



KAMUYU AYDINLATMA PLATFORMU

AKİŞ 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	134.776.904	240.913.804
Financial Investments	5	13.871.708	10.921.134
Trade Receivables		64.623.114	71.240.896
Trade Receivables Due From Related Parties	7, 22	353.394	254.666
Trade Receivables Due From Unrelated Parties	7	64.269.720	70.986.230
Other Receivables		1.323.170	1.893.320
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	8	1.323.170	1.893.320
Derivative Financial Assets		26.235.045	3.740.888
Derivative Financial Assets Held for Trading	10	12.130.423	3.425.449
Derivative Financial Assets Held for Hedging	10	14.104.622	315.439
Inventories	12	7.830.685	20.577.955
Inventories Work-in Progress	12	386.341.841	365.097.309
Prepayments	9	4.494.528	3.318.556
Other current assets		437.876	99.154
SUB-TOTAL		639.934.871	717.803.016
Total current assets		639.934.871	717.803.016
NON-CURRENT ASSETS			
Trade Receivables		0	564.642
Trade Receivables Due From Unrelated Parties	7	0	564.642
Other Receivables		15.895.165	13.669.637
Other Receivables Due From Related Parties	22	14.809.902	12.631.530
Other Receivables Due From Unrelated Parties	8	1.085.263	1.038.107
Derivative Financial Assets	10	7.548.986	4.339.918
Derivative Financial Assets Held for Trading	10	7.548.986	4.339.918
Derivative Financial Assets Held for Hedging		0	0
Investments accounted for using equity method	13	112.992.657	108.363.254
Investment property	11	5.403.379.440	5.399.028.675
Property, plant and equipment		27.297.695	28.267.757
Intangible assets and goodwill		4.524.621	4.991.723
Other intangible assets		4.524.621	4.991.723
Prepayments	9	11.917.884	11.439.782
Other Non-current Assets	14	1.909.565	1.633.291
Total non-current assets		5.585.466.013	5.572.298.679
Total assets		6.225.400.884	6.290.101.695
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	449.862.197	584.781.297
Current Portion of Non-current Borrowings	6	659.058.769	299.631.154
Trade Payables		10.678.523	12.108.666
Trade Payables to Related Parties	7, 22	8.876.188	9.743.027
Trade Payables to Unrelated Parties	7	1.802.335	2.365.639
Employee Benefit Obligations		116.042	1.178.301
Other Payables		4.733.907	4.637.937
Other Payables to Unrelated Parties	8	4.733.907	4.637.937
Derivative Financial Liabilities		14.720.073	30.223.912
Derivative Financial Liabilities Held for trading	10	8.332.181	446.152
Derivative Financial Liabilities Held for Hedging	10	6.387.892	29.777.760
Deferred Income Other Than Contract Liabilities	9	4.024.748	6.072.088
Current provisions	15	8.234.311	7.821.628
Current provisions for employee benefits		403.653	345.224
Other current provisions		7.830.658	7.476.404
SUB-TOTAL		1.151.428.570	946.454.983
Total current liabilities		1.151.428.570	946.454.983
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	1.449.243.173	1.289.652.762
Trade Payables		4.591.088	3.120.366

Trade Payables To Unrelated Parties	7	4.591.088	3.120.366
Derivative Financial Liabilities		1.045.432	24.355.539
Derivative Financial Liabilities Held for Hedging	10	1.045.432	24.355.539
Deferred Income Other Than Contract Liabilities	9	3.315.251	5.483.069
Non-current provisions		557.557	584.416
Non-current provisions for employee benefits		557.557	584.416
Total non-current liabilities		1.458.752.501	1.323.196.152
Total liabilities		2.610.181.071	2.269.651.135
EQUITY			
Equity attributable to owners of parent		3.615.219.813	4.020.450.560
Issued capital	21	554.699.850	430.091.850
Inflation Adjustments on Capital		121.877.344	121.877.344
Balancing Account for Merger Capital		870.289.152	870.289.152
Treasury Shares (-)		-5.643.750	-4.592.411
Share Premium (Discount)		50.712.389	50.712.389
Effects of Business Combinations Under Common Control		-4.109.167	-4.109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-1.153.000	-1.148.542
Gains (Losses) on Revaluation and Remeasurement		-77.395	-73.622
Gains (Losses) on Remeasurements of Defined Benefit Plans		-77.395	-73.622
Share of Other Comprehensive Income of Investments Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-1.075.605	-1.074.920
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-16.046.493	-47.332.651
Exchange Differences on Translation		15.793.472	7.370.271
Gains (Losses) on Hedge		-31.839.965	-54.702.922
Gains (Losses) on Cash Flow Hedges	10	-31.839.965	-54.702.922
Restricted Reserves Appropriated From Profits		117.744.396	116.693.057
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		2.307.613.393	1.884.229.243
Current Period Net Profit Or Loss		-435.461.108	549.043.489
Total equity		3.615.219.813	4.020.450.560
Total Liabilities and Equity		6.225.400.884	6.290.101.695

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	16	206.572.641	306.932.789	79.205.177	101.308.030
Cost of sales	16	-68.744.606	-68.510.087	-18.388.192	-21.788.287
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		137.828.035	238.422.702	60.816.985	79.519.743
GROSS PROFIT (LOSS)		137.828.035	238.422.702	60.816.985	79.519.743
General Administrative Expenses	17	-17.033.736	-18.956.301	-4.643.817	-5.136.265
Marketing Expenses	17	-889.789	-951.331	-258.060	-547.675
Other Income from Operating Activities	18	30.845.028	31.270.789	9.178.741	8.184.286
Other Expenses from Operating Activities	18	-25.611.939	-28.937.570	-8.643.365	-10.237.222
PROFIT (LOSS) FROM OPERATING ACTIVITIES		125.137.599	220.848.289	56.450.484	71.782.867
Investment Activity Income	19	9.901	407.302.096	4.802	101.211.493
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-3.793.113	-340.946	-1.530.438	-269.934
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		121.354.387	627.809.439	54.924.848	172.724.426
Finance income	20	125.282.075	160.988.241	34.674.502	98.217.841
Finance costs	20	-682.097.570	-371.484.569	-311.737.977	-99.689.939
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-435.461.108	417.313.111	-222.138.627	171.252.328
Tax (Expense) Income, Continuing Operations				0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-435.461.108	417.313.111	-222.138.627	171.252.328
PROFIT (LOSS)		-435.461.108	417.313.111	-222.138.627	171.252.328
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-435.461.108	417.313.111	-222.138.627	171.252.328
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Adi pay başına kazanç</i>	21	-0,90000000	0,97000000	-0,40000000	0,40000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-4.458	113.003	-239.322	-83.332
Gains (Losses) on Remeasurements of Defined Benefit Plans		-3.773	46.191	-91.736	-18.655
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-685	66.812	-147.586	-64.677
Gains (Losses) on Remeasurements of Defined Benefit Plans of Associates and Joint Ventures Accounted for Using Equity Method		-685	66.812	-147.586	-64.677
Taxes Relating To Components Of 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		31.286.158	-44.399.363	8.099.451	-32.526.515
Exchange Differences on Translation	13	8.423.201	1.496.775	5.877.779	-1.326.564
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets				0	0
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income				0	0
Other Comprehensive Income (Loss) Related with Cash Flow Hedges		22.862.957	-44.630.884	2.221.672	-31.199.951
Gains (Losses) on Cash Flow Hedges	10	22.862.957	-44.630.884	2.221.672	-31.199.951
Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations				0	0
Change in Value of Time Value of Options				0	0
Change in Value of Forward Elements of Forward Contracts				0	0
Change in Value of Foreign Currency Basis Spreads				0	0

Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss		0	-1.265.254	0	0
Other Gains (Losses) on Other Comprehensive Income Of Associates And Joint Ventures Accounted For Using Equity Method That Will Be Reclassified To Profit Or Loss		0	-1.265.254	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss				0	0
OTHER COMPREHENSIVE INCOME (LOSS)		31.281.700	-44.286.360	7.860.129	-32.609.847
TOTAL COMPREHENSIVE INCOME (LOSS)		-404.179.408	373.026.751	-214.278.498	138.642.481
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		-404.179.408	373.026.751	-214.278.498	138.642.481

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		125.192.329	252.874.336
Profit (Loss)		-435.461.108	417.313.111
Adjustments to Reconcile Profit (Loss)		551.919.364	-212.870.110
Adjustments for depreciation and amortisation expense	3	2.454.268	2.628.745
Adjustments for Impairment Loss (Reversal of Impairment Loss)		4.835.317	4.715.309
Adjustments for provisions		2.187.047	2.892.595
Adjustments for Interest (Income) Expenses	20	105.902.533	100.837.000
Adjustments for unrealised foreign exchange losses (gains)		432.818.296	85.653.655
Adjustments for fair value losses (gains)	19	0	-406.917.280
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		3.793.113	340.946
Adjustments for undistributed profits of associates	13	3.793.113	340.946
Other adjustments for non-cash items		-61.309	-2.636.264
Other adjustments for which cash effects are investing or financing cash flow	19	-9.901	-384.816
Changes in Working Capital		27.645.888	91.133.477
Decrease (Increase) in Financial Investments		-2.950.574	11.035.003
Adjustments for decrease (increase) in trade accounts receivable		19.021.891	41.108.417
Adjustments for decrease (increase) in inventories		11.457.565	873.993
Adjustments for increase (decrease) in trade accounts payable		-761.418	-1.464.897
Other Adjustments for Other Increase (Decrease) in Working Capital		878.424	39.580.961
Decrease (Increase) in Other Assets Related with Operations		-12.044.163	-3.666.335
Increase (Decrease) in Other Payables Related with Operations		12.922.587	43.247.296
Cash Flows from (used in) Operations		144.104.144	295.576.478
Income taxes refund (paid)		-18.714.956	-42.663.897
Other inflows (outflows) of cash		-196.859	-38.245
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-5.314.123	1.773.299
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	13	0	-225.000
Proceeds from sales of property, plant, equipment and intangible assets		228.518	0
Purchase of Property, Plant, Equipment and Intangible Assets		-1.201.777	-649.797
Cash Inflows from Sale of Investment Property		1.009.901	3.564.816
Cash Outflows from Acquisition of Investment Property	11	-5.350.765	-916.720
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-279.459.987	-239.289.695
Payments to Acquire Entity's Shares or Other Equity Instruments		-1.051.339	-863.930
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings	6	708.534.800	1.201.959.708
Repayments of borrowings	6	-842.661.045	-1.178.203.728
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		11.641.870	2.584.620
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-17.252.098	-9.914.452
Dividends Paid		0	-107.616.006
Interest paid	6	-130.113.693	-153.980.834
Interest Received		8.175.270	6.744.927
Other inflows (outflows) of cash	4	-16.733.752	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-159.581.781	15.357.940
Effect of exchange rate changes on cash and cash equivalents		36.711.129	1.681.107
Net increase (decrease) in cash and cash equivalents		-122.870.652	17.039.047
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	240.913.804	91.143.449
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	118.043.152	108.182.496

