

**VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ****STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)****AS OF 30 SEPTEMBER 2018**

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

	<b>Not audited 30 September 2018</b>	<b>Audited 31 December 2017</b>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>	<b>225,531,085</b>	<b>245,401,602</b>
Cash and cash equivalents	127,331,182	29,498,804
Trade receivable		
- <i>Trade receivables from third parties</i>	7,297,057	31,182,536
Other receivables		
- <i>Other receivables from related parties</i>	-	2,174
- <i>Other receivables from third parties</i>	1,540,239	2,493,627
Inventories	88,337,680	176,859,944
Prepaid expenses	358,713	1,909,950
Current income tax assets	342,778	1,611,429
Other current assets	323,436	1,843,138
<b>NON-CURRENT ASSETS</b>	<b>1,196,768,281</b>	<b>906,781,528</b>
Trade receivables		
- <i>Trade receivables from third parties</i>	86,570,106	-
Other receivables		
- <i>Other receivables from third parties</i>	39,593	42,241
Inventories	96,863,810	43,796,893
Tangible assets	850,415	876,049
Intangible assets		
- <i>Goodwill</i>	14,631,400	-
- <i>Other intangible assets</i>	82,603	22,794
Investment property	848,267,582	748,473,027
Prepaid expenses	73,779,511	63,504,986
Other non-current assets	75,683,261	50,065,538
<b>TOTAL ASSETS</b>	<b>1,422,299,366</b>	<b>1,152,183,130</b>

# VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

## STATEMENT OF FINANCIAL POSITION (BALANCE SHEET) AS OF 30 SEPTEMBER 2018

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

	Not audited 30 September 2018	Audited 31 December 2017
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>	<b>279,184,869</b>	<b>209,818,689</b>
Short-term financial borrowings		-
- Short term financial borrowings to related parties	74,172,386	-
- Short-term financial borrowings to third parties	114,031,099	-
Short-term portion of long-term financial borrowing		
Short-term portion of long term financial borrowing to related parties	17,014,240	-
Short-term portion of long-term financial borrowing to third parties	6083,694	-
Trade Payables		
Trade payables to related parties	166,221	-
Trade payables to third parties	27,009,719	26,629,682
Payables for employee benefits	182,683	6,871
Other payables		
- Other payables to third parties	2,338,942	532,885
Deferred income	33,682,588	181,370,958
Short term provisions		
- Short term provisions for employee benefits	289,840	222,302
Other current liabilities	4,213,457	1,055,991
<b>NON-CURRENT LIABILITIES</b>	<b>174,347,962</b>	<b>2,043,733</b>
Long-term borrowings		
Long-term borrowings to related parties	94,003,012	-
Long-term borrowings to third parties	63,924,785	-
Other payables		
- Other payables to third parties	7,031,541	1,933,938
Long term provisions		
- Long term provisions for employee benefits	133,626	109,795
Deferred income	9,254,998	-
<b>EQUITY</b>	<b>968,766,535</b>	<b>940,320,708</b>
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		
- Revaluation and remeasurement		
- Remeasurement of employee benefits	(40,533)	1,143
Restricted reserves	7,973,782	7,543,019
Retained earnings	439,015,426	371,589,564
Net profit for the period	28,487,503	75,356,625
<b>TOTAL LIABILITIES</b>	<b>1,422,299,366</b>	<b>1,152,183,130</b>

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

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

Notes	Not Reviewed 1 January - 30 September 2018	Not reviewed 1 July - 30 September 2018	Not Reviewed 1 January - 30 September 2017	Not reviewed 1 July - 30 September 2017
<b>Profit/loss</b>				
Revenue	165,166,762	113,308,819	2,473,482	828,589
Cost of sales (-)	(131,589,825)	(87,625,787)	(546,218)	(101,087)
<b>Gross Profit</b>	<b>33,576,937</b>	<b>25,683,032</b>	<b>1,927,264</b>	<b>727,502</b>
Marketing expenses (-)	(1,068,111)	(480,519)	(1,839,556)	(173,645)
General administrative expenses (-)	(6,534,880)	(2,315,756)	(4,537,117)	(1,792,676)
Other operating income	1,576,196	1,216,036	2,276,928	2,133,582
<b>Operating Income/(Loss)</b>	<b>27,550,142</b>	<b>24,102,793</b>	<b>(2,172,481)</b>	<b>894,763</b>
<b>Operating profit before financial profit/(loss)</b>	<b>27,550,142</b>	<b>24,102,793</b>	<b>(2,172,481)</b>	<b>894,763</b>
Financial income	2,016,938	953,277	10,901,955	2,963,002
Financial expenses (-)	(1,079,577)	(514,483)	(234,771)	(72,272)
<b>Profit before tax</b>	<b>28,487,503</b>	<b>24,541,587</b>	<b>8,494,703</b>	<b>3,785,493</b>
Current tax income/ (expense)	-	-	-	-
<b>Net profit for the period</b>	<b>28,487,503</b>	<b>24,541,587</b>	<b>8,494,703</b>	<b>3,785,493</b>
<b>OTHER COMPREHENSIVE INCOME</b>				
<b>Other comprehensive income to not be reclassified to profit or loss</b>				
- Remeasurement of employee benefits	(41,676)	3,287	55,546	61,980
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>28,445,827</b>	<b>24,544,874</b>	<b>8,550,249</b>	<b>3,847,473</b>
<b>Earnings per share</b>	<b>0.1266</b>	<b>0.1091</b>	<b>0.0391</b>	<b>0.0174</b>

## VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

### STATEMENTS OF CHANGES IN EQUITY AS OF 30 SEPTEMBER 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	
<b>Balance as of 1 January 2017</b>	<b>213,000,000</b>	<b>21,599,008</b>	<b>246,731,349</b>	<b>19,872</b>	<b>6,389,742</b>	<b>334,818,016</b>	<b>42,424,825</b>	<b>864,982,812</b>
Capital increase	4,500,000	-	-	-	-	(4,500,000)	-	-
Transfers	-	-	-	-	1,153,277	41,271,548	(42,424,825)	-
Total comprehensive income	-	-	-	55,546	-	-	8,494,703	8,550,249
<b>Balance as of 30 September 2017</b>	<b>217,500,000</b>	<b>21,599,008</b>	<b>246,731,349</b>	<b>75,418</b>	<b>7,543,019</b>	<b>371,589,564</b>	<b>8,494,703</b>	<b>873,533,061</b>
<b>Balance as of 1 January 2018</b>	<b>217,500,000</b>	<b>21,599,008</b>	<b>246,731,349</b>	<b>1,143</b>	<b>7,543,019</b>	<b>371,589,564</b>	<b>75,356,625</b>	<b>940,320,708</b>
Capital increase	7,500,000	-	-	-	-	(7,500,000)	-	-
Transfers	-	-	-	-	430,763	74,925,862	(75,356,625)	-
Total comprehensive income	-	-	-	(41,676)	-	-	28,487,503	28,445,827
<b>Balance as of 30 September 2018</b>	<b>225,000,000</b>	<b>21,599,008</b>	<b>246,731,349</b>	<b>(40,533)</b>	<b>7,973,782</b>	<b>439,015,426</b>	<b>28,487,503</b>	<b>968,766,535</b>

# VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

## STATEMENT OF CASH FLOWS AS OF 30 SEPTEMBER 2018

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

	Notes	Not Reviewed 1 January - 30 September 2018	Not Reviewed 1 January - 30 September 2017
<b>A, Cash flows from operating activities:</b>		<b>(143,401,297)</b>	<b>(103,316,282)</b>
<b>Net profit for the period</b>		<b>28,487,503</b>	<b>8,494,703</b>
<b>Adjustments to reconcile profit to cash provided by operating activities:</b>		<b>(1,507,497)</b>	<b>(12,749,673)</b>
Depreciation and amortisation		334,941	154,168
Adjustments related to provisions		34,229	17,768
Adjustments related to interest income and expenses		(1,874,033)	(10,808,116)
Adjustment related to the investing activities			
Adjustment related to profit or loss on sale of tangible assets		(2,634)	-
Fair value gain on investment properties		-	(2,113,493)
<b>Net working capital changes in</b>		<b>(170,329,230)</b>	<b>(99,003,239)</b>
Adjustments related to decrease/(increase) in other receivables		959,796	2,760,956
(Increase)/decrease in prepaid expenses		(6,779,004)	(62,390,899)
(Increase)/decrease in inventories		43,470,573	(64,841,935)
Adjustments related to increase in other working capital		(156,613,299)	13,093,261
(Decrease)/increase in trade payable		(664,894)	3,582,046
Decrease/(increase) in trade receivable		(57,304,602)	7,929,950
(Decrease)/increase in other payables from operating activities		6,602,200	863,382
<b>Cash provided from operations</b>		<b>(143,349,224)</b>	<b>(103,258,209)</b>
Employment termination benefits paid		(52,073)	(58,073)
<b>B, Cash Flows from Investing Activities</b>		<b>(111,648,910)</b>	<b>62,537,127</b>
Cash inflow from sale of tangible and intangible assets			
<i>Cash inflow from sale of tangible assets</i>		(290,737)	(122,843)
Cash outflow from acquisition of tangible and intangible assets		3,500	-
<i>Cash outflow from acquisition of tangible assets</i>		(79,245)	(7,500)
<i>Cash outflow from acquisition of intangible assets</i>			
Cash inflow from sale of financial investments		-	89,800,000
Cash outflow from acquisition of investments properties		(96,602,862)	(27,132,530)
Cash outflow arising from purchase of shares or capital increase of Subsidiaries and/or shareholders		(14,680,400)	-
Other cash income (outcome)		834	-
<b>C, Cash flows from financing activities</b>		<b>352,961,425</b>	<b>8,154,801</b>
Repayment of issued debt securities		87,210,000	-
Repayment of financial liabilities		273,850,000	-
Interest received		2,095,778	8,154,801
Interest paid		(3,533,325)	-
Cash outflow from repayment of financial borrowing		(6,661,028)	-
<b>Change in cash and cash equivalents</b>		<b>97,911,218</b>	<b>(32,624,354)</b>
<b>Cash and cash equivalents at the beginning of the period</b>		<b>29,137,514</b>	<b>99,922,710</b>
<b>Cash and cash equivalents at the end of the period</b>		<b>127,048,732</b>	<b>67,298,356</b>