



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2020 - 1. 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 31.03.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	10.731.003	4.370.554
Financial Investments	5	0	0
Trade Receivables	26	93.165	2.360
Trade Receivables Due From Related Parties	26	30.863	2.360
Trade Receivables Due From Unrelated Parties		62.302	0
Other Receivables	8	270	203
Other Receivables Due From Unrelated Parties	8	270	203
Prepayments	10	262.717	371.495
Prepayments to Unrelated Parties	10	262.717	371.495
SUB-TOTAL		11.087.155	4.744.612
Total current assets		11.087.155	4.744.612
NON-CURRENT ASSETS			
Investment property	11	74.501.603	82.567.000
Property, plant and equipment	12	15.970	12.896
Fixtures and fittings	12	15.718	11.467
Leasehold Improvements	12	252	1.429
Intangible assets and goodwill	13	0	0
Other Non-current Assets	14	1.391.877	2.939.194
Other Non-Current Assets Due From Unrelated Parties	14	1.391.877	2.939.194
Total non-current assets		75.909.450	85.519.090
Total assets		86.996.605	90.263.702
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		51.052.878	51.950.758
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		51.052.878	51.950.758
Issued Debt Instruments	7	51.052.878	51.950.758
Trade Payables		1.213.728	1.535.789
Trade Payables to Related Parties	6,26	373.087	355.638
Trade Payables to Unrelated Parties	6	840.641	1.180.151
Employee Benefit Obligations	15	124.823	124.517
Other Payables		26.595	50.620
Other Payables to Unrelated Parties	8	26.595	50.620
Deferred Income Other Than Contract Liabilities	9	0	0
SUB-TOTAL		52.418.024	53.661.684
Total current liabilities		52.418.024	53.661.684
NON-CURRENT LIABILITIES			
Non-current provisions	16	254.387	370.919
Non-current provisions for employee benefits	16	254.387	370.919
Total non-current liabilities		254.387	370.919
Total liabilities		52.672.411	54.032.603
EQUITY			
Equity attributable to owners of parent		34.324.194	36.231.099
Issued capital	18	23.750.000	23.750.000
Inflation Adjustments on Capital	18	2.285	2.285
Share Premium (Discount)	18	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	18	262.863	262.863
Prior Years' Profits or Losses	18	9.862.008	17.387.075
Current Period Net Profit Or Loss		-1.906.905	-7.525.067
Total equity		34.324.194	36.231.099
Total Liabilities and Equity		86.996.605	90.263.702

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	19	8.994.147	660.889
Cost of sales	19	-8.776.646	-31.191
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		217.501	629.698
GROSS PROFIT (LOSS)		217.501	629.698
General Administrative Expenses	20,21	-750.192	-609.533
Marketing Expenses	20	-105.085	0
Other Income from Operating Activities	22	242.541	555.096
Other Expenses from Operating Activities	22	0	-89.735
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-395.235	485.526
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-395.235	485.526
Finance costs	23	-1.511.670	-1.103.681
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.906.905	-618.155
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	24	0	0
Deferred Tax (Expense) Income	24	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.906.905	-618.155
PROFIT (LOSS)		-1.906.905	-618.155
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-1.906.905	-618.155
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>	25	0,08029000	0,02603000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-1.906.905	-618.155
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-1.906.905	-618.155

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		710.493	4.173.298
Profit (Loss)		-1.906.905	-618.155
Adjustments to Reconcile Profit (Loss)		1.509.001	774.948
Adjustments for depreciation and amortisation expense	12	3.494	5.094
Adjustments for provisions		-1.499	45.045
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-1.499	45.045
Adjustments for Interest (Income) Expenses		1.507.006	819.307
Adjustments for Interest Income	22	-4.664	-284.374
Adjustments for interest expense	23	1.511.670	1.103.681
Adjustments for fair value losses (gains)		0	-94.498
Adjustments for Fair Value Losses (Gains) of Investment Property	11,22	0	-128.016
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	33.518
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	19	0	0
Changes in Working Capital		1.219.443	3.554.980
Adjustments for decrease (increase) in trade accounts receivable		-90.805	2.976
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-28.503	3.212
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-62.302	-236
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-67	15.726
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-67	15.726
Decrease (Increase) in Prepaid Expenses	10	108.778	-38.955
Adjustments for increase (decrease) in trade accounts payable		-322.061	-444.696
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,26	17.449	-4.229
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	-339.510	-440.467
Increase (Decrease) in Employee Benefit Liabilities	15	306	-37.370
Adjustments for increase (decrease) in other operating payables		-24.025	-176.846
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-24.025	-176.846
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	0	-56.855
Other Adjustments for Other Increase (Decrease) in Working Capital		1.547.317	4.291.000
Decrease (Increase) in Other Assets Related with Operations	14	1.547.317	4.291.000
Cash Flows from (used in) Operations		821.539	3.711.773
Interest received		3.987	461.525
Payments Related with Provisions for Employee Benefits		-115.033	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		8.058.830	-8.386.787
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	0	1.720.000
Purchase of Property, Plant, Equipment and Intangible Assets		-6.567	0
Purchase of property, plant and equipment	12	-6.567	0
Cash Inflows from Sale of Investment Property	19	8.250.000	0
Cash Outflows from Acquisition of Investment Property	11	-184.603	-9.205.213
Cash advances and loans made to other parties		0	-901.574
Other Cash Advances and Loans Made to Other Parties	14	0	-901.574
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-2.409.550	-3.715.165
Interest paid	7	-2.409.550	-3.600.175
Other inflows (outflows) of cash		0	-114.990
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		6.359.773	-7.928.654

Net increase (decrease) in cash and cash equivalents		6.359.773	-7.928.654
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	4.370.554	12.512.087
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	10.730.327	4.583.433

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	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		
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	18	23.750.000	2.285	2.353.943				262.863	15.659.764	1.727.311	43.756.166	43.756.166
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									1.727.311	-1.727.311	0	0
Total Comprehensive Income (Loss)										-618.155	-618.155	-618.155
Profit (loss)										-618.155	-618.155	-618.155
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	18	23.750.000	2.285	2.353.943				262.863	17.387.075	-618.155	43.138.011	43.138.011
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	18	23.750.000	2.285	2.353.943				262.863	17.387.075	-7.525.067	36.231.099	36.231.099
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									-7.525.067	7.525.067	0	0
Total Comprehensive Income (Loss)										-1.906.905	-1.906.905	-1.906.905
Profit (loss)										-1.906.905	-1.906.905	-1.906.905
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												

Previous Period
01.01.2019 - 31.03.2019

Current Period
01.01.2020 - 31.03.2020

