



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2020 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Ata Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Genel Kurulu'na

Giriş

Ata Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2020 tarihli ilişikteki ara dönem finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket Yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Finansal Raporlama Standartları'na ("TFRS'ler") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı bağımsız denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakif olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin, Ata Gayrimenkul Yatırım Ortaklığı A.Ş.'nin 30 Haziran 2020 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının Türkiye Finansal Raporlama Standartları'na uygun olarak tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.

Member of **DELOITTE TOUCHE TOHMATSU LIMITED**

Okan Öz, SMMM

Sorumlu Denetçi

İstanbul, 29 Temmuz 2020

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	8.931.484	4.370.554
Trade Receivables		87.726	2.360
Trade Receivables Due From Related Parties	24	28.858	2.360
Trade Receivables Due From Unrelated Parties	5	58.868	0
Other Receivables		436	203
Other Receivables Due From Unrelated Parties	7	436	203
Prepayments		137.044	371.495
Prepayments to Unrelated Parties	8	137.044	371.495
SUB-TOTAL		9.156.690	4.744.612
Total current assets		9.156.690	4.744.612
NON-CURRENT ASSETS			
Investment property	9	74.501.649	82.567.000
Property, plant and equipment		13.844	12.896
Fixtures and fittings	10	13.844	11.467
Leasehold Improvements			1.429
Prepayments		223.465	
Prepayments to Unrelated Parties	8	223.465	
Other Non-current Assets		1.325.737	2.939.194
Other Non-Current Assets Due From Unrelated Parties	12	1.325.737	2.939.194
Total non-current assets		76.064.695	85.519.090
Total assets		85.221.385	90.263.702
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		50.947.184	51.950.758
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		50.947.184	51.950.758
Issued Debt Instruments	6	50.947.184	51.950.758
Trade Payables		1.218.207	1.535.789
Trade Payables to Related Parties	5,24	276.687	355.638
Trade Payables to Unrelated Parties	5	941.520	1.180.151
Employee Benefit Obligations	13	18.640	124.517
Other Payables		8.635	50.620
Other Payables to Unrelated Parties	7	8.635	50.620
SUB-TOTAL		52.192.666	53.661.684
Total current liabilities		52.192.666	53.661.684
NON-CURRENT LIABILITIES			
Trade Payables		0	0
Payables on Financial Sector Operations		0	0
Other Payables		0	0
Non-current provisions		266.193	370.919
Non-current provisions for employee benefits	14	266.193	370.919
Total non-current liabilities		266.193	370.919
Total liabilities		52.458.859	54.032.603
EQUITY			
Equity attributable to owners of parent		32.762.526	36.231.099
Issued capital	16	23.750.000	23.750.000
Inflation Adjustments on Capital	16	2.285	2.285
Share Premium (Discount)	16	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	16	262.863	262.863
Prior Years' Profits or Losses	16	9.862.008	17.387.075
Current Period Net Profit Or Loss		-3.468.573	-7.525.067
Total equity		32.762.526	36.231.099
Total Liabilities and Equity		85.221.385	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 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019	Current Period 3 Months 01.04.2020 - 30.06.2020	Previous Period 3 Months 01.04.2019 - 30.06.2019
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	17	9.372.874	1.508.419	483.812	847.530
Cost of sales	17	-9.055.471	-102.412	-278.825	-71.221
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		317.403	1.406.007	204.987	776.309
GROSS PROFIT (LOSS)		317.403	1.406.007	204.987	776.309
General Administrative Expenses	18,19	-1.102.954	-1.171.571	-352.762	-562.038
Other Income from Operating Activities	20	468.454	636.043	225.913	80.949
Other Expenses from Operating Activities	20		-1.050.771		-961.037
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-317.097	-180.292	78.138	-665.817
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-317.097	-180.292	78.138	-665.817
Finance costs	21	-3.151.476	-4.392.670	-1.639.806	-3.288.989
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-3.468.573	-4.572.962	-1.561.668	-3.954.806
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	22	0	0	0	0
Deferred Tax (Expense) Income	22	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-3.468.573	-4.572.962	-1.561.668	-3.954.806
PROFIT (LOSS)		-3.468.573	-4.572.962	-1.561.668	-3.954.806
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-3.468.573	-4.572.962	-1.561.668	-3.954.806
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>	23	-0,14605000	-0,19255000	-0,06575000	-0,16652000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-3.468.573	-4.572.962	-1.561.668	-3.954.806
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-3.468.573	-4.572.962	-1.561.668	-3.954.806

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-3.468.573	-4.572.962
Profit (Loss) from Continuing Operations		-3.468.573	-4.572.962
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10	5.619	10.125
Adjustments for provisions		10.307	46.021
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	10.307	46.021
Adjustments for Interest (Income) Expenses		3.087.792	4.080.299
Adjustments for Interest Income	20	-63.684	-312.371
Adjustments for interest expense	21	3.151.476	4.392.670
Adjustments for fair value losses (gains)		0	866.539
Adjustments for Fair Value Losses (Gains) of Investment Property	9,20	0	833.021
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	33.518
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-85.366	-26.081
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-26.498	-26.933
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-58.868	852
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-233	16.900
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6	-233	16.900
Decrease (Increase) in Prepaid Expenses	8	10.986	90.817
Adjustments for increase (decrease) in trade accounts payable		-317.582	160.825
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,24	-78.951	-3.648
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	-238.631	164.473
Increase (Decrease) in Employee Benefit Liabilities	13	-105.877	-10.969
Adjustments for increase (decrease) in other operating payables		-41.986	-236.665
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	-41.986	-236.665
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		0	-113.710
Other Adjustments for Other Increase (Decrease) in Working Capital		1.613.457	3.967.822
Decrease (Increase) in Other Assets Related with Operations	12	1.613.457	3.967.822
Cash Flows from (used in) Operations			
Interest received		48.554	513.810
Payments Related with Provisions for Employee Benefits		-115.033	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		0	1.720.000
Purchase of Property, Plant, Equipment and Intangible Assets		-6.567	0
Purchase of property, plant and equipment		-6.567	0
Cash Inflows from Sale of Investment Property	9	8.250.000	0
Cash Outflows from Acquisition of Investment Property	9	-184.649	-11.502.240
Cash advances and loans made to other parties		0	-857.005
Other Cash Advances and Loans Made to Other Parties	12	0	-857.005
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Interest paid	6	-4.155.050	-6.322.775
Other inflows (outflows) of cash			21.653
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		4.545.799	-12.147.596
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	4.370.554	12.512.087

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	Capital Adjustments due to Cross-Ownership	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	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)													
Profit (loss)										-4.572.962	-4.572.962	-4.572.962	
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	16	23.750.000	2.285		2.353.943				262.863	17.387.075	-4.572.962	39.183.204	39.183.204
Statement of changes in equity [abstract]													
Statement of changes in equity [line items]													
Equity at beginning of period	16	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)													
Profit (loss)											-3.468.573	-3.468.573	-3.468.573
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 - 30.06.2019

Current Period
01.01.2020 - 30.06.2020

