

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

Financial Report Consolidated 2020 - 3. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.09.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	12.117.771	10.674.494
Financial Investments	5	16.154.384	15.025.486
Trade Receivables		5.231.700	5.391.508
Trade Receivables Due From Related Parties	7, 20	74.727	81.796
Trade Receivables Due From Unrelated Parties	7	5.156.973	5.309.712
Other Receivables		581.122	441.427
Other Receivables Due From Unrelated Parties	8	581.122	441.427
Inventories	9	2.956.583	2.956.583
Prepayments		891.891	777.566
Current Tax Assets	17	674.436	697.855
Other current assets	13	654.593	783.475
SUB-TOTAL		39.262.480	36.748.394
Total current assets		39.262.480	36.748.394
NON-CURRENT ASSETS			
Trade Receivables		603.184	795.832
Trade Receivables Due From Unrelated Parties	7	603.184	795.832
Other Receivables		376.061	401.197
Other Receivables Due From Unrelated Parties	8	376.061	401.197
Inventories	9	1.387.953	1.206.310
Investment property	10	53.763.000	56.308.000
Property, plant and equipment	12	1.445.580	1.470.013
Intangible assets and goodwill	12	15.361	16.090
Prepayments		0	23.258
Deferred Tax Asset	17	256.554	214.884
Total non-current assets		57.847.693	60.435.584
Total assets		97.110.173	97.183.978
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	0	0
Trade Payables		3.384.985	3.823.489
Trade Payables to Related Parties	7, 20	435.406	528.467
Trade Payables to Unrelated Parties	7	2.949.579	3.295.022
Employee Benefit Obligations	15	1.065.421	1.069.392
Other Payables		604.768	272.455
Other Payables to Related Parties	8	273.849	0
Other Payables to Unrelated Parties	8	330.919	272.455
Deferred Income Other Than Contract Liabilities		909.927	274.102
Current provisions		1.413.412	2.566.644
Other current provisions	16	1.413.412	2.566.644
SUB-TOTAL		7.378.513	8.006.082
Total current liabilities		7.378.513	8.006.082
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	0	0
Other Payables		369.362	369.364
Other Payables to Unrelated parties	8	369.362	369.364
Non-current provisions		7.410.159	6.875.410
Non-current provisions for employee benefits		2.000.249	2.030.806
Other non-current provisions	16	5.409.910	4.844.604
Total non-current liabilities		7.779.521	7.244.774
Total liabilities		15.158.034	15.250.856
EQUITY			
Equity attributable to owners of parent		80.522.394	80.791.661
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.449.175	91.449.175
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-796.930	-913.774
Gains (Losses) on Revaluation and Remeasurement		-796.930	-913.774

Gains (Losses) on Remeasurements of Defined Benefit Plans		-796.930	-913.774
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249
Prior Years' Profits or Losses		-54.971.989	-58.850.302
Current Period Net Profit Or Loss		-386.111	3.878.313
Non-controlling interests		1.429.745	1.141.461
Total equity		81.952.139	81.933.122
Total Liabilities and Equity		97.110.173	97.183.978

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		37.066.665	34.627.704	12.166.381	12.361.127
Cost of sales		-28.996.098	-27.144.691	-9.250.687	-10.123.203
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		8.070.567	7.483.013	2.915.694	2.237.924
GROSS PROFIT (LOSS)		8.070.567	7.483.013	2.915.694	2.237.924
General Administrative Expenses		-7.775.395	-7.202.667	-2.424.435	-1.990.658
Marketing Expenses		-686.899	-742.072	-217.400	-189.786
Other Income from Operating Activities	18	688.035	1.022.827	-35.678	604.715
Other Expenses from Operating Activities	18	-2.215.435	-2.073.274	-739.943	-532.588
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.919.127	-1.512.173	-501.762	129.607
Investment Activity Income		1.123.153	909.808	346.543	345.416
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-795.974	-602.365	-155.219	475.023
Finance income	19	1.526.544	1.212.861	1.000.094	433.010
Finance costs	19	-34.528	-4.035	-1.451	-3.195
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		696.042	606.461	843.424	904.838
Tax (Expense) Income, Continuing Operations	17	-452.017	-373.101	-219.822	-136.416
Current Period Tax (Expense) Income	17	-505.564	-360.852	-214.893	-84.538
Deferred Tax (Expense) Income	17	53.547	-12.249	-4.929	-51.878
PROFIT (LOSS) FROM CONTINUING OPERATIONS		244.025	233.360	623.602	768.422
PROFIT (LOSS)		244.025	233.360	623.602	768.422
Profit (loss), attributable to [abstract]					
Non-controlling Interests		630.136	501.075	286.026	245.863
Owners of Parent		-386.111	-267.715	337.576	522.559
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>		-0,00970000	-0,00670000	0,00840000	0,01310000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		140.125	-73.660	99.584	-179.907
Gains (Losses) on Remeasurements of Defined Benefit Plans		152.002	-100.025	117.352	-224.707
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-11.877	26.365	-17.768	44.800
Deferred Tax (Expense) Income		-11.877	26.365	-17.768	44.800
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		140.125	-73.660	99.584	-179.907
TOTAL COMPREHENSIVE INCOME (LOSS)		384.150	159.700	723.186	588.515
Total Comprehensive Income Attributable to					
Non-controlling Interests		653.416	449.398	320.853	158.054
Owners of Parent		-269.266	-289.698	402.333	430.461

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-2.150.607	-6.760.171
Profit (Loss)		244.025	233.360
Adjustments to Reconcile Profit (Loss)		595.591	-343.046
Adjustments for depreciation and amortisation expense	11, 12	96.013	82.380
Adjustments for provisions		1.309.844	1.271.696
Adjustments for (Reversal of) Provisions Related with Employee Benefits		380.519	401.100
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	18	154.162	0
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		775.163	870.596
Adjustments for Interest (Income) Expenses	19	-480.244	-1.211.655
Adjustments for Tax (Income) Expenses	17	452.017	373.101
Adjustments for losses (gains) on disposal of non-current assets		-730.774	-609.851
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	11	-137.160	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	18	-593.614	-609.851
Other adjustments to reconcile profit (loss)	18	-51.265	-248.717
Changes in Working Capital		-885.913	-4.520.135
Decrease (Increase) in Financial Investments	5	-1.128.898	-6.370.447
Adjustments for decrease (increase) in trade accounts receivable		249.560	1.249.555
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-76.744	-586.703
Adjustments for decrease (increase) in inventories	8	-181.643	393.791
Adjustments for increase (decrease) in trade accounts payable	7	-438.504	541.660
Adjustments for increase (decrease) in other operating payables		54.491	9.544
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		635.825	242.465
Cash Flows from (used in) Operations		-46.297	-4.629.821
Payments Related with Provisions for Employee Benefits		-259.075	-357.816
Income taxes refund (paid)		-482.146	-409.445
Other inflows (outflows) of cash		-1.363.089	-1.363.089
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		3.204.923	7.876.547
Proceeds from sales of property, plant, equipment and intangible assets	11, 12	137.830	2.476
Purchase of Property, Plant, Equipment and Intangible Assets	11, 12	-71.521	-140.780
Cash Inflows from Sale of Investment Property		3.138.614	8.014.851
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		450.913	875.549
Dividends Paid		-91.283	-352.735
Interest Received		542.196	1.228.284
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.505.229	1.991.925
Net increase (decrease) in cash and cash equivalents		1.505.229	1.991.925
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	10.610.125	7.853.327
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	12.115.354	9.845.252

Previous Period 01.01.2019 - 30.09.2019	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		40.000.000	91.449.175	-742.737			5.228.249	-67.315.219	8.464.917	77.084.385		978.412	78.062.797	
	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								8.464.917	-8.464.917	0		0	0	
	Total Comprehensive Income (Loss)				-21.983					-267.715	-289.698		449.398	159.700	
	Profit (loss)				0					-267.715	-267.715		501.075	233.360	
	Other Comprehensive Income (Loss)				-21.983					0	-21.983		-51.677	-73.660	
	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													-352.735	-352.735
	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	91.449.175	-764.720			5.228.249	-58.850.302	-267.715	76.794.687		1.075.075	77.869.762	
	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		40.000.000	91.449.175	-913.774			5.228.249	-58.850.302	3.878.813	80.791.661		1.141.461	81.933.122	
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								3.878.313	-3.878.813	0		0	0		
Total Comprehensive Income (Loss)				116.844					-386.111	-269.267		653.416	384.149		
Profit (loss)				0					-386.111	-386.111		630.136	244.025		
Other Comprehensive Income (Loss)				116.844					0	116.844		23.280	140.124		
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 01.01.2020 – 30.09.2020																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
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