KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2022 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Comment

Independent Audit Company	KPMG BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

Ata Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na

Giriş

Ata Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2022 tarihli ilişikteki özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özet özkaynak değişim tablosunun ve özet nakit akış tablosu ile diğer açıklayıcı dipnotlarının ("ara dönem finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" (" TMS 34")'e uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem özet finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı ; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

KPMG Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi

Hakkı Özgür Sıvacı, SMMM

Sorumlu Denetçi

9 Ağustos 2022

İstanbul, Türkiye

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	22.752.767	3.141.935
Trade Receivables	5	56.571	550.972
Trade Receivables Due From Related Parties	5,23	0	493.586
Trade Receivables Due From Unrelated Parties	5	56.571	57.386
Other Receivables	7	1.932	16.276
Other Receivables Due From Unrelated Parties	7	1.932	16.276
Prepayments	8	153.367	140.741
Prepayments to Unrelated Parties	8	153.367	140.741
Other current assets	11	0	2.782.797
Other Current Assets Due From Unrelated Parties	11	0	2.782.797
SUB-TOTAL		**22.964.637**	**6.632.721**
Total current assets		**22.964.637**	**6.632.721**
NON-CURRENT ASSETS			
Investment property	9	98.579.929	120.135.250
Property, plant and equipment	10	21.583	28.831
Fixtures and fittings	10.1	21.583	28.831
Right of Use Assets	10.1	395.204	450.349
Prepayments		99.600	130.312
Prepayments to Unrelated Parties	8	99.600	130.312
Other Non-current Assets		0	160.000
Other Non-Current Assets Due From Unrelated Parties	11	0	160.000
Total non-current assets		**99.096.316**	**120.904.742**
Total assets		**122.060.953**	**127.537.463**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		50.290.470	73.842.454
Current Borrowings From Unrelated Parties		50.290.470	73.842.454
Issued Debt Instruments	6	50.290.470	73.842.454
Current Portion of Non-current Borrowings		123.673	94.845
Current Portion of Non-current Borrowings from Related Parties		123.673	94.845
Lease Liabilities	6,23	123.673	94.845
Trade Payables		1.681.333	1.791.779
Trade Payables to Related Parties	5,23	1.592.626	1.395.734
Trade Payables to Unrelated Parties	5	88.707	396.045
Employee Benefit Obligations	12	102.330	69.449
Other Payables	7	3.570.580	17.303
Other Payables to Unrelated Parties	7	3.570.580	17.303
SUB-TOTAL		**55.768.386**	**75.815.830**
Total current liabilities		**55.768.386**	**75.815.830**
NON-CURRENT LIABILITIES			
Long Term Borrowings		296.314	379.157
Long Term Borrowings From Related Parties		296.314	379.157
Lease Liabilities	6,23	296.314	379.157
Employee Benefit Obligations	13	1.082.333	708.323
Total non-current liabilities		**1.378.647**	**1.087.480**
Total liabilities		**57.147.033**	**76.903.310**
EQUITY			
Equity attributable to owners of parent		64.913.920	50.634.153
Issued capital	15	23.750.000	23.750.000
Inflation Adjustments on Capital	15	2.285	2.285
Share Premium (Discount)	15	2.353.943	2.353.943
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-146.277	-38.861
Gains (Losses) on Revaluation and Remeasurement		-146.277	-38.861
Gains (Losses) on Remeasurements of Defined Benefit Plans		-146.277	-38.861
Restricted Reserves Appropriated From Profits	15	262.863	262.863

Legal Reserves	15	262.863	262.863
Prior Years' Profits or Losses	15	24.303.923	8.805.660
Current Period Net Profit Or Loss		14.387.183	15.498.263
Total equity		**64.913.920**	**50.634.153**
Total Liabilities and Equity		**122.060.953**	**127.537.463**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021	Current Period 3 Months 01.04.2022 - 30.06.2022	Previous Period 3 Months 01.04.2021 - 30.06.2021
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	16	47.488.380	1.569.481	20.762.214	839.796
Cost of sales	16	-24.665.491	-649.458	-12.440.151	-376.103
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		22.822.889	920.023	8.322.063	463.693
GROSS PROFIT (LOSS)		22.822.889	920.023	8.322.063	463.693
General Administrative Expenses	17,18	-2.861.133	-1.564.419	-1.849.152	-844.248
Other Income from Operating Activities	19	1.491.292	286.215	427.710	71.862
PROFIT (LOSS) FROM OPERATING ACTIVITIES		21.453.048	-358.181	6.900.621	-308.693
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		21.453.048	-358.181	6.900.621	-308.693
Finance costs	20	-7.065.865	-6.165.162	-2.801.209	-3.242.081
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		14.387.183	-6.523.343	4.099.412	-3.550.774
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		14.387.183	-6.523.343	4.099.412	-3.550.774
PROFIT (LOSS)		14.387.183	-6.523.343	4.099.412	-3.550.774
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		14.387.183	-6.523.343	4.099.412	-3.550.774
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)	22	0,60578000	-0,27467000	0,17261000	-0,14951000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**0**	**0**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**14.387.183**	**-6.523.343**	**4.099.412**	**-3.550.774**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		14.387.183	-6.523.343	4.099.412	-3.550.774

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**6.465.022**	**170.336**
Profit (Loss)		14.387.183	-6.523.343
Profit (Loss) from Continuing Operations		14.387.183	-6.523.343
Adjustments to Reconcile Profit (Loss)		**-15.205.963**	**6.155.422**
Adjustments for depreciation and amortisation expense	10	62.393	7.782
Adjustments for provisions		387.937	102.270
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	387.937	102.270
Adjustments for Interest (Income) Expenses		6.599.457	6.045.370
Adjustments for Interest Income	19	-432.866	-119.792
Adjustments for interest expense	20	7.032.323	6.165.162
Adjustments for losses (gains) on disposal of non-current assets	9	-22.255.750	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	9	-22.255.750	0
Changes in Working Capital		**6.871.473**	**404.893**
Adjustments for decrease (increase) in trade accounts receivable		494.401	64.778
Decrease (Increase) in Trade Accounts Receivables from Related Parties		493.586	60.299
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		815	4.479
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		14.344	-33.382
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		14.344	-33.382
Decrease (Increase) in Prepaid Expenses		18.086	18.187
Adjustments for increase (decrease) in trade accounts payable		-110.446	485.997
Increase (Decrease) in Trade Accounts Payables to Related Parties		196.892	564.906
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-307.338	-78.909
Increase (Decrease) in Employee Benefit Liabilities		32.881	-188.707
Adjustments for increase (decrease) in other operating payables		3.553.277	-25
Increase (Decrease) in Other Operating Payables to Unrelated Parties		3.553.277	-25
Other Adjustments for Other Increase (Decrease) in Working Capital		2.868.930	58.045
Decrease (Increase) in Other Assets Related with Operations		140.135	58.045
Increase (Decrease) in Other Payables Related with Operations		2.728.795	0
Cash Flows from (used in) Operations		**6.052.693**	**36.972**
Interest received		426.256	133.364
Payments Related with Provisions for Employee Benefits		-13.927	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**43.811.071**	**-172.649**
Proceeds from sales of property, plant, equipment and intangible assets		0	0
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	9	44.400.000	0
Cash Outflows from Acquition of Investment Property	9	-588.929	-158.291
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-30.671.871**	**3.805.167**
Proceeds from borrowings		48.000.000	60.000.000
Proceeds From Issue of Debt Instruments	6	48.000.000	60.000.000
Repayments of borrowings		-70.000.000	-50.000.000
Payments of Issued Debt Instruments	6	-70.000.000	-50.000.000
Payments of Lease Liabilities		-87.557	0
Interest paid	6	-8.584.314	-6.194.833
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		19.604.222	3.802.854
Net increase (decrease) in cash and cash equivalents		19.604.222	3.802.854

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	**3.141.935**	**3.441.384**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**22.746.157**	**7.244.238**

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								
Previous Period 01.01.2021 - 30.06.2021	**Statement of changes in equity [abstract]**													
	Statement of changes in equity [line items]													
	Equity at beginning of period	15	**23.750.000**	**2.285**	**2.353.943**	**0**			**262.863**	**9.862.008**	**-1.056.348**			**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		23.750.000	2.285	2.353.943	0			262.863	-1.056.348	1.056.348			0
	Total Comprehensive Income (Loss)										-6.523.343			-6.523.343
	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	15	**23.750.000**	**2.285**		**0**			**262.863**	**8.805.660**	**-6.523.343**	**28.651.408**		**28.651.408**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period	15	**23.750.000**	**2.285**	**2.353.943**	**-38.861**			**262.863**	**8.805.660**	**15.498.263**			**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	0	0	0	0			0	15.498.263	-15.498.263			0
	Total Comprehensive Income (Loss)	15	0	0	0	-107.416			0	0	14.387.183			14.279.767
	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													

Current Period																
01.01.2022 - 30.06.2022	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	15	**23.750.000**	**2.285**	**2.353.943**	**-146.277**					**262.863**	**24.303.923**	**14.387.183**	**64.913.920**		**64.913.920**