

EURO YATIRIM HOLDİNG 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 | 5 | 278.860 | 49.830 |
| Financial Investments | 8 | 266 | 43.581 |
| Trade Receivables | | 88.954 | 1.799 |
| Trade Receivables Due From Related Parties | 7 10 | 85.766 | 1.799 |
| Trade Receivables Due From Unrelated Parties | 10 | 3.188 | 0 |
| Other Receivables | | 11.193.480 | 8.215.502 |
| Other Receivables Due From Related Parties | 7 11 | 11.155.963 | 8.183.773 |
| Other Receivables Due From Unrelated Parties | 11 | 37.517 | 31.729 |
| Prepayments | 12 | 3.910 | 8.723 |
| Current Tax Assets | 13 | 196 | 549 |
| Other current assets | 14 | 787.041 | 826.760 |
| SUB-TOTAL | | 12.352.707 | 9.146.744 |
| Total current assets | | 12.352.707 | 9.146.744 |
| NON-CURRENT ASSETS | | | |
| Financial Investments | | 60.015.079 | 45.976.185 |
| Financial Assets Available-for-Sale | 6 | 59.855.366 | 45.816.472 |
| Other Financial Investments | 8 | 159.713 | 159.713 |
| Other Receivables | | 7.593 | 7.593 |
| Other Receivables Due From Unrelated Parties | 11 | 7.593 | 7.593 |
| Investment property | 16 | 11.212.467 | 11.445.593 |
| Property, plant and equipment | 17 | 257.469 | 310.364 |
| Intangible assets and goodwill | 18 | 814 | 1.040 |
| Deferred Tax Asset | 28 | 3.504.098 | 2.234.947 |
| Total non-current assets | | 74.997.520 | 59.975.722 |
| Total assets | | 87.350.227 | 69.122.466 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Borrowings | 9 | 318.471 | 747.188 |
| Current Portion of Non-current Borrowings | 9 | 467.477 | 159.355 |
| Trade Payables | | 89.028 | 33.870 |
| Trade Payables to Related Parties | 7 10 | 3.637 | 3.637 |
| Trade Payables to Unrelated Parties | 10 | 85.391 | 30.233 |
| Employee Benefit Obligations | 15 | 15.996 | 5.358 |
| Other Payables | | 9.429.982 | 8.902.790 |
| Other Payables to Related Parties | 7 11 | 9.419.739 | 8.897.791 |
| Other Payables to Unrelated Parties | 11 | 10.243 | 4.999 |
| Current provisions | | 22.356 | 24.206 |
| Other current provisions | 19 | 22.356 | 24.206 |
| Other Current Liabilities | 14 | 89.948 | 177.437 |
| SUB-TOTAL | | 10.433.258 | 10.050.204 |
| Total current liabilities | | 10.433.258 | 10.050.204 |
| NON-CURRENT LIABILITIES | | | |
| Long Term Borrowings | 9 | 19.358.122 | 12.576.304 |
| Non-current provisions | | 69.672 | 27.531 |
| Non-current provisions for employee benefits | 19 | 69.672 | 27.531 |
| Deferred Tax Liabilities | 28 | 1.907.351 | 505.985 |
| Other non-current liabilities | 14 | 173.080 | 0 |
| Total non-current liabilities | | 21.508.225 | 13.109.820 |
| Total liabilities | | 31.941.483 | 23.160.024 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 55.408.744 | 45.962.442 |
| Issued capital | 21 | 60.000.000 | 60.000.000 |
| Inflation Adjustments on Capital | 21 | 51.502 | 51.502 |
| Share Premium (Discount) | 21 | 1.482 | 1.482 |
| Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss | | -8.748 | -5.967 |
| Other Gains (Losses) | 21 | -8.748 | -5.967 |

| | | | |
|---|----|-------------|-------------|
| Restricted Reserves Appropriated From Profits | 21 | 692.434 | 692.434 |
| Prior Years' Profits or Losses | 21 | -14.777.009 | -14.387.937 |
| Current Period Net Profit Or Loss | | 9.449.083 | -389.072 |
| Total equity | | 55.408.744 | 45.962.442 |
| Total Liabilities and Equity | | 87.350.227 | 69.122.466 |

Profit or loss [abstract]

| | |
|--------------------------------|----------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Unconsolidated |

| | | Current Period | Previous Period | Current Period 3 | Previous Period |
|--|--------------------|----------------------------|----------------------------|--------------------------------------|--|
| | Footnote Reference | 01.01.2018 - 30.09.2018 | 01.01.2017 - 30.09.2017 | Months 01.07.2018 - 30.09.2018 | 3 Months 01.07.2017 - 30.09.2017 |
| Profit or loss [abstract] | | | | | |
| PROFIT (LOSS) | | | | | |
| Revenue | 22 | 0 | 0 | 0 | 0 |
| Cost of sales | 22 | 0 | 0 | 0 | 0 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 0 | 0 | 0 | 0 |
| GROSS PROFIT (LOSS) | | 0 | 0 | 0 | 0 |
| General Administrative Expenses | 23 | -668.454 | -863.152 | -289.427 | -181.097 |
| Other Income from Operating Activities | 24 | 4.499.809 | 2.148.617 | 3.054.040 | 475.144 |
| Other Expenses from Operating Activities | 24 | -761.821 | -1.362.635 | -731.991 | -545.824 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 3.069.534 | -77.170 | 2.032.622 | -251.777 |
| Investment Activity Income | 25 | 14.552.757 | 2.248.428 | 9.208.418 | 1.347.921 |
| Investment Activity Expenses | 25 | -233.126 | -3.152.183 | -77.709 | -77.708 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 17.389.165 | -980.925 | 11.163.331 | 1.018.436 |
| Finance income | 26 | 931.834 | 3.842 | 501.058 | 335 |
| Finance costs | 27 | -8.738.917 | -2.747.393 | -5.462.971 | -784.422 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 9.582.082 | -3.724.476 | 6.201.418 | 234.349 |
| Tax (Expense) Income, Continuing Operations | | -132.999 | 922.356 | 48.955 | 126.514 |
| Deferred Tax (Expense) Income | 28 | -132.999 | 922.356 | 48.955 | 126.514 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | 9.449.083 | -2.802.120 | 6.250.373 | 360.863 |
| PROFIT (LOSS) | | 9.449.083 | -2.802.120 | 6.250.373 | 360.863 |
| Profit (loss), attributable to [abstract] | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | 0 |
| Owners of Parent | | 9.449.083 | -2.802.120 | 6.250.373 | 360.863 |
| Earnings per share [abstract] | | | | | |
| Earnings per share [line items] | | | | | |
| Basic earnings per share | | | | | |
| Diluted Earnings Per Share | | | | | |

Statement of 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 Other Comprehensive Income | | | | | |
| PROFIT (LOSS) | | 9.449.083 | -2.802.120 | 6.250.373 | 360.863 |
| OTHER COMPREHENSIVE INCOME | | | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | -2.781 | -8.269.652 | 0 | 0 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | 19 | -3.565 | -913 | 0 | 0 |
| Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss | | 784 | -8.268.739 | 0 | 0 |
| Deferred Tax (Expense) Income | 28 | 784 | 183 | 0 | 0 |
| Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss | | 0 | -8.268.922 | 0 | 0 |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | 0 | 0 | 0 | 0 |
| OTHER COMPREHENSIVE INCOME (LOSS) | | -2.781 | -8.269.652 | 0 | 0 |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | 9.446.302 | -11.071.772 | 6.250.373 | 360.863 |
| Total Comprehensive Income Attributable to | | | | | |
| Non-controlling Interests | | 0 | 0 | | |
| Owners of Parent | | 9.446.302 | -11.071.772 | 6.250.373 | 360.863 |

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 | | 1.123.759 | -627.518 |
| Profit (Loss) | | 9.449.083 | -2.802.120 |
| Adjustments to Reconcile Profit (Loss) | | -9.993.528 | 2.337.550 |
| Adjustments for depreciation and amortisation expense | 16 17 18 | 292.801 | 44.761 |
| Adjustments for provisions | | 81.016 | 9.260 |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits | 19 21 | 39.360 | 9.260 |
| Adjustments for (Reversal of) General Provisions | 19 | -1.850 | 0 |
| Adjustments for (Reversal of) Other Provisions | 19 | 43.506 | 0 |
| Adjustments for Interest (Income) Expenses | | -198.623 | 0 |
| Adjustments for Interest Income | | -927.038 | 0 |
| Adjustments for interest expense | | 728.415 | 0 |
| Adjustments for unrealised foreign exchange losses (gains) | | -3.437.674 | 1.128.048 |
| Adjustments for fair value losses (gains) | 8 16 | -6.848.132 | 233.125 |
| Adjustments for Fair Value Losses (Gains) of Investment Property | | 7.190.920 | 0 |
| Adjustments for Fair Value Losses (Gains) of Financial Assets | | -14.039.052 | 233.125 |
| Adjustments for Tax (Income) Expenses | 28 | 132.215 | 922.356 |
| Other adjustments for non-cash items | | -15.131 | 0 |
| Other adjustments to reconcile profit (loss) | | 0 | 0 |
| Changes in Working Capital | | 1.668.204 | -162.948 |
| Decrease (Increase) in Financial Investments | 8 | -31 | 0 |
| Adjustments for decrease (increase) in trade accounts receivable | 10 | -88.200 | -6.971 |
| Decrease (Increase) in Trade Accounts Receivables from Related Parties | 10 | -86.066 | 0 |
| Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties | 10 | -2.134 | -6.971 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | 11 | 1.389.764 | -549.495 |
| Decrease (Increase) in Other Related Party Receivables Related with Operations | 11 | 1.395.552 | -586.692 |
| Decrease (Increase) in Other Unrelated Party Receivables Related with Operations | 11 | -5.788 | 37.197 |
| Decrease (Increase) in Prepaid Expenses | 8 | 4.813 | 3.773 |
| Adjustments for increase (decrease) in trade accounts payable | 10 | 56.269 | 352.871 |
| Increase (Decrease) in Trade Accounts Payables to Related Parties | 10 | 0 | 352.871 |
| Increase (Decrease) in Trade Accounts Payables to Unrelated Parties | 10 | 56.269 | 0 |
| Increase (Decrease) in Employee Benefit Liabilities | 11 | 10.638 | -10.123 |
| Adjustments for increase (decrease) in other operating payables | 11 | 155.099 | 46.997 |
| Increase (Decrease) in Other Operating Payables to Related Parties | 11 | 149.855 | 0 |
| Increase (Decrease) in Other Operating Payables to Unrelated Parties | 11 | 5.244 | 46.997 |
| Other Adjustments for Other Increase (Decrease) in Working Capital | | 139.852 | 0 |
| Decrease (Increase) in Other Assets Related with Operations | 14 | 54.260 | 0 |
| Increase (Decrease) in Other Payables Related with Operations | 14 | 85.592 | 0 |
| Cash Flows from (used in) Operations | | 1.123.759 | -627.518 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | -6.555 | -50.000 |
| Proceeds from sales of property, plant, equipment and intangible assets | 17 18 | 0 | 0 |
| Purchase of Property, Plant, Equipment and Intangible Assets | 17 18 | -6.555 | -50.000 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | -888.174 | 649.235 |
| Proceeds from borrowings | 9 | -926 | 0 |
| Repayments of borrowings | 9 | -887.248 | 649.235 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | 229.030 | -28.283 |
| Net increase (decrease) in cash and cash equivalents | 5 | 229.030 | -28.283 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | | 49.830 | 77.690 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | | 278.860 | 49.407 |

[illegible]

| | | | | | | | | | | | | | | | | |
|--|--|--|------------|--------|-------|--|--|--|--------|---------|-------------|-----------|------------|--|--|------------|
| | 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 | | 60,000,000 | 51,502 | 1,482 | | | | -8,748 | 692,434 | -14,777,009 | 9,449,083 | 55,408,744 | | | 55,408,744 |