AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONVENIENCE TRANSLATION OF
THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JANUARY - 31 DECEMBER 2017
TOGETHER WITH AUDITOR'S REPORT

(ORIGINALLY ISSUED IN TURKISH)

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(Convenience translation of a report and financial statements originally issued in Turkish)

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Akmerkez Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

A) Report on the Audit of the Financial Statements

1) Opinion

We have audited the financial statements of Akmerkez Gayrimenkul Yatırım Ortaklığı Anonim Şirketi ("Company") which comprise the statement of financial position as at December 31, 2017, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2017, and its financial performance and its cash flows for the year then ended in accordance with the Turkish Accounting Standards (TAS).

2) Basis for Opinion

We conducted our audit in accordance with standards on auditing as issued by the Capital Markets Board of Turkey and Independent Auditing Standards (InAS) which are part of the Turkish Auditing Standards as issued by the Public Oversight Accounting and Auditing Standards Authority of Turkey (POA). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics for Independent Auditors* (Code of Ethics) as issued by the POA, and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3) Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	***How our audit addressed the key audit matter***
Impairment review of investment properties and significant information disclosed	
As explained in notes 2 and 6, investment properties are stated at cost less their depreciation and impairment loss, if any. As of December 31, 2017, the carrying amount of the investment properties is TRY 197,232,350. As disclosed in note 6, fair value of the investment property has been valued at TRY 1,409,570,000 by independent appraisal firm, and discount ratio has been disclosed as 11%. Due to the magnitude of the stated amounts above compared to total of balance sheet, we have considered the accounting of investment properties as a key audit matter.	Our audit procedures regarding to disclosed values of investment properties in the financial statement consist of testing of additions to carried cost amounts and testing of the depreciation charge. In this context, we also evaluated estimated useful life and depreciation method, and impairment evaluation regarding to investment properties was performed within the scope of fair value procedures, explained below. We assessed the qualifications, competencies and independence of the professional appraisers engaged by the management.

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	In our audit, we assessed whether the valuation methods as applied by appraisers are acceptable for valuation of the underlying investment property. We reconciled the appraised value for independent sections in the valuation report with disclosed amount in note 6. In addition, we reconciled standing data included in the valuation report such as rental income, duration of lease contracts, occupancy rates and administration expenses to source documents. Among the other audit procedures we verified the assumptions used by the external appraisers in their valuations (including the discount rate, the market rent and the expected occupancy rates) against external data. For this assessment we involved internal valuation experts as part of our audit procedures. Due to the high level of judgment by the appraisers in the valuation of investment property and the existence of alternative assumptions and valuation methods, we assessed if the result of the external valuation is within an acceptable range. We also examined the suitability of the information in the financial statements and explanatory note, given the importance of this information for users of the financial statements.

Accounting for rent incentives	
As of December 31, 2017, income accruals regarding to rent-fee period incentives in other current assets amounting to TRY 2,825,567 and in other non-current assets amounting to TRY 12,029,985 have been reflected in the financial statements of the Company. Details of the stated amounts have been disclosed in note 10. In addition, the Company has accounted for costs incurred in order to rent stores as short and long term prepaid expenses amounting to TRY 2,794,783 in the prepaid expenses accounts included in current and non-current assets. Due to the magnitude of the stated amounts above compared to total of balance sheet, we have considered the accounting of rent incentives as a key audit matter.	The Company recognizes all incentives for the agreement of a new or renewed operating lease as an integral part of the net consideration agreed for the use of the leased asset. Incentives are recognized as a reduction of rental income over the lease term, on a straight-line basis. Within the scope of our audit procedures performed regarding to the subject stated above, we focused on the following; - Review of rent contracts - Evaluation of processes followed by the Company regarding to rent incentives. - Testing straight-line basis calculation applied for rent incentives - Controlling invoiced rental income and other inputs used in the calculations related to rent incentives.

4) Other matter

The financial statements of the Company which were prepared in accordance with the accounting principles and standards in force as of December 31, 2016 were subject to full-scope audit by another independent audit firm. In their independent auditor's report dated February 28, 2017, independent audit firm expressed unqualified opinion on the financial statements prepared at December 31, 2016.

5) Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with TAS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

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6) Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with standards on auditing as issued by the Capital Markets Board of Turkey and InAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with InAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

B) Report on Other Legal and Regulatory Requirements

1) Auditors' report on Risk Management System and Committee prepared in accordance with paragraph 4 of Article 398 of Turkish Commercial Code ("TCC") 6102 is submitted to the Board of Directors of the Company on February 23, 2018.

2) In accordance with paragraph 4 of Article 402 of the TCC, no significant matter has come to our attention that causes us to believe that the Company's bookkeeping activities for the period 1 January – 31 December 2017 and financial statements are not in compliance with laws and provisions of the Company's articles of association in relation to financial reporting.

3) In accordance with paragraph 4 of Article 402 of the TCC, the Board of Directors submitted to us the necessary explanations and provided required documents within the context of audit.

The name of the engagement partner who supervised and concluded this audit is Seda Akkuş Tecer.

Güney Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi
A member firm of Ernst & Young Global Limited

Seda Akkuş Tecer, SMMM
Partner

February 23, 2018
Istanbul, Turkey

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AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONVENIENCE TRANSLATION OF STATEMENTS OF FINANCIAL POSITION (BALANCE SHEET) AT 31 DECEMBER 2017 AND 2016

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

	Notes	*Audited* 31 December 2017	*Audited* 31 December 2016
ASSETS			
Current assets		**28,149,342**	**22,908,328**
Cash and cash equivalents	4	20,813,005	16,358,023
Trade receivables			
Receivables from third parties	5	3,050,677	4,387,729
Prepaid expenses	10	1,387,282	896,415
Prepaid taxes and funds		11,638	-
Other current assets	10	2,886,740	1,266,161
Non-current assets		**212,392,557**	**210,205,195**
Investment property	6	197,232,350	199,600,304
Property and equipment	7	927,670	1,164,528
Intangible assets		6,300	5,750
Prepaid expenses	10	2,196,049	2,794,784
Other non-current assets	10	12,030,188	6,639,829
Total assets		**240,541,899**	**233,113,523**

The accompanying explanations and notes form an integral part of these financial statements.

AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONVENIENCE TRANSLATION OF STATEMENTS OF FINANCIAL POSITION (BALANCE SHEET) AT 31 DECEMBER 2017 AND 2016

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

	Notes	*Audited* 31 December 2017	*Audited* 31 December 2016
LIABILITIES			
Current liabilities		**5,969,029**	**5,732,544**
Trade payables			
Due to related parties	5, 20	207,932	6,987
Due to third parties	5	1,752,530	424,683
Other payables			
Due to third parties	5	1,017,607	1,403,680
Deferred income	10	844,995	1,802,282
Provisions			
Other provisions	8	1,522,074	1,704,847
Provisions for unused vacations	9	146,393	-
Other current liabilities	10	477,498	390,065
Non-current liabilities		**1,580,164**	**1,653,305**
Other payables			
Other payables to third parties	5	695,334	634,755
Long term provisions			
Provisions for employment termination benefits	9	884,830	1,018,550
Equity		**232,992,706**	**225,727,674**
Share capital	11	37,264,000	37,264,000
Adjustment to share capital		27,745,263	27,745,263
Other comprehensive income/expense not to be reclassified to profit or loss			
Actuarial losses arising from employee benefits		164,383	(94,809)
Restricted reserves		73,043,290	66,149,450
Retained earnings	11	16,968,330	16,842,108
Net income for the period		77,807,440	77,821,662
Total liabilities and equity		**240,541,899**	**233,113,523**

Financial statements for the year ended 31 December 2017 have been approved by the Board of Directors on 23 February 2018. These financial statements shall be approved by the General Assembly.

The accompanying explanations and notes form an integral part of these financial statements.

AKMERKEZ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

CONVENIENCE TRANSLATION OF STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEARS ENDED 31 DECEMBER 2017 AND 2016

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

	Notes	Audited 1 January- 31 December 2017	Audited 1 January- 31 December 2016
PROFIT AND LOSSES			
Revenue	12	116,579,602	114,923,118
Cost of sales (-)	12	(37,462,885)	(33,501,586)
Gross profit	**12**	**79,116,717**	**81,421,532**
General administrative expenses (-)	13	(5,675,110)	(5,877,510)
Other operating income	15	874,078	1,899,776
Other operating expenses (-)	15	(1,385,945)	(2,499,556)
Operating profit		**72,929,740**	**74,944,242**
Financial income	16	5,479,660	4,959,522
Financial expenses (-)	17	(601,960)	(2,082,102)
Profit before tax from continuing operations		**77,807,440**	**77,821,662**
Tax income / (expenses) from continuing operations		-	-
Profit for the period from continuing operations	**19**	**77,807,440**	**77,821,662**
Earnings per share			
Earning per share from continuing operations	19	2.09	2.09
Earning per share from discontinuing operations		-	-
Diluted earnings per share			
Diluted earnings per share from continuing operations	19	2.09	2.09
Diluted earnings per share from discontinuing operations		-	-
OTHER COMPREHENSIVE INCOME			
Items not to be classified to profit or loss			
Actuarial gains/ (losses) arising from employee benefits	9	259,192	(136,122)
Total comprehensive income		**78,066,632**	**77,685,540**

The accompanying explanations and notes form an integral part of these financial statements.

CONVENIENCE TRANSLATION OF THE STATEMENTS OF CHANGES IN EQUITY FOR THE YEARS ENDED 31 DECEMBER 2017 AND 2016

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

				Other comprehensive income/expense not to be reclassified to profit or loss		Accumulated profit		
	Notes	**Share capital**	**Adjustment to share capital**	**Actuarial gain / (loss) arising from employee benefits**	**Restricted reserves**	**Retained earnings**	**Net profit for the period**	**Equity**
1 January 2016		**37,264,000**	**27,745,263**	**41,313**	**58,547,594**	**27,882,759**	**73,325,045**	**224,805,974**
Transfers		-	-	-	7,601,856	65,723,189	(73,325,045)	-
Dividends		-	-	-	-	(76,763,840)	-	(76,763,840)
Total comprehensive income		-	-	(136,122)	-	-	77,821,662	77,685,540
31 December 2016 (Audited)	**11**	**37,264,000**	**27,745,263**	**(94,809)**	**66,149,450**	**16,842,108**	**77,821,662**	**225,727,674**
1 January 2017	**11**	**37,264,000**	**27,745,263**	**(94,809)**	**66,149,450**	**16,842,108**	**77,821,662**	**225,727,674**
Transfers		-	-	-	6,893,840	70,927,822	(77,821,662)	-
Dividends		-	-	-	-	(70,801,600)	-	(70,801,600)
Total comprehensive income		-	-	259,192	-	-	77,807,440	78,066,632
31 December 2017 (Audited)	**11**	**37,264,000**	**27,745,263**	**164,383**	**73,043,290**	**16,968,330**	**77,807,440**	**232,992,706**

(*) The Company decided to pay dividend amounting to TRY 70,801,600 in accordance with the decision taken in the Ordinary General Meeting dated 27 April 2017 and the total amount of dividend has been paid to shareholders as at May 29, 2017 and December 28, 2017 amounting to TRY 33,567,600 and TRY 37,264,000, respectively.

The accompanying explanations and notes form an integral part of these financial statements.

CONVENIENCE TRANSLATION OF THE STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED 31 DECEMBER 2017 AND 2016

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

	Notes	Audited 1 January - 31 December 2017	Audited 1 January - 31 December 2016
CASH FLOWS FROM OPERATING ACTIVITIES		**76,081,752**	**69,189,167**
Profit for the year	19	77,807,440	77,821,662
Adjustments to profit for the year		**(2,810,154)**	**(2,680,434)**
Adjustments for depreciation and amortization expenses	14	7,973,763	7,676,056
Adjustments for impairment loss	5	37,354	927,669
Adjustments for provisions		619,741	(1,003,208)
Adjustments for interest (income)/ expenses		(4,507,562)	(2,375,163)
Other adjustments for non-cash items		(6,933,450)	(7,905,788)
Change in working capital		**1,235,559**	**(5,628,879)**
Adjustments for decrease / (increase) in trade receivables			
Decrease/ (increase) in trade receivables from third parties		1,283,383	(2,594,129)
(Increase)/ decrease in other assets related to operations		96,230	(1,954,387)
Adjustments regarding (decrease) / increase in trade payables			
Increase / (decrease) in trade payable from related parties		200,945	(3,034,831)
Increase / (decrease) in trade payable from third parties		1,327,847	274,260
Adjustments for (decrease) / increase in other liabilities related to operations		(1,672,846)	1,680,208
Cash provided from operations		**76,232,845**	**69,512,349**
Employment termination benefit payments	9	(167,408)	(353,254)
Other cash inflows		16,315	30,072
CASH FLOWS FROM INVESTING ACTIVITIES		**(843,178)**	**(15,300,214)**
Interest received		4,526,323	3,541,431
Additions to property and equipment		(13,346)	(1,101,732)
Additions to investment property	6	(5,356,155)	(17,739,913)
CASH FLOWS USED IN FINANCING ACTIVITIES		**(70,801,600)**	**(77,804,653)**
Cash inflows regarding borrowings		-	15,000,000
Cash outflows regarding borrowings		-	(15,000,000)
Dividends paid		(70,801,600)	(76,763,840)
Interest paid		-	(1,040,813)
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS		**4,436,974**	**(23,915,700)**
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		16,349,627	40,265,327
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**20,786,601**	**16,349,627**

The accompanying explanations and notes form an integral part of these financial statements.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 1 - ORGANISATION AND NATURE OF OPERATIONS

The main activity of Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş. (the "Company") is to create value through the ownership of real estates investment property. The address of the Company is as follows:

Nispetiye Cad. Akmerkez Tic. Merkezi E3 Kule K:1 Etiler / İstanbul-Turkey.

The trade name "Akmerkez Gayrimenkul Yatırımı A.Ş." has been changed as "Akmerkez Gayrimenkul Yatırım Ortaklığı A.Ş." in the Extraordinary Shareholders Meeting held on 17 February 2005 and this change has been registered on 24 February 2005 by the Ministry of Trade.

With respect to the Board Decision dated 21 June 2005, the trade name of the Company is set as "Akmerkez Alışveriş Merkezi" and this name is certified by the Istanbul Trade Registry as at 1 July 2005.

The Company's shares have been quoted on the Istanbul Stock Exchange ("ISE") since 15 April 2005 and 50.82% of these shares are publicly quoted shares as of 31 December 2017.

The shareholding structure as of 31 December 2017 and 31 December 2016 is as follows:

Shareholders	**31 December 2017**	**31 December 2016**
Akkök Holding A.Ş.	13.12%	13.12%
Tekfen Holding A.Ş.	10.79%	10.79%
Public offering (*)	50.82%	50.82%
Other (**)	25.27%	25.27%
Total	**100%**	**100%**

(*) 31.50% of public offering shares belong to Klepierre S.A. as of 31 December 2017 (31 December 2016: 31.48%).
(**) Other represents shareholders with less than 10% shareholdings.

The average number of personnel during the period by categories is as follows:

	31 December 2017	**31 December 2016**
Administrative	6	4

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS

2.1 Basis of Presentation

2.1.1 Accounting Standards

The accompanying financial statements are prepared in accordance with Communiqué Serial II, No:14.1, "Principles of Financial Reporting in Capital Markets" ("the Communiqué") of Capital Market Board ("CMB") published in the Official Gazette numbered 28676 on 13 June 2013. According to Article 5 of the Communiqué, financial statements are prepared in accordance with the Turkish Accounting Standards ("TAS") issued by Public Oversight Accounting and Auditing Standards Authority ("POAASA"). TAS contains Turkish Accounting Standards, Turkish Financial Reporting Standards ("TFRS") and its addendum and interpretations ("TFRIC").

The financial statements of the Company are prepared as per the CMB announcement of 7 June 2013 relating to financial statements presentations. Comparative figures are reclassified, where necessary, to conform to changes in the presentation of the current year's financial statements.

In accordance with the CMB resolution issued on 17 March 2005, listed companies operating in Turkey are not subject to inflation accounting effective from 1 January 2005. Therefore, the financial statements of the Company have been prepared accordingly.

The Company maintain their books of accounts and prepare their statutory financial statements in accordance with the Turkish Commercial Code ("TCC"), tax legislation, the Uniform Chart of Accounts issued by the Ministry of Finance and principles issued by CMB. Foreign Subsidiaries, Joint Ventures and Associates maintain their books of account in accordance with the laws and regulations in force in the countries in which they are registered. These financial statements have been prepared under historical cost conventions. The financial statements are based on the statutory records, which are maintained under historical cost conventions, with the required adjustments and reclassifications reflected for the purpose of fair presentation in accordance with TAS.

Adjustment of Financial Statements During Hyper-Inflationary Periods:

With the decision taken on 17 March 2005, the CMB announced that, effective from 1 January 2005, for companies operating in Turkey and preparing their financial statements in accordance with CMB Financial Reporting Standards, the application of inflation accounting is no longer required. Accordingly, IAS 29, "Financial Reporting in Hyperinflationary Economies", issued by the IASB, has not been applied in the financial statements for the accounting periods starting 1 January 2005.

Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The Company's functional and presentation currency is TRY.

Offsetting

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to set-off the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously.

Going concern

The Company has prepared the financial statements for the period 1 January - 31 December 2017 in accordance with the going concern principle.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.1 Basis of Presentation (Continued)

2.1.2 Compliance with portfolio restrictions

The information included in Note 24, "Supplementary Note: Control of Compliance with Portfolio Restrictions" represent a condensed information based on the figures extracted from the financial statements that are prepared in accordance with serial II No:14.1 "Article 17 of Communique on Principals of Financial Reporting in Capital Markets" of the CMB. This condensed information has been prepared in accordance with the requirements of Serial III No:48.1 "Principals of The Real Estate Investment Trusts" of the CMB particularly relating to the principles regarding the control of compliance to portfolio restrictions.

2.2 Changes in Accounting Policies

2.2.1 The new standards, amendments and interpretations

The accounting policies adopted in preparation of the consolidated financial statements as at 31 December 2017 are consistent with those of the previous financial year, except for the adoption of new and amended TFRS and TFRIC interpretations effective as of 1 January 2017. The effects of these standards and interpretations on the Company's financial position and performance have been disclosed in the related paragraphs.

i) The new standards, amendments and interpretations which are effective as at January 1, 2017 are as follows:

TAS 7 Statement of Cash Flows (Amendments)

In December 2017, POA issued amendments to TAS 7 'Statement of Cash Flows'. The amendments are intended to clarify TAS 7 to improve information provided to users of financial statements about an entity's financing activities. The improvements to disclosures require companies to provide information about changes in their financing liabilities. These amendments are to be applied for annual periods beginning on or after 1 January 2017 with earlier application permitted. When the Company first applies those amendments, it is not required to provide comparative information for preceding periods. The amendment are not applicable for the Company and will not have an impact on the financial position or performance of the Company.

TAS 12 Income Taxes: Recognition of Deferred Tax Assets for Unrealised Losses (Amendments)

In December 2017, POA issued amendments to TAS 12 Income Taxes. The amendments clarify how to account for deferred tax assets related to debt instruments measured at fair value. The amendments clarify the requirements on recognition of deferred tax assets for unrealised losses, to address diversity in practice. These amendments are to be retrospectively applied for annual periods beginning on or after 1 January 2017 with earlier application permitted. However, on initial application of the amendment, the change in the opening equity of the earliest comparative period may be recognised in opening retained earnings (or in another component of equity, as appropriate), without allocating the change between opening retained earnings and other components of equity. If the Company applies this relief, it shall disclose that fact. The amendment are not applicable for the Company and will not have an impact on the financial position or performance of the Company.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2 Changes in Accounting Policies (Continued)

Annual Improvements to TFRSs - 2014-2016 Cycle

In December 2017, POA issued Annual Improvements to TFRS Standards 2014–2016 Cycle, amending the following standards**:**

- TFRS 1 First-time Adoption of International Financial Reporting Standards: This amendment deletes the short-term exemptions about some TFRS 7 disclosures, IAS 19 transition provisions and TFRS 10 Investment Entities. These amendments are to be applied for annual periods beginning on or after 1 January 2018.

- TFRS 12 Disclosure of Interests in Other Entities: This amendment clarifies that an entity is not required to disclose summarised financial information for interests in subsidiaries, associates or joint ventures that is classified, or included in a disposal group that is classified, as held for sale in accordance with TFRS 5 Non-current Assets Held for Sale and Discontinued Operations. These amendments are to be applied for annual periods beginning on or after 1 January 2017.

- TAS 28 Investments in Associates and Joint Ventures: This amendment clarifies that the election to measure an investment in an associate or a joint venture held by, or indirectly through, a venture capital organisation or other qualifying entity at fair value through profit or loss applying TFRS 9 Financial Instruments is available for each associate or joint venture, at the initial recognition of the associate or joint venture. These amendments are to be applied for annual periods beginning on or after 1 January 2018. Earlier application is permitted.

The amendments will not have a signifincant impact on the financial position or performance of the Company.

ii) Standards issued but not yet effective and not early adopted

Standards, interpretations and amendments to existing standards that are issued but not yet effective up to the date of issuance of the financial statements are as follows. The Company will make the necessary changes if not indicated otherwise, which will be affecting the financial statements and disclosures, when the new standards and interpretations become effective.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2 Changes in Accounting Policies (Continued)

TFRS 15 Revenue from Contracts with Customers

In September 2016, POA issued TFRS 15 Revenue from Contracts with Customers. The new standard issued includes the clarifying amendments to IFRS 15 made by IASB in April 2016. The new five-step model in the standard provides the recognition and measurement requirements of revenue. The standard applies to revenue from contracts with customers and provides a model for the sale of some non-financial assets that are not an output of the entity's ordinary activities (e.g. the sale of property, plant and equipment or intangibles). TFRS 15 effective date is 1 January 2018, with early adoption permitted. Entities will transition to the new standard following either a full retrospective approach or a modified retrospective approach. The modified retrospective approach would allow the standard to be applied beginning with the current period, with no restatement of the comparative periods, but additional disclosures are required. The standard will not have a significant impact on the financial position or performance of the Company.

TFRS 9 Financial Instruments

In January 2017, POA issued the final version of TFRS 9 Financial Instruments. The final version of TFRS 9 brings together all three aspects of the accounting for financial instruments project: classification and measurement, impairment and hedge accounting. TFRS 9 is built on a logical, single classification and measurement approach for financial assets that reflects the business model in which they are managed and their cash flow characteristics. Built upon this is a forward-looking expected credit loss model that will result in more timely recognition of loan losses and is a single model that is applicable to all financial instruments subject to impairment accounting. In addition, TFRS 9 addresses the so-called 'own credit' issue, whereby banks and others book gains through profit or loss as a result of the value of their own debt falling due to a decrease in credit worthiness when they have elected to measure that debt at fair value. The Standard also includes an improved hedge accounting model to better link the economics of risk management with its accounting treatment. TFRS 9 is effective for annual periods beginning on or after 1 January 2018, with early application permitted by applying all requirements of the standard. Alternatively, entities may elect to early apply only the requirements for the presentation of gains and losses on financial liabilities designated as FVTPL without applying the other requirements in the standard. The standard will not have a significant impact on the financial position or performance of the Company.

TFRS 4 Insurance Contracts (Amendments)

In December 2017, POA issued amendments to TFRS 4 Insurance Contracts. The amendments introduce two approaches: an overlay approach and a deferral approach. These amendments are to be applied for annual periods beginning on or after 1 January 2018. Earlier application is permitted. The standard is not applicable for the Company and will not have an impact on the financial position or performance of the Company.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2 Changes in Accounting Policies (Continued)

TFRIC 22 Foreign Currency Transactions and Advance Consideration

The interpretation issued by POA on 19 December 2017 clarifies the accounting for transactions that include the receipt or payment of advance consideration in a foreign currency.

The Interpretation states that the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the payment or receipt of advance consideration. An entity is not required to apply this Interpretation to income taxes; or insurance contracts (including reinsurance contracts) it issues or reinsurance contracts that it holds.

The interpretation is effective for annual reporting periods beginning on or after 1 January 2018. Earlier application is permitted. The interpretation is not applicable for the Company and will not have an impact on the financial position or performance of the Company.

TFRS 2 Classification and Measurement of Share-based Payment Transactions (Amendments)

In December 2017, POA issued amendments to TFRS 2 Share-based Payment, clarifying how to account for certain types of share-based payment transactions. The amendments, provide requirements on the accounting for:
a. the effects of vesting and non-vesting conditions on the measurement of cash-settled share-based payments;
b. share-based payment transactions with a net settlement feature for withholding tax obligations; and
c. a modification to the terms and conditions of a share-based payment that changes the classification of the transaction from cash-settled to equity-settled.

These amendments are to be applied for annual periods beginning on or after 1 January 2018. Earlier application is permitted. The interpretation is not applicable for the Company and will not have an impact on the financial position or performance of the Company.

Amendments to TAS 28 Investments in Associates and Joint Ventures (Amendments)

In December 2017, POA issued amendments to TAS 28 Investments in Associates and Joint Ventures. The amendments clarify that a company applies TFRS 9 Financial Instruments to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture.

TFRS 9 Financial Instruments excludes interests in associates and joint ventures accounted for in accordance with TAS 28 Investments in Associates and Joint Ventures. In this amendment, POA clarified that the exclusion in TFRS 9 applies only to interests a company accounts for using the equity method. A company applies TFRS 9 to other interests in associates and joint ventures, including long-term interests to which the equity method is not applied and that, in substance, form part of the net investment in those associates and joint ventures.

The amendments are effective for annual periods beginning on or after 1 January 2019, with early application permitted. The interpretation is not applicable for the Company and will not have an impact on the financial position or performance of the Company.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2 Changes in Accounting Policies (Continued)

TAS 40 Investment Property: Transfers of Investment Property (Amendments)

In December 2017, POA issued amendments to TAS 40 'Investment Property '. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. These amendments are to be applied for annual periods beginning on or after 1 January 2018. Earlier application is permitted. The Company is in the process of assessing the impact of the amendments on financial position or performance of the Company.

TFRS 10 and TAS 28: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments)

In December 2017, POA postponed the effective date of this amendment indefinitely pending the outcome of its research project on the equity method of accounting. Early application of the amendments is still permitted.

iii) The new standards, amendments and interpretations that are issued by the International Accounting Standards Board (IASB) but not issued by Public Oversight Authority (POA)

The following standards, interpretations and amendments to existing IFRS standards are issued by the IASB but not yet effective up to the date of issuance of the financial statements. However, these standards, interpretations and amendments to existing TFRS standards are not yet adapted/issued by the POA, thus they do not constitute part of TFRS. The Company will make the necessary changes to its financial statements after the new standards and interpretations are issued and become effective under TFRS.

Annual Improvements – 2010–2012 Cycle

TFRS 13 Fair Value Measurement

As clarified in the Basis for Conclusions short-term receivables and payables with no stated interest rates can be held at invoice amounts when the effect of discounting is immaterial. The amendment is effective immediately**.**

IFRS 16 Leases

The IASB has published a new standard, IFRS 16 'Leases'. The new standard brings most leases on-balance sheet for lessees under a single model, eliminating the distinction between operating and finance leases. Lessor accounting however remains largely unchanged and the distinction between operating and finance leases is retained. IFRS 16 supersedes IAS 17 'Leases' and related interpretations and is effective for periods beginning on or after 1 January 2019, with earlier adoption permitted if IFRS 15 'Revenue from Contracts with Customers' has also been applied. The Company is in the process of assessing the impact of the standard on financial position or performance of the Company.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2 Changes in Accounting Policies (Continued)

IFRIC 23 Uncertainty over Income Tax Treatments

The interpretation clarifies how to apply the recognition and measurement requirements in “IAS 12 Income Taxes” when there is uncertainty over income tax treatments.

When there is uncertainty over income tax treatments, the interpretation addresses:
(a) whether an entity considers uncertain tax treatments separately;
(b) the assumptions an entity makes about the examination of tax treatments by taxation authorities;
(c) how an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates; and
(d) how an entity considers changes in facts and circumstances.

An entity shall apply this Interpretation for annual reporting periods beginning on or after 1 January 2019. Earlier application is permitted. If an entity applies this Interpretation for an earlier period, it shall disclose that fact. On initial application, an entity shall apply the interpretation either retrospectively applying IAS 8, or retrospectively with the cumulative effect of initially applying the Interpretation recognised at the date of initial application.

The Company is in the process of assessing the impact of the interpretation on financial position or performance of the Company.

IFRS 17 - The new Standard for insurance contracts

The IASB issued IFRS 17, a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. IFRS 17 model combines a current balance sheet measurement of insurance contract liabilities with the recognition of profit over the period that services are provided. IFRS 17 will become effective for annual reporting periods beginning on or after 1 January 2021; early application is permitted. The standard is not applicable for the Company and will not have an impact on the financial position or performance of the Company

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2 Changes in Accounting Policies (Continued)

Prepayment Features with Negative Compensation (Amendments to IFRS 9)

In October 2017, the IASB issued minor amendments to IFRS 9 Financial Instruments to enable companies to measure some prepayable financial assets at amortised cost.

Applying IFRS 9, a company would measure a financial asset with so-called negative compensation at fair value through profit or loss. Applying the amendments, if a specific condition is met, entities will be able to measure at amortised cost some prepayable financial assets with so-called negative compensation.

The amendments are effective from annual periods beginning on or after 1 January 2019, with early application permitted.

The standard is not applicable for the Company and will not have an impact on the financial position or performance of the Company.

Annual Improvements – 2015–2017 Cycle

In December 2017, the IASB announced Annual Improvements to IFRS Standards 2015–2017 Cycle, containing the following amendments to IFRSs:

- IFRS 3 Business Combinations and IFRS 11 Joint Arrangements — The amendments to IFRS 3 clarify that when an entity obtains control of a business that is a joint operation, it remeasures previously held interests in that business. The amendments to IFRS 11 clarify that when an entity obtains joint control of a business that is a joint operation, the entity does not remeasure previously held interests in that business.
- IAS 12 Income Taxes — The amendments clarify that all income tax consequences of dividends (i.e. distribution of profits) should be recognised in profit or loss, regardless of how the tax arises.
- IAS 23 Borrowing Costs — The amendments clarify that if any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalisation rate on general borrowings.

The standard is not applicable for the Company and will not have an impact on the financial position or performance of the Company.

2.3 Restatement and the errors in the accounting estimates

Material changes in accounting policies or material errors are corrected, retrospectively by restating the prior period financial statements. The effect of changes in accounting estimates affecting the current period is recognised in the current period; the effect of changes in accounting estimates affecting current and future periods is recognised in the current and future periods. For the period 1 January - 31 December 2017 there has been no change in the accounting estimates.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.4 Summary of Significant Accounting Policies

The significant accounting policies followed in the preparation of the financial statements are summarized below:

Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, bank deposits and highly liquid investments, whose maturity at the time of purchase is less than three months and conversion risk on value at the date of sale is immaterial.

Related parties

A party is related to an entity if the party is a legal body or a real person which directly or indirectly controls, is controlled by, or is under common control with the entity, has an interest in the entity that gives it significant influence over the entity, and if the party is a subsidiary, an affiliate or a joint venture in which the entity is a venture. Furthermore, members of the key management personnel of the entity, close members of the family of any individual referred to above, and parties representing post-employment benefit plan for the benefit of employees of the entity are also defined as related parties.

Trade receivables and payables

Trade receivables are financial assets created by the Company through selling services directly to the tenants. Trade receivables of the Company are initially recognised at fair value and subsequently carried at amortised cost using the effective interest rate method. Short term receivables with no stated interest rate are measured at original invoice amount unless the effect of imputing interest is significant.

An impairment provision for trade receivables is established if there is objective evidence that the Company will not be able to collect all amounts due in accordance with the original agreement terms. The amount of the provision is the difference between the carrying amount and the recoverable amount, being the present value of all cash flows, including amounts recoverable from guarantees and collateral, discounted based on the original effective interest rate of the originated receivables at inception.

If the amount of the impairment subsequently decreases due to an event occurring after the write-down, the release of the provision is reversed through other operating income.

Trade payables consist of payables to suppliers for purchases of goods and services. Trade payables and other financial liabilities are accounted for at amortized cost. Short term payables with no stated interest rate are measured at original invoice amount unless the effect of imputing interest is significant.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.4 Summary of Significant Accounting Policies (Continued)

Financial liabilities and borrowing costs

Borrowings are recognised initially at the proceeds received, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost using the effective yield method in financial statements. Starting from 1 January 2009 requires an entity to capitalize borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of that asset, removing the option of immediately expensing borrowing costs.

Current and deferred income taxes

The Corporate Tax Law No: 5520 was amended on June 21, 2006 with the Law announced in the Official Journal No 26205. The majority of the clauses of Law No 5520 are effective as of 1 January 2006. The corporation tax rate is 20% after January 1, 2006 in Turkey. Corporation tax is payable at a rate of 20% on the total income of the Company after adjusting for certain disallowable expenses, corporate income tax exemptions (participation exemption, and investment allowance, etc) and corporate income tax deductions (like research and development expenditures deduction). No further tax is payable unless the profit is distributed.

Dividends paid to non-resident corporations, which have a place of business in Turkey, or resident corporations are not subject to withholding tax. Otherwise, except from these corporations' dividends subject to withholding tax at the rate of 15%. An increase in capital via issuing bonus shares is not considered as a profit distribution and thus does not incur withholding tax.

The Company is exempt from corporate income tax in accordance with paragraph 4-d of Article 5 of the Corporate Income Tax Law and in accordance with paragraph 6-a of Article 94 of the Income Tax Law, the earnings of the real estate investment trusts are subject to withholding taxes, According to the Council of Ministers decision, No: 93/5148, the withholding tax rate is determined as "0".

Deferred income taxes are provided in full, using the liability method, on all temporary differences arising between the tax bases of assets and liabilities and their carrying values in the financial statements. Currently enacted tax rates are used to determine deferred income tax at the balance sheet date. As the Company is exempt from corporate income taxes based on the current tax legislation, no deferred income tax asset or liability has been calculated on temporary taxable and deductible differences in these financial statements.

Employment termination benefits

Under the Turkish Labour Law, the Company is required to pay termination benefits to each employee who has completed at least one year of service and whose employment is terminated without due cause, is called up for military service, dies or who retires after completing 25 years of service (20 years for women) and achieves the retirement age (58 for women and 60 for men). Since the legislation was changed on May 23, 2002, there are certain transitional provisions relating to length of service prior to retirement.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.4 Summary of Significant Accounting Policies (Continued)

The amount payable consists of one month’s salary limited to a maximum of TRY 4,732.48 as of 31 December 2017 (31 December 2016: 4,426.16).

Provision which is allocated by using the defined benefit obligation’s current value is calculated by using estimated liability method. All actuarial profits and losses are recognised in the comprehensive statement of income.

The employment termination benefit obligation as explained above is considered as a defined benefit plan under IFRS. IFRS requires actuarial valuation methods to be developed to estimate the enterprise’s obligation for such benefits. The liability for this unfunded plan recognized in the balance sheet is the full present value of the defined benefit obligation at the end of the reporting period, calculated using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows from the retirement of its employees using the long term TRY interest rates.

The principal actuarial assumption is that the maximum liability will increase in line with inflation. Thus the effective discount rate applied represents the expected real interest rate after adjusting for the effects of future inflation. As the maximum liability amount is revised semi-annually by the authorities, the maximum amount of TRY 4,732.48 (TRY in full) which is effective from 31 December 2017 has been taken into consideration when calculating the liability (31 December 2016: TRY 4,426.16).

Provisions, contingent assets and liabilities

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are not recognized for future operating losses.

Contingent assets or contingent obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company are not included in financial statements and are treated as contingent assets or liabilities.

Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied or utilised by the Company in the normal course of business, is classified as investment property.

Investment properties are stated at cost less their accumulated depreciation and impairment loss, if any. Investment properties are restated for the effects of inflation using the measuring unit current as at 31 December 2004. Additions made subsequent to 1 January 2005 are stated at their nominal values. The financial expenses related to the loans used for acquisition of investment properties and incurred during the progress of the said investment properties are restated and included in the cost. Investment properties are depreciated over their inflation-adjusted values and the nominal values of additions made subsequent to 1 January 2005. The useful life of investment properties is estimated to be 50 years.

Part of the Company’s investment property is used for administrative purposes; however, as the ratio is considered immaterial (i.e., with a gross value less than 1% of total gross value), they are not classified separately, but rather stated within the investment properties account.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.4. Summary of significant accounting policies (Continued)

Impairment of assets

The Company reviews all assets including tangible assets at each balance sheet date in order to see if there is a sign of impairment on the stated asset. If there is such a sign, carrying amount of the stated asset is projected. Impairment exists if the carrying value of an asset or a cash generating unit including the asset is greater than its net realizable value. Net recoverable value is the higher of the net sales value or value in use. Value in use is the present value of cash flows generated from the use of the asset and the disposal of the asset after its useful life. Impairment losses are recorded in comprehensive income statement. Impairment loss for an asset is reversed, if an increase in recoverable amount is related to a subsequent event following the booking of impairment by not exceeding the amount reserved for impairment.

Revenue recognition

Revenue is recognised when the amount of revenue can be measured reliably and when it is probable that the economic benefits associated with the transaction will flow to the Company. Revenue is presented net of value added and sales taxes. The following criteria are necessary for the recognition of revenue:

Rent income from investment properties

Rent income from investment properties is recognised on an accrual basis. Revenue is realized when economic benefits arising from the transaction have passed, and when the amount of such income can be reliably measured. Rent discounts and similar promotions granted to existing tenants from time to time are netted of from rent revenues as they are not rent incentives for acquisition of new contracts.

The minimum amount of the total rent payments to be received in the future periods based on the existing contracts are summarised below (TRY);

	31 December 2017	31 December 2016
Less than a year	135,174,728	113,395,108
Between 1-5 years	526,852,305	605,559,975
More than 5 years	580,552,396	453,735,208
	1,242,579,428	**1,172,690,291**

Interest income and expense

Interest income and expense is accounted for using the effective interest rate method. Interest income comprises mostly interest income from time deposits.

Interest expenses incurred from borrowings are calculated using the effective interest rate method.

NOTE 2 - BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.4. Summary of significant accounting policies (Continued)

Paid-in capital

Ordinary shares are classified as equity. Proceeds from issuing new equity instruments are recorded net of transaction costs.

Earnings per share

Earnings per share are determined by dividing net comprehensive income by the weighted average number of shares that have been outstanding during the period concerned.

In Turkey, companies can increase their share capital by making a pro-rata distribution of their shares ("Bonus Shares") to existing shareholders funded from retained earnings or other reserves. For the purpose of earnings per share computations, such Bonus Share issuances are regarded as issued shares for all periods presented and accordingly the weighted average number of shares used in earnings per share computations in prior periods is adjusted retroactively for the effects of these shares, issued without receiving cash or another consideration from shareholders.

Reporting of cash flows

Cash flows statement includes cash and cash equivalents, cash with original maturity periods of less than three months and bank deposits.

Subsequent events

Subsequent events cover any events which arise between the reporting date and the balance sheet date, even if they occurred after any declaration of the net profit for the period or specific financial information publicly disclosed. The Company adjusts or provides disclosure in its financial statements if such subsequent events arise that require an adjustment or disclosure to the financial statements.

2.5 Significant Accounting Estimates and Assumptions

Preparation of financial statements require the usage of estimations and assumptions which may affect the reported amounts of assets and liabilities as of the balance sheet date, disclosure of contingent assets and liabilities and reported amounts of income and expenses during financial period. The accounting assessments, forecasts and assumptions are reviewed continuously considering the past experiences, other factors and the reasonable expectations about the future events under current conditions. Although the estimations and assumptions are based on the best estimates of the management's existing incidents and operations, they may differ from the actual results.

NOTE 3 – SEGMENT REPORTING

As the only real estate owned by the Company is managed as a whole in a central location at Akmerkez Trade Center, segment reporting is not disclosed.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 4 - CASH AND CASH EQUIVALENTS

The details of cash and cash equivalents as of 31 December 2017 and 2016 are as follows:

	31 December 2017	**31 December 2016**
Cash	2,552	918
Banks		
- TRY time deposits	16,515,601	14,334,259
- Foreign currency denominated time deposits	4,161,207	1,763,726
- TRY demand deposits	131,920	250,599
- Foreign currency denominated demand deposits	1,725	8,521
	20,813,005	**16,358,023**

As of 31 December 2017, the interest rate on TRY deposit accounts at banks is between 14.75% and 15%, the accrued interest of TRY deposit accounts is TRY 25,601. The interest rate of foreign currency denominated time deposits at banks is between 1.70% and 3.75%, the accrued interest of foreign currency denominated time deposits is TRY 803. (As of 31 December 2016, the interest rate on TRY deposit accounts at banks is 10.55%, interest rate on foreign currency denominated deposit accounts at banks is between 1.2% and 2.45% and the accrued interests are TRY 8,259 and TRY 137 respectively). The maturity of time deposits is less than one month (31 December 2016: less than one month).

The cash and cash equivalents disclosed in the statements of cash flows are as follows:

	31 December 2017	**31 December 2016**
Cash and cash equivalents	20,813,005	16,358,023
Less: accrued interest	(26,404)	(8,396)
	20,786,601	**16,349,627**

NOTE 5 - TRADE AND OTHER RECEIVABLES AND PAYABLES

Short-term trade receivables	**31 December 2017**	**31 December 2016**
Trade receivables	7,365,135	8,370,962
Post-dated cheques receivable	40,825	334,696
	7,405,960	**8,705,658**
Less: Provision for doubtful receivables	(4,355,283)	(4,317,929)
	3,050,677	**4,387,729**

The movement of provisions for doubtful receivables is as follows:

	2017	**2016**
1 January	**4,317,929**	**3,390,260**
Provisions made during the period	53,669	957,741
Doubtful receivables collections	(16,315)	(30,072)
31 December	**4,355,283**	**4,317,929**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 5 - TRADE AND OTHER RECEIVABLES AND PAYABLES (Continued)

Short-term trade payables	31 December 2017	31 December 2016
Trade payables to third parties	1,752,530	424,683
Due to related parties (Note 20)	207,932	6,987
	1,960,462	**431,670**

As of 31 December 2017 and 31 December 2016, there are no other receivables.
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Short-term other payables	31 December 2017	31 December 2016
Taxes payables and other taxes	983,437	1,379,537
Other	34,170	24,143
	1,017,607	**1,403,680**

Long-term other payables	31 December 2017	31 December 2016
Deposits and guarantees received	695,334	634,755
	695,334	**634,755**

NOTE 6 - INVESTMENT PROPERTY

Movements of investment properties for the years ending on 31 December 2017 and 2016 are as follows:

	1 January 2017	Additions	Transfers	31 December 2017
Cost				
Buildings	268,723,677	-	5,356,155	274,079,832
Construction in progress (*)	-	5,356,155	(5,356,155)	-
	268,723,677	**5,356,155**	**-**	**274,079,832**
Accumulated depreciation				
Buildings	(69,123,373)	(7,724,109)	-	(76,847,482)
	(69,123,373)	**(7,724,109)**	**-**	**(76,847,482)**
Net Book Value	**199,600,304**	**(2,367,954)**	**-**	**197,232,350**

(*) The transfers amounting to TRY 5,356,155 from the construction in progress to the buildings are the costs for the improvement of the security precautions, office infrastructure, furniture and fixture investments and shopping mall routing system investments.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 6 - INVESTMENT PROPERTY (Continued)

	1 January 2016	Additions	Transfers	31 December 2016
Cost				
Buildings	250,983,764	-	17,739,913	268,723,677
Construction in progress (*)	-	17,739,913	(17,739,913)	-
	250,983,764	**17,739,913**	**-**	**268,723,677**
Accumulated depreciation				
Buildings	(61,518,908)	(7,604,465)	-	(69,123,373)
	(61,518,908)	**(7,604,465)**	**-**	**(69,123,373)**
Net Book Value	**189,464,856**	**10,135,448**	**-**	**199,600,304**

The fair value of the Company's investment property based on the valuation report of Lotus Gayrimenkul Değerleme ve Danışmanlık A.Ş. dated 30 December 2017 amount to TRY 1,409,570,000 (As of 30 December 2016, the fair value of the Company's investment property based on the valuation report of Lotus Gayrimenkul Değerleme ve Danışmanlık A.Ş. amount to TRY 1,571,500,000). According to report dated 30 December 2017, the discount rate is 11% (30 December 2016: 11%).

Insurance coverage on assets as of 31 December 2017 and 31 December 2016 is as follows;

31 December 2017: USD 150,733,340
31 December 2016: USD 160,654,400

NOTE 7 - TANGIBLE ASSETS

The movement schedule of tangible assets as of 31 December 2017 and 2016 are as follows:

	1 January 2017	Additions	31 December 2017
Plants, machinery and equipment	99,702	-	99,702
Furniture and fixture	8,712,976	3,896	8,716,872
Accumulated depreciation	(7,648,150)	(240,754)	(7,888,904)
Net book value	**1,164,528**	**(236,858)**	**927,670**

	1 January 2016	Additions	31 December 2016
Plants, machinery and equipment	99,702	-	99,702
Furniture and fixture	7,611,243	1,101,732	8,712,976
Accumulated depreciation	(7,587,001)	(61,149)	(7,648,150)
Net book value	**123,944**	**1,040,583**	**1,164,528**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 8 - PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

Real rights on immovables are as follows:

a) There is a rental restriction in favour of TEK (Turkish Electricity Institution) with registry dated 31 December 1992 No: 5538.

b) There is a 5 year rental restriction in favour of Yapı Kredi A.Ş. on Çarşı Block 1 basement elevation (4.60) at a land share of 76800/25600000 (independent sections, no 89) registered on 17 April 1995, No: 1315.

Guarantee notes and letters	Currency of denomination	Original Amount	31 December 2017
Surety received	USD	6,000,000	22,631,400
Letters of guarantees received	USD	3,715,020	14,012,683
Guarantee notes received	USD	1,007,377	3,799,724
Guarantee cheques received	TRY	290,000	290,000
			40,733,807

Guarantee notes and letters	Currency of denomination	Original Amount	31 December 2016
Surety received	USD	6,000,000	21,115,200
Letters of guarantees received	USD	2,622,957	9,230,710
Guarantee notes received	USD	1,078,903	3,796,874
Letters of guarantees received	TRY	1,102,500	1,102,500
Letters of guarantees received	EUR	59,000	218,884
Guarantee cheques received	TRY	71,000	71,000
			35,535,168

The commitments received consist of letters of guarantees received from the tenants of the shopping mall.

Below are the amounts of guarantees, pledges and mortgages of Company:

	31 December 2017	31 December 2016
CPM's given by the company (Collaterals, Pledges, Mortgages)		
A. CPM's given for companies own legal personality	346,729	1,729
B. CPM's given on behalf of fully consolidated companies	-	-
C. CPM's given for continuation of its economic activities on behalf of third parties	-	-
D. Total amount of other CPM's		
i) Total amount of CPM's given on behalf of the majority shareholder	-	-
ii) Total amount of CPM's given to on behalf of other Group companies which are not companies which are not in scope of B and C	-	-
iii) Total amount of CPM's given on behalf of third parties which are not in scope of C	-	-
	346,729	**1,729**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 8 - PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

Other provisions	**31 December 2017**	**31 December 2016**
Provision for lawsuits	1,322,074	1,704,847
Other(*)	200,000	-
	1,522,074	**1,704,847**

(*) Since there is a possibility that one of our tenants could be terminated their contract and however the negotiations have being continued, a provision amounting to TRY 200,000 has been allocated taking into account the termination indemnity amount which could be changed depending on termination date in the agreement and assets in the balance sheet related to the stated tenant.

Provision for lawsuits

The provision for the lawsuits against the company as of 31 December 2017 is TRY 1,322,074 (31 December 2016: TRY 1,704,847). The movements of provision for lawsuits are as follows:

	2017	**2016**
1 January	**1,704,847**	**3,095,607**
Foreign exchange differences and interests	114,257	251,374
Provisions	-	20,000
Reversals	(497,030)	(1,662,134)
31 December	**1,322,074**	**1,704,847**

The Company's cases on trail that are claimed by shareholder and not required to allocate any provision in the financial statements and counsels' opinion are summarized below:

Ömer Dinçkök, one of the shareholders, filed a lawsuit on 30 June 2014 with a demand of appointment of a special auditor for the Company as per Article 439 of Turkish Commercial Code. It was decided to reject the case by 3rd Commercial Court of First Instance. The case was resulted in favor of the Company. The case had been appealed by plaintiff. It has been decided to reject the plaintiff's appeal request by 11th Civil Chamber of the Supreme Court because the decision of the local court was finalized.

Furthermore, another lawsuit was filed by Ömer Dinçkök on the same date with a demand of cancellation of the decisions taken with regard to reading and negotiation of 2013 Annual Report prepared by the Board of Directors, discharge of each Board of Directors member due to the Company's 2013 activities, determining the salaries of Board of Directors members and independent members of the Board, granting the Board of Directors members with the permits and powers stated in the provisions of Article 395 and 396 of Turkish Commercial Code and presenting the upper limit determined for the donations to be made in 2014 as per Capital Markets Law to the approval of the General Assembly. The case was resulted in favor of the Company. The case has been appealed by plaintiff and the related cause is sent to supreme court. The trial is ongoing and local court's decision is expected to be approved as a result of appeal examination.

Ömer Dinçkök filed a lawsuit on 10 April 2015 with a demand of getting information and examination of Ordinary General Meeting dated 31 March 2015. On 8 October 2015, the court has decided to reject the case and the case has been appealed by the plaintiff. The related case is sent to supreme court. With the decesion made by 11th Civil Chamber of the Supreme Court, as the decision of the Court of First Instance is final judgement in accordance with Turkish Trade Law article 437th, appeal request made by presecution has been refused.

Ömer Dinçkök filed a lawsuit on 30 June 2015 with a demand of appointment of a special auditor of General Assembly in 2014 for the Company. The case has been rejected on 17 February 2016 and resulted in favor of the Company. The case has been appealed by plaintiff. The appeal examination is ongoing at the 11th Civil Chamber and the decision of the local court is expected to be approved as a result of the appeal examination.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 8 - PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

Furthermore, another lawsuit was filed by Ömer Dinçkök on the same date with a demand of cancellation of the decisions taken with regard to reading and negotiation of 2014 Annual Report prepared by the Board of Directors, reading Audit Report of 2014, reading, negotiation and validation of financial statements of 2014, selection of members of Board of Directors and independent Board of Directors and determination of their duty term. The case is continued in the first instance court.

Ömer Dinçkök filed a lawsuit on 30 June 2016 with a demand of cancellation of the decisions number 5 and 11 discussed at Ordinary General Meeting dated 30 March 2016. The case is continued in the first instance court.

Furthermore, Ömer Dinçkök, filed a lawsuit on 30 June 2016 with a demand of appointment of a special auditor for the Company as per Article 439/1 of Turkish Commercial Code. The case is continued in the first instance court.

Including the cases detailed above, there are 11 lawsuits and 16 executive proceedings that the Company is currently a party of them.

NOTE 9 - EMPLOYEE BENEFITS

As of 31 December 2017 and 2016, provisions for employee benefits are as follows:

Short-term provisions	**31 December 2017**	**31 December 2016**
Allowances for unused-vacations	146,393	-
	146,393	**-**

Allowances for unused vacations amounting to TRY 10,633 comprise of the unused vacations of the Company's personnel and amounting to TRY 135,760 comprise of the Company's share in Üçgen Bakım ve Yönetim Hizmetleri A.Ş. personnel's unused vacations.

Long-term provisions	**31 December 2017**	**31 December 2016**
Allowance for Retirement Pay	884,830	1,018,550
	884,830	**1,018,550**

As of 31 December 2017, the amount payable consists of one month's salary limited to a maximum of TRY 4,732.48 for each year of service (31 December 2016: TRY 4,426.16).

In the financial statements, Company management reflected a liability calculated in accordance with IAS 19 and based upon factors derived using their experience of personnel terminating their services and being eligible to receive retirement pay and discounted by using the current market yield at the balance sheet date on government bonds. All actuary gain and losses are recognized in comprehensive income statement. Accordingly, the following actuarial assumptions were used in the calculation of the total liability:

	1 January - 31 December 2017	**1 January - 31 December 2016**
Discount rate (%)	4.67	3.76
Turnover rate to estimate the probability of retirement (%)	95.34	99.00

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 9 - EMPLOYEE BENEFITS (Continued)

Movements in the provision for employment termination benefits are as follows (TRY):

	2017	2016
1 January	**1,018,550**	**986,821**
Cost of service	172,430	141,916
Cost of interest	120,450	106,945
Actuarial (gain)/ losses	(259,192)	136,122
Payments made during the period (-)	(167,408)	(353,254)
31 December	**884,830**	**1,018,550**

Provision for employment termination benefits amounting to TRY 34,473 comprise of the Company's personnel termination benefits provisions and TRY 850,357 comprise of the Company's share in Üçgen Bakım ve Yönetim Hizmetleri A.Ş.'s personnel termination benefits provisions.

NOTE 10 - OTHER ASSETS AND LIABILITIES

The details of other assets and other liabilities as of 31 December 2017 and 2016 are as follows:

Prepaid expenses - short term	**31 December 2017**	**31 December 2016**
Prepaid expenses (*)	1,375,619	879,770
Advances given	11,663	16,645
	1,387,282	**896,415**

(*) Amount to TRY 598,734 consists of part of costs related to short term in order to rent the store. These amounts have been amortized in the contract period of the store. Amount to TRY 651,951 is prepaid management service expenses to Üçgen Bakım ve Yönetim Hizmetleri A.Ş, TRY 116,571 consists of insurance expenses and TRY 8,363 is for other expenses.

Prepaid expenses - long term	**31 December 2017**	**31 December 2016**
Prepaid expenses (*)	2,196,049	2,794,784
	2,196,049	**2,794,784**

(*) Long term prepaid expenses consists of costs more than one year in order to rent the store. These amounts have been amortized in the contract period of the store.

Other current assets:	**31 December 2017**	**31 December 2016**
Income accruals for store rent (*)	2,886,740	1,266,161
	2,886,740	**1,266,161**

(*) Consists of short term period of income accruals for store rents amounting to TRY 2,825,567 and income accruals from turnover rent amounting to TRY 61,173

Other non-current assets:	**31 December 2017**	**31 December 2016**
Income accruals for store rent (*)	12,029,985	6,639,627
Deposits given	203	202
	12,030,188	**6,639,829**

(*) Income accrual for store rents which includes long-term period.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 10 - OTHER ASSETS AND LIABILITIES (Continued)

Deferred income	**31 December 2017**	**31 December 2016**
Deferred income	440,426	1,077,480
Advances received	404,569	724,802
	844,995	**1,802,282**

Other current liabilities	**31 December 2017**	**31 December 2016**
Expense accruals	477,498	390,065
	477,498	**390,065**

NOTE 11 – EQUITY

At 31 December 2017 and 31 December 2016 the issued and fully paid-in share capital held is as follows:

	31 December 2017		**31 December 2016**	
Shareholders	**Share (%)**	**Amount**	**Share (%)**	**Amount**
Akkök Holding A.Ş.	13.12	4,890,900	13.12	4,890,900
Tekfen Holding A.Ş.	10.79	4,019,839	10.79	4,019,839
Quoted to İstanbul Stock Exchange	50.82	18,938,898	50.82	18,938,898
Other (*)	25.27	9,414,363	25.27	9,414,363
Total paid-in capital	**100.00**	**37,264,000**	**100.00**	**37,264,000**

(*) Represents individual shareholdings less than 10%.

According to compatibility of Articles of Incorporation to Communiqué Serial IV No: 56 Determination and the Enforcement of the Corporate Governance Principles issued by CMB, the appeal of increasing the upper limit of registered capital from TRY 27,400,000 to TRY 75,000,000 is approved by CMB. In order to extend validity of upper limit of the Company's authorized capital, amendmend regarding to the Articles of Association of the Company has been approved by a large majority at the Ordinary General Assembly for year 2016 held on 27 April 2017 within the framework of Communiqué No. III-48.1 on Principles Regarding Real Estate Investment Trusts and Communiqué No. II-17.1 on Corporate Governance of the Capital Market Board and after the registration on 4 May 2017, the amendmend has been issued in the Trade Registy Gazette numbered 9323 and dated 10 May 2017.

The Company's issued and fully paid share capital amounting to TRY 37,264,000 is represented by 3,726,400,000 shares of Kuruş 1 nominal value of which 407,575,000 are Class A shares, 284,138,000 are Class B shares, 239,887,000 are Class C shares and 2,794,800,000 are Class D shares as of 31 December 2017 and 2016.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 11 – EQUITY (Continued)

The Company's (A), (B), (C) and (D) class shares have privileges to nominate members to the Board of Directors. Four members elected with the majority votes of Class A shares; three members elected with the majority votes of Class B shares; two members elected with the majority votes of Class C shares and one member elected with the majority votes of Class D shares which represent the publicly offered shares and subject to participation to the General Assembly.

There are 9 members of the Board of Directors who are assigned by the General Assembly as follows; four members elected with the majority votes of Class A shares; three members elected with the majority votes of Class B shares; two members elected with the majority votes of Class C shares and one member elected with the majority votes of Class D shares which represent the publicly offered shares and subject to participation to the General Assembly.

There is no other privilege for nominating members to the Board of Directors except the privileges stated above.

Each shareholder has one voting power for each share that is held.

Retained earnings consist of the following:

	31 December 2017	31 December 2016
Retained earnings	3,364,528	3,329,543
Extraordinary reserves	9,620,586	9,529,349
Inflation difference in extraordinary reserves	521,985	521,985
Inflation difference in legal reserves	3,461,231	3,461,231
	16,968,330	**16,842,108**

Profit distribution

"Dividend Guidelines" issued in accordance with Article 13 of the Capital Markets Board's Communiqué on Dividends was promulgated in the Official Gazette on 23 January 2014 and was put into effect as of 1 February 2014. The adjustments and disclosures included in the Communiqué on Dividends and the Dividend Guidelines are summarised below.

Dividends shall be distributed upon decision by the general assembly in line with the Dividend Distribution Policy to be set by the General Assembly. Companies shall determine the dividend distribution policy and whether or not to distribute dividends. Accordingly, dividend distribution is voluntary in principle. The Capital Markets Board shall be entitled to define various principles for dividend distribution depending on the qualities of the entities.

Dividend distribution policies of companies regulate the following items:

- whether or not to distribute dividends,
- dividend rates and account items to apply that rate,
- payment methods and dates,
- whether to distribute dividends in cash or in the form of free of charge shares (applicable to companies whose shares are listed in stock markets), and
- whether or not to distribute dividend advances.

The upper limit of the dividends to be distributed equals the distributable portion of the relevant profit distribution resources in legal records. As a rule, dividends are equally distributed to all shares available as of the distribution date. Acquisition and issuance dates of shares are not taken into account. Unless the reserves to be allocated in accordance with the Turkish Commercial Code and shareholders' dividends stipulated in the articles of association and dividend distribution policy are allocated, it shall not be possible to decide to set aside other reserves or carry forward the profit to the following year.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 11 - EQUITY (Continued)

Provided that it is set out in the articles of association, dividends can be provided to privileged shareholders or dividend certificate owners, board members, employees and other non-shareholders. However, it is not possible to allocate dividends to dividend certificate owners, board members, employees and others before the dividends determined for shareholders are paid in cash. The communiqué rules that if the amount of dividend to be paid to the dividend certificate owners, board members, employees and others excluding the privileged shares is not specified in the articles of association, the maximum amount to be distributed to the foregoing is one fourth of the amount distributed to shareholders. In the event of distributing dividends to non-shareholders and of paying in instalments, the instalment sums should be paid in proportion to instalment sums of shareholders and the same principles apply.

The New Capital Markets Board Law and thus the new Communiqué allow the shareholders to make donations. However, it is required that the articles of association should contain a related provision: the amount of donations shall be determined by the general assembly, however, CMB is entitled to introduce an upper limit.

Companies listed on the stock markets should disclose the following to the public:

- the board of directors' proposal on dividend distribution;
- the board of directors' decision on dividend distribution; and
- a dividend or dividend advance distribution chart. It is obligatory that a dividend distribution chart should be disclosed to the public on the date when the ordinary general assembly agenda is announced at the latest.

NOTE 12 - OPERATING INCOME

Sales	**1 January - 31 December 2017**	**1 January - 31 December 2016**
Shops and warehouse rent income	107,210,097	107,845,661
Other income	5,417,307	4,110,403
Apart hotel rent income	3,952,198	2,967,054
	116,579,602	**114,923,118**
Cost of sales		
Cost of services	(29,738,776)	(25,897,121)
Depreciation expense	(7,724,109)	(7,604,465)
	(37,462,885)	**(33,501,586)**
Gross profit	**79,116,717**	**81,421,532**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 13 – GENERAL ADMINISTRATIVE EXPENSES

	1 January - 31 December 2017	1 January - 31 December 2016
Personnel expenses	1,915,116	1,876,518
Legal expenses	1,783,934	2,099,865
Consultancy expenses	906,372	726,148
Insurance, duties, taxes and levies expenses	429,584	675,757
Depreciation and amortization expenses	249,654	71,591
Provision for employment termination benefits	19,001	9,721
Provision for vacation	10,633	-
Donation expenses	-	100,000
Provision for lawsuits	-	20,000
Other	360,816	297,910
	5,675,110	**5,877,510**

NOTE 14 - EXPENSES BY NATURE

	1 January - 31 December 2017	1 January - 31 December 2016
Depreciation and amortization expenses		
Cost of sales	7,724,109	7,604,465
General administrative expenses	249,654	71,591
	7,973,763	**7,676,056**
Allocation of depreciation and amortisation charges		
Investment properties (Note 6)	7,724,109	7,604,465
Tangible assets (Note 7)	240,754	61,149
Intangible assets	8,900	10,442
	7,973,763	**7,676,056**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 15 - OTHER INCOME/EXPENSES

	1 January - 31 December 2017	1 January - 31 December 2016
Other operating income		
Reversals from provisions	541,296	1,737,995
Foreign exchange gain on trade receivables and payables	326,668	131,188
Other	6,114	30,593
	874,078	**1,899,776**
Other operating expense		
Amortisation expenses (*)	(598,736)	(570,332)
Foreign exchange gain on trade receivables and payables	(479,750)	(425,189)
Provisions for doubtful receivables	(53,669)	(957,741)
Interest expense of provision for lawsuits	(36,769)	(68,274)
Apart renovation expenses (**)	-	(350,948)
Decoration expense	-	(90,389)
Other	(217,021)	(36,693)
	(1,385,945)	**(2,499,556)**
Other operating income/ (expenses) - net	**(511,867)**	**(599,780)**

(*) The expenses comprise of the amortized part of the expenses in order to rent the stores in the related period.

(**) Company's part of apart renovation expenses comprises of the renovation of the lobby of apart.

NOTE 16 - FINANCIAL INCOME

	1 January - 31 December 2017	1 January - 31 December 2016
Financial Income		
Interest income	4,544,331	3,484,250
Foreign exchange gains	935,329	1,475,272
	5,479,660	**4,959,522**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 17 - FINANCIAL EXPENSES

Financial Expenses	1 January - 31 December 2017	1 January - 31 December 2016
Foreign exchange expenses	479,021	934,029
Interest expenses related to employee benefits	120,450	106,945
Bank commissions	2,489	315
Interest expense	-	1,040,813
	601,960	**2,082,102**

NOTE 18 - TAX ASSETS AND LIABILITIES

The Company is exempt from corporate income tax in accordance with paragraph d-4 of Article 5 of the Corporate Income Tax Law and in accordance with paragraph 6-a of Article 94 of the Income Tax Law, the earnings of the real estate investment trusts are subject to withholding taxes. According to the Council of Ministers decision, No: 93/5148, the withholding tax rate is determined as "0".

NOTE 19 - EARNINGS PER SHARE

The earnings per share stated in income statement is calculated by dividing net income for the period by the weighted average number of Company's shares for the period.

The companies in Turkey are allowed to increase their paid-in capital by issuing "free shares" which represent the increases from retained earnings and revaluation funds. The issue of such shares is treated as the issuance of ordinary shares in the calculation of earnings per share. The weighted average number of shares includes such shares and their retrospective effects.

The earnings per share amount is calculated by dividing net income for the period by the weighted average number of Company's shares for the period.

	1 January - 31 December 2017	1 January - 31 December 2016
Weighted average number of shares as of the reporting date (per share of TRY 1 nominal value)	37,264,000	37,264,000
Net profit for the period	77,807,440	77,821,662
Earnings per share	**2.09**	**2.09**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 20 - RELATED PARTY DISCLOSURES

As of 31 December 2017 and 2016 receivables from related parties are as follows:

Receivables from related parties

As of 31 December 2017 and 2016 there is no receivables from related parties.

Due to related parties	31 December 2017	31 December 2016
Akkök Holding A.Ş.	159,461	3,777
Dinkal Sigorta Acenteliği A.Ş. (*)	34,188	237
Aktek Bilgi işlem Tekn. San.Tic. A.Ş.	14,283	2,973
	207,932	**6,987**

(*) Payments to be made to insurance companies through Dinkal Insurance Agency.

Advances given	31 December 2017	31 December 2016
Üçgen Bakım ve Yönetim Hizmetleri A.Ş.	10,070	11,228
	10,070	**11,228**

As of 31 December 2017 and 2016, sales and purchases from related parties are as follows:

Sales to related parties:	31 December 2017	31 December 2016
Akmerkez Lokantacılık Gıda San.Tic. A.Ş.	2,741,202	2,329,450
Tekfen Turizm İşl. A.Ş.	829,844	917,013
Akip Gıda San. Tic. A.Ş.	196,080	-
Aktek Bilgi işlem Tekn.San.Tic. A.Ş.	15,892	-
Akkök Holding A.Ş.	-	1,927
	3,783,018	**3,248,390**

Purchases from related parties:	31 December 2017	31 December 2016
Üçgen Bakım ve Yön.Hizm.A.Ş.	29,598,067	28,549,528
Akkök Holding A.Ş.	644,228	434,219
Dinkal Sigorta Acenteliği A.Ş. (**)	242,119	216,988
Aktek Bilgi işlem Tekn.San.Tic. A.Ş.	26,720	21,387
Akhan Bakım Yönetim Servis Hizmet Güvenlik Tic. A.Ş.	878	80
	30,512,012	**29,222,202**

(**) This balance includes insurance payments through the agency of Dinkal Sigorta Acenteliği A.Ş.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 20 - RELATED PARTY DISCLOSURES (Continued)

Purchases and sales consist of rent income, purchase and sales of services, and renovation expenses. The related party purchases amounting to TRY 29,598,067 comprise of management expenses and other expenses provided by Üçgen Bakım ve Yönetim Hizmetleri A.Ş. (''Üçgen''). The remaining balance amounting to TRY 913,945 comprise of other expenses. The Company provides common areas services like car park, valet and apart hotel rent incomes from the related party Üçgen, in addition to these the Company has cinema and office floor rent incomes from the related party Üçgen to whom the Company charged TRY 12,834,879 regarding the revenue collected on behalf of the Company for the first nine months of 2017 (1 January - 31 December 2016: TRY 10,037,678).

As of 1 January – 31 December 2017, remuneration provided to top executives management such as the General Manager and the members of Board of Directors is TRY 1,210,334 (1 January-31 December 2016: TRY 1,124,417).

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS

The Company's activities expose it to a variety of financial risks, including the effects of changes in debt and equity market prices, foreign currency exchange rates and interest rates. The Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Company.

Liquidity Risk

The ability to fund the Company's financial and trade liabilities are managed by taking into account its expected undiscounted cash flows.

Liquidity risk is the inability of the Company to match the net funding requirements with sufficient liquidity. As of 31 December 2017 the Company's current assets exceeded its current liabilities by TRY 22,180,313 (31 December 2016: TRY 17,175,784). The management does not anticipate any difficulty on the repayment of the short-term liabilities and continuity of the Company considering the cash that will be generated from rental operations and the ability to reach to the high quality borrowers.

The analysis of the Company's financial liabilities with respect to their maturities as of 31 December 2017 is as follows:

Expected Maturities	Booked value	Cash outflows expected	Shorter than 3 months	3-12 months	1 -5 years	Longer than 5 years
Non-derivate financial liabilities						
Trade payables	1,960,462	1,960,462	1,960,462	-	-	-
Other payables and liabilities	1,712,941	1,712,941	1,017,607	-	-	695,334
	3,673,403	**3,673,403**	**2,978,069**	**-**	**-**	**695,334**

The analysis of the Company's financial liabilities with respect to their maturities as of 31 December 2016 is as follows:

Expected Maturities	Booked value	Cash outflows expected	Shorter than 3 months	3-12 months	1 -5 years	Longer than 5 years
Non-derivate financial liabilities						
Trade payables	431,670	431,670	431,670	-	-	-
Other payables and liabilities	2,038,435	2,038,435	1,403,680	-	-	634,755
	2,470,105	**2,470,105**	**1,835,350**	**-**	**-**	**634,755**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

Interest rate risk

The Company is exposed to interest rate risk through the impact of rate changes on interest bearing assets and liabilities. These exposures are managed by offsetting interest rate sensitive assets and liabilities and using derivative instruments when considered necessary.

In this context, matching of not only maturities of receivables and payables but also contractual repricing dates are crucial. In order to keep the exposure of financial liabilities to interest rate changes at a minimum, "fixed interest/floating interest", "short-term/long-term", "TRY/foreign currency" balance should be structured consistent within and with assets in the balance sheet.

The interest position is set out in the table below:

	31 December 2017	**31 December 2016**
Financial instruments with fixed interest		
Time Deposits	20,676,808	16,097,985

As of 31 December 2017 and 2016, there are no financial instruments with variable interest.

Credit Risk

The Company is subject to credit risk arising from trade receivables related to credit sales and deposits at banks.

The Company management evaluates trade receivables taking into consideration the collaterals received, past experiences and current economic outlook and makes provisions for doubtful receivables when deemed necessary. The Company management does not foresee additional risk related to the Company's trade receivables other than the related provisions made.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

Credit risk disclosures

Credit and receivable risk of financial instruments as of 31 December 2017 is as follows:

	Receivables					
	Trade receivables		Other receivables			
31 December 2017	**Related party**	**Third party**	**Related party**	**Third party**	**Bank Deposits**	**Other**
Maximum credit risk exposed as of the reporting date (A+B+C+D)	**-**	**3,050,677**	**-**	**-**	**20,810,453**	**-**
- Secured portion of the maximum credit risk by guarantees	-	**1,766,408**	-	-	-	-
A. Net book value of financial assets that are neither overdue nor impaired	-	260,852	-	-	20,810,453	-
B. Net book value of overdue assets that are not impaired	-	2,789,825	-	-	-	-
C. Net book values of impaired assets	-	-	-	-	-	-
- Overdue (gross book value)	-	4,355,283	-	-	-	-
- Impairment (-)	-	(4,355,283)	-	-	-	-
- Secured portion by guarantees, etc.	-	-	-	-	-	-
- Not overdue (gross book value)	-	-	-	-	-	-
- Impairment (-)	-	-	-	-	-	-
- Secured portion by guarantees, etc.	-	-	-	-	-	-
D. Off balance sheet items with credit risks	-	-	-	-	-	-

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

Credit risk disclosures

Credit and receivable risk of financial instruments as of 31 December 2016 is as follows:

	Receivables					
	Trade receivables		Other receivables			
31 December 2016	**Related party**	**Third party**	**Related party**	**Third party**	**Bank Deposits**	**Other**
Maximum credit risk exposed as of the reporting date (A+B+C+D)	**-**	**4,387,729**	**-**	**-**	**16,357,105**	**-**
- Secured portion of the maximum credit risk by guarantees	-	3,584,041	-	-	-	-
A. Net book value of financial assets that are neither overdue nor impaired	-	460,994	-	-	16,357,105	-
B. Net book value of overdue assets that are not impaired	-	3,926,735	-	-	-	-
C. Net book values of impaired assets	-	-	-	-	-	-
- Overdue (gross book value)	-	4,317,929	-	-	-	-
- Impairment (-)	-	(4,317,929)	-	-	-	-
- Secured portion by guarantees, etc.	-	-	-	-	-	-
- Not overdue (gross book value)	-	-	-	-	-	-
- Impairment (-)	-	-	-	-	-	-
- Secured portion by guarantees, etc.	-	-	-	-	-	-
D. Off balance sheet items with credit risks	-	-	-	-	-	-

(Amounts expressed in Turkish lira (“TRY”) unless otherwise indicated.)

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

As of 31 December 2017, aging of financial assets that are past due but not impaired is as follows:

	Trade Receivables
0-1 months past due	1,852,048
1-3 months past due	873,898
3-12 months past due	63,879
	2,789,825

As of 31 December 2016, aging of financial assets that are past due but not impaired is as follows:

	Trade Receivables
0-1 months past due	3,065,963
1-3 months past due	712,796
3-12 months past due	147,976
	3,926,735

These is no significant change on financial risk policies and credit risk management of the Company, compared to prior periods.

Foreign Currency Risk

The Company’s foreign currency balances arising from operating, investment, and financial activities are disclosed below as of the reporting date. The Company may be exposed to foreign currency risk due to foreign exchange differences at the time its foreign currency receivables and payables are converted to Turkish Lira. The foreign currency risk is monitored through continuous analysis of the foreign currency position and measured on the basis of sensitivity analyses.

	31 December 2017	**31 December 2016**
Assets	4,162,129	1,772,109
Liabilities	(1,225,939)	(1,143,807)
Net position	**2,936,190**	**628,302**

As of 31 December 2017, fluctuation of USD had been 10% higher/lower ceteris paribus, pretax income after foreign exchange profit/loss resulting from foreign exchange net position for the period would have been TRY 9,095 higher/lower (31 December 2016: TRY 82,589 lower/higher).

As of 31 December 2017, fluctuation of EUR had been 10% higher/lower ceteris paribus, pretax income after foreign exchange profit/loss resulting from foreign exchange net position for the period would have been TRY 284,524 higher/lower. (31 December 2016: TRY 145,419 higher/lower).

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

As of 31 December 2017 the assets and liabilities denominated in foreign currencies which do not bear guaranteed rates of exchange, and foreign currency amounts stated in the assets and liabilities are as follows:

31 December 2017	**Euro**	**USD**	**TRY equivalent**
Current assets			
Cash and cash equivalents	630,105	349,131	4,162,129
Total Assets	**630,105**	**349,131**	**4,162,129**
Current liabilities			
Short-term provisions	-	(144,650)	(545,605)
Non-current liabilities			
Other payables	-	(180,369)	(680,334)
Total liabilities	**-**	**(325,019)**	**(1,225,939)**
Net Foreign Currency Asset Position	**630,105**	**24,112**	**2,936,190**

31 December 2016	**Euro**	**USD**	**TRY equivalent**
Current assets			
Cash and cash equivalents	391,975	90,339	1,772,109
Total Assets	**391,975**	**90,339**	**1,772,109**
Current liabilities			
Short-term provisions	-	(144,650)	(509,052)
Non-current liabilities			
Other payables	-	(180,369)	(634,755)
Total liabilities	**-**	**(325,019)**	**(1,143,807)**
Net Foreign Currency Asset Position	**391,975**	**(234,680)**	**628,302**

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 21 - NATURE AND EXTENT OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

Capital Risk Management

For proper management of capital risk, the Company aims;

- to maintain continuity of operations so as to provide earnings to partners and benefits to other shareholders, and
- to increase profitability through determining a service pricing policy that is commensurate with the level of risks inherent in the market.

The Company determines the amount of share capital in proportion to the risk level. The equity structure of the Company is arranged in accordance with the economic outlook and the risk attributes of assets.

The Company monitors capital management by using the debt/equity ratio. This ratio is calculated by dividing the debt, net, by the total share capital. The net debt is calculated by deducting the value of cash and cash equivalents from the total debt (the sum of short and long term liabilities stated in the statement of financial position). The total share capital is the sum of all equity items stated in the statement of financial position.

	31 December 2017	**31 December 2016**
Total Debt (*)	7,549,193	7,385,849
Less: cash and cash equivalents (Note 4)	(20,813,005)	(16,358,023)
Net asset	(13,263,812)	(8,972,174)
Total equity (Note 11)	232,992,706	225,727,674
Net asset/ equity ratio	**(6%)**	**(4%)**

(*) The balance covers the sum of short term and long term liabilities.

NOTE 22 - FINANCIAL INSTRUMENTS (DISCLOSURES RELATED TO FAIR VALUE AND HEDGE ACCOUNTING)

Fair value of financial instruments

Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation, and is best evidenced by a quoted market price, if one exists.

The fair values of financial instruments that are not traded in an active market have been determined by the Company using available market information and appropriate valuation methodologies. However, judgement is necessarily required to interpret market data to estimate the fair value. Accordingly, the estimates presented herein may differ from the amounts the Company could realise in a current market exchange.

Fair value of financial instruments

The following methods and assumptions were used to estimate the fair value of the financial instruments for which it is practicable to estimate fair value:

NOTE 22 - FINANCIAL INSTRUMENTS (DISCLOSURES RELATED TO FAIR VALUE AND HEDGE ACCOUNTING) (Continued)

Financial assets:

The fair values of cash and due from banks are considered to approximate their respective carrying values due to their short-term nature.

Values appraised by the independent valuation expert are disclosed within notes to financial statements regarding the fair values of investment properties.

The carrying value of trade receivables, which are measured at amortised cost, along with the related allowances for uncollectability are assumed to approximate their fair values.

The fair values of balances denominated in foreign currencies, which are translated at year-end official exchange rates announced by the Central Bank of Turkey, are considered to approximate their carrying value.

Financial liabilities:

The Company has no financial assets held for speculative purposes (including derivative instruments) and has no operations related to the trade of such instruments.

Short term trade payables are considered to approximate their respective carrying values due to their short-term nature.

Classification of Fair Value Measurement

TFRS 13 - Financial Instruments requires the classification of fair value measurements into a fair value hierarchy by reference to the observability and significance of the inputs used in measuring fair value of financial instruments measured at fair value to be disclosed. This classification basicly relies on whether the relevant inputs are observable or not. Observable inputs refer to the use of market data obtained from independent sources, whereas unobservable inputs refer to the use of predictions and assumptions about the market made by the Company.

- Category 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Category 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices);
- Category 3: Inputs for the asset or liability that is not based on observable market data (that is, unobservable inputs).

Classification requires using observable market data if possible.

NOTE 23 - SUBSEQUENT EVENTS

None.

NOTE 24 -SUPPLEMENTARY NOTE: CONTROL OF COMPLIANCE WITH PORTFOLIO RESTRICTIONS

Disclosures made within the framework of Communiqué No. III-48.1 on Principles Regarding Real Estate Investment Trusts state that joint ventures are obliged to comply with the provisions of the Board's Communiqué No. II-14.1 on Principles Regarding Financial Reporting in Capital Markets when issuing and making public financial statements. The financial statements should include the information about portfolio limitation controls defined in Communiqué No. III-48.1 on Principles Regarding Real Estate Investment Trusts taken from unconsolidated financial statement account items in the manner defined by the Board.

(Amounts expressed in Turkish lira ("TRY") unless otherwise indicated.)

NOTE 24 - SUPPLEMENTARY NOTE: CONTROL OF COMPLIANCE WITH PORTFOLIO RESTRICTIONS (Continued)

In this scope, total assets, total portfolio and information relating to portfolio restrictions are as follows as of 31 December 2017 and 2016:

	Non-consolidated (stand-alone) financial statement accounts items	Related regulations	31 December 2017	31 December 2016
A	Cash and capital market instruments	Art.24/(b)	20,813,005	16,358,023
B	Real estate, real estate-based project, Real estate-based rights	Art.24/(a)	197,232,350	199,600,304
C	Affiliates	Art.24/(b)	-	-
	Due from related parties (non-trade)	Art.23/(f)	-	-
	Other assets		22,496,544	17,155,196
D	**Total assets**	**Art.3/(p)**	**240,541,899**	**233,113,523**
E	Borrowings	Art.31	-	-
F	Other financial liabilities	Art.31	-	-
G	Leasing obligation	Art.31	-	-
H	Due to related parties (non-trade)	Art.23/(f)	-	-
I	Equity	Art.31	232,992,706	225,727,674
	Other liabilities		7,549,193	7,385,849
D	**Total liabilities**	**Art.3/(p)**	**240,541,899**	**233,113,523**

	Other non-consolidated (stand-alone) financial information	Related regulations	31 December 2017	31 December 2016
A1	Portion of cash and capital market instruments reserved for three-year real estate payments	Art.24/(b)	-	-
A2	TRY/foreign currency denominated time/demand deposits	Art.24/(b)	20,810,453	16,357,105
A3	Foreign capital market instruments	Art.24/(d)	-	-
B1	Foreign real estates, real estate-based projects, real estate-based rights	Art.24/(d)	-	-
B2	Lands on which no projects developed	Art.24/(c)	-	-
C1	Foreign affiliates	Art.24/(d)	-	-
C2	Participation in administrator companies	Art.28/1(a)	-	-
J	Non-cash loans	Art.31	346,729	1,729
K	Encumbrance amounts of encumbered lands which do not belong to the Group and on which a project will be developed	Art.22/(e)	-	-
L	Total investments of monetary and capital market instruments at one company	Art.22/(i)	16,590,527	14,355,113

	Portfolio Restriction	Related regulations	31 December 2017	31 December 2016	Minumum / Maximum Rate
1	Encumbrance amounts of encumbered lands which do not belong to the Group and on which a project will be developed (K/D)	Art.22/(e)	-	-	≤10%
2	Real estate, real estate-based project, Real estate-based rights (B+A1)/D)	Art.24/(a),(b)	82%	86%	≥51%
3	Cash and capital market instruments and Affiliates (A+C-A1)/D)	Art.24/(b)	9%	7%	≤49%
4	Foreign real estates, real estate-based projects, real estate-based rights, Affiliates, capital market instruments (A3+B1+C1/D)	Art.24/(d)	-	-	≤49%
5	Lands on which no projects developed (B2/D)	Art.24/(c)	-	-	≤20%
6	Participation in administrator companies (C2/D)	Art.28/1(a)	-	-	≤10%
7	Borrowing ceiling (E+F+G+H+J)/İ	Art.31	-	-	≤500%
8	TRY/foreign currency denominated time/demand deposits (A2-A1)/D (*)	Art.24/(b)	9%	7%	≤10%
9	Total investments of monetary and capital market instruments at one company (L/D)	Art.22/(i)	7%	6%	≤10%

(*) As of 31 December 2017, the fair value of the investment property amounts to TRY1,409,570,000 however within the table above, the net book value of the investment property on the basis of the historical cost is stated which amounts to TRY 197,232,350 at the same date. When the fair value of the investment property is taken into consideration, the ratio of the TRY/foreign currency denominated time/demand deposit to total assets is 1.43% at 31 December 2017 (31 December 2016: 1%).