



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements



Independent Audit Company	EREN BAĞIMSIZ DENETİM VE YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Genel Kurulu'na

İstanbul

Giriş

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2020 tarihli ilişikteki ara dönem özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait özet kâr veya zarar tablosunun, özet diğer kapsamlı gelir tablosunun, özet özkaynaklar değişim tablosunun ve özet nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Türkiye Muhasebe Standardı 34, Ara Dönem Finansal Raporlama Standardı'na (TMS 34) uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet 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 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 Standartlarına 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 vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

EREN Bağımsız Denetim ve Yeminli Mali Müşavirlik A.Ş.

Member Firm of Grant Thornton International

Aykut Halit

Sorumlu Denetçi

İstanbul, [06.08.2020](#)

Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 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	9.365	44.439
Trade Receivables		134.154	241.185
Trade Receivables Due From Related Parties	18	10.594	72.570
Trade Receivables Due From Unrelated Parties	5	123.560	168.615
Other Receivables		121	0
Other Receivables Due From Related Parties	18	121	0
Inventories	6	492.719	418.721
Prepayments		11.558	63.682
Prepayments to Unrelated Parties	8	11.558	63.682
Other current assets		23.568	16.700
Other Current Assets Due From Unrelated Parties	7	23.568	16.700
SUB-TOTAL		671.485	784.727
Total current assets		671.485	784.727
NON-CURRENT ASSETS			
Trade Receivables		2.496	4.727
Trade Receivables Due From Related Parties	18	2.132	4.727
Trade Receivables Due From Unrelated Parties	5	364	0
Investments accounted for using equity method	10	120.344	119.426
Investment property	11	494.424	494.424
Property, plant and equipment	12	7.698	3.576
Intangible assets and goodwill	12	10	9
Prepayments		9	0
Prepayments to Unrelated Parties	8	9	0
Total non-current assets		624.981	622.162
Total assets		1.296.466	1.406.889
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		5.610	1.731
Current Borrowings From Related Parties		5.610	1.731
Bank Loans	9	5.610	1.731
Current Portion of Non-current Borrowings		22.886	73.695
Current Portion of Non-current Borrowings from Unrelated Parties		22.886	73.695
Bank Loans	9	22.143	73.445
Lease Liabilities	9	743	250
Trade Payables		38.747	35.855
Trade Payables to Related Parties	18	1.447	11.294
Trade Payables to Unrelated Parties		37.300	24.561
Employee Benefit Obligations	14.a	248	372
Other Payables		33.098	1.227
Other Payables to Related Parties	18	31.875	578
Other Payables to Unrelated Parties		1.223	649
Deferred Income Other Than Contract Liabilities		437.300	465.182
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	437.300	465.182
Other Current Liabilities		227	268
Other Current Liabilities to Unrelated Parties		227	268
SUB-TOTAL		538.116	578.330
Total current liabilities		538.116	578.330
NON-CURRENT LIABILITIES			
Long Term Borrowings		21.313	87.694
Long Term Borrowings From Unrelated Parties		21.313	87.694
Bank Loans	9	20.864	87.694
Lease Liabilities	9	449	0
Non-current provisions		12.085	11.293
Non-current provisions for employee benefits	13.a	401	400
Other non-current provisions	13.a	11.684	10.893
Total non-current liabilities		33.398	98.987

Total liabilities		571.514	677.317
EQUITY			
Equity attributable to owners of parent		724.952	729.572
Issued capital	15.a	124.000	124.000
Share Premium (Discount)	15.b	126.511	126.511
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		6	-77
Gains (Losses) on Revaluation and Remeasurement		6	-77
Gains (Losses) on Remeasurements of Defined Benefit Plans	15.c	6	-77
Restricted Reserves Appropriated From Profits	15.d	18.093	18.093
Prior Years' Profits or Losses	15.e	461.045	908.683
Current Period Net Profit Or Loss		-4.703	-447.638
Total equity		724.952	729.572
Total Liabilities and Equity		1.296.466	1.406.889

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 - 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	3	115.625	57.188	6.248	16.769
Cost of sales	3	-58.913	-46.899	-4.106	-6.876
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		56.712	10.289	2.142	9.893
GROSS PROFIT (LOSS)		56.712	10.289	2.142	9.893
General Administrative Expenses		-5.919	-5.554	-2.733	-2.122
Marketing Expenses		-4.999	-546	-232	-396
Other Income from Operating Activities		3.497	64.600	789	64.228
Other Expenses from Operating Activities		-4.820	-275	-1.346	-62
PROFIT (LOSS) FROM OPERATING ACTIVITIES		44.471	68.514	-1.380	71.541
Share of Profit (Loss) from Investments Accounted for Using Equity Method	10	915	-3.109	419	572
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		45.386	65.405	-961	72.113
Finance income		610	41.991	185	1.361
Finance costs		-50.699	-220.180	-19.170	-174.308
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-4.703	-112.784	-19.946	-100.834
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-4.703	-112.784	-19.946	-100.834
PROFIT (LOSS)		-4.703	-112.784	-19.946	-100.834
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-4.703	-112.784	-19.946	-100.834
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		83	-10	-29	-97
Gains (Losses) on Remeasurements of Defined Benefit Plans		83	-10	-29	-97
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		83	-10	-29	-97
TOTAL COMPREHENSIVE INCOME (LOSS)		-4.620	-112.794	-19.975	-100.931
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-4.620	-112.794	-19.975	-100.931

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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		130.528	20.688
Profit (Loss)		-4.703	-112.784
Adjustments to Reconcile Profit (Loss)		48.766	25.832
Adjustments for depreciation and amortisation expense	12	423	326
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.337	-3.444
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		1.337	-3.444
Adjustments for provisions		884	795
Adjustments for (Reversal of) Provisions Related with Employee Benefits		85	65
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		791	681
Adjustments for (Reversal of) Other Provisions		8	49
Adjustments for Interest (Income) Expenses		42.965	24.174
Adjustments for Interest Income		-573	-138
Adjustments for interest expense		44.273	22.668
Deferred Financial Expense from Credit Purchases		269	4.541
Unearned Financial Income from Credit Sales		-1.004	-2.897
Adjustments for unrealised foreign exchange losses (gains)		4.072	872
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	10	-915	3.109
Changes in Working Capital		86.504	107.640
Decrease (Increase) in Financial Investments		0	-10.193
Adjustments for decrease (increase) in trade accounts receivable		107.656	433.623
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-121	0
Adjustments for decrease (increase) in inventories		-73.998	-293.003
Decrease (Increase) in Prepaid Expenses		52.115	11.070
Adjustments for increase (decrease) in trade accounts payable		3.896	11.488
Increase (Decrease) in Employee Benefit Liabilities		-124	-7
Adjustments for increase (decrease) in other operating payables		31.871	1.257
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-27.882	-35.904
Other Adjustments for Other Increase (Decrease) in Working Capital		-6.909	-10.691
Decrease (Increase) in Other Assets Related with Operations		-6.868	-10.669
Increase (Decrease) in Other Payables Related with Operations		-41	-22
Cash Flows from (used in) Operations		130.567	20.688
Payments Related with Provisions for Employee Benefits		-39	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-4.546	-1.258
Proceeds from sales of property, plant, equipment and intangible assets		323	63
Proceeds from sales of property, plant and equipment		323	63
Purchase of Property, Plant, Equipment and Intangible Assets		-4.869	-1.321
Purchase of property, plant and equipment	12	-4.869	-1.321
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-161.056	-22.930
Repayments of borrowings		-117.383	-400
Loan Repayments		-117.383	-400
Interest paid		-44.246	-22.668
Interest Received		573	138
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-35.074	-3.500
Net increase (decrease) in cash and cash equivalents		-35.074	-3.500
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		44.439	5.188
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		9.365	1.688

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	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				
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	124.000	126.511	-19				18.093	764.452	144.231	1.777.268	0	1.777.268
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	0	0	0				0	144.231	-144.231	0	0	0
Total Comprehensive Income (Loss)	0	0	-10				0	0	-112.794	-112.794	0	-112.794
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	124.000	126.511	-29				18.093	908.683	-112.794	1.064.474	0	1.064.474
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	124.000	126.511	-77				18.093	908.683	-447.638	729.572	0	729.572
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	0	0	0				0	-447.638	447.638	0	0	0
Total Comprehensive Income (Loss)	0	0	83				0	0	-4.703	-4.620	0	-4.620
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
01.01.2019 - 30.06.2019

