



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

**Financial Report
Unconsolidated
2020 - 3. 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 30.09.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	7.939.968	8.206.656
Financial Investments	5	16.154.384	15.025.486
Trade Receivables		382.255	391.848
Trade Receivables Due From Unrelated Parties	7	382.255	391.848
Other Receivables		1.180.721	823.891
Other Receivables Due From Related Parties	7, 15	285.026	0
Other Receivables Due From Unrelated Parties	7	895.695	823.891
Inventories	8	2.956.583	2.956.583
Prepayments		485.014	527.132
Other current assets	9	654.593	783.475
SUB-TOTAL		29.753.518	28.715.071
Total current assets		29.753.518	28.715.071
NON-CURRENT ASSETS			
Financial Investments	5	205.341	205.341
Trade Receivables		603.184	795.832
Trade Receivables Due From Unrelated Parties	7	603.184	795.832
Other Receivables		13.919	36.113
Other Receivables Due From Unrelated Parties		13.919	36.113
Inventories	8	1.387.953	1.206.310
Investment property	10	53.763.000	56.308.000
Property, plant and equipment	11	1.268.603	1.318.337
Intangible assets and goodwill	11	4.318	5.594
Prepayments		0	23.258
Total non-current assets		57.246.318	59.898.785
Total assets		86.999.836	88.613.856
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		513.992	627.830
Trade Payables to Related Parties	7, 15	426.684	535.596
Trade Payables to Unrelated Parties	7	87.308	92.234
Employee Benefit Obligations		116.612	125.771
Other Payables		123.366	194.506
Other Payables to Unrelated Parties	7	123.366	194.506
Current provisions		1.413.412	2.566.644
Other current provisions	13	1.413.412	2.566.644
SUB-TOTAL		2.167.382	3.514.751
Total current liabilities		2.167.382	3.514.751
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Non-current provisions		6.339.695	6.011.727
Non-current provisions for employee benefits		929.785	1.167.123
Other non-current provisions	13	5.409.910	4.844.604
Total non-current liabilities		6.339.695	6.011.727
Total liabilities		8.507.077	9.526.478
EQUITY			
Equity attributable to owners of parent		78.492.759	79.087.378
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.456.689	91.456.689
Effects of Business Combinations Under Common Control		9.427.834	9.427.834
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-239.424	-332.039
Gains (Losses) on Revaluation and Remeasurement		-239.424	-332.039
Gains (Losses) on Remeasurements of Defined Benefit Plans		-239.424	-332.039
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-66.693.355	-70.202.665

Current Period Net Profit Or Loss		-687.234	3.509.310
Total equity		78.492.759	79.087.378
Total Liabilities and Equity		86.999.836	88.613.856

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		1.962.692	2.695.682	718.527	882.474
Cost of sales		-183.596	-323.714	-52.928	-147.260
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.779.096	2.371.968	665.599	735.214
GROSS PROFIT (LOSS)		1.779.096	2.371.968	665.599	735.214
General Administrative Expenses		-3.120.858	-3.136.691	-924.670	-976.434
Marketing Expenses		-823.893	-823.346	-261.835	-215.102
Other Income from Operating Activities	16	674.586	991.889	-41.401	605.525
Other Expenses from Operating Activities	16	-1.989.784	-2.073.274	-662.941	-532.588
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.480.853	-2.669.454	-1.225.248	-383.385
Investment Activity Income		1.300.319	943.119	265.841	221.111
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-2.180.534	-1.726.335	-959.407	-162.274
Finance income	17	1.525.732	1.202.494	999.282	432.129
Finance costs	17	-32.432	-3.195	0	-3.195
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-687.234	-527.036	39.875	266.660
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-687.234	-527.036	39.875	266.660
PROFIT (LOSS)		-687.234	-527.036	39.875	266.660
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-687.234	-527.036	39.875	266.660
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>		-0,01710000	-0,01320000	0,00100000	0,00670000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		92.615	31.802	28.508	-705
Gains (Losses) on Remeasurements of Defined Benefit Plans		92.615	31.802	28.508	-705
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Exchange Differences on Translation		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		92.615	31.802	28.508	-705
TOTAL COMPREHENSIVE INCOME (LOSS)		-594.619	-495.234	68.383	265.955
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-594.619	-495.234	68.383	265.955

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-687.234	-527.036
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	11	51.010	50.259
Adjustments for provisions		902.724	974.031
Adjustments for (Reversal of) Provisions Related with Employee Benefits		50.401	103.435
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	16	77.160	0
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		775.163	870.596
Adjustments for Interest (Income) Expenses	16	-480.244	-1.202.342
Adjustments for losses (gains) on disposal of non-current assets		-730.438	-609.851
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	11	-136.824	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	16	-593.614	-609.851
Other adjustments to reconcile profit (loss)	16	-51.265	-248.717
Changes in Working Capital			
Decrease (Increase) in Financial Investments	5	-1.128.898	-6.370.448
Adjustments for decrease (increase) in trade accounts receivable		176.345	1.118.325
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-140.378	-523.321
Adjustments for decrease (increase) in inventories	8	-181.643	393.731
Adjustments for increase (decrease) in trade accounts payable	7	-113.838	-99.729
Adjustments for increase (decrease) in other operating payables		-80.297	56.325
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		0	104.557
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-195.125	0
Other inflows (outflows) of cash		-1.363.089	-1.363.089
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	11	136.824	0
Purchase of Property, Plant, Equipment and Intangible Assets	11	0	-14.801
Cash Inflows from Sale of Investment Property		3.138.614	8.014.851
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Interest Received		542.196	1.218.971
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-204.736	971.716
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	8.142.287	6.896.081
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	7.937.551	7.867.797

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	Effects of Combinations of Entities or Businesses Under Common Control	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	91.456.689	9.427.834	-255.374			5.228.249	-78.405.527	8.202.862	75.654.733	75.654.733
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									8.202.862	-8.202.862	0
Total Comprehensive Income (Loss)										-527.036	-495.234
Profit (loss)										-527.036	-527.036
Other Comprehensive Income (Loss)				31.802					0	31.802	31.802
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	40.000.000	91.456.689	9.427.834	-223.572			5.228.249	-70.202.665	-527.036	75.159.499	75.159.499
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	40.000.000	91.456.689	9.427.834	-332.039			5.228.249	-70.202.665	3.509.310	79.087.378	79.087.378
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									3.509.310	-3.509.310	0
Total Comprehensive Income (Loss)				92.615						-687.234	-594.619
Profit (loss)				0						-687.234	-687.234
Other Comprehensive Income (Loss)				92.615					0	92.615	92.615
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 - 30.09.2019

