

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

Financial Report Unconsolidated 2020 - 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 31.03.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	7.159.643	8.206.656
Financial Investments	5	16.062.679	15.025.486
Trade Receivables		348.080	391.848
Trade Receivables Due From Unrelated Parties	7	348.080	391.848
Other Receivables		1.207.562	823.891
Other Receivables Due From Related Parties	7, 16	380.035	0
Other Receivables Due From Unrelated Parties	7	827.527	823.891
Inventories	8	2.956.583	2.956.583
Prepayments		490.289	527.132
Other current assets	9	701.503	783.475
SUB-TOTAL		28.926.339	28.715.071
Total current assets		28.926.339	28.715.071
NON-CURRENT ASSETS			
Financial Investments	5	205.341	205.341
Trade Receivables		769.479	795.832
Trade Receivables Due From Unrelated Parties	7	769.479	795.832
Other Receivables		31.674	36.113
Other Receivables Due From Unrelated Parties		31.674	36.113
Inventories	8	1.245.745	1.206.310
Investment property	10	56.308.000	56.308.000
Property, plant and equipment	11	1.300.945	1.318.337
Intangible assets and goodwill	11	5.170	5.594
Prepayments		23.258	23.258
Total non-current assets		59.889.612	59.898.785
Total assets		88.815.951	88.613.856
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		785.962	627.830
Trade Payables to Related Parties	7, 16	693.088	535.596
Trade Payables to Unrelated Parties	7	92.874	92.234
Employee Benefit Obligations		120.195	125.771
Other Payables		190.602	194.506
Other Payables to Unrelated Parties	7	190.602	194.506
Deferred Income Other Than Contract Liabilities	13	70.000	0
Current provisions		2.659.776	2.566.644
Other current provisions	14	2.659.776	2.566.644
SUB-TOTAL		3.826.535	3.514.751
Total current liabilities		3.826.535	3.514.751
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Non-current provisions		6.056.646	6.011.727
Non-current provisions for employee benefits		1.031.171	1.167.123
Other non-current provisions	14	5.025.475	4.844.604
Total non-current liabilities		6.056.646	6.011.727
Total liabilities		9.883.181	9.526.478
EQUITY			
Equity attributable to owners of parent		78.932.770	79.087.378
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		-215.432	-332.039
Gains (Losses) on Revaluation and Remeasurement		-215.432	-332.039
Gains (Losses) on Remeasurements of Defined Benefit Plans		-215.432	-332.039
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249

Prior Years' Profits or Losses		-66.693.355	-70.202.665
Current Period Net Profit Or Loss		-271.215	3.509.310
Total equity		78.932.770	79.087.378
Total Liabilities and Equity		88.815.951	88.613.856

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		838.440	856.169
Cost of sales		-11.379	-50.513
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		827.061	805.656
GROSS PROFIT (LOSS)		827.061	805.656
General Administrative Expenses		-1.110.073	-1.107.527
Marketing Expenses		-322.430	-360.753
Other Income from Operating Activities	17	71.725	117.312
Other Expenses from Operating Activities	17	-725.451	-975.269
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.259.168	-1.520.581
Investment Activity Income	18	756.344	456.330
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-502.824	-1.064.251
Finance income	19	231.609	383.263
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-271.215	-680.988
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	15	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-271.215	-680.988
PROFIT (LOSS)		-271.215	-680.988
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-271.215	-680.988
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>		-0,00680000	-0,01700000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		116.607	60.801
Gains (Losses) on Remeasurements of Defined Benefit Plans		116.607	60.801
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		116.607	60.801
TOTAL COMPREHENSIVE INCOME (LOSS)		-154.608	-620.187
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-154.608	-620.187

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-1.415.446	-2.063.979
Profit (Loss)		-271.215	-680.988
Adjustments to Reconcile Profit (Loss)		-4.249	-62.082
Adjustments for depreciation and amortisation expense	11	17.815	18.130
Adjustments for provisions		404.032	358.428
Adjustments for (Reversal of) Provisions Related with Employee Benefits		102.769	81.817
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	17	27.260	0
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		274.003	276.611
Adjustments for Interest (Income) Expenses	19	-231.609	-383.263
Adjustments for losses (gains) on disposal of non-current assets		-136.824	-67.723
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	11	-136.824	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	17	0	-67.723
Other adjustments to reconcile profit (loss)	17	-57.663	12.346
Changes in Working Capital		-1.017.867	-1.320.909
Decrease (Increase) in Financial Investments	5	-1.037.193	-2.264.358
Adjustments for decrease (increase) in trade accounts receivable	7	100.526	933.586
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-260.417	-934.145
Adjustments for decrease (increase) in inventories	8	-39.435	471.445
Adjustments for increase (decrease) in trade accounts payable	7	158.132	192.281
Adjustments for increase (decrease) in other operating payables		-9.480	13.831
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		70.000	266.451
Cash Flows from (used in) Operations		-1.293.331	-2.063.979
Payments Related with Provisions for Employee Benefits		-122.115	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		136.824	2.223.655
Proceeds from sales of property, plant, equipment and intangible assets	11	136.824	0
Purchase of Property, Plant, Equipment and Intangible Assets	11	0	-4.068
Cash Inflows from Sale of Investment Property		0	2.227.723
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		238.605	419.964
Interest Received		238.605	419.964
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.040.017	579.640
Net increase (decrease) in cash and cash equivalents		-1.040.017	579.640
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	8.142.287	6.896.081
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	7.102.270	7.475.721

[illegible]

Current Period 01.01.2020 - 31.03.2020														
	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	-215.432			5.228.249	-66.693.355	-271.215	78.932.770	78.932.770	