

#### KAMUYU AYDINLATMA PLATFORMU

# 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
atement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	109.633.143	74.465.4
Financial Investments	4	303.711.588	304.929.4
Trade Receivables		29.719.672	22.122.0
Trade Receivables Due From Related Parties	5,14	29.599.317	21.971.7
Trade Receivables Due From Unrelated Parties	5	120.355	150.3
Inventories	6	3.271.735	3.271.7
Prepayments		471.383	186.4
Other current assets		436.206	345.0
SUB-TOTAL		447.243.727	405.320.2
Total current assets		447.243.727	405.320.2
NON-CURRENT ASSETS			
Financial Investments	4	204.934.306	4.417.0
Other Receivables		24.084	24.0
Other Receivables Due From Unrelated Parties		24.084	24.0
Investment property	7	543.245.000	517.115.0
Property, plant and equipment		30.730	34.7
Intangible assets and goodwill		49.000	53.4
Other intangible assets		49.000	53.4
Total non-current assets		748.283.120	521.644.
Total assets		1.195.526.847	926.964.
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		2.178.434	2.139.
Trade Payables to Related Parties	5,14	27.955	21.
Trade Payables to Unrelated Parties	5	2.150.479	2.117.
Employee Benefit Obligations		83.965	79.8
Other Payables		3.386.021	3.367.
Other Payables to Unrelated Parties		3.386.021	3.367.
Deferred Income		100.292	40.
SUB-TOTAL		5.748.712	5.627.
Total current liabilities		5.748.712	5.627.
NON-CURRENT LIABILITIES			
Other Payables		1.422.373	1.435.
Other Payables to Unrelated parties		1.422.373	1.435.
Non-current provisions		460.821	373.
Non-current provisions for employee benefits	8	460.821	373.
Total non-current liabilities		1.883.194	1.809.
Total liabilities		7.631.906	7.436.0
EQUITY			
Equity attributable to owners of parent		1.187.894.941	919.527.8
Issued capital	1,9	10.650.794	10.650.
Inflation Adjustments on Capital	9	54.712.578	54.712.
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-25.544	-11.
Gains (Losses) on Revaluation and Remeasurement		-25.544	-11.
Gains (Losses) on Remeasurements of Defined Benefit Plans		-25.544	-11.4
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		319.551	3.154.
Gains (Losses) on Revaluation and Reclassification		319.551	3.154.
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	4,9	319.551	3.154.2
Restricted Reserves Appropriated From Profits	9	6.695.176	5.214.
Prior Years' Profits or Losses	9	828.425.786	693.449.9
Current Period Net Profit Or Loss	13	287.116.600	152.357.0
Total equity		1.187.894.941	919.527.8
Total Liabilities and Equity		1.195.526.847	926.964.5



# 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	28.656.03
Cost of sales	10	0	-11.275.709	0	-9.015.70
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		30.356.489	27.708.661	21.657.530	19.640.32
GROSS PROFIT (LOSS)		30.356.489	27.708.661	21.657.530	19.640.32
General Administrative Expenses		-5.027.136	-4.206.294	-1.360.854	-1.514.56
Other Income from Operating Activities	11	277.433.361	22.315.586	163.619.414	9.822.90
Other Expenses from Operating Activities	12	-15.810.379	-10.640.540	-12.615.873	-2.421.36
PROFIT (LOSS) FROM OPERATING ACTIVITIES		286.952.335	35.177.413	171.300.217	25.527.29
Investment Activity Income		164.265	188.611	0	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		287.116.600	35.366.024	171.300.217	25.527.29
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		287.116.600	35.366.024	171.300.217	25.527.29
PROFIT (LOSS) FROM CONTINUING OPERATIONS		287.116.600	35.366.024	171.300.217	25.527.2
PROFIT (LOSS)	13	287.116.600	35.366.024	171.300.217	25.527.2
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		287.116.600	35.366.024	171.300.217	25.527.2
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)	13	26,95730000	3,32050000	16,08330000	2,396800
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	-15.9
Gains (Losses) on Remeasurements of Defined Benefit Plans		-14.102	-9.084	-17.423	-15.9
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-2.834.683	1.344.170	-1.198.566	504.8
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-2.834.683	1.344.170	-1.198.566	504.82
Gains (losses) on Remeasuring Available-for-sale Financial Assets	4,9	-2.834.683	1.344.170	-1.198.566	504.83
OTHER COMPREHENSIVE INCOME (LOSS)		-2.848.785	1.335.086	-1.215.989	488.84
TOTAL COMPREHENSIVE INCOME (LOSS)		284.267.815	36.701.110	170.084.228	26.016.14
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		284.267.815	36.701.110	170.084.228	26.016.14



# 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
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		54.927.638	12.934.51
Profit (Loss)		287.116.600	35.366.02
Adjustments to Reconcile Profit (Loss)		-208.253.715	-44.326.64
Adjustments for depreciation and amortisation expense		16.249	22.63
Adjustments for provisions		73.408	6.58
Adjustments for Interest (Income) Expenses	11	-11.199.629	-16.551.22
Adjustments for unrealised foreign exchange losses (gains)		-173.252.541	-27.637.87
Adjustments for fair value losses (gains)	7,11	-23.221.568	
Other adjustments to reconcile profit (loss)	11,12	-669.634	-166.77
Changes in Working Capital		-7.924.161	9.702.22
Adjustments for decrease (increase) in trade accounts receivable	5	-7.655.898	7.650.34
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	1.52
Adjustments for decrease (increase) in inventories		0	11.275.70
Adjustments for increase (decrease) in trade accounts payable	5	39.082	-94.44
Adjustments for increase (decrease) in other operating payables		4.740	1.578.64
Other Adjustments for Other Increase (Decrease) in Working Capital		-312.085	-10.709.55
Cash Flows from (used in) Operations		70.938.724	741.60
Cash Outflows from Acquision of Share or Debt Instruments of Other Business Organizations or Funds	4	-16.011.086	12.192.91
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-4.422.844	3.719.42
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-10.096.130	
Purchase of Property, Plant, Equipment and Intangible Assets		-7.850	-14.81
Cash Outflows from Acquition of Investment Property	7	-2.908.432	-812.68
Dividends received		164.265	188.61
Interest received		8.425.303	4.358.30
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-15.337.144	-10.650.79
Dividends Paid		-15.337.144	-10.650.79
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		35.167.650	6.003.14
Net increase (decrease) in cash and cash equivalents		35.167.650	6.003.14
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	74.465.493	68.682.08
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	109.633.143	74.685.22



# Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

			Equity										
						Equity at	tributable to owners of parent [member]						
	Footnote Reference				Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accu	umulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Retained Earnings				
			Issued Capital	Inflation Adjustments on Capital	Gains/Losses on Revaluation and Remeasurement [member]		Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits [member]				Non-controlling interests [member]	
					Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		Prior Years' Profits or Losses N	et Profit or Loss			
	Statement of changes in equity [abstract]							"					
	Statement of changes in equity [line items]												
	Equity at beginning of period  Adjustments Related to Accounting Policy Changes		10.650.794	4 54.712.578	-17.903		1.372.145	4.202.891	509.400.307	133.207.239	713.528.051		713.528.051
	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							1011005	10154600	100 555 445			
	Total Comprehensive Income (Loss)				-9.084		1.344,170	1.011.825	121.544.620	-122.556.445 35.366.024	36.701.110		36.701.110
	Profit (loss)						1041210						
	Other Comprehensive Income (Loss)												
	Issue of equity												
	Capital Decrease												
	Capital Advance  Effect of Merger or Liquidation or Division												
	Effects of Business Combinations Under Common Control												
	Advance Dividend Payments												
eriod	Dividends Paid									-10.650.794	-10.650.794		-10.650.794
.09.2017	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		10.650.794	4 54.712.578	-26.987		2.716.315	5.214.716	630.944.927	35.366.024	739.578.367		739.578.367
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]  Equity at beginning of period		10.650.794	4 54.712.578	-11.442		3.154.235	5.214.716	693.449.927	152 3E7 000	919.527.897		919.527.897
	Adjustments Related to Accounting Policy Changes		10.650.794	54.712.578	-11.442		3.154.238	5.214.716	693.449.927	132.557.089	ə1 <del>3</del> .527.897		513.5∠1.897
	AP A A DIA IND. A ICI	2,6							-563.626		-563.626		-563.626
	Adjustments Related to Voluntary Changes in Accounting Policies												
	Adjustments Related to Errors												
	Other Restatements												
	Restated Balances  Transfers							1.480.460	135.539.485	-137.019.945			
	Total Comprehensive Income (Loss)				-14.102		-2.834.684		133,333,403		284.267.814		284.267.814
	Profit (loss)												
	Other Comprehensive Income (Loss)												
	Issue of equity												
	Capital Decrease  Capital Advance												
	Effect of Merger or Liquidation or Division												
	Effects of Business Combinations Under Common Control												
	Advance Dividend Payments												
	Dividends Paid												

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