

YENİ GİMAT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2019 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	DENGE ANKARA BAĞIMSIZ DENETİM VE YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Yeni Gimat Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Genel Kurul'una

Giriş

1. Yeni Gimat Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2019 tarihli ilişikteki özet finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özet özkaynaklar değişim tablosunun, özet nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

2. Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410'a "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi" uygun olarak yürütülmüştür. Ara dönem özet finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem özet finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

3. Sınırlı denetimimize göre, ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

DENGE ANKARA BAĞIMSIZ DENETİM YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.

MAZARS ÜYESİ

Ahmet Şahin SAVCI, YMM

Sorumlu Denetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	235.849.748	271.022.785
Trade Receivables		13.809.963	10.171.956
Trade Receivables Due From Unrelated Parties	6	13.809.963	10.171.956
Other Receivables		2.776.750	2.260.801
Other Receivables Due From Unrelated Parties	7	2.776.750	2.260.801
Inventories	8	587.513	152.700
Prepayments	9	229.210	458.663
Current Tax Assets		660.902	
Other current assets		127	
SUB-TOTAL		253.914.213	284.066.905
Total current assets		253.914.213	284.066.905
NON-CURRENT ASSETS			
Financial Investments	5	22.926.344	22.594.814
Investment property	10	1.802.462.862	1.801.719.540
Property, plant and equipment	11	554.740	589.246
Intangible assets and goodwill		38.435	28.625
Other intangible assets	12	38.435	28.625
Prepayments	9		120.283
Total non-current assets		1.825.982.381	1.825.052.508
Total assets		2.079.896.594	2.109.119.413
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings			7.803
Trade Payables		4.168.598	4.508.885
Trade Payables to Unrelated Parties	6	4.168.598	4.508.885
Employee Benefit Obligations	14	103.379	114.838
Other Payables		6.113.306	2.160.139
Other Payables to Related Parties	22	1.092.867	870.322
Other Payables to Unrelated Parties	7	5.020.439	1.289.817
Deferred Income Other Than Contract Liabilities		2.936.810	6.718.712
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	2.936.810	6.718.712
Current provisions		11.899.672	9.516.219
Current provisions for employee benefits	13	9.922	5.432
Other current provisions	13	11.889.750	9.510.787
Other Current Liabilities		54.655	
SUB-TOTAL		25.276.420	23.026.596
Total current liabilities		25.276.420	23.026.596
NON-CURRENT LIABILITIES			
Other Payables		4.211.978	3.405.585
Other Payables to Unrelated parties	7	4.211.978	3.405.585
Deferred Income Other Than Contract Liabilities		1.006.286	
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	1.006.286	
Non-current provisions		192.429	298.364
Non-current provisions for employee benefits	14	192.429	298.364
Total non-current liabilities		5.410.693	3.703.949
Total liabilities		30.687.113	26.730.545
EQUITY			
Equity attributable to owners of parent		2.049.209.481	2.082.388.868
Issued capital	15.a	161.280.000	161.280.000
Treasury Shares (-)	15.b	-23.927.880	-16.267.275
Restricted Reserves Appropriated From Profits	15.c	113.862.779	81.573.615
Prior Years' Profits or Losses		1.673.361.684	1.580.083.538
Current Period Net Profit Or Loss		124.632.898	275.718.990
Total equity		2.049.209.481	2.082.388.868
Total Liabilities and Equity		2.079.896.594	2.109.119.413

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018	Current Period 3 Months 01.04.2019 - 30.06.2019	Previous Period 3 Months 01.04.2018 - 30.06.2018
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	16	110.349.138	102.765.033	56.182.637	56.332.416
Cost of sales	16	-21.722.768	-19.473.257	-12.338.964	-9.792.879
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		88.626.370	83.291.776	43.843.673	46.539.537
GROSS PROFIT (LOSS)		88.626.370	83.291.776	43.843.673	46.539.537
General Administrative Expenses	17	-2.091.355	-2.231.486	-994.541	-1.294.875
Other Income from Operating Activities	18	7.620.359	8.074.284	3.008.253	6.517.462
Other Expenses from Operating Activities	18	-5.017.133	-2.173.486	-3.506.603	-1.466.666
PROFIT (LOSS) FROM OPERATING ACTIVITIES		89.138.241	86.961.088	42.350.782	50.295.458
Investment Activity Income	19	35.740.556	15.202.364	17.202.684	6.316.853
Investment Activity Expenses	19	-245.899	-687.902	-162.172	-77.827
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		124.632.898	101.475.550	59.391.294	56.534.484
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		124.632.898	101.475.550	59.391.294	56.534.484
PROFIT (LOSS) FROM CONTINUING OPERATIONS		124.632.898	101.475.550	59.391.294	56.534.484
PROFIT (LOSS)		124.632.898	101.475.550	59.391.294	56.534.484
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		124.632.898	101.475.550	59.391.294	56.534.484
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç	21	0,79240000	0,63930000	0,36890000	0,35280000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018	Current Period 3 Months 01.04.2019 - 30.06.2019	Previous Period 3 Months 01.04.2018 - 30.06.2018
Statement of Other Comprehensive Income					
PROFIT (LOSS)		124.632.898	101.475.550	59.391.294	56.534.484
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)		124.632.898	101.475.550	59.391.294	56.534.484
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		124.632.898	101.475.550	59.391.294	56.534.484

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		88.547.112	88.119.310
Profit (Loss)		124.632.898	101.475.550
Adjustments to Reconcile Profit (Loss)		-27.601.411	-10.839.888
Adjustments for depreciation and amortisation expense	11, 12	36.092	53.512
Adjustments for provisions		2.169.559	-1.457.299
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13, 14	-30.838	13.106
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	13	2.378.963	-1.664.139
Adjustments for (Reversal of) General Provisions	6	-178.566	193.734
Adjustments for Interest (Income) Expenses	18, 19	-30.052.961	-14.479.743
Adjustments for unrealised foreign exchange losses (gains)		0	4.355.740
Adjustments for fair value losses (gains)	5	245.899	687.902
Changes in Working Capital		-8.981.317	-3.195.825
Adjustments for decrease (increase) in trade accounts receivable		-3.459.441	-6.109.291
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-7.115.722	49.527
Adjustments for decrease (increase) in inventories		-434.813	-55.978
Decrease (Increase) in Prepaid Expenses		349.736	-11.809
Adjustments for increase (decrease) in trade accounts payable		-340.287	1.613.862
Adjustments for increase (decrease) in other operating payables		5.746.584	1.154.088
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-3.781.902	652.289
Other Adjustments for Other Increase (Decrease) in Working Capital		54.528	-488.513
Cash Flows from (used in) Operations		88.050.170	87.439.837
Interest received	18	1.228.451	679.473
Payments Related with Provisions for Employee Benefits	14	-70.607	0
Income taxes refund (paid)		-660.902	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		34.092.136	-5.895.145
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	5	-577.429	-19.099.430
Purchase of Property, Plant, Equipment and Intangible Assets		-11.396	-18.864
Purchase of property, plant and equipment	11	0	-2.681
Purchase of intangible assets	12	-11.396	-16.183
Cash Outflows from Acquisition of Investment Property	10	-743.322	-1.908.892
Dividends received	19	6.599.773	1.331.771
Interest received	19	28.824.510	13.800.270
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-157.812.285	-124.157.807
Payments to Acquire Entity's Shares or Other Equity Instruments		-7.660.605	-10.869.593
Dividends Paid		-150.151.680	-113.288.214
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-35.173.037	-41.933.642
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-35.173.037	-41.933.642
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		271.022.785	205.402.863
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	235.849.748	163.469.221

		Footnote Reference	Equity										
			Equity attributable to owners of parent [member]								Non-controlling interests [member]		
			Issued Capital	Treasury Shares	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Restricted Reserves Appropriated From Profits [member]	Retained Earnings			
					Gains/Losses on Revaluation and Remeasurement [member]		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses			Net Profit or Loss
Previous Period 01.01.2018 - 30.06.2018	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		107,520,000	-967,680					53,760,000	1,584,259,907	189,964,446		1,934,536,673
	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								23,383,613	166,580,833	-189,964,446		
	Total Comprehensive Income (Loss)												
	Profit (loss)										101,475,550		101,475,550
	Other Comprehensive Income (Loss)												
	Issue of equity		53,760,000	-848,182						-52,911,818			
	Capital Decrease												
	Capital Advance												
	Effect of Merger or Liquidation or Division												
	Effects of Business Combinations Under Common Control												
	Advance Dividend Payments												
	Dividends Paid									-113,288,214			-113,288,214
Decrease through Other Distributions to Owners													
Increase (Decrease) through Treasury Share Transactions			-10,021,411									-10,021,411	
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		161,280,000	-11,837,273					77,143,613	1,584,640,708	101,475,550	1,912,702,598	1,912,702,598	
Current Period 01.01.2019 - 30.06.2019	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		161,280,000	-16,267,275					81,573,615	1,580,063,538	275,718,990		2,062,386,868
	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								32,289,164	243,429,826	-275,718,990		
	Total Comprehensive Income (Loss)												
	Profit (loss)										124,632,898		124,632,898
	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									-150,151,680			-150,151,680
Decrease through Other Distributions to Owners													

	Increase (Decrease) through Treasury Share Transactions			-7,660,605									-7,660,605
	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		161,280,000	-23,927,880				113,862,779	1,673,361,684	124,632,898	2,049,209,481		2,049,209,481