

AKİŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2021 - 1. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	372.311.785	139.316.960
Financial Investments	5	7.079.113	8.403.983
Trade Receivables	7	62.755.125	68.095.015
Trade Receivables Due From Related Parties	21	20.672	138
Trade Receivables Due From Unrelated Parties		62.734.453	68.094.877
Other Receivables	8	4.588.663	3.512.738
Other Receivables Due From Unrelated Parties		4.588.663	3.512.738
Derivative Financial Assets	10	22.870.272	18.517.207
Derivative Financial Assets Held for Trading		22.870.272	18.517.207
Inventories	12	308.818	312.405
Inventories Work-in Progress	12	480.845.746	466.030.710
Prepayments	9	12.818.978	7.352.377
Other current assets		1.626.143	275.211
SUB-TOTAL		965.204.643	711.816.606
Total current assets		965.204.643	711.816.606
NON-CURRENT ASSETS			
Other Receivables		17.458.451	16.766.272
Other Receivables Due From Related Parties	21	15.793.412	15.103.118
Other Receivables Due From Unrelated Parties	8	1.665.039	1.663.154
Derivative Financial Assets	10	10.522.823	1.649.554
Derivative Financial Assets Held for Trading		1.492.338	1.649.554
Derivative Financial Assets Held for Hedging		9.030.485	0
Investments accounted for using equity method	13	38.777.367	34.484.785
Investment property	11	5.277.802.066	5.276.965.741
Property, plant and equipment		27.250.879	27.991.675
Intangible assets and goodwill		5.130.521	5.304.042
Goodwill		707.175	707.175
Other intangible assets		4.423.346	4.596.867
Prepayments	9	35.423.326	26.889.087
Deferred Tax Asset		521.373	524.115
Other Non-current Assets	14	2.676.470	2.485.654
Total non-current assets		5.415.563.276	5.393.060.925
Total assets		6.380.767.919	6.104.877.531
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	462.063.845	436.390.089
Current Portion of Non-current Borrowings	6	422.670.128	323.455.636
Trade Payables		17.993.552	10.875.726
Trade Payables to Related Parties	21	9.260.457	3.551.691
Trade Payables to Unrelated Parties	7	8.733.095	7.324.035
Employee Benefit Obligations		879.476	1.668.515
Other Payables		2.076.080	3.728.552
Other Payables to Unrelated Parties	8	2.076.080	3.728.552
Derivative Financial Liabilities		13.841.520	21.875.881
Derivative Financial Liabilities Held for trading	10	12.347.178	15.160.681
Derivative Financial Liabilities Held for Hedging	10	1.494.342	6.715.200
Deferred Income Other Than Contract Liabilities	9	3.824.257	4.845.313
Current tax liabilities, current		39.178	62.243
Current provisions	15	11.207.759	9.269.328
Current provisions for employee benefits		1.009.313	768.616
Other current provisions		10.198.446	8.500.712
SUB-TOTAL		934.595.795	812.171.283
Total current liabilities		934.595.795	812.171.283
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	1.800.451.213	1.675.979.854
Trade Payables		5.218.953	4.739.096
Trade Payables To Unrelated Parties	7	5.218.953	4.739.096

Contract Liabilities	9	2.464.535	2.925.230
Non-current provisions		2.055.774	1.848.090
Non-current provisions for employee benefits		2.055.774	1.848.090
Total non-current liabilities		1.810.190.475	1.685.492.270
Total liabilities		2.744.786.270	2.497.663.553
EQUITY			
Equity attributable to owners of parent		3.635.981.649	3.607.213.978
Issued capital	20	805.000.000	554.699.850
Inflation Adjustments on Capital		121.877.344	121.877.344
Balancing Account for Merger Capital		870.289.152	870.289.152
Treasury Shares (-)		-237.181	-219.131
Share Premium (Discount)		50.873.176	50.712.389
Effects of Business Combinations Under Common Control		-4.109.167	-4.109.167
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-653.140	-1.025.675
Gains (Losses) on Revaluation and Remeasurement		-653.140	-1.025.675
Gains (Losses) on Remeasurements of Defined Benefit Plans		-653.140	-1.025.675
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		10.956.907	-6.620.992
Exchange Differences on Translation		20.708.195	15.768.639
Gains (Losses) on Hedge		-9.751.288	-22.389.631
Gains (Losses) on Cash Flow Hedges		-9.751.288	-22.389.631
Restricted Reserves Appropriated From Profits		112.337.827	112.319.777
Other reserves		54.696.807	54.696.807
Prior Years' Profits or Losses		1.854.575.574	2.313.038.012
Current Period Net Profit Or Loss		-239.625.650	-458.444.388
Total equity		3.635.981.649	3.607.213.978
Total Liabilities and Equity		6.380.767.919	6.104.877.531

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	16	69.248.122	104.827.458
Cost of sales	16	-18.992.561	-32.368.186
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		50.255.561	72.459.272
GROSS PROFIT (LOSS)		50.255.561	72.459.272
General Administrative Expenses	17	-8.201.881	-8.276.279
Marketing Expenses	17	-633.114	-887.737
Other Income from Operating Activities	18	6.194.383	10.782.466
Other Expenses from Operating Activities	18	-6.433.235	-7.889.889
PROFIT (LOSS) FROM OPERATING ACTIVITIES		41.181.714	66.187.833
Share of Profit (Loss) from Investments Accounted for Using Equity Method	13	-482.544	-324.393
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		40.699.170	65.863.440
Finance income	19	31.983.835	33.198.901
Finance costs	19	-312.264.517	-206.484.217
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-239.581.512	-107.421.876
Tax (Expense) Income, Continuing Operations		-44.138	-108.940
Current Period Tax (Expense) Income		-41.396	-101.024
Deferred Tax (Expense) Income		-2.742	-7.916
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-239.625.650	-107.530.816
PROFIT (LOSS)		-239.625.650	-107.530.816
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-239.625.650	-107.530.816
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay başına kazanç	20	-0,43000000	-0,25000000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		372.535	566.458
Gains (Losses) on Remeasurements of Defined Benefit Plans		372.535	566.458
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		17.577.899	20.305.926
Exchange Differences on Translation		4.939.556	1.121.744
Other Comprehensive Income (Loss) Related with Cash Flow Hedges	10	12.638.343	19.184.182
Gains (Losses) on Cash Flow Hedges		12.638.343	19.184.182
OTHER COMPREHENSIVE INCOME (LOSS)		17.950.434	20.872.384
TOTAL COMPREHENSIVE INCOME (LOSS)		-221.675.216	-86.658.432
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-221.675.216	-86.658.432

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		25.599.032	84.143.526
Profit (Loss)		-239.625.650	-107.530.816
Adjustments to Reconcile Profit (Loss)		280.272.902	163.953.435
Adjustments for depreciation and amortisation expense	3	936.813	950.257
Adjustments for Impairment Loss (Reversal of Impairment Loss)	18	2.003.596	1.614.221
Adjustments for provisions		3.303.776	573.423
Adjustments for Interest (Income) Expenses		36.374.684	35.976.462
Adjustments for unrealised foreign exchange losses (gains)		237.451.828	124.278.543
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	13	482.544	324.393
Adjustments for Tax (Income) Expenses		44.138	108.940
Other adjustments for non-cash items		-324.477	127.196
Changes in Working Capital		-8.634.375	40.184.332
Decrease (Increase) in Financial Investments		1.324.870	-6.262.797
Adjustments for decrease (increase) in trade accounts receivable		9.681.457	27.315.904
Adjustments for decrease (increase) in inventories		-6.490.611	7.007.609
Adjustments for increase (decrease) in trade accounts payable		7.190.641	1.456.899
Other Adjustments for Other Increase (Decrease) in Working Capital		-20.340.732	10.666.717
Decrease (Increase) in Other Assets Related with Operations		-22.488.730	-6.207.151
Increase (Decrease) in Other Payables Related with Operations		2.147.998	16.873.868
Cash Flows from (used in) Operations		32.012.877	96.606.951
Income taxes refund (paid)		-6.247.181	-12.298.541
Other inflows (outflows) of cash		-166.664	-164.884
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-703.818	-3.973.898
Proceeds from sales of property, plant, equipment and intangible assets		0	98.368
Purchase of Property, Plant, Equipment and Intangible Assets		-22.496	-885.290
Cash Outflows from Acquisition of Investment Property	11	-681.322	-3.186.976
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		184.789.144	-74.709.473
Proceeds from Issuing Shares or Other Equity Instruments		250.460.937	0
Proceeds from issuing shares		250.460.937	0
Payments to Acquire Entity's Shares or Other Equity Instruments		-18.050	-851.954
Proceeds from borrowings	6	313.537.215	526.710.100
Repayments of borrowings	6	-326.079.129	-546.828.250
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		3.306.481	2.705.551
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-3.259.824	-12.416.323
Interest paid	6	-51.561.119	-46.823.796
Interest Received		1.942.223	2.795.199
Other inflows (outflows) of cash	4	-3.539.590	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		209.684.358	5.460.155
Effect of exchange rate changes on cash and cash equivalents		19.770.877	9.471.770
Net increase (decrease) in cash and cash equivalents		229.455.235	14.931.925
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	112.944.804	246.302.394
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	342.400.039	261.234.319



Statement of changes in equity [abstract]

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Nature of Financial Statements	Consolidated

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