



KAMUYU AYDINLATMA PLATFORMU

MİSTRAL GAYRİMENKUL YATIRIM ORTAKLIĞI 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	3	88.253.300	94.216.074
Financial Investments	4	35.967.773	
Trade Receivables	5	22.590.225	34.434.131
Trade Receivables Due From Unrelated Parties	5	22.590.225	34.434.131
Other Receivables		317.732	
Other Receivables Due From Unrelated Parties		317.732	
Inventories	6	34.022.831	36.913.825
Prepayments		63.393	121.774
Prepayments to Unrelated Parties		63.393	121.774
Current Tax Assets		251.436	317.732
Other current assets	7	1.807.872	
SUB-TOTAL		183.274.562	166.003.536
Total current assets		183.274.562	166.003.536
NON-CURRENT ASSETS			
Trade Receivables	5	2.381.227	1.535.620
Trade Receivables Due From Unrelated Parties	5	2.381.227	1.535.620
Inventories	6	88.570.000	88.570.000
Investment property	10	986.396.587	959.032.431
Property, plant and equipment		693.106	706.243
Total non-current assets		1.078.040.920	1.049.844.294
Total assets		1.261.315.482	1.215.847.830
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		714.310	130.366
Trade Payables to Related Parties	17	161.157	86.200
Trade Payables to Unrelated Parties	5	553.153	44.166
Employee Benefit Obligations		74.236	58.463
Other Payables	7	927.103	5.760.024
Other Payables to Unrelated Parties	7	927.103	5.760.024
Deferred Income Other Than Contract Liabilities	8	3.326.101	11.476.870
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	3.326.101	11.476.870
Current provisions		68.085	113.758
Current provisions for employee benefits		68.085	113.758
SUB-TOTAL		5.109.835	17.539.481
Total current liabilities		5.109.835	17.539.481
NON-CURRENT LIABILITIES			
Other Payables	7	636.439	624.911
Other Payables to Unrelated parties	7	636.439	624.911
Deferred Income Other Than Contract Liabilities		30.000	40.000
Deferred Income Other Than Contract Liabilities from Unrelated Parties		30.000	40.000
Non-current provisions		519.792	546.570
Non-current provisions for employee benefits		519.792	546.570
Total non-current liabilities		1.186.231	1.211.481
Total liabilities		6.296.066	18.750.962
EQUITY			
Equity attributable to owners of parent		1.255.019.416	1.197.096.868
Issued capital	12	134.219.462	134.219.462
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-178.342	-229.445
Gains (Losses) on Revaluation and Remeasurement		-178.342	-229.445
Gains (Losses) on Remeasurements of Defined Benefit Plans		-178.342	-229.445
Restricted Reserves Appropriated From Profits	12	9.302.078	9.302.078
Prior Years' Profits or Losses		1.053.804.773	310.020.315
Current Period Net Profit Or Loss		57.871.445	743.784.458
Total equity		1.255.019.416	1.197.096.868

Total Liabilities and Equity

1.261.315.482

1.215.847.830

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)			
Revenue	13	15.743.987	30.106.527
Cost of sales	13	-1.408.107	-5.075.433
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		14.335.880	25.031.094
GROSS PROFIT (LOSS)		14.335.880	25.031.094
General Administrative Expenses	14	-3.779.732	-1.543.504
Marketing Expenses		-660.102	-32.290
Other Income from Operating Activities	15	47.256.988	2.277.161
Other Expenses from Operating Activities		-172.260	-1.167.515
PROFIT (LOSS) FROM OPERATING ACTIVITIES		56.980.774	24.564.946
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		56.980.774	24.564.946
Finance income	16	942.421	3.235.837
Finance costs		-51.750	-649.155
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		57.871.445	27.151.628
PROFIT (LOSS) FROM CONTINUING OPERATIONS		57.871.445	27.151.628
PROFIT (LOSS)		57.871.445	27.151.628
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		57.871.445	27.151.628
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>	18	0,43120000	0,20230000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		51.103	81.801
Gains (Losses) on Remeasurements of Defined Benefit Plans		51.103	81.801
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		51.103	81.801
TOTAL COMPREHENSIVE INCOME (LOSS)		57.922.548	27.233.429
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		57.922.548	27.233.429

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		13.209.900	12.142.107
Profit (Loss)		57.871.445	27.151.628
Adjustments to Reconcile Profit (Loss)		-47.137.336	-1.267.126
Adjustments for depreciation and amortisation expense	14	13.137	8.101
Adjustments for provisions		-21.348	150.970
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-21.348	150.970
Adjustments for Interest (Income) Expenses		-5.101.192	-1.552.366
Adjustments for Interest Income	15	-5.101.192	-1.621.380
Adjustments for interest expense			69.014
Adjustments for fair value losses (gains)	10	-36.432.353	126.169
Adjustments for Fair Value Losses (Gains) of Investment Property	10	-35.903.679	
Adjustments for Fair Value Losses (Gains) of Financial Assets	15	-528.674	126.169
Adjustments for losses (gains) on disposal of non-current assets	15	-5.595.580	
Adjustments for Losses (Gains) Arised From Sale of Investment Property	15	-5.595.580	
Changes in Working Capital		-2.691.697	-15.400.392
Adjustments for decrease (increase) in trade accounts receivable	5	10.998.299	-10.930.122
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-317.732	-56.490
Adjustments for decrease (increase) in inventories	6	759.672	4.530.625
Decrease (Increase) in Prepaid Expenses		58.381	52.909
Adjustments for increase (decrease) in trade accounts payable	5	583.944	5.523
Increase (Decrease) in Employee Benefit Liabilities		15.773	7.918
Adjustments for increase (decrease) in other operating payables		-4.821.393	16.991
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	8	-8.160.769	-9.027.746
Other Adjustments for Other Increase (Decrease) in Working Capital	9	-1.807.872	
Decrease (Increase) in Other Assets Related with Operations	9	-1.807.872	
Cash Flows from (used in) Operations		8.042.412	10.484.110
Interest received	15	5.101.192	1.520.528
Income taxes refund (paid)		66.296	137.469
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-19.172.674	-14.762.430
Cash Inflows from Sale of Investment Property	10	17.913.580	
Cash Outflows from Acquisition of Investment Property	10	-1.647.155	
Other inflows (outflows) of cash		-35.439.099	-14.762.430
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		0	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-5.962.774	-2.620.323
Net increase (decrease) in cash and cash equivalents		-5.962.774	-2.620.323
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	94.216.074	52.389.159
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	88.253.300	49.768.836

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)	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	134.219.462	-4.060			7.804.177	110.400.980	215.347.298	467.767.857		467.767.857
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						215.347.298	-215.347.298			
Total Comprehensive Income (Loss)		81.801					27.151.628	27.233.429		27.233.429
Profit (loss)							27.151.628	27.151.628		27.151.628
Other Comprehensive Income (Loss)		81.801								81.801
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	134.219.462	77.741			7.804.177	325.748.278	27.151.628	495.001.286		495.001.286
Statement of changes in equity (abstract)										
Statement of changes in equity (line items)										
Equity at beginning of period	134.219.462	-229.445			9.302.078	310.020.315	743.784.458	1.197.096.868		1.197.096.868
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						743.784.458	-743.784.458			
Total Comprehensive Income (Loss)		51.103					57.871.445	57.922.548		57.922.548
Profit (loss)							57.871.445	57.871.445		57.871.445
Other Comprehensive Income (Loss)		51.103						51.103		51.103
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	12	134.219.462	-178.342			9.302.078	1.053.804.773	57.871.445	1.255.019.416	1.255.019.416