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KAMUYU AYDINLATMA PLATFORMU

TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME A.Ş.
Financial Report
Unconsolidated
2022 - 1. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	15.677.978	15.444.949
Other Receivables	8	94.660	137.408
Other Receivables Due From Unrelated Parties	8	94.660	137.408
Prepayments	17	66.242	4.201
Prepayments to Unrelated Parties	17	66.242	4.201
Current Tax Assets	26	0	63.001
Other current assets	17	242.142	217.324
Other Current Assets Due From Unrelated Parties	17	242.142	217.324
SUB-TOTAL		**16.081.022**	**15.866.883**
Total current assets		**16.081.022**	**15.866.883**
NON-CURRENT ASSETS			
Other Receivables	8	36.856	32.686
Other Receivables Due From Unrelated Parties	8	36.856	32.686
Investment property	9	207.235.000	207.235.000
Property, plant and equipment	10	5.426	6.006
Fixtures and fittings	10	5.426	6.006
Right of Use Assets	11	171.427	0
Intangible assets and goodwill	12	1.681	1.834
Other intangible assets	12	1.681	1.834
Prepayments	17	252	379
Prepayments to Unrelated Parties	17	252	379
Total non-current assets		**207.450.642**	**207.275.905**
Total assets		**223.531.664**	**223.142.788**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	48.859	0
Current Borrowings From Unrelated Parties	13	48.859	0
Lease Liabilities	13	48.859	0
Trade Payables	7	29.391	21.951
Trade Payables to Unrelated Parties	7	29.391	21.951
Employee Benefit Obligations	16	34.842	25.073
Other Payables	8	478.912	10.914
Other Payables to Unrelated Parties	8	478.912	10.914
Current tax liabilities, current	26	15.462	0
SUB-TOTAL		**607.466**	**57.938**
Total current liabilities		**607.466**	**57.938**
NON-CURRENT LIABILITIES			
Long Term Borrowings	13	129.476	0
Long Term Borrowings From Unrelated Parties	13	129.476	0
Lease Liabilities	13	129.476	0
Non-current provisions	16	198.926	163.927
Non-current provisions for employee benefits	16	198.926	163.927
Deferred Tax Liabilities	26	40.265.149	40.381.173
Total non-current liabilities		**40.593.551**	**40.545.100**
Total liabilities		**41.201.017**	**40.603.038**
EQUITY			
Equity attributable to owners of parent		182.330.647	182.539.750
Issued capital	18	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	16,18	125.851.390	125.892.795
Gains (Losses) on Revaluation and Remeasurement	16,18	125.851.390	125.892.795
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-56.751	-15.346
Other Revaluation Increases (Decreases)	18	125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	18	694.627	680.957
Legal Reserves	18	694.627	680.957
Prior Years' Profits or Losses		48.831.632	17.956.582

Current Period Net Profit Or Loss	27	-167.698	30.888.720
Total equity		**182.330.647**	**182.539.750**
Total Liabilities and Equity		**223.531.664**	**223.142.788**

Statement of Profit or Loss and Other Comprehensive Income

KAMUYU AYDINLATMA PLATFORMU

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20,21	-983.309	-528.757
Other Income from Operating Activities	22	51.825	23.313
Other Expenses from Operating Activities	22	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-931.484	-505.444
Investment Activity Income	23	0	0
Investment Activity Expenses	23	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-931.484	-505.444
Finance income	24	729.631	655.163
Finance costs	24	-14.637	-7.147
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-216.490	142.572
Tax (Expense) Income, Continuing Operations		48.792	-22.098
Current Period Tax (Expense) Income	26	-56.881	-26.507
Deferred Tax (Expense) Income	26	105.673	4.409
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-167.698	120.474
PROFIT (LOSS)		-167.698	120.474
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-167.698	120.474
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay Başına Kazanç (Zarar)	27	-0,00024000	0,00017000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-41.405	-4.845
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-51.756	-6.056
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		10.351	1.211
Taxes Relating to Remeasurements of Defined Benefit Plans		10.351	1.211
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-41.405**	**-4.845**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-209.103**	**115.629**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-209.103	115.629

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-469.907**	**-330.318**
Profit (Loss)		-167.698	120.474
Profit (Loss) from Continuing Operations		-167.698	120.474
Adjustments to Reconcile Profit (Loss)		**-765.014**	**-603.388**
Adjustments for depreciation and amortisation expense	10,11,12	16.317	13.441
Adjustments for provisions	16	-16.757	9.441
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-16.757	9.441
Adjustments for Interest (Income) Expenses	24	-711.612	-645.904
Adjustments for Interest Income	24	-725.461	-652.699
Adjustments for interest expense	24	13.849	6.795
Adjustments for unrealised foreign exchange losses (gains)	24	-4.170	-2.464
Adjustments for Tax (Income) Expenses	26	-48.792	22.098
Changes in Working Capital		**504.224**	**179.103**
Adjustments for decrease (increase) in trade accounts receivable	7	0	-550
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	0	-550
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	42.748	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	42.748	0
Decrease (Increase) in Prepaid Expenses	17	-61.914	-35.245
Adjustments for increase (decrease) in trade accounts payable	7	7.440	1.515
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	7.440	1.515
Increase (Decrease) in Employee Benefit Liabilities	16	9.769	-6.255
Adjustments for increase (decrease) in other operating payables	8	467.998	237.610
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	467.998	237.610
Other Adjustments for Other Increase (Decrease) in Working Capital	17,26	38.183	-17.972
Decrease (Increase) in Other Assets Related with Operations	17,26	38.183	-17.972
Cash Flows from (used in) Operations		**-428.488**	**-303.811**
Income taxes refund (paid)	26	-41.419	-26.507
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**641.369**	**646.263**
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-187.011	-3.307
Purchase of intangible assets	10,11,12	-187.011	-3.307
Interest received		828.380	649.570
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**164.486**	**-13.449**
Payments of Lease Liabilities	13	178.335	-6.654
Interest paid	24	-13.849	-6.795
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		335.948	302.496
Net increase (decrease) in cash and cash equivalents		335.948	302.496
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	**15.275.913**	**14.788.867**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	**15.611.861**	**15.091.363**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Footnote Reference	Equity									
			Equity attributable to owners of parent [member]								Non-controlling interests [member]	
			Issued Capital	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Restricted Reserves Appropriated From Profits [member]	Retained Earnings				
				Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
				Other Revaluation Increases (Decreases)								
Previous Period 01.01.2021 - 31.03.2021	**Statement of changes in equity [abstract]**											
	Statement of changes in equity [line items]											
	Equity at beginning of period	18	**7.120.696**	**125.897.103**			**680.957**	**12.549.079**	**5.407.503**	**151.655.338**		**151.655.338**
	Adjustments Related to Accounting Policy Changes											
	Adjustments Related to Required Changes in Accounting Policies											
	Adjustments Related to Voluntary Changes in Accounting Policies											
	Adjustments Related to Errors											
	Other Restatements											
	Restated Balances											
	Transfers							5.407.503	-5.407.503	0		0
	Total Comprehensive Income (Loss)			-4.845					120.474	115.629		115.629
	Profit (loss)								120.474	120.474		120.474
	Other Comprehensive Income (Loss)	16		-4.845						-4.845		-4.845
	Issue of equity											
	Capital Decrease											
	Capital Advance											
	Effect of Merger or Liquidation or Division											
	Effects of Business Combinations Under Common Control											
	Advance Dividend Payments											
	Dividends Paid											
	Decrease through Other Distributions to Owners											
	Increase (Decrease) through Treasury Share Transactions											
	Increase (Decrease) through Share-Based Payment Transactions											
	Acquisition or Disposal of a Subsidiary											
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity											
	Transactions with noncontrolling shareholders											
	Increase through Other Contributions by Owners											
	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which fair Value Hedge Accounting is Applied											
	Increase (decrease) through other changes, equity											
	Equity at end of period	18	**7.120.696**	**125.892.258**			**680.957**	**17.956.582**	**120.474**	**151.770.967**		**151.770.967**
	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	18	**7.120.696**	**125.892.795**			**680.957**	**17.956.582**	**30.888.720**	**182.539.750**		**182.539.750**
	Adjustments Related to Accounting Policy Changes											
	Adjustments Related to Required Changes in Accounting Policies											
	Adjustments Related to Voluntary Changes in Accounting Policies											
	Adjustments Related to Errors											
	Other Restatements											
	Restated Balances											
	Transfers						13.670	30.875.050	-30.888.720	0		0
	Total Comprehensive Income (Loss)			-41.405					-167.698	-209.103		-209.103
	Profit (loss)								-167.698	-167.698		-167.698
	Other Comprehensive Income (Loss)	16		-41.405						-41.405		-41.405
	Issue of equity											
	Capital Decrease											
	Capital Advance											
	Effect of Merger or Liquidation or Division											
	Effects of Business Combinations Under Common Control											
	Advance Dividend Payments											
	Dividends Paid											

Current Period 01.01.2022 - 31.03.2022												
	Decrease through Other Distributions to Owners											
	Increase (Decrease) through Treasury Share Transactions											
	Increase (Decrease) through Share-Based Payment Transactions											
	Acquisition or Disposal of a Subsidiary											
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity											
	Transactions with noncontrolling shareholders											
	Increase through Other Contributions by Owners											
	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied											
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which fair Value Hedge Accounting is Applied											
	Increase (decrease) through other changes, equity											
	Equity at end of period	18	**7.120.696**	**125.851.390**			**694.627**	**48.831.632**	**-167.698**	**182.330.647**		**182.330.647**