

KOÇTAŞ YAPI MARKETLERİ TİCARET A.Ş.
Financial Report
Unconsolidated
2018 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Koçtaş Yapı Marketleri Ticaret A.Ş. Genel Kurulu'na

Giriş

Koçtaş Yapı Marketleri Ticaret A.Ş.'nin ("Şirket") 30 Haziran 2018 tarihli ilişikteki özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait ilgili özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özet özkaynaklar değişim tablosunun ve özet nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem özet finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı özet finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin, tüm önemli yönleriyle TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

DRT BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.

Member of DELOITTE TOUCHE TOHMATSU LIMITED

Özkan Yıldırım, SMMM

Sorumlu Denetçi

İstanbul, 9 Ağustos 2018

Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	20	24.309	20.303
Financial Investments		0	0
Financial Assets at Fair Value Through Profit or Loss		0	0
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		83.534	66.224
Trade Receivables Due From Related Parties	4-5	4.899	7.354
Trade Receivables Due From Unrelated Parties	5	78.635	58.870
Receivables From Financial Sector Operations		0	0
Other Receivables		2.232	2.221
Other Receivables Due From Related Parties	4	1.494	1.630
Other Receivables Due From Unrelated Parties		738	591
Receivables from Ongoing Construction or Service Contracts		0	0
Derivative Financial Assets		0	0
Inventories	6	382.578	340.538
Prepayments		14.964	28.200
Prepayments to Unrelated Parties	7	14.964	28.200
Current Tax Assets	15	0	558
Other current assets		4.192	354
SUB-TOTAL		511.809	458.398
Total current assets		511.809	458.398
NON-CURRENT ASSETS			
Financial Investments		648	648
Financial Assets Available-for-Sale	17	648	648
Financial Assets at Fair Value Through Profit or Loss		0	0
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		0	0
Receivables From Financial Sector Operations		0	0
Other Receivables		224	922
Other Receivables Due From Related Parties	4	0	679
Other Receivables Due From Unrelated Parties		224	243
Receivables from Ongoing Construction or Service Contracts		0	0
Derivative Financial Assets		0	0
Property, plant and equipment	8	151.951	154.286
Vehicles		36	45
Fixtures and fittings		49.037	48.345
Leasehold Improvements		99.511	104.296
Construction in Progress		3.367	1.600
Intangible assets and goodwill		14.044	12.264
Rights Regarding Concession Arrangements		14.044	12.264
Prepayments		123	5.242
Prepayments to Unrelated Parties	7	123	5.242
Deferred Tax Asset	15	5.478	4.623
Other Non-current Assets		0	0
Total non-current assets		172.468	177.985
Total assets		684.277	636.383
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		107.421	160
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		107.421	160
Bank Loans	17	107.421	160
Current Portion of Non-current Borrowings		52.587	102.591
Current Portion of Non-current Borrowings from Related Parties		52.587	102.591
Issued Debt Instruments		52.587	102.591

Current Portion of Non-current Borrowings from Unrelated Parties		0	0
Other Financial Liabilities		0	0
Trade Payables		286.648	285.226
Trade Payables to Related Parties	4-5	25.708	27.022
Trade Payables to Unrelated Parties	5	260.940	258.204
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	10	8.212	13.116
Other Payables		3.236	7.230
Other Payables to Unrelated Parties		3.236	7.230
Payables due to Ongoing Construction or Service Contracts		0	0
Derivative Financial Liabilities		0	0
Deferred Income	7	10.182	10.233
Current provisions		4.434	6.956
Current provisions for employee benefits	10	3.250	3.082
Other current provisions	9	1.184	3.874
Other Current Liabilities		14.290	2.590
Other Current Liabilities to Unrelated Parties		14.290	2.590
SUB-TOTAL		487.010	428.102
Total current liabilities		487.010	428.102
NON-CURRENT LIABILITIES			
Long Term Borrowings		100.000	100.000
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		100.000	100.000
Issued Debt Instruments	17	100.000	100.000
Other Financial Liabilities		0	0
Trade Payables		0	0
Payables on Financial Sector Operations		0	0
Other Payables		268	174
Other Payables to Unrelated parties		268	174
Payables due to Ongoing Construction or Service Contracts		0	0
Derivative Financial Liabilities		0	0
Deferred Income		0	0
Non-current provisions		9.195	8.096
Non-current provisions for employee benefits	10	9.195	8.096
Other non-current liabilities		0	0
Total non-current liabilities		109.463	108.270
Total liabilities		596.473	536.372
EQUITY			
Equity attributable to owners of parent		87.804	100.011
Issued capital	11	29.400	29.400
Share Premium (Discount)	11	7.026	7.026
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-3.544	-3.544
Gains (Losses) on Revaluation and Remeasurement		-3.544	-3.544
Gains (Losses) on Remeasurements of Defined Benefit Plans		-3.544	-3.544
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Gains (Losses) on Hedge		0	0
Gains (Losses) on Revaluation and Reclassification		0	0
Restricted Reserves Appropriated From Profits		20.547	20.547
Legal Reserves	11	20.547	20.547
Prior Years' Profits or Losses		46.582	29.341
Current Period Net Profit Or Loss		-12.207	17.241
Total equity		87.804	100.011
Total Liabilities and Equity		684.277	636.383

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017	Current Period 3 Months 01.04.2018 - 30.06.2018	Previous Period 3 Months 01.04.2017 - 30.06.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	12	729.125	675.010		
Cost of sales	12	-462.300	-428.378		
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		266.825	246.632		
Revenue from Finance Sector Operations		0	0	0	0
Cost of Finance Sector Operations		0	0	0	0
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		266.825	246.632	0	0
General Administrative Expenses	13	-48.487	-39.120		
Marketing Expenses	13	-206.572	-181.544		
Other Income from Operating Activities		19.954	15.864		
Other Expenses from Operating Activities		-23.512	-21.393		
PROFIT (LOSS) FROM OPERATING ACTIVITIES		8.208	20.439	0	0
Investment Activity Income		529	393		
Investment Activity Expenses		-756	-1.362		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		7.981	19.470	0	0
Finance costs		-21.043	-18.948		
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-13.062	522	0	0
Tax (Expense) Income, Continuing Operations	15	855	-455	0	0
Deferred Tax (Expense) Income	15	855	-455		
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-12.207	67	0	0
PROFIT (LOSS)		-12.207	67	0	0
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-12.207	67		
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>	16	-0,04152000	0,00023000		
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	-418	0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	10	0	-523		
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	105	0	0
Taxes Relating to Share Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss	15	0	105		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Exchange Differences on Translation		0	0	0	0
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0	0	0
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income		0	0	0	0
Other Comprehensive Income (Loss) Related with Cash Flow Hedges		0	0	0	0
Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations		0	0	0	0
Change in Value of Time Value of Options		0	0	0	0

Change in Value of Forward Elements of Forward Contracts		0	0	0	0
Change in Value of Foreign Currency Basis Spreads		0	0	0	0
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	-418	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-12.207	-351	0	0
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		-12.207	-351		

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-22.559	4.325
Profit (Loss)		-12.207	67
Profit (Loss) from Continuing Operations		-12.207	67
Adjustments to Reconcile Profit (Loss)		41.898	38.207
Adjustments for depreciation and amortisation expense	14	15.742	14.546
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-100	-1.010
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	5	218	489
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	6	-318	-1.499
Adjustments for provisions		3.926	2.362
Adjustments for (Reversal of) Provisions Related with Employee Benefits	10	3.926	2.362
Adjustments for Interest (Income) Expenses		23.835	20.486
Adjustments for Interest Income		-388	-226
Adjustments for interest expense		16.543	14.715
Deferred Financial Expense from Credit Purchases		11.958	12.793
Unearned Financial Income from Credit Sales		-4.278	-6.796
Adjustments for unrealised foreign exchange losses (gains)		-1.265	399
Adjustments for fair value losses (gains)		0	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses	15	-855	455
Adjustments for losses (gains) on disposal of non-current assets		615	969
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		615	969
Changes in Working Capital		-41.935	-25.524
Adjustments for decrease (increase) in trade accounts receivable	5	-17.552	-28.634
Decrease (Increase) in Trade Accounts Receivables from Related Parties		2.455	1.046
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-20.007	-29.680
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		15.762	-1.588
Decrease (Increase) in Other Related Party Receivables Related with Operations		815	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		14.947	-1.588
Adjustments for decrease (increase) in inventories	6	-41.722	-27.902
Adjustments for increase (decrease) in trade accounts payable	5	1.422	26.822
Increase (Decrease) in Trade Accounts Payables to Related Parties		-1.314	5.721
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		2.736	21.101
Adjustments for increase (decrease) in other operating payables		155	5.778
Increase (Decrease) in Other Operating Payables to Unrelated Parties		155	5.778
Other Adjustments for Other Increase (Decrease) in Working Capital		0	0
Cash Flows from (used in) Operations		-12.244	12.750
Interest paid		-11.958	-12.793
Interest received		4.278	6.796
Payments Related with Provisions for Employee Benefits	10	-2.659	-2.434
Other inflows (outflows) of cash	5	24	6
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-15.414	-8.376
Proceeds from sales of property, plant, equipment and intangible assets		1.165	301
Proceeds from sales of property, plant and equipment		1.165	301
Purchase of Property, Plant, Equipment and Intangible Assets		-16.967	-8.903
Purchase of property, plant and equipment	8	-14.545	-7.645
Purchase of intangible assets		-2.422	-1.258
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0

Interest received		388	226
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		41.979	8.306
Payments from changes in ownership interests in subsidiaries that do not result in loss of control		0	0
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		106.000	100.000
Proceeds from Loans		106.000	
Proceeds From Issue of Debt Instruments			100.000
Repayments of borrowings		-50.004	-78.980
Loan Repayments			-78.980
Payments of Issued Debt Instruments		-50.004	
Interest paid		-14.017	-12.714
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		4.006	4.255
Net increase (decrease) in cash and cash equivalents		4.006	4.255
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		20.303	7.556
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		24.309	11.811

[illegible]

Current Period 01.01.2018 - 30.06.2018													
	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		29.400	7.026	-3.544			20.547	46.582	-12.207	87.804		87.804