

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

INDIVIDUAL BALANCE SHEET AS AT 31 MARCH 2014

(Amounts are expressed in Turkish Lira ("TL") unless otherwise stated.)

ASSETS	Notes	<i>Not Reviewed</i>	<i>Not Audited</i>
		31 March 2014	31 December 2013
CURRENT ASSETS		7,672,047	4,134,283
Cash and cash equivalents	4	917,042	409,421
Trade receivables	6	6,239,276	3,605,450
- Trade receivables from third parties	6	6,239,276	3,605,450
Other receivables	7	1,805	1,805
- Other receivables from third parties	7	1,805	1,805
Prepaid expenses	16	426,984	32,236
Other current assets	17	86,940	85,371
NON-CURRENT ASSETS		916,516,138	910,590,191
Financial investments			
- Subsidiaries	8	150,591,152	147,945,964
Other receivables	8	150,591,152	147,945,964
- Other receivables from third parties	7	137,112	73,593
Investment property	7	137,112	73,593
Property and equipment	9	741,269,067	737,445,000
Intangible assets	10	53,511	36,540
- Other intangible assets	11	5,635	6,541
Prepaid expenses	11	5,635	6,541
Deferred tax assets	16	161,810	853,663
Other non-current assets	17	24,297,851	24,228,890
TOTAL ASSETS		924,188,185	914,724,474

The accompanying notes form an integral part of these individual financial statements.

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

INDIVIDUAL BALANCE SHEET AS AT 31 MARCH 2014

(Amounts are expressed in Turkish Lira ("TL") unless otherwise stated.)

LIABILITIES	Notes	<i>Not Reviewed</i>	<i>Not Audited</i>
		31 March 2014	31 December 2013
CURRENT LIABILITIES		85,223,417	78,695,344
Short term financial liabilities	5	22,256,417	8,504,390
Short term portion of long term financial liabilities	5	59,294,807	65,442,657
Trade payables	6	3,005,686	3,962,599
- Trade payables to related parties	6	769,091	751,010
- Other trade payables to third parties	6	2,236,595	3,211,589
Other payables	7	6,109	16,161
- Other payables to third parties	7	6,109	16,161
Short term provisions	15	214,983	234,954
- Short term provisions for employee benefits	15	214,983	234,954
Other current liabilities	17	445,415	534,583
NON-CURRENT LIABILITIES		220,993,972	211,248,766
Long term financial liabilities	5	217,308,961	207,700,694
Long term provisions	15	60,499	48,512
- Long term provisions for employee benefits	15	60,499	48,512
Other non-current liabilities	17	3,624,512	3,499,560
EQUITY	18	617,970,796	624,780,364
Paid in capital		184,000,000	184,000,000
Adjustment to share capital		317,344	317,344
Share premiums		58,880,000	58,880,000
Restricted reserves allocated from profit		4,147	4,147
Retained earnings		381,578,873	338,686,361
Net (loss)/profit for the period		(6,809,568)	42,892,512
TOTAL EQUITY AND LIABILITIES		924,188,185	914,724,474

The accompanying notes form an integral part of these individual financial statements.

Convenience Translation to English of Individual Financial Statements Originally Issued in Turkish
AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
INDIVIDUAL STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2014
(Amounts are expressed in Turkish Lira ("TL") unless otherwise stated)

		Not reviewed 1 January - 31 March 2014	Not reviewed 1 January - 31 March 2013
	Notes		
PROFIT OR LOSS			
Revenue	19	5,299,763	4,552,614
Cost of sales	19	(674,533)	(701,151)
GROSS PROFIT		4,625,230	3,851,463
General administrative expenses	20	(748,117)	(1,002,878)
Other operating income	21	17,280	26,159
Other operating expenses	21	(83,773)	(18,573)
OPERATING PROFIT		3,810,620	2,856,171
Financial income	22	--	2,584,854
Financial expenses	23	(10,620,188)	(2,437,388)
(LOSS)/PROFIT BEFORE TAX		(6,809,568)	3,003,637
Current tax income/(expense)		--	--
NET (LOSS)/PROFIT FOR THE PERIOD		(6,809,568)	3,003,637
Earnings per share (Full TL)	25	(0.04)	0.02
(LOSS)/PROFIT FOR THE PERIOD		(6,809,568)	3,003,637
OTHER COMPREHENSIVE LOSS			
Items to be reclassified to profit or loss		--	--
Change in currency translation differences		--	--
TOTAL COMPREHENSIVE (LOSS)/INCOME		(6,809,568)	3,003,637
Attribution of total comprehensive (loss)/income:			
Non-controlling interest		--	--
Attributable to equity holders of the parent		(6,809,568)	3,003,637

The accompanying notes form an integral part of these individual financial statements.

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

INDIVIDUAL STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FOR THE PERIOD ENDED 31 MARCH 2014

(Amounts are expressed in Turkish Lira ("TL") unless otherwise stated.)

				Other comprehensive income items to be reclassified to profit or loss	Retained earnings	Net (loss)/profit for the period	Total Equity
	Paid in Capital	Adjustment to share capital	Share premiums	Restricted reserves allocated from profit	Retained earnings		
Balance as at 1 January 2013	184,000,000	317,344	58,880,000	4,147	305,681,655	33,004,706	581,887,852
Transfers	--	--	--	--	33,004,706	(33,004,706)	--
Total comprehensive income	--	--	--	--	--	3,003,637	3,003,637
Balance as at 31 March 2013	184,000,000	317,344	58,880,000	4,147	338,686,361	3,003,637	584,891,489
Balance as at 1 January 2014	184,000,000	317,344	58,880,000	4,147	338,686,361	42,892,512	624,780,364
Transfers	--	--	--	--	42,892,512	(42,892,512)	--
Total comprehensive (loss)	--	--	--	--	--	(6,809,568)	(6,809,568)
Balance as at 31 March 2014	184,000,000	317,344	58,880,000	4,147	381,578,873	(6,809,568)	617,970,796

The accompanying notes form an integral part of these individual financial statements.

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

INDIVIDUAL STATEMENT OF CASH FLOWS

FOR THE PERIOD ENDED 31 MARCH 2014

(Amounts are expressed in Turkish Lira ("TL") unless otherwise stated.)

	<i>Notes</i>	<i>Not reviewed</i> 31 March 2014	<i>Not reviewed</i> 31 March 2013
A. Cash flows from operating activities			
Net profit for the period		(6,809,568)	3,003,637
Adjustments to reconcile profit to cash provided by operating activities:			
Adjustments for depreciation and amortization expense	10,11	4,806	15,609
Adjustments for change in provisions for employee termination benefits and unused vacation	15	(7,984)	12,205
Adjustments for change in other provisions		(1,449,063)	(579,673)
Adjustments for interest income and expense	22,23	4,025,191	2,437,388
Adjustments for foreign currency exchange differences		5,976,961	(3,808,570)
Adjustments for rent expense accrual	17	35,784	(16,016)
		1,776,127	1,064,580
Net working capital changes in:			
Trade receivables		(2,633,826)	76,376
Other receivables from operating activities		(63,519)	(32,313)
Change in other current and noncurrent assets		226,575	(1,880,917)
Trade payables		482,098	277,873
Other payables from operating activities		--	22,923
Cash provided from operating activities		(212,545)	(471,478)
Severance indemnity and vacation liability paid		--	(11,086)
Net cash provided from operating activities		(212,545)	(482,564)
B. Cash flows from investing activities			
Capital increase of subsidiary	8	(2,645,188)	(891,936)
Cash outflow from acquisition of property, equipment and intangible assets	10,11	(20,870)	(6,567)
Acquisition of investment property	9	(3,824,067)	(3,683,094)
Net cash used in investment activities		(6,490,125)	(4,581,597)
C. Cash flows from financing activities			
Proceeds from issuance of financial liabilities		47,059,400	15,334,024
Repayment of financial liabilities		(35,823,918)	(8,346,999)
Interest paid		(4,025,191)	(2,437,388)
Net cash provided by financing activities		7,210,291	4,549,637
Net (decrease)/increase in cash and cash equivalents		507,621	(514,524)
Cash and cash equivalents at the beginning of the period		409,421	768,460
Cash and cash equivalents at the end of the period	4	917,042	253,936

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