

**İş Gayrimenkul Yatırım Ortaklığı
Anonim Şirketi**

Condensed Interim Financial Statements
As of and for the Six-Month Period Ended
30 June 2016

*(Convenience Translation of Condensed Interim Financial Statements
And Related Disclosures and Footnotes
Originally Issued in Turkish)*

26 July 2016

*This report includes 2 pages of Independent
Auditors' Review Report and 44 pages of
Condensed Interim financial statements and
notes to the financial statements.*

**İş Gayrimenkul Yatırım Ortaklığı
Anonim Şirketi**

Table of contents

Independent auditors' review report
Condensed interim statement of financial position (Balance sheet)
Condensed interim statement of profit or loss
Condensed interim statement of other comprehensive income
Condensed interim statement of changes in equity
Condensed interim statement of cash flows
Notes to the condensed interim financial statements



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Independent Auditor's Report on Review of Condensed Interim Financial Information

To the Board of Directors of İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi,

Introduction

We have reviewed the accompanying condensed statement of financial position of İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi (the "Company") as at 30 June 2016, the condensed statements of profit or loss, other comprehensive income, changes in equity and cash flows (the condensed interim financial information) for the six month period then ended. Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with Turkish Accounting Standards 34 *Interim Financial Reporting* ("TAS 34") issued by the Public Oversight Accounting and Auditing Standards Authority ("POA"). Our responsibility is to express a conclusion on this condensed interim financial information based on our review.

Scope of Review

We conducted our review in accordance with Standard on Review Engagements 2410, "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information is not prepared, in all material respects, in accordance with TAS 34 *Interim Financial Reporting*.

Akis Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.
A member of KPMG International Cooperative

Erdal Tikmak, SMMM
Partner

26 July 2016
İstanbul, Turkey

Additional paragraph for convenience translation to English:

As explained in Note 2.1, the accompanying condensed interim financial statements are not intended to present the financial position and results of operations in accordance with the accounting principles and practices generally accepted in countries and jurisdictions other than Turkey.

<u>CONTENTS</u>	<u>Page</u>
Condensed Interim Statement of Financial Position (Balance Sheet)	1-2
Condensed Interim Statement of Profit or Loss	3
Condensed Interim Statement of Other Comprehensive Income	4
Condensed Interim Statement of Changes in Equity	5
Condensed Interim Statement of Cash Flows	6
Notes to the Condensed Interim Financial Statements	
1 Organization and operations of the Company	7
2 Basis of presentation of financial statements	7
3 Equity accounted investees	13
4 Operating segments	13
5 Cash and cash equivalents	17
6 Financial investments / Derivatives	18
7 Loans and borrowings	18
8 Trade receivables and payables	20
9 Other receivables and payables	21
10 Investment property	21
11 Inventories	24
12 Tangible assets	25
13 Intangible assets	26
14 Provisions, contingent assets and liabilities	27
15 Provisions for employee benefits	28
16 Prepaid expenses, other assets, deferred revenue and other liabilities	29
17 Shareholders' equity	30
18 Revenue and cost of revenue	32
19 Marketing, sales and distribution expenses /Administrative expenses	33
20 Other operating income / expense	33
21 Finance income /expense	33
22 Earnings per share	34
23 Related party disclosures	34
24 Nature and level of risks arising from financial instruments	39
25 Events after the reporting period	43
Additional Note : Control of compliance with restrictions on the investment portfolio	44

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Interim Statement of Financial Position (Balance Sheet)
As of 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

		<i>Reviewed</i>	<i>Audited</i>
	<i>Notes</i>	30 June 2016	31 December 2015
ASSETS			
Current assets		374.429.737	459.875.342
Cash and cash equivalents	5	94.651.082	123.908.125
Trade receivables	8	28.369.792	21.820.775
<i>Trade receivables from related parties</i>	23	1.912.166	839.105
<i>Other trade receivables</i>	8	26.457.626	20.981.670
Other receivables	9	1.954.877	3.814.131
<i>Other receivables from related parties</i>	23	500.000	--
<i>Other receivables</i>	9	1.454.877	3.814.131
Inventories	11	85.416.623	174.215.106
Prepaid expenses	16	58.322.726	43.565.100
<i>Prepaid expenses to related parties</i>	23	1.385.513	2.726.125
<i>Prepaid expenses to non-related parties</i>	16	56.937.213	40.838.975
Other current assets	16	105.709.355	92.537.294
Derivatives	6	5.282	14.811
Non-current assets		4.058.414.339	3.665.325.237
Equity accounted investees	3	1.199.894	1.599.475
Inventories	11	619.170.946	344.641.480
Investment properties	10	3.411.103.380	3.291.628.689
Tangible assets	12	26.550.380	27.036.974
Intangible assets	13	389.739	418.619
TOTAL ASSETS		4.432.844.076	4.125.200.579

The accompanying notes form an integral part of these condensed interim financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Interim Statement of Profit or Loss
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

		<i>Reviewed</i>	<i>Audited</i>
	<i>Notes</i>	30 June 2016	31 December 2015
LIABILITIES			
Short-term liabilities		312.696.819	556.007.399
Short term borrowings	7	102.649.040	205.858.160
Current portion of long term borrowings	7	130.673.731	107.653.358
<i>Loans and borrowings from related parties</i>	23	122.091.648	107.653.358
<i>Other loans and borrowings</i>		8.582.083	--
Current portion of long term financial leases	7	11.357.729	11.360.254
<i>Financial leasing from related parties</i>	23	11.357.729	11.360.254
Trade payables	8	31.117.544	60.226.775
<i>Trade payables to related parties</i>	23	3.143.134	2.696.047
<i>Other trade payables</i>	8	27.974.410	57.530.728
Other payables	9	636.981	1.472.069
Deferred income	16	20.665.074	160.060.245
<i>Deferred income to related parties</i>	23	519.762	662.670
<i>Other deferred income</i>	16	20.145.312	159.397.575
Short-term provisions		12.744.939	286.630
<i>Provision for employee benefits</i>	15	379.705	232.898
<i>Other short-term provisions</i>	14	12.365.234	53.732
Other short-term liabilities	16	2.851.781	9.089.908
Long-term liabilities		1.274.714.990	778.558.329
Loans and borrowings	7	735.785.250	375.591.597
<i>Loans and borrowings from related parties</i>	23	472.756.323	375.591.597
<i>Loans and borrowings from third parties</i>		263.028.927	--
Long term financial leases	7	5.348.637	10.126.764
<i>Financial leasing from related parties</i>	23	5.348.637	10.126.764
Other payables	9	35.990.000	35.990.000
Deferred revenue	16	496.464.133	355.876.841
Long term provisions	15	1.126.970	973.127
<i>Provision for employee benefits</i>	15	1.126.970	973.127
EQUITY		2.845.432.267	2.790.634.851
Share capital	17	850.000.000	746.000.000
Inflation restatement difference on share capital		240.146.090	240.146.090
Share premium		423.981	423.981
Other comprehensive income that will never be reclassified to profit or loss		21.942.570	21.942.570
<i>Net change in revaluation of tangible assets</i>		21.731.787	21.731.787
<i>Net change in remeasurements of defined benefit liability</i>		210.783	210.783
Legal reserves	17	36.305.282	28.240.772
Prior years' profits	17	1.589.596.928	1.197.948.571
Net profit for the period		107.017.416	555.932.867
TOTAL EQUITY AND LIABILITIES		4.432.844.076	4.125.200.579

The accompanying notes form an integral part of these condensed interim financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Interim Statement of Profit or Loss
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

		Reviewed	Not Reviewed	Reviewed	Not Reviewed
		1 January-30 June 2016	1 April-30 June 2016	(Restated) (*) 1 January-30 June 2015	(Restated) (*) 1 April-30 June 2015
	Notes				
Revenue	18	248.634.981	196.729.714	73.111.672	38.206.006
Cost of revenue (-)	18	(139.059.504)	(134.170.378)	(15.176.889)	(8.493.598)
Gross profit		109.575.477	62.559.336	57.934.783	29.712.408
General administrative expense (-)	19	(10.098.314)	(5.061.772)	(7.883.339)	(3.022.855)
Marketing expenses (-)	19	(14.783.087)	(12.067.169)	(10.550.597)	(6.729.185)
Other operating income	20	74.866.238	62.897.050	19.993.723	10.449.864
Other operating expense (-)	20	(30.449.524)	(30.449.524)	(8.203.591)	(3.204.814)
Operating profit		129.110.790	77.877.921	51.290.979	27.205.418
Share of profit of equity-accounted investees		310.488	216.794	(322.579)	(610.319)
Operating Profit Before Finance Expense		129.421.278	78.094.715	50.968.400	26.595.099
Financial expenses (-)	21	(22.403.862)	(21.409.515)	(22.523.550)	(7.554.847)
Operating Profit before Tax From Continuing Operations		107.017.416	56.685.200	28.444.850	19.040.252
Tax Expense From Continuing Operations		--	--	--	--
- Corporate tax charge		--	--	--	--
- Deferred tax benefit		--	--	--	--
Net profit for the period		107.017.416	56.685.200	28.444.850	19.040.252
Earnings per share	22	0,0013	0,0007	0,0003	0,0002

(*) See Note 2.1.

The accompanying notes form an integral part of these condensed interim financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Condensed Interim Statement of Other Comprehensive Income

For the six-month period ended 30 June 2016

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

	Reviewed	Not Reviewed	Reviewed (Restated) (*)	Not Reviewed (Restated) (*)
	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Net profit for the period	107.017.416	56.685.200	28.444.850	19.040.252
Other comprehensive income				
Other comprehensive income that will never be reclassified to profit or loss	--	--	--	--
Net change in revaluation of tangible assets	--	--	--	--
Re-measurements of defined benefit plans	--	--	--	--
Other comprehensive income that are or may be reclassified to profit or loss	--	--	--	--
<i>Translation reserve</i>	--	--	--	--
Other comprehensive income	--	--	--	--
TOTAL COMPREHENSIVE INCOME	107.017.416	56.685.200	28.444.850	19.040.252

(*) See Note 2.1.

The accompanying notes form an integral part of these condensed interim financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Condensed Interim Statement of Changes in Equity

For the six-month period ended 30 June 2016

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

				Other comprehensive income that will never be reclassified to profit or loss						
	Notes	Share capital	Inflation restatement difference on share capital	Share premium	Net change in remeasurement of defined benefit liability	Net change in revaluation of tangible assets	Legal reserves	Prior years' profits	Net profit for the period	Total
Balances at 1 January 2015		680.400.000	240.146.090	423.981	179.250	--	24.677.855	986.306.395	328.433.093	2.260.566.664
Transfers	--	--	--	--	--	--	3.562.917	324.870.176	(328.433.093)	--
Total comprehensive income	--	--	--	--	--	--	--	--	28.444.850	28.444.850
Capital increase		65.600.000	--	--	--	--	--	(65.600.000)	--	--
Dividends	--	--	--	--	--	--	--	(47.628.000)	--	(47.628.000)
Balances at 30 June 2015	17	746.000.000	240.146.090	423.981	179.250	--	28.240.772	1.197.948.571	28.444.850	2.241.383.514
Balances at 1 January 2016		746.000.000	240.146.090	423.981	210.783	21.731.787	28.240.772	1.197.948.571	555.932.867	2.790.634.851
Transfers	--	--	--	--	--	--	8.064.510	547.868.357	(555.932.867)	--
Total comprehensive income	--	--	--	--	--	--	--	--	107.017.416	107.017.416
Capital increase		104.000.000	--	--	--	--	--	(104.000.000)	--	--
Dividends	--	--	--	--	--	--	--	(52.220.000)	--	(52.220.000)
Balances at 30 June 2016	17	850.000.000	240.146.090	423.981	210.783	21.731.787	36.305.282	1.589.596.928	107.017.416	2.845.432.267

The accompanying notes form an integral part of these condensed interim financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Interim Statement of Cash Flows
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

		Reviewed Reviewed 1 January- 30 June 2016	Reviewed (Restated) (*) 1 January- 30 June 2015
A. Cash flow from operating activities			
Net profit for the period		107.017.416	28.444.850
<i>Profit adjustments for</i>			
Adjustments to depreciation and amortization	12,13	699.514	237.652
Adjustments to provision for employee severance indemnity	15	153.843	95.980
Adjustments to provision for unused vacation	15	146.807	88.094
Change in fair value of investment properties		(39.713.481)	--
Share of profit of equity accounted investees		(310.488)	322.579
Allowance for doubtful receivables (net)	8	158.348	174.197
Gain/(losses) from derivatives	22	652.653	472.184
Interest income	18	(4.206.960)	(2.393.925)
Interest expense	22	21.426.257	869.994
Operating profit from before the changes in working capital		86.023.909	28.311.605
<i>Changes in working capital</i>			
Changes in trade receivables		(6.707.365)	(46.205.320)
Changes in other receivables		1.859.254	(2.363.248)
Changes in other current assets		(27.929.686)	(33.414.840)
Changes in inventories		(186.017.388)	(46.625.589)
Changes in trade payables and other payables		(16.905.312)	216.978.962
Changes in other short term liabilities		(4.810.444)	2.130.799
		(154.487.032)	118.812.369
Cash generated from operating activities			
Interest received		4.206.960	2.936.305
Net cash provided by operating activities		(150.280.072)	121.748.674
B. Cash flows from investing activities			
Proceeds from financial assets		--	14.335.559
Purchases of investment property, tangible and intangible assets	10	(79.945.250)	(244.938.461)
Dividends received		500.000	500.000
Equity accounted investees		399.581	104
Net cash used in investing activities		(79.045.669)	(230.102.798)
C. Cash Flows From Financing Activities			
Dividends paid	17	(52.220.000)	(47.628.000)
Borrowings received		413.000.000	353.000.000
Borrowings paid		(137.775.746)	(112.442.417)
Interest paid		(21.426.257)	(1.772.619)
Net cash used in financing activities		201.577.997	191.156.964
Increase in cash and cash equivalents before effect of changes in foreign currency rates			
		(27.747.744)	82.802.840
Effect of changes in foreign currency rates over cash and cash equivalents		(235.562)	--
Net increase / (decrease) in cash and cash equivalents		(27.983.306)	82.802.840
Cash and cash equivalents at the beginning of the period		122.634.388	122.474.196
Cash and cash equivalents at the end of the period	5	94.651.082	205.277.036

(*) See Note 2.1.

The accompanying notes form an integral part of these condensed interim financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

1. Organization and operations of the Company

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi (“the Company”) was established on 6 August 1999 by İş Gayrimenkul Yatırım ve Proje Değerlendirme Anonim Şirketi taking over all assets and liabilities of İş Gayrimenkul Yatırım ve Proje Değerlendirme Anonim Şirketi and Merkez Gayrimenkul Yatırım ve Proje Değerlendirme Anonim Şirketi, both of which operated separately and were established in 1998. The Company is a subsidiary of Türkiye İş Bankası Anonim Şirketi (“İş Bankası”). The Company’s registered address is at İş Kuleleri Kule 2 Kat 10, 11 Levent İstanbul/Turkey.

The main objective and operations of the Company are to engage in activities regulated by the Capital Markets Board of Turkey (“CMB”) related with the Real Estate Investment Corporations such as; properties, property oriented capital market instruments, real estate projects and investing in capital market instruments. Compliance to the CMB’s regulations and related legislation are taken as a basis for the Company’s operations, portfolio investment policies and management limitations.

The Company’s shares have been traded on the Borsa İstanbul Anonim Şirketi (the former legal title “İstanbul Stock Exchange”) (“BİST”) since 1999.

The Company has 79 employees as of 30 June 2016 (31 December 2015: 76).

Kanyon Yönetim İşletim ve Pazarlama Limited Şirketi (“Kanyon”) was established on 6 October 2004 by both 50% equal participations of the Company and Eczacıbaşı Holding Anonim Şirketi (“Eczacıbaşı Holding”) The main objective and operations of the jointly controlled entity are the management of the residences, offices and shops; providing cleaning, maintenance, security, basic environmental set up and similar activities as well as acting as an agent in the introduction and marketing of the projects of the complexes, including property letting and sale. However, Kanyon is converted to Joint Stock Company status as at 5 June 2015.

2. Basis of presentation of financial statements

2.1 Basis of presentation

Statement of compliance

The accompanying financial statements and explanatory notes have been prepared in accordance with Turkish Accounting Standards 34 (“TAS 34”) “Interim Financial Reporting” promulgated by the Public Oversight Accounting and Auditing Standards Authority (“POA”) as set out in the communiqué numbered II-14.1 “Communiqué on the Principles of Financial Reporting In Capital Markets” (“the Communiqué”) of the Capital Markets Board of Turkey (“CMB”), which is published on 13 June 2013 at the Official Gazette numbered 28676.

Businesses are allowed to prepare condensed interim financial statements fully or condensed in accordance with TAS 34.

The company has preferred to prepare condensed interim financial statements in the interim periods in this context.

The condensed interim financial statements do not include all disclosures and notes that the year end period need to include. And therefore, it should be considered with the financial statements as of 31 December 2015 of the Company.

Additional paragraph for convenience translation into English

The differences between accounting principles, as described in the preceding paragraphs, and the accounting principles generally accepted in countries, in which the accompanying condensed interim financial statements are to be distributed may have significant influence on the accompanying condensed interim financial statements. Accordingly, the accompanying condensed interim financial statements are not intended to present the financial position and results of operations in accordance with the accounting principles generally accepted in such countries.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

2. Basis of presentation of financial statements (continued)

2.1 Basis of presentation (continued)

Functional and presentation currency

The financial position and the results of the Company’s operations have been expressed in Turkish Lira (“TL”) which is the functional currency of the Company and which is the presentation currency of the condensed interim financial statements.

Basis of measurement

The condensed interim financial statements are prepared on a historical cost basis except for the financial assets measured at fair value.

Preparation of financial statements in Hyperinflationary Periods

The CMB, with its resolution dated 17 March 2005, declared that companies operating in Turkey which prepare their financial statements in accordance with the CMB Financial Reporting Standards (including those adopted IAS/IFRS), would not be subject to the application of inflation accounting effective from 1 January 2005. Accordingly, IAS 29 “Financial Reporting in Hyperinflationary Economies” was not applied since 1 January 2005.

Comparative Information and Restatement of Prior Period Financial Statements

The condensed interim financial statements of the Company have been prepared comparatively with the prior period in order to give information about financial position and performance. If the presentation or classification of the financial statements is changed, in order to maintain consistency, financial statements of the prior periods are also reclassified in line with the related changes with respective disclosures for the major differences.

As of 30 September 2015 the Company has started measuring the fair value of investment properties which were measured by historical cost basis method before. Financial statements as of and for the year ended 31 December 2015 was issued on 28 January 2016 and the effect of accounting policy changes reflected in the statement of financial position as at 31 December 2014 and 31 December 2013, profit and loss statement for the year ended then such accounting policy change has been applied to the statement of other comprehensive income, statement of cash flow, earnings per share and statement of changes in equity as at and for the period ended 30 June 2015 as presented comparative information to 30 June 2016. Accordingly financial statements are restated as it is presented below.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

2. Basis of presentation of financial statements (continued)

2.1 Basis of presentation (continued)

30 June 2015	Reported	Accounting policy change effects	Restated
Statement of profit or loss			
Cost of sales	(22.463.169)	7.286.280	(15.176.889)
Other Comprehensive Income			
Profit for the period	21.158.570	7.286.280	28.444.850
Total comprehensive income	21.158.570	7.286.280	28.444.850
Earnings per share		0,009	

The details of the reorganization on 30 June 2015 the cash flow statement as follows:

30 June 2015	Reported	Accounting policy change effects	Restated
Statement of cash flow			
Net profit for the period	21.158.570	7.286.280	28.444.850
Regulations related to depreciation and amortization	8.848.688	(8.611.036)	237.652
Net cash provided by operating activities	117.942.375	2.936.305	120.878.680

For the purpose of suitability with current year presentation, net financial debts as shown in the cash flows from financing activities are classified over again under borrowing and loans.

Basis of Consolidation

Jointly controlled entities

Jointly controlled entities are those entities over whose activities one or more entities have joint control, established by contractual agreement and requiring unanimous consent for economic benefits.

Jointly controlled entities which are constituted as Kanyon are accounted for using the equity method in the accompanying financial statements. Under the equity method, investments in the jointly controlled entities are carried in the statement of financial position at cost plus post acquisition changes in the Company’s share of net assets of the jointly controlled entity and the comprehensive income reflects the share of the results of operations of the jointly controlled entities. Where there has been a change recognised directly in the equity of the jointly controlled entities, the Company recognises its share of any changes and discloses this, when applicable, in the statement of changes in equity. When the Company has rights only to the net assets of the arrangements, it accounts for its interest using the equity method according to IAS 28 *Investments in Associates and Joint Ventures*.

Financial statements of the jointly controlled entities are prepared in line with the financial statements of the Company in the same accounting period using uniform accounting policies.

Foreign currency transactions

Transactions in foreign currencies are translated to TL at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to TL at the exchange rate at that date. Foreign currency differences arising on retranslation and gains and losses from foreign currency transactions are recognized in profit or loss.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

2. Basis of presentation of financial statements (continued)

2.2 Changes in accounting estimates and error

The changes in estimates of accounting are about only one period, when the change is made, are about future, prospectively applied by including future periods. There is no change in accounting estimates in the current period. Determined significant accounting estimates errors are applied retrospectively and read just prior financial statements. There is no significant accounting error that was discovered in the current period.

2.3 Standards and interpretations those are effective and not yet effective as of 30 June 2016

2.3.1 Standards and interpretations that are effective in 2016

The Company applied all of the relevant and required TAS/TFRSs and related interpretations as of 30 June 2016.

2.3.2 Standards and interpretations that are not yet effective as of 30 June 2016

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, after the new standards and interpretations become in effect.

TFRS 9 - Financial Instruments – Classification and measurement

As amended in December 2012, the new standard is effective for annual periods beginning on or after 1 January 2018. Phase 1 of this new TFRS 9 introduces new requirements for classifying and measuring financial assets and liabilities. The amendments made to TFRS 9 will mainly affect the classification and measurement of financial assets and measurement of fair value option (FVO) liabilities and requires that the change in fair value of a FVO financial liability attributable to credit risk is presented under other comprehensive income. Early adoption is permitted. The Company is in the process of assessing the impact of the standard on the financial position or performance of the Company.

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

The following standards, interpretations and amendments to existing International Financial Reporting Standards (“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 IFRS standards are not yet adapted/issued to TFRS by the POA, thus they do not constitute part of TFRS. Such standards, interpretations and amendments that are issued by the IASB but not yet issued by the POA are referred to as IFRS or IAS. The Company will make the necessary changes to its financial statements after the new standards and interpretations are issued and become effective under TFRS.

IFRS 9 Financial Instruments – Hedge Accounting and Amendments to IFRS 9, IFRS 7 and IAS 39 -IFRS 9 (2013)

In November 2013, the IASB issued a new version of IFRS 9, which includes the new hedge accounting requirements and some related amendments to IAS 39 and IFRS 7. Entities may make an accounting policy choice to continue to apply the hedge accounting requirements of IAS 39 for all of their hedging transactions. Further, the new standard removes the 1 January 2015 effective date of IFRS 9. The new version of IFRS 9 issued after IFRS 9 (2013) introduces the mandatory effective date of 1 January 2018 for IFRS 9, with early adoption permitted. The Company is in the process of assessing the impact of the standard on financial position or performance of the Company.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

2. Basis of presentation of financial statements (continued)

2.3 Standards and interpretations those are effective and not yet effective as of 30 June 2016 (continued)

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

IFRS 9 Financial Instruments (2014)

IFRS 9, published in July 2014, replaces the existing guidance in IAS 39 Financial Instruments Recognition and Measurement. IFRS 9 includes revised guidance on the classification and measurement of financial instruments including a new expected credit loss model for calculating impairment on financial assets, and the new general hedge accounting requirements. It also carries forward the guidance on recognition and de-recognition of financial instruments from IAS 39. IFRS 9 is effective for annual reporting periods beginning on or after 1 January 2018, with early adoption permitted. The Company is in the process of assessing the impact of the standard on financial position or performance of the Company.

IFRS 15 Revenue from Contracts with Customers

The standard is the result of a joint project and IASB and Financial Accounting Standards Board (“FASB”) which replaces existing IFRS and US GAAP guidance and introduces a new control-based revenue recognition model for contracts with customers. In the new standard, total consideration measured will be the amount to which the [Group/Company] expects to be entitled, rather than fair value and new guidance have been introduced on separating goods and services in a contract and recognising revenue over time. The standard is effective for annual periods beginning on or after 1 January 2018, with early adoption permitted under IFRS. The Company is in the process of assessing the impact of the amendment on financial position or performance of the Company.

IFRS 16 Leases

On 13 January 2016, IASB published the new leasing standard which will replace IAS 17 Leases, IFRIC 4 Determining Whether an Arrangement Contains a Lease, SIC 15 Operating Leases – Incentives, and SIC 27 Evaluating the Substance of Transactions Involving the Legal Form of a Lease and consequently change IAS 40 Investment Properties. IFRS 16 eliminates the current dual accounting model for lessees, which distinguishes between on-balance sheet finance leases and off-balance sheet operating leases. Instead, there is a single, on-balance sheet accounting model that is similar to current finance lease accounting. Lessor accounting remains similar to current practice. The standard is effective for annual periods beginning on or after 1 January 2019, with early adoption permitted provided that an entity also adopts IFRS 15-Revenue from Contracts with Customers. The Company is in the process of assessing the impact of the amendment on financial position or performance of the Company.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

2. Basis of presentation of financial statements (continued)

2.3 Standards and interpretations those are effective and not yet effective as of 30 June 2016 (continued)

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

Amendments to IAS 7 Statement of Cash Flows – Disclosure Initiative

IAS 7 Statement of Cash Flows has been amended as part of the IASB’s broader disclosure initiative to improve presentation and disclosure in financial statements. The amendments will require disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flow and non-cash changes. The amendments are effective for periods beginning on or after 1 January 2017, with earlier application permitted. The Company is in the process of assessing the impact of the amendment on financial position or performance of the Company.

Amendments to IAS 12 Income Taxes– Recognition of Deferred Tax Assets for Unrealised Losses

The amendments clarify that the existence of a deductible temporary difference depends solely on a comparison of the carrying amount of an asset and its tax base at the end of the reporting period, and is not affected by possible future changes in the carrying amount or expected manner of recovery of the asset. The amendments are effective for annual periods beginning on or after 1 January 2017. The Company is in the process of assessing the impact of the amendment on financial position or performance of the Company.

Amendments to IFRS 2 – Classification and Measurement of Share-based Payment Transactions

The Company does not expect that these amendments will have significant impact on the financial position or performance of the Company.

2.4 Restrictions on the investment portfolio of real estate investment trusts

Information given in “Control of compliance with restrictions on the investment portfolio” notes are summarised and derived from the financial statements prepared in accordance with the Communiqué No: II – 14.1 and also within the framework of compliance control of the portfolio restrictions clause of Communiqué No: III - 48.1, “Communiqué on Principles Regarding Real Estate Investment Companies”.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

3. Equity accounted investees

The investments that are valued using equity method are shown in the financial statements of the Company by using equity method. Company's business partnerships that valued according to equity method are listed below:

	Ownership (%)	30 June 2016	Ownership (%)	31 December 2015
Kanyon	50	1.199.894	50	1.599.475
		1.199.894		1.599.475

The summarized condensed interim financial statements information of the jointly control entities under the equity method are listed below:

Kanyon	30 June 2016	31 December 2015
Current assets	7.886.836	8.162.707
Non-current assets	2.322.409	2.299.608
Short-term liabilities	(5.955.156)	(6.058.373)
Long-term liabilities	(1.854.301)	(1.626.058)
Net assets	2.399.788	2.777.884

Kanyon	1 January- 30 June 2016	1 January- 31 December 2015
Income for the period	20.842.568	3.365.512
Expense for the period (-)	(20.221.592)	(4.010.669)

4. Operating segments

Each segment of the Company is managed by the Company's management on project basis. Allocation of the resources to the segments is also managed on project basis.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

4. Operating segments (continued)

	Ankara İş Kule Building	İstanbul İş Kuleleri Complex	Maslak Building	Mallmarine Shopping Mall	İş Bankası Ankara Head Bulding	İş Bankası Ankara Kızılay Building	İş Bankası Antalya Head Building	Kanyon Shopping Mall	Real Hipermerket Building	MarmaraPark	İş Bankası Sirkeci Building	Kapadokya Lodge Hotel	Ofis La Martine	Tuzla Çınarlı Bahçe	Tuzla Operation ve Trade Center	Tuzla Karma Project	İzmir Ege Perla	Other Real Estate	Total
30 June 2016																			
Sales Revenue																			
Rent income	2.524.448	26.033.627	2.422.464	379.639	2.012.378	1.692.953	849.671	17.336.706	3.391.151	--	1.990.470	600.000	913.064	48.942	30.948.352	--	--	--	91.143.865
Income from the sales of real estate	--	--	--	--	--	--	--	--	--	7.286.551	--	--	--	--	--	--	--	--	7.286.551
Income from the sales of investment property	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	144.804.792	--	144.804.792
Tenant contribution and service income	--	330.676	--	--	--	--	--	101.441	--	--	--	--	1.971	--	--	--	--	--	434.088
Other income	--	14.625	--	--	--	--	--	28.904	--	--	--	--	--	--	17.925	--	--	--	61.454
Total Revenue	2.524.448	26.378.928	2.422.464	379.639	2.012.378	1.692.953	849.671	17.467.051	3.391.151	7.286.551	1.990.470	600.000	915.035	48.942	30.966.277	--	144.804.792	--	243.730.750
Insurance expense	27.543	473.394	12.460	13.796	9.858	4.394	3.072	233.537	76.344	--	10.281	98.709	32.907	618	--	--	--	--	996.913
Administrative expense	47.561	481.731	--	--	--	1.090	--	6.504.348	--	--	--	7.983	146.655	32.033	--	975.983	--	--	8.197.384
Tax and duty and other charges	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	126.942.043	--	126.942.043
Cost of sales of investment property	136.501	782.089	81.899	11.301	11.060	24.352	14.357	828.686	191.037	--	34.129	16.861	38.248	2.239	444.455	234.870	--	--	2.852.084
Other	--	17.378	23.617	--	--	19.118	--	--	--	--	--	10.967	--	--	--	--	--	--	71.080
Cost of Sales	211.605	1.754.592	117.976	25.097	20.918	48.954	17.429	7.566.571	267.381	--	44.410	134.520	217.810	34.890	444.455	1.210.853	126.942.043	--	139.059.504
Gross Profit	2.312.843	24.624.336	2.304.487	354.542	1.991.460	1.643.999	832.242	9.900.480	3.123.770	7.286.551	1.946.061	465.480	697.225	14.052	30.521.822	(1.210.853)	17.862.749	--	104.671.246
Prepared within the scope of “IFRS 8 - Operating Segments”.																			
Capital investments	--	136.385	9.146	--	--	--	--	133.745	--	--	--	29.669	--	--	13.306.437	3.765.543	17.535.834	44.844.451	79.761.210

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

4. Operating segments (continued)

	Ankara İş Kule Building	İstanbul İş Kuleleri Complex	Maslak Petrol Ofisi Building	Mallmarine Shopping Mall	İş Bankası Ankara Merkez Building	İş Bankası Ankara Kızılay Building	İş Bankası Antalya Merkez Building	Kanyon Shopping Mall	Real Hiper Market İstanbul Esenyurt	İstanbul Esenyurt (Marmara Park)	İş Bankası Güneşli	İş Bankası Sirkeci	Lykia Lodge Kapadokya Hotel	Taksim Lamartin	Tuzla Çınarlıbahçe Residences	Zeytinburnu Land	Other real estate	Total
30 June 2015																		
Sales Revenue																		
Rent Income	4.369.174	22.377.017	2.275.911	288.782	1.890.000	1.590.000	798.000	15.144.304	2.929.285	--	3.395.277	1.995.069	528.353	931.499	14.400	--	--	58.527.071
Income from the right of construction	--	--	--	--	--	--	--	--	--	6.316.273	--	--	--	--	--	--	--	6.316.273
Income from the sales of investment property	--	--	--	--	--	--	--	--	--	--	--	--	--	--	4.104.538	--	--	4.104.538
Tenant contribution and service income	--	352.954	--	--	--	--	--	112.194	--	--	--	--	--	2.968	--	--	--	468.116
Other income	--	17.223	--	--	--	--	--	22.172	--	--	--	--	--	8.793	--	--	--	48.188
Total Revenue	4.369.174	22.747.194	2.275.911	288.782	1.890.000	1.590.000	798.000	15.278.670	2.929.285	6.316.273	3.395.277	1.995.069	528.353	943.260	4.118.938	--	--	69.464.186
Insurance expense	24.354	582.486	18.548	13.134	9.558	4.184	2.951	221.885	95.833	--	19.778	30.498	12.192	8.898	2.317	--	--	1.046.616
Administrative expense	36.610	343.722	--	--	--	--	--	6.801.808	--	--	--	--	24.100	175.765	196.568	--	--	7.578.573
Tax and duty and other charges	180.117	765.493	79.674	10.991	10.760	23.692	13.966	791.022	186.512	--	132.772	33.202	15.916	37.268	4.166	--	--	2.285.551
Cost of sales of real estate	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3.913.829	--	--	3.913.829
Other	11.671	168.372	72.267	--	53.350	--	--	16.675	--	--	--	1.646	15.272	13.067	--	--	--	352.320
Cost of sales	252.752	1.860.073	170.489	24.125	73.668	27.876	16.917	7.831.390	282.345	--	152.550	65.346	67.480	234.998	4.116.880	--	--	15.176.889
Gross profit	4.116.422	20.887.121	2.105.422	264.657	1.816.332	1.562.124	781.083	7.447.280	2.646.940	6.316.273	3.242.727	1.929.723	460.873	708.262	2.058	--	--	54.287.297
Prepared within the scope of “TFRS - 8 Operating Segments”.																		
Capital Investments	--	151.383	--	--	--	--	--	504.879	--	--	--	--	79.830	--	--	11.003.504	424.427.979	436.167.575

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

*(Amounts expressed in Turkish Lira ("TL") unless otherwise stated.)***4. Operating segments (continued)****Reconciliation of income, assets and liabilities**

	1 January- 30 June 2016	1 January- 30 June 2015
Sales Revenue		
Segment revenue	243.730.750	69.464.186
Undistributed revenue	4.904.231	3.647.486
Total Revenue	248.634.981	73.111.672
	1 January- 30 June 2016	1 January- 30 June 2015
Cost of Sales		
Segment Costs	139.059.504	15.176.889
Total cost of sales	139.059.504	15.176.889
Assets	30 June 2016	31 December 2015
Segment assets	4.115.690.949	3.810.485.275
Other assets	28.369.792	21.820.775
Non-segment related assets	288.783.335	292.894.529
Total assets	4.432.844.076	4.125.200.579
Liabilities	30 June 2016	31 December 2015
Segment liabilities	1.552.237.845	1.171.773.657
Other liabilities	35.173.964	162.792.071
Total liabilities	1.587.411.809	1.334.565.728

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

5. Cash and cash equivalents

	30 June 2016	31 December 2015
Demand deposits	4.839.116	1.445.587
Time deposits	83.124.024	92.200.051
Mutual funds	6.680.854	29.627.903
Receivables from reverse repos	--	8.309
Other cash equivalents	599.507	626.275
	95.243.501	123.908.125
Interest accrued on cash and cash equivalents	(592.419)	(1.273.737)
Total cash and cash equivalents in the statement of cash flows	94.651.082	122.634.388

Time deposits:			30 June 2016
Currency	Interest rate (%)	Maturity	
US Dollar	2,25%-2,35%	August 2016- October 2016	17.563.944
TL	9,45%-11,95%	July 2016	65.560.080
			83.124.024
			31 December 2015
US Dollar	0,30%-1,90%	January 2016	80.196.944
TL	9,45%	January 2016	12.003.107
			92.200.051

	30 June 2016		31 December 2015	
	Cost	Fair Value	Cost	Fair Value
Mutual funds	6.679.335	6.680.854	28.398.904	29.627.903
	6.679.335	6.680.854	28.398.904	29.627.903

The Company has no receivables from reverse repurchase agreements as of 30 June 2016.

Receivables from reverse repos			31 December 2015
Currency	Interest rate (%)	Maturity	
TL	10,00%	January 2016	8.309
			8.309

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira ("TL") unless otherwise stated.)

6. Financial investments / Derivatives

	30 June 2016	31 December 2015
Short-term financial investments		
Financial assets at fair value through profit or loss	5.282	14.811
	5.282	14.811

Company has no bond held for trading as at 30 June 2016 and 31 December 2015.

7. Loans and borrowings

The details of financial borrowings and financial leasing as of 30 June 2016 and 31 December 2015 are as follows:

	30 June 2016	31 December 2015
Short Term borrowings:		
Bonds issued	102.649.040	205.858.160
	102.649.040	205.858.160

	30 June 2016	31 December 2015
Short-term portion of long term loans		
Short-term portion of long term loans	130.673.731	107.653.358
	130.673.731	107.653.358

	30 June 2016	31 December 2015
Long-term loans and borrowings:		
Long-term bank borrowings	517.200.769	375.591.597
Bonds issued	218.584.481	--
	735.785.250	375.591.597

	30 June 2016	31 December 2015
Leasings		
Short-term portions of long-term leasing	11.357.729	11.360.254
Long-term leasing	5.348.637	10.126.764
	16.706.366	21.487.018

	30 June 2016	31 December 2015
Total financial debts	985.814.387	710.590.133

The details of loans and borrowings as of 30 June 2016 and 31 December 2015 are as follows:

30 June 2016				
Currency	Interest rate (%)	Original amount	Short-term (TL)	Long-term (TL)
Euro	Euribor+3,50	12.126.179	7.774.447	31.082.680
US Dollar	Libor + 4,25	67.009.510	27.942.246	165.956.473
TL	11,75-14,50	415.118.654	94.957.038	320.161.616
			130.673.731	517.200.769

31 December 2015				
Currency	Interest rate (%)	Original amount	Short-term (TL)	Long-term (TL)
Euro	Euribor+3,50	12.126.314	7.709.854	30.822.720
US Dollar	Libor + 4,25	71.413.192	28.053.939	179.587.061
TL	11,75-11,90	237.071.382	71.889.565	165.181.816
			107.653.358	375.591.597

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

7. Loans and borrowings (continued)

The details of financial leasing as of 30 June 2016 is as follows:

				30 June 2016	
Currency	Interest rate (%)	Original amount	Short-term (TL)	Long-term (TL)	
TL	11,10	11.357.729	11.357.729	--	
TL	11,30-12,85	5.348.637	--	5.348.637	
			11.357.729	5.348.637	

The Company received a loan limit amounting to USD 160.000.000. As of reporting period, the investment properties are pledged in favour of İş Bankası amounting to USD 161.500.000 and TL 685.000.000 within the scope of the allocation of the loan.

The Company borrowed a four-year loan of TL 180.000.000 from İş Bankası in order to finance the purchase of Zeytinburnu Land. As a security to the loan, a first-degree collateral of TL 250.000.000 on the land purchased has been granted to İş Bankası. However, 25% of the Land, whose ownership is shared between the Company and Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi (Timur Gayrimenkul-NEF) in the rates of 75% and 25% respectively, has been sold to Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi on 19 September 2014. Following the sales transaction, the ownership shares of the Company and Timur Gayrimenkul has become 50%-50%. As of 30 June 2016, TL 120.000.000 of the loan borrowed for the Land has been repaid and the balance payable decreased to TL 60.000.000.

As of 30 June 2016 and 31 December 2015 details of issued bonds are as follows:

				30 June 2016	
ISIN CODE	Issued Nominal Amount (TL)	Issue Date	Amortization Date	Registered Value	
TRISISGY71614	100.000.000	11 July 2014	8 July 2016	102.649.040	
TRISISGY31915	213.000.000	7 April 2016	29 March 2019	218.584.481	
				321.233.521	

				31 December 2015	
ISIN CODE	Issued Nominal Amount (TL)	Issue Date	Amortization Date	Registered Value	
TRISISGY41617	100.000.000	10 April 2014	7 April 2016	102.979.489	
TRISISGY71614	100.000.000	11 July 2014	8 July 2016	102.878.671	
				205.858.160	

The Company has issued 2-year maturity, variable-rate, 3-month coupon payment bonds amounting to a total of TL 100.000.000 to the qualified investors via İş Yatırım Menkul Değerler Anonim Şirketi on 9 July 2014. Benchmark Annual Compound Interest Rate used to price the bond is calculated as the average of the weighted average annual compound interest rate of the “benchmark treasury bill” issued by the Under secretariat of Treasury of Republic of Turkey which is quoted in the Debt Securities Market within the last 3 business day.

The Company has issued 3-year maturity, variable-rate, 3-month coupon payment bonds amounting to a total of TL 213.000.000 to the qualified investors via İş Yatırım Menkul Değerler Anonim Şirketi on 5 April 2016. The interest rate for the first coupon payment of the bond was determined as 2.81%.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

8. Trade receivables and payables*Short-term trade receivables and payables*

	30 June 2016	31 December 2015
Trade receivables		
Notes receivable (*)	513.095	358.462
Rediscount of notes receivables (-)	(487)	(9.323)
Income accruals	18.815.667	15.788.258
Receivables from customers	7.129.351	1.938.445
Doubtful receivables	596.799	755.147
Provision for doubtful receivables (-)	(596.799)	(755.147)
Due from related parties (Note 23)	1.912.166	839.105
Other	--	2.905.828
	28.369.792	21.820.775
Trade payables		
Payables to suppliers	27.974.410	57.530.728
Due to related parties (Note 23)	3.143.134	2.696.047
	31.117.544	60.226.775

As of 30 June 2016, provision for doubtful trade receivables is TL 596.799 (31 December 2015: TL 755.147). Provision for doubtful receivables is determined based on the historical collection performance.

Movement of provision for doubtful receivables for the year is as follows:

	30 June 2016	31 December 2015
Opening balance, 1 January	(755.147)	(719.857)
Charge for the period	--	(174.197)
Provisions released	158.348	244.219
Closing balance	(596.799)	(649.835)

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

9. Other receivables and payables

	30 June 2016	31 December 2015
Other short-term receivables (*)	1.454.877	3.814.131
Dividend receivable from related parties	500.000	--
	1.954.877	3.814.131

	30 June 2016	31 December 2015
Other payables – short-term		
Deposits and guarantees given	618.565	1.453.653
Other short-term payables	18.416	18.416
	636.981	1.472.069

	30 June 2016	31 December 2015
Other payables – long-term		
Other long-term payables (**)	35.990.000	35.990.000
	35.990.000	35.990.000

(*) As at 30 June 2016 other short-term accounts receivable TL 1.053.088 Timur Gayrimenkul Geliştirme Yapı ve Yatırım A.Ş., TL 220.820 TL Ataşehir Belediyesi and TL 117.829 Koray İnşaat Sanayi ve Ticaret A.Ş. (31 December 2015 projects together amounting to TL 3.116.975 as of the date on other short-term accounts receivable from the company, which is project developer partner company, Timur Gayrimenkul Geliştirme Yapı ve Yatırım A.Ş.).

(**) The TL 35.990.000 (31 December 2015: TL 35.990.000), is the amount to be paid to Tecim Yapı Elemanları İnşaat Servis ve Yönetim Hizmetleri San. ve Tic. Limited Şirketi in relation to the purchase of the land registered in Kartal District Section 53, block 2274, lots 395, 397, 398, 399 and 408 and block 2846, lot 1 and block 2847 lot 1. The consideration will be paid to Tecim Yapı Elemanları İnşaat Servis ve Yönetim Hizmetleri San. ve Tic. Limited Şirketi via the proceeds on the sale of houses as part of a revenue sharing agreement based on the project development to be performed on the acquired land.

10. Investment property

As of 30 June 2016 and 31 December 2015, the details of investment properties are as follows:

	30 June 2016	31 December 2015
Investment property under operating lease	1.776.133.203	1.775.824.259
Investment property under construction and other	1.634.970.177	1.515.804.430
Total	3.411.103.380	3.291.628.689

As of 30 June 2016, total insurance amount on investment properties is TL 977.369.136 (31 December 2015: TL 982.815.210).

As of 30 June 2016 there are 41.243.224 TL capitalized financing expenses on the Company's investment properties.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

10. Investment property (continued)

	1 January 2016 opening balance	Purchases	Fair value difference	30 June 2016 closing balance
Investment property under operating lease				
Ankara İş Kule Building	118.000.000	--	--	118.000.000
Marmarapark	130.000.000	--	--	130.000.000
İstanbul İş Kuleleri Complex	673.838.909	136.385	--	673.975.294
İstanbul İş Kuleleri Complex 10 th and 11 th Floors	--	--	--	--
İş Bankası Ankara Kızılay Building	34.930.000	--	--	34.930.000
İş Bankası Ankara Merkez Building	40.260.000	--	--	40.260.000
İş Bankası Antalya Merkez Building	19.585.000	--	--	19.585.000
İş Bankası Güneşli Building	--	--	--	--
Kapadokya Lodge Hotel	22.890.000	29.669	--	22.919.669
Mallmarine Shopping Mall	11.263.850	--	--	11.263.850
Maslak Building	94.031.500	9.146	--	94.040.646
Real Hipermarket Building	95.000.000	--	--	95.000.000
Office Lamartine	46.535.000	--	--	46.535.000
Tuzla Çınarlı Bahçe Project	2.490.000	--	--	2.490.000
Kanyon Shopping Mall	440.000.000	133.744	--	440.133.744
İş Bankası Sirkeci Building	47.000.000	--	--	47.000.000
	1.775.824.259	308.944	--	1.776.133.203
Investment property under construction and other				
İzmir Ege Perla	210.393.969	17.535.834	32.536.345	260.466.148
İstanbul Finans Merkezi Land	138.145.000	17.192.360	322.640	155.660.000
Kartal Project (*)	102.326.542	27.633.792	(30.449.524)	99.510.810
Levent Land	3.998.919	--	--	3.998.919
Tuzla Karma Project	270.075.000	3.765.543	5.240.457	279.081.000
Tuzla Teknoloji ve Operasyon Merkezi Project	760.385.000	13.306.437	32.063.563	805.755.000
Üsküdar Land	30.480.000	18.300	--	30.498.300
	1.515.804.430	79.452.266	39.713.481	1.634.970.177
Total	3.291.628.689	79.761.210	39.713.481	3.411.103.380

(*) The company has started the project of Kartal Manzara Adalar in December 2014. Within the project sales agreements was signed as of 30 June 2016 for total of 542 real estate.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

10. Investment property (continued)

	Opening Balance 1 January 2015	Purchases	Disposals	Fair value difference	Depreciation expense	Transfers	Closing Balance 31 December 2015
Investment property under operating lease							
Ankara İş Kule Building	107.300.000	--	--	10.700.000	--	--	118.000.000
Marmarapark	106.600.000	--	--	23.400.000	--	--	130.000.000
İstanbul İş Kuleleri Complex	580.524.579	146.325	(10.835)	93.178.840	--	--	673.838.909
İstanbul İş Kuleleri Complex 10 th and 11 th Floors (***)	4.649.210	2.557	--	--	(84.569)	(4.567.198)	--
İş Bankası Ankara Kızılay Building	29.500.000	--	--	5.430.000	--	--	34.930.000
İş Bankası Ankara Merkez Building	31.590.000	--	--	8.670.000	--	--	40.260.000
İş Bankası Antalya Merkez Building	17.200.000	--	--	2.385.000	--	--	19.585.000
İş Bankası Güneşli Building	46.600.000	--	(46.600.000)	--	--	--	--
Kapadokya Lodge Hotel	21.505.000	348.453	--	1.036.547	--	--	22.890.000
Mallmarine Shopping Mall	10.142.650	--	--	1.121.200	--	--	11.263.850
Maslak Building	82.248.600	82.007	--	11.700.893	--	--	94.031.500
Real Hipermarket Building	81.000.000	--	--	14.000.000	--	--	95.000.000
Office Lamartine	44.295.000	--	--	2.240.000	--	--	46.535.000
Tuzla Çınarlı Bahçe Project	2.246.000	44.215	--	199.785	--	--	2.490.000
Kanyon Shopping Mall	390.000.000	666.979	--	49.333.021	--	--	440.000.000
İş Bankası Sirkeci Building	37.200.000	261.332	--	9.538.668	--	--	47.000.000
	1.592.601.039	1.551.868	(46.610.835)	232.933.954	(84.569)	(4.567.198)	1.775.824.259
Investment property under construction and other							
İzmir Ege Perla	80.455.340	92.510.407	--	37.428.222	--	--	210.393.969
İstanbul Finans Merkezi Arsası	122.455.000	5.062.836	--	10.627.164	--	--	138.145.000
Kartal Projesi (*)	45.504.427	83.930.365	--	--	--	(129.434.792)	--
Kartal Projesi	51.493.490	34.408.015	--	16.425.037	--	--	102.326.542
Levent Arsası	3.806.500	46.428	--	145.991	--	--	3.998.919
Tuzla Karma Proje	174.500.000	73.463.285	--	22.111.715	--	--	270.075.000
Tuzla Teknoloji ve Operasyon Merkezi Projesi	304.100.000	338.413.053	--	117.871.947	--	--	760.385.000
Üsküdar Arsası	25.665.000	342.173	--	4.472.827	--	--	30.480.000
Zeytinburnu Arsası (**)	183.458.314	31.748.374	--	--	--	(215.206.688)	--
	991.438.071	659.924.936	--	209.082.903	--	(344.641.480)	1.515.804.430
Total	2.584.039.110	661.476.804	(46.610.835)	442.016.857	(84.569)	(349.208.678)	3.291.628.689

(*) The company has started the project of Kartal Manzara Adalar in December 2014. Within the project sales agreements was signed as of 31 December 2015 for total of 453 real estate. The part of held for sales reclassified as a stock.

(**) According to the Board of Directors resolution dated 9 October 2013, the Company decided to jointly purchase the plot total 130.025 m² area in Istanbul, Zeytinburnu District (former Topkapı Şişecam factory) with Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi (“NEF”) with an amount of TL 320.000.000 excluding VAT, from Türkiye Şişe ve Cam Fabrikaları Anonim Şirketi and Anadolu Cam Sanayi Anonim Şirketi in order to develop a project with NEF. 75% and 25% of the plot would be purchased on behalf of the Company and NEF, respectively. However, on 7 August 2014, the Board of Directors decided to sell a 25% share of the company’s ownership to NEF, on 19 September 2014 the transfer of land was completed and both the Company and NEF have equal ownership shares of 50%. The fair value of the land has been determined as the fair value as at 19 September 2014. In total, TL 46.662.092 of financing costs of the project were capitalized in 2016. Due to the fact that the aim of the project is selling, this property reclassified as stocks.

(***) As of 31 December 2015 The Company has reclassified İstanbul İş Kuleleri Complex 10th and 11th floor as investment properties to tangible assets.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

10. Investment property (continued)

The fair values of the Company’s investment properties at 30 June 2016 have been arrived at on the basis of valuations carried out in November and December 2015 by four independent appraiser firms, and ongoing investments have been arrived at basis of valuations carried out in May 2016 by four independent appraiser firms. Appraisal firms are accredited independent firms licensed by the Capital Markets Board of Turkey, and have appropriate qualifications and recent experience in appraising properties in the relevant locations. Appraisal studies are in compliance with International Valuation Standards and are figured out by reference to market evidence of transaction prices for similar properties or discounted future cash flows.

Cash flow was formed in accordance with available datas and the informations received from the company. Cash flows that generate from cash flow statements is reduced in line with the reduction ratio between 6% and 11% was aimed that observe the effects of future risks on the value of real estate.

As of the reporting date, the investment properties are pledged in favour of İş Bankası amounting to USD 161.500.000 and TL 685.000.000. During the period, the property rental income earned by the Company from its investment properties amounted to TL 91.143.865 (30 June 2015: TL 58.527.071). Direct operating expenses arising on the investment properties in the current period amounted to TL 139.059.504 (30 June 2015: TL 15.176.889).

11. Inventories

<i>Short-term inventories</i>	30 June 2016	31 December 2015
<i>Completed residential units</i>		
İzmir Ege Perla (*)	85.416.623	174.215.106
	85.416.623	174.215.106
<i>Long-term inventories</i>	30 June 2016	31 December 2015
<i>Non-completed residential units</i>		
Kartal Project (**)	201.692.874	129.434.792
Topkapı Project (***)	260.435.406	215.206.688
Tuzla Land (****)	157.042.666	--
	619.170.946	344.641.480

(*) The Company has started the Ege Perla İzmir project registered in İzmir, Konak District on a plot total 18.392 m2 area in the third quarter of 2012. Initial sales has started at October 2012. As of 30 June 2016 preliminary sales contracts have been signed for total 125 residences and the Company received advances amounting to TL 17.680.934 (31 December 2015: TL 143.445.186).

(**) The Company has started the Manzara Adalar project in İstanbul, Kartal, in December 2014. Sales agreements for 542 residences have been signed and advances have been received amounting to TL 163.623.092 as of 30 June 2016 (31 December 2015: TL 109.293.653).

(***) The company has started the In İstanbul Project in İstanbul, Topkapı, in May 2015. As of 30 June 2016 preliminary sales contracts have been signed for total 2.073 residence and the company received advances amounting to TL 329.596.585. (31 December 2015: 242.966.853 TL) The company explains the given guarantees for loans that uses Zeytinburnu land in Note 14.

(****) The company has carried out a project to develop land purchase for resale unit consisting of TL 143.795.000 in January 2016 in the Tuzla district of İstanbul province.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

12. Tangible assets

	Buildings (*)	Machinery and equipment	Vehicles	Fixtures	Total
Cost					
Opening balance as of 1 January 2016	26.298.985	85.950	32.447	2.638.109	29.055.491
Purchases	--	--	--	96.234	96.234
Disposals	--	--	--	--	--
Transfer	--	--	--	--	--
Fair value difference	--	--	--	--	--
Closing balance as of 30 June 2016	26.298.985	85.950	32.447	2.734.343	29.151.725
Accumulated Depreciation					
Opening balance as of 1 January 2016	137.894	85.950	30.705	1.763.968	2.018.517
Current period charge	387.969	--	1.742	193.117	582.828
Disposals	--	--	--	--	--
Closing balance as of 30 June 2016	525.863	85.950	32.447	1.957.085	2.601.345
Net book value as of 1 January 2016	--	--	1.742	874.141	27.036.974
Net book value as of 30 June 2016	25.773.122	--	--	772.258	26.550.380

	Buildings	Machinery and equipment	Vehicles	Fixtures	Total
Cost					
Opening balance as of 1 January 2015	--	85.950	269.977	2.329.409	2.685.336
Purchases	--	--	--	308.700	308.700
Disposals	--	--	237.530	--	237.530
Transfers	4.567.198	--	--	--	4.567.198
Fair Value Hedge	21.731.787	--	--	--	21.731.787
Closing balance as of 31 December 2015	26.298.985	85.950	32.447	2.638.109	29.055.491
Accumulated Depreciation					
Opening balance as of 1 January 2015	--	85.950	243.715	1.402.274	1.731.939
Prior year charge	137.894	--	24.058	361.694	523.646
Disposals	--	--	237.068	--	237.068
Closing balance as of 31 December 2015	137.894	85.950	30.705	1.763.968	2.018.517
Net book value as of 1 January 2015	--	--	26.262	927.135	953.397
Net book value as of 31 December 2015	26.161.091	--	1.742	874.141	27.036.974

(*) As at 30 June 2016, İş Kuleleri Kule:2 10th and 11th floor offices are the most important tangible assets item of the company which are currently used for registered address with amounting to TL 25.773.822. These areas get share from the mortgages amounting to USD 136 million and TL 185 million established in İş Kuleleri and Kule Çarşı. As at 30 June 2016, Company has tangible assets which is fully depreciated amounting to TL 948.314.

As at 30 June 2016, the Company has tangible assets which is fully depreciated amounting to TL 948.314. As at 30 June 2016 and 31 December 2015, there is no pledge on tangible assets.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

13. Intangible assets

	Computer Programs	Total
Cost		
Opening balance as of 1 January 2016	2.360.560	2.360.560
Purchases	87.806	87.806
Closing balance as of 30 June 2016	2.448.366	2.448.366
Accumulated Depreciation		
Opening balance as of 1 January 2016	1.941.941	1.941.941
Current year charge	116.686	116.686
Closing balance as of 30 June 2016	2.058.627	2.058.627
Net book value as of 1 January 2016	418.619	418.619
Net book value as of 30 June 2016	389.739	389.739

	Computer Programs	Total
Cost		
Opening balance as of 1 January 2015	1.904.517	1.904.517
Purchases	456.043	456.043
Closing balance as of 30 June 2015	2.360.560	2.360.560
Accumulated Depreciation		
Opening balance as of 1 January 2015	1.759.489	1.759.489
Current year charge	182.452	182.452
Closing balance as of 30 June 2016	1.941.941	1.941.941
Net book value as of 1 January 2015	145.028	145.028
Net book value as of 31 December 2015	418.619	418.619

As at 30 June 2016, Company has intangible assets which is fully depreciated amounting to TL 1.687.128.

As at 30 June 2016 and 31 December 2015, Company has no intangible assets which is capitalized in the business area.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

14. Provisions, contingent assets and liabilities

	30 June 2016	31 December 2015
Provisions	12.365.234	53.732
	12.365.234	53.732

	30 June 2016	31 December 2015
Letters of guarantee received (*)	265.757.309	264.143.109
	265.757.309	264.143.109

(*) Letters of guarantee consist of the letters received from tenants and suppliers of the Company.

Details of collaterals, pledges and mortgages (“CPM”) given by the Company as of 30 June 2016 and 31 December 2015 are as follows:

	30 June 2016	31 December 2015
A. CPM given for companies own legal personality (*)	1.155.617.886	920.677.358
B. CPM given in behalf of fully consolidated companies	--	--
C. CPM given for continuation of its economic activities on behalf of third parties (**)	11.666.272	19.347.069
D. Total amount of other CPM's	--	--
- Total amount of CPM's given on behalf of majority shareholder	--	--
- Total amount of CPM's given on behalf of other Group companies which are not in scope of B and C	--	--
- Total amount of CPM's given on behalf of third parties which are not in scope of C	--	--
Total	1.167.284.158	940.024.427

(*) CPM given for the Company's own legal personality consists of letters of guarantee amounting to TL 14.967.757 and pledge amounting to USD 161.500.000 and TL 685.000.000. As of 31 June 2016, the investment properties are pledged in favour of İş Bankası amounting to USD 161.500.000 and TL 500.000.000 TL. As of 30 June 2016, the Company has 1st degree mortgage on its investment properties held amounting to USD 161.500.000 in favour of İş Bankası. The Company received a counter guarantee amounting to USD 160 million from İş Bankası to constitute financing guaranty provided. In this context, 1st degree mortgage was constituted in favour of İş Bankası from investment properties portfolio of the Company, İş Bankası Ankara Kızılay Building amounting to USD 11.000.000, İş Bankası Sirkeci Building amounting to USD 14.500.000, Kule-2 and Kule Çarşı amounting to USD 136.000.000 as 1st degree mortgage, Kule-2 and Kule Çarşı amounting to TL 185.000.000 as 2nd degree mortgage.

The Company borrowed a four-year loan of TL 180.000.000 from İş Bankası in order to finance the purchase of Zeytinburnu Land. As a security to the loan, a first-degree collateral of TL 250.000.000 on the land purchased has been granted to İş Bankası. However, 25% of the Land, whose ownership is shared between the Company and Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi (Timur Gayrimenkul-NEF) in the rates of 75% and 25% respectively, has been sold to Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi on 19 September 2014. Following the sales transaction, the ownership shares of the Company and Timur Gayrimenkul has become 50%-50%. As of 30 June 2016, TL 120.000.000 of the loan borrowed for the Land has been repaid and the balance payable decreased to TL 60.000.000.

(**) Represents the cost of guarantors given to the related banks in return for the loan amount in case the buyers of the Company's ongoing residential and office projects use mortgage/business loan from contracted banks. In this respect, as of 30 June 2016, the ratio of CPM given by the Company to the Company's shareholders' equity is 0,41% (31 December 2015: 0,69%).

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

14. Provisions, contingent assets and liabilities (continued)

Operating leases

The Company, as the lessor in the operating lease transactions

The Company signed operating lease agreements as lessor for the investment properties in its portfolio with tenants which are shopping mall tenants, hotel operators and other third parties. The future minimum lease receivables as of 30 June 2016 and 31 December 2015 are as follows:

	30 June 2016	31 December 2015
Less than 1 year	175.433.545	194.764.874
Between 1-5 years	484.446.993	517.139.988
More than 5 years	1.988.103.295	2.060.174.946
	2.647.983.833	2.772.079.808

15. Provision for employee benefits

	30 June 2016	31 December 2015
Unused vacation provisions	379.705	232.898
	379.705	232.898
Severance pay indemnity	1.126.970	973.127
	1.126.970	973.127
	1 January- 30 June 2016	1 January- 30 June 2015
Opening balance at 1 January	973.127	831.795
Service cost	75.929	47.371
Interest cost	77.914	48.609
Actuarial difference	1.126.970	927.775

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

16. Prepaid expenses, other assets, deferred revenue and other liabilities

<i>Other current assets</i>	30 June 2016	31 December 2015
Job advances (*)	56.870.831	40.838.289
Prepaid expenses (**)	1.451.895	2.726.811
	58.322.726	43.565.100

(*) The Company signed an agreement with Nida İnşaat – A Yapı (joint venture) for the construction work of Ege Perla project located in Konak, İzmir. As of 31 December 2015, job advances paid to Nida İnşaat – A Yapı under the agreement terms are TL 1.189.636. The Company signed an agreement with Perspektif Yapı A.Ş. for the construction work of İstanbul Finans Merkezi project. As of 30 June 2016, job advances paid to Perspektif Yapı İnşaat San. Ve Tic. A.Ş. under the agreement terms are TL 1.352.923 (31 December 2015: TL 2.676.580) and job advances paid to Sera Yapı Endüstri ve Tic. A.Ş. under the agreement terms are TL 3.973.996 (31 December 2015: TL 3.890.833) for Topkapı İn İstanbul Project.

The Company signed an agreement with Ant Yapı A.Ş. for the construction work of Manzara Adalar project located in Kartal, İstanbul. As of 30 June 2016, job advances paid to Ant Yapı A.Ş. under the agreement terms are TL 12.752.459 (31 December 2015: TL 17.661.783). The Company also paid job advances to Tecim Yapı Elemanları A.Ş. which is old owner of land under the revenue sharing agreement terms are TL 37.878.308 TL (31 December 2015: TL 13.826.226).

The Company signed an agreement with Koray İnşaat Sanayi ve Ticaret A.Ş. for the construction work of Tuzla Technology and Operation Center Project located in G22B17A1C, parcels 1 and 2. As of 31 December 2015 job advances paid to Koray İnşaat Sanayi ve Ticaret A.Ş. under the agreement terms are TL 62.421.

(**) As of 30 June 2016, prepaid expenses mainly consist of prepaid insurance expenses with related parties amounting TL 1.385.513 (31 December 2015: TL 2.726.125)

<i>Other current assets</i>	30 June 2016	31 December 2015
Deferred VAT	105.668.827	92.522.546
Prepaid taxes and dues payable	40.528	14.748
	105.709.355	92.537.294

<i>Other short-term liabilities</i>	30 June 2016	31 December 2015
Taxes and funds payable	2.641.727	8.945.543
Payable Social Security cuts	210.054	144.365
	2.851.781	9.089.908

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

16. Prepaid expenses, other assets, deferred revenue and other liabilities (continued)

<i>Deferred revenue (Short-term)</i>	30 June 2016	31 December 2015
Advances received (*)	17.680.934	143.445.186
Deferred revenue (***)	2.464.378	15.952.389
Short-term deferred revenue to related (Note 24)	519.762	662.670
	20.665.074	160.060.245

<i>Deferred revenue (Long-term)</i>	30 June 2016	31 December 2015
Deferred revenue (**)	493.219.677	352.500.640
Advances received (***)	3.244.456	3.376.201
	496.464.133	355.876.841

(*) Advances received consist of advances for sales related with Ege Perla Project. (Note 11).

(**) TL 329.596.585 part of the balance is comprises of the advances received from the sales of Topkapı Project and TL 163.623.092 from Kartal Manzara Adalar Project. (Note 11)

(***) TL 3.564.896 part of the balance is comprises of the rent payments collected from Real Hipermarketler Zinciri A.Ş as contribution to project.

17. Shareholders' equity

Share capital

The composition of the paid-in share capital as of 30 June 2016 and 31 December 2015 is as follows:

	30 June 2016		31 December 2015	
İş Gayrimenkul Yat. Ort. A.Ş.	(%)	(%)	(%)	
Türkiye İş Bankası A.Ş.	43,66	371.101.512	42,23	315.073.304
Anadolu Hayat Emeklilik A.Ş.	7,11	60.421.337	7,11	53.028.605
Other	49,23	418.477.151	50,66	377.898.091
Historic share capital	100,00	850.000.000	100,00	746.000.000

At the Annual General Meeting on 24 March 2016 the Company's capital has been decided to increase by TL 104.000.000 from the prior year's profit. Related capital increase decision, approved by transferring the Capital Markets Board on 25 May 2016, has been registered by Istanbul Trade Registry Office.

The total number of ordinary shares consists of 850.000.000 (31 December 2015: 746.000.000) shares with a par value of TL 1 per share. All of the shares are issued to name and TL 1.214.286 (31 December 2015: TL 1.065.714) of the total amount is Group A and TL 848.785.714 (31 December 2015: TL 744.934.286) of the total amount is Group B shares. Group A shareholders have the privilege to nominate candidates during the Board of Directors member elections. One member of Board of Directors is selected among the candidates nominated by Group B shareholders while the rest is selected among the candidates nominated by Group A shareholders. There is no other privilege given to the Group A shares.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

17. Shareholders' equity (continued)

Adjustment to share capital

Adjustment to share capital amount is TL 240.146.090 as of 30 June 2016, 31 December 2015. Adjustment to share capital represents the restatement effect of the cash contributions to share capital equivalent to purchasing power of TL.

Share premium

As of 30 June 2016, share premiums amounting TL 423.981 represent excess amount of selling price and nominal value for each share during initial public offering of the Company's shares (31 December 2015: TL 423.981).

Restricted reserves

	30 June 2016	31 December 2015
Legal reserves	36.305.282	28.240.772
	36.305.282	28.240.772

Legal reserves consist of first and second legal reserves. The first legal reserve is appropriated out of statutory profits at the rate of 5% per annum, until the total reserve reaches 20% of the paid-in share capital. The second legal reserve is calculated as the 10% of dividend distributions, in excess of 5% of paid-in capital. Under the TCC, the legal reserves can be used only to offset losses and are not available for any other usage unless they exceed 50% of paid-in capital.

Prior years' profits

	30 June 2016	31 December 2015
Prior years' profits	1.589.596.928	1.197.948.571
	1.589.596.928	1.197.948.571

Dividend distribution

The Company held on 24 March 2016 Annual General Meeting; The Capital Markets Board II-14.1 "Principles of Financial Reporting in Capital Markets" in accordance prepared December 31, 2015 dated statutory net profit of over TL 6.572.609 in located TL 131.452.191 records general legal reserves separation; to meet the net profit of TL 104.000.000 in free; TL 17.220.000 net profit, amounting to TL 35.000.000 to TL 52.220.000 in total has been decided to distribute cash dividend to be paid from extraordinary reserves.

In the Ordinary General Shareholders' Meeting held on 24 March 2016, the distribution of 2015 net profit was determined as follows:

	Amount
First legal reserve (TCC 466/1) 5%	6.572.610
Dividend	17.220.000
Second legal reserve (TCC 466/2)	1.492.000
Capital increase through bonus issues (*)	104.000.000
Transferred to prior years' profits	426.648.257
Total	555.932.867

(*) The amount of TL 52.220.000 is distributes to shareholders, the TL 35.000.000 of that amount is compensated by extraordinary reserves.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

18. Revenue and cost of revenue

	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Rent income	91.143.865	44.944.668	58.527.071	29.814.798
Income from right of construction	7.286.551	3.625.256	6.316.273	3.394.600
Income from sales of real estate	144.804.792	144.804.792	4.104.538	3.301.525
Tenant contribution and service income	434.088	218.202	468.116	232.630
Other revenue	61.454	(4.144)	48.188	31.557
Total real estate revenues	243.730.750	193.588.774	69.464.186	36.775.110
Interest income on bank deposits	4.198.498	2.924.177	1.832.125	951.265
Gain on buy/sell of marketable securities	697.271	214.093	1.253.561	489.032
Interest income from government bonds, treasury bills and private sector bonds	--	--	553.302	(12.187)
Interest income from reverse repos	8.462	2.670	8.498	2.786
Total debt instruments revenue	4.904.231	3.140.940	3.647.486	1.430.896
Total revenue	248.634.981	196.729.714	73.111.672	38.206.006

TL 61.285.078 of total revenues were obtained from related parties (30 June 2015: TL 28.552.533).

Cost of sales	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Administrative expenses	(8.197.384)	(4.949.790)	(7.578.573)	(3.536.305)
Cost of sales of real estate	(126.942.043)	(126.942.043)	(3.913.829)	(3.227.173)
Taxes and dues	(2.852.084)	(1.731.771)	(2.285.551)	(1.076.480)
Insurance expenses	(996.913)	(495.928)	(1.046.616)	(524.325)
Other	(71.080)	(50.846)	(352.320)	(129.315)
	(139.059.504)	(134.170.378)	(15.176.889)	(8.493.598)

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

19. Marketing, sales and distribution expenses/Administrative expenses

	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Personnel expenses	(5.367.680)	(1.970.884)	(4.829.809)	(1.811.989)
Outsourced service expenses	(3.519.336)	(2.398.205)	(2.136.342)	(727.662)
Depreciation and amortization	(699.514)	(347.518)	(237.652)	(132.242)
Doubtful trade receivables	--	--	(174.197)	(52.806)
Taxes and duties	(101.556)	(7.147)	(127.933)	(31.908)
Other	(410.228)	(338.019)	(377.406)	(266.248)
	(10.098.314)	(5.061.772)	(7.883.339)	(3.022.855)
	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Advertising expenses	(13.090.919)	(10.685.883)	(9.342.907)	(5.956.985)
Consultancy expenses	(698.077)	(569.828)	(498.213)	(401.331)
Office expenses	(314.271)	(256.534)	(224.293)	(49.725)
Other	(679.820)	(554.925)	(485.184)	(321.144)
	(14.783.087)	(12.067.169)	(10.550.597)	(6.729.185)

20. Other operating income / expense

	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Revaluation income of investment property	70.163.005	70.163.005	--	--
Foreign exchange gains	4.275.863	(7.596.070)	19.633.816	10.195.980
Other	427.370	330.115	359.907	253.884
	74.866.238	62.897.050	19.993.723	10.449.864
	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Revaluation expense of investment property	(30.449.524)	(30.449.524)	--	--
Foreign exchange losses	--	--	(8.203.591)	(3.204.814)
	(30.449.524)	(30.449.524)	(8.203.591)	(3.204.814)

21. Finance income / expense

	1 January- 30 June 2016	1 April- 30 June 2016	1 January- 30 June 2015	1 April- 30 June 2015
Finance expenses				
Foreign exchange losses	(324.952)	305.550	(21.181.372)	(7.795.858)
Interest expense on loans and borrowings	(21.425.770)	(21.073.113)	(851.246)	(472.107)
Other interest expense	(487)	--	(18.748)	1.182.664
Derivative losses	(652.653)	(641.952)	(472.184)	(469.546)
	(22.403.862)	(21.409.515)	(22.523.550)	(7.554.847)

As of 30 June 2016, there are TL 41.243.224 capitalized financing expenses on the Company's investment properties (31 December 2015: TL 31.920.216).

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

22. Earnings per share

	1 January- 30 June 2016	1 January- 31 December 2015
Number of shares in circulation during the period	74.600.000.000	68.040.000.000
Bonus shares(*)	10.400.000.000	6.560.000.000
Number of shares in circulation as of 30 June	85.000.000.000	74.600.000.000
Weighted average number of shares in circulation (**)	85.000.000.000	85.000.000.000
Net profit for the period	107.017.416	28.444.850
Earnings per share	0,0013	0,0003
Diluted earnings per share	0,0013	0,0003

(*) Capital increase is realized from internal sources and increase in number of share is used for computation of prior period earnings per share.

(**) As of 30 June 2016 capital of the Company consists of 85.000.000.000 shares that are valued TL 0,01 cent for each one.

23. Related party disclosures

Related parties of the Company are direct or indirect subsidiaries of İş Bankası and the directors and personnel of the Company.

Receivables from related parties are mainly due to sales transactions and the average payment term is one month. By nature no interest is calculated on these receivables and no guarantees have been received.

Payables due to related parties are mainly due to purchase transactions and the average credit payment term is one month. No interest is calculated on these payables.

Details of related party balances are as follows:

	30 June 2016	31 December 2015
Balances at İş Bankası		
Demand deposits	4.839.116	1.445.587
Time deposits	83.124.024	92.200.051
Receivables from reverse repo transactions	--	8.309
	87.963.140	93.653.947

The Company has letters of guarantee amounting TL 14.967.757 (31 December 2015: TL 14.956.957) from İş Bankası. In addition, 1st and 2nd degree mortgage is instituted by the Company in favour of İş Bankası A.Ş. amounting to TL 685.000.000 and USD 161.500.000 on some investment properties.

As of 30 June 2016 and 31 December 2015, the Company has mutual funds, established by İş Yatırım Menkul Değerler A.Ş., İş Bankası and İş Portföy Yönetimi A.Ş.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

23. Related party disclosures (continued)

	30 June 2016				
	Short Term Trade Receivable	Short Term Other Receivables	Short Term Prepaid Expenses	Short Term Trade Payable	Deferred Income
Balances with related parties					
Anadolu Anonim Türk Sigorta A.Ş.	--	--	1.385.513	154.667	--
Anadolu Cam Sanayii A.Ş.	--	--	--	--	9.381
Anadolu Hayat Emeklilik A.Ş.	--	--	--	--	14.937
Avea İletişim Hizmetleri A.Ş.	58.000	--	--	46.293	67.393
Camiş Madencilik A.Ş.	--	--	--	--	3.130
İş Net Elektronik Hizmetler A.Ş.	--	--	--	6.725	--
İş Girişim Sermayesi Yatırım Ortaklığı A.Ş.	--	--	--	--	1.211
İş Merkezleri Yönetim ve İşletim A.Ş.	517.052	--	--	750.756	3.352
İş Yatırım Menkul Değerler A.Ş.	--	--	--	--	12.234
İş Finansal Kiralama A.Ş.	18.469	--	--	--	--
Kanyon Yönetim İşl. Paz. Ltd. Şti.	1.256.091	500.000	--	1.970.888	304.296
Paşabahçe Cam San. Ve Tic. A.Ş.	--	--	--	--	22.540
Paşabahçe Mağazaları A.Ş.	1.724	--	--	1.075	709
Soda Sanayii A.Ş.	--	--	--	--	7.350
Şişecam Dış Ticaret A.Ş.	--	--	--	--	1.654
Şişecam Enerji A.Ş.	12.003	--	--	--	466
Şişecam Sigorta Hizmetleri A.Ş.	--	--	--	480	862
Türkiye İş Bankası A.Ş.	--	--	--	--	23.157
Trakya Cam Sanayii A.Ş.	48.827	--	--	--	12.510
Türkiye Şişe ve Cam Fabrikaları A.Ş.	--	--	--	--	34.580
Payables to shareholders (dividend)	--	--	--	476	--
Other	--	--	--	211.774	--
	1.912.166	500.000	1.385.513	3.143.134	519.762
30 June 2016					
Loans and borrowings					
Balances with related parties			Short Term	Long Term	
Türkiye İş Bankası A.Ş.			122.091.648	472.756.323	
Transactions with related parties					
				Interest expense on loans	
Türkiye İş Bankası A.Ş.					21.424.456
Financial leasing					
Balances with related parties			Short Term	Long Term	
Türkiye İş Bankası A.Ş.			11.357.729	5.348.637	

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

23. Related party disclosures (continued)

	31 December 2015			
	Short Term Trade Receivables	Short Term Prepaid Expenses	Short Term Trade payables	Deferred Income
<i>Balances with related parties</i>				
Anadolu Anonim Türk Sigorta A.Ş.	415	2.726.125	1.292.465	--
Anadolu Cam Sanayii A.Ş.	--	--	--	28.142
Anadolu Hayat Emeklilik A.Ş.	--	--	--	44.811
Avea İletişim Hizmetleri A.Ş.	49.345	--	45.638	59.330
Camiş Madencilik A.Ş.	--	--	--	9.389
İş Girişim Sermayesi Yatırım Ortaklığı A.Ş.	--	--	--	3.634
İş Merkezleri Yönetim ve İşletim A.Ş.	32.237	--	54.005	10.055
İş Net Elektronik Hizmetler A.Ş.	--	--	2.862	--
İş Portföy Yönetimi A.Ş.	--	--	44.291	--
İş Yatırım Menkul Değerler A.Ş.	--	--	--	36.701
İş Finansal Kiralama A.Ş.	--	--	--	--
Kanyon Yönetim İşl. Paz. Ltd. Şti.	510.873	--	1.069.954	228.595
Paşabahçe Cam San. Ve Tic. A.Ş.	--	--	--	67.621
Paşabahçe Mağazaları A.Ş.	--	--	--	2.126
Soda Sanayii A.Ş.	--	--	--	22.049
Şişecam Dış Ticaret A.Ş.	--	--	--	4.963
Şişecam Enerji A.Ş.	12.003	--	7.424	1.398
Şişecam Sigorta Hizmetleri A.Ş.	--	--	--	2.585
T İş Bankası A.Ş.	22.188	--	--	--
Trakya Cam Sanayii A.Ş.	48.827	--	--	37.531
Türkiye Şişe ve Cam Fabrikaları A.Ş.	163.217	--	--	103.740
Payables to shareholders	--	--	391	--
Other	--	--	179.017	--
	839.105	2.726.125	2.696.047	662.670

31 December 2015		
Loans and borrowings		
<i>Balances with related parties</i>	Short Term	Long Term
Türkiye İş Bankası A.Ş.	107.653.358	375.591.597
<i>Transactions with related parties</i>	Interest expense on loans	Capitalized interest expense
Türkiye İş Bankası A.Ş.	1.705.595	40.087.872

31 December 2015		
Financial Leasing		
<i>Balances with related parties</i>	Short Term	Long Term
Türkiye İş Bankası A.Ş.	11.360.254	10.126.764

As of 30 June 2016, the Company entered into an interest option derivative transaction with İş Bankası A.Ş. and TL 5.282 (31 December 2015: TL 14.811) accrual of this derivative transaction is recognized in the Company's statement of financial position and also TL 652.653 derivative trading gains (30 June 2015: TL 472.184 derivative trading loss) is recognized in the Company's profit or loss for this transaction.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

23. Related party disclosures (continued)

	1 January – 30 June 2016				
Transactions with related parties	Purchases (*)	Interest received	Rent income	Other income	Other expense
Anadolu Anonim Türk Sigorta A.Ş.	1.212.743	--	--	--	--
Anadolu Cam Sanayi A.Ş.	--	--	1.220.664	18.761	--
Anadolu Hayat Emeklilik A.Ş.	133.478	--	2.026.616	29.874	--
Avea İletişim Hizmetleri A.Ş.	33.297	--	32.616	--	--
Camiş Madencilik A.Ş.	--	--	406.888	6.259	--
İş Finansal Kiralama A.Ş.	1.301.919	--	10.170	--	--
İş Girişim Sermayesi Yatırım Ortaklığı A.Ş.	--	--	223.138	2.422	--
İş Merkezleri Yönetim ve İşletim A.Ş.	1.741.318	--	891.061	6.704	--
İş Net Elektronik Hizmetler A.Ş.	7.015	--	9.094	--	40.597
İş Portföy Yönetimi A.Ş.	--	--	22.983	--	3.592
İş Yatırım Menkul Değerler A.Ş.	--	--	2.223.187	24.467	--
Paşabahçe Cam San. Ve Tic. A.Ş.	--	--	2.937.986	45.081	--
Paşabahçe Mağazacılık A.Ş.	5.127	--	348.205	1.417	--
Soda Sanayi A.Ş.	--	--	956.187	14.700	--
Softtech Yazılım Teknolojileri A.Ş.	--	--	2.342.529	--	16.156
Şişecam Dış Ticaret A.Ş.	--	--	254.675	3.308	--
Şişecam Enerji A.Ş.	38.861	--	61.810	--	--
Şişecam Sigorta Hizmetleri A.Ş.	--	--	132.680	1.724	--
T.Şişe ve Cam Fabrikaları A.Ş.	--	--	4.639.252	69.316	--
Trakya Cam Sanayi A.Ş.	--	--	1.627.551	25.021	--
Türkiye İş Bankası A.Ş.	--	4.206.960	36.459.801	1.971	4.294
	4.473.758	4.206.960	56.827.093	251.025	64.639

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

23. Related party disclosures (continued)

Transactions with related parties	1 January – 30 June 2015				
	Purchases (*)	Interest received	Rent income	Other income	Other expense
Türkiye İş Bankası A.Ş.	--	1.840.631	10.852.623	2.968	8.371
Anadolu Anonim Türk Sigorta A.Ş.	1.197.467	--	--	--	--
Anadolu Hayat Emeklilik A.Ş.	144.501	--	1.887.964	31.905	--
İş Finansal Kiralama A.Ş.	--	--	6.576	--	--
İş Merkezleri Yönetim ve İşletim A.Ş.	850.274	--	1.151.421	7.159	--
İş Yatırım Menkul Değerler A.Ş.	--	170.950	2.092.371	21.621	3.741
T.Şişe ve Cam Fabrikaları A.Ş.	--	--	4.041.699	76.831	--
İş Girişim Sermayesi Yatırım Ortaklığı A.Ş.	--	--	205.056	2.587	--
İş Net Elektronik Hizmetler A.Ş.	178.667	--	6.645	--	293.681
İş Portföy Yönetimi A.Ş.	--	--	20.220	--	26.841
Paşabahçe Mağazacılık A.Ş.	265	--	332.980	1.513	4.386
Avea İletişim Hizmetleri A.Ş.	30.084	--	42.786	--	--
Paşabahçe Cam Sanayi A.Ş.	--	--	2.017.081	42.865	--
Trakya Cam Sanayii A.Ş.	--	--	1.221.964	26.028	--
Soda Sanayii A.Ş.	--	--	813.933	17.334	--
Anadolu Cam Sanayii A.Ş.	--	--	895.108	22.259	--
Camiş Madencilik A.Ş.	--	--	320.821	6.827	--
Şişecam Sigorta Hizmetleri A.Ş.	--	--	125.514	1.841	--
Softech Yazılım Teknolojileri A.Ş.	--	--	--	--	8.840
Şişecam Enerji A.Ş.	41.899	--	--	--	--
Şişecam Dış Ticaret A.Ş.	--	--	240.918	3.534	--
	2.443.157	2.011.581	26.275.680	265.272	345.860

(*) Anadolu Anonim Türk Sigorta A.Ş. balance is related to the insurance of investment properties. İş Merkezleri Yönetim ve İşletim A.Ş. balances are related to operational charges related to İş Kule Building and Mallmarine Shopping Centre, which are the Company's investment properties.

Benefits provided to key management personnel:

Benefits provided to board of directors, general manager, senior group presidents and group presidents are as follows:

	1 January- 30 June 2016	1 January- 30 June 2015
Salaries and other short term benefits	1.702.138	1.448.600
Employee termination benefits	518.347	382.402
	2.220.485	1.831.002

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

24. Nature and level of risks arising from financial instruments

Foreign currency risk management

The Company’s activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates. Market risk exposures of the Company are measured using sensitivity analysis and stress scenarios.

There has been no change to the Company’s exposure to market risks or the manner in which it manages and measures the risk.

Foreign currency transactions lead to currency risks.

The exchange rates applied as of 30 June 2016 and 31 December 2015 are as follows:

	USD Dollar	Euro
30 June 2016	2,8936	3,2044
31 December 2015	2,9076	3,1776

The foreign currency denominated monetary and non-monetary assets and liabilities of the Company as of the reporting date are as follows:

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

24. Nature and level of risks arising from financial instruments (continued)

Foreign currency risk management (continued)

30 June 2016				
	TL Equivalent (Functional currency)	US Dollar	Euro	GBP
1. Trade Receivables	--	--	--	--
2a. Monetary Financial Assets	17.181.748	5.927.837	7.552	1.230
2b. Non-Monetary Financial Assets	--	--	--	--
3. Other	--	--	--	--
4. CURRENT ASSETS	17.181.748	5.927.837	7.552	1.230
5. Trade Receivables	--	--	--	--
6a. Monetary Financial Assets	--	--	--	--
6b. Non-Monetary Financial Assets	--	--	--	--
7. Other	--	--	--	--
8. NON CURRENT ASSETS	--	--	--	--
9. TOTAL ASSET	17.181.748	5.927.837	7.552	1.230
10. Trade Payables	486.212	168.030	--	--
11. Financial Liabilities	35.716.693	9.656.568	2.426.179	--
12a. Other Monetary Liabilities	--	--	--	--
12b. Other Non-Monetary Liabilities	761.549	152.443	100.000	--
13. SHORT TERM LIABILITIES	36.964.454	9.977.041	2.526.179	--
14. Trade Payables	--	--	--	--
15. Financial Liabilities	197.039.153	57.352.942	9.700.000	--
16a. Other Monetary Liabilities	--	--	--	--
16b. Other Non-Monetary Liabilities	19.846.516	5.737.511	1.012.500	--
17. LONG TERM LIABILITIES	216.885.669	63.090.453	10.712.500	--
18. TOTAL LIABILITIES	253.850.123	73.067.494	13.238.679	--
19. Net asset/liability position of Off balance sheet derivatives (19a-19b)	--	--	--	--
19.a Off-balance sheet foreign currency derivative assets	--	--	--	--
19b. Off-balance sheet foreign currency derivative liabilities	--	--	--	--
20. Net foreign currency asset / liability position	(236.668.375)	(67.139.657)	(13.231.127)	1.230
21. Net foreign currency asset / liability position of monetary items (1+2a+5+6a-10-11-12a-14-15-16a)	(216.060.310)	(61.249.703)	(12.118.627)	1.230
22. Fair Value of foreign currency hedged Financial asset	--	--	--	--
23. Hedged foreign currency assets	--	--	--	--
24. Hedged foreign currency liabilities	--	--	--	--

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

24. Nature and level of risks arising from financial instruments (continued)

Foreign currency risk management (continued)

31 December 2015				
	TL Equivalent (Functional currency)	US Dollar	Euro	GBP
1. Trade Receivables	--	--	--	--
2a. Monetary Financial Assets	80.206.386	27.582.540	1.149	870
2b. Non-Monetary Financial Assets	--	--	--	--
3. Other	--	--	--	--
4. CURRENT ASSETS	80.206.386	27.582.540	1.149	870
5. Trade Receivables	--	--	--	--
6a. Monetary Financial Assets	--	--	--	--
6b. Non-Monetary Financial Assets	--	--	--	--
7. Other	--	--	--	--
8. NON CURRENT ASSETS	--	--	--	--
9. TOTAL ASSET	80.206.386	27.582.540	1.149	870
10. Trade Payables	609.924	209.769	--	--
11. Financial Liabilities	35.763.790	9.648.485	2.426.314	--
12a. Other Monetary Liabilities	--	--	--	--
12b. Other Non-Monetary Liabilities	761.003	152.443	100.000	--
13. SHORT TERM LIABILITIES	37.134.717	10.010.697	2.526.314	--
14. Trade Payables	--	--	--	--
15. Financial Liabilities	210.409.782	61.764.707	9.700.000	--
16a. Other Monetary Liabilities	--	--	--	--
16b. Other Non-Monetary Liabilities	145.471.432	48.870.282	1.062.500	--
17. LONG TERM LIABILITIES	355.881.214	110.634.989	10.762.500	--
18. TOTAL LIABILITIES	393.015.931	120.645.686	13.288.814	--
19. Net asset/liability position of Off balance sheet derivatives (19a-19b)	--	--	--	--
19.a Off-balance sheet foreign currency derivative assets	--	--	--	--
19b. Off-balance sheet foreign currency derivative liabilities	--	--	--	--
20. Net foreign currency asset / liability position	(312.809.545)	(93.063.146)	(13.287.665)	870
21. 21. Net foreign currency asset / liability position of monetary items (1+2a+5+6a-10-11- 12a-14-15-16a)	(166.577.110)	(44.040.421)	(12.125.165)	870
22. Fair Value of foreign currency hedged Financial assets	--	--	--	--
23. Hedged foreign currency assets	--	--	--	--
24. Hedged foreign currency liabilities	--	--	--	--

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

24. Nature and level of risks arising from financial instruments (continued)

Foreign currency risk management (continued)

Foreign currency sensitivity

The Company is mainly exposed to foreign currency risk on Euro and US Dollar.

The following table details the Company’s sensitivity to 10% increase in the currency of Euro and US Dollar. 10% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management’s assessment of the possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the period end for a 10% change in foreign currency rates. The positive amount indicates the increase in profit/loss and equity.

30 June 2016		
	Appreciation of foreign currency	Devaluation of foreign currency
<u>If US Dollar changes against TL by 10%</u>		
US Dollar net asset / liability	(17.723.214)	17.723.214
Portion hedged against US Dollar risk (-)	--	--
US Dollar net effect	(17.723.214)	17.723.214
<u>If Euro changes against TL by 10%</u>		
Euro net asset / liability	(3.883.293)	3.883.293
Portion hedged against Euro risk (-)	--	--
Euro net effect	(3.883.293)	3.883.293
<u>If GBP changes against TL by 10%</u>		
GBP net asset / liability	476	(476)
Portion hedged against GBP risk (-)	--	--
GBP net effect	476	(476)
Total	(21.606.031)	21.606.031
31 December 2015		
	Appreciation of foreign currency	Devaluation of foreign currency
<u>If US Dollar changes against TL by 10%</u>		
US Dollar net asset / liability	(12.805.193)	12.805.193
Portion hedged against US Dollar risk (-)	--	--
US Dollar net effect	(12.805.193)	12.805.193
<u>If Euro changes against TL by 10%</u>		
Euro net asset/liability	(3.852.892)	3.852.892
Portion hedged against Euro risk (-)	--	--
Euro net effect	(3.852.892)	3.852.892
<u>If GBP changes against TL by 10%</u>		
GBP net asset / liability	374	(374)
Portion hedged against GBP risk (-)	--	--
GBP net effect	374	(374)
Total	(16.657.711)	16.657.711

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Notes to the Condensed Interim Financial Statements

For the six-month period ended 30 June 2016

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

25. Events after the reporting period

The company has issued three-year maturity and a coupon paid quarterly floating rate bonds with TL 100.000.000 nominal value through İş Yatırım Menkul Değerler A.Ş on 1 July 2016. The maturity of the start date of the bond is 1 July 2016, and the first coupon rate was set at 2.75%.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Notes to the Condensed Interim Financial Statements
For the six-month period ended 30 June 2016
(Amounts expressed in Turkish Lira (“TL”) unless otherwise stated.)

Additional Note: Control of compliance with restrictions on the investment portfolio

The main accounts of separate financial statements	Related regulation	30 June 2016	31 December 2015	
A Capital and money market instruments	III-48.1. Article 24 / (b)	94.651.082	123.908.125	
Real estates, rights supported by real estates and real estate projects				
B				
C Affiliates	III-48.1. Article 24 / (b)	500.000	500.000	
Due from related parties (other receivables)	III-48.1. Article 23 / (f)	--	--	
Other assets		222.002.045	190.307.179	
D Total assets	III-48.1. Article 3 / (k)	4.432.844.076	4.125.200.579	
E Loans and borrowings	III-48.1. Article 31	969.108.021	689.103.115	
F Other financial liabilities	III-48.1. Article 31	12.365.234	53.732	
G Financial lease obligations	III-48.1. Article 31	16.706.366	21.487.018	
H Due to related parties (other payables)	III-48.1. Article 23 / (f)	--	--	
I Equity	III-48.1. Article 31	2.845.432.267	2.790.634.851	
Other liabilities		589.232.188	623.921.863	
D Total liabilities and equity	III-48.1. Article. 3 / (k)	4.432.844.076	4.125.200.579	
Other separate financial information	Related regulation	30 June 2016	31 December 2015	
Capital and money market instruments amount held for				
A1 3-year real estate payments	III-48.1. Article 24 / (b)	--	--	
A2 Time balances / demand balances TL / foreign currency	III-48.1. Article 24 / (b)	87.371.480	93.645.638	
A3 Foreign capital market instruments	III-48.1. Article 24 / (d)	--	--	
Foreign real estates, rights supported by real estates and real estate projects				
B1				
B2 Inactive land	III-48.1. Article 24 / (c)	34.478.919	34.478.919	
C1 Foreign affiliates	III-48.1. Article 24 / (d)	-	-	
C2 Participating to operating company	III-48.1. Article 28	500.000	500.000	
		14.967.		
J Non-cash loans	III-48.1. Article 31	758	34.304.026	
Mortgage amounts of the mortgaged lands that the project will be developed on without ownership				
K				
The sum of investments in money and capital market instruments in a single company	III-48.1. Article 22 / (e) Series:VI No:11, Article.22/(l)	--	--	
L				
Portfolio restrictions	Related regulation	30 June 2016	31 December 2015	Min/Max ratio
1 Mortgage amounts of the mortgaged lands that the project will be developed on without ownership	III-48.1. Article 22 / (e)	0%	0%	Max %10
2 Real estates, rights supported by real estates and real estate projects	III-48.1. Article 24 / (a). (b)	93%	92%	Min %51 Max %49
3 Capital and money market instruments and subsidiaries	III-48.1. Article 24 / (b)	2%	3%	Max %49
4 Foreign real estates, rights supported by real estates and real estate projects, affiliates and capital market instruments	III-48.1. Article 24 / (d)	0%	0%	Max %49
5 Inactive land	III-48.1. Article 24 / (c)	1%	1%	Max %20
6 Participating to operating company	III-48.1. Article 28	0%	0%	Max %10
7 Borrowings limits	III-48.1. Article 31	36%	27%	Max %500
8 Time balances / demand balances TL / foreign currency	III-48.1. Article 22 / (e)	2%	2%	Max %10
9 The sum of investments in money and capital market instruments in a single company	Series:VI No:11, Article 22/(l)	0%	0%	Max %10