



KAMUYU AYDINLATMA PLATFORMU

AVRASYA 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	12.035	8.796
Financial Investments	5	40.528.087	33.739.154
Trade Receivables		697.810	725.024
Trade Receivables Due From Related Parties	6-25	661.504	675.929
Trade Receivables Due From Unrelated Parties	6	36.306	49.095
Other Receivables		1.613.923	769.328
Other Receivables Due From Related Parties		13.054	85.788
Other Receivables Due From Unrelated Parties	7	1.600.869	683.540
Prepayments	8	83.795	4.242.888
Current Tax Assets	7	80.575	79.442
SUB-TOTAL		43.016.225	39.564.632
Total current assets		43.016.225	39.564.632
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	10	14.500.993	14.500.993
Trade Receivables		0	0
Investment property	11	122.294.167	110.094.167
Property, plant and equipment	12	4.359.413	4.580.918
Intangible assets and goodwill	13	178	1.678
Prepayments	8	0	0
Total non-current assets		141.154.751	129.177.756
Total assets		184.170.976	168.742.388
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	9	828.827	6.741.048
Trade Payables		583.010	50.961
Trade Payables to Related Parties	6-25	19.050	9.279
Trade Payables to Unrelated Parties	6	563.960	41.682
Employee Benefit Obligations	15	18.509	16.811
Other Payables		1.757.927	2.225.540
Other Payables to Related Parties	7-25	1.500.000	2.000.000
Other Payables to Unrelated Parties	7	257.927	225.540
Contract Liabilities	8	152.534	61.292
Current provisions		153.411	177.797
Current provisions for employee benefits	14	27.256	31.842
Other current provisions	14	126.155	145.955
SUB-TOTAL		3.494.218	9.273.449
Total current liabilities		3.494.218	9.273.449
NON-CURRENT LIABILITIES			
Long Term Borrowings	9	0	303.335
Non-current provisions		24.735	80.822
Non-current provisions for employee benefits	16	24.735	80.822
Total non-current liabilities		24.735	384.157
Total liabilities		3.518.953	9.657.606
EQUITY			
Equity attributable to owners of parent		180.652.023	159.084.782
Issued capital	17	72.000.000	72.000.000
Share Premium (Discount)		8.485.793	8.485.793
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		338.261	290.195
Gains (Losses) on Revaluation and Remeasurement		338.261	290.195
Increases (Decreases) on Revaluation of Property, Plant and Equipment		268.883	268.883
Gains (Losses) on Remeasurements of Defined Benefit Plans		69.378	21.312
Restricted Reserves Appropriated From Profits	17	1.519.822	1.302.448
Prior Years' Profits or Losses		76.788.972	68.345.198
Current Period Net Profit Or Loss		21.519.175	8.661.148

Total equity		180.652.023	159.084.782
Total Liabilities and Equity		184.170.976	168.742.388

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	18	6.532.662	5.184.493	2.230.988	1.796.308
Cost of sales	18	-158.967	-95.603	-29.712	-601
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		6.373.695	5.088.890	2.201.276	1.795.707
GROSS PROFIT (LOSS)		6.373.695	5.088.890	2.201.276	1.795.707
General Administrative Expenses	19	-1.944.815	-1.717.414	-764.532	-525.346
Marketing Expenses	19	-13.886	-35.347	-4.665	-1.563
Other Income from Operating Activities	20	17.968.593	5.249.159	7.916.848	1.525.825
Other Expenses from Operating Activities	20	-973.139	-4.306.868	-248.259	-2.565.179
PROFIT (LOSS) FROM OPERATING ACTIVITIES		21.410.448	4.278.420	9.100.668	229.444
Investment Activity Income	21	645.304	862.751	645.304	0
Investment Activity Expenses	21	0	-1.706.210	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		22.055.752	3.434.961	9.745.972	229.444
Finance costs	22	-536.577	-1.234.850	-79.727	-679.574
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		21.519.175	2.200.111	9.666.245	-450.130
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	23	0	0	0	0
Deferred Tax (Expense) Income	23	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		21.519.175	2.200.111	9.666.245	-450.130
PROFIT (LOSS)		21.519.175	2.200.111	9.666.245	-450.130
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		21.519.175	2.200.111	9.666.245	-450.130
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>	24	0,29900000	0,03100000	0,13400000	-0,00600000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		48.066	17.574	59.616	-13.527
Gains (Losses) on Remeasurements of Defined Benefit Plans		48.066	17.574	59.616	-13.527
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		48.066	17.574	59.616	-13.527
TOTAL COMPREHENSIVE INCOME (LOSS)		21.567.241	2.217.685	9.725.861	-463.657
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		21.567.241	2.217.685	9.725.861	-463.657

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)		21.519.175	2.200.111
Profit (Loss) from Continuing Operations		21.519.175	2.200.111
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12	224.665	232.801
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-8.671.392	-4.150.248
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		464.788	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Other Financial Assets or Investments	5	-9.136.180	-4.150.248
Adjustments for provisions		-32.407	22.992
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	-12.607	22.992
Adjustments for (Reversal of) Other Provisions	14	-19.800	0
Adjustments for Interest (Income) Expenses		-3.663.124	-2.638.443
Adjustments for Interest Income	20	-4.186.260	-3.873.293
Adjustments for interest expense	20	523.136	1.234.850
Adjustments for fair value losses (gains)		-3.686.667	0
Adjustments for Fair Value Losses (Gains) of Investment Property		-3.686.667	0
Adjustments for losses (gains) on disposal of non-current assets		0	-121.431
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		0	-121.431
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	6	-424.133	-254.141
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-437.654	-338.210
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		13.521	84.069
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	-844.595	8.400.427
Decrease (Increase) in Other Related Party Receivables Related with Operations		72.734	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-917.329	8.400.427
Adjustments for Decrease (Increase) in Contract Assets	8	91.242	44.067
Decrease (Increase) in Prepaid Expenses	8	4.159.093	20.482
Adjustments for increase (decrease) in trade accounts payable	6	543.803	77.733
Increase (Decrease) in Trade Accounts Payables to Related Parties		10.155	7.635
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		533.648	70.098
Increase (Decrease) in Employee Benefit Liabilities	15	1.698	-7.546
Adjustments for increase (decrease) in other operating payables		-467.613	-19.429.995
Increase (Decrease) in Other Operating Payables to Related Parties		-500.000	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	32.387	-19.429.995
Cash Flows from (used in) Operations			
Interest paid	22	-536.577	-1.234.850
Interest received	20	4.174.506	3.873.293
Income taxes refund (paid)	7	-1.133	406
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	2.347.247	4.284.861
Proceeds from sales of property, plant, equipment and intangible assets		0	157.391
Proceeds from sales of property, plant and equipment		0	157.391
Purchase of Property, Plant, Equipment and Intangible Assets		-1.660	-4.237

Purchase of property, plant and equipment	12	-1.660	-4.237
Purchase of intangible assets	13	0	0
Cash Outflows from Acquisition of Investment Property		-8.513.333	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-6.215.556	5.430.956
Repayments of borrowings		-6.215.556	5.430.956
Loan Repayments	9	-6.215.556	5.430.956
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		3.239	-3.095.371
Net increase (decrease) in cash and cash equivalents		3.239	-3.095.371
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	8.796	3.105.020
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	12.035	9.649

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	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		
Increase (Decrease) on Revaluation of Property, Plant and Equipment			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	72.000.000	8.485.793		8.788			781.746	45.936.468	22.929.433	150.142.228	150.142.228
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							520.702	22.408.731	-22.929.433	0	0
Total Comprehensive Income (Loss)				17.574					2.200.111	2.217.685	2.217.685
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											
Equity at end of period	72.000.000	8.485.793		26.362			1.302.448	68.345.199	2.200.111	152.359.913	152.359.913
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	72.000.000	8.485.793	268.883	21.312			1.302.448	68.345.199	8.661.148	159.084.782	159.084.782
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							217.374	8.443.774	-8.661.148	0	0
Total Comprehensive Income (Loss)				48.066					21.519.175	21.567.241	21.567.241
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

