

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

Financial Report Unconsolidated 2019 - 1. 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	7.533.400	6.990.461
Financial Investments	5	3.230.444	966.086
Trade Receivables		489.026	1.339.038
Trade Receivables Due From Unrelated Parties	7	489.026	1.339.038
Other Receivables		988.372	558.244
Other Receivables Due From Related Parties	7, 16	367.133	0
Other Receivables Due From Unrelated Parties	7	621.239	558.244
Inventories	8	2.956.583	2.956.583
Prepayments		434.185	444.220
Other current assets	9	1.602.734	1.666.406
SUB-TOTAL		17.234.744	14.921.038
Total current assets		17.234.744	14.921.038
NON-CURRENT ASSETS			
Financial Investments	5	205.341	205.341
Trade Receivables		723.223	819.139
Trade Receivables Due From Unrelated Parties		723.223	819.139
Other Receivables		34.603	35.024
Other Receivables Due From Unrelated Parties		34.603	35.024
Inventories	8	1.081.550	974.850
Investment property	10	66.030.090	68.190.090
Property, plant and equipment	11	1.336.477	1.349.117
Intangible assets and goodwill	11	6.874	8.299
Prepayments		23.258	23.258
Total non-current assets		69.441.416	71.605.118
Total assets		86.676.160	86.526.156
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		879.471	687.190
Trade Payables to Related Parties	7, 16	626.692	479.621
Trade Payables to Unrelated Parties	7	252.779	207.569
Employee Benefit Obligations		153.710	123.775
Other Payables		162.896	179.000
Other Payables to Unrelated Parties	7	162.896	179.000
Deferred Income Other Than Contract Liabilities	13	290.897	24.446
Current provisions		2.665.870	2.623.154
Other current provisions	14	2.665.870	2.623.154
SUB-TOTAL		4.152.844	3.637.565
Total current liabilities		4.152.844	3.637.565
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Non-current provisions		7.488.770	7.233.858
Non-current provisions for employee benefits		919.184	898.167
Other non-current provisions	14	6.569.586	6.335.691
Total non-current liabilities		7.488.770	7.233.858
Total liabilities		11.641.614	10.871.423
EQUITY			
Equity attributable to owners of parent		75.034.546	75.654.733
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.456.689	91.456.689
Effects of Business Combinations Under Common Control		9.427.834	9.427.834
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-194.573	-255.374
Gains (Losses) on Revaluation and Remeasurement		-194.573	-255.374
Gains (Losses) on Remeasurements of Defined Benefit Plans		-194.573	-255.374
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249

Prior Years' Profits or Losses		-70.202.665	-78.405.527
Current Period Net Profit Or Loss		-680.988	8.202.862
Total equity		75.034.546	75.654.733
Total Liabilities and Equity		86.676.160	86.526.156

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		856.169	1.746.529
Cost of sales		-50.513	-890.052
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		805.656	856.477
GROSS PROFIT (LOSS)		805.656	856.477
General Administrative Expenses		-1.107.527	-804.679
Marketing Expenses		-360.753	-420.784
Other Income from Operating Activities	17	117.312	179.909
Other Expenses from Operating Activities	17	-975.269	-512.365
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.520.581	-701.442
Investment Activity Income	18	456.330	412.259
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.064.251	-289.183
Finance income	19	383.263	303.397
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-680.988	14.214
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	15	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-680.988	14.214
PROFIT (LOSS)		-680.988	14.214
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-680.988	14.214
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>		-0,01700000	0,00040000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		60.801	19.286
Gains (Losses) on Remeasurements of Defined Benefit Plans		60.801	19.286
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		60.801	19.286
TOTAL COMPREHENSIVE INCOME (LOSS)		-620.187	33.500
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-620.187	33.500

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-1.996.256	754.636
Profit (Loss)		-680.988	14.214
Adjustments to Reconcile Profit (Loss)		5.641	-733.120
Adjustments for depreciation and amortisation expense	11	18.130	17.382
Adjustments for provisions		358.428	-447.105
Adjustments for (Reversal of) Provisions Related with Employee Benefits		81.817	32.804
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		276.611	-479.909
Adjustments for Interest (Income) Expenses	19	-383.263	-303.397
Other adjustments to reconcile profit (loss)		12.346	0
Changes in Working Capital		-1.320.909	1.473.542
Decrease (Increase) in Financial Investments		-2.264.358	-98.638
Adjustments for decrease (increase) in trade accounts receivable		933.586	-63.496
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-934.145	481.562
Adjustments for decrease (increase) in inventories		471.445	78.504
Adjustments for increase (decrease) in trade accounts payable		192.281	124.148
Adjustments for increase (decrease) in other operating payables		13.831	140.633
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		266.451	810.829
Cash Flows from (used in) Operations		-1.996.256	754.636
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		2.155.932	-2.950
Purchase of Property, Plant, Equipment and Intangible Assets	11	-4.068	-2.950
Cash Inflows from Sale of Investment Property	10	2.160.000	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		419.964	256.780
Interest Received		419.964	256.780
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		579.640	1.008.466
Net increase (decrease) in cash and cash equivalents		579.640	1.008.466
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	6.896.081	8.162.289
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	7.475.721	9.170.755

Previous Period 01.01.2018 - 31.03.2018	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period		40.000.000	91.456.689	9.427.834	-178.820				5.228.249	-79.720.402	1.314.875	67.528.425		67.528.425	
	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										1.314.875	-1.314.875	0		0	
	Total Comprehensive Income (Loss)						19.286						14.214	33.500		33.500
	Profit (loss)						0						14.214	14.214		14.214
	Other Comprehensive Income (Loss)						19.286						0	19.286		19.286
	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															
	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			40.000.000	91.456.689	9.427.834	-159.534				5.228.249	-78.405.527	14.214	67.561.925		67.561.925
	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period		40.000.000	91.456.689	9.427.834	-255.374				5.228.249	-78.405.527	8.202.862	75.654.733			75.654.733
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											8.202.862	-8.202.862	0		0	
Total Comprehensive Income (Loss)						60.801						-680.988	-620.187		-620.187	
Profit (loss)						0						-680.988	-680.988		-680.988	
Other Comprehensive Income (Loss)						60.801						0	60.801		60.801	
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																

Current Period 01.01.2019 - 31.03.2019														
	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													
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	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		40.000.000	91.456.689	9.427.834	-194.573			5.228.249	-70.202.665	-680.988	75.034.546	75.034.546	