

AKİŞ 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	5	151.918.954	85.428.659
Financial Investments	6	30.587.771	17.439.996
Trade Receivables		81.352.742	58.606.698
Trade Receivables Due From Related Parties	8,22	109.297	69.375
Trade Receivables Due From Unrelated Parties	8	81.243.445	58.537.323
Other Receivables		1.917.355	10.874.209
Other Receivables Due From Related Parties	22	0	10.552.020
Other Receivables Due From Unrelated Parties	9	1.917.355	322.189
Inventories	12	389.140.299	357.495.590
Prepayments	10	5.627.336	3.510.998
Other current assets	14	588.230	3.400.238
SUB-TOTAL		661.132.687	536.756.388
Total current assets		661.132.687	536.756.388
NON-CURRENT ASSETS			
Financial Investments	6	0	1.892.579
Trade Receivables		56.888.629	56.439.941
Trade Receivables Due From Unrelated Parties	8	56.888.629	56.439.941
Other Receivables		14.113.146	8.611.189
Other Receivables Due From Related Parties	22	12.947.529	7.249.627
Other Receivables Due From Unrelated Parties	9	1.165.617	1.361.562
Investments accounted for using equity method	13	108.975.574	78.154.513
Investment property	11	5.041.106.000	3.532.825.000
Property, plant and equipment		29.640.719	30.959.255
Intangible assets and goodwill		5.538.835	6.050.639
Other intangible assets		5.538.835	6.050.639
Prepayments	10	11.243.962	10.521.361
Other Non-current Assets	14	788.494	2.396.583
Total non-current assets		5.268.295.359	3.727.851.060
Total assets		5.929.428.046	4.264.607.448
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	63.042.282	133.602.406
Current Portion of Non-current Borrowings	7	960.978.417	295.627.546
Trade Payables		15.422.578	13.463.959
Trade Payables to Related Parties	8,22	6.022.769	3.999.540
Trade Payables to Unrelated Parties	8	9.399.809	9.464.419
Employee Benefit Obligations		1.952.807	462.660
Other Payables		4.383.174	1.098.201
Other Payables to Unrelated Parties	9	4.383.174	1.098.201
Deferred Income	10	11.851.695	6.861.433
Current provisions	15	10.306.183	10.465.258
Current provisions for employee benefits		306.302	196.090
Other current provisions		9.999.881	10.269.168
SUB-TOTAL		1.067.937.136	461.581.463
Total current liabilities		1.067.937.136	461.581.463
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	1.193.831.184	1.293.166.591
Trade Payables		1.247.814	582.128
Trade Payables To Unrelated Parties	8	1.247.814	582.128
Deferred Income	10	7.887.686	9.412.508
Non-current provisions		440.470	242.443
Non-current provisions for employee benefits		440.470	242.443
Total non-current liabilities		1.203.407.154	1.303.403.670
Total liabilities		2.271.344.290	1.764.985.133
EQUITY			
Equity attributable to owners of parent		3.658.083.756	2.499.622.315
Issued capital	21	430.091.850	430.091.850

Inflation Adjustments on Capital		121.877.344	121.877.344
Balancing Account for Merger Capital		870.289.152	870.289.152
Treasury Shares (-)		-2.368.170	-189.440.968
Share Premium (Discount)		50.712.389	944.975
Effects of Business Combinations Under Common Control		-4.109.167	-4.109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-326.151	247.881
Gains (Losses) on Revaluation and Remeasurement		5.080	374.932
Gains (Losses) on Remeasurements of Defined Benefit Plans		5.080	374.932
Share of Other Comprehensive Income of Investments Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-331.231	-127.051
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		9.063.665	1.368.741
Exchange Differences on Translation		7.798.411	103.487
Share of other comprehensive income of associates and joint ventures accounted for using equity method that will be reclassified to profit or loss		1.265.254	1.265.254
Restricted Reserves Appropriated From Profits		292.892.073	281.542.533
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		785.763.627	441.561.956
Current Period Net Profit Or Loss		1.049.500.337	490.551.211
Total equity		3.658.083.756	2.499.622.315
Total Liabilities and Equity		5.929.428.046	4.264.607.448

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	16	271.537.154	214.584.065	96.981.908	77.157.283
Cost of sales	16	-56.348.452	-48.701.339	-18.726.646	-16.631.855
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		215.188.702	165.882.726	78.255.262	60.525.428
GROSS PROFIT (LOSS)		215.188.702	165.882.726	78.255.262	60.525.428
General Administrative Expenses	17	-22.066.752	-22.786.033	-6.820.614	-7.216.977
Marketing Expenses	17	-1.933.959	-1.326.274	-551.026	-293.672
Other Income from Operating Activities	18	71.642.073	35.711.962	47.771.501	9.795.953
Other Expenses from Operating Activities	18	-34.399.628	-35.346.755	-24.223.807	-6.898.485
PROFIT (LOSS) FROM OPERATING ACTIVITIES		228.430.436	142.135.626	94.431.316	55.912.247
Investment Activity Income	19	1.506.055.335	6.279.739	908.995.687	0
Investment Activity Expenses	19	-1.892.579	0	-1.892.579	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-827.598	-8.166.156	-1.291.789	870.791
Other income (expense) from subsidiaries, jointly controlled entities and associates	3	0	181.804.762	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.731.765.594	322.053.971	1.000.242.635	56.783.038
Finance income	20	169.318.352	116.860.690	153.149.538	17.508.469
Finance costs	20	-851.583.609	-161.292.704	-569.933.530	-60.326.346
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.049.500.337	277.621.957	583.458.643	13.965.161
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.049.500.337	277.621.957	583.458.643	13.965.161
PROFIT (LOSS)		1.049.500.337	277.621.957	583.458.643	13.965.161
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.049.500.337	277.621.957	583.458.643	13.965.161
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Adi pay başına kazanç	21	2,44000000	0,65000000	1,36000000	0,03000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-574.032	255.766	-205.460	-237.202
Gains (Losses) on Remeasurements of Defined Benefit Plans		-369.852	404.931	-116.014	-62.207
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-204.180	-149.165	-89.446	-174.995
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		7.694.924	0	7.386.147	0
Exchange Differences on Translation	13	7.694.924	0	7.386.147	0
OTHER COMPREHENSIVE INCOME (LOSS)		7.120.892	255.766	7.180.687	-237.202
TOTAL COMPREHENSIVE INCOME (LOSS)		1.056.621.229	277.877.723	590.639.330	13.727.959
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.056.621.229	277.877.723	590.639.330	13.727.959

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		210.149.907	235.219.362
Profit (Loss)		1.049.500.337	277.621.957
Adjustments to Reconcile Profit (Loss)		-856.543.357	-114.154.274
Adjustments for depreciation and amortisation expense		3.154.062	2.948.143
Adjustments for Impairment Loss (Reversal of Impairment Loss)		6.978.233	0
Adjustments for provisions		1.455.395	588.627
Adjustments for Bargain Purchase Gain	3	0	-225.969.284
Adjustments for Interest (Income) Expenses	20	89.314.460	75.008.411
Adjustments for unrealised foreign exchange losses (gains)		546.163.941	-13.736.370
Adjustments for fair value losses (gains)	19	-1.504.162.756	44.164.522
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		827.598	9.121.184
Adjustments for undistributed profits of associates		827.598	9.121.184
Other adjustments for non-cash items		-274.290	0
Other adjustments for which cash effects are investing or financing cash flow		0	-6.279.507
Changes in Working Capital		46.360.091	79.953.170
Decrease (Increase) in Financial Investments	19	-1.892.579	0
Adjustments for decrease (increase) in trade accounts receivable		26.562.503	50.713.814
Adjustments for decrease (increase) in inventories		-8.947.322	-5.537.612
Adjustments for increase (decrease) in trade accounts payable		1.844.885	2.587.823
Other Adjustments for Other Increase (Decrease) in Working Capital		28.792.604	32.189.145
Decrease (Increase) in Other Assets Related with Operations		-4.849.130	-18.169.033
Increase (Decrease) in Other Payables Related with Operations		33.641.734	50.358.178
Cash Flows from (used in) Operations		239.317.071	243.420.853
Income taxes refund (paid)		-28.879.275	-7.970.453
Other inflows (outflows) of cash		-287.889	-231.038
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-38.962.498	32.772.998
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	13	-24.157.915	0
Purchase of Property, Plant, Equipment and Intangible Assets		-1.323.722	-1.483.150
Cash Inflows from Sale of Investment Property	11	253.350	8.559.356
Cash Outflows from Acquition of Investment Property	11	-2.479.015	-2.591.359
Other inflows (outflows) of cash		-11.255.196	28.288.151
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-161.940.202	-274.963.227
Payments to Acquire Entity's Shares or Other Equity Instruments		-2.368.170	-55.342.158
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		239.208.382	0
Cash Inflows from Sale of Acquired Entity's Shares		239.208.382	0
Proceeds from borrowings	7	195.996.000	19.027.223
Repayments of borrowings	7	-431.953.078	-13.965.068
Dividends Paid		-135.000.000	-148.694.742
Interest paid	7	-44.866.882	-78.368.795
Interest Received		17.043.546	2.380.313
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		9.247.207	-6.970.867
Effect of exchange rate changes on cash and cash equivalents		57.243.088	-2.294.945
Net increase (decrease) in cash and cash equivalents		66.490.295	-9.265.812
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	85.428.659	18.145.271
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	151.918.954	8.879.459

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	200.000.000	121.840.877			208.659	-4.109.167	-64.275	56.551	61.667				-622.325	33.301.617	54.696.807	615.628.763	169.929.189	1.190.928.363	1.190.928.363	1.190.928.363
	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														5.860.286		164.068.903	-169.929.189	0	0	0
	Total Comprehensive Income (Loss)								404.931	-149.165								277.621.957	277.877.723	277.877.723	277.877.723
	Profit (loss)																				
	Other Comprehensive Income (Loss)																				
	Issue of equity																				
	Capital Decrease																				
	Capital Advance																				
	Effect of Merger or Liquidation or Division	230.091.850	36.467	870.289.152	134.098.810	-	736.316							1.887.579	52.939.662				1.021.882.216	1.021.882.216	1.021.882.216
	Effects of Business Combinations Under Common Control																				
	Advance Dividend Payments																				
	Dividends Paid																	-148.694.742	-148.694.742	-148.694.742	-148.694.742
	Decrease through Other Distributions to Owners																				
	Increase (Decrease) through Treasury Share Transactions				-55.342.158										189.440.968		-189.440.968	-55.342.158	-55.342.158	-55.342.158	-55.342.158
	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	430.091.850	121.877.344	870.289.152	189.440.968	-	944.975	-4.109.167	340.656	-92.614	61.667			1.265.254	281.542.533	54.696.807	441.561.956	277.621.957	2.286.651.402	2.286.651.402	2.286.651.402	
Current 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	430.091.850	121.877.344	870.289.152	189.440.968	-	944.975	-4.109.167	374.932	-127.051	103.487			1.265.254	281.492.533	54.696.807	441.561.956	490.551.211	2.499.622.315	2.499.622.315	2.499.622.315
	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														11.349.540		479.201.671	-490.551.211	0	0	0
	Total Comprehensive Income (Loss)								-369.852	-204.180	7.694.924							1.049.500.337	1.056.621.229	1.056.621.229	1.056.621.229
	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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