

KAMUYU AYDINLATMA PLATFORMU

TACİRLER YATIRIM HOLDİNG A.Ş. Financial Report Unconsolidated 2016 - 4. 3 Monthly Notification

General Information About Financial Statements





Independet Audit Comment

Independent Audit Company	Pwc bağımsız denetim ve serbest muhasebeci mali müşavirlik a.ş
Audit Type	Continuous
Audit Result	Positive

FİNANSAL TABLOLAR HAKKINDA BAĞIMSIZ DENETÇİ RAPORU

Ufuk Yatırım Yönetim ve Gayrimenkul A.Ş. Yönetim Kurulu'na

Finansal Tablolara İlişkin Rapor

- 1. Ufuk Yatırım Yönetim ve Gayrimenkul A.Ş. (Eski adıyla Fon Sınai Yatırımlar A.Ş.)'nin ("Şirket")
- 31 Aralık 2016 tarihli finansal durum tablosu ile aynı tarihte sona eren hesap dönemine ait; kar veya zarar ve diğer kapsamlı gelir tablosu, özkaynak değişim tablosu ve nakit akış tablosu ile önemli muhasebe politikalarını özetleyen dipnotlar ve diğer açıklayıcı notlardan oluşan ilişikteki finansal tablolarını denetlemiş bulunuyoruz.

Yönetimin Finansal Tablolara İlişkin Sorumluluğu

2. Şirket yönetimi; finansal tabloların Türkiye Muhasebe Standartları'na uygun olarak hazırlanmasından, gerçeğe uygun bir biçimde sunumundan ve hata veya hile kaynaklı önemli yanlışlık içermeyen finansal tabloların hazırlanmasını sağlamak için gerekli gördüğü iç kontrolden sorumludur.

Bağımsız Denetçinin Sorumluluğu

3. Sorumluluğumuz, yaptığımız bağımsız denetime dayanarak, bu finansal tablolar hakkında görüş vermektir. Yaptığımız bağımsız denetim, Sermaye Piyasası Kurulu'nca yayımlanan bağımsız denetim standartlarına ve Kamu Gözetimi, Muhasebe ve Denetim Standartları Kurumu tarafından yayımlanan Türkiye Denetim Standartlarının bir parçası olan Bağımsız Denetim Standartlarına uygun olarak yürütülmüştür. Bu standartlar, etik hükümlere uygunluk sağlanmasını ve bağımsız denetimin, finansal tabloların önemli yanlışlık içerip içermediğine dair makul güvence elde etmek üzere planlanarak yürütülmesini gerektirmektedir.

Bağımsız denetim, finansal tablolardaki tutar ve açıklamalar hakkında denetim kanıtı elde etmek amacıyla denetim prosedürlerinin uygulanmasını içerir. Bu prosedürlerin seçimi, finansal tablolardaki hata veya hile kaynaklı "önemli yanlışlık" risklerinin değerlendirilmesi de dahil, bağımsız denetçinin mesleki muhakemesine dayanır. Bağımsız denetçi risk değerlendirmelerini yaparken, şartlara uygun denetim prosedürlerini tasarlamak amacıyla, işletmenin finansal tablolarının hazırlanması ve gerçeğe uygun sunumuyla ilgili iç kontrolü değerlendirir, ancak bu değerlendirme, işletmenin iç kontrolünün etkinliğine ilişkin bir görüş verme amacı taşımaz. Bağımsız denetim, bir bütün olarak finansal tabloların sunumunun değerlendirilmesinin yanı sıra, Şirket yönetimi tarafından kullanılan muhasebe politikalarının uygunluğunun ve yapılan muhasebe tahminlerinin makul olup olmadığının değerlendirilmesini de içerir.

Bağımsız denetim sırasında elde ettiğimiz bağımsız denetim kanıtlarının, görüşümüzün oluşturulması için yeterli ve uygun bir dayanak oluşturduğuna inanıyoruz.

Görüş

4. Görüşümüze göre, finansal tablolar, Ufuk Yatırım Yönetim ve Gayrimenkul A.Ş.'nin 31 Aralık 2016 tarihi itibarıyla finansal durumunu ve aynı tarihte sona eren hesap dönemine ait finansal performansını ve nakit akışlarını, Türkiye Muhasebe Standartları'na uygun olarak tüm önemli yönleriyle gerçeğe uygun bir biçimde sunmaktadır.

Mevzuattan Kaynaklanan Diğer Yükümlülüklere İlişkin Raporlar

5. 6102 sayılı Türk Ticaret Kanunu'nun ("TTK") 398'inci maddesinin dördüncü fıkrası uyarınca düzenlenen Riskin Erken Saptanması Sistemi ve Komitesi Hakkında Denetçi Raporu 1 Mart 2017 tarihinde Şirket'in Yönetim Kurulu'na sunulmuştur.
6. TTK'nın 402. Maddesinin dördüncü fıkrası uyarınca, Şirket'in 1 Ocak - 31 Aralık 2016 hesap döneminde defter tutma düzeninin, kanun ile şirket esas sözleşmesinin finansal raporlamaya ilişkin hükümlerine uygun olmadığına dair önemli bir hususa rastlanmamıştır.
7. TTK'nın 402. Maddesinin dördüncü fıkrası uyarınca, Yönetim Kurulu tarafımıza denetim kapsamında istenen açıklamaları yapmış ve istenen belgeleri vermiştir.
PwC Bağımsız Denetim ve
Serbest Muhasebeci Mali Müşavirlik A.Ş.
Didem Demer Kaya, SMMM
Sorumlu Denetçi
İstanbul, 1 Mart 2017



Statement of Financial Position (Balance Sheet)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 31.12.2016	Previous Period 31.12.2015
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	5.071.517	52.83
Financial Investments	4	5.07.2.0	4.990.24
Financial Assets at Fair Value Through Profit or Loss			4.990.24
Financial Assets Held For Trading			4.990.24
Other Receivables		150.000	
Other Receivables Due From Related Parties	8	150.000	
Prepayments		1.000	
Prepayments to Unrelated Parties		1.000	
Current Tax Assets	9	103.343	101.7
Other current assets	8	42.366	23.7
Other Current Assets Due From Unrelated Parties		42.366	
SUB-TOTAL		5.368.226	5.168.6
Total current assets		5.368.226	5.168.6
NON-CURRENT ASSETS			
	10	6 521	
Property, plant and equipment	10	6.531	
Fixtures and fittings	• •	6.531	
Intangible assets and goodwill	10		9
Computer Softwares			9.
Deferred Tax Asset	14	3.026	11.7
Total non-current assets		9.557	12.6
Total assets		5.377.783	5.181.3
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables			:
Trade Payables to Unrelated Parties			
Employee Benefit Obligations	7	73.956	11.8
Other Payables	7	21.013	
Other Payables to Related Parties		3.577	
Other Payables to Unrelated Parties		17.436	
Current provisions		15.930	17.9
Current provisions for employee benefits	5	10.000	1.4
Other current provisions	5	15.930	16.5
SUB-TOTAL	3	110.899	29.8
Total current liabilities		110.899	29.8
NON-CURRENT LIABILITIES		110.033	23.0
Non-current provisions		0	39.6
Non-current provisions for employee benefits	6		39.6
Total non-current liabilities		0	39.6
Total liabilities		110.899	69.5
EQUITY			
Equity attributable to owners of parent		5.266.884	5.111.7
Issued capital	11	5.000.000	5.000.0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-38.323	-6.2
Gains (Losses) on Revaluation and Remeasurement		-38.323	-6.2
Gains (Losses) on Remeasurements of Defined Benefit Plans		-38.323	-6.2
Restricted Reserves Appropriated From Profits	11	44.737	44.7
Prior Years' Profits or Losses	11	73.310	-180.3
Current Period Net Profit Or Loss		187.160	253.6
Total equity		5.266.884	5.111.78
lotal edility			



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL
Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2016 - 31.12.2016	Previous Period 01.01.2015 - 31.12.2015
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	C
GROSS PROFIT (LOSS)		0	(
General Administrative Expenses	12	-340.158	-256.564
Marketing Expenses	12	-1.922	-699
Other Income from Operating Activities	13	537.944	509.27
PROFIT (LOSS) FROM OPERATING ACTIVITIES		195.864	252.01
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		195.864	252.01
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		195.864	252.01
Tax (Expense) Income, Continuing Operations		-8.704	1.62
Deferred Tax (Expense) Income	14	-8.704	1.62
PROFIT (LOSS) FROM CONTINUING OPERATIONS		187.160	253.63
PROFIT (LOSS)		187.160	253.63
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		187.160	253.63
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-32.062	2.31
Gains (Losses) on Remeasurements of Defined Benefit Plans	12	-32.062	2.31
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	
Other Components Of Other Comprehensive Income That Will Be Reclassified To Profit Or Loss, Tax Effect		0	
OTHER COMPREHENSIVE INCOME (LOSS)		-32.062	2.31
TOTAL COMPREHENSIVE INCOME (LOSS)		155.098	255.95
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		155.098	255.95



Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2016 - 31.12.2016	Previous Period 01.01.2015 - 31.12.2015
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		4.995.111	-4.741.39
Profit (Loss)		187.160	253.63
Adjustments to Reconcile Profit (Loss)		9.553	31.57
Adjustments for depreciation and amortisation expense	10	1.343	1.15
Adjustments for provisions		29.993	7.33
Adjustments for (Reversal of) Provisions Related with Employee Benefits		30.583	7.33
Adjustments for (Reversal of) Other Provisions		-590	
Adjustments for Interest (Income) Expenses		-30.487	36.38
Adjustments for Interest Income		-30.487	36.38
Adjustments for fair value losses (gains)			-11.67
Adjustments for Fair Value Losses (Gains) of Financial Assets			-11.67
Adjustments for Tax (Income) Expenses	14	8.704	-1.62
Changes in Working Capital		4.798.398	-5.026.60
Decrease (Increase) in Financial Investments		4.978.565	-4.978.56
Increase (Decrease) in Employee Benefit Liabilities		-71.754	
Adjustments for increase (decrease) in other operating payables		62.129	-65
Increase (Decrease) in Other Operating Payables to Related Parties		1.508	
Increase (Decrease) in Other Operating Payables to Unrelated Parties		60.621	-65
Other Adjustments for Other Increase (Decrease) in Working Capital		-170.542	-47.38
Decrease (Increase) in Other Assets Related with Operations		-150.000	-46.73
Increase (Decrease) in Other Payables Related with Operations		-20.542	-65
Cash Flows from (used in) Operations		4.995.111	-4.741.39
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-6.915	
Purchase of Property, Plant, Equipment and Intangible Assets	10	-6.915	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		0	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		4.988.196	-4.741.39
Net increase (decrease) in cash and cash equivalents		4.988.196	-4.741.39
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	52.835	4.794.22
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	5.041.031	52.83



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

													_ Eq.	uity								
		Equity attributable to owners of parent [member]																				
			Н																		Retained	
		Footnote Reference		Balancing	Additional		Fffects o	of Put Option		Other <i>i</i>	Accumulated Compre	ehensive Income That Will Not	Be Reclassified In Profit Or Loss				rehensive Income That Will Be Re	classified In Profit Or Loss		Restricted Other Oth	Retained Earnings	Non-controlling interests [member]
			Issued Adju Capital on 0	oflation Account ustments for the control of the co	Capital Contribution of Shareholders	oital Treasury Adjust ance Shares Cross	Capital Share Combination to or Ownership discounts Effects of Combination Entities of Businesses I Common Co	Revaluation Fund Related or Under ontrol Interests Revaluation Shar Base Payme	ed Accumulated ents Gains (Losses)	es on Revaluation and Re		Gains (Losses) Due to Change in Fair Value o	Gains (Losses) on Hedging Instruments that Ventures Accounted for Usin	nt Differences Reserves Differences	Reserve Of Gains or Losses on Hedge Gains or Losses Other	Gains (Losses) on Revalu	ation and Reclassification (Losses) from Reserve of	Change in Change in Value of Time Change in Change in Value of Change in Cha	e in of of of of of or of other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be I Reclassified to Profit or Loss	Reserves equity Other Appropriated [From Profits [member] member]	Advance Dividend Payments Prior (Net) Years' Net Profits Profit	member]
									from Increases ((Increases (Gain: Remonstrate of Intangible ent Assets	easurements Revalu If Defined Increa Increa Increa	Financial Liability Attributable to Change in Credit Risk of Liability ases)	Instruments that Hedge Investments in Equity Instruments y Instruments Instruments Yentures Accounted for Usin, Equity Method that will not b Reclassified to Profit or Loss	Gains (Losses) Translation	Gains or Losses Gains or Hedges of Flow Net Investment In Foreign Operations Under the Hedges on Operations Under the Hedges on Operations Under the Hedge Operation on Operation Under the Hedge Operation on Operation	Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets Gains Fina Weat Value to Com	(Losses) from Reserve of ncial Assets Other ured at Fair Remeasuring hrough Other prehensive Reclassification Adjustments	Value of Options Contracts Spread	Equity Method that will be I S Reclassified to Profit or Loss ds	osses ,	or or Loss Losses	
	Statement of changes in equity [abstract]														neuge	se	ancome Augustinents					
	Statement of changes in equity [line items] Equity at beginning of period		5.000.000								-8.580									44.737	617.396 437.069 4.85	5.830 4.855.830
	Adjustments Related to Accounting Policy Changes																				617.396	
	Adjustments Related to Required Changes in Accounting Policies																					
	Adjustments Related to Voluntary Changes in Accounting Policies																					
	Adjustments Related to Errors																					
	Other Restatements																					
	Restated Balances																				127.050	
	Transfers Total Comprehensive Income (Loss)										2.319										437.069 437.069 253.637	255.956
	Profit (loss)										2.513										233.631	233,936
	Other Comprehensive Income (Loss)										2.319											2.319
	Issue of equity																					
	Capital Decrease																					
	Capital Advance																					
	Effect of Merger or Liquidation or Division																					
	Effects of Business Combinations Under Common Control																					
Previous Period	Advance Dividend Payments Dividends Paid																					
01.01.2015 - 31.12.2015	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 Anniled																					
	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		5.000.000								-6.261									44.737	180.327 253.637 5.11	1.786 5.111.786
	Statement of changes in equity [abstract]																					
	Statement of changes in equity [line items] Equity at beginning of period		E 000 000								6.005											1706
	Adjustments Related to Accounting Policy Changes		5.000.000								-6.261									44.737	180.327 253.637 5.11	1.786 5.111.786
	Adjustments Related to Required Changes in																					
	Accounting Policies Adjustments Relicies																					
	Accounting Policies Adjustments Related to Errors																					
	Other Restatements																					
	Restated Balances																					
	Transfers																				253.637 _{253.637}	
	Total Comprehensive Income (Loss)										-32.062										187.160	155.098
	Profit (loss) Other Comprehensive Income (Loss)										32.063										187.160	187.160 -32.062
	Other Comprehensive Income (Loss) Issue of equity										-32.062											-32.062
	Capital Decrease																					
	Capital Advance																					
	Effect of Merger or Liquidation or Division																					
	Effects of Business Combinations Under Common Control																					
	Advance Dividend Payments																					

Current Period 01.01.2016 - 31.12.2016	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	5.000.000		-38.323			44.737	73.310 187.160 5.266.884	5.266.884