



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY 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	7.945.549	6.990.461
Financial Investments	5	7.336.534	966.086
Trade Receivables		508.735	1.339.038
Trade Receivables Due From Unrelated Parties	7	508.735	1.339.038
Other Receivables		741.202	558.244
Other Receivables Due From Unrelated Parties	7	741.202	558.244
Inventories	8	2.956.583	2.956.583
Prepayments		478.180	444.220
Other current assets	9	1.395.083	1.666.406
SUB-TOTAL		21.361.866	14.921.038
Total current assets		21.361.866	14.921.038
NON-CURRENT ASSETS			
Financial Investments	5	205.341	205.341
Trade Receivables		779.836	819.139
Trade Receivables Due From Unrelated Parties	7	779.836	819.139
Other Receivables		34.605	35.024
Other Receivables Due From Unrelated Parties		34.605	35.024
Inventories	8	1.159.264	974.850
Investment property	10	60.785.090	68.190.090
Property, plant and equipment	11	1.307.929	1.349.117
Intangible assets and goodwill	11	14.028	8.299
Prepayments		23.258	23.258
Total non-current assets		64.309.351	71.605.118
Total assets		85.671.217	86.526.156
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		587.461	687.190
Trade Payables to Related Parties	7, 17	417.550	479.621
Trade Payables to Unrelated Parties	7	169.911	207.569
Employee Benefit Obligations		128.438	123.775
Other Payables		230.662	179.000
Other Payables to Unrelated Parties	7	230.662	179.000
Deferred Income Other Than Contract Liabilities		129.003	24.446
Current provisions		2.640.548	2.623.154
Other current provisions	13	2.640.548	2.623.154
SUB-TOTAL		3.716.112	3.637.565
Total current liabilities		3.716.112	3.637.565
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Non-current provisions		6.795.606	7.233.858
Non-current provisions for employee benefits		969.801	898.167
Other non-current provisions	13	5.825.805	6.335.691
Total non-current liabilities		6.795.606	7.233.858
Total liabilities		10.511.718	10.871.423
EQUITY			
Equity attributable to owners of parent		75.159.499	75.654.733
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.456.689	91.456.689
Effects of Business Combinations Under Common Control		9.427.834	9.427.834
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-223.572	-255.374
Gains (Losses) on Revaluation and Remeasurement		-223.572	-255.374
Gains (Losses) on Remeasurements of Defined Benefit Plans		-223.572	-255.374
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-70.202.665	-78.405.527

Current Period Net Profit Or Loss		-527.036	8.202.862
Total equity		75.159.499	75.654.733
Total Liabilities and Equity		85.671.217	86.526.156

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		2.695.682	4.435.270	882.474	871.526
Cost of sales		-323.714	-1.803.227	-147.260	-14.855
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.371.968	2.632.043	735.214	856.671
GROSS PROFIT (LOSS)		2.371.968	2.632.043	735.214	856.671
General Administrative Expenses		-3.136.691	-2.668.454	-976.434	-862.818
Marketing Expenses		-823.346	-998.023	-215.102	-252.508
Other Income from Operating Activities	16	991.889	248.115	605.525	47.237
Other Expenses from Operating Activities	16	-2.073.274	-1.151.494	-532.588	-171.610
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-2.669.454	-1.937.813	-383.385	-383.028
Investment Activity Income		943.119	446.669	221.111	13.794
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.726.335	-1.491.144	-162.274	-369.234
Finance income	17	1.202.494	1.097.501	432.129	436.350
Finance costs	17	-3.195	0	-3.195	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-527.036	-393.643	266.660	67.116
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-527.036	-393.643	266.660	67.116
PROFIT (LOSS)		-527.036	-393.643	266.660	67.116
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-527.036	-393.643	266.660	67.116
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>		-0,01320000	-0,00980000	0,00670000	0,00170000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		31.802	-49.598	-705	-6.352
Gains (Losses) on Remeasurements of Defined Benefit Plans		31.802	-49.598	-705	-6.352
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		31.802	-49.598	-705	-6.352
TOTAL COMPREHENSIVE INCOME (LOSS)		-495.234	-443.241	265.955	60.764
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-495.234	-443.241	265.955	60.764

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		-8.247.305	-2.046.565
Profit (Loss)		-527.036	-393.643
Adjustments to Reconcile Profit (Loss)		-1.036.620	-1.231.732
Adjustments for depreciation and amortisation expense	11	50.259	53.778
Adjustments for provisions		974.031	-188.009
Adjustments for (Reversal of) Provisions Related with Employee Benefits		103.435	73.096
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		870.596	-261.105
Adjustments for Interest (Income) Expenses	17	-1.202.342	-1.097.501
Adjustments for losses (gains) on disposal of non-current assets		-609.851	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	16	-609.851	0
Other adjustments to reconcile profit (loss)	16	-248.717	0
Changes in Working Capital		-5.320.560	3.020.229
Decrease (Increase) in Financial Investments		-6.370.448	1.095.327
Adjustments for decrease (increase) in trade accounts receivable		1.118.325	370.412
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-523.321	357.330
Adjustments for decrease (increase) in inventories		393.731	1.448.712
Adjustments for increase (decrease) in trade accounts payable		-99.729	11.875
Adjustments for increase (decrease) in other operating payables		56.325	100.125
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		104.557	-363.552
Cash Flows from (used in) Operations		-6.884.216	1.394.854
Payments Related with Provisions for Employee Benefits		0	-33.697
Other inflows (outflows) of cash		-1.363.089	-3.407.722
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		8.000.050	-26.400
Purchase of Property, Plant, Equipment and Intangible Assets		-14.801	-26.400
Cash Inflows from Sale of Investment Property		8.014.851	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.218.971	1.027.416
Interest Received		1.218.971	1.027.416
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		971.716	-1.045.549
Net increase (decrease) in cash and cash equivalents		971.716	-1.045.549
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	6.896.081	8.117.762
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	7.867.797	7.072.213

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	Effects of Combinations of Entities or Businesses Under Common Control	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											
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	40.000.000	91.456.689	9.427.834	-178.820			5.228.249	-79.720.402	1.314.875	67.528.425	67.528.425
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								1.314.875	-1.314.875	0	0
Total Comprehensive Income (Loss)				-49.598					-393.643	-443.241	-443.241
Profit (loss)				0					-393.643	-393.643	-393.643
Other Comprehensive Income (Loss)				-49.598					0	-49.598	-49.598
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	40.000.000	91.456.689	9.427.834	-228.418			5.228.249	-78.405.527	-393.643	67.085.184	67.085.184
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	40.000.000	91.456.689	9.427.834	-255.374			5.228.249	-78.405.527	8.202.862	75.654.733	75.654.733
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								8.202.862	-8.202.862	0	0
Total Comprehensive Income (Loss)				31.802					-527.036	-495.234	-495.234
Profit (loss)				0					-527.036	-527.036	-527.036
Other Comprehensive Income (Loss)				31.802					0	31.802	31.802
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

