



KAMUYU AYDINLATMA PLATFORMU

AKİŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2021 - 3. 3 Monthly Notification

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	211.580.738	139.316.960
Financial Investments	5	10.625.221	8.403.983
Trade Receivables		51.214.018	68.095.015
Trade Receivables Due From Related Parties	7,22	84.225	138
Trade Receivables Due From Unrelated Parties	7	51.129.793	68.094.877
Other Receivables		6.261.776	3.512.738
Other Receivables Due From Unrelated Parties	8	6.261.776	3.512.738
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	12	331.613	312.405
Inventories Work-in Progress	12	105.515.034	466.030.710
Prepayments	9	13.506.338	7.352.377
Other current assets		773.970	275.211
SUB-TOTAL		412.623.882	711.816.606
Total current assets		412.623.882	711.816.606
NON-CURRENT ASSETS			
Other Receivables		19.686.966	16.766.272
Other Receivables Due From Related Parties	22	18.033.870	15.103.118
Other Receivables Due From Unrelated Parties	8	1.653.096	1.663.154
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	42.549.904	34.484.785
Investment property	11	5.742.003.352	5.276.965.741
Property, plant and equipment		26.296.513	27.991.675
Intangible assets and goodwill		4.795.864	5.304.042
Goodwill		707.175	707.175
Other intangible assets		4.088.689	4.596.867
Prepayments	9	41.052.606	26.889.087
Deferred Tax Asset		568.463	524.115
Other Non-current Assets	14	3.082.784	2.485.654
Total non-current assets		5.888.603.297	5.393.060.925
Total assets		6.301.227.179	6.104.877.531
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		26.870.370	10.875.726
Trade Payables to Related Parties	7,22	8.675.954	3.551.691
Trade Payables to Unrelated Parties	7	18.194.416	7.324.035
Employee Benefit Obligations		2.190.796	1.668.515
Other Payables		269.078.265	3.728.552
Other Payables to Related Parties	22	265.776.731	0
Other Payables to Unrelated Parties	8	3.301.534	3.728.552
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	5.934.521	4.845.313
Current tax liabilities, current		200.177	62.243
Current provisions	15	12.094.037	9.269.328
Current provisions for employee benefits		878.525	768.616
Other current provisions		11.215.512	8.500.712
SUB-TOTAL		935.450.084	812.171.283
Total current liabilities		935.450.084	812.171.283
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	1.734.812.079	1.675.979.854

Trade Payables		4,524.321	4,739.096
Trade Payables To Unrelated Parties	7	4,524.321	4,739.096
Deferred Income Other Than Contract Liabilities	9	1,822.806	2,925.230
Non-current provisions		2,265.611	1,848.090
Non-current provisions for employee benefits		2,265.611	1,848.090
Total non-current liabilities		1,743,424.817	1,685,492.270
Total liabilities		2,678,874.901	2,497,663.553
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		-1,133.076	-1,025.675
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1,133.076	-1,025.675
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		6,301,227.179	6,104,877.531

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	266.072.045	216.327.558	123.680.952	81.284.523
Cost of sales	16	-65.669.556	-76.995.139	-25.483.516	-20.654.231
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		200.402.489	139.332.419	98.197.436	60.630.292
GROSS PROFIT (LOSS)		200.402.489	139.332.419	98.197.436	60.630.292
General Administrative Expenses	17	-22.641.761	-19.819.090	-7.521.119	-5.259.933
Marketing Expenses	17	-1.801.485	-1.974.216	-673.236	-521.952
Other Income from Operating Activities	18	20.767.758	31.536.693	3.687.851	9.515.284
Other Expenses from Operating Activities	18	-16.671.870	-26.768.087	-4.510.730	-9.043.980
PROFIT (LOSS) FROM OPERATING ACTIVITIES		180.055.131	122.307.719	89.180.202	55.319.711
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	-1.374.695	-1.222.053	-410.082	-531.961
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		226.598.568	121.095.567	136.688.252	54.792.552
Finance income	20	195.582.413	125.835.799	104.935.819	34.892.300
Finance costs	20	-671.848.706	-682.221.391	-175.731.752	-311.764.282
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-249.667.725	-435.290.025	65.892.319	-222.079.430
Tax (Expense) Income, Continuing Operations		-333.958	-171.083	-182.237	-59.197
Current Period Tax (Expense) Income		-378.306	-263.381	-186.767	-73.752
Deferred Tax (Expense) Income		44.348	92.298	4.530	14.555
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		-107.401	-4.458	-289.215	-239.322
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	Consolidated

	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			
Profit (Loss)		-250.001.683	-435.461.108
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	3	2.753.440	2.887.236
Adjustments for Impairment Loss (Reversal of Impairment Loss)		5.834.394	4.835.317
Adjustments for provisions		3.250.114	2.843.740
Adjustments for Interest (Income) Expenses	20	109.749.297	105.884.709
Adjustments for unrealised foreign exchange losses (gains)		353.329.032	431.833.549
Adjustments for fair value losses (gains)	19	-47.913.132	
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		1.374.695	1.222.053
Adjustments for undistributed profits of associates	13	1.374.695	1.222.053
Adjustments for Tax (Income) Expenses		333.958	171.083
Other adjustments for non-cash items		-278.835	-58.672
Other adjustments for which cash effects are investing or financing cash flow	19	-5.000	-9.901
Changes in Working Capital			
Decrease (Increase) in Financial Investments		-2.221.238	-2.950.574
Adjustments for decrease (increase) in trade accounts receivable		24.377.910	20.287.821
Adjustments for decrease (increase) in inventories		-25.053.268	11.779.565
Adjustments for increase (decrease) in trade accounts payable		16.008.086	-176.111
Other Adjustments for Other Increase (Decrease) in Working Capital		241.182.623	4.400.475
Decrease (Increase) in Other Assets Related with Operations		-35.617.025	-13.854.810
Increase (Decrease) in Other Payables Related with Operations		276.799.648	18.255.285
Cash Flows from (used in) Operations			
Income taxes refund (paid)		-21.520.142	-24.136.716
Other inflows (outflows) of cash		-433.609	-446.073
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets			228.518
Purchase of Property, Plant, Equipment and Intangible Assets		-550.100	-1.934.344
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			
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		-8.418.976	-17.252.098
Interest paid	6	-156.896.778	-130.113.693
Interest Received		15.488.963	8.287.507
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			
Effect of exchange rate changes on cash and cash equivalents		34.716.205	37.123.209
Net increase (decrease) in cash and cash equivalents		66.865.751	-125.364.838
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	112.944.804	246.302.394
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	179.810.555	120.937.556

