



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

**Financial Report
Consolidated
2019 - 3. 3 Monthly Notification**

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	9.923.004	7.947.707
Financial Investments	5	7.336.534	966.086
Trade Receivables		5.360.937	6.322.473
Trade Receivables Due From Related Parties	7, 18	213.414	520.186
Trade Receivables Due From Unrelated Parties	7	5.147.523	5.802.287
Other Receivables		412.081	240.864
Other Receivables Due From Unrelated Parties	8	412.081	240.864
Inventories	9	2.956.583	2.956.643
Prepayments		682.415	600.398
Current Tax Assets	17	656.009	607.416
Other current assets	10	1.395.083	1.666.406
SUB-TOTAL		28.722.646	21.307.993
Total current assets		28.722.646	21.307.993
NON-CURRENT ASSETS			
Trade Receivables		779.836	819.139
Trade Receivables Due From Unrelated Parties	7	779.836	819.139
Other Receivables		400.054	373.407
Other Receivables Due From Unrelated Parties	8	400.054	373.407
Inventories	9	1.159.264	974.850
Investment property	11	60.785.090	68.190.090
Property, plant and equipment	12	1.468.966	1.415.381
Intangible assets and goodwill	13	25.911	23.570
Prepayments		23.258	23.258
Deferred Tax Asset	17	183.202	169.086
Total non-current assets		64.825.581	71.988.781
Total assets		93.548.227	93.296.774
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		3.276.329	2.734.669
Trade Payables to Related Parties	7, 18	459.939	494.650
Trade Payables to Unrelated Parties	7	2.816.390	2.240.019
Employee Benefit Obligations	15	1.007.384	949.424
Other Payables		230.630	287.795
Other Payables to Unrelated Parties	8	230.630	287.795
Deferred Income Other Than Contract Liabilities		502.540	260.075
Current provisions		2.640.548	2.623.154
Other current provisions	16	2.640.548	2.623.154
SUB-TOTAL		7.657.431	6.855.117
Total current liabilities		7.657.431	6.855.117
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Other Payables		369.362	360.613
Other Payables to Unrelated parties	8	369.362	360.613
Non-current provisions		7.651.672	8.018.247
Non-current provisions for employee benefits		1.825.867	1.682.556
Other non-current provisions	16	5.825.805	6.335.691
Total non-current liabilities		8.021.034	8.378.860
Total liabilities		15.678.465	15.233.977
EQUITY			
Equity attributable to owners of parent		76.794.687	77.084.385
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.449.175	91.449.175
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-764.720	-742.737
Gains (Losses) on Revaluation and Remeasurement		-764.720	-742.737

Gains (Losses) on Remeasurements of Defined Benefit Plans		-764.720	-742.737
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-58.850.302	-67.315.219
Current Period Net Profit Or Loss		-267.715	8.464.917
Non-controlling interests		1.075.075	978.412
Total equity		77.869.762	78.062.797
Total Liabilities and Equity		93.548.227	93.296.774

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		34.627.704	31.341.926	12.361.127	10.209.490
Cost of sales		-27.144.691	-24.101.260	-10.123.203	-7.800.836
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		7.483.013	7.240.666	2.237.924	2.408.654
GROSS PROFIT (LOSS)		7.483.013	7.240.666	2.237.924	2.408.654
General Administrative Expenses		-7.202.667	-6.262.733	-1.990.658	-2.009.471
Marketing Expenses		-742.072	-933.409	-189.786	-231.433
Other Income from Operating Activities	19	1.022.827	249.843	604.715	48.965
Other Expenses from Operating Activities	19	-2.073.274	-1.192.659	-532.588	-171.611
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.512.173	-898.292	129.607	45.104
Investment Activity Income		909.808	288.682	345.416	72.592
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-602.365	-609.610	475.023	117.696
Finance income	20	1.212.861	1.289.987	433.010	538.010
Finance costs	20	-4.035	-14.279	-3.195	-7.191
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		606.461	666.098	904.838	648.515
Tax (Expense) Income, Continuing Operations	17	-373.101	-313.262	-136.416	-130.499
Current Period Tax (Expense) Income	17	-360.852	-324.976	-84.538	-120.370
Deferred Tax (Expense) Income	17	-12.249	11.714	-51.878	-10.129
PROFIT (LOSS) FROM CONTINUING OPERATIONS		233.360	352.836	768.422	518.016
PROFIT (LOSS)		233.360	352.836	768.422	518.016
Profit (loss), attributable to [abstract]					
Non-controlling Interests		501.075	524.507	245.863	220.942
Owners of Parent		-267.715	-171.671	522.559	297.074
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>		-0,00670000	-0,00430000	0,01310000	0,00740000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-73.660	-92.297	-179.907	32.066
Gains (Losses) on Remeasurements of Defined Benefit Plans		-100.025	-102.972	-224.707	41.670
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		26.365	10.675	44.800	-9.604
Deferred Tax (Expense) Income		26.365	10.675	44.800	-9.604
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-73.660	-92.297	-179.907	32.066
TOTAL COMPREHENSIVE INCOME (LOSS)		159.700	260.539	588.515	550.082
Total Comprehensive Income Attributable to					
Non-controlling Interests		449.398	503.584	158.054	239.766
Owners of Parent		-289.698	-243.045	430.461	310.316

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		-6.760.171	-3.759.819
Profit (Loss)		233.360	352.836
Adjustments to Reconcile Profit (Loss)		-343.046	-1.065.283
Adjustments for depreciation and amortisation expense	12, 13	82.380	82.304
Adjustments for provisions		1.271.696	-178.655
Adjustments for (Reversal of) Provisions Related with Employee Benefits		401.100	82.450
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		870.596	-261.105
Adjustments for Interest (Income) Expenses	20	-1.211.655	-1.282.194
Adjustments for Tax (Income) Expenses	17	373.101	313.262
Adjustments for losses (gains) on disposal of non-current assets		-609.851	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	19	-609.851	0
Other adjustments to reconcile profit (loss)	19	-248.717	0
Changes in Working Capital		-4.520.135	904.815
Decrease (Increase) in Financial Investments		-6.370.447	1.095.327
Adjustments for decrease (increase) in trade accounts receivable		1.249.555	-1.603.682
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-586.703	142.660
Adjustments for decrease (increase) in inventories		393.791	1.448.743
Adjustments for increase (decrease) in trade accounts payable		541.660	-461.679
Adjustments for increase (decrease) in other operating payables		9.544	580.416
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		242.465	-296.970
Cash Flows from (used in) Operations		-4.629.821	192.368
Payments Related with Provisions for Employee Benefits		-357.816	-78.748
Income taxes refund (paid)		-409.445	-465.717
Other inflows (outflows) of cash		-1.363.089	-3.407.722
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		7.876.547	-77.418
Proceeds from sales of property, plant, equipment and intangible assets		2.476	0
Purchase of Property, Plant, Equipment and Intangible Assets		-140.780	-77.418
Cash Inflows from Sale of Investment Property		8.014.851	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		875.549	910.786
Dividends Paid		-352.735	-301.322
Interest Received		1.228.284	1.212.108
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.991.925	-2.926.451
Net increase (decrease) in cash and cash equivalents		1.991.925	-2.926.451
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	7.853.327	10.539.204
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	9.845.252	7.612.753

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity											
	Equity attributable to owners of parent (member)										Non-controlling interests (member)	
	Issued Capital	Inflation Adjustments on Capital	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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	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	40.000.000	91.449.175		-336.079			5.228.249	-69.017.245	1.702.026	69.026.126	1.033.874	70.060.000
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									1.702.026	-1.702.026	0	0
Total Comprehensive Income (Loss)				-71.374					-171.671	-243.045	503.584	260.539
Profit (loss)				0					-171.671	-171.671	524.507	352.836
Other Comprehensive Income (Loss)				-71.374					0	-71.374	-20.923	-92.297
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											-301.322	-301.322
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	91.449.175		-407.453			5.228.249	-67.315.219	-171.671	68.783.081	1.236.136	70.019.217
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	40.000.000	91.449.175		-742.737			5.228.249	-67.315.219	8.464.917	77.084.385	978.412	78.062.797
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									8.464.917	-8.464.917	0	0
Total Comprehensive Income (Loss)				-21.983					-267.715	-289.698	449.398	159.700
Profit (loss)				0					-267.715	-267.715	501.075	233.360
Other Comprehensive Income (Loss)				-21.983					0	-21.983	-51.677	-73.660
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

