



KAMUYU AYDINLATMA PLATFORMU

TORUNLAR 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	1.000 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	5	337.660	738.885
Trade Receivables	8	110.390	115.683
Trade Receivables Due From Related Parties		20.095	22.501
Trade Receivables Due From Unrelated Parties		90.295	93.182
Other Receivables		452	124
Other Receivables Due From Unrelated Parties		452	124
Inventories	10	905.059	1.105.159
Prepayments	7	19.425	18.715
Other current assets		10.180	12.071
SUB-TOTAL		1.383.166	1.990.637
Total current assets		1.383.166	1.990.637
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates		484	484
Trade Receivables	8	1.472	2.003
Trade Receivables Due From Unrelated Parties		1.472	2.003
Other Receivables		2.711	9.290
Other Receivables Due From Unrelated Parties		2.711	9.290
Investments accounted for using equity method	3	383.984	394.174
Investment property	9	11.434.917	11.290.632
Property, plant and equipment		22.846	22.375
Intangible assets and goodwill		709	652
Other intangible assets		709	652
Prepayments	7	970	3.842
Total non-current assets		11.848.093	11.723.452
Total assets		13.231.259	13.714.089
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	508.097	163.233
Current Portion of Non-current Borrowings	6	1.473.823	1.788.539
Trade Payables	8	101.381	126.849
Trade Payables to Related Parties		52.491	54.540
Trade Payables to Unrelated Parties		48.890	72.309
Employee Benefit Obligations		1.538	1.524
Other Payables		84.138	21.946
Other Payables to Related Parties		57.330	0
Other Payables to Unrelated Parties		26.808	21.946
Deferred Income Other Than Contract Liabilities	7	74.184	81.729
Current provisions		18.690	14.578
Other current provisions		18.690	14.578
Other Current Liabilities	7	3.066	5.916
SUB-TOTAL		2.264.917	2.204.314
Total current liabilities		2.264.917	2.204.314
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	2.930.084	3.029.817
Non-current provisions		1.009	1.009
Non-current provisions for employee benefits		1.009	1.009
Other non-current liabilities		0	3
Total non-current liabilities		2.931.093	3.030.829
Total liabilities		5.196.010	5.235.143
EQUITY			
Equity attributable to owners of parent		8.035.249	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		74.421	74.255
Prior Years' Profits or Losses		7.383.462	6.517.966

Current Period Net Profit Or Loss		-442.574	865.662
Total equity		8.035.249	8.478.946
Total Liabilities and Equity		13.231.259	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 - 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	13	774.521	689.525	325.695	257.101
Cost of sales	13	-330.478	-214.430	-125.546	-89.493
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		444.043	475.095	200.149	167.608
GROSS PROFIT (LOSS)		444.043	475.095	200.149	167.608
General Administrative Expenses	14	-23.199	-44.241	-9.274	-14.845
Marketing Expenses	14	-25.102	-2.675	-3.424	-1.035
Other Income from Operating Activities		5.274	17.165	2.118	12.618
Other Expenses from Operating Activities		-4.486	-4.790	-907	-45
PROFIT (LOSS) FROM OPERATING ACTIVITIES		396.530	440.554	188.662	164.301
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	25.008	30.705	12.307	10.253
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		421.538	471.259	200.969	174.554
Finance income	15	31.244	29.442	7.966	7.811
Finance costs	15	-895.356	-562.312	-383.702	-46.355
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-442.574	-61.611	-174.767	136.010
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-442.574	-61.611	-174.767	136.010
PROFIT (LOSS)		-442.574	-61.611	-174.767	136.010
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-442.574	-61.611	-174.767	136.010
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 (Kayıp)/Kazanç</i>	16	-0,44000000	-0,06000000	-0,17000000	0,14000000
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)		-442.574	-61.611	-174.767	136.010
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-442.574	-61.611	-174.767	136.010

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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)		-442.574	-61.611
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense		707	305
Adjustments for provisions	8	319	11.616
Adjustments for Interest (Income) Expenses	15	391.761	304.656
Adjustments for unrealised foreign exchange losses (gains)		521.045	63.914
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	3	-25.008	-30.705
Adjustments for losses (gains) on disposal of non-current assets		-4.369	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-4.369	0
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		5.544	62.584
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		6.251	0
Adjustments for decrease (increase) in inventories		200.100	44.902
Decrease (Increase) in Prepaid Expenses		2.162	3.488
Adjustments for increase (decrease) in trade accounts payable		-25.468	-17.176
Adjustments for increase (decrease) in other operating payables		62.192	-145.326
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-7.545	-16.859
Other Adjustments for Other Increase (Decrease) in Working Capital		6.403	507
Decrease (Increase) in Other Assets Related with Operations		6.403	507
Cash Flows from (used in) Operations			
		691.520	220.295
Payments Related with Provisions for Employee Benefits		-39	-265
Other inflows (outflows) of cash		0	3.294
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
		-107.076	-14.977
Cash Outflows from Purchase of Additional Shares of Subsidiaries		0	-375
Proceeds from sales of property, plant, equipment and intangible assets		0	5.754
Purchase of Property, Plant, Equipment and Intangible Assets		-1.235	0
Cash Inflows from Sale of Investment Property		7.769	6.384
Cash Outflows from Acquisition of Investment Property	9	-147.685	-55.888
Dividends received	3	34.075	29.148
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
		-989.942	398.246
Proceeds from borrowings		1.871.117	3.431.370
Repayments of borrowings		-2.300.074	-2.814.321
Interest paid		-593.379	-248.537
Interest Received		32.394	29.734
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
		-405.537	606.593
Effect of exchange rate changes on cash and cash equivalents		8.701	13.859
Net increase (decrease) in cash and cash equivalents	5	-396.836	620.452
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	336.510	823.136

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)									-61.611	-61.611	-61.611
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										-1.369	-1.369
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	-4.707	25.770				74.255	6.517.966	-61.611	7.551.673	7.551.673
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							166	865.496	-865.662	0	0
Total Comprehensive Income (Loss)									-442.574	-442.574	-442.574
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 - 30.09.2019

Current Period
01.01.2020 - 30.09.2020

