

KAMUYU AYDINLATMA PLATFORMU

AKİŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2021 - 1. 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 31.03.2021	Previous Period 31.12.2020
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	372.311.785	139.316.9
Financial Investments	5	7.079.113	8.403.
Trade Receivables	7	62.755.125	68.095.
Trade Receivables Due From Related Parties	21	20.672	
Trade Receivables Due From Unrelated Parties Other Receivables	0	62.734.453	68.094.
Other Receivables Other Receivables Due From Unrelated Parties	8	4.588.663 4.588.663	3.512. 3.512.
Derivative Financial Assets	10	22.870.272	18.517
Derivative Financial Assets Held for Trading		22.870.272	18.517
Inventories	12	308.818	312
Inventories Work-in Progress	12	480.845.746	466.030
Prepayments	9	12.818.978	7.352
Other current assets		1.626.143	275
SUB-TOTAL		965.204.643	711.816
Total current assets		965.204.643	711.816
NON-CURRENT ASSETS			
Other Receivables		17.458.451	16.766
Other Receivables Due From Related Parties	21	15.793.412	15.103
Other Receivables Due From Unrelated Parties	8	1.665.039	1.663
Derivative Financial Assets	10	10.522.823	1.649
Derivative Financial Assets Held for Trading		1.492.338	1.649
Derivative Financial Assets Held for Hedging Investments accounted for using equity method	13	9.030.485 38.777.367	34.484
Investments accounted for using equity method Investment property	11	5.277.802.066	5.276.965
Property, plant and equipment		27.250.879	27.991
Intangible assets and goodwill		5.130.521	5.304
Goodwill		707.175	707
Other intangible assets		4.423.346	4.596
Prepayments	9	35.423.326	26.889
Deferred Tax Asset		521.373	524
Other Non-current Assets	14	2.676.470	2.485
Total non-current assets		5.415.563.276	5.393.060
Total assets		6.380.767.919	6.104.877
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	462.063.845	436.390
Current Portion of Non-current Borrowings	6	422.670.128	323.455
Trade Payables		17.993.552	10.875
Trade Payables to Related Parties	21 7	9.260.457	3.551
Trade Payables to Unrelated Parties Employee Benefit Obligations	<i>'</i>	8.733.095 879.476	7.324 1.668
Other Payables		2.076.080	3.728
Other Payables to Unrelated Parties	8	2.076.080	3.728
Derivative Financial Liabilities		13.841.520	21.875
Derivative Financial Liabilities Held for trading	10	12.347.178	15.160
Derivative Financial Liabilities Held for Hedging	10	1.494.342	6.715
Deferred Income Other Than Contract Liabilities	9	3.824.257	4.845
Current tax liabilities, current		39.178	62
Current provisions	15	11.207.759	9.269
Current provisions for employee benefits		1.009.313	768
Other current provisions SUB-TOTAL		10.198.446 934.595.795	8.500 812.171
Total current liabilities		934.595.795	812.171 812.171
		337.333.133	312.171
NON-CURRENT LIARII ITIES			
NON-CURRENT LIABILITIES Long Term Borrowings	6	1 800 451 213	1 675 979
NON-CURRENT LIABILITIES Long Term Borrowings Trade Payables	6	1.800.451.213 5.218.953	1.675.979 4.739

Contract Liabilities	9	2.464.535	2.925.230
Non-current provisions		2.055.774	1.848.090
Non-current provisions for employee benefits		2.055.774	1.848.090
Total non-current liabilities		1.810.190.475	1.685.492.270
Total liabilities		2.744.786.270	2.497.663.553
EQUITY			
Equity attributable to owners of parent		3.635.981.649	3.607.213.978
Issued capital	20	805.000.000	554.699.850
Inflation Adjustments on Capital		121.877.344	121.877.344
Balancing Account for Merger Capital		870.289.152	870.289.152
Treasury Shares (-)		-237.181	-219.131
Share Premium (Discount)		50.873.176	50.712.389
Effects of Business Combinations Under Common Control		-4.109.167	-4.109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-653.140	-1.025.675
Gains (Losses) on Revaluation and Remeasurement		-653.140	-1.025.675
Gains (Losses) on Remeasurements of Defined Benefit Plans		-653.140	-1.025.675
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		10.956.907	-6.620.992
Exchange Differences on Translation		20.708.195	15.768.639
Gains (Losses) on Hedge		-9.751.288	-22.389.631
Gains (Losses) on Cash Flow Hedges		-9.751.288	-22.389.631
Restricted Reserves Appropriated From Profits		112.337.827	112.319.777
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		1.854.575.574	2.313.038.012
Current Period Net Profit Or Loss		-239.625.650	-458.444.388
Total equity		3.635.981.649	3.607.213.978
Total Liabilities and Equity		6.380.767.919	6.104.877.531



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
atement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	16	69.248.122	104.827.45
Cost of sales	16	-18.992.561	-32.368.18
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		50.255.561	72.459.27
GROSS PROFIT (LOSS)		50.255.561	72.459.27
General Administrative Expenses	17	-8.201.881	-8.276.27
Marketing Expenses	17	-633.114	-887.73
Other Income from Operating Activities	18	6.194.383	10.782.46
Other Expenses from Operating Activities	18	-6.433.235	-7.889.88
PROFIT (LOSS) FROM OPERATING ACTIVITIES		41.181.714	66.187.83
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-482.544	-324.39
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		40.699.170	65.863.44
Finance income	19	31.983.835	33.198.90
Finance costs	19	-312.264.517	-206.484.21
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-239.581.512	-107.421.87
Tax (Expense) Income, Continuing Operations		-44.138	-108.94
Current Period Tax (Expense) Income		-41.396	-101.02
Deferred Tax (Expense) Income		-2.742	-7.91
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-239.625.650	-107.530.83
PROFIT (LOSS)		-239.625.650	-107.530.81
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-239.625.650	-107.530.81
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay başına kazanç	20	-0,43000000	-0,2500000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		372.535	566.45
Gains (Losses) on Remeasurements of Defined Benefit Plans		372.535	566.45
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		17.577.899	20.305.92
Exchange Differences on Translation		4.939.556	1.121.74
Other Comprehensive Income (Loss) Related with Cash Flow Hedges	10	12.638.343	19.184.18
Gains (Losses) on Cash Flow Hedges		12.638.343	19.184.18
OTHER COMPREHENSIVE INCOME (LOSS)		17.950.434	20.872.38
TOTAL COMPREHENSIVE INCOME (LOSS)		-221.675.216	-86.658.43
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		-221.675.216	-86.658.43



Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		25.599.032	84.143.52
Profit (Loss)		-239.625.650	-107.530.81
Adjustments to Reconcile Profit (Loss)		280.272.902	163.953.43
Adjustments for depreciation and amortisation expense	3	936.813	950.25
Adjustments for Impairment Loss (Reversal of Impairment Loss)	18	2.003.596	1.614.22
Adjustments for provisions		3.303.776	573.42
Adjustments for Interest (Income) Expenses		36.374.684	35.976.46
Adjustments for unrealised foreign exchange losses (gains)		237.451.828	124.278.54
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	13	482.544	324.393
Adjustments for Tax (Income) Expenses		44.138	108.94
Other adjustments for non-cash items		-324.477	127.19
Changes in Working Capital		-8.634.375	40.184.33
Decrease (Increase) in Financial Investments		1.324.870	-6.262.79
Adjustments for decrease (increase) in trade accounts receivable		9.681.457	27.315.90
Adjustments for decrease (increase) in inventories		-6.490.611	7.007.60
Adjustments for increase (decrease) in trade accounts payable		7.190.641	1.456.89
Other Adjustments for Other Increase (Decrease) in Working Capital		-20.340.732	10.666.71
Decrease (Increase) in Other Assets Related with Operations		-22.488.730	-6.207.15
Increase (Decrease) in Other Payables Related with Operations		2.147.998	16.873.86
Cash Flows from (used in) Operations		32.012.877	96.606.95
Income taxes refund (paid)		-6.247.181	-12.298.54
Other inflows (outflows) of cash		-166.664	-164.88
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-703.818	-3.973.89
Proceeds from sales of property, plant, equipment and intangible assets		0	98.36
Purchase of Property, Plant, Equipment and Intangible Assets		-22.496	-885.29
Cash Outflows from Acquition of Investment Property	11	-681.322	-3.186.97
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		184.789.144	-74.709.47
Proceeds from Issuing Shares or Other Equity Instruments		250.460.937	
Proceeds from issuing shares		250.460.937	
Payments to Acquire Entity's Shares or Other Equity Instruments		-18.050	-851.95
Proceeds from borrowings	6	313.537.215	526.710.10
Repayments of borrowings Cash Receipts from Future Contracts, Forward Contracts,	6	-326.079.129	-546.828.25
Option Contracts and Swap Contracts Cash Payments for Future Contracts, Forward Contracts,		3.306.481	2.705.55
Option Contracts and Swap Contracts		-3.259.824	-12.416.32
Interest paid	6	-51.561.119	-46.823.79
Interest Received		1.942.223	2.795.19
Other inflows (outflows) of cash	4	-3.539.590	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		209.684.358	5.460.15
Effect of exchange rate changes on cash and cash equivalents		19.770.877	9.471.77
Net increase (decrease) in cash and cash equivalents		229.455.235	14.931.92
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	112.944.804	246.302.394
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	342.400.039	261.234.319



Statement of changes in equity [abstract]

Nature of Financial Statements

Consolidated

														Equity	у												
			Equity attributable to owners of parent [member]																								
										Other Accumulated	l Comprehensive Income	ne That Will Not Be Recla	assified In Profit Or Loss					Other Accumulated Compr	ehensive Income That Wil	ll Be Reclassified In Prof					Retained Earnings	7	
		Footnote Reference	Issued In Capital on	nflation justments n Capital Capital Capital Addition Capital Capital Addition Capital Sharehold	nal il Capital Treasury Adjus tion Advance Shares ders Cross	Capital Share stments due premiums to or s-Ownership discounts l	Effects of Combinations of Entities or Businesses With Under Common Control Interest	on ion Share Based Fairs frits Investr	mulated (Losses) rom Increases (ments in quity Revaluation of	Increases (Decreases) on Revaluation of Intangible Assets	s) on Other lents Revaluation of Increases (Sains (Losses) Due to Change in Fair or Value of Financial Liability Attributable to Change in Credit Risk of Liability In	on Hedging Comprehe truments that Associa Hedge Ventures vestments in Using Equ	e Of Other nsive Income Of tes And Joint Accounted for ty Method that Reclassified to it or Loss	ge Other Eserves Of Other Gains (Losses) Excha Differe or Transl		Gains or Losses on Hedge Gains or Losses on Hedges of Gains Net Investment on Losses on Hedge Operations		valuation and Reclassific ins (Losses) from ins clal Assets easured at Fair Value through Other omprehensive Income Reclass Adjus'		Change in Chang Value of Value Forward Forei Elements Currer FForward Basi Contracts Sprea	e in of of of Associates and Joir Ventures Accounted for Using Equity Method the will be Reclassified to Profit or Loss	Restricted Reserves Other Appropriated From Profits (member) at Losses) Restricted Reserves [nter Appropriated From Profits (member]] [mem From Profits (member)]	reserves [Dividence	e d d ts Prior Years' Profits or Losses or Los	Nor i r fit ss	n-controlling nterests [member]
	Statement of changes in equity [abstract]																										
	Statement of changes in equity [line items] Equity at beginning of period		430.091.850 121	21.877.344 870.289.152		50,712,389	-4.109.167	0 0	0 0	0 -1.148	3.542 0 0	0	0	0	0 0 0 7.37	0.271	0 0	0 0	0	0 0 0	0	0	0 0 0 116.693.057	0 54.696.807	0 1.884.229.243 549.043	.489 0 4.020.450.560	0 4.020.450.560
	Adjustments Related to Accounting Policy Changes				4.592.411											54.702.922										0	(
	Adjustments Related to Required Changes in Accounting Policies																									0	C
	Adjustments Related to Voluntary Changes in Accounting Policies																									0	0
	Adjustments Related to Errors																									0	C
	Other Restatements																									0	C
	Restated Balances																									0	0
	Transfers																								549.043.489 549.043		0
	Total Comprehensive Income (Loss) Profit (loss)									566	5.458				1.12	1.744 19.184.182									107.530	-86.658.432	-86.658.432
	Other Comprehensive Income (Loss)																									0	0
	Issue of equity																									0	C
	Capital Decrease																									0	0
	Capital Advance																									0	0
	Effect of Merger or Liquidation or Division																									0	0
	Effects of Business Combinations Under Common Control																									0	0
	Advance Dividend Payments																									0	0
Previous Period 01.01.2020 - 31.03.2020	Dividends Paid Decrease through Other Distributions to Owners																									0	0
	Increase (Decrease) through Treasury Share				-851.954																		851.954		-851.954	-851.954	-851.954
	Transactions Increase (Decrease) through Share-Based Payment				-831.334																		631.934		-631.534	-631.334	-831.334
	Transactions Acquisition or Disposal of a Subsidiary																									0	0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of																									0	0
	control, equity Transactions with noncontrolling shareholders																										-
	Increase through Other Contributions by Owners																									0	0
	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																									0	0
	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																									0	0
	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																									0	C
	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																									0	0
	Equity at end of period		430.091.850 12	21.877.344 870.289.152	0 0 5.444.365	0 50.712.389	-4.109.167	0 0	0 0	0 -582	2.084 0 0	0	0	0	0 0 0 8.49	2.015	0 0	0 0	0	0 0 0	0	0	0 0 0 117.545.011	0 54.696.807	0 2.432.420.778	816 0 3.932.940.174	3.932.940.174
	Statement of changes in equity [abstract]				5. 7.1033																				201,030		
	Statement of changes in equity [line items]																										
	Equity at beginning of period		554.699.850 12	21.877.344 870.289.152	-219.131	50.712.389	-4.109.167			-1.025	5.675				15.76	8.639 22.389.631							0 112.319.777	54.696.807	2.313.038.012 458.444	4.020.450.560	4.020.450.560
	Adjustments Related to Accounting Policy Changes																								333,117	0	0
	Adjustments Related to Required Changes in Accounting Policies																									0	0
	Adjustments Related to Voluntary Changes in Accounting Policies																									0	0
	Adjustments Related to Errors																									0	0
	Other Restatements																									0	0
	Restated Balances Transfers																								-458.444.388 458.444	388 0	0
	Total Comprehensive Income (Loss)									372	2.535				4.93	9.556 12.638.343							0			- 221.675.216	-221.675.216
	Profit (loss)																								239.625	0	0
	Other Comprehensive Income (Loss)																									0	0
	Issue of equity		250.300.150			160.787																				250.460.937	250.460.937
	Capital Decrease																									0	0
	Capital Advance																									0	0
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common																									0	0
	Control																									0	0

Increase (Decreas Transactions Increase (Decreas Transactions Acquisition or Dis	ugh Other Distributions to Owners ease) through Treasury Share ease) through Share-Based Payment Disposal of a Subsidiary ease) through changes in ownership bsidiaries that do not result in loss of	-18.050								18.050	-18.050 -16	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
In. 01.2021 - 31.03.2021 Decrease through Increase (Decreas Transactions Increase (Decreas Transactions Acquisition or Dis	ugh Other Distributions to Owners ease) through Treasury Share ease) through Share-Based Payment Disposal of a Subsidiary ease) through changes in ownership bsidiaries that do not result in loss of	-18.050								18.050	-18.050 -18	
Decrease through Increase (Decreas Transactions Increase (Decreas Transactions Acquisition or Dis	ease) through Treasury Share ease) through Share-Based Payment Disposal of a Subsidiary ease) through changes in ownership bsidiaries that do not result in loss of	-18.050								18.050	-18.050 -18	
Transactions Increase (Decreas Transactions Acquisition or Dis _l	ease) through Share-Based Payment Disposal of a Subsidiary ease) through changes in ownership bsidiaries that do not result in loss of	-18.050								18.050	-18.050 -18	`.050 -18.050
Transactions Acquisition or Dis	Disposal of a Subsidiary ease) through changes in ownership bsidiaries that do not result in loss of											
	ease) through changes in ownership bsidiaries that do not result in loss of											0 0
	bsidiaries that do not result in loss of											0 0
Increase (decreas interests in subsic control, equity												0 0
Transactions with	vith noncontrolling shareholders											0 0
Increase through	gh Other Contributions by Owners											0 0
Hedges and Includ Carrying Amount (ved from Reserve of Cash Flow cluded in Initial Cost or Other unt of Non-Financial Asset (Liability) itment for which Fair Value Hedge Applied											0 0
of Time Value of O Cost or Other Carr Asset (Liability) or	ved from Reserve of Change in Value of Options and Included in Initial Carrying Amount of Non-Financial r) or Firm Commitment for which Fair ccounting is Applied											0 0
of Forward Eleme Included in Initial Non-Financial Ass	ved from Reserve of Change in Value ments of Forward Contracts and tal Cost or Other Carrying Amount of Asset (Liability) or Firm for which Fair Value Hedge Applied											0 0
of Foreign Currenc Initial Cost or Oth Non-Financial Ass	ved from Reserve of Change in Value rency Basis Spreads and Included in Other Carrying Amount of Asset (Liability) or Firm for which fair Value Hedge Applied											0 0
Increase (decrease	ease) through other changes, equity											0 0
Equity at end of p	95,000,000 121.877.344 870.289.152	0 0 -237.181 0 50.873.176	-4.109.167 0 0 0	0 0 -653.140 0	0 0	0 0 0 20.708.195 -9.751.288	0 0 0	0 0 0	0 0 0	112.337.827 0 54.696.807	0 1.854.575.574 239.625.650 0 3.635.981	3.635.981.649