



KAMUYU AYDINLATMA PLATFORMU

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	EREN BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Yönetim Kurulu'na

Giriş

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2023 tarihli ilişikteki ara dönem özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait ara dönem özet kar veya zarar tablosunun , ara dönem özet diğer kapsamlı gelir tablosunun, ara dönem özet özkaynaklar değişim tablosunun ve ara dönem özet nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" ("TMS 34") hükümlerine uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet 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 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 Standartları'na 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'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

İstanbul, 4 Ağustos 2023

Eren Bağımsız Denetim Anonim Şirketi

Member Firm of Grant Thornton International

Özcan Özbuğa

Sorumlu Denetçi

Park Plaza, Reşitpaşa Mahallesi

Eski Büyükdere Caddesi No. 14, Kat 10

Maslak, İstanbul



Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	53.503	50.148
Financial Investments	5	1.194.667	1.843.853
Financial Investments Held To Maturity		490.379	504.177
Financial Assets at Fair Value Through Profit or Loss		704.288	1.339.676
Other Financial Assets Measured at Fair Value Through Profit or Loss		704.288	1.339.676
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Other Financial Investments		0	0
Trade Receivables		1.469.300	891.561
Trade Receivables Due From Related Parties	23	26.470	11.266
Trade Receivables Due From Unrelated Parties	6	1.442.830	880.295
Receivables From Financial Sector Operations		0	0
Other Receivables		518	50
Other Receivables Due From Related Parties	0	0	0
Other Receivables Due From Unrelated Parties	8	518	50
Contract Assets		0	0
Derivative Financial Assets		0	0
Inventories	7	3.272.587	2.814.943
Prepayments		653.303	282.402
Prepayments to Related Parties		101.492	0
Prepayments to Unrelated Parties	9	551.811	282.402
Current Tax Assets	0	7.014	154
Other current assets		182.975	138.727
Other Current Assets Due From Unrelated Parties	8	182.975	138.727
SUB-TOTAL		6.833.867	6.021.838
Total current assets		6.833.867	6.021.838
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	711.869	574.499
Investment property	12	4.304.838	2.690.770
Property, plant and equipment	13	38.420	23.169
Land and Premises		0	
Machinery And Equipments		721	792
Vehicles		35.577	20.156
Fixtures and fittings		2.122	2.221
Leasehold Improvements		0	0
Construction in Progress		0	0
Intangible assets and goodwill	13	134	147
Other Rights		0	0
Other intangible assets		134	147
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		5.055.261	3.288.585
Total assets		11.889.128	9.310.423
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		199.863	129.128
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		199.863	129.128
Bank Loans	10	199.863	129.128
Other Financial Liabilities		0	0
Trade Payables		201.667	315.512
Trade Payables to Related Parties	23	1.032	261.149
Trade Payables to Unrelated Parties	6	200.635	54.363
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	15	2.285	1.720
Other Payables		27.214	8.928
Other Payables to Related Parties	23	0	0
Other Payables to Unrelated Parties		27.214	8.928
Contract Liabilities		0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities		3.944.909	2.719.856
Deferred Income Other Than Contract Liabilities From Related Parties	0	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	3.944.909	2.719.856
Current tax liabilities, current	18	2.042	0
Current provisions		938	467
Current provisions for employee benefits	14	938	467
Other Current Liabilities		0	0
Other Current Liabilities to Unrelated Parties		0	0
SUB-TOTAL		4.378.918	3.175.611
Total current liabilities		4.378.918	3.175.611
NON-CURRENT LIABILITIES			
Long Term Borrowings		212.262	278.752
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		212.262	278.752
Bank Loans	10	212.262	278.752
Lease Liabilities	10	0	0
Other Financial Liabilities		0	0
Trade Payables		296.697	0
Trade Payables To Unrelated Parties	6	296.697	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		7.589	8.297
Non-current provisions for employee benefits	14	1.737	2.445
Other non-current provisions	14	5.852	5.852
Deferred Tax Liabilities	0	0	0
Other non-current liabilities		0	0
Total non-current liabilities		516.548	287.049
Total liabilities		4.895.466	3.462.660
EQUITY			
Equity attributable to owners of parent		6.993.662	5.847.763
Issued capital	16	1.395.000	1.395.000
Share Premium (Discount)	16	126.511	126.511
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-229	-1.515
Gains (Losses) on Revaluation and Remeasurement		-229	-1.515
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-229	-1.515
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Gains (Losses) on Hedge		0	0
Gains (Losses) on Revaluation and Reclassification		0	0
Restricted Reserves Appropriated From Profits		61.998	30.692
Legal Reserves	0	0	0
Other Restricted Profit Reserves	16	61.998	30.692
Prior Years' Profits or Losses	16	4.265.769	982.968
Current Period Net Profit Or Loss	0	1.144.613	3.314.107
Non-controlling interests	0	0	0
Total equity		6.993.662	5.847.763
Total Liabilities and Equity		11.889.128	9.310.423

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.06.2023	Previous Period 01.01.2022 - 30.06.2022	Current Period 3 Months 01.04.2023 - 30.06.2023	Previous Period 3 Months 01.04.2022 - 30.06.2022
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	3	94.912	787.196	46.219	366.864
Cost of sales	3	-24.333	-351.824	-15.496	-193.710
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		70.579	435.372	30.723	173.154
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)		70.579	435.372	30.723	173.154
General Administrative Expenses	17	-46.133	-32.133	-16.188	-20.841
Marketing Expenses	17	-1.847	-36.038	-410	-1.994
Other Income from Operating Activities	19	43.552	30.801	43.062	29.965
Other Expenses from Operating Activities	19	-54.597	-20.345	-5.872	-7.719
PROFIT (LOSS) FROM OPERATING ACTIVITIES		11.554	377.657	51.315	172.565
Investment Activity Income	20	1.273.339	86.377	906.649	71.577
Investment Activity Expenses	20	-260.371	0	-4.089	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	137.251	3.991	131.748	2.180
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.161.773	468.025	1.085.623	246.322
Finance income	21	32.202	150.349	29.466	71.004
Finance costs	21	-47.320	-60.497	-27.979	-17.445
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.146.655	557.877	1.087.110	299.881
Tax (Expense) Income, Continuing Operations		-2.042	0	-2.042	0
Current Period Tax (Expense) Income	18	-2.042	0	-2.042	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.144.613	557.877	1.085.068	299.881
PROFIT (LOSS)		1.144.613	557.877	1.085.068	299.881
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.144.613	557.877	1.085.068	299.881
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		1.286	-167	1.291	-431
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	1.286	-167	1.291	-431
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		1.286	-167	1.291	-431
TOTAL COMPREHENSIVE INCOME (LOSS)		1.145.899	557.710	1.086.359	299.450
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.145.899	557.710	1.086.359	299.450

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.06.2023	Previous Period 01.01.2022 - 30.06.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		1.144.613	557.877
Profit (Loss) from Continuing Operations		1.144.613	557.877
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)		-2.123.746	-106.665
Adjustments for depreciation and amortisation expense	13	3.923	2.149
Adjustments for Impairment Loss (Reversal of Impairment Loss)	13	0	275
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	0	66
Other Adjustments for Impairment Loss (Reversal of Impairment Loss)	19	0	209
Adjustments for provisions		2.039	167
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	2.039	1.141
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	19	0	-974
Adjustments for Interest (Income) Expenses		9.014	-18.888
Adjustments for Interest Income	21	-893	-15.092
Adjustments for interest expense	21	38.713	4.486
Deferred Financial Expense from Credit Purchases	19	10.731	87
Unearned Financial Income from Credit Sales	19	-39.537	-8.369
Adjustments for fair value losses (gains)		-958.584	-86.377
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-990.543	0
Other Adjustments for Fair Value Losses (Gains)		31.959	-86.377
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-137.251	-3.991
Adjustments for undistributed profits of associates	11	-137.251	-3.991
Adjustments for Tax (Income) Expenses		2.042	0
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	20	0	0
Other adjustments to reconcile profit (loss)		-1.044.929	0
Changes in Working Capital		1.659.811	-1.693.931
Decrease (Increase) in Financial Investments		1.662.155	-401.318
Adjustments for decrease (increase) in trade accounts receivable		-588.470	-179.687
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-15.204	-425
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-573.266	-179.262
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-7.375	452
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-7.375	452
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories		-457.644	-1.109.336
Decrease (Increase) in Prepaid Expenses		-370.901	-207.901
Adjustments for increase (decrease) in trade accounts payable		222.389	50.057
Increase (Decrease) in Trade Accounts Payables to Related Parties		-260.117	-13.495
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		482.506	63.552
Increase (Decrease) in Employee Benefit Liabilities		565	-197
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		18.286	12.169
Increase (Decrease) in Other Operating Payables to Related Parties		0	-6.643

Increase (Decrease) in Other Operating Payables to Unrelated Parties			18.286	18.812
Increase (Decrease) in Deferred Income Other Than Contract Liabilities			1.225.053	205.971
Other Adjustments for Other Increase (Decrease) in Working Capital			-44.247	-64.141
Decrease (Increase) in Other Assets Related with Operations			-44.247	-64.141
Increase (Decrease) in Other Payables Related with Operations			0	0
Cash Flows from (used in) Operations			680.678	-1.242.719
Payments Related with Provisions for Employee Benefits	15		-1.376	-722
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			-642.686	-4.780
Cash Inflows from Losing Control of Subsidiaries or Other Businesses			0	0
Cash Inflows from Sale of Shares of Subsidiaries that doesn't Cause Loss of Control			0	0
Cash Inflows Caused by Share Sales or Capital Decrease of Associates and / or Joint Ventures			0	0
Proceeds from sales of property, plant, equipment and intangible assets			24	0
Proceeds from sales of property, plant and equipment			24	0
Proceeds from sales of intangible assets			0	0
Purchase of Property, Plant, Equipment and Intangible Assets			-19.185	-4.780
Purchase of property, plant and equipment	13		-19.165	-4.644
Purchase of intangible assets	13		-20	-136
Cash Outflows from Acquisition of Investment Property	12		-623.525	0
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			-33.308	776.510
Proceeds from Issuing Shares or Other Equity Instruments			0	772.910
Proceeds from issuing shares	16		0	772.910
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			-2.517	-10.847
Loan Repayments			-2.517	-10.847
Cash Outflows from Other Financial Liabilities			0	0
Interest paid			-31.684	-645
Interest Received			893	15.092
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			3.308	-471.711
Effect of exchange rate changes on cash and cash equivalents			0	0
Net increase (decrease) in cash and cash equivalents			3.308	-471.711
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4		50.148	716.113
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4		53.456	244.402

Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity										
	Equity attributable to owners of parent [member]									Non-controlling interests [member]	
	Issued 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]	Advance Dividend Payments (Net)	Retained Earnings		
			Gains/Losses on Revaluation and Remeasurement [member]	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification			Net Profit or Loss		
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	620.000	128.601		-718			18.093	448.135	547.432	1.761.543	1.761.543
Adjustments Related to Accounting Policy Changes											0
Adjustments Related to Required Changes in Accounting Policies											0
Adjustments Related to Voluntary Changes in Accounting Policies											0
Adjustments Related to Errors											0
Other Restatements											0
Restated Balances											0
Transfers	0	0		0			12.599	534.833	-547.432	0	0
Total Comprehensive Income (Loss)	0	0		-167			0	0	557.877	557.710	557.710
Profit (loss)	0	0		0			0	0	557.877	557.877	557.877
Other Comprehensive Income (Loss)	0	0		-167						-167	-167
Issue of equity	775.000	-2.090								772.910	772.910
Capital Decrease											0
Capital Advance											0
Effect of Merger or Liquidation or Division											0
Effects of Business Combinations Under Common Control											0
Advance Dividend Payments											0
Dividends Paid											0
Decrease through Other Distributions to Owners											0
Increase (Decrease) through Treasury Share Transactions											0
Increase (Decrease) through Share-Based Payment Transactions											0
Acquisition or Disposal of a Subsidiary											0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity	0			0							0
Transactions with noncontrolling shareholders	0	0		0			0	0	0	0	0
Increase through Other Contributions by Owners											0
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											0
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											0
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											0
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											0
Increase (decrease) through other changes, equity		0					0			0	0
Equity at end of period	1.395.000	126.511		-885			30.692	982.968	557.877	3.092.163	3.092.163
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	1.395.000	126.511		-1.515			30.692	982.968	3.314.107	5.947.763	5.947.763
Adjustments Related to Accounting Policy Changes											0
Adjustments Related to Required Changes in Accounting Policies											0
Adjustments Related to Voluntary Changes in Accounting Policies											0
Adjustments Related to Errors											0
Other Restatements											0
Restated Balances											0
Transfers		0		0			31.306	3.282.801	-3.314.107	0	0
Total Comprehensive Income (Loss)	0	0		1.286			0	0	1.144.613	1.145.899	1.145.899
Profit (loss)										0	0
Other Comprehensive Income (Loss)				1.286					1.144.613	1.145.899	1.145.899
Issue of equity	0	0								0	0
Capital Decrease											0
Capital Advance											0
Effect of Merger or Liquidation or Division											0
Effects of Business Combinations Under Common Control											0
Advance Dividend Payments											0
Dividends Paid											0

Previous Period
01.01.2022 - 30.06.2022

