

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ

STATEMENT OF FINANCIAL POSITION (BALANCE SHEET) AS OF 31 MARCH 2018

(Amounts are expressed in Turkish Lira ("TRY") unless otherwise stated.)

	Not audited 31 March 2018	Audited 31 December 2017
ASSETS		
CURRENT ASSETS	239,788,251	245,401,602
Cash and cash equivalents	16,537,914	29,498,804
Trade receivable		
- <i>Trade receivables from third parties</i>	18,006,027	31,182,536
Other receivables		
- <i>Other receivables from related parties</i>	-	2,174
- <i>Other receivables from third parties</i>	1,650,700	2,493,627
Inventories	199,013,817	176,859,944
Prepaid expenses	245,990	1,909,950
Current income tax assets	1,747,151	1,611,429
Other current assets	2,586,652	1,843,138
NON-CURRENT ASSETS	1,005,211,624	906,781,528
Trade receivables		
- <i>Trade receivables from third parties</i>	1,925,947	-
Other receivables		
- <i>Other receivables from third parties</i>	37,960	42,241
Inventories	87,029,404	43,796,893
Tangible assets	870,323	876,049
Intangible assets		
- <i>Other intangible assets</i>	21,640	22,794
- <i>Goodwill</i>	14,631,400	-
Investment property	782,385,988	748,473,027
Prepaid expenses	56,849,857	63,504,986
Other non-current assets	61,459,105	50,065,538
TOTAL ASSETS	1,244,999,875	1,152,183,130

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(Amounts are expressed in Turkish Lira (“TRY”) unless otherwise stated.)

	Not audited 31 March 2018	Audited 31 December 2017
LIABILITIES		
CURRENT LIABILITIES	228,004,134	209,818,689
Short –term portion of long-term financial borrowings	16,812,234	-
Trade payables		
- <i>Trade payables to related parties</i>	10,366	-
- <i>Trade payables to third parties</i>	24,723,771	26,629,682
Payables for employee benefits	119	6,871
Other payables		
- <i>Other payables to related parties</i>	9,061	7,555
- <i>Other payables to third parties</i>	1,816,741	525,330
Deferred income	182,669,700	181,370,958
Short term provisions		
- <i>Short term provisions for employee benefits</i>	210,916	222,302
- <i>Other short-term provisions</i>	197,621	-
Other current liabilities	1,553,605	1,055,991
NON-CURRENT LIABILITIES	78,139,900	2,043,733
Long-term borrowings	65,089,845	-
Other payables		
- <i>Other payables to third parties</i>	3,678,637	1,933,938
Long term provisions		
- <i>Long term provisions for employee benefits</i>	116,418	109,795
Deferred income	9,255,000	-
EQUITY	938,855,841	940,320,708
Paid in capital	217,500,000	217,500,000
Adjustment to share capital	21,599,008	21,599,008
Share premiums	246,731,349	246,731,349
Other comprehensive income to not be reclassified to profit or loss		
- <i>Revaluation and remeasurement</i>		
- <i>Remeasurement of employee benefits</i>	(46,774)	1,143
Restricted reserves	7,543,019	7,543,019
Retained earnings	446,946,189	371,589,564
Net profit for the period	(1,416,950)	75,356,625
TOTAL LIABILITIES	1,244,999,875	1,152,183,130

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
AS OF 31 MARCH 2018**

(Amounts expressed as Turkish Lira ("TRY") unless otherwise stated.)

	Not audited 1 January- 31 March 2018	Not audited 1 January- 31 March 2017
Profit/loss		
Revenue	777,124	815,889
Cost of sales (-)	(204,566)	(234,230)
Gross Profit	572,558	581,659
Marketing expenses (-)	(270,324)	(1,217,060)
General administrative expenses (-)	(2,258,462)	(1,438,147)
Other operating income	180,882	115,733
Operating Loss	(1,775,346)	(1,957,815)
Operating Profit Before Financial Income / (Expenses)	(1,775,346)	(1,957,815)
Financial income	562,694	4,429,683
Financial expenses (-)	(204,298)	(73,995)
Profit Before Tax	(1,416,950)	2,397,873
Current tax income/ (expense)	-	-
Net Profit For the Period	(1,416,950)	2,397,873
OTHER COMPREHENSIVE INCOME	(47,917)	1,558
Other comprehensive income to not be reclassified to profit or loss		
- Remeasurement of employee benefits	(47,917)	1,558
TOTAL COMPREHENSIVE INCOME	(1,464,867)	2,399,431
Earnings per share	(0.0065)	0.0113

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

STATEMENTS OF CHANGES IN EQUITY AS OF 31 MARCH 2018

(Amounts expressed as Turkish Lira ("TRY")) unless otherwise stated.)

	Paid-in capital	Adjustment to share capital	Share premium	Remeasurement of employee benefits	Restricted reserves	Retained Earnings		Total equity
						Retained earnings	Net profit for the year	
Balance as of 1 January 2017	213,000,000	21,599,008	246,731,349	19,872	6,389,742	334,818,016	42,424,825	864,982,812
Transfers	-	-	-	-	-	42,424,825	(42,424,825)	-
Total comprehensive income	-	-	-	1,558	-	-	2,397,873	2,399,431
Balance as of 31 March 2017	213,000,000	21,599,008	246,731,349	21,430	6,389,742	377,242,841	2,397,873	867,382,243
Balance as of 1 January 2018	217,500,000	21,599,008	246,731,349	1,143	7,543,019	371,589,564	75,356,625	940,320,708
Transfers	-	-	-	-	-	75,356,625	(75,356,625)	-
Total comprehensive income	-	-	-	(47,917)	-	-	(1,416,950)	(1,464,867)
Balance as of 31 March 2018	217,500,000	21,599,008	246,731,349	(46,774)	7,543,019	446,946,189	(1,416,950)	938,855,841

VAKIF GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

STATEMENT OF CASH FLOWS AS OF 31 MARCH 2018

(Amounts expressed as Turkish Lira ("TRY") unless otherwise stated)

	Not audited 1 January - 31 March 2018	Not audited 1 January - 31 March 2017
A. Cash flows from operating activities:	(44,832,847)	(72,630,338)
Net profit for the year	(1,416,950)	2,397,873
Adjustments to reconcile profit to cash provided by operating activities:	(447,659)	(4,349,536)
Depreciation and amortisation	106,890	50,973
Adjustments related to provisions	10,779	13,861
Adjustments related to interest income and expenses	(562,694)	(4,414,370)
Adjustments related to profit or loss on sales of tangible assets	(2,634)	-
Net working capital changes in	(42,916,165)	(70,678,675)
Adjustments related to decrease/(increase) in other receivables	849,382	6,777,388
(Increase)/decrease in prepaid expenses	8,319,089	(67,411,245)
Increase in inventories	(63,435,305)	(19,193,476)
Adjustments related to increase in other working capital	(1,041,964)	3,525,030
Increase in trade payable	(1,895,545)	116,714
Decrease/(increase) in trade receivable	11,250,562	4,816,575
Increase in other payables from operating activities	3,037,616	690,339
Cash (used in)/provided from operations	(44,780,774)	(72,630,338)
Employment termination benefits paid	(52,073)	-
B. Cash Flows from Investing Activities	(48,690,737)	19,174,564
Cash inflow from sale of tangible and intangible assets <i>Cash inflow from sale of tangible assets</i>	3,500	-
Cash outflow from acquisition of tangible and intangible assets <i>Cash outflow from acquisition of tangible assets</i>	(97,881)	(120,000)
<i>Cash outflow from acquisition of intangible assets</i>	(2,995)	(7,500)
Cash inflow from sale of financial investments	-	19,800,000
Cash outflow from acquisition of investments properties	(33,912,961)	(497,936)
Cash outflows arising from purchase of shares or capital increases of subsidiaries and/or shareholders	(14,680,400)	-
C. Cash flows from financing activities	80,911,266	2,735,861
Cash inflow from borrowings	80,000,000	-
Interest received	911,266	2,735,861
Change in cash and cash equivalents	(12,612,318)	(50,719,913)
Cash and cash equivalents at the beginning of the period	29,137,514	99,922,710
Cash and cash equivalents at the end of the period	16,525,196	49,202,797