



**KAMUYU AYDINLATMA PLATFORMU**

**KİLER 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	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2019	Previous Period 31.12.2018
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	4.922	5.188
Financial Investments		4.335	0
Trade Receivables		55.549	519.971
Trade Receivables Due From Related Parties	21	35.020	16.865
Trade Receivables Due From Unrelated Parties	6	20.529	503.106
Inventories	7	618.287	385.489
Prepayments		6.533	18.436
Prepayments to Related Parties	21	0	13.762
Prepayments to Unrelated Parties	9	6.533	4.674
Other current assets		25.873	12.570
Other Current Assets Due From Unrelated Parties	8	25.873	12.570
<b>SUB-TOTAL</b>		<b>715.499</b>	<b>941.654</b>
<b>Total current assets</b>		<b>715.499</b>	<b>941.654</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		5.056	0
Trade Receivables Due From Related Parties	21	4.727	0
Trade Receivables Due From Unrelated Parties	6	329	0
Investments accounted for using equity method	11	116.216	118.398
Investment property	12	1.215.277	1.124.751
Property, plant and equipment	13	3.151	2.249
Intangible assets and goodwill	13	11	16
<b>Total non-current assets</b>		<b>1.339.711</b>	<b>1.245.414</b>
<b>Total assets</b>		<b>2.055.210</b>	<b>2.187.068</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		1.391	93.882
Current Borrowings From Unrelated Parties		1.391	93.882
Bank Loans	10	1.391	93.882
Current Portion of Non-current Borrowings		281.380	207.922
Current Portion of Non-current Borrowings from Unrelated Parties		281.380	207.922
Bank Loans	10	281.380	206.711
Lease Liabilities	10	0	1.211
Trade Payables		16.423	12.377
Trade Payables to Related Parties	21	4.002	271
Trade Payables to Unrelated Parties		12.421	12.106
Employee Benefit Obligations	15.a	243	378
Other Payables		1.944	484
Other Payables to Related Parties	21	1.398	0
Other Payables to Unrelated Parties		546	484
Deferred Income Other Than Contract Liabilities		273.238	318.667
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	273.238	318.667
Other Current Liabilities		299	282
Other Current Liabilities to Unrelated Parties		299	282
<b>SUB-TOTAL</b>		<b>574.918</b>	<b>633.992</b>
<b>Total current liabilities</b>		<b>574.918</b>	<b>633.992</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		375.719	368.953
Long Term Borrowings From Unrelated Parties		375.719	368.953
Bank Loans	10	375.719	368.953
Non-current provisions		8.511	6.855
Non-current provisions for employee benefits	14.a	366	311
Other non-current provisions	14.a	8.145	6.544
<b>Total non-current liabilities</b>		<b>384.230</b>	<b>375.808</b>
<b>Total liabilities</b>		<b>959.148</b>	<b>1.009.800</b>
<b>EQUITY</b>			

Equity attributable to owners of parent		1.096.062	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		32	-19
Gains (Losses) on Revaluation and Remeasurement		32	-19
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	32	-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		-81.257	144.231
<b>Total equity</b>		<b>1.096.062</b>	<b>1.177.268</b>
<b>Total Liabilities and Equity</b>		<b>2.055.210</b>	<b>2.187.068</b>

## 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 - 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	3	68.842	91.899	11.654	14.508
Cost of sales	3	-53.147	-78.973	-6.248	-10.253
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		15.695	12.926	5.406	4.255
GROSS PROFIT (LOSS)		15.695	12.926	5.406	4.255
General Administrative Expenses		-9.005	-6.309	-3.451	-1.916
Marketing Expenses		-715	-2.298	-169	-772
Other Income from Operating Activities	18	63.756	192.586	-844	118.763
Other Expenses from Operating Activities		-545	-16.690	-270	-6.896
PROFIT (LOSS) FROM OPERATING ACTIVITIES		69.186	180.215	672	113.434
Investment Activity Income	19	21.463	0	21.463	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	-2.218	-9.186	891	-6.181
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		88.431	171.029	23.026	107.253
Finance income		44.847	2.423	2.856	-91
Finance costs		-214.535	-206.789	5.645	-127.287
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-81.257	-33.337	31.527	-20.125
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-81.257	-33.337	31.527	-20.125
PROFIT (LOSS)		-81.257	-33.337	31.527	-20.125
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-81.257	-33.337	31.527	-20.125
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		51	-54	61	-56
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		51	-54	61	-56
Taxes Relating to Remeasurements of Defined Benefit Plans		51	-54	61	-56
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>51</b>	<b>-54</b>	<b>61</b>	<b>-56</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-81.206</b>	<b>-33.391</b>	<b>31.588</b>	<b>-20.181</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-81.206	-33.391	31.588	-20.181

## Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		-81.257	-33.337
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	13	493	463
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-2.391	4.662
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-2.391	4.662
Adjustments for provisions		120	93
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15.b, 15.c	120	93
Adjustments for Interest (Income) Expenses		16.308	207.437
Adjustments for Interest Income		-227	-2.423
Adjustments for interest expense		16.161	206.789
Deferred Financial Expense from Credit Purchases		3.271	4.880
Unearned Financial Income from Credit Sales		-2.897	-1.809
Adjustments for unrealised foreign exchange losses ( gains)		1.835	-185.407
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	2.182	9.191
Adjustments for losses (gains) on disposal of non-current assets		-21.463	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	19	-21.463	0
<b>Changes in Working Capital</b>			
Decrease (Increase) in Financial Investments		-4.335	0
Adjustments for decrease (increase) in trade accounts receivable		458.486	45.502
Adjustments for decrease (increase) in inventories		-301.861	31.739
Adjustments for increase (decrease) in trade accounts payable		6.943	-13.762
Other Adjustments for Other Increase (Decrease) in Working Capital		-43.948	23.489
<b>Cash Flows from (used in) Operations</b>			
Payments Related with Provisions for Employee Benefits	15.b	-68	-32
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Proceeds from sales of property, plant, equipment and intangible assets	13	210	0
Purchase of Property, Plant, Equipment and Intangible Assets	13	-1.600	-159
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Repayments of borrowings		-14.102	-46.936
Loan Repayments		-14.102	-46.936
Interest paid		-16.045	-43.419
Interest Received		227	2.423
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		-266	1.947
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
		<b>5.188</b>	<b>18.255</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
		<b>4.922</b>	<b>20.202</b>

# 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											
<b>Statement of changes in equity [abstract]</b>											
<b>Statement of changes in equity [line items]</b>											
<b>Equity at beginning of period</b>	124.000	126.511		24			9.056	526.664	313.096	1.099.351	1.099.351
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	0
Total Comprehensive Income (Loss)	0	0		-54			0	0	-33.337	-33.391	-33.391
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											
<b>Equity at end of period</b>	124.000	126.511		-30			9.056	839.760	-33.337	1.065.960	1.065.960
<b>Statement of changes in equity [abstract]</b>											
<b>Statement of changes in equity [line items]</b>											
<b>Equity at beginning of period</b>	124.000	126.511		-19			18.093	764.452	144.231	1.177.268	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
Total Comprehensive Income (Loss)	0	0		51			0	0	-81.257	-81.206	-81.206
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 - 30.09.2018

Current Period 01.01.2019 - 30.09.2019														
	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													
	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													
	<b>Equity at end of period</b>	<b>124.000</b>	<b>126.511</b>	<b>32</b>				<b>18.093</b>	<b>908.683</b>	<b>-81.257</b>	<b>1.096.062</b>		<b>1.096.062</b>	