



KAMUYU AYDINLATMA PLATFORMU

TORUNLAR 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	1.000 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	5	499.309	738.885
Trade Receivables	8	115.195	115.683
Trade Receivables Due From Related Parties		19.874	22.501
Trade Receivables Due From Unrelated Parties		95.321	93.182
Other Receivables		56	124
Other Receivables Due From Unrelated Parties		56	124
Inventories	10	1.017.633	1.105.159
Prepayments	7	28.337	18.715
Other current assets		11.197	12.071
SUB-TOTAL		1.671.727	1.990.637
Total current assets		1.671.727	1.990.637
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates		484	484
Trade Receivables	8	4.185	2.003
Trade Receivables Due From Unrelated Parties		4.185	2.003
Other Receivables		3.040	9.290
Other Receivables Due From Related Parties		3.040	9.290
Investments accounted for using equity method	3	390.889	394.174
Investment property	9	11.331.155	11.290.632
Property, plant and equipment		21.280	22.375
Intangible assets and goodwill		599	652
Other intangible assets		599	652
Prepayments	7	10.576	3.842
Total non-current assets		11.762.208	11.723.452
Total assets		13.433.935	13.714.089
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	412.975	163.233
Current Portion of Non-current Borrowings	6	1.297.976	1.788.539
Trade Payables	8	89.092	126.849
Trade Payables to Related Parties		49.503	54.540
Trade Payables to Unrelated Parties		39.589	72.309
Employee Benefit Obligations		2.919	1.524
Other Payables		16.607	21.946
Other Payables to Unrelated Parties		16.607	21.946
Deferred Income Other Than Contract Liabilities	7	85.990	81.729
Current provisions		18.690	14.578
Other current provisions		18.690	14.578
Other Current Liabilities	7	12.870	5.916
SUB-TOTAL		1.937.119	2.204.314
Total current liabilities		1.937.119	2.204.314
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	3.123.947	3.029.817
Non-current provisions		1.009	1.009
Non-current provisions for employee benefits		1.009	1.009
Other non-current liabilities		3	3
Total non-current liabilities		3.124.959	3.030.829
Total liabilities		5.062.078	5.235.143
EQUITY			
Equity attributable to owners of parent		8.371.857	8.478.946
Issued capital	12	1.000.000	1.000.000
Treasury Shares (-)		-5.830	-4.707
Share Premium (Discount)		25.770	25.770
Restricted Reserves Appropriated From Profits		74.255	74.255
Prior Years' Profits or Losses		7.383.628	6.517.966
Current Period Net Profit Or Loss		-105.966	865.662

Total equity		8.371.857	8.478.946
Total Liabilities and Equity		13.433.935	13.714.089

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 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	13	331.425	205.203
Cost of sales	13	-137.112	-53.522
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		194.313	151.681
GROSS PROFIT (LOSS)		194.313	151.681
General Administrative Expenses	14	-9.599	-14.442
Marketing Expenses	14	-7.468	-746
Other Income from Operating Activities		1.487	3.113
Other Expenses from Operating Activities		-2.314	-2.409
PROFIT (LOSS) FROM OPERATING ACTIVITIES		176.419	137.197
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	7.272	9.008
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		183.691	146.205
Finance income	15	11.778	7.496
Finance costs	15	-301.435	-297.651
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-105.966	-143.950
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-105.966	-143.950
PROFIT (LOSS)		-105.966	-143.950
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-105.966	-143.950
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>	16	-0,11000000	-0,14000000
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)		-105.966	-143.950
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-105.966	-143.950

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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			
Profit (Loss)		-105.966	-143.950
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense		263	93
Adjustments for provisions	8	4.105	8.169
Adjustments for Interest (Income) Expenses	15	188.592	82.027
Adjustments for unrealised foreign exchange losses (gains)		174.126	202.929
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	3	-7.272	-9.008
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-1.687	13.987
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		6.318	-9.374
Adjustments for decrease (increase) in inventories		87.526	-22.576
Decrease (Increase) in Prepaid Expenses		-17.745	610
Adjustments for increase (decrease) in trade accounts payable		-37.757	-18.304
Adjustments for increase (decrease) in other operating payables		-5.339	8.996
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		4.261	-13.464
Other Adjustments for Other Increase (Decrease) in Working Capital		7.828	10.239
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		1.395	-99
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		0	-375
Proceeds from sales of property, plant, equipment and intangible assets		885	266
Cash Outflows from Acquisition of Investment Property	9	-40.523	-10.898
Dividends received	3	9.434	7.081
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		762.555	722.058
Repayments of borrowings		-1.004.954	-568.610
Interest paid		-277.399	-82.249
Interest Received		16.153	7.580
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Effect of exchange rate changes on cash and cash equivalents		0	1.704
Net increase (decrease) in cash and cash equivalents	5	-235.201	186.832
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	5	733.346	202.684
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	5	498.145	389.516

Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity									
	Equity attributable to owners of parent (member)									Non-controlling interests (member)
	Issued Capital	Treasury Shares	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Not 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	1.000.000	-3.388	25.770			74.255	5.229.827	1.288.139	7.614.653	7.614.653
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							1.288.139	-1.288.139	0	0
Total Comprehensive Income (Loss)								-143.950	-143.950	-143.950
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									-821	-821
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	1.000.000	-4.159	25.770			74.255	6.517.966	-143.950	7.469.882	7.469.882
Statement of changes in equity [abstract]										
Statement of changes in equity (line items)										
Equity at beginning of period	1.000.000	-4.707	25.770			74.255	6.517.966	865.662	8.478.946	8.478.946
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							865.662	-865.662	0	0
Total Comprehensive Income (Loss)								-106.966	-106.966	-106.966
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										

Previous Period
01.01.2019 - 31.03.2019

Current Period
01.01.2020 - 31.03.2020

