



KAMUYU AYDINLATMA PLATFORMU

AKİŞ 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	114.105.294	96.124.337
Financial Investments	5	13.140.741	24.175.744
Trade Receivables		82.415.788	80.033.353
Trade Receivables Due From Related Parties	7, 22	395.591	89.940
Trade Receivables Due From Unrelated Parties	7	82.020.197	79.943.413
Other Receivables		1.323.721	3.505.498
Other Receivables Due From Related Parties	22	0	815.594
Other Receivables Due From Unrelated Parties	8	1.323.721	2.689.904
Derivative Financial Assets		2.508.732	1.994.452
Derivative Financial Assets Held for Trading	10	2.508.732	1.994.452
Inventories	12	3.175.986	8.329.745
Inventories Work-in Progress	12	489.645.734	464.599.191
Prepayments	9	5.556.982	3.661.855
Other current assets		235.548	110.907
SUB-TOTAL		712.108.526	682.535.082
Total current assets		712.108.526	682.535.082
NON-CURRENT ASSETS			
Trade Receivables		10.068.516	41.824.047
Trade Receivables Due From Unrelated Parties	7	10.068.516	41.824.047
Other Receivables		13.520.069	14.504.795
Other Receivables Due From Related Parties	22	11.992.994	12.878.644
Other Receivables Due From Unrelated Parties	8	1.527.075	1.626.151
Derivative Financial Assets		4.745.006	7.224.784
Derivative Financial Assets Held for Trading	10	4.745.006	7.224.784
Investments accounted for using equity method	13	25.267.625	25.180.202
Investment property	11	5.195.579.636	4.790.590.000
Property, plant and equipment		28.655.471	30.422.911
Intangible assets and goodwill		5.993.060	6.422.936
Goodwill		707.175	707.175
Other intangible assets		5.285.885	5.715.761
Prepayments	9	12.596.379	11.268.874
Deferred Tax Asset		405.650	327.964
Other Non-current Assets	14	1.903.153	1.415.372
Total non-current assets		5.298.734.565	4.929.181.885
Total assets		6.010.843.091	5.611.716.967
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	549.985.631	40.670.639
Current Portion of Non-current Borrowings	6	267.701.871	881.074.757
Trade Payables		11.672.563	13.374.156
Trade Payables to Related Parties	7, 22	5.169.648	1.929.315
Trade Payables to Unrelated Parties	7	6.502.915	11.444.841
Employee Benefit Obligations		1.708.559	1.722.616
Other Payables		6.167.012	6.053.091
Other Payables to Unrelated Parties	8	6.167.012	6.053.091
Derivative Financial Liabilities		44.520.658	7.138.489
Derivative Financial Liabilities Held for Hedging	10	44.520.658	7.138.489
Deferred Income Other Than Contract Liabilities	9	13.185.727	9.328.178
Current tax liabilities, current		49.593	26.752
Current provisions		8.948.842	11.727.780
Current provisions for employee benefits		826.544	687.224
Other current provisions		8.122.298	11.040.556
SUB-TOTAL		903.940.456	971.116.458
Total current liabilities		903.940.456	971.116.458
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	1.180.643.844	992.687.899
Trade Payables		3.003.619	3.210.419

Trade Payables To Unrelated Parties	7	3.003.619	3.210.419
Derivative Financial Liabilities		21.090.097	5.187.501
Derivative Financial Liabilities Held for Hedging	10	21.090.097	5.187.501
Deferred Income Other Than Contract Liabilities	9	5.417.059	7.523.123
Non-current provisions		1.395.784	1.186.150
Non-current provisions for employee benefits		1.395.784	1.186.150
Total non-current liabilities		1.211.550.403	1.009.795.092
Total liabilities		2.115.490.859	1.980.911.550
EQUITY			
Equity attributable to owners of parent		3.895.352.232	3.630.805.417
Issued capital	21	430.091.850	430.091.850
Inflation Adjustments on Capital		121.877.344	121.877.344
Balancing Account for Merger Capital		870.289.152	870.289.152
Treasury Shares (-)		-4.723.931	-3.860.001
Share Premium (Discount)		50.712.389	50.712.389
Effects of Business Combinations Under Common Control		-4.109.167	-4.109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-313.034	-426.037
Gains (Losses) on Revaluation and Remeasurement		-313.034	-426.037
Gains (Losses) on Remeasurements of Defined Benefit Plans		-313.034	-426.037
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-41.404.590	2.994.773
Exchange Differences on Translation		4.264.398	2.767.623
Gains (Losses) on Hedge		-45.668.988	-1.038.104
Gains (Losses) on Cash Flow Hedges	10	-45.668.988	-1.038.104
Share of other comprehensive income of associates and joint ventures accounted for using equity method that will be reclassified to profit or loss		0	1.265.254
Restricted Reserves Appropriated From Profits		115.960.647	107.311.106
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		1.884.961.654	971.344.594
Current Period Net Profit Or Loss		417.313.111	1.029.882.607
Total equity		3.895.352.232	3.630.805.417
Total Liabilities and Equity		6.010.843.091	5.611.716.967

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	16	324.673.306	288.021.677	107.040.934	101.668.833
Cost of sales	16	-80.377.087	-67.197.771	-25.346.792	-21.315.718
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		244.296.219	220.823.906	81.694.142	80.353.115
GROSS PROFIT (LOSS)		244.296.219	220.823.906	81.694.142	80.353.115
General Administrative Expenses	17	-22.772.409	-25.050.779	-6.488.568	-7.505.994
Marketing Expenses	17	-2.828.936	-3.548.103	-1.080.008	-1.211.768
Other Income from Operating Activities	18	32.492.527	72.778.205	8.359.758	47.971.621
Other Expenses from Operating Activities	18	-29.659.923	-36.994.257	-10.515.904	-26.445.917
PROFIT (LOSS) FROM OPERATING ACTIVITIES		221.527.478	228.008.972	71.969.420	93.161.057
Investment Activity Income	19	407.302.096	1.506.055.335	101.211.493	908.995.687
Investment Activity Expenses		0	-1.892.579	0	-1.892.579
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-1.071.472	-474.646	-362.616	-92.738
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		627.758.102	1.731.697.082	172.818.297	1.000.171.427
Finance income	20	161.575.112	169.825.448	98.394.840	153.446.688
Finance costs	20	-371.836.254	-851.752.469	-99.845.777	-570.033.185
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		417.496.960	1.049.770.061	171.367.360	583.584.930
Tax (Expense) Income, Continuing Operations		-183.849	-269.724	-115.032	-126.287
Current Period Tax (Expense) Income		-261.535	-309.283	-111.597	-94.500
Deferred Tax (Expense) Income		77.686	39.559	-3.435	-31.787
PROFIT (LOSS) FROM CONTINUING OPERATIONS		417.313.111	1.049.500.337	171.252.328	583.458.643
PROFIT (LOSS)		417.313.111	1.049.500.337	171.252.328	583.458.643
Profit (loss), attributable to [abstract]					
Non-controlling Interests	-	0	0	0	0
Owners of Parent		417.313.111	1.049.500.337	171.252.328	583.458.643
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		113.003	-574.032	-83.332	-205.460
Gains (Losses) on Remeasurements of Defined Benefit Plans	-	113.003	-574.032	-83.332	-205.460
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-44.399.363	7.694.924	-32.526.515	7.386.147
Exchange Differences on Translation	13	1.496.775	7.694.924	-1.326.564	7.386.147
Other Comprehensive Income (Loss) Related with Cash Flow Hedges		-44.630.884	0	-31.199.951	0
Gains (Losses) on Cash Flow Hedges	10	-44.630.884	0	-31.199.951	0
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss		-1.265.254	0	0	0
Other Gains (Losses) on Other Comprehensive Income Of Associates And Joint Ventures Accounted For Using Equity Method That Will Be Reclassified To Profit Or Loss		-1.265.254	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-44.286.360	7.120.892	-32.609.847	7.180.687
TOTAL COMPREHENSIVE INCOME (LOSS)		373.026.751	1.056.621.229	138.642.481	590.639.330
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		373.026.751	1.056.621.229	138.642.481	590.639.330

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			
Profit (Loss)		417.313.111	1.049.500.337
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	3	3.013.470	3.573.479
Adjustments for Impairment Loss (Reversal of Impairment Loss)		4.715.309	6.978.233
Adjustments for provisions		3.205.413	4.068.384
Adjustments for Interest (Income) Expenses	20	100.673.783	89.126.764
Adjustments for unrealised foreign exchange losses (gains)		84.969.144	545.612.917
Adjustments for fair value losses (gains)	19	-406.917.280	-1.504.162.756
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		1.071.472	474.646
Adjustments for undistributed profits of associates	13	1.071.472	474.646
Adjustments for Tax (Income) Expenses		183.849	269.724
Other adjustments for non-cash items		-2.592.405	-191.546
Other adjustments for which cash effects are investing or financing cash flow	19	-384.816	0
Changes in Working Capital			
Decrease (Increase) in Financial Investments		11.035.003	-13.147.775
Adjustments for decrease (increase) in trade accounts receivable		40.334.467	25.294.753
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		40.334.467	25.294.753
Adjustments for decrease (increase) in inventories		900.740	-9.146.744
Adjustments for increase (decrease) in trade accounts payable		-2.170.820	39.467
Other Adjustments for Other Increase (Decrease) in Working Capital		50.022.339	39.637.136
Decrease (Increase) in Other Assets Related with Operations		-3.858.701	-3.708.187
Increase (Decrease) in Other Payables Related with Operations		53.881.040	43.345.323
Cash Flows from (used in) Operations			
Income taxes refund (paid)		-51.695.679	-37.697.702
Other inflows (outflows) of cash		-355.629	-697.299
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	13	0	-24.157.915
Proceeds from sales of property, plant, equipment and intangible assets		0	
Purchase of Property, Plant, Equipment and Intangible Assets		-816.154	-1.657.684
Purchase of property, plant and equipment		-816.154	-1.657.684
Cash Inflows from Sale of Investment Property		3.564.815	253.350
Cash Outflows from Acquisition of Investment Property	11	-916.720	-2.479.015
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments to Acquire Entity's Shares or Other Equity Instruments		-863.930	-2.368.170
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	239.208.382
Cash Inflows from Sale of Acquired Entity's Shares		0	239.208.382
Proceeds from borrowings	6	1.201.959.708	195.996.000
Repayments of borrowings	6	-1.178.203.728	-431.953.078
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		2.584.620	0
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-9.914.452	0
Dividends Paid		-107.616.006	-135.000.000
Interest paid	6	-153.980.834	-44.866.882
Interest Received		7.109.094	17.322.394
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Effect of exchange rate changes on cash and cash equivalents		1.753.073	57.369.952
Net increase (decrease) in cash and cash equivalents		17.980.957	67.199.352

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	96.124.337	88.837.174
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	114.105.294	156.036.526

