



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2019 - 3. 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 30.09.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	3.671.260	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		39.029	5.336
Trade Receivables Due From Related Parties	26	39.029	2.124
Trade Receivables Due From Unrelated Parties		0	3.212
Other Receivables		23.394	16.900
Other Receivables Due From Unrelated Parties	8	23.394	16.900
Prepayments		211.432	412.202
Prepayments to Related Parties	10	211.432	412.202
SUB-TOTAL		3.945.115	14.924.975
Total current assets		3.945.115	14.924.975
NON-CURRENT ASSETS			
Investment property	11	83.232.483	78.134.000
Property, plant and equipment		17.927	33.083
Fixtures and fittings	12	14.057	21.887
Leasehold Improvements	12	3.870	11.196
Other Non-current Assets		3.252.557	7.437.261
Other Non-Current Assets Due From Unrelated Parties	14	3.252.557	7.437.261
Total non-current assets		86.502.967	85.604.344
Total assets		90.448.082	100.529.319
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	0
Current Borrowings From Related Parties		0	0
Current Portion of Non-current Borrowings	7	52.196.316	54.864.828
Trade Payables		1.275.936	1.149.910
Trade Payables to Related Parties	6,26	119.401	50.080
Trade Payables to Unrelated Parties	6	1.156.535	1.099.830
Employee Benefit Obligations	15	123.323	110.119
Other Payables		50.826	267.272
Other Payables to Unrelated Parties	8	50.826	267.272
Deferred Income Other Than Contract Liabilities		0	113.710
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	0	113.710
SUB-TOTAL		53.646.401	56.505.839
Total current liabilities		53.646.401	56.505.839
NON-CURRENT LIABILITIES			
Non-current provisions		318.428	267.314
Non-current provisions for employee benefits	16	318.428	267.314
Total non-current liabilities		318.428	267.314
Total liabilities		53.964.829	56.773.153
EQUITY			
Equity attributable to owners of parent		36.483.253	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		-7.272.913	1.727.311
Total equity		36.483.253	43.756.166
Total Liabilities and Equity		90.448.082	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 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	10.088.122	13.679.119	8.579.703	802.661
Cost of sales	19	-9.466.049	-8.630.529	-9.363.637	-3.763
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		622.073	5.048.590	-783.934	798.898
GROSS PROFIT (LOSS)		622.073	5.048.590	-783.934	798.898
General Administrative Expenses	20,21	-1.833.202	-1.576.749	-661.631	-594.078
Other Income from Operating Activities	22	829.253	2.925.672	193.210	989.244
Other Expenses from Operating Activities	22	-89.734	-37.217	961.037	-15.087
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-471.610	6.360.296	-291.318	1.178.977
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-471.610	6.360.296	-291.318	1.178.977
Finance costs	23	-6.801.303	-9.264.114	-2.408.633	-3.903.642
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-7.272.913	-2.903.818	-2.699.951	-2.724.665
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-7.272.913	-2.903.818	-2.699.951	-2.724.665
PROFIT (LOSS)		-7.272.913	-2.903.818	-2.699.951	-2.724.665
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		-7.272.913	-2.903.818	-2.699.951	-2.724.665
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>	25	-0,30623000	-0,12227000	-0,11368000	-0,11472000
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)		-7.272.913	-2.903.818	-2.699.951	-2.724.665
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-7.272.913	-2.903.818	-2.699.951	-2.724.665

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-7.272.913	-2.903.818
Profit (Loss) from Continuing Operations		-7.272.913	-2.903.818
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12	15.156	16.343
Adjustments for provisions		51.114	26.040
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	51.114	26.040
Adjustments for Interest (Income) Expenses		6.296.220	5.980.918
Adjustments for Interest Income	22	-505.083	-2.688.664
Adjustments for interest expense	23	6.801.303	8.669.582
Adjustments for unrealised foreign exchange losses (gains)		0	400.580
Adjustments for fair value losses (gains)		-50.748	-45.326
Adjustments for Fair Value Losses (Gains) of Investment Property	11,22	-84.266	-64.317
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	33.518	18.991
Adjustments for losses (gains) on disposal of non-current assets		961.037	-3.203.111
Adjustments for Losses (Gains) Arised From Sale of Investment Property		961.037	-3.203.111
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-33.693	-54.462
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-36.905	-8.029
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		3.212	-46.433
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.494	-29.458
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-6.494	-29.458
Decrease (Increase) in Prepaid Expenses	10	200.770	-2.252.752
Adjustments for increase (decrease) in trade accounts payable		126.026	222.723
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,26	69.321	15.187
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	56.705	207.536
Increase (Decrease) in Employee Benefit Liabilities	15	13.204	30.308
Adjustments for increase (decrease) in other operating payables		-216.446	40.697
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-216.446	40.697
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	-113.710	71.898
Other Adjustments for Other Increase (Decrease) in Working Capital		4.275.302	398.402
Decrease (Increase) in Other Assets Related with Operations	14	4.275.302	398.402
Cash Flows from (used in) Operations			
Interest received		678.240	2.582.327
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		7.962.963	11.111.111
Cash Outflows from Acquisition of Investment Property	11	-13.938.217	-12.391.939
Cash advances and loans made to other parties		-90.598	0
Other Cash Advances and Loans Made to Other Parties	14	-90.598	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Repayments of borrowings		0	-3.013.408
Loan Repayments		0	-3.013.408
Interest paid	7	-9.469.815	-6.615.531
Other inflows (outflows) of cash		21.654	-119.004

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			-8.870.948	-9.447.462
Net increase (decrease) in cash and cash equivalents			-8.870.948	-9.447.462
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	4		3.641.139	16.868.290

