



KAMUYU AYDINLATMA PLATFORMU

AVRASYA 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	176.841	10.150
Financial Investments	5	30.909.350	37.496.364
Trade Receivables		2.812.198	446.136
Trade Receivables Due From Related Parties	6-24	2.698.356	413.148
Trade Receivables Due From Unrelated Parties	6	113.842	32.988
Other Receivables		184.512	5.052.370
Other Receivables Due From Related Parties	7-24	177.782	7.054
Other Receivables Due From Unrelated Parties	7	6.730	5.045.316
Prepayments	8	116.336	63.936
Current Tax Assets	7	31.718	93.951
SUB-TOTAL		34.230.955	43.162.907
Total current assets		34.230.955	43.162.907
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	10	36.420.828	14.500.993
Other Receivables	7	2.640	0
Investment property	11	146.369.167	131.654.167
Property, plant and equipment	12	4.077.654	4.290.439
Intangible assets and goodwill	13	45	145
Prepayments	8	0	0
Total non-current assets		186.870.334	150.445.744
Total assets		221.101.289	193.608.651
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	9	0	301.877
Trade Payables		188.103	120.390
Trade Payables to Related Parties	6-24	31.344	71.109
Trade Payables to Unrelated Parties	6	156.759	49.281
Employee Benefit Obligations	15	14.080	21.796
Other Payables		82.480	268.362
Other Payables to Related Parties	7-24	0	0
Other Payables to Unrelated Parties	7	82.480	268.362
Contract Liabilities	8-24	0	68.500
Current provisions	14	183.089	163.129
Current provisions for employee benefits	14	56.934	36.974
Other current provisions	14	126.155	126.155
SUB-TOTAL		467.752	944.054
Total current liabilities		467.752	944.054
NON-CURRENT LIABILITIES			
Long Term Borrowings	9	0	0
Other Payables		90.000	0
Other Payables to Related Parties	8-24	0	0
Other Payables to Unrelated parties		90.000	0
Non-current provisions		99.418	36.184
Non-current provisions for employee benefits	16	99.418	36.184
Total non-current liabilities		189.418	36.184
Total liabilities		657.170	980.238
EQUITY			
Equity attributable to owners of parent		220.444.119	192.628.413
Issued capital	17	72.000.000	72.000.000
Share Premium (Discount)		8.485.793	8.485.793
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		286.829	330.713
Gains (Losses) on Revaluation and Remeasurement		286.829	330.713
Increases (Decreases) on Revaluation of Property, Plant and Equipment		268.883	268.883
Gains (Losses) on Remeasurements of Defined Benefit Plans		17.946	61.830

Restricted Reserves Appropriated From Profits	17	2,497.919	1,519.822
Prior Years' Profits or Losses		109,313.988	76,788.972
Current Period Net Profit Or Loss		27,859.590	33,503.113
Total equity		220,444.119	192,628.413
Total Liabilities and Equity		221,101.289	193,608.651

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	18	5.176.368	6.532.662	2.188.536	2.230.988
Cost of sales	18	-135.034	-158.967	0	-29.712
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		5.041.334	6.373.695	2.188.536	2.201.276
GROSS PROFIT (LOSS)		5.041.334	6.373.695	2.188.536	2.201.276
General Administrative Expenses	19	-2.435.776	-1.944.815	-1.024.968	-764.532
Marketing Expenses	19	-131.104	-13.886	-4.766	-4.665
Other Income from Operating Activities	20	28.508.202	18.613.897	5.265.232	8.562.152
Other Expenses from Operating Activities	20	-3.116.115	-973.139	161.353	-248.259
PROFIT (LOSS) FROM OPERATING ACTIVITIES		27.866.541	22.055.752	6.585.387	9.745.972
Investment Activity Income		0	0	0	0
Investment Activity Expenses		0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		27.866.541	22.055.752	6.585.387	9.745.972
Finance costs	21	-6.951	-536.577	0	-79.727
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		27.859.590	21.519.175	6.585.387	9.666.245
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	23	0	0	0	0
Deferred Tax (Expense) Income	23	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		27.859.590	21.519.175	6.585.387	9.666.245
PROFIT (LOSS)		27.859.590	21.519.175	6.585.387	9.666.245
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		27.859.590	21.519.175	6.585.387	9.666.245
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	0,38700000	0,29900000	0,09200000	0,13400000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-43.884	48.066	-47.344	59.616
Gains (Losses) on Remeasurements of Defined Benefit Plans		-43.884	48.066	-47.344	59.616
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-43.884	48.066	-47.344	59.616
TOTAL COMPREHENSIVE INCOME (LOSS)		27.815.706	21.567.241	6.538.043	9.725.861
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		27.815.706	21.567.241	6.538.043	9.725.861

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)		27.859.590	21.519.175
Profit (Loss) from Continuing Operations		27.859.590	21.519.175
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	12	220.766	224.665
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-12.058.676	-8.671.392
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		35.000	464.788
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Other Financial Assets or Investments	5	-12.093.676	-9.136.180
Adjustments for provisions		39.310	-32.407
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	39.310	-12.607
Adjustments for (Reversal of) Other Provisions	14	0	-19.800
Adjustments for Interest (Income) Expenses		-1.671.644	-3.663.124
Adjustments for Interest Income	20	-1.640.104	-4.174.506
Adjustments for interest expense	20	6.951	536.577
Deferred Financial Expense from Credit Purchases		-4.896	-13.441
Unearned Financial Income from Credit Sales		-33.595	-11.754
Adjustments for fair value losses (gains)		-14.715.000	-3.686.667
Adjustments for Fair Value Losses (Gains) of Investment Property		-14.715.000	-3.686.667
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	6	-2.367.467	-424.133
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-2.251.613	-437.654
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-115.854	13.521
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	4.865.218	-844.595
Decrease (Increase) in Other Related Party Receivables Related with Operations		-170.728	72.734
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		5.035.946	-917.329
Decrease (Increase) in Prepaid Expenses	8	-52.400	4.159.093
Adjustments for increase (decrease) in trade accounts payable	6	72.609	543.803
Increase (Decrease) in Trade Accounts Payables to Related Parties		-35.638	10.155
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		108.247	533.648
Increase (Decrease) in Employee Benefit Liabilities	15	-7.716	1.698
Adjustments for increase (decrease) in other operating payables		-95.882	-467.613
Increase (Decrease) in Other Operating Payables to Related Parties		0	-500.000
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	-95.882	32.387
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	8	-68.500	91.242
Cash Flows from (used in) Operations			
Interest paid	22	-6.951	-536.577
Interest received	20	1.640.104	4.174.506
Income taxes refund (paid)	7	62.233	-1.133
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses	10	-21.919.835	0
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	18.680.690	2.347.247
Purchase of Property, Plant, Equipment and Intangible Assets		-7.881	-1.660
Purchase of property, plant and equipment	12	-7.881	-1.660
Purchase of intangible assets	13	0	0

Cash Outflows from Acquisition of Investment Property	11		0	-8.513.333
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			-301.877	-6.215.556
Proceeds from borrowings			0	0
Proceeds from Loans			0	0
Repayments of borrowings			-301.877	-6.215.556
Loan Repayments	9		-301.877	-6.215.556
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			166.691	3.239
Net increase (decrease) in cash and cash equivalents			166.691	3.239
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4		10.150	8.796
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4		176.841	12.035

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	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	
Increases (Decreases) on Revaluation of Property, Plant and Equipment			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	72.000.000	8.485.793		268.883	21.312				1.302.448	68.345.198	8.661.148	159.084.782	159.084.782
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								217.374	8.443.774	-8.661.148	0	0	0
Total Comprehensive Income (Loss)					48.066						21.519.175	-21.567.241	21.567.241
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	72.000.000	8.485.793		268.883	69.378				1.519.822	76.788.972	21.519.175	180.652.023	180.652.023
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	72.000.000	8.485.793		268.883	61.830				1.519.822	76.788.972	33.503.113	192.628.413	192.628.413
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								978.097	32.525.016	-33.503.113	0	0	0
Total Comprehensive Income (Loss)					-43.884						27.859.590	-27.815.706	27.815.706
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 - 30.09.2019

