



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2022 - 3. 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 30.09.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	9.203.229	3.141.935
Trade Receivables	6	834.757	550.972
Trade Receivables Due From Related Parties	6,26	713.062	493.586
Trade Receivables Due From Unrelated Parties	6	121.695	57.386
Other Receivables	8	15.361	16.276
Other Receivables Due From Unrelated Parties		15.361	16.276
Prepayments	10	1.948.062	140.741
Prepayments to Unrelated Parties	10	1.948.062	140.741
Other current assets		0	2.782.797
Other Current Assets Due From Unrelated Parties		0	2.782.797
SUB-TOTAL		12.001.409	6.632.721
Total current assets		12.001.409	6.632.721
NON-CURRENT ASSETS			
Investment property	11	89.558.621	120.135.250
Property, plant and equipment	12	40.446	28.831
Fixtures and fittings		40.446	28.831
Right of Use Assets		367.632	450.349
Prepayments	10	118.300	130.312
Prepayments to Unrelated Parties	10	118.300	130.312
Other Non-current Assets	13	0	160.000
Other Non-Current Assets Due From Unrelated Parties	13	0	160.000
Total non-current assets		90.084.999	120.904.742
Total assets		102.086.408	127.537.463
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		25.332.876	73.842.454
Current Borrowings From Unrelated Parties		25.332.876	73.842.454
Issued Debt Instruments	7	25.332.876	73.842.454
Current Portion of Non-current Borrowings	7	223.383	94.845
Current Portion of Non-current Borrowings from Related Parties		223.383	94.845
Lease Liabilities		223.383	94.845
Trade Payables		2.209.240	1.791.779
Trade Payables to Related Parties	6,26	1.700.887	1.395.734
Trade Payables to Unrelated Parties	6	508.353	396.045
Employee Benefit Obligations	15	143.352	69.449
Other Payables	8	1.304.549	17.303
Other Payables to Unrelated Parties	8	1.304.549	17.303
SUB-TOTAL		29.213.400	75.815.830
Total current liabilities		29.213.400	75.815.830
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	189.796	379.157
Long Term Borrowings From Related Parties		189.796	379.157
Lease Liabilities		189.796	379.157
Non-current provisions	16	1.401.850	708.323
Non-current provisions for employee benefits		1.401.850	708.323
Total non-current liabilities		1.591.646	1.087.480
Total liabilities		30.805.046	76.903.310
EQUITY			
Equity attributable to owners of parent		71.281.362	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		-145.974	-38.861
Gains (Losses) on Revaluation and Remeasurement		-145.974	-38.861
Gains (Losses) on Remeasurements of Defined Benefit Plans		-145.974	-38.861

Restricted Reserves Appropriated From Profits	18	262.863	262.863
Legal Reserves		262.863	262.863
Prior Years' Profits or Losses	18	24.303.923	8.805.660
Current Period Net Profit Or Loss		20.754.322	15.498.263
Total equity		71.281.362	50.634.153
Total Liabilities and Equity		102.086.408	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 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021	Current Period 3 Months 01.07.2022 - 30.09.2022	Previous Period 3 Months 01.07.2021 - 30.09.2021
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	69.079.811	2.787.960	21.591.431	1.218.479
Cost of sales	19	-35.637.113	-1.019.760	-10.971.622	-370.302
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		33.442.698	1.768.200	10.619.809	848.177
GROSS PROFIT (LOSS)		33.442.698	1.768.200	10.619.809	848.177
General Administrative Expenses	20,21	-4.613.559	-2.364.687	-1.752.426	-800.268
Marketing Expenses		0	0	0	0
Other Income from Operating Activities	22	1.871.429	712.787	380.137	426.572
Other Expenses from Operating Activities		0	0	0	0
Other gains (losses)		0	0	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		30.700.568	116.300	9.247.520	474.481
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		30.700.568	116.300	9.247.520	474.481
Finance income		0	0	0	0
Finance costs	23	-9.946.246	-10.113.486	-2.880.381	-3.948.324
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		20.754.322	-9.997.186	6.367.139	-3.473.843
PROFIT (LOSS) FROM CONTINUING OPERATIONS		20.754.322	-9.997.186	6.367.139	-3.473.843
PROFIT (LOSS)		20.754.322	-9.997.186	6.367.139	-3.473.843
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		20.754.322	-9.997.186	6.367.139	-3.473.843
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	24	0,87387000	-0,42093000	0,26809000	-0,14627000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss	24	-107.113	0	303	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-107.113	0	303	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
Other Components Of Other Comprehensive Income That Will Be Reclassified To Profit Or Loss, Tax Effect		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)	24	-107.113	0	303	0
TOTAL COMPREHENSIVE INCOME (LOSS)		20.647.209	-9.997.186	6.367.442	-3.473.843
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		20.647.209	-9.997.186	6.367.442	-3.473.843

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		2.137.472	881.634
Profit (Loss)		20.754.322	-9.997.186
Adjustments to Reconcile Profit (Loss)		-22.023.589	9.879.630
Adjustments for depreciation and amortisation expense	10	94.941	11.736
Adjustments for provisions		707.454	108.535
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	707.454	108.535
Adjustments for Interest (Income) Expenses		9.049.766	9.759.359
Adjustments for Interest Income	19	-813.284	-354.127
Adjustments for interest expense	20	9.863.050	10.113.486
Adjustments for losses (gains) on disposal of non-current assets	9	-31.875.750	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-31.875.750	0
Changes in Working Capital		2.619.310	630.470
Adjustments for decrease (increase) in trade accounts receivable		-283.785	28.155
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-219.476	60.299
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-64.309	-32.144
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		915	-6.322
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		915	-6.322
Decrease (Increase) in Prepaid Expenses		-1.795.309	45.410
Adjustments for increase (decrease) in trade accounts payable		417.461	653.130
Increase (Decrease) in Trade Accounts Payables to Related Parties		305.153	738.262
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		112.308	-85.132
Increase (Decrease) in Employee Benefit Liabilities		73.903	-176.340
Adjustments for increase (decrease) in other operating payables		1.287.246	7.741
Increase (Decrease) in Other Operating Payables to Unrelated Parties		1.287.246	7.741
Other Adjustments for Other Increase (Decrease) in Working Capital		2.918.879	78.696
Decrease (Increase) in Other Assets Related with Operations		196.906	78.696
Increase (Decrease) in Other Payables Related with Operations		2.721.973	0
Cash Flows from (used in) Operations		1.350.043	512.914
Interest received		801.356	368.720
Payments Related with Provisions for Employee Benefits		-13.927	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		62.428.540	-178.218
Purchase of Property, Plant, Equipment and Intangible Assets		-23.839	-14.358
Purchase of property, plant and equipment		-23.839	-14.358
Cash Inflows from Sale of Investment Property	9	63.150.000	0
Cash Outflows from Acquisition of Investment Property	9	-697.621	-163.860
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-58.516.646	-105.149
Proceeds from borrowings	6	87.000.000	170.000.000
Proceeds From Issue of Debt Instruments		87.000.000	170.000.000
Repayments of borrowings	6	-132.000.000	-160.000.000
Payments of Issued Debt Instruments	6	-132.000.000	-160.000.000
Payments of Lease Liabilities		-144.019	0
Interest paid	6	-13.372.627	-10.105.149
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		6.049.366	598.267
Net increase (decrease) in cash and cash equivalents		6.049.366	598.267
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	9.191.301	4.039.651



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												
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	18	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)									0	-9.997.186	-9.997.186	-9.997.186
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	18	23.750.000	2.285	2.353.943				262.863	8.805.660	-9.997.186	25.177.565	25.177.565
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	18	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												
Total Comprehensive Income (Loss)						-107.113			15.498.263	-15.498.263	0	0
Profit (loss)										20.754.322	20.647.209	20.647.209
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 - 30.09.2021

