

**YENİ GİMAT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2018 - 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 30.09.2018	Previous Period 31.12.2017
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	217.939.484	205.402.863
Financial Investments			5.136.226
Financial Assets Available-for-sale			5.136.226
Trade Receivables	9	11.499.444	7.752.344
Trade Receivables Due From Unrelated Parties	9	11.499.444	7.752.344
Other Receivables	10	1.423.628	1.246.610
Other Receivables Due From Unrelated Parties	10	1.423.628	1.246.610
Inventories	12	167.675	115.093
Prepayments	14	557.582	348.913
Prepayments to Unrelated Parties	14	557.582	348.913
<b>SUB-TOTAL</b>		<b>231.587.813</b>	<b>220.002.049</b>
<b>Total current assets</b>		<b>231.587.813</b>	<b>220.002.049</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	6	22.486.963	
Financial Assets Available-for-Sale	6	22.486.963	
Investment property	16	1.735.889.897	1.733.725.014
Property, plant and equipment	17	415.724	484.679
Land Improvements	17	275.968	282.810
Vehicles	17	4.562	7.300
Fixtures and fittings	17	135.194	194.569
Intangible assets and goodwill	18	30.841	23.209
Brand names	18	15.303	16.569
Computer Softwares	18	15.538	6.640
<b>Total non-current assets</b>		<b>1.758.823.425</b>	<b>1.734.232.902</b>
<b>Total assets</b>		<b>1.990.411.238</b>	<b>1.954.234.951</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	7	1.353	6.348
Current Borrowings From Related Parties	7	1.353	6.348
Other short-term borrowings	7	1.353	6.348
Trade Payables	9	4.229.427	2.485.843
Trade Payables to Unrelated Parties	9	4.229.427	2.485.843
Other Payables	10	3.876.740	3.427.454
Other Payables to Unrelated Parties	10	3.876.740	3.427.454
Deferred Income	14	1.646.930	576.073
Deferred Income from Unrelated Parties	14	1.646.930	576.073
Current provisions	20	12.052.740	10.685.478
Other current provisions	20	12.052.740	10.685.478
<b>SUB-TOTAL</b>		<b>21.807.190</b>	<b>17.181.196</b>
<b>Total current liabilities</b>		<b>21.807.190</b>	<b>17.181.196</b>
<b>NON-CURRENT LIABILITIES</b>			
Other Payables	10	4.040.622	2.130.833
Other Payables to Unrelated parties	10	4.040.622	2.130.833
Deferred Income	14	382.092	197.637
Deferred Income from Unrelated Parties	14	382.092	197.637
Non-current provisions	22	336.944	188.612
Non-current provisions for employee benefits	22	336.944	188.612
<b>Total non-current liabilities</b>		<b>4.759.658</b>	<b>2.517.082</b>
<b>Total liabilities</b>		<b>26.566.848</b>	<b>19.698.278</b>
<b>EQUITY</b>			
Equity attributable to owners of parent	25	1.963.844.390	1.934.536.673
Issued capital	25	161.280.000	107.520.000
Treasury Shares (-)	25	-15.535.394	-967.680
Restricted Reserves Appropriated From Profits	25	77.143.613	53.760.000
Prior Years' Profits or Losses		1.584.640.707	1.584.259.907
Current Period Net Profit Or Loss	34	156.315.464	189.964.446
<b>Total equity</b>		<b>1.963.844.390</b>	<b>1.934.536.673</b>

Total Liabilities and Equity		1.990.411.238	1.954.234.951
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Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	2-26	157.080.798	126.193.090	54.315.765	44.389.473
Cost of sales	26	-29.300.496	-26.271.947	-9.827.239	-9.412.229
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		127.780.302	99.921.143	44.488.526	34.977.244
GROSS PROFIT (LOSS)		127.780.302	99.921.143	44.488.526	34.977.244
General Administrative Expenses	27	-3.363.071	-3.022.591	-1.131.585	-1.151.228
Other Income from Operating Activities	2-29	38.508.652	20.502.429	16.563.775	6.635.281
Other Expenses from Operating Activities	2-29	-3.639.841	-8.388.450	-1.927.165	-4.036.723
PROFIT (LOSS) FROM OPERATING ACTIVITIES		159.286.042	109.012.531	57.993.551	36.424.574
Investment Activity Income	30	1.331.771	370.587		
Investment Activity Expenses	30	-2.978.726	-565.109	-2.290.824	-199.154
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		157.639.087	108.818.009	55.702.727	36.225.420
Finance costs		-1.323.623	-19.055	-862.813	-16.732
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		156.315.464	108.798.954	54.839.914	36.208.688
Tax (Expense) Income, Continuing Operations			-167.374		22.230
Current Period Tax (Expense) Income			-280.396		-17.601
Deferred Tax (Expense) Income			113.022		39.831
PROFIT (LOSS) FROM CONTINUING OPERATIONS		156.315.464	108.631.580	54.839.914	36.230.918
PROFIT (LOSS)	34	156.315.464	108.631.580	54.839.914	36.230.918
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		156.315.464	108.631.580	54.839.914	36.230.918
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç (TL)	34	0,99000000	0,67000000	0,34000000	0,22000000
Diluted Earnings Per Share					

# Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Other Comprehensive Income					
PROFIT (LOSS)	34	156.315.464	108.631.580	54.839.914	36.230.918
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)	34	156.315.464	108.631.580	54.839.914	36.230.918
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		156.315.464	108.631.580	54.839.914	36.230.918

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>162.905.362</b>	<b>111.481.154</b>
Profit (Loss)	34	156.315.464	108.631.580
Profit (Loss) from Continuing Operations	34	156.315.464	108.631.580
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>10.239.006</b>	<b>6.852.147</b>
Adjustments for depreciation and amortisation expense		70.608	78.873
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.610.329	3.611.141
Adjustments for Impairment Loss (Reversal of Impairment Loss ) of Receivables		1.610.329	3.611.141
Adjustments for provisions		-1.760.433	2.434.381
Adjustments for (Reversal of) Provisions Related with Employee Benefits		75.066	66.311
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		-1.835.499	2.368.070
Adjustments for unrealised foreign exchange losses (gains)		7.829.317	-2.435
Adjustments for fair value losses (gains)		2.489.185	565.109
Adjustments for Fair Value Losses (Gains) of Financial Assets		2.489.185	565.109
Adjustments for Tax (Income) Expenses			167.374
Other adjustments to reconcile profit (loss)			-2.296
<b>Changes in Working Capital</b>		<b>-4.980.879</b>	<b>-3.694.389</b>
Adjustments for decrease (increase) in trade accounts receivable		-3.943.299	-3.820.283
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-3.943.299	-3.820.283
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-810.451	82.192
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-810.451	82.192
Adjustments for decrease (increase) in inventories		-27.777	169.070
Decrease (Increase) in Prepaid Expenses		-142.236	113.979
Adjustments for increase (decrease) in trade accounts payable		-439.208	-488.264
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-439.208	-488.264
Adjustments for increase (decrease) in other operating payables			235.479
Increase (Decrease) in Other Operating Payables to Unrelated Parties			235.479
Increase (Decrease) in Deferred Income		382.092	12.745
Other Adjustments for Other Increase (Decrease) in Working Capital			693
Decrease (Increase) in Other Assets Related with Operations			693
<b>Cash Flows from (used in) Operations</b>		<b>161.573.591</b>	<b>111.789.338</b>
Dividends received	30	1.331.771	
Payments Related with Provisions for Employee Benefits			-33.666
Income taxes refund (paid)			-274.518
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-22.513.212</b>	<b>-3.480.496</b>
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-20.329.463	-844.684
Purchase of Property, Plant, Equipment and Intangible Assets		-18.865	-4.872
Purchase of property, plant and equipment		-2.682	-4.186
Purchase of intangible assets		-16.183	-686
Cash Outflows from Acquisition of Investment Property		-2.164.884	-2.630.940
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-127.855.529</b>	<b>-96.962.611</b>
Payments to Acquire Entity's Shares or Other Equity Instruments		-14.567.315	
Dividends Paid		-113.288.214	-96.962.611
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		12.536.621	11.038.047
Effect of exchange rate changes on cash and cash equivalents			2.435
Net increase (decrease) in cash and cash equivalents		12.536.621	11.040.482
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	5	<b>205.402.863</b>	<b>153.425.942</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	5	<b>217.939.484</b>	<b>164.466.424</b>

[illegible]

	Increase (Decrease) through Treasury Share Transactions			-13,719,533						-13,719,533	-13,719,533
	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	161,280,000	-15,535,394			77,143,613	1,584,640,707	156,315,464	1,963,844,390	1,963,844,390	