

24 GAYRİMENKUL PORTFÖY YÖNETİMİ 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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	354.522	669.946
Financial Investments	4	491.944	0
Trade Receivables		166.372	93.555
Trade Receivables Due From Related Parties	6,18	166.372	93.555
Trade Receivables Due From Unrelated Parties	6	0	0
Other Receivables		186.658	315.004
Other Receivables Due From Related Parties	7,18	171.606	310.950
Other Receivables Due From Unrelated Parties	7	15.052	4.054
Prepayments	8	24.825	3.357
Prepayments to Unrelated Parties	8	24.825	3.357
Current Tax Assets	15	1.969	7.414
Other current assets		35.793	33.374
SUB-TOTAL		1.262.083	1.122.650
Total current assets		1.262.083	1.122.650
NON-CURRENT ASSETS			
Property, plant and equipment		7.515	5.249
Fixtures and fittings	9	7.515	5.249
Intangible assets and goodwill		2.951	5.991
Other Rights	10	2.951	5.991
Deferred Tax Asset	15	3.511	0
Total non-current assets		13.977	11.240
Total assets		1.276.060	1.133.890
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	6.985	141
Trade Payables		71.051	234.177
Trade Payables to Related Parties	6,18	0	0
Trade Payables to Unrelated Parties	6	71.051	234.177
Employee Benefit Obligations	11	47.696	12.964
Other Payables		40.561	56.043
Other Payables to Related Parties	7,18	14.024	13.184
Other Payables to Unrelated Parties	7	26.537	42.859
Current provisions		13.875	1.900
Current provisions for employee benefits	11	13.875	1.900
SUB-TOTAL		180.168	305.225
Total current liabilities		180.168	305.225
NON-CURRENT LIABILITIES			
Non-current provisions		3.715	1.513
Non-current provisions for employee benefits	11	3.715	1.513
Total non-current liabilities		3.715	1.513
Total liabilities		183.883	306.738
EQUITY			
Equity attributable to owners of parent		1.092.177	827.152
Issued capital	12	3.750.000	3.500.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		190	1.496
Gains (Losses) on Revaluation and Remeasurement		190	1.496
Gains (Losses) on Remeasurements of Defined Benefit Plans	12	190	1.496
Other reserves	12	82.309	250.000
Prior Years' Profits or Losses	12	-2.924.344	-2.018.378
Current Period Net Profit Or Loss	16	184.022	-905.966
Total equity		1.092.177	827.152
Total Liabilities and Equity		1.276.060	1.133.890

Statement of Profit or Loss and 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 Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	13	595.806	0	460.308	0
Cost of sales		0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		595.806	0	460.308	0
Revenue from Finance Sector Operations				0	0
Cost of Finance Sector Operations					0
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS				0	0
GROSS PROFIT (LOSS)		595.806	0	460.308	0
General Administrative Expenses	14	-782.818	-741.108	-271.618	-238.719
Marketing Expenses	14	-5.384	-18.008	-4.055	-535
Other Income from Operating Activities	15	335.000	527	327.772	-549
Other Expenses from Operating Activities	15	-14.369	-887	-7.947	391
PROFIT (LOSS) FROM OPERATING ACTIVITIES		128.235	-759.476	504.460	-239.412
Investment Activity Income		48.271	20.789	14.668	4.266
Investment Activity Expenses		-368	0	-368	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		176.138	-738.687	518.760	-235.146
Finance income		4.857	365	3.446	98
Finance costs		-531	-5.988	-455	-2.926
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		180.464	-744.310	521.751	-237.974
Tax (Expense) Income, Continuing Operations		3.558	0	0	0
Current Period Tax (Expense) Income	16	0	0	0	0
Deferred Tax (Expense) Income	16	3.558	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		184.022	-744.310	521.751	-237.974
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)	17	184.022	-744.310	521.751	-237.974
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		184.022	-744.310	521.751	-237.974
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-1.007	3.448	-161	-398
Gains (Losses) on Remeasurements of Defined Benefit Plans	11	-1.259	3.448	-413	-394
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
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		252	0	252	-4
Taxes Relating to Remeasurements of Defined Benefit Plans		252	0	252	-4
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0		0	0
Exchange Differences on Translation				0	0
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets				0	0
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income				0	0
Other Comprehensive Income (Loss) Related with Cash Flow Hedges				0	0
Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations				0	0
Change in Value of Time Value of Options				0	0
Change in Value of Forward Elements of Forward Contracts				0	0

Change in Value of Foreign Currency Basis Spreads				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
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss				0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-1.007	3.448	-161	-398
TOTAL COMPREHENSIVE INCOME (LOSS)		183.015	-740.862	521.590	-238.372
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		183.015	-740.862	521.590	-238.372

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
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		92.011	-919.348
Profit (Loss)	17	184.022	-744.310
Profit (Loss) from Continuing Operations		184.022	-744.310
Adjustments to Reconcile Profit (Loss)		20.827	13.861
Adjustments for depreciation and amortisation expense		5.418	5.638
Adjustments for provisions		12.871	11.386
Adjustments for (Reversal of) Provisions Related with Employee Benefits	11	12.871	11.386
Adjustments for Interest (Income) Expenses	6	604	-131
Adjustments for Interest Income		-2.976	-141
Adjustments for interest expense		3.580	10
Adjustments for Tax (Income) Expenses	16	1.934	-3.032
Changes in Working Capital		-112.838	-188.899
Adjustments for decrease (increase) in trade accounts receivable	6	-76.397	0
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-76.397	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		0	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		128.346	-293.835
Decrease (Increase) in Other Related Party Receivables Related with Operations		139.344	-294.335
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-10.998	500
Decrease (Increase) in Prepaid Expenses	8	-21.468	-14.092
Adjustments for increase (decrease) in trade accounts payable	6	-160.150	121.430
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,18	0	-10
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	-160.150	121.440
Increase (Decrease) in Employee Benefit Liabilities	11	34.732	-1.328
Adjustments for increase (decrease) in other operating payables		-15.482	-50
Increase (Decrease) in Other Operating Payables to Related Parties		840	488
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-16.322	-538
Other Adjustments for Other Increase (Decrease) in Working Capital		-2.419	-1.024
Decrease (Increase) in Other Assets Related with Operations		-2.419	-1.024
Increase (Decrease) in Other Payables Related with Operations		0	0
Cash Flows from (used in) Operations		92.011	-919.348
Income taxes refund (paid)	16	0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-496.588	-4.684
Purchase of Property, Plant, Equipment and Intangible Assets		-4.644	-4.684
Purchase of property, plant and equipment	9	-4.644	-4.684
Purchase of intangible assets		0	
Other inflows (outflows) of cash		-491.944	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		89.153	514.211
Proceeds from Issuing Shares or Other Equity Instruments	11	0	500.000
Proceeds from Capital Advances		82.309	15.000
Proceeds from borrowings	5	6.844	-362
Proceeds from Other Financial Borrowings		6.844	-362
Other inflows (outflows) of cash		0	-427
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-315.424	-409.821
Net increase (decrease) in cash and cash equivalents		-315.424	-409.821
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	669.946	1.107.754
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	354.522	697.933

Previous Period 01.01.2017 – 30.09.2017	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period		2.000.000						1.000.000	-885.839	-1.132.539	-2.018.378	-18.378		981.622	
	Adjustments Related to Accounting Policy Changes															
	Adjustments Related to Required Changes in Accounting Policies															
	Adjustments Related to Voluntary Changes in Accounting Policies															
	Adjustments Related to Errors															
	Other Restatements															
	Restated Balances															
	Transfers		1.000.000						-1.000.000	-1.132.539	1.132.539	0	0		0	0
	Total Comprehensive Income (Loss)		0	3.448	3.448				0	0	-744.310	-744.310	-740.862			-740.862
	Profit (loss)		0	0	0				0	0	-744.310	-744.310	-744.310			-744.310
	Other Comprehensive Income (Loss)	12	0	3.448	3.448				0	0	0	0	3.448			3.448
	Issue of equity	12	500.000	0	0				15.000	0	0	0	515.000			515.000
	Capital Decrease															
	Capital Advance															
	Effect of Merger or Liquidation or Division															
	Effects of Business Combinations Under Common Control															
	Advance Dividend Payments															
	Dividends Paid															
	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								1.000.000							1.000.000
	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		3.500.000	3.448	3.448				15.000	-2.018.378	-744.310	-2.762.688	755.760			755.760	
Statement of changes in equity (abstract)																
Statement of changes in equity (line items)																
Equity at beginning of period		3.500.000	1.496	1.496				250.000	-2.018.378	-905.966	-2.924.344	827.152			827.152	
Adjustments Related to Accounting Policy Changes																
Adjustments Related to Required Changes in Accounting Policies																
Adjustments Related to Voluntary Changes in Accounting Policies																
Adjustments Related to Errors																
Other Restatements																
Restated Balances																
Transfers		250.000	0	0				-250.000	-905.966	905.966	0	0			0	
Total Comprehensive Income (Loss)		0	-1.007	-1.007				0	0	184.022	184.022	183.015			183.015	
Profit (loss)		0	0	0				0	0	184.022	184.022	184.022			184.022	
Other Comprehensive Income (Loss)	12	0	-1.007	-1.007				0	0	0	0	-1.007			-1.007	
Issue of equity	12	0	0	0				0	82.309	0	0	0	82.309		82.309	
Capital Decrease																
Capital Advance																
Effect of Merger or Liquidation or Division																
Effects of Business Combinations Under Common Control																
Advance Dividend Payments																
Dividends Paid																

Current Period 01.01.2018 - 30.09.2018																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
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