

TSKB GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)
AS AT 30 JUNE 2017

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

ASSETS	<i>Notes</i>	Reviewed 30 June 2017	Audited 31 December 2016
CURRENT ASSETS		7,309,626	13,418,920
Cash and cash equivalents		4,081,827	8,972,836
Trade receivables		636,067	917,519
<i>Due from other parties</i>		636,067	917,519
Other current assets		2,591,732	3,528,565
NON-CURRENT ASSETS		424,300,688	424,235,386
Equity Accounted Investments		44,263	3,379
Investment property		417,351,357	416,877,500
Tangible assets		408,848	432,830
Intangible assets		16,028	12,755
Other non-current assets		6,480,192	6,908,922
TOTAL ASSETS		431,610,314	437,654,306
LIABILITIES			
SHORT-TERM LIABILITIES		87,984,446	81,251,445
Short term funds borrowed		72,138,189	66,855,656
<i>Due to related parties</i>		-	-
<i>Other funds borrowed</i>		72,138,189	66,855,656
Short term portian of long term funds borrowed		14,904,623	12,977,899
<i>Due to related parties</i>		5,290,847	5,049,346
<i>Other funds borrowed</i>		9,613,776	7,928,553
Trade payables		541,758	838,055
<i>Due to related parties</i>		177,491	329,766
<i>Other trade payables</i>		364,267	508,289
Short-term provisions		159,667	207,947
<i>Other provisions</i>		-	-
<i>Employee provisions</i>		159,667	207,947
Other short-term liabilities		240,209	371,888
LONG-TERM LIABILITIES		168,396,427	163,503,329
Long term funds borrowed		163,846,896	159,526,708
<i>Due to related parties</i>		26,260,450	28,629,070
<i>Other funds borrowed</i>		137,586,446	130,897,638
Long-term provisions		95,397	102,270
<i>Employee benefits</i>		95,397	102,270
Other long-term liabilities		4,454,134	3,874,351
EQUITY		175,229,441	192,899,532
Paid in capital		150,000,000	150,000,000
Share premium		593,140	593,140
Restricted reserves		152,670	152,670
Other comprehensive income items that never be reclassified to profit or loss		(12,211)	(12,211)
<i>Defined benefit plan actuarial gains / (losses)</i>		(12,211)	(12,211)
Retained earnings		42,165,933	68,811,003
Net profit / (loss) for the period		(17,670,091)	(26,645,070)
TOTAL LIABILITIES		431,610,314	437,654,306

TSKB GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2017
(Amounts expressed in Turkish Lira ("TL") unless otherwise stated.)

	Reviewed	Not Reviewed	Reviewed	Not Reviewed
<i>Notes</i>	1 January - 30 June 2017	1 April- 30 June 2017	1 January - 30 June 2016	1 April- 30 June 2016
Sales	9,764,546	4,681,218	8,895,774	4,311,586
Cost of sales	(3,485,015)	(1,857,862)	(3,234,476)	(1,917,596)
Gross profit	6,279,531	2,823,356	5,661,298	2,393,990
Administrative expenses	(1,961,482)	(694,879)	(1,505,281)	(422,066)
Marketing expenses	(99,630)	(54,219)	(259,985)	(77,061)
Other operating income	739,308	109,797	390,817	113,208
Other operating expense	(16,799)	(107)	(16,545)	(448)
Operating profit	4,940,928	2,183,948	4,270,304	2,007,623
Share of loss of equity-accounted investees	(537,038)	(211,440)	(814,599)	(365,315)
Finance income	20,767	4,610	3,924	2,972
Finance costs	(22,094,748)	(7,142,895)	(6,816,706)	(2,816,580)
Profit / (loss) from continuing operations before tax	(17,670,091)	(5,165,777)	(3,357,077)	(1,171,300)
Tax income / (expense)	-	-	-	-
- Current tax income / (expense)	-	-	-	-
- Deferred tax income / (expense)	-	-	-	-
NET PROFIT / (LOSS) FOR THE PERIOD	(17,670,091)	(5,165,777)	(3,357,077)	(1,171,300)
Basic earnings / (loss) per share	(0.1178)	(0.0344)	(0.0224)	(0.0078)
NET PROFIT / (LOSS) FOR THE PERIOD	(17,670,091)	(5,165,777)	(3,357,077)	(1,171,300)
Other comprehensive income that will never be reclassified to profit or loss				
Defined benefit plan actuarial gains / (losses)	-	-	-	-
OTHER COMPREHENSIVE INCOME	-	-	-	-
TOTAL COMPREHENSIVE INCOME	(17,670,091)	(5,165,777)	(3,357,077)	(1,171,300)

TSKB GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**STATEMENT OF CHANGES IN EQUITY FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2017***(Amounts expressed in Turkish Lira ("TL") unless otherwise stated.)*

			Other comprehensive income items that never be reclassified to profit or loss		Accumulated profits			
	Notes	Share capital	Share premium	Defined benefit plan actuarial gains (losses)	Restricted reserves	Retained earnings	Net profit / (loss) for the period	Total
Balance at 1 January 2016		150,000,000	593,140	(9,517)	152,670	59,774,622	9,036,381	219,547,296
Total comprehensive income		-	-	-	-	-	(3,357,077)	(3,357,077)
Transfers		-	-	-	-	9,036,381	(9,036,381)	-
Balance at 30 June 2016		150,000,000	593,140	(9,517)	152,670	68,811,003	(3,357,077)	216,190,219
Balances at 1 January 2017		150,000,000	593,140	(12,211)	152,670	68,811,003	(26,645,070)	192,899,532
Total comprehensive income		-	-	-	-	-	(17,670,091)	(17,670,091)
Transfers		-	-	-	-	(26,645,070)	26,645,070	-
Balance at 30 June 2017		150,000,000	593,140	(12,211)	152,670	42,165,933	(17,670,091)	175,229,441

TSKB GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
STATEMENT OF CASH FLOWS FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2017
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

<i>Notes</i>	Reviewed 1 January - 30 June 2017	Reviewed 1 January - 30 June 2016
<u>A. Cash flows from operating activities</u>		
Net profit for the period	(17,670,091)	(3,357,077)
Adjustments related to profit		
Adjustments related to finance and interest income	(241,353)	(306,066)
Adjustments related to finance costs	22,094,748	6,816,706
Change in income accruals	(1,010)	49,352
Share of loss from equity-accounted investees	537,038	814,599
Amortisation expenses	35,769	12,843
Depreciation expenses	5,911	5,770
Adjustments related to provisions		
Change in expense accruals	(56,844)	101,417
Allowance for doubtful receivables	606,541	168,023
Provision for unused vacation pay liability	31,720	41,298
Provision for personnel bonus	80,000	80,000
Provision for employee severance indemnity	16,879	28,570
Cash flows provided by operating activities before the changes in working capital	5,439,308	4,455,435
Interest received	241,459	301,950
Change in trade receivables	(325,089)	(420,877)
Change in other assets	1,317,152	1,382,413
Change in trade payables	(296,297)	(463,733)
Personnel bonuses paid during the period	(159,202)	(146,420)
Employee benefits paid during the period	(23,752)	(18,322)
Change in other liabilities	(32,888)	(342,205)
Net cash provided by operating activities	6,160,691	4,748,241
<u>B. Cash flows from investing activities</u>		
Acquisition of equity-accounted investees	(473,857)	(1,047,105)
Acquisition of tangible assets	(11,787)	(43,641)
Acquisition of intangible assets	(9,184)	(3,460)
Net cash used in investing activities	(494,828)	(1,094,206)
<u>C. Cash flows from financing activities</u>		
Acquisition of funds borrowed	-	116,208,700
Repayment of funds borrowed	(4,484,735)	(111,604,922)
Interest paid	(6,080,568)	(7,160,895)
Net cash provided in financing activities	(10,565,303)	(2,557,117)
Effect of exchange rate fluctuations on cash and cash equivalents	8,537	(8,041)
Net increase in cash and cash equivalents	(4,890,903)	1,088,877
Cash and cash equivalents at 1 January	8,971,385	4,363,793
Cash and cash equivalents at 30 June	4,080,482	5,452,670