



KAMUYU AYDINLATMA PLATFORMU

KİLER 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	1.000 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	132.713	716.240
Financial Investments	5	848.882	21.212
Financial Investments Held To Maturity		365.359	0
Financial Assets at Fair Value Through Profit or Loss		483.523	21.212
Other Financial Assets Measured at Fair Value Through Profit or Loss		483.523	21.212
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		642.377	253.938
Trade Receivables Due From Related Parties	23	12.325	14.683
Trade Receivables Due From Unrelated Parties	6	630.052	239.255
Receivables From Financial Sector Operations		0	0
Other Receivables		30.367	237
Other Receivables Due From Related Parties	0	0	0
Other Receivables Due From Unrelated Parties	8	30.367	237
Contract Assets		0	0
Derivative Financial Assets		0	0
Inventories	7	2.101.383	862.525
Prepayments		445.939	25.727
Prepayments to Unrelated Parties	9	445.939	25.727
Current Tax Assets	0	148	1.030
Other current assets		102.724	57.356
Other Current Assets Due From Unrelated Parties	8	102.724	57.356
SUB-TOTAL		4.304.533	1.938.265
Total current assets		4.304.533	1.938.265
NON-CURRENT ASSETS			
Financial Investments		0	0
Financial Assets at Fair Value Through Profit or Loss		0	0
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		0	0
Receivables From Financial Sector Operations		0	0
Other Receivables		0	0
Contract Assets		0	0
Derivative Financial Assets		0	0
Investments accounted for using equity method	11	211.242	205.666
Investment property	12	831.062	831.062
Property, plant and equipment	13	21.042	14.409
Land and Premises		0	
Machinery And Equipments		828	
Vehicles		18.503	13.616
Fixtures and fittings		1.711	793
Leasehold Improvements		0	0
Construction in Progress		0	0
Intangible assets and goodwill	13	165	46
Other Rights		0	0
Other intangible assets		165	46
Prepayments		0	0
Prepayments to Unrelated Parties	0	0	0
Deferred Tax Asset	0	0	0
Other Non-current Assets		0	0
Total non-current assets		1.063.511	1.051.183
Total assets		5.368.044	2.989.448
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	0
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		0	0

Current Portion of Non-current Borrowings		6.302	17.204
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		6.302	17.204
Bank Loans	10	6.302	17.204
Other Financial Liabilities		0	0
Trade Payables		58.012	71.845
Trade Payables to Related Parties	23	14.593	43.271
Trade Payables to Unrelated Parties	6	43.419	28.574
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	15	964	1.227
Other Payables		8.065	7.016
Other Payables to Related Parties	23	3	369
Other Payables to Unrelated Parties	0	8.062	6.647
Contract Liabilities		0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities		1.822.518	1.119.421
Deferred Income Other Than Contract Liabilities From Related Parties	0	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	1.822.518	1.119.421
Current tax liabilities, current	0	0	0
Current provisions		459	362
Current provisions for employee benefits	14	459	362
Other Current Liabilities		0	0
Other Current Liabilities to Unrelated Parties		0	0
SUB-TOTAL		1.896.320	1.217.075
Total current liabilities		1.896.320	1.217.075
NON-CURRENT LIABILITIES			
Long Term Borrowings		0	3.526
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		0	3.526
Bank Loans	10	0	3.373
Lease Liabilities	10	0	153
Other Financial Liabilities		0	0
Trade Payables		0	0
Payables on Financial Sector Operations		0	0
Other Payables		0	0
Contract Liabilities		0	0
Liabilities due to Investments Accounted for Using Equity Method	0	0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities		0	0
Non-current provisions		6.490	7.304
Non-current provisions for employee benefits	14	1.184	1.078
Other non-current provisions	14	5.306	6.226
Deferred Tax Liabilities	0	0	0
Other non-current liabilities		0	0
Total non-current liabilities		6.490	10.830
Total liabilities		1.902.810	1.227.905
EQUITY			
Equity attributable to owners of parent		3.465.234	1.761.543
Issued capital	16	1.395.000	620.000
Share Premium (Discount)	16	126.511	128.601
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-596	-718
Gains (Losses) on Revaluation and Remeasurement		-596	-718
Increases (Decreases) on Revaluation of Right-of-use assets	16	-596	-718
Other Gains (Losses)		0	0
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Gains (Losses) on Hedge		0	0
Other Gains (Losses) on Hedge	0	0	0
Gains (Losses) on Revaluation and Reclassification		0	0
Restricted Reserves Appropriated From Profits		30.692	18.093
Profit from Sales of Participation Shares or Property that will be Added to Share Capital	0	0	0
Other Restricted Profit Reserves	16	30.692	18.093
Prior Years' Profits or Losses	16	982.968	448.135
Current Period Net Profit Or Loss	0	930.659	547.432
Total equity		3.465.234	1.761.543
Total Liabilities and Equity		5.368.044	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 - 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	3	939.663	493.450	152.467	421.609
Cost of sales	3	-384.339	-287.790	-32.515	-236.841
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		555.324	205.660	119.952	184.768
Revenue from Finance Sector Operations		0	0	0	0
Cost of Finance Sector Operations		0	0	0	0
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		555.324	205.660	119.952	184.768
General Administrative Expenses	17	-52.259	-23.265	-20.126	-7.024
Marketing Expenses	17	-39.506	-4.860	-3.468	-3.693
Other Income from Operating Activities	19	31.066	19.627	4.173	13.897
Other Expenses from Operating Activities	19	-21.200	-22.131	-4.763	-13.163
PROFIT (LOSS) FROM OPERATING ACTIVITIES		473.425	175.031	95.768	174.785
Investment Activity Income	20	318.024	25.461	218.396	25.461
Investment Activity Expenses	20	0	0	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	5.645	-939	1.654	3.419
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		797.094	199.553	315.818	203.665
Finance income	21	197.318	70.193	60.220	27.016
Finance costs	21	-63.753	-13.418	-3.256	-7.811
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		930.659	256.328	372.782	222.870
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	0	0	0	0	0
Deferred Tax (Expense) Income	0	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		930.659	256.328	372.782	222.870
PROFIT (LOSS)		930.659	256.328	372.782	222.870
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		930.659	256.328	372.782	222.870
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		122	-218	289	-141
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	122	-218	289	-141
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		122	-218	289	-141
TOTAL COMPREHENSIVE INCOME (LOSS)		930.781	256.110	373.071	222.729
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		930.781	256.110	373.071	222.729

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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			
Profit (Loss)		930.659	256.328
Profit (Loss) from Continuing Operations		930.659	256.328
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	3.439	2.510
Adjustments for Impairment Loss (Reversal of Impairment Loss)	13	445	-18.019
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	66	586
Other Adjustments for Impairment Loss (Reversal of Impairment Loss)	19	379	-18.605
Adjustments for provisions		219	695
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	1.139	536
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	19	-920	159
Adjustments for Interest (Income) Expenses		-13.440	-49.413
Adjustments for Interest Income	21	-6.123	-64.124
Adjustments for interest expense	21	965	3.347
Deferred Financial Expense from Credit Purchases	19	87	11.380
Unearned Financial Income from Credit Sales	19	-8.369	-16
Adjustments for unrealised foreign exchange losses (gains)		0	2.827
Adjustments for fair value losses (gains)		-283.336	-25.461
Adjustments for Fair Value Losses (Gains) of Investment Property	12	0	-1.998
Other Adjustments for Fair Value Losses (Gains)	20	-283.336	-23.463
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-5.645	939
Adjustments for undistributed profits of associates	11	-5.645	939
Adjustments for losses (gains) on disposal of non-current assets		-1.124	0
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	20	-1.124	0
Changes in Working Capital			
Decrease (Increase) in Financial Investments		-544.334	-28.675
Adjustments for decrease (increase) in trade accounts receivable		-388.971	-50.897
Decrease (Increase) in Trade Accounts Receivables from Related Parties		2.358	7.781
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-391.329	-58.678
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-29.188	19.463
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	17.900
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-29.188	1.563
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories		-1.238.858	-107.969
Decrease (Increase) in Prepaid Expenses		-420.212	-108.341
Adjustments for increase (decrease) in trade accounts payable		-5.464	52.251
Increase (Decrease) in Trade Accounts Payables to Related Parties		-28.678	49.488
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		23.214	2.763
Increase (Decrease) in Employee Benefit Liabilities		-263	642
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		1.049	13.442
Increase (Decrease) in Other Operating Payables to Related Parties		-366	-1.518

Increase (Decrease) in Other Operating Payables to Unrelated Parties			1.415	14.960
Increase (Decrease) in Deferred Income Other Than Contract Liabilities			703.097	234.805
Other Adjustments for Other Increase (Decrease) in Working Capital			-45.368	-2.157
Decrease (Increase) in Other Assets Related with Operations			-45.368	-1.904
Increase (Decrease) in Other Payables Related with Operations			0	-253
Cash Flows from (used in) Operations			-1.337.295	192.970
Payments Related with Provisions for Employee Benefits	15		-918	-338
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			-9.067	-19.012
Proceeds from sales of property, plant, equipment and intangible assets			1.668	174
Proceeds from sales of property, plant and equipment			1.668	174
Purchase of Property, Plant, Equipment and Intangible Assets			-10.735	-7.159
Purchase of property, plant and equipment	13		-10.581	-7.107
Purchase of intangible assets	13		-154	-52
Cash Outflows from Acquisition of Investment Property			0	-12.027
Cash advances and loans made to other parties			0	0
Cash receipts from repayment of advances and loans made to other parties			0	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			763.813	16.581
Proceeds from Issuing Shares or Other Equity Instruments			772.910	0
Proceeds from issuing shares			772.910	0
Payments to Acquire Entity's Shares or Other Equity Instruments			0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments			0	0
Proceeds from borrowings			0	0
Repayments of borrowings			-14.428	-26.332
Loan Repayments			-14.428	-26.332
Interest paid			-792	-3.311
Interest Received			6.123	46.224
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			-583.467	190.201
Net increase (decrease) in cash and cash equivalents			-583.467	190.201
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4		716.113	428.371
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4		132.646	618.572

