



KAMUYU AYDINLATMA PLATFORMU

KİLER 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	1.000 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	4	401.043	716.240
Financial Investments	5	928.532	21.212
Trade Receivables		277.761	253.938
Trade Receivables Due From Related Parties	23	15.533	14.683
Trade Receivables Due From Unrelated Parties	6	262.228	239.255
Other Receivables		172	237
Other Receivables Due From Unrelated Parties		172	237
Inventories	7	1.309.787	862.525
Prepayments		124.477	25.727
Prepayments to Unrelated Parties	9	124.477	25.727
Current Tax Assets		77	1.030
Other current assets		83.686	57.356
Other Current Assets Due From Unrelated Parties	8	83.686	57.356
SUB-TOTAL		3.125.535	1.938.265
Total current assets		3.125.535	1.938.265
NON-CURRENT ASSETS			
Investments accounted for using equity method	11	207.465	205.666
Investment property	12	831.062	831.062
Property, plant and equipment	13	15.170	14.409
Intangible assets and goodwill	13	56	46
Total non-current assets		1.053.753	1.051.183
Total assets		4.179.288	2.989.448
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings		14.480	17.204
Current Portion of Non-current Borrowings from Unrelated Parties		14.480	17.204
Bank Loans	10	14.440	17.204
Lease Liabilities	10	40	0
Trade Payables		406.752	71.845
Trade Payables to Related Parties	23	48.079	43.271
Trade Payables to Unrelated Parties	6	358.673	28.574
Employee Benefit Obligations	15	1.309	1.227
Other Payables		3.819	7.016
Other Payables to Related Parties	23	4	369
Other Payables to Unrelated Parties		3.815	6.647
Deferred Income Other Than Contract Liabilities		952.986	1.119.421
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	952.986	1.119.421
Current provisions		374	362
Current provisions for employee benefits	15	374	362
Other Current Liabilities		0	0
Other Current Liabilities to Unrelated Parties		0	0
SUB-TOTAL		1.379.720	1.217.075
Total current liabilities		1.379.720	1.217.075
NON-CURRENT LIABILITIES			
Long Term Borrowings		851	3.526
Long Term Borrowings From Unrelated Parties		851	3.526
Bank Loans	10	851	3.373
Lease Liabilities	10	0	153
Non-current provisions		6.004	7.304
Non-current provisions for employee benefits	14	943	1.078
Other non-current provisions	14	5.061	6.226
Total non-current liabilities		6.855	10.830
Total liabilities		1.386.575	1.227.905
EQUITY			
Equity attributable to owners of parent		2.792.713	1.761.543

Issued capital	16	1.395.000	620.000
Share Premium (Discount)	16	128.789	128.601
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-454	-718
Gains (Losses) on Revaluation and Remeasurement		-454	-718
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-454	-718
Restricted Reserves Appropriated From Profits	16	18.093	18.093
Prior Years' Profits or Losses	16	995.567	448.135
Current Period Net Profit Or Loss		255.718	547.432
Total equity		2.792.713	1.761.543
Total Liabilities and Equity		4.179.288	2.989.448

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 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)			
Revenue	3	420.332	34.331
Cost of sales	3	-158.114	-28.164
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		262.218	6.167
GROSS PROFIT (LOSS)		262.218	6.167
General Administrative Expenses	17	-11.292	-5.288
Marketing Expenses	17	-34.044	-476
Other Income from Operating Activities	19	4.339	6.247
Other Expenses from Operating Activities	19	-16.129	-3.172
PROFIT (LOSS) FROM OPERATING ACTIVITIES		205.092	3.478
Investment Activity Income	20	16.477	0
Investment Activity Expenses	20	-1.677	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	1.811	3.132
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		221.703	6.610
Finance income	21	79.345	24.876
Finance costs	21	-45.330	-4.202
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		255.718	27.284
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income		0	0
Deferred Tax (Expense) Income		0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		255.718	27.284
PROFIT (LOSS)		255.718	27.284
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		255.718	27.284
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		264	-31
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	264	-31
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		264	-31
TOTAL COMPREHENSIVE INCOME (LOSS)		255.982	27.253
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		255.982	27.253

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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			
Profit (Loss)		255.718	27.284
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	1.022	898
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-14.734	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	66	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Other Financial Assets or Investments	20	-14.800	0
Adjustments for provisions		-945	178
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	219	178
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	19	-1.164	0
Adjustments for Interest (Income) Expenses		-4.165	-17.041
Adjustments for Interest Income	21	-5.573	-18.707
Adjustments for interest expense	21	444	1.579
Deferred Financial Expense from Credit Purchases	19	3.380	108
Unearned Financial Income from Credit Sales	19	-2.416	-21
Adjustments for unrealised foreign exchange losses (gains)		-232	2.729
Adjustments for fair value losses (gains)		0	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	-1.811	-3.132
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-27.268	2.238
Adjustments for decrease (increase) in inventories		-447.262	-61.632
Adjustments for increase (decrease) in trade accounts payable		337.323	-36.388
Other Adjustments for Other Increase (Decrease) in Working Capital		-293.322	106.443
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	15	-123	-30
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-1.793	-6.944
Purchase of property, plant and equipment	13	-1.778	-6.939
Purchase of intangible assets	13	-15	-5
Other inflows (outflows) of cash		-892.520	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control		775.000	0
Proceeds from Issuing Shares or Other Equity Instruments		188	0
Proceeds from issuing shares		188	0
Repayments of borrowings		-5.399	-11.152
Interest paid		-387	-1.541
Interest Received		5.573	18.707
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-315.137	20.617
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		716.113	428.371
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		400.976	448.988



Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity										
	Equity attributable to owners of parent [member]									Non-controlling interests [member]	
	Issued 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		Retained Earnings				
			Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits [member]	Prior Years' Profits or Losses	Net Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans											
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	620.000	128.601		-128			18.093	461.045	-12.910	1.214.701	1.214.701
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	0	0		0			0	-12.910	12.910	0	0
Total Comprehensive Income (Loss)	0	0		-31			0	0	27.284	27.253	27.253
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											
Equity at end of period	620.000	128.601		-159			18.093	448.135	27.294	1.241.954	1.241.954
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	620.000	128.601		-718			18.093	448.135	547.432	1.761.543	1.761.543
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	0	0		0			0	547.432	-547.432	0	0
Total Comprehensive Income (Loss)	0	0		264			0	0	255.718	255.982	255.982
Profit (loss)											
Other Comprehensive Income (Loss)											
Issue of equity	775.000	188		0			0	0	0	775.188	775.188
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

