

KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2020 - 3. 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 30.09.2020	Previous Per 31.12.2019
atement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	57.210.181	4.370
Trade Receivables		65.131	2
Trade Receivables Due From Related Parties	24	2.360	2
Trade Receivables Due From Unrelated Parties	5	62.771	
Other Receivables	7	4.483	
Other Receivables Due From Unrelated Parties	7	4.483	
Prepayments		116.113	371
Prepayments to Unrelated Parties	8	116.113	371
SUB-TOTAL SUB-TOTAL		57.395.908	4.744
Total current assets		57.395.908	4.744
NON-CURRENT ASSETS			
	0	74 525 000	02.567
Investment property	9	74.526.000	82.567
Property, plant and equipment	10	12.227	12
Fixtures and fittings	10	12.227	12
Prepayments	0	219.802	
Prepayments to Unrelated Parties	8	219.802	2.020
Other Non-current Assets	10	1.319.613	2.939
Other Non-Current Assets Due From Unrelated Parties	12	1.319.613	2.939
Total non-current assets		76.077.642	
Total assets		133.473.550	90.263
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		101.041.053	51.950
Current Borrowings From Related Parties		0	
Current Borrowings From Unrelated Parties		101.041.053	51.950
Issued Debt Instruments	6	101.041.053	51.950
Trade Payables		1.184.569	1.535
Trade Payables to Related Parties	5,24	550.543	355
Trade Payables to Unrelated Parties	5	634.026	1.180
Employee Benefit Obligations	13	30.814	124
Other Payables		10.128	50
Other Payables to Unrelated Parties	7	10.128	50
SUB-TOTAL		102.266.564	53.661
Total current liabilities		102.266.564	53.661
NON-CURRENT LIABILITIES			
Non-current provisions		269.121	370
Non-current provisions for employee benefits	14	269.121	370
Total non-current liabilities	17	269.121	370
Total liabilities		102.535.685	54.032
		102.333.003	31.032
EQUITY			
Equity attributable to owners of parent		30.937.865	36.231
Issued capital	16	23.750.000	23.750
Inflation Adjustments on Capital	16	2.285	2
Share Premium (Discount)	16	2.353.943	2.353
Restricted Reserves Appropriated From Profits		262.863	262
Legal Reserves	16	262.863	262
Prior Years' Profits or Losses	16	9.862.008	17.387
Current Period Net Profit Or Loss		-5.293.234	
Total equity		30.937.865	36.231
Total Liabilities and Equity		133.473.550	90.26



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL
Nature of Financial Statements Unconsolidated

	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	17	10.122.308	10.088.122	749.434	8.579.703
Cost of sales	17	-9.317.360	-9.466.049	-261.889	-9.363.63
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		804.948	622.073	487.545	-783.93
GROSS PROFIT (LOSS)		804.948	622.073	487.545	-783.93
General Administrative Expenses	18,19	-1.633.617	-1.833.202	-530.663	-661.63
Other Income from Operating Activities	20	703.785	829.253	235.331	193.21
Other Expenses from Operating Activities	20	0	-89.734	0	961.03
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-124.884	-471.610	192.213	-291.31
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-124.884	-471.610	192.213	-291.31
Finance costs	21	-5.168.350	-6.801.303	-2.016.874	-2.408.63
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-5.293.234	-7.272.913	-1.824.661	-2.699.95
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-5.293.234	-7.272.913	-1.824.661	-2.699.95
PROFIT (LOSS)		-5.293.234	-7.272.913	-1.824.661	-2.699.95
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		-5.293.234	-7.272.913	-1.824.661	-2.699.95
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)	23	-0,22287000	-0,30623000	-0,07683000	0,1136800
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	
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	
Current Period Tax (Expense) Income	22	0	0	0	
Deferred Tax (Expense) Income	22	0	0	0	
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	
TOTAL COMPREHENSIVE INCOME (LOSS)		-5.293.234	-7.272.913	-1.824.661	-2.699.95
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		-5.293.234	-7.272.913	-1.824.661	-2.699.95



Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		862.760	4.923.06
Profit (Loss)		-5.293.234	-7.272.913
Profit (Loss) from Continuing Operations		-5.293.234	-7.272.913
Adjustments to Reconcile Profit (Loss)		5.064.607	7.272.779
Adjustments for depreciation and amortisation expense	10	7.236	15.156
Adjustments for provisions		20.435	51.114
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	20.435	51.114
Adjustments for Interest (Income) Expenses		5.036.936	6.296.220
Adjustments for Interest Income	20	-131.414	-505.083
Adjustments for interest expense	21	5.168.350	6.801.303
Adjustments for fair value losses (gains)		0	-50.748
Adjustments for Fair Value Losses (Gains) of Investment Property	9,20	0	-84.266
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	33.518
Adjustments for losses (gains) on disposal of non-current assets		0	961.037
Adjustments for Losses (Gains) Arised From Sale of Investment Property		0	961.037
Changes in Working Capital		1.102.694	4.244.959
Adjustments for decrease (increase) in trade accounts receivable		-62.771	-33.693
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0	-36.905
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-62.771	3.212
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-4.280	-6.494
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6	-4.280	-6.494
Decrease (Increase) in Prepaid Expenses	8	35.580	200.770
Adjustments for increase (decrease) in trade accounts payable		-351.220	126.026
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,24	194.905	69.321
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	-546.125	56.705
Increase (Decrease) in Employee Benefit Liabilities	13	-93.703	13.204
Adjustments for increase (decrease) in other operating payables		-40.493	-216.446
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	-40.493	-216.446
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		0	-113.710
Other Adjustments for Other Increase (Decrease) in Working Capital		1.619.581	4.275.302
Decrease (Increase) in Other Assets Related with Operations	12	1.619.581	4.275.302
Cash Flows from (used in) Operations		874.067	4.244.825
Interest received		110.926	678.240
Payments Related with Provisions for Employee Benefits		-122.233	C
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES Cash Receipts from Sales of Equity or Debt Instruments of		8.034.433	-4.345.852
Other Entities Purchase of Property, Plant, Equipment and Intangible		0	1.720.000
Assets Purchase of property, plant and equipment		-6.567 -6.567	0
Cash Inflows from Sale of Investment Property	8	8.250.000	7.962.963
Cash Outflows from Acquition of Investment Property	9	-209.000	-13.938.217
Cash advances and loans made to other parties	J	-209.000	-13.938.21 <i>1</i> -90.598
Other Cash Advances and Loans Made to Other Parties	12	0	-90.598 -90.598
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES	**	43.912.208	-90.596 - 9.448.161
Proceeds from borrowings		50.000.000	-3. 110 .101
Proceeds From Issue of Debt Instruments		50.000.000	ſ
Interest paid		-6.078.055	-9.469.815

Other inflows (outflows) of cash	-9.737	21.654
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES	52.809.401	-8.870.948
Net increase (decrease) in cash and cash equivalents	52.809.401	-8.870.948
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4.370.554	12.512.087
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	57.179.955	3.641.139



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

			Equity																														
																	Equity attributal	ble to owners of parent [n	member]														
	Footnote Reference												Other	r Accumulated Compr	ehensive Income That Wi	ill Not Be Reclass	ssified In Profit Or Loss					Other Acc	umulated Comprehen	sive Income That Will Be	Reclassified In Pr						Retained Ea	nrnings	
			Issued I Capital o	Baland Justments for On Capital Capit	ncing Additional Capital or Contribution ger of ital Shareholders	Capital Treasur Advance Shares	Capital ury Adjustments due es to Cross-Ownership	Share Combin e premiums Entit or Busir p discounts Under C	cts of Put lations of Rev. ties or Func nesses Common Non-c ntrol In	t Option aluation d Related with controlling terests	Accumulated Gains (Losses) from Investments in Equity Instruments)	Increases (Remeasurement [me ains (Losses) on emeasurements for Defined lncr Benefit Plans Deci	Gains (Losses) Change in Fair Financial Lia	Value of Instruit of Change isk of E	Joint Ven	Other Comprehensive Of Associates And Extures Accounted for Difuity Method that will classified to Profit or Tra	ochange Oth fferences Of Ot on Gain anslation Loss	Exchange rives ther on ss() Translation F	eserve Of Gains or Los Hedge Gains or Losses on Hedges of Net Investment in Foreign	Gallis	ses) on g and/or Measured	es) from Reserve of Assets Other at Fair Remeasurin gh Other or Reclassificati ne Adjustment	Change in Value of Time Value of Options	Change in Value of Value of Forward Currency Forward Basis Contracts Spreads	Share of Other Comprehensive Income Associates and Joint Ventures Accounted fo Using Equity Method th will be Reclassified to Pro or Loss	or (Restricted Reserves Appropriated From Profits [member]	other ity reserves (member ber]	dvance vidend yments Prior (Net) Years' Profits or Losses	Net rrofit or Loss	Non-controlling interests [member]
	Statement of changes in equity [abstract]												Assets								Operations	Hedge	Inco	ne Adjustment									
	Statement of changes in equity [line items] Equity at beginning of period		23.750.000	2.285	0 0	0	0 (0 2.353.943	0	0 (0	0	0 0	0	0 0	0	0	0	0	0 0 0	0 0	0 0	0	0	00 0	0 0		0 00	262.863	0 0	0 15.659.764 1	.727.311 0 43.756.166	0 43.756.166
	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 Total Comprehensive Income (Loss)																														1.727.311 1	.727.311 0 7.272.913	-7.272.913
	Profit (loss)																															212.913	
	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																																
Previous Period 01.01.2019 - 30.09.2019	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	16	23.750.000	2.285	0 0	0	0	0 2.353.943	0	0 (0	0	0	0	0 0	0	0	0	0	0 0 0	0 0	0 0	0	0	0 0 0	0 0		0 00	262.863	0 0	0 17.387.075 _	0 36.483.253	0 36.483.253
	Statement of changes in equity [abstract]																														7		
	Statement of changes in equity [line items] Equity at beginning of period	16	23.750.000	2,285	0 0	0	0	0 2.353.943	0	0 0	0	0		0	0 0	0	0	0	0	0 0 0	0 0	0 0	0	0	0 0 0	0 0		0 00	262.863	0 0	0 17.387.075	- 0 36.231.099	0 36.231.099
	Adjustments Related to Accounting Policy Changes		201.00.000	2.200														· ·											202000		7.	.525.067	J0.231.033
	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	0	0	0 0	0	0 (0 0	0	0 (0	0	0	0	0 0	0	0	0	0	0 0 0	0 0	0 0	0	0	0 0 0	0 0)	0 0 0	0	0 0	0 -7.525.067 7	.525.067 0 0	0 0
	Total Comprehensive Income (Loss) Profit (loss)																														5	293.234 0 -5.293.234	0 -5.293.234
	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																																

rrent Period 020 - 30.09.2020	Dividends Paid															
30.03.2020	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	16 23.750.000	2.285 0 0	0 0 0 2.353.943	0 0	0 0	0 0 0 0	0 0	0 0 0 0	0 0 0 0	0 0	0 0 0 0	0 0	0 262.863 0 0	0 9.862.008 - 0 30.937.865	5 0 30.937.865
															7	