

**AKFEN GAYRİMENKUL YATIRIM  
ORTAKLIĞI ANONİM ŞİRKETİ**

**CONVENIENCE TRANSLATION TO ENGLISH OF  
STANDALONE FINANCIAL STATEMENTS  
AS AT AND FOR THE PERIOD ENDED 30 SEPTEMBER 2015  
(ORIGINALLY ISSUED IN TURKISH)**

CONVENIENCE TRANSLATION TO ENGLISH OF STANDALONE FINANCIAL  
STATEMENTS ORIGINALLY ISSUED IN TURKISH

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

STANDALONE FINANCIAL POSITION AS AT 30 SEPTEMBER 2015

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

ASSETS	Notes	<i>Not reviewed</i>	<i>Audited</i>
		30 September 2015	31 December 2014
<b>CURRENT ASSETS</b>		<b>38,736,091</b>	<b>4,320,117</b>
Cash and cash equivalents	4	28,559,740	232,262
Trade receivables	6	8,907,724	3,934,495
- <i>Due from third parties</i>	6	8,907,724	3,934,495
Prepaid expenses	16	884,114	62,455
Other current assets	17	384,513	90,905
<b>NON-CURRENT ASSETS</b>		<b>911,316,915</b>	<b>894,577,549</b>
Financial investments	8	156,154,435	156,154,435
- <i>Subsidiaries</i>	8	156,154,435	156,154,435
Other receivables	7	103,074	101,737
- <i>Due from third parties</i>	7	103,074	101,737
Investment property	9	728,384,300	716,292,000
Property and equipment	10	36,347	44,149
Intangible assets	11	17,997	4,267
- <i>Other intangible assets</i>	11	17,997	4,267
Prepaid expenses	16	6,388,770	10,687
Other non-current assets	17	20,231,992	21,970,274
<b>TOTAL ASSETS</b>		<b>950,053,006</b>	<b>898,897,666</b>

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

CONVENIENCE TRANSLATION TO ENGLISH OF STANDALONE FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

STANDALONE FINANCIAL POSITION AS AT 30 SEPTEMBER 2015

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

<b>LIABILITIES</b>	<b>Notes</b>	<i>Not reviewed</i> <b>30 September 2015</b>	<i>Audited</i> <b>31 December 2014</b>
<b>CURRENT LIABILITIES</b>		<b>32,255,061</b>	<b>99,630,961</b>
Short term financial liabilities	5	-	31,808,759
Short term portion of long term financial liabilities	5	27,718,186	65,336,695
Trade payables	6	2,230,542	953,935
- <i>Due to related parties</i>	6	874,972	721,394
- <i>Due payables to third parties</i>	6	1,355,570	232,541
Other payables	7	555,658	110,319
- <i>Due to third parties</i>	7	555,658	110,319
Short term provisions	15	320,556	230,904
- <i>Short term provisions for employee benefits</i>	15	320,556	230,904
Other current liabilities	17	1,430,119	1,190,349
<b>NON-CURRENT LIABILITIES</b>		<b>377,018,559</b>	<b>189,778,078</b>
Long term financial liabilities	5	373,430,913	186,486,522
Long term provisions	15	71,398	59,832
- <i>Long term provisions for employee benefits</i>	15	71,398	59,832
Other non-current liabilities	17	3,516,248	3,231,724
<b>EQUITY</b>	<b>18</b>	<b>540,779,386</b>	<b>609,488,627</b>
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		366,287,136	381,578,873
Net loss for the period		(68,709,241)	(15,291,737)
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>950,053,006</b>	<b>898,897,666</b>

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

**CONVENIENCE TRANSLATION TO ENGLISH OF STANDALONE FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH**

**AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**

**STANDALONE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2015**

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

	<i>Notes</i>	<i>Not reviewed 1 January - 30 September 2015</i>	<i>Not reviewed 1 July - 30 September 2015</i>	<i>Not reviewed 1 January - 30 September 2014</i>	<i>Not reviewed 1 July - 30 September 2014</i>
<b>PROFIT OR LOSS</b>					
Revenue	19	19,510,208	7,803,234	19,263,172	6,712,800
Cost of sales	19	(2,358,917)	(816,824)	(2,068,024)	(696,568)
<b>GROSS PROFIT</b>		<b>17,151,291</b>	<b>6,986,410</b>	<b>17,195,148</b>	<b>6,016,232</b>
General administrative expenses	20	(2,570,979)	(784,960)	(2,272,588)	(590,070)
Other operating income	21	106,322	-	134,380	20,517
Other operating expenses	21	(54,094)	(12,822)	(133,410)	(14,998)
<b>OPERATING PROFIT</b>		<b>14,632,540</b>	<b>6,188,628</b>	<b>14,923,530</b>	<b>5,431,681</b>
Financial income	22	79,727	57,808	10,666,043	8,584
Financial expenses	23	(83,421,508)	(53,531,030)	(18,084,317)	(3,605,410)
<b>(LOSS)/PROFIT BEFORE TAX</b>		<b>(68,709,241)</b>	<b>(47,284,594)</b>	<b>7,505,256</b>	<b>1,834,855</b>
Current tax expense		-	-	-	-
<b>NET (LOSS)/PROFIT FOR THE PERIOD</b>		<b>(68,709,241)</b>	<b>(47,284,594)</b>	<b>7,505,256</b>	<b>1,834,855</b>
(Loss)/Earnings per share (Full TL)	25	(0.37)	(0.26)	0.04	0.01
<b>(LOSS)/PROFIT FOR THE PERIOD</b>		<b>(68,709,241)</b>	<b>(47,284,594)</b>	<b>7,505,256</b>	<b>1,834,855</b>
<b>OTHER COMPREHENSIVE INCOME</b>					
Items to be reclassified to profit or loss		-	-	-	-
Change in currency translation differences		-	-	-	-
<b>TOTAL COMPREHENSIVE (LOSS)/INCOME</b>		<b>(68,709,241)</b>	<b>(47,284,594)</b>	<b>7,505,256</b>	<b>1,834,855</b>
<b>Attribution of total comprehensive (loss)/income:</b>					
Non-controlling interest		-	-	-	-
Attributable to equity holders of the parent		(68,709,241)	(47,284,594)	7,505,256	1,834,855

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

**CONVENIENCE TRANSLATION TO ENGLISH OF STANDALONE FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH  
AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**

**STANDALONE STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2015**

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

	Paid in Capital	Adjustment to share capital	Share premiums	Restricted reserves allocated from profit	Retained earnings		Equity Total
					Retained earnings	Net profit/(loss) for the period	
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 income	-	-	-	-	-	7,505,256	7,505,256
<b>Balance as at 30 September 2014</b>	<b>184,000,000</b>	<b>317,344</b>	<b>58,880,000</b>	<b>4,147</b>	<b>381,578,873</b>	<b>7,505,256</b>	<b>632,285,620</b>
Balance as at 1 January 2015	184,000,000	317,344	58,880,000	4,147	381,578,873	(15,291,737)	609,488,627
Transfers	-	-	-	-	(15,291,737)	15,291,737	-
Total comprehensive loss	-	-	-	-	-	(68,709,241)	(68,709,241)
<b>Balance as at 30 September 2015</b>	<b>184,000,000</b>	<b>317,344</b>	<b>58,880,000</b>	<b>4,147</b>	<b>366,287,136</b>	<b>(68,709,241)</b>	<b>540,779,386</b>

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

**CONVENIENCE TRANSLATION TO ENGLISH OF STANDALONE FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH**

**AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**

**STANDALONE STATEMENT OF CASH FLOWS  
FOR THE PERIOD ENDED 30 SEPTEMBER 2015**

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

<b>PROFIT OR LOSS</b>	<b>Notes</b>	<i>Not reviewed</i> <b>30 September 2015</b>	<i>Not reviewed</i> <b>30 September 2014</b>
<b>A. Cash flows from operating activities</b>			
<b>Net (loss)/profit for the period</b>		<b>(68,709,241)</b>	<b>7,505,256</b>
<i>Adjustments to reconcile (loss)/profit to cash provided by operating activities:</i>			
Adjustments for depreciation and amortization expense	<i>10, 11</i>	12,719	16,462
Adjustments for change in provisions for employee termination benefits and unused vacation	<i>15</i>	130,018	(3,048)
Adjustments for interest income and expense		17,295,631	11,489,320
Adjustments for foreign currency exchange differences		72,716,827	(4,262,217)
Adjustments for rent expense accrual		524,294	391,802
		<b>21,970,248</b>	<b>15,137,575</b>
<b>Net working capital changes in:</b>			
Trade receivables		(4,973,229)	(4,475,664)
Other receivables from operating activities		(1,337)	(71,977)
Change in other current and non-current assets		(1,891,296)	2,302,318
Trade payables		1,276,607	(2,950,186)
Other payables from operating activities		445,339	80,698
<b>Cash provided from operating activities</b>		<b>16,826,332</b>	<b>10,022,764</b>
Severance indemnity paid		(28,800)	-
<b>Net cash provided from operating activities</b>		<b>16,797,532</b>	<b>10,022,764</b>
<b>B. Cash flows from investing activities</b>			
Capital and capital in advance increase of subsidiary	<i>8</i>	-	(6,083,934)
Cash outflow from acquisition of property, equipment and intangible assets	<i>10, 11</i>	(18,647)	(25,017)
Acquisition of investment property	<i>9</i>	(12,092,300)	(5,900,656)
<b>Net cash used in investment activities</b>		<b>(12,110,947)</b>	<b>(12,009,607)</b>
<b>C. Cash flows from financing activities</b>			
Proceeds from borrowings		323,045,600	112,781,325
Repayment of financial liabilities		(278,245,303)	(98,840,540)
Interest paid		(13,840,962)	(11,489,320)
Commissions and bank charges paid for loan usage		(7,398,169)	-
Interest received		79,727	-
<b>Net cash provided by financing activities</b>		<b>23,640,893</b>	<b>2,451,465</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>28,327,478</b>	<b>464,622</b>
Cash and cash equivalents at the beginning of the period		232,262	409,421
<b>Cash and cash equivalents at the end of the period</b>	<i>4</i>	<b>28,559,740</b>	<b>874,043</b>

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