



## KAMUYU AYDINLATMA PLATFORMU

# ATA GAYRİMENKUL YATIRIM ORTAKLIĞI 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	3.420.805	3.141.935
Trade Receivables		563.744	550.972
Trade Receivables Due From Related Parties	6	491.453	493.586
Trade Receivables Due From Unrelated Parties	6,26	72.291	57.386
Other Receivables		18.086	16.276
Other Receivables Due From Unrelated Parties	8	18.086	16.276
Prepayments		193.588	140.741
Prepayments to Unrelated Parties	10	193.588	140.741
Other current assets		0	2.782.797
Other Current Assets Due From Unrelated Parties		0	2.782.797
<b>SUB-TOTAL</b>		<b>4.196.223</b>	<b>6.632.721</b>
<b>Total current assets</b>		<b>4.196.223</b>	<b>6.632.721</b>
<b>NON-CURRENT ASSETS</b>			
Investment property	11	109.490.398	120.135.250
Property, plant and equipment		25.356	28.831
Fixtures and fittings	12	25.356	28.831
Right of Use Assets		422.777	450.349
Prepayments		115.041	130.312
Prepayments to Unrelated Parties	10	115.041	130.312
Other Non-current Assets		160.000	160.000
Other Non-Current Assets Due From Unrelated Parties	13	160.000	160.000
<b>Total non-current assets</b>		<b>110.213.572</b>	<b>120.904.742</b>
<b>Total assets</b>		<b>114.409.795</b>	<b>127.537.463</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		48.671.726	73.842.454
Current Borrowings From Unrelated Parties		48.671.726	73.842.454
Issued Debt Instruments	7	48.671.726	73.842.454
Current Portion of Non-current Borrowings		97.805	94.845
Current Portion of Non-current Borrowings from Related Parties		97.805	94.845
Lease Liabilities	7	97.805	94.845
Trade Payables		1.688.852	1.791.779
Trade Payables to Related Parties	6,26	1.335.076	1.395.734
Trade Payables to Unrelated Parties	6	353.776	396.045
Employee Benefit Obligations	15	89.310	69.449
Other Payables		1.861.518	17.303
Other Payables to Unrelated Parties	8	1.861.518	17.303
<b>SUB-TOTAL</b>		<b>52.409.211</b>	<b>75.815.830</b>
<b>Total current liabilities</b>		<b>52.409.211</b>	<b>75.815.830</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		353.394	379.157
Long Term Borrowings From Related Parties		353.394	379.157
Lease Liabilities	7	353.394	379.157
Non-current provisions		725.266	708.323
Non-current provisions for employee benefits	16	725.266	708.323
<b>Total non-current liabilities</b>		<b>1.078.660</b>	<b>1.087.480</b>
<b>Total liabilities</b>		<b>53.487.871</b>	<b>76.903.310</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		60.921.924	50.634.153
Issued capital	18	23.750.000	23.750.000
Inflation Adjustments on Capital	18	2.285	2.285
Share Premium (Discount)	18	2.353.943	2.353.943
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-38.861	-38.861
Gains (Losses) on Revaluation and Remeasurement		-38.861	-38.861
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-38.861	-38.861

Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	18	262.863	262.863
Prior Years' Profits or Losses	18	24.303.923	8.805.660
Current Period Net Profit Or Loss		10.287.771	15.498.263
<b>Total equity</b>		<b>60.921.924</b>	<b>50.634.153</b>
<b>Total Liabilities and Equity</b>		<b>114.409.795</b>	<b>127.537.463</b>

## Statement of Profit or Loss and Other Comprehensive Income

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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	19	26.726.166	729.685
Cost of sales	19	-12.225.340	-273.355
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>14.500.826</b>	<b>456.330</b>
<b>GROSS PROFIT (LOSS)</b>		<b>14.500.826</b>	<b>456.330</b>
General Administrative Expenses	20,21	-1.011.981	-720.171
Other Income from Operating Activities	22	1.063.582	214.353
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>14.552.427</b>	<b>-49.488</b>
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>14.552.427</b>	<b>-49.488</b>
Finance costs	23	-4.264.656	-2.923.081
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>10.287.771</b>	<b>-2.972.569</b>
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	24	0	0
Deferred Tax (Expense) Income	24	0	0
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>10.287.771</b>	<b>-2.972.569</b>
<b>PROFIT (LOSS)</b>		<b>10.287.771</b>	<b>-2.972.569</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		10.287.771	-2.972.569
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	25	0,43317000	0,12516000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>10.287.771</b>	<b>-2.972.569</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		10.287.771	-2.972.569

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>4.344.205</b>	<b>192.079</b>
Profit (Loss)		10.287.771	-2.972.569
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-10.835.388</b>	<b>2.888.615</b>
Adjustments for depreciation and amortisation expense		31.048	3.829
Adjustments for provisions		55.803	77.776
Adjustments for (Reversal of) Provisions Related with Employee Benefits		55.803	77.776
Adjustments for Interest (Income) Expenses		6.996.489	2.807.010
Adjustments for Interest Income		-424.852	-116.071
Adjustments for interest expense		7.421.341	2.923.081
Adjustments for fair value losses (gains)		-3.170.728	0
Adjustments for Fair Value Losses (Gains) of Financial Assets		-3.170.728	0
Adjustments for losses (gains) on disposal of non-current assets		-14.748.000	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-14.748.000	0
<b>Changes in Working Capital</b>		<b>4.466.970</b>	<b>142.794</b>
Adjustments for decrease (increase) in trade accounts receivable		-12.772	61.018
Decrease (Increase) in Trade Accounts Receivables from Related Parties		2.133	60.299
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-14.905	719
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.810	8.116
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-1.810	8.116
Decrease (Increase) in Prepaid Expenses		-37.576	1.708
Adjustments for increase (decrease) in trade accounts payable		-102.927	223.954
Increase (Decrease) in Trade Accounts Payables to Related Parties		-60.658	225.306
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-42.269	-1.352
Increase (Decrease) in Employee Benefit Liabilities		19.861	-207.485
Adjustments for increase (decrease) in other operating payables		1.844.215	5.209
Increase (Decrease) in Other Operating Payables to Unrelated Parties		1.844.215	5.209
Other Adjustments for Other Increase (Decrease) in Working Capital		2.757.979	50.274
Decrease (Increase) in Other Assets Related with Operations		-2.015	50.274
Increase (Decrease) in Other Payables Related with Operations		2.759.994	0
<b>Cash Flows from (used in) Operations</b>		<b>3.919.353</b>	<b>58.840</b>
Interest received		424.852	133.239
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>25.392.852</b>	<b>-102.139</b>
Purchase of Property, Plant, Equipment and Intangible Assets		0	-14.358
Purchase of property, plant and equipment		0	-14.358
Cash Inflows from Sale of Investment Property		25.400.000	0
Cash Outflows from Acquisition of Investment Property		-7.148	-87.781
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-29.458.187</b>	<b>-2.952.753</b>
Proceeds from borrowings		38.000.000	50.000.000
Proceeds From Issue of Debt Instruments		38.000.000	50.000.000
Repayments of borrowings		-60.000.000	-50.000.000
Payments of Issued Debt Instruments		-60.000.000	-50.000.000
Payments of Lease Liabilities		-36.846	0
Interest paid		-7.421.341	-2.952.753
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>278.870</b>	<b>-2.862.813</b>
Net increase (decrease) in cash and cash equivalents		278.870	-2.862.813
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>3.141.935</b>	<b>3.441.384</b>

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

3.420.805

578.571



# 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	Inflation Adjustments on Capital	Share premiums or discounts	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		
Gains (Losses) on Remeasurements of Defined Benefit Plans											
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	23.750.000	2.285	2.353.943				262.863	9.862.008	-1.056.348	35.174.751	35.174.751
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								-1.056.348	1.056.348	0	0
Total Comprehensive Income (Loss)									-2.972.569	-2.972.569	-2.972.569
Profit (loss)											
Other Comprehensive Income (Loss)											
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											
<b>Equity at end of period</b>	23.750.000	2.285	2.353.943				262.863	8.805.660	-2.972.569	32.202.182	32.202.182
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	23.750.000	2.285	2.353.943	-38.861			262.863	8.805.660	15.498.263	50.634.153	50.634.153
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								15.498.263	-15.498.263	0	0
Total Comprehensive Income (Loss)									10.287.771	10.287.771	10.287.771
Profit (loss)											
Other Comprehensive Income (Loss)											
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											

Previous Period  
01.01.2021 - 31.03.2021

