

KAMUYU AYDINLATMA PLATFORMU

TORUNLAR GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2019 - 3. 3 Monthly Notification

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

Presentation Currency 1.000 TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 30.09.2019	Previous Period 31.12.2018
ement of Financial Position (Balance Sheet)			
ssets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	824.041	203.88
Trade Receivables	8	113.611	173.38
Trade Receivables Due From Related Parties	17	14.648	30.87
Trade Receivables Due From Unrelated Parties		98.963	142.50
Other Receivables		189	3.10
Other Receivables Due From Unrelated Parties		189	3.10
Inventories	10	1.174.687	1.261.00
Prepayments	7	10.973	14.19
Other current assets SUB-TOTAL		13.190	13.69
Total current assets		2.136.691 2.136.691	1.669.26 1.669.26
		2.136.691	1.009.20
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates		484	10
Trade Receivables	8	3.348	10.66
Trade Receivables Due From Unrelated Parties		3.348	10.66
Other Receivables		9.176	9.29
Other Receivables Due From Unrelated Parties		9.176	9.29
Investments accounted for using equity method	3	348.613	348.42
Investment property	9	10.268.935	10.219.43
Property, plant and equipment		3.278	9.14
Intangible assets and goodwill		598	79
Other intangible assets	7	598	79
Prepayments Total non-current assets	I	3.738 10.638.170	4.00 10.601.8 !
Total assets		12.774.861	12.271.1
ABILITIES AND EQUITY		22.11 11002	
CURRENT LIABILITIES			
Current Borrowings	6	773.415	258.03
Current Portion of Non-current Borrowings	6	1.070.031	1.685.60
Trade Payables	8	80.934	98.1
Trade Payables to Related Parties	17	22.130	30.29
Trade Payables to Unrelated Parties		58.804	67.8
Employee Benefit Obligations		1.816	1.7
Other Payables		21.814	28.2
Other Payables to Unrelated Parties		21.814	28.2
Deferred Income Other Than Contract Liabilities	7	78.305	95.1
Current provisions		16.923	9.80
Other current provisions	7	16.923	9.80
Other Current Liabilities	7	47.796	175.8
SUB-TOTAL		2.091.034	2.352.59
Total current liabilities		2.091.034	2.352.59
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	3.130.972	2.250.38
Non-current provisions		1.182	1.18
Non-current provisions for employee benefits		1.182	1.18
Other non-current liabilities	7	0	52.30
Total non-current liabilities		3.132.154	2.303.8
Total liabilities		5.223.188	4.656.4
EQUITY			
Equity attributable to owners of parent		7.551.673	7.614.6
Issued capital	12	1.000.000	1.000.0
Treasury Shares (-)		-4.707	-3.3
Share Premium (Discount)		25.770	25.77
Restricted Reserves Appropriated From Profits		74.255	74.25
Restricted Reserves Appropriated From Forts			
Legal Reserves Prior Years' Profits or Losses		74.255	74.25

Current Period Net Profit Or Loss	-61.611	1.288.139
Total equity	7.551.673	7.614.653
Total Liabilities and Equity	12.774.861	12.271.118



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency 1.000 TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	13	689.525	1.668.432	257.101	340.542
Cost of sales	13	-214.430	-935.663	-89.493	-205.24
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		475.095	732.769	167.608	135.294
GROSS PROFIT (LOSS)		475.095	732.769	167.608	135.294
General Administrative Expenses	14	-44.241	-31.878	-14.845	-9.248
Marketing Expenses	14	-2.675	-4.551	-1.035	-989
Other Income from Operating Activities		17.165	107.492	12.618	77.633
Other Expenses from Operating Activities		-4.790	-10.203	-45	-3.089
PROFIT (LOSS) FROM OPERATING ACTIVITIES		440.554	793.629	164.301	199.60
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	30.705	21.710	10.253	4.43
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		471.259	815.339	174.554	204.04
Finance income	15	29.442	51.663	7.811	22.10
Finance costs	15	-562.312	-1.909.316	-46.355	-1.200.36
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-61.611	-1.042.314	136.010	-974.22
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-61.611	-1.042.314	136.010	-974.22
PROFIT (LOSS)		-61.611	-1.042.314	136.010	-974.22
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		-61.611	-1.042.314	136.010	-974.22
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)	16	-0,06000000	-1,04000000	0,14000000	-0,9700000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	
TOTAL COMPREHENSIVE INCOME (LOSS)		-61.611	-1.042.314	136.010	-974.22
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		-61.611	-1.042.314	136.010	-974.22



Statement of cash flows (Indirect Method)

Presentation Currency 1.000 TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		223.324	314.751
Profit (Loss)		-61.611	-1.042.314
Adjustments to Reconcile Profit (Loss)		349.786	1.697.269
Adjustments for depreciation and amortisation expense		305	903
Adjustments for provisions	8	11.616	23.179
Adjustments for Interest (Income) Expenses	15	304.656	227.810
Adjustments for unrealised foreign exchange losses (gains)		63.914	1.446.77
Adjustments for fair value losses (gains)		0	20.310
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		0	20.316
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	3	-30.705	-21.710
Changes in Working Capital		-67.880	-338.451
Adjustments for decrease (increase) in trade accounts receivable		62.584	17.447
Adjustments for decrease (increase) in inventories		44.902	305.499
Decrease (Increase) in Prepaid Expenses		3.488	18.664
Adjustments for increase (decrease) in trade accounts payable		-17.176	-18.251
Adjustments for increase (decrease) in other operating payables		-145.326	222.570
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-16.859	-1.022.921
Other Adjustments for Other Increase (Decrease) in Working Capital		507	138.54
Decrease (Increase) in Other Assets Related with Operations		507	138.541
Cash Flows from (used in) Operations		220.295	316.504
Payments Related with Provisions for Employee Benefits		-265	-99
Other inflows (outflows) of cash		3.294	-1.654
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-14.977	-80.140
Cash Outflows from Purchase of Additional Shares of Subsidiaries		-375	-109
Purchase of Property, Plant, Equipment and Intangible Assets		5.754	-385
Cash Inflows from Sale of Investment Property		6.384	(
Cash Outflows from Acquition of Investment Property	9	-55.888	-99.032
Dividends received	3	29.148	19.386
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		398.246	-112.734
Proceeds from borrowings		3.431.370	736.267
Repayments of borrowings		-2.814.321	-628.782
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		0	72
Dividends Paid		0	-50.000
Interest paid		-248.537	-224.839
Interest Received		29.734	54.548
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		606.593	121.877
Effect of exchange rate changes on cash and cash equivalents		13.859	110.667
Net increase (decrease) in cash and cash equivalents		620.452	232.544
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	202.684	595.219
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	823.136	827.763



Statement of changes in equity [abstract]

Presentation Currency Nature of Financial Statements 1.000 TL

								Equity					
							Equity attributable to owners of parent [r	member]					
		Footnote Reference				Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	e Income That Will Be Reclassified In Profit Or Loss		Retained Earnin	zs	No	on-controlling interests [member]
			Issued Capital	l Treasury Shares	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 [memb	Prior Years' Profits or Losses	Net 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		1.000.000	0 -1.195	25.770				6	.153 4.833.821	455.108	6.378.657	6.378.6
	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								,	.102 446.006	-455.108		
	Total Comprehensive Income (Loss)										-1.042.314	-1.042.314	-1.042.3
	Profit (loss)												
	Other Comprehensive Income (Loss)												
-	Issue of equity												
	Capital Advance												
	Capital Advance Effect of Merger or Liquidation or Division												
	Effects of Business Combinations Under Common												
	Control Advance Dividend Payments												
vious Period	Dividends Paid									-50.000		-50.000	-50.0
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			-2.035								-2.035	-2.0
	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		1.000.000	0 -3.230	25.770				7.	.255 5.229.827	-1.042.314	5.284.308	5.284.3
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		1.000.000	0 -3.338	25.770				7-	.255 5.229.827	1.288.139	7.614.653	7.614.6
	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												
	Adjustments Related to Errors Other Restatements												
	Restated Balances												
	Transfers									1.288.139	-1.288.139		
	Total Comprehensive Income (Loss)											-61.611	-61.6
	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												
rrent Period 2019 - 30.09.2019	Dividends Paid Decrease through Other Distributions to Owners												

Increase (De Transaction	Decrease) through Treasury Share ons										
Increase (De Transaction	Decrease) through Share-Based Payment ons										
Acquisition	n or Disposal of a Subsidiary										
Increase (de interests in control, equ	decrease) through changes in ownership n subsidiaries that do not result in loss of quity										
Transaction	ons with noncontrolling shareholders	3	-1.369							-1.369	-1.369
Increase thr	hrough Other Contributions by Owners										
Hedges and Carrying An	emoved from Reserve of Cash Flow nd Included in Initial Cost or Other wount of Non-Financial Asset (Liability) ommitment for which Fair Value Hedge Ig is Applied										
of Time Valu Cost or Oth Asset (Liabi	emoved from Reserve of Change in Value alue of Options and Included in Initial her Carrying Amount of Non-Financial bility) or Firm Commitment for which Fair ge Accounting is Applied										
of Forward Included in Non-Financ	emoved from Reserve of Change in Value d Elements of Forward Contracts and n Initial Cost or Other Carrying Amount of ncial Asset (Liability) or Firm ent for which Fair Value Hedge g is Applied										
of Foreign C Initial Cost o Non-Financ	emoved from Reserve of Change in Value I Currency Basis Spreads and Included in t or Other Carrying Amount of cial Asset (Liability) or Firm ent for which fair Value Hedge g is Applied										
Increase (de	decrease) through other changes, equity										
Equity at en	end of period		1.000.000 -4.707	25.770			74	255 6.517.96	6 -61.611	7.551.673	7.551.673