



KAMUYU AYDINLATMA PLATFORMU

AKİŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2021 - 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	207.884.457	136.990.130
Financial Investments	5	10.625.221	8.403.983
Trade Receivables		45.901.649	63.952.909
Trade Receivables Due From Related Parties	7,22	657.175	12.474
Trade Receivables Due From Unrelated Parties	7	45.244.474	63.940.435
Other Receivables	8	2.938.387	1.472.456
Other Receivables Due From Unrelated Parties		2.938.387	1.472.456
Derivative Financial Assets	10	12.815.174	18.517.207
Derivative Financial Assets Held for Trading		7.493.318	18.517.207
Derivative Financial Assets Held for Hedging		5.321.856	0
Inventories Work-in Progress	12	37.069.000	397.604.468
Prepayments	9	12.455.593	6.698.859
Other current assets		154.204	22.043
SUB-TOTAL		329.843.685	633.662.055
Total current assets		329.843.685	633.662.055
NON-CURRENT ASSETS			
Other Receivables		19.046.595	16.187.911
Other Receivables Due From Related Parties	22	18.033.870	15.103.118
Other Receivables Due From Unrelated Parties	8	1.012.725	1.084.793
Derivative Financial Assets	10	8.566.845	1.649.554
Derivative Financial Assets Held for Trading		0	1.649.554
Derivative Financial Assets Held for Hedging		8.566.845	0
Investments accounted for using equity method	13	121.275.899	112.547.450
Investment property	11	5.737.180.487	5.272.407.000
Property, plant and equipment		25.516.464	26.920.472
Intangible assets and goodwill		3.972.662	4.383.339
Other intangible assets		3.972.662	4.383.339
Prepayments	9	41.044.120	26.822.743
Other Non-current Assets	14	2.659.617	2.073.683
Total non-current assets		5.959.262.689	5.462.992.152
Total assets		6.289.106.374	6.096.654.207
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	173.264.571	436.390.089
Current Portion of Non-current Borrowings	6	435.464.963	323.455.636
Trade Payables		21.757.115	7.956.412
Trade Payables to Related Parties	7,22	8.091.636	5.396.788
Trade Payables to Unrelated Parties	7	13.665.479	2.559.624
Employee Benefit Obligations		1.709.344	1.481.208
Other Payables		266.314.235	2.179.901
Other Payables to Related Parties	22	265.776.731	0
Other Payables to Unrelated Parties	8	537.504	2.179.901
Derivative Financial Liabilities	10	10.352.384	21.875.881
Derivative Financial Liabilities Held for trading		8.206.972	15.160.681
Derivative Financial Liabilities Held for Hedging		2.145.412	6.715.200
Deferred Income Other Than Contract Liabilities	9	5.647.784	4.030.346
Current provisions	15	10.403.092	7.800.912
Current provisions for employee benefits		437.649	339.161
Other current provisions		9.965.443	7.461.751
SUB-TOTAL		924.913.488	805.170.385
Total current liabilities		924.913.488	805.170.385
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	1.734.812.079	1.675.979.854
Trade Payables		4.519.321	4.734.096
Trade Payables To Unrelated Parties	7	4.519.321	4.734.096
Deferred Income Other Than Contract Liabilities	9	1.822.806	2.925.230
Non-current provisions		686.402	630.664

Non-current provisions for employee benefits		686.402	630.664
Total non-current liabilities		1.741.840.608	1.684.269.844
Total liabilities		2.666.754.096	2.489.440.229
EQUITY			
Equity attributable to owners of parent		3.622.352.278	3.607.213.978
Issued capital		805.000.000	554.699.850
Inflation Adjustments on Capital		121.877.344	121.877.344
Balancing Account for Merger Capital		870.289.152	870.289.152
Treasury Shares (-)		-10.278.607	-219.131
Share Premium (Discount)		50.873.176	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		-1.133.076	-1.025.675
Gains (Losses) on Revaluation and Remeasurement		-1.714	-121.224
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.714	-121.224
Share of Other Comprehensive Income of Investments Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-1.131.362	-904.451
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		18.224.931	-6.620.992
Exchange Differences on Translation		22.558.210	15.768.639
Gains (Losses) on Hedge		-4.333.279	-22.389.631
Gains (Losses) on Cash Flow Hedges		-4.333.279	-22.389.631
Restricted Reserves Appropriated From Profits		122.379.253	112.319.777
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		1.844.534.148	2.313.038.012
Current Period Net Profit Or Loss		-250.001.683	-458.444.388
Total equity		3.622.352.278	3.607.213.978
Total Liabilities and Equity		6.289.106.374	6.096.654.207

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	16	256.154.477	206.572.641	118.116.971	79.205.177
Cost of sales	16	-58.487.862	-68.744.606	-22.161.847	-18.388.192
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		197.666.615	137.828.035	95.955.124	60.816.985
GROSS PROFIT (LOSS)		197.666.615	137.828.035	95.955.124	60.816.985
General Administrative Expenses	17	-20.502.294	-17.033.736	-6.760.881	-4.643.817
Marketing Expenses	17	-832.200	-889.789	-131.514	-258.060
Other Income from Operating Activities	18	18.946.295	30.845.028	3.154.158	9.178.741
Other Expenses from Operating Activities	18	-15.382.593	-25.611.939	-4.088.235	-8.643.365
PROFIT (LOSS) FROM OPERATING ACTIVITIES		179.895.823	125.137.599	88.128.652	56.450.484
Investment Activity Income	19	47.918.132	9.901	47.918.132	4.802
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-1.139.645	-3.793.113	587.997	-1.530.438
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		226.674.310	121.354.387	136.634.781	54.924.848
Finance income	20	195.016.089	125.282.075	104.713.214	34.674.502
Finance costs	20	-671.692.082	-682.097.570	-175.637.913	-311.737.977
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-250.001.683	-435.461.108	65.710.082	-222.138.627
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-250.001.683	-435.461.108	65.710.082	-222.138.627
PROFIT (LOSS)		-250.001.683	-435.461.108	65.710.082	-222.138.627
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-250.001.683	-435.461.108	65.710.082	-222.138.627
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	-0,49000000	0,08000000	-0,90000000	-0,40000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-107.401	-4.458	-289.215	-239.322
Gains (Losses) on Remeasurements of Defined Benefit Plans		119.510	-3.773	-53.182	-91.736
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-226.911	-685	-236.033	-147.586
Gains (Losses) on Remeasurements of Defined Benefit Plans of Associates and Joint Ventures Accounted for Using Equity Method		-226.911	-685	-236.033	-147.586
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		24.845.923	31.286.158	1.482.821	8.099.451
Exchange Differences on Translation		6.789.571	8.423.201	-388.987	5.877.779
Other Comprehensive Income (Loss) Related with Cash Flow Hedges	10	18.056.352	22.862.957	1.871.808	2.221.672
OTHER COMPREHENSIVE INCOME (LOSS)		24.738.522	31.281.700	1.193.606	7.860.129
TOTAL COMPREHENSIVE INCOME (LOSS)		-225.263.161	-404.179.408	66.903.688	-214.278.498
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-225.263.161	-404.179.408	66.903.688	-214.278.498

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		413.164.943	125.192.329
Profit (Loss)		-250.001.683	-435.461.108
Adjustments to Reconcile Profit (Loss)		427.802.346	551.919.364
Adjustments for depreciation and amortisation expense	3	2.350.133	2.454.268
Adjustments for Impairment Loss (Reversal of Impairment Loss)		5.834.394	4.835.317
Adjustments for provisions		2.257.069	2.187.047
Adjustments for Interest (Income) Expenses	20	110.010.329	105.902.533
Adjustments for unrealised foreign exchange losses (gains)		354.177.883	432.818.296
Adjustments for fair value losses (gains)	19	-47.913.132	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		1.139.645	3.793.113
Adjustments for undistributed profits of associates	13	1.139.645	3.793.113
Other adjustments for non-cash items		-48.975	-61.309
Other adjustments for which cash effects are investing or financing cash flow	19	-5.000	-9.901
Changes in Working Capital		250.356.892	27.645.888
Decrease (Increase) in Financial Investments		-2.221.238	-2.950.574
Adjustments for decrease (increase) in trade accounts receivable		25.064.802	19.021.891
Adjustments for decrease (increase) in inventories		-25.014.268	11.457.565
Adjustments for increase (decrease) in trade accounts payable		13.897.373	-761.418
Other Adjustments for Other Increase (Decrease) in Working Capital		238.630.223	878.424
Decrease (Increase) in Other Assets Related with Operations		-30.521.799	-12.044.163
Increase (Decrease) in Other Payables Related with Operations		269.152.022	12.922.587
Cash Flows from (used in) Operations		428.157.555	144.104.144
Income taxes refund (paid)		-14.975.220	-18.714.956
Other inflows (outflows) of cash		-17.392	-196.859
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-12.609.368	-5.314.123
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	13	-3.305.433	0
Proceeds from sales of property, plant, equipment and intangible assets		0	228.518
Purchase of Property, Plant, Equipment and Intangible Assets		-535.448	-1.201.777
Cash Inflows from Sale of Investment Property		570.000	1.009.901
Cash Outflows from Acquisition of Investment Property	11	-9.338.487	-5.350.765
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-369.626.811	-279.459.987
Proceeds from Issuing Shares or Other Equity Instruments		250.460.937	0
Proceeds from issuing shares		250.460.937	0
Payments to Acquire Entity's Shares or Other Equity Instruments		-10.059.476	-1.051.339
Proceeds from borrowings	6	405.537.215	708.534.800
Repayments of borrowings	6	-878.714.725	-842.661.045
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		18.702.358	11.641.870
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-8.418.975	-17.252.098
Interest paid	6	-156.896.778	-130.113.693
Interest Received		15.160.660	8.175.270
Other inflows (outflows) of cash	4	-5.398.027	-16.733.752
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		30.928.764	-159.581.781
Effect of exchange rate changes on cash and cash equivalents		34.567.536	36.711.129
Net increase (decrease) in cash and cash equivalents		65.496.300	-122.870.652
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	110.617.974	240.913.804
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	176.114.274	118.043.152

