

ALARKO 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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	109.633.143	74.465.493
Financial Investments	4	303.711.588	304.929.466
Trade Receivables		29.719.672	22.122.031
Trade Receivables Due From Related Parties	5,14	29.599.317	21.971.729
Trade Receivables Due From Unrelated Parties	5	120.355	150.302
Inventories	6	3.271.735	3.271.735
Prepayments		471.383	186.480
Other current assets		436.206	345.086
SUB-TOTAL		447.243.727	405.320.291
Total current assets		447.243.727	405.320.291
NON-CURRENT ASSETS			
Financial Investments	4	204.934.306	4.417.029
Other Receivables		24.084	24.084
Other Receivables Due From Unrelated Parties		24.084	24.084
Investment property	7	543.245.000	517.115.000
Property, plant and equipment		30.730	34.723
Intangible assets and goodwill		49.000	53.406
Other intangible assets		49.000	53.406
Total non-current assets		748.283.120	521.644.242
Total assets		1.195.526.847	926.964.533
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		2.178.434	2.139.352
Trade Payables to Related Parties	5,14	27.955	21.760
Trade Payables to Unrelated Parties	5	2.150.479	2.117.592
Employee Benefit Obligations		83.965	79.860
Other Payables		3.386.021	3.367.816
Other Payables to Unrelated Parties		3.386.021	3.367.816
Deferred Income		100.292	40.459
SUB-TOTAL		5.748.712	5.627.487
Total current liabilities		5.748.712	5.627.487
NON-CURRENT LIABILITIES			
Other Payables		1.422.373	1.435.838
Other Payables to Unrelated parties		1.422.373	1.435.838
Non-current provisions		460.821	373.311
Non-current provisions for employee benefits	8	460.821	373.311
Total non-current liabilities		1.883.194	1.809.149
Total liabilities		7.631.906	7.436.636
EQUITY			
Equity attributable to owners of parent		1.187.894.941	919.527.897
Issued capital	1,9	10.650.794	10.650.794
Inflation Adjustments on Capital	9	54.712.578	54.712.578
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-25.544	-11.442
Gains (Losses) on Revaluation and Remeasurement		-25.544	-11.442
Gains (Losses) on Remeasurements of Defined Benefit Plans		-25.544	-11.442
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		319.551	3.154.235
Gains (Losses) on Revaluation and Reclassification		319.551	3.154.235
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	4,9	319.551	3.154.235
Restricted Reserves Appropriated From Profits	9	6.695.176	5.214.716
Prior Years' Profits or Losses	9	828.425.786	693.449.927
Current Period Net Profit Or Loss	13	287.116.600	152.357.089
Total equity		1.187.894.941	919.527.897
Total Liabilities and Equity		1.195.526.847	926.964.533

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	10	30.356.489	38.984.370	21.657.530	28.656.030
Cost of sales	10	0	-11.275.709	0	-9.015.709
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		30.356.489	27.708.661	21.657.530	19.640.321
GROSS PROFIT (LOSS)		30.356.489	27.708.661	21.657.530	19.640.321
General Administrative Expenses		-5.027.136	-4.206.294	-1.360.854	-1.514.560
Other Income from Operating Activities	11	277.433.361	22.315.586	163.619.414	9.822.902
Other Expenses from Operating Activities	12	-15.810.379	-10.640.540	-12.615.873	-2.421.366
PROFIT (LOSS) FROM OPERATING ACTIVITIES		286.952.335	35.177.413	171.300.217	25.527.297
Investment Activity Income		164.265	188.611	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		287.116.600	35.366.024	171.300.217	25.527.297
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		287.116.600	35.366.024	171.300.217	25.527.297
PROFIT (LOSS) FROM CONTINUING OPERATIONS		287.116.600	35.366.024	171.300.217	25.527.297
PROFIT (LOSS)	13	287.116.600	35.366.024	171.300.217	25.527.297
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		287.116.600	35.366.024	171.300.217	25.527.297
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>	13	26,95730000	3,32050000	16,08330000	2,39680000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-14.102	-9.084	-17.423	-15.975
Gains (Losses) on Remeasurements of Defined Benefit Plans		-14.102	-9.084	-17.423	-15.975
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-2.834.683	1.344.170	-1.198.566	504.824
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-2.834.683	1.344.170	-1.198.566	504.824
Gains (losses) on Remeasuring Available-for-sale Financial Assets	4,9	-2.834.683	1.344.170	-1.198.566	504.824
OTHER COMPREHENSIVE INCOME (LOSS)		-2.848.785	1.335.086	-1.215.989	488.849
TOTAL COMPREHENSIVE INCOME (LOSS)		284.267.815	36.701.110	170.084.228	26.016.146
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		284.267.815	36.701.110	170.084.228	26.016.146

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		54.927.638	12.934.515
Profit (Loss)		287.116.600	35.366.024
Adjustments to Reconcile Profit (Loss)		-208.253.715	-44.326.640
Adjustments for depreciation and amortisation expense		16.249	22.639
Adjustments for provisions		73.408	6.587
Adjustments for Interest (Income) Expenses	11	-11.199.629	-16.551.220
Adjustments for unrealised foreign exchange losses (gains)		-173.252.541	-27.637.875
Adjustments for fair value losses (gains)	7,11	-23.221.568	0
Other adjustments to reconcile profit (loss)	11,12	-669.634	-166.771
Changes in Working Capital		-7.924.161	9.702.220
Adjustments for decrease (increase) in trade accounts receivable	5	-7.655.898	7.650.341
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	1.522
Adjustments for decrease (increase) in inventories		0	11.275.709
Adjustments for increase (decrease) in trade accounts payable	5	39.082	-94.440
Adjustments for increase (decrease) in other operating payables		4.740	1.578.647
Other Adjustments for Other Increase (Decrease) in Working Capital		-312.085	-10.709.559
Cash Flows from (used in) Operations		70.938.724	741.604
Cash Outflows from Acquisition of Share or Debt Instruments of Other Business Organizations or Funds	4	-16.011.086	12.192.911
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-4.422.844	3.719.420
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-10.096.130	0
Purchase of Property, Plant, Equipment and Intangible Assets		-7.850	-14.815
Cash Outflows from Acquisition of Investment Property	7	-2.908.432	-812.684
Dividends received		164.265	188.611
Interest received		8.425.303	4.358.308
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-15.337.144	-10.650.794
Dividends Paid		-15.337.144	-10.650.794
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		35.167.650	6.003.141
Net increase (decrease) in cash and cash equivalents		35.167.650	6.003.141
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	74.465.493	68.682.082
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	109.633.143	74.685.223

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