



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2023 - 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 31.03.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	13.332.858	14.196.139
Other Receivables	8	216.526	172.112
Other Receivables Due From Unrelated Parties	8	216.526	172.112
Prepayments	17	101.636	13.847
Prepayments to Unrelated Parties	17	101.636	13.847
Current Tax Assets	26	0	0
Other current assets	17	446.521	346.062
Other Current Assets Due From Unrelated Parties	17	446.521	346.062
SUB-TOTAL		14.097.541	14.728.160
Total current assets		14.097.541	14.728.160
NON-CURRENT ASSETS			
Other Receivables	8	48.107	46.983
Other Receivables Due From Unrelated Parties	8	48.107	46.983
Investment property	9	660.000.000	660.000.000
Property, plant and equipment	10	9.800	10.511
Fixtures and fittings	10	9.800	10.511
Right of Use Assets	11	279.208	124.674
Intangible assets and goodwill	12	1.069	1.222
Other intangible assets	12	1.069	1.222
Prepayments	17	743	1.030
Prepayments to Unrelated Parties	17	743	1.030
Total non-current assets		660.338.927	660.184.420
Total assets		674.436.468	674.912.580
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	154.006	61.018
Current Borrowings From Unrelated Parties	13	154.006	61.018
Lease Liabilities	13	154.006	61.018
Trade Payables	7	70.577	38.214
Trade Payables to Unrelated Parties	7	70.577	38.214
Employee Benefit Obligations	16	74.032	64.024
Other Payables	8	769.326	15.877
Other Payables to Unrelated Parties	8	769.326	15.877
SUB-TOTAL		1.067.941	179.133
Total current liabilities		1.067.941	179.133
NON-CURRENT LIABILITIES			
Long Term Borrowings	13	149.454	82.062
Long Term Borrowings From Unrelated Parties	13	149.454	82.062
Lease Liabilities	13	149.454	82.062
Non-current provisions	16	133.564	389.627
Non-current provisions for employee benefits	16	133.564	389.627
Deferred Tax Liabilities	26	130.419.049	130.652.905
Total non-current liabilities		130.702.067	131.124.594
Total liabilities		131.770.008	131.303.727
EQUITY			
Equity attributable to owners of parent		542.666.460	543.608.853
Issued capital	18	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	16,18	125.762.731	125.754.045
Gains (Losses) on Revaluation and Remeasurement	16,18	125.762.731	125.754.045
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-145.410	-154.096
Other Revaluation Increases (Decreases)	18	125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	18	694.627	694.627
Legal Reserves	18	694.627	694.627
Prior Years' Profits or Losses		410.039.485	48.831.632
Current Period Net Profit Or Loss	27	-951.079	361.207.853

Total equity		542.666.460	543.608.853
Total Liabilities and Equity		674.436.468	674.912.580

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 31.03.2023	Previous Period 01.01.2022 - 31.03.2022
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20,21	-2.121.280	-983.309
Other Income from Operating Activities	22	27.837	51.825
Other Expenses from Operating Activities	22	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-2.093.443	-931.484
Investment Activity Income	23	0	0
Investment Activity Expenses	23	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-2.093.443	-931.484
Finance income	24	926.057	729.631
Finance costs	24	-19.721	-14.637
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.187.107	-216.490
Tax (Expense) Income, Continuing Operations		236.028	48.792
Current Period Tax (Expense) Income	26	0	-56.881
Deferred Tax (Expense) Income	26	236.028	105.673
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-951.079	-167.698
PROFIT (LOSS)		-951.079	-167.698
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-951.079	-167.698
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Pay Başına Kazanç (Zarar)</i>	27	-0,00134000	-0,00024000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		8.686	-41.405
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	10.858	-51.756
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-2.172	10.351
Taxes Relating to Remeasurements of Defined Benefit Plans		-2.172	10.351
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		8.686	-41.405
TOTAL COMPREHENSIVE INCOME (LOSS)		-942.393	-209.103
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-942.393	-209.103

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 31.03.2023	Previous Period 01.01.2022 - 31.03.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-951.079	-167.698
Profit (Loss) from Continuing Operations		-951.079	-167.698
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	32.650	16.317
Adjustments for provisions	16	-245.205	-16.757
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-245.205	-16.757
Adjustments for Interest (Income) Expenses	24	-905.374	-711.612
Adjustments for Interest Income	24	-924.934	-725.461
Adjustments for interest expense	24	19.560	13.849
Adjustments for unrealised foreign exchange losses (gains)	24	-1.123	-4.170
Adjustments for Tax (Income) Expenses	26	-236.028	-48.792
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	7	0	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	0	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	-44.415	42.748
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-44.415	42.748
Decrease (Increase) in Prepaid Expenses	17	-87.502	-61.914
Adjustments for increase (decrease) in trade accounts payable	7	32.363	7.440
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	32.363	7.440
Increase (Decrease) in Employee Benefit Liabilities	16	10.008	9.769
Adjustments for increase (decrease) in other operating payables	8	753.449	467.998
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	753.449	467.998
Other Adjustments for Other Increase (Decrease) in Working Capital	17,26	-100.459	38.183
Decrease (Increase) in Other Assets Related with Operations	17,26	-100.459	38.183
Cash Flows from (used in) Operations			
Income taxes refund (paid)	26	0	-41.419
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-186.320	-187.011
Purchase of intangible assets	10,11,12	-186.320	-187.011
Interest received		888.267	828.380
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments of Lease Liabilities	13	160.380	178.335
Interest paid	24	-19.560	-13.849
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-899.948	335.948
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	14.030.139	15.275.913
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	6	13.130.191	15.611.861

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	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)	Other Revaluation Increases (Decreases)	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss		
Statement of changes in equity (abstract)										
Statement of changes in equity (line items)										
Equity at beginning of period	18	7.120.696	125.892.795			690.997	17.956.562	30.888.720	182.539.750	182.539.750
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						13.670	30.875.050	-30.888.720	0	0
Total Comprehensive Income (Loss)			-41.405					-167.698	-209.103	-209.103
Profit (loss)								-167.698	-167.698	-167.698
Other Comprehensive Income (Loss)	16		-41.405						-41.405	-41.405
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	7.120.696	125.851.390			694.627	48.831.632	-167.698	182.330.647	182.330.647
Statement of changes in equity (abstract)										
Statement of changes in equity (line items)										
Equity at beginning of period	18	7.120.696	125.754.045			694.627	48.831.632	361.207.853	543.608.853	543.608.853
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								361.207.853	-361.207.853	0
Total Comprehensive Income (Loss)			8.686					-951.079	-942.393	-942.393
Profit (loss)								-951.079	-951.079	-951.079
Other Comprehensive Income (Loss)	16		8.686						8.686	8.686
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
01.01.2022 - 31.03.2022

Current Period 01.01.2023 - 31.03.2023											
	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	7.120.696	125.762.731		694.627	410.039.485	-951.079	542.666.460		542.666.460