

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	17.024.919	26.370.946
Financial Investments		1.731.954	2.050.945
Financial Assets at Fair Value Through Profit or Loss		1.731.954	2.050.945
Financial Assets Held For Trading	5	1.731.954	2.050.945
Trade Receivables		54.462	0
Trade Receivables Due From Related Parties	6,25	8.029	
Trade Receivables Due From Unrelated Parties	6	46.433	0
Other Receivables		30.528	1.070
Other Receivables Due From Unrelated Parties	8	30.528	1.070
Prepayments		2.611.145	358.393
Prepayments to Unrelated Parties	10	2.611.145	358.393
SUB-TOTAL		21.453.008	28.781.354
Total current assets		21.453.008	28.781.354
NON-CURRENT ASSETS			
Investment property	11	70.848.256	66.300.000
Property, plant and equipment		31.923	48.265
Fixtures and fittings	12	18.286	27.303
Leasehold Improvements	12	13.637	20.962
Other Non-current Assets		1.189.384	1.587.786
Other Non-Current Assets Due From Unrelated Parties	13	1.189.384	1.587.786
Total non-current assets		72.069.563	67.936.051
Total assets		93.522.571	96.717.405
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings		10.761.460	9.167.315
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		10.761.460	9.167.315
Bank Loans	7	0	1.630.182
Issued Debt Instruments	7	10.761.460	7.537.133
Trade Payables		253.666	30.943
Trade Payables to Related Parties	6,25	23.470	8.283
Trade Payables to Unrelated Parties	6	230.196	22.660
Employee Benefit Obligations	14	135.576	105.268
Other Payables		62.137	21.440
Other Payables to Unrelated Parties	8	62.137	21.440
Deferred Income		171.315	99.417
Deferred Income from Unrelated Parties	9	171.315	99.417
SUB-TOTAL		11.384.154	9.424.383
Total current liabilities		11.384.154	9.424.383
NON-CURRENT LIABILITIES			
Long Term Borrowings		42.761.556	45.038.383
Long Term Borrowings From Unrelated Parties		42.761.556	45.038.383
Bank Loans		0	988.734
Issued Debt Instruments	7	42.761.556	44.049.649
Non-current provisions		251.824	225.784
Non-current provisions for employee benefits	15	251.824	225.784
Total non-current liabilities		43.013.380	45.264.167
Total liabilities		54.397.534	54.688.550
EQUITY			
Equity attributable to owners of parent		39.125.037	42.028.855
Issued capital		23.750.000	23.750.000
Inflation Adjustments on Capital	17	2.285	2.285
Share Premium (Discount)	17	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	17	262.863	262.863

Prior Years' Profits or Losses	17	15.659.764	13.273.774
Current Period Net Profit Or Loss		-2.903.818	2.385.990
Total equity		39.125.037	42.028.855
Total Liabilities and Equity		93.522.571	96.717.405

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	18	13.679.119	2.422.727	802.661	877.391
Cost of sales	18	-8.630.529	-176.114	-3.763	-4.378
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		5.048.590	2.246.613	798.898	873.013
GROSS PROFIT (LOSS)		5.048.590	2.246.613	798.898	873.013
General Administrative Expenses	19,20	-1.576.749	-1.397.307	-594.078	-530.622
Other Income from Operating Activities	21	2.942.023	722.290	1.005.595	236.047
Other Expenses from Operating Activities	21	-53.568	-58.668	-31.438	-40.978
PROFIT (LOSS) FROM OPERATING ACTIVITIES		6.360.296	1.512.928	1.178.977	537.460
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		6.360.296	1.512.928	1.178.977	537.460
Finance costs	22	-9.264.114	-3.051.060	-3.903.642	-1.064.213
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.903.818	-1.538.132	-2.724.665	-526.753
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	23	0	0	0	0
Deferred Tax (Expense) Income		0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.903.818	-1.538.132	-2.724.665	-526.753
PROFIT (LOSS)		-2.903.818	-1.538.132	-2.724.665	-526.753
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-2.903.818	-1.538.132	-2.724.665	-526.753
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)	24	-0,12227000	-0,06476000	-0,11472000	-0,02218000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-2.903.818	-1.538.132	-2.724.665	-526.753
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-2.903.818	-1.538.132	-2.724.665	-526.753

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		1.281.309	1.901.546
Profit (Loss)		-2.903.818	-1.538.132
Profit (Loss) from Continuing Operations		-2.903.818	-1.538.132
Adjustments to Reconcile Profit (Loss)		3.175.444	2.493.354
Adjustments for depreciation and amortisation expense	12	16.343	15.987
Adjustments for provisions		26.040	28.826
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	26.040	28.826
Adjustments for Interest (Income) Expenses		5.980.918	2.444.805
Adjustments for Interest Income	21	-2.688.664	-549.852
Adjustments for interest expense	22	8.669.582	2.994.657
Adjustments for unrealised foreign exchange losses (gains)		400.580	56.403
Adjustments for fair value losses (gains)		-45.326	-52.667
Adjustments for Fair Value Losses (Gains) of Investment Property	11,21	-64.317	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	18.991	-52.667
Adjustments for losses (gains) on disposal of non-current assets		-3.203.111	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-3.203.111	0
Changes in Working Capital		-1.572.644	349.670
Adjustments for decrease (increase) in trade accounts receivable		-54.462	0
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-8.029	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-46.433	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-29.458	11.147
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-29.458	11.147
Decrease (Increase) in Prepaid Expenses	10	-2.252.752	7.685
Adjustments for increase (decrease) in trade accounts payable		222.723	153.780
Increase (Decrease) in Trade Accounts Payables to Related Parties	6,25	15.187	7.084
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	207.536	146.696
Increase (Decrease) in Employee Benefit Liabilities	14	30.308	27.564
Adjustments for increase (decrease) in other operating payables		40.697	13.210
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	40.697	13.210
Increase (Decrease) in Deferred Income	9	71.898	57.857
Other Adjustments for Other Increase (Decrease) in Working Capital		398.402	78.427
Increase (Decrease) in Other Payables Related with Operations	13	398.402	78.427
Cash Flows from (used in) Operations		-1.301.018	1.304.892
Interest received		2.582.327	596.654
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-980.828	-144.645
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	300.000	1.470.000
Purchase of Property, Plant, Equipment and Intangible Assets		0	-10.127
Purchase of property, plant and equipment	12	0	-10.127
Cash Inflows from Sale of Investment Property	11	11.111.111	0
Cash Outflows from Acquition of Investment Property	11	-12.391.939	-1.604.518
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-9.747.943	-3.975.753
Repayments of borrowings		-3.013.408	-1.099.543
Loan Repayments		-3.013.408	-1.099.543
Interest paid		-6.615.531	-2.807.588
Other inflows (outflows) of cash		-119.004	-68.622
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-9.447.462	-2.218.852
Net increase (decrease) in cash and cash equivalents		-9.447.462	-2.218.852
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	26.315.752	4.892.223
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		16.868.290	2.673.371

Previous Period 01.01.2017 - 30.09.2017	Statement of changes in equity [abstract]	
	Statement of changes in equity [line items]	
	Equity at beginning of period	
	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)	
	Profit (loss)	
	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	
	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	
Current Period 01.01.2018 - 30.09.2018	Statement of changes in equity [abstract]	
	Statement of changes in equity [line items]	
	Equity at beginning of period	
	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)	
	Profit (loss)	
	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	
	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	17	23,750,000	2,285	2,353,943				262,863	15,659,764	-2,903,818	39,125,037		39,125,037	