



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

**Financial Report
Consolidated
2020 - 1. 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 31.03.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	9.609.637	10.674.494
Financial Investments	5	16.062.679	15.025.486
Trade Receivables		6.365.604	5.391.508
Trade Receivables Due From Related Parties	7, 19	205.533	81.796
Trade Receivables Due From Unrelated Parties	7	6.160.071	5.309.712
Other Receivables		811.386	441.427
Other Receivables Due From Unrelated Parties	8	811.386	441.427
Inventories	9	2.956.583	2.956.583
Prepayments		943.969	777.566
Current Tax Assets	18	662.023	697.855
Other current assets	10	701.503	783.475
SUB-TOTAL		38.113.384	36.748.394
Total current assets		38.113.384	36.748.394
NON-CURRENT ASSETS			
Trade Receivables		769.479	795.832
Trade Receivables Due From Unrelated Parties	7	769.479	795.832
Other Receivables		396.971	401.197
Other Receivables Due From Unrelated Parties	8	396.971	401.197
Inventories	9	1.245.745	1.206.310
Investment property	11	56.308.000	56.308.000
Property, plant and equipment	12	1.458.959	1.470.013
Intangible assets and goodwill	13	19.676	16.090
Prepayments		23.258	23.258
Deferred Tax Asset	18	256.566	214.884
Total non-current assets		60.478.654	60.435.584
Total assets		98.592.038	97.183.978
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		4.457.781	3.823.489
Trade Payables to Related Parties	7, 19	755.872	528.467
Trade Payables to Unrelated Parties	7	3.701.909	3.295.022
Employee Benefit Obligations	15	1.318.407	1.069.392
Other Payables		859.546	272.455
Other Payables to Related Parties	8	365.132	0
Other Payables to Unrelated Parties	8	494.414	272.455
Deferred Income Other Than Contract Liabilities	16	510.060	274.102
Current provisions		2.659.776	2.566.644
Other current provisions	17	2.659.776	2.566.644
SUB-TOTAL		9.805.570	8.006.082
Total current liabilities		9.805.570	8.006.082
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Other Payables		369.363	369.364
Other Payables to Unrelated parties	8	369.363	369.364
Non-current provisions		7.128.510	6.875.410
Non-current provisions for employee benefits		2.103.035	2.030.806
Other non-current provisions	17	5.025.475	4.844.604
Total non-current liabilities		7.497.873	7.244.774
Total liabilities		17.303.443	15.250.856
EQUITY			
Equity attributable to owners of parent		80.399.591	80.791.661
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		-782.770	-913.774
Gains (Losses) on Revaluation and Remeasurement		-782.770	-913.774

Gains (Losses) on Remeasurements of Defined Benefit Plans		-782.770	-913.774
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-54.971.989	-58.850.302
Current Period Net Profit Or Loss		-523.074	3.878.313
Non-controlling interests		889.004	1.141.461
Total equity		81.288.595	81.933.122
Total Liabilities and Equity		98.592.038	97.183.978

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		13.485.845	10.880.996
Cost of sales		-10.583.561	-8.371.285
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.902.284	2.509.711
GROSS PROFIT (LOSS)		2.902.284	2.509.711
General Administrative Expenses		-2.831.510	-2.555.655
Marketing Expenses		-274.088	-329.501
Other Income from Operating Activities	20	72.334	135.674
Other Expenses from Operating Activities	20	-846.840	-975.269
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-977.820	-1.215.040
Investment Activity Income		439.532	166.914
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-538.288	-1.048.126
Finance income	21	231.609	387.539
Finance costs	21	-344	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-307.023	-660.587
Tax (Expense) Income, Continuing Operations		-117.209	-88.486
Current Period Tax (Expense) Income	18	-165.949	-105.511
Deferred Tax (Expense) Income	18	48.740	17.025
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-424.232	-749.073
PROFIT (LOSS)		-424.232	-749.073
Profit (loss), attributable to [abstract]			
Non-controlling Interests		98.842	95.119
Owners of Parent		-523.074	-844.192
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>		-0,01310000	-0,02110000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		144.838	210.564
Gains (Losses) on Remeasurements of Defined Benefit Plans		151.896	248.005
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-7.058	-37.441
Deferred Tax (Expense) Income		-7.058	-37.441
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		144.838	210.564
TOTAL COMPREHENSIVE INCOME (LOSS)		-279.394	-538.509
Total Comprehensive Income Attributable to			
Non-controlling Interests		112.675	168.503
Owners of Parent		-392.069	-707.012

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-424.232	-749.073
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12, 13	31.222	25.897
Adjustments for provisions		677.014	563.323
Adjustments for (Reversal of) Provisions Related with Employee Benefits		375.751	286.712
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	20	27.260	0
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		274.003	276.611
Adjustments for Interest (Income) Expenses	21	-231.609	-387.516
Adjustments for Tax (Income) Expenses		117.209	88.486
Adjustments for losses (gains) on disposal of non-current assets		-137.160	-67.723
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	12	-137.160	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	20	0	-67.723
Other adjustments to reconcile profit (loss)	20	-57.663	12.346
Changes in Working Capital			
Decrease (Increase) in Financial Investments	5	-1.037.193	-2.264.358
Adjustments for decrease (increase) in trade accounts receivable	7	-917.339	986.584
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-450.164	-742.921
Adjustments for decrease (increase) in inventories	9	-39.435	471.445
Adjustments for increase (decrease) in trade accounts payable	7	634.292	584.053
Adjustments for increase (decrease) in other operating payables		470.973	383.340
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		235.958	273.503
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-151.627	-117.480
Income taxes refund (paid)		-130.119	-64.080
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	12, 13	137.830	2.476
Purchase of Property, Plant, Equipment and Intangible Assets	12, 13	-24.423	-9.132
Cash Inflows from Sale of Investment Property		0	2.227.723
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Interest Received		238.605	424.217
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-1.057.861	1.641.110
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	10.610.125	7.853.327
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	9.552.264	9.494.437

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	-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)			137.180						-844.192	-707.012	168.503	-538.509
Profit (loss)			0						-844.192	-844.192	95.119	-749.073
Other Comprehensive Income (Loss)			137.180						0	137.180	73.384	210.564
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											-352.735	-352.735
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	-605.557				5.228.249	-58.850.302	-844.192	76.377.373	794.180	77.171.553
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	40.000.000	91.449.175	-913.774				5.228.249	-58.850.302	3.878.313	80.791.661	1.141.461	81.933.122
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									3.878.313	-3.878.313	0	0
Total Comprehensive Income (Loss)			131.004						-523.074	-392.070	112.675	-279.395
Profit (loss)			0						0	-523.074	98.842	-424.232
Other Comprehensive Income (Loss)			131.004							131.004	13.833	144.837
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
01.01.2019 - 31.03.2019

