

KAMUYU AYDINLATMA PLATFORMU

AKFEN GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2017 - 1. 3 Monthly Notification

General Information About Financial Statements

Akfen GYO 31 March 2017 Individual CBM Report





Statement of Financial Position (Balance Sheet)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 31.03.2017	Previous Peri 31.12.2016
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	514.257	851.
Trade Receivables		3.184.787	4.744.
Trade Receivables Due From Unrelated Parties	6	3.184.787	4.744.
Prepayments	16	1.499.310	289.
Other current assets	17	5.040.347	4.839.
SUB-TOTAL		10.238.701	10.725.
Total current assets		10.238.701	10.725.
NON-CURRENT ASSETS			
Financial Investments	8	145.079.312	168.194.
Trade Receivables		54.077.701	
Trade Receivables Due From Related Parties	3 ve 6	54.077.701	
Other Receivables		162.623	162.
Other Receivables Due From Unrelated Parties	7	162.623	162.
Investment property	9	645.105.975	643.531.
Property, plant and equipment	10	52.543	40.
Intangible assets and goodwill		13.521	14
Other intangible assets	11	13.521	14.
Prepayments	16	685.148	910.
Other Non-current Assets	17	13.886.976	14.829
Total non-current assets		859.063.799	827.683
Total assets		869.302.500	838.408
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	5.182.066	5.174
Current Portion of Non-current Borrowings	5	66.987.968	62.239
Trade Payables		1.073.561	545.
Trade Payables to Unrelated Parties	6	1.073.561	545
Other Payables		2.007.047	2.236
Other Payables to Unrelated Parties	7	2.007.047	2.236
Current provisions		108.481	137
Current provisions for employee benefits	15	108.481	137
Other Current Liabilities	17	1.309.577	1.557
SUB-TOTAL		76.668.700	71.889
Total current liabilities		76.668.700	71.889
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	399.931.882	385.562
Other Payables		17.946.533	17.405
Other Payables to Unrelated parties	7	17.946.533	17.405
Non-current provisions		135.462	109.
Non-current provisions for employee benefits	15	135.462	109
Other non-current liabilities	17	3.651.406	3.503
Total non-current liabilities		421.665.283	406.580
Total liabilities		498.333.983	478.470
EQUITY			
Equity attributable to owners of parent		370.968.517	359.938
Issued capital	18	184.000.000	184.000
Inflation Adjustments on Capital	18	317.344	317.
Treasury Shares (-)	18	-3.338.783	-3.338.
Share Premium (Discount)	18	58.880.000	58.880
Restricted Reserves Appropriated From Profits	18	4.147	4.
Prior Years' Profits or Losses		120.075.948	337.476.
Current Period Net Profit Or Loss		11.029.861	-217.400
Total equity		370.968.517	359.938
Total Liabilities and Equity		869.302.500	838.408.



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 31.03.2017	Previous Period 01.01.2016 - 31.03.2016
tatement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	4.453.593	4.927.866
Cost of sales	19	-996.448	-821.445
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.457.145	4.106.421
Revenue from Finance Sector Operations		0	(
Cost of Finance Sector Operations GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	(
GROSS PROFIT (LOSS)		3.457.145	4.106.423
General Administrative Expenses	20	-731.884	-979.72
Other Income from Operating Activities	21	69.648	7.579 -12.162
Other Expenses from Operating Activities PROFIT (LOSS) FROM OPERATING ACTIVITIES	21	-13.335 2.781.574	3.122.11
Investment Activity Income	22	39.509.865	3,122,11.
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		42.291.439	3.122.11
Finance income	22	10.871	18.34
Finance costs	23	-31.272.449	-9.122.038
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		11.029.861	-5.981.586
Tax (Expense) Income, Continuing Operations		0	(
Deferred Tax (Expense) Income	24	0	(
PROFIT (LOSS) FROM CONTINUING OPERATIONS		11.029.861	-5.981.58
PROFIT (LOSS)		11.029.861	-5.981.580
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	(
Owners of Parent		11.029.861	-5.981.586
arnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Famines Day Chans			
Diluted Earnings Per Share			
Diluted Earnings Per Snare Diluted Earnings (Loss) per Share from Continuing Operations			
Diluted Earnings (Loss) per Share from Continuing	26	0,06000000	-0,03000000
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)	26	0,06000000	-0,03000000
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)	26	0,06000000	-0,03000000
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified	26		-0,03000000
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that	26		-0,03000000 (
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss Taxes Relating To Components Of Other Comprehensive	26		-0,03000000 (
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss Other Comprehensive Income That Will Be Reclassified to	26		
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss Other Comprehensive Income That Will Be Reclassified to Profit or Loss	26		
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Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss Other Comprehensive Income That Will Be Reclassified to Profit or Loss Exchange Differences on Translation Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other	26		
Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss Other Comprehensive Income That Will Be Reclassified to Profit or Loss Exchange Differences on Translation Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income Other Comprehensive Income (Loss) Related with Cash Flow Hedges Other Comprehensive Income (Loss) Related with	26		
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Diluted Earnings (Loss) per Share from Continuing Operations Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar) OTHER COMPREHENSIVE INCOME Other Comprehensive Income that will not be Reclassified to Profit or Loss Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss Other Comprehensive Income That Will Be Reclassified to Profit or Loss Exchange Differences on Translation Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income Other Comprehensive Income (Loss) Related with Cash Flow Hedges Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations Change in Value of Time Value of Options	26		
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TOTAL COMPREHENSIVE INCOME (LOSS)	11.029.861	-5.981.586
Total Comprehensive Income Attributable to		
Non-controlling Interests	0	0
Owners of Parent	11.029.861	-5.981.586



Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2017 - 31.03.2017	Previous Period 01.01.2016 - 31.03.2016
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		4.049.825	2.508.058
Profit (Loss)		11.029.861	-5.981.586
Profit (Loss) from Continuing Operations		11.029.861	-5.981.586
Adjustments to Reconcile Profit (Loss)		-8.456.874	8.346.582
Adjustments for depreciation and amortisation expense	10 ve 11	4.973	4.985
Adjustments for provisions		70.517	10.625
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	70.517	10.625
Adjustments for Interest (Income) Expenses		7.462.976	5.446.977
Adjustments for unrealised foreign exchange losses (gains)		23.614.121	2.937.433
Adjustments for Losses (Gains) on Disposal of Subsidiaries or Joint Operations	22	-39.509.865	0
Other adjustments to reconcile profit (loss)		-99.596	-53.438
Changes in Working Capital		1.549.667	143.062
Adjustments for decrease (increase) in trade accounts receivable		1.474.092	-131.140
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	96.726
Adjustments for increase (decrease) in trade accounts payable		527.764	197.979
Adjustments for increase (decrease) in other operating payables		-210.016	-501.817
Other Adjustments for Other Increase (Decrease) in Working Capital		-242.173	481.314
Cash Flows from (used in) Operations		4.122.654	2.508.058
Payments Related with Provisions for Employee Benefits		-72.829	O
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		7.564.378	-4.846.287
Cash Inflows from Losing Control of Subsidiaries or Other Businesses		8.632.280	0
Purchase of Property, Plant, Equipment and Intangible Assets	10 ve 11	-16.000	-21.151
Cash Outflows from Acquition of Investment Property	9	-1.051.902	-4.825.136
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-11.951.662	-5.446.977
Repayments of borrowings		-4.112.239	C
Loan Repayments		-4.112.239	C
Interest paid		-7.850.294	-5.465.318
Interest Received		10.871	18.341
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-337.459	-7.785.206
Net increase (decrease) in cash and cash equivalents		-337.459	-7.785.206
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		851.716	10.149.201
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	514.257	2.363.995



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

			Equity																					
														attributable to owners of parent [member]										
											Other Accumulate	d Comprehensive Income That Will No	ot Be Reclassified In Profi				Other Accumu	lated Comprehensive Income That Will Be I	teclassified In Profit Or L			Retained Earnings		
			Issued In Capital Adju on	Balancing Ar officion Account ustments for Con Capital Merger Capital Sha	Additional Capital Ontribution of Advandareholders	Capita al Treasury Adjustmen ce Shares Cross-Own	efficiency (Combinate of Combinate of Combin	ects of Put Option nations of Revaluation fities or Fund Related inesses with Common Non-controlling Interests	Share Based Ac Payments Inv	ains (Losses)	on Revaluation and Remeasure Increases (Decreases) on Revaluation of Intangible Assets On Benefit Plan	Gains (Losses) Due Change in Fair Val	Gains (Losses) on Hedging Instruments that Hedge Investments in Equity Instruments	Share Of Other Comprehensive Income Of Associates And Joint Ventures Difference Accounted for Using Equity Method that will not be Reclassified to Profit or Loss	Other Reserves Of Other Gains (Losses)	Reserve Of Gains or L Hedge nces ation Flow Hedges of Ne Hedges of Ne Flow Hedges Reserve Of Gains or L Gains or L Losses on H Hedges of Ne Flow Hedges Of Ne Flow Hedges Reserve Of Gains or L Hedges	Other Gains (Losses)	on Gains (Losses) from on Financial Assets Other Remeasuring of ale cts Income Adjustments Income Adjustments	Change in Value of Time Value of Options Contracts	Change in Value of Foreign Currency Basis Spreads Spreads Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss	Other Reserves Appropriated [From Profits [member]]	Advance dividend syments (Net) Prior Years' Profits or Losses Net Profit or Loss	Non-controll interests member]	ng
	Statement of changes in equity [abstract]										Assets					Operations	Hedge	income Adjustments						
	Statement of changes in equity [line items] Equity at beginning of period		184.000.000	217.244		0	58.880.000														4107	366.287.136 -28.810.970	E00 C77 CE7	E00 677 667
	Adjustments Related to Accounting Policy Changes		184.000.000	317.344		0	36.660.000														4.147	300.261.130 -26.610.910	360.677.637	580.677.657
	Adjustments Related to Required Changes in Accounting Policies																							0
	Adjustments Related to Voluntary Changes in Accounting Policies																							0
	Adjustments Related to Errors Other Restatements																							0
	Restated Balances																							0
	Transfers		0	0			0														0	-28.810.970 28.810.970		0
	Total Comprehensive Income (Loss)		0	0			0														0	-5.981.586	-5.981.586	-5.981.586
	Profit (loss) Other Comprehensive Income (Loss)																							0
	Issue of equity																							0
	Capital Decrease																							0
	Capital Advance																							0
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common																							0
	Control Advance Dividend Payments																							0
Previous Period 01.01.2016 - 31.03.2016	Dividends Paid																							0
01.01.2016 - 31.03.2016	Decrease through Other Distributions to Owners Increase (Decrease) through Treasury Share																							0
	Transactions Increase (Decrease) through Share-Based Payment																							0
	Transactions Acquisition or Disposal of a Subsidiary																							0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of																							0
	control, equity Transactions with noncontrolling shareholders																							0
	Increase through Other Contributions by Owners																							0
	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																							0
	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																							0
	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																							0
	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																							0
	Commitment for which fair Value Hedge Accounting is Applied Increase (decrease) through other changes, equity																							
	Increase (decrease) through other changes, equity Equity at end of period		184.000.000	317.344		0	58.880.000														4.147	337.476.166 -5.981.586	574.696.071	574.696.071
	Statement of changes in equity [abstract]																							
	Statement of changes in equity [line items]																							
	Equity at beginning of period		184.000.000	317.344		- 3.338.783	58.880.000														4.147	337.476.166 217.400.218	337.476.166	337.476.166
	Adjustments Related to Accounting Policy Changes Adjustments Related to Required Changes in																							0
	Accounting Policies Adjustments Related to Voluntary Changes in																							0
	Accounting Policies Adjustments Related to Errors																							0
	Other Restatements																							0
	Restated Balances																							0
	Transfers Total Comprehensive Income (Loss)			0			0														0	217.400.218		11.029.861
	Profit (loss)																							0
	Other Comprehensive Income (Loss) Issue of equity																							0
	Capital Decrease																							0
	Capital Advance																							0
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common																							0
	Effects of Business Combinations Under Common Control Advance Dividend Payments																							0
	Actual Considera ayrillenes																							0

Current Period 01.01.2017 - 31.03.2017	Dividends Paid										0
	Decrease through Other Distributions to Owners										0
	Increase (Decrease) through Treasury Share Transactions										0
	Increase (Decrease) through Share-Based Payment Transactions										0
	Acquisition or Disposal of a Subsidiary										0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity										0
	Transactions with noncontrolling shareholders										0
	Increase through Other Contributions by Owners										0
	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										0
	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										0
	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										0
	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										0
	Increase (decrease) through other changes, equity										0
	Equity at end of period	184.000.000 317.344	3.338.783	58.880.000					4.147	120.075.948 11.029.861 370.968.517	370.968.517