

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A. Ş.**STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)
AS OF 30 JUNE 2018**

(Amounts are expressed in Turkish Lira ("TRY") unless otherwise stated.)

ASSETS	30 June 2018	31 December 2017
CURRENT ASSETS	200,451,321	245,401,602
Cash and cash equivalents	13,702,260	29,498,804
Trade receivable		
- <i>Trade receivables from third parties</i>	9,193,739	31,182,536
Other receivables		
- <i>Other receivables from related parties</i>	-	2,174
- <i>Other receivables from third parties</i>	1,600,489	2,493,627
Inventories	173,186,477	176,859,944
Prepaid expenses	115,448	1,909,950
Current income tax assets	213,099	1,611,429
Other current assets	2,439,809	1,843,138
NON-CURRENT ASSETS	1,105,710,804	906,781,528
Trade receivables		
- <i>Trade receivables from third parties</i>	41,356,529	-
Other receivables		
- <i>Other receivables from third parties</i>	39,593	42,241
Inventories	92,531,256	43,796,893
Tangible assets	951,828	876,049
Intangible assets		
- <i>Goodwill</i>	14,631,400	-
- <i>Other intangible assets</i>	90,085	22,794
Investment property	811,820,508	748,473,027
Prepaid expenses	75,909,133	63,504,986
Other non-current assets	68,380,472	50,065,538
TOTAL ASSETS	1,306,162,125	1,152,183,130

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AS OF 30 JUNE 2018**

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	30 June 2018	31 December 2017
LIABILITIES		
CURRENT LIABILITIES	233,308,263	209,818,689
Short-term trade payables		-
- <i>Short-term trade payables to related parties</i>	2,302,901	-
- <i>Short-term trade payables to third parties</i>	2,431,472	-
Short-term portion of long-term financial borrowing		
<i>Short-term portion of long term financial borrowing to related parties</i>	30,676,478	-
<i>Short-term portion of long-term financial borrowing to third parties</i>	15,591,615	-
Trade Payables		
<i>Trade payables to related parties</i>	8,344	-
<i>Trade payables to third parties</i>	31,046,061	26,629,682
Payables for employee benefits	150,150	6,871
Other payables		
- <i>Other payables to third parties</i>	1,265,474	532,885
Deferred income	147,373,649	181,370,958
Short-term provisions		
- <i>Short-term provisions for employee benefits</i>	248,803	222,302
Other current liabilities	2,213,316	1,055,991
NON-CURRENT LIABILITIES	128,632,201	2,043,733
Long-term borrowings		
<i>Long-term borrowings to related parties</i>	51,657,281	-
<i>Long-term borrowings to third parties</i>	62,171,743	-
Other payables		
- <i>Other payables to third parties</i>	5,423,296	1,933,938
Long-term provisions		
- <i>Long-term provisions for employee benefits</i>	124,881	109,795
Deferred income	9,255,000	-
EQUITY	944,221,661	940,320,708
Paid in capital	225,000,000	217,500,000
Adjustment to share capital	21,599,008	21,599,008
Share premiums	246,731,349	246,731,349
Other comprehensive income to not be reclassified to profit or loss		
- <i>Revaluation and remeasurement</i>		
- <i>Remeasurement of employee benefits</i>	(43,820)	1,143
Restricted reserves	7,973,782	7,543,019
Retained earnings	439,015,426	371,589,564
Net profit for the period	3,945,916	75,356,625
TOTAL LIABILITIES	1,306,162,125	1,152,183,130

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
AS OF 30 JUNE 2018**

(Amounts expressed as Turkish Lira ("TRY") unless otherwise stated.)

	Notes	1 January - 30 June 2018	1 April - 30 June 2018	1 January - 30 June 2017	1 April - 30 June 2017
Profit/loss					
Revenue		51,857,943	51,080,819	1,644,893	829,004
Cost of sales (-)		(43,964,038)	(43,759,472)	(445,131)	(210,901)
Gross Profit		7,893,905	7,321,347	1,199,762	618,103
Marketing expenses (-)		(587,592)	(317,268)	(1,665,911)	(448,851)
General administrative expenses (-)		(4,219,124)	(1,960,662)	(2,744,441)	(1,306,294)
Other operating income		360,160	179,278	143,346	27,613
Operating Loss		3,447,349	5,222,695	(3,067,244)	(1,109,429)
Operating Profit Before Financial Loss		3,447,349	5,222,695	(3,067,244)	(1,109,429)
Financial income		1,063,661	500,967	7,938,953	3,509,270
Financial expenses (-)		(565,094)	(360,796)	(162,499)	(88,504)
Profit Before Tax		3,945,916	5,362,866	4,709,210	2,311,337
Current tax income/ (expense)		-	-	-	-
Net Profit For the Period		3,945,916	5,362,866	4,709,210	2,311,337
OTHER COMPREHENSIVE INCOME					
Other comprehensive income to not be reclassified to profit or loss					
- Remeasurement of employee benefits		(44,963)	2,954	(6,434)	(7,992)
TOTAL COMPREHENSIVE INCOME			3,900,953	5,365,820	4,702,776
		2,303,345			
Earnings per share		0.0175	0.0238	0.0217	0.0106

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**STATEMENTS OF CHANGES IN EQUITY AS OF 30 JUNE 2018**

(Amounts expressed as Turkish Lira ("TRY") unless otherwise stated.)

	Paid-in capital	Adjustment to share capital	Share premium	Remeasurement of employee benefits	Restricted reserves	Retained Earnings		Total equity
						Retained earnings	Net profit for the year	
Balance as of 1 January 2017	213,000,000	21,599,008	246,731,349	19,872	6,389,742	334,818,016	42,424,825	864,982,812
Capital increase	4,500,000	-	-	-	-	(4,500,000)	-	-
Transfers	-	-	-	-	1,153,276	41,271,549	(42,424,825)	-
Total comprehensive income	-	-	-	(6,434)	-	-	4,709,210	4,702,776
Balance as of 30 June 2017	217,500,000	21,599,008	246,731,349	13,438	7,543,018	371,589,565	4,709,210	869,685,588
Balance as of 1 January 2018	217,500,000	21,599,008	246,731,349	1,143	7,543,019	371,589,564	75,356,625	940,320,708
Capital increase	7,500,000	-	-	-	-	(7,500,000)	-	-
Transfers	-	-	-	-	430,763	74,925,862	(75,356,625)	-
Total comprehensive income	-	-	-	(44,963)	-	-	3,945,916	3,900,953
Balance as of 30 June 2018	225,000,000	21,599,008	246,731,349	(43,820)	7,973,782	439,015,426	3,945,916	944,221,661

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

STATEMENT OF CASH FLOWS AS OF 30 JUNE 2018

(Amounts expressed as Turkish Lira ("TRY") unless otherwise stated)

	Notes	1 January - 30 June 2018	1 January - 30 June 2017
A. Cash flows from operating activities:		(97,925,403)	(91,212,207)
Net profit for the period		3,945,916	4,709,210
Adjustments to reconcile profit to cash provided by operating activities:		(828,034)	(7,746,666)
Depreciation and amortisation		216,065	102,686
Adjustments related to provisions		22,196	31,276
Adjustments related to interest income and expenses		(1,063,661)	(7,880,628)
Adjustment related to profit or loss on sale of tangible assets		(2,634)	-
Net working capital changes in		(100,991,212)	(88,174,751)
Adjustments related to increase in other receivables		899,546	2,716,262
Increase/(decrease) in prepaid expenses		(9,752,228)	(70,910,970)
(Increase)/decrease in inventories		(40,853,525)	(41,917,539)
Adjustments related to increase in other working capital		(39,679,852)	17,220,194
(Decrease)/increase in trade payable		3,213,571	(997,166)
Decrease/(increase) in trade receivable		(18,739,212)	6,877,835
(Decrease)/increase in other payables from operating activities		3,920,488	(1,163,367)
Cash provided from operations		(97,873,330)	(91,212,207)
Employment termination benefits paid		(52,073)	-
B. Cash Flows from Investing Activities		(77,309,578)	83,539,879
Cash inflow from sale of tangible and intangible assets			
<i>Cash inflow from sale of tangible assets</i>		3,500	-
Cash outflow from acquisition of tangible and intangible assets			
<i>Cash outflow from acquisition of tangible assets</i>		(280,756)	(122,719)
<i>Cash outflow from acquisition of intangible assets</i>		(79,245)	(7,500)
Cash inflow from sale of financial investments		-	89,800,000
Cash outflow from acquisition of investments properties		(62,273,511)	(6,129,902)
Cash outflow arising from purchase of shares or capital increase of subsidiaries and/or shareholders		(14,680,400)	-
Other cash inflow(outflow)		834	-
C. Cash flows from financing activities		159,788,158	5,920,082
Repayment of financial liabilities		158,850,000	-
Interest received		1,413,382	5,920,082
Interest paid		(475,224)	-
Change in cash and cash equivalents		(15,446,823)	(1,752,246)
Cash and cash equivalents at the beginning of the period		29,137,514	99,922,710
Cash and cash equivalents at the end of the period		13,690,691	98,170,464