

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL 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	261.299	135.340
Financial Investments		30.515	67.999
Financial Assets at Fair Value Through Profit or Loss	4, 22	30.515	67.999
Financial Assets Held For Trading	4, 22	30.515	67.999
Trade Receivables		15.109.185	24.524
Trade Receivables Due From Unrelated Parties	5	15.109.185	24.524
Other Receivables		9.001.600	42.200.715
Other Receivables Due From Related Parties	12, 22	259.325	33.126.983
Other Receivables Due From Unrelated Parties	12	8.742.275	9.073.732
Prepayments		183.705	80.410
Prepayments to Unrelated Parties	6	183.705	80.410
Other current assets		221.222	38.354
Other Current Assets Due From Unrelated Parties	14	221.222	38.354
SUB-TOTAL		24.807.526	42.547.342
Non-current Assets or Disposal Groups Classified as Held for Sale	8	139.423	708.873
Total current assets		24.946.949	43.256.215
NON-CURRENT ASSETS			
Financial Investments		141.649.695	292.260.387
Financial Assets Available-for-Sale	4	141.649.695	292.260.387
Investment property	7	96.666.667	97.416.667
Property, plant and equipment		8.802	5.011
Fixtures and fittings	8	8.802	5.011
Intangible assets and goodwill		176	704
Other Rights	9	176	704
Deferred Tax Asset	11	17.254.307	4.562.737
Total non-current assets		255.579.647	394.245.506
Total assets		280.526.596	437.501.721
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	139.402.186
Current Borrowings From Unrelated Parties	10	0	139.402.186
Bank Loans	10	0	139.402.186
Trade Payables		6.360.924	1.640.151
Trade Payables to Related Parties	5, 22	6.066.243	1.305.485
Trade Payables to Unrelated Parties	5	294.681	334.666
Employee Benefit Obligations		59.825	26.038
Other Payables		1.473.721	437.121
Other Payables to Related Parties	12, 22	981.962	0
Other Payables to Unrelated Parties	12	491.759	437.121
Current provisions		170.344	150.064
Current provisions for employee benefits	13	95.597	60.362
Other current provisions	13	74.747	89.702
Other Current Liabilities		438.001	958.611
Other Current Liabilities to Unrelated Parties	14	438.001	958.611
SUB-TOTAL		8.502.815	142.614.171
Total current liabilities		8.502.815	142.614.171
NON-CURRENT LIABILITIES			
Other Payables		136.839.449	0
Other Payables to Related Parties	22	136.839.449	0
Non-current provisions		32.563	133.786
Non-current provisions for employee benefits	13	32.563	133.786
Other non-current liabilities		181.115	181.115
Other Non-current Liabilities to Unrelated Parties	14	181.115	181.115
Total non-current liabilities		137.053.127	314.901
Total liabilities		145.555.942	142.929.072
EQUITY			

Equity attributable to owners of parent		134.970.654	294.572.649
Issued capital	15	46.846.881	46.846.881
Treasury Shares (-)	15	-466.028	-466.028
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		10.826	11.480
Gains (Losses) on Revaluation and Remeasurement		10.826	11.480
Gains (Losses) on Remeasurements of Defined Benefit Plans		10.826	11.480
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		38.190.701	180.969.637
Gains (Losses) on Revaluation and Reclassification		38.190.701	180.969.637
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		38.190.701	180.969.637
Restricted Reserves Appropriated From Profits	15	13.317.151	12.854.250
Prior Years' Profits or Losses		53.893.528	71.605.914
Current Period Net Profit Or Loss		-16.822.405	-17.249.485
Total equity		134.970.654	294.572.649
Total Liabilities and Equity		280.526.596	437.501.721

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	18	13.463.796	10.515.811	5.400.354	3.446.942
Cost of sales	18	-5.641.776	-4.203.204	-1.509.166	-1.926.023
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		7.822.020	6.312.607	3.891.188	1.520.919
GROSS PROFIT (LOSS)		7.822.020	6.312.607	3.891.188	1.520.919
General Administrative Expenses	17	-1.477.516	-1.508.932	-451.365	-488.700
Other Income from Operating Activities	19	468.298	5.507.980	186.130	1.488.289
Other Expenses from Operating Activities	19	-1.203.106	-1.930.009	-298.723	-250.000
PROFIT (LOSS) FROM OPERATING ACTIVITIES		5.609.696	8.381.646	3.327.230	2.270.508
Investment Activity Income	21	162.653	10.601.019	82.936	835.675
Investment Activity Expenses	21	-121.289	-7.410.728	-17.739	-446.293
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		5.651.060	11.571.937	3.392.427	2.659.890
Finance income	20	8.976.090	26.954.682	7.826.319	3.589.352
Finance costs	20	-36.330.449	-36.016.247	-25.313.469	-7.263.249
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-21.703.299	2.510.372	-14.094.723	-1.014.007
Tax (Expense) Income, Continuing Operations		4.880.894	-340.961	2.938.754	204.675
Deferred Tax (Expense) Income	11	4.880.894	-340.961	2.938.754	204.675
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-16.822.405	2.169.411	-11.155.969	-809.332
PROFIT (LOSS)		-16.822.405	2.169.411	-11.155.969	-809.332
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-16.822.405	2.169.411	-11.155.969	-809.332
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 Zarar</i>	16	-0,36000000	0,05000000	-0,24000000	-0,02000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-654	-9.771	810	4.583
Gains (Losses) on Remeasurements of Defined Benefit Plans		-654	-9.771	810	4.583
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-142.778.936	76.902.500	-27.246.011	47.690.000
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-142.778.936	76.902.500	-27.246.011	47.690.000
Gains (losses) on Remeasuring Available-for-sale Financial Assets	4	-142.778.936	76.902.500	-27.246.011	47.690.000
OTHER COMPREHENSIVE INCOME (LOSS)		-142.779.590	76.892.729	-27.245.201	47.694.583
TOTAL COMPREHENSIVE INCOME (LOSS)		-159.601.995	79.062.140	-38.401.170	46.885.251
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		-159.601.995	79.062.140	-38.401.170	46.885.251

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		149.786.747	51.541.621
Profit (Loss)		-16.822.405	2.169.411
Profit (Loss) from Continuing Operations		-16.822.405	2.169.411
Adjustments to Reconcile Profit (Loss)		28.287.294	5.225.996
Adjustments for depreciation and amortisation expense	8, 9	8.565	15.775
Adjustments for Impairment Loss (Reversal of Impairment Loss)		124.510	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		124.510	0
Adjustments for Interest (Income) Expenses		14.741.641	5.367.470
Adjustments for Interest Income	21	-70.987	-1.395.370
Adjustments for interest expense	20	14.812.628	6.762.840
Adjustments for unrealised foreign exchange losses (gains)		12.662.578	-476.945
Adjustments for fair value losses (gains)		750.000	-21.265
Adjustments for Fair Value Losses (Gains) of Investment Property			0
Other Adjustments for Fair Value Losses (Gains)	4	750.000	-21.265
Adjustments for Tax (Income) Expenses		0	340.961
Changes in Working Capital		138.321.858	44.146.214
Adjustments for decrease (increase) in trade accounts receivable		-15.084.661	44.670.171
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0	37.655.727
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-15.084.661	7.014.444
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		32.536.201	-415.209
Decrease (Increase) in Other Related Party Receivables Related with Operations		32.867.658	-40.118
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-331.457	-375.091
Adjustments for increase (decrease) in trade accounts payable		-4.720.773	17.493
Increase (Decrease) in Trade Accounts Payables to Related Parties		-4.760.758	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		39.985	17.493
Increase (Decrease) in Employee Benefit Liabilities		-33.787	-70.745
Adjustments for increase (decrease) in other operating payables		125.624.878	-55.496
Increase (Decrease) in Other Operating Payables to Related Parties		125.570.240	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties		54.638	-55.496
Other Adjustments for Other Increase (Decrease) in Working Capital		0	0
Cash Flows from (used in) Operations		149.786.747	51.541.621
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		3.759.876	37.384.684
Proceeds from sales of property, plant, equipment and intangible assets	8, 9	570.506	0
Proceeds from sales of property, plant and equipment			0
Cash advances and loans made to other parties		3.118.383	35.989.314
Cash Advances and Loans Made to Related Parties		3.118.383	35.989.314
Interest received		70.987	1.395.370
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-153.391.040	-89.312.943
Repayments of borrowings		-139.438.314	-84.569.352
Loan Repayments		-139.438.314	-84.569.352
Interest paid		-13.952.726	-4.743.591
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		155.583	-386.638
Effect of exchange rate changes on cash and cash equivalents		-29.624	-22.828
Net increase (decrease) in cash and cash equivalents		125.959	-409.466
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	135.340	690.352
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	261.299	280.886

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Current Period 01.01.2018 - 30.09.2018														
	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	15	46.846.881	-466.028	10.826		38.190.701	13.317.151	53.693.528	-16.822.405	134.970.654		134.970.654	