

KAMUYU AYDINLATMA PLATFORMU

SERVET 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
atement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	8.838.899	2.747
Financial Investments	4	0	
Trade Receivables	6	28.480.742	32.458
Trade Receivables Due From Related Parties	6,24	6.923.954	2.291
Trade Receivables Due From Unrelated Parties Other Receivables	6	21.556.788	30.166
Other Receivables Other Receivables Due From Related Parties	7 7,24	70.240 62.000	2.295
Other Receivables Due From Unrelated Parties	7	8.240	1.966
Prepayments	8	31.968.664	29.86
Current Tax Assets	9	0	
Other current assets	9	4.610.560	3.51
SUB-TOTAL		73.969.105	70.880
Total current assets		73.969.105	70.880
NON-CURRENT ASSETS			
Financial Investments	4	49.310.693	49.310
Trade Receivables	6	38.677.792	23.87
Inventories	11	45.697.258	39.21
Investment property	10	351.387.005	347.36
Property, plant and equipment		98.152	2
Intangible assets and goodwill		29.597	3
Prepayments	8	0	
Total non-current assets		485.200.497	459.82
Total assets		559.169.602	530.703
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	5	10.630.356	10.080
Trade Payables	6	30.428.632	8.39
Trade Payables to Related Parties	6,24	11.417.697	6.250
Trade Payables to Unrelated Parties	6	19.010.935	2.13
Employee Benefit Obligations	13	116.674	9
Other Payables	7	24.769.680	34.95
Current provisions	14	147.991	22
Current provisions for employee benefits	14	147.991	22
Other Current Liabilities	15	600.932	630
SUB-TOTAL		66.694.265	54.37
Total current liabilities		66.694.265	54.37
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	28.253.861	20.31
Other Payables	7	1.136.948	803
Deferred Income Other Than Contract Liabilities	15	107.265.671	94.078
Non-current provisions	14	230.136	158
Non-current provisions for employee benefits	14	230.136	158
Total non-current liabilities		136.886.616	115.35
Total liabilities		203.580.881	169.73
EQUITY			
Equity attributable to owners of parent		355.588.721	360.970
Issued capital	16	52.000.000	52.000
Share Premium (Discount)	16	2.092.708	2.092
·		-21.973	-24
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss			
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss Gains (Losses) on Revaluation and Remeasurement		-21.973	-2
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss Gains (Losses) on Revaluation and Remeasurement Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-21.973	-2
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss Gains (Losses) on Revaluation and Remeasurement Gains (Losses) on Remeasurements of Defined Benefit Plans Restricted Reserves Appropriated From Profits	16 16	-21.973 5.199.245	-2 ⁴ -2 ⁴ 5.199
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss Gains (Losses) on Revaluation and Remeasurement Gains (Losses) on Remeasurements of Defined Benefit Plans		-21.973	-24

Total Liabilities and Equity 559.169.602 530.703.162



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
tatement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	17	6.626.255	5.957.02
Cost of sales	17	-1.006.443	-360.5
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		5.619.812	5.596.45
GROSS PROFIT (LOSS)		5.619.812	5.596.4
General Administrative Expenses	19	-1.084.413	-1.007.54
Marketing Expenses	19	-4.067.091	-166.83
Other Income from Operating Activities	20	1.062.826	124.2
Other Expenses from Operating Activities	20	-2.721.650	-369.8
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.190.516	4.176.39
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.190.516	4.176.3
Finance income	21	0	
Finance costs	21	-4.193.441	-1.848.53
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-5.383.957	2.327.8
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-5.383.957	2.327.8
PROFIT (LOSS)		-5.383.957	2.327.8
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-5.383.957	2.327.8
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	23	-0,10350000	0,044800
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		2.450	3.1
Gains (Losses) on Remeasurements of Defined Benefit Plans		2.450	3.1
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		2.450	3.1
TOTAL COMPREHENSIVE INCOME (LOSS)		-5.381.507	2.331.0
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		-5.381.507	2.331.06



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		5.121.053	55.12	
Profit (Loss)		-5.383.957	2.327.8	
Profit (Loss) from Continuing Operations		-5.383.957	2.327.8	
Adjustments to Reconcile Profit (Loss)		5.210.023	1.998.4	
Adjustments for depreciation and amortisation expense	19	698	64.64	
Adjustments for provisions		-3.465	-582.89	
Adjustments for Interest (Income) Expenses		3.428.510	239.33	
Adjustments for Interest Income	21	0		
Adjustments for interest expense	21	3.428.510	239.33	
Adjustments for unrealised foreign exchange losses (gains)		1.784.280	1.983.16	
Adjustments for fair value losses (gains)		0	174.19	
Adjustments for Fair Value Losses (Gains) of Financial Assets	21	0	174.19	
Other adjustments to reconcile profit (loss)		0	120.0	
Changes in Working Capital		5.294.987	-4.271.19	
Adjustments for decrease (increase) in trade accounts receivable		-11.945.220	-24.432.2	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.126.406	289.7	
Adjustments for decrease (increase) in inventories		-6.487.095	-6.308.5	
Decrease (Increase) in Prepaid Expenses		-2.763.812	260.7	
Adjustments for increase (decrease) in trade accounts payable		22.036.905	1.897.7	
Adjustments for increase (decrease) in other operating payables		-9.859.574	-3.923.5	
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		13.187.377	27.944.8	
Cash Flows from (used in) Operations		5.121.053	55.1	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-4.090.576	63.3	
Cash Inflows Caused by Share Sales or Capital Decrease of Associates and / or Joint Ventures		0	2.960.0	
Cash Outflows from Acquition of Investment Property		-4.020.141	-2.896.6	
Other inflows (outflows) of cash		-70.435		
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		5.060.644	-1.147.5	
Proceeds from borrowings		8.489.154		
Repayments of borrowings		0	-908.2	
Interest paid		-3.428.510	-239.3	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		6.091.121	-1.029.1	
Net increase (decrease) in cash and cash equivalents		6.091.121	-1.029.1	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	2.747.778	1.630.63	
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	8.838.899	601.4	



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

						Equity attributable to owners of	f parent [member]					1
		Footnote Reference			Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	ve Income That Will Be Reclassified In Profit Or Loss	1	Retained Earnii	ngs	Non-controlling interests [member	r]
			Issued Capital	Share premiums or discounts	Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits [member]	Prior Years' Profits or Losses	Net Profit or Loss		
					Gains (Losses) on Remeasurements of Defined Benefit Plans	nescre or ourse or cosses on neede	Sound (Essaur) on rectalaction and rectassination		7.110. 1.63.3 1.101.13 0.1.203363			
	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	16	52.000.000	2.092.70	8 -22.856			5.199.245	217.957.291	55.342.931	332.569.319	0 332.569.319
	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	16							55.342.931	-55.342.931		
	Total Comprehensive Income (Loss)	16			3.188					2.327.873	2.331.061	0 2.331.06
	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											
vious Period	Dividends Paid											
018 - 31.03.2018	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	16	52.000.000	2.092.70	8 -19.668			5.199.245	273.300.222	2.327.873	334.900.380	0 334.900.380
	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	16	52.000.000	2.092.70	8 -24.423			5.199.245	273.300.222	28.402.476	360.970.228	0 360.970.228
	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	16							28.402.476	-28.402.476		
	Total Comprehensive Income (Loss)	16			2.450					-5.383.957	-5.381.507	0 -5.381.507
	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											

Description of the Authority of Searcy State |

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Description of Topics o