | | -56.109.771 | -56.081.112 | | -56.081.112 | |
| 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 | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | |
|---|--|--|-------------|------------|-------------|--|----------|--|--|-----------|-------------|-------------|-------------|--|---------------|
| Current Period 01.01.2019 - 30.06.2019 | | | | | | | | | | | | | | | |
| | Decrease through Other Distributions to Owners | | | | | | | | | | | | | | |
| | Increase (Decrease) through Treasury Share Transactions | | | -255.251 | | | | | | | | -255.251 | | | -255.251 |
| | 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 | | 332.007.786 | -4.239.836 | 249.751.377 | | -194.110 | | | 5.056.295 | 301.846.450 | -56.109.771 | 828.118.191 | | 0 828.118.191 |