



KAMUYU AYDINLATMA PLATFORMU

MİSTRAL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 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 30.09.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	109.041.259	94.216.074
Financial Investments	4	105.438.908	0
Trade Receivables	5	10.992.794	34.434.131
Trade Receivables Due From Unrelated Parties	5	10.992.794	34.434.131
Other Receivables	7-16	9.562.581	0
Other Receivables Due From Related Parties	16	8.669.396	0
Other Receivables Due From Unrelated Parties	7	893.185	0
Inventories	6	29.930.264	36.913.825
Prepayments		2.823.159	121.774
Prepayments to Unrelated Parties		2.823.159	121.774
Current Tax Assets		921.532	317.732
Other current assets		944.955	0
Other Current Assets Due From Unrelated Parties		944.955	0
SUB-TOTAL		269.655.452	166.003.536
Total current assets		269.655.452	166.003.536
NON-CURRENT ASSETS			
Trade Receivables		2.030.496	1.535.620
Trade Receivables Due From Related Parties		0	
Trade Receivables Due From Unrelated Parties	5	2.030.496	1.535.620
Inventories	6	88.570.000	88.570.000
Investment property	9	1.006.221.587	959.032.431
Property, plant and equipment		720.735	706.243
Total non-current assets		1.097.542.818	1.049.844.294
Total assets		1.367.198.270	1.215.847.830
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables	5-16	1.386.163	130.366
Trade Payables to Related Parties	16	83.593	86.200
Trade Payables to Unrelated Parties	5	1.302.570	44.166
Employee Benefit Obligations		102.899	58.463
Other Payables	7	3.603.085	5.760.024
Other Payables to Unrelated Parties	7	3.603.085	5.760.024
Deferred Income Other Than Contract Liabilities		9.317.732	11.476.870
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	9.317.732	11.476.870
Current provisions		95.293	113.758
Current provisions for employee benefits		95.293	113.758
SUB-TOTAL		14.505.172	17.539.481
Total current liabilities		14.505.172	17.539.481
NON-CURRENT LIABILITIES			
Other Payables	7	780.145	624.911
Other Payables to Unrelated parties	7	780.145	624.911
Deferred Income Other Than Contract Liabilities	8	10.000	40.000
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	10.000	40.000
Non-current provisions		669.091	546.570
Non-current provisions for employee benefits		669.091	546.570
Total non-current liabilities		1.459.236	1.211.481
Total liabilities		15.964.408	18.750.962
EQUITY			
Equity attributable to owners of parent		1.351.233.862	1.197.096.868
Issued capital	11	134.219.462	134.219.462
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-293.580	-229.445
Gains (Losses) on Revaluation and Remeasurement		-293.580	-229.445
Gains (Losses) on Remeasurements of Defined Benefit Plans		-293.580	-229.445
Restricted Reserves Appropriated From Profits	11	16.074.226	9.302.078

Prior Years' Profits or Losses		982.697.210	310.020.315
Current Period Net Profit Or Loss		218.536.544	743.784.458
Total equity		1.351.233.862	1.197.096.868
Total Liabilities and Equity		1.367.198.270	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 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022	Current Period 3 Months 01.07.2023 - 30.09.2023	Previous Period 3 Months 01.07.2022 - 30.09.2022
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	12	84.114.283	44.644.604	60.762.408	5.082.225
Cost of sales	12	-5.291.741	-6.335.388	-3.185.761	-299.046
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		78.822.542	38.309.216	57.576.647	4.783.179
GROSS PROFIT (LOSS)		78.822.542	38.309.216	57.576.647	4.783.179
General Administrative Expenses	13	-12.986.066	-5.714.716	-5.923.750	-1.896.627
Marketing Expenses		-723.179	-85.240	-15.533	-25.227
Other Income from Operating Activities	14	112.759.425	26.811.163	28.319.106	14.621.172
Other Expenses from Operating Activities		-1.063.804	-4.736.134	-185.177	-580.322
PROFIT (LOSS) FROM OPERATING ACTIVITIES		176.808.918	54.584.289	79.771.293	16.902.175
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		176.808.918	54.584.289	79.771.293	16.902.175
Finance income	15	42.295.372	16.102.435	10.126.473	6.492.889
Finance costs		-567.746	-712.388	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		218.536.544	69.974.336	89.897.766	23.395.064
PROFIT (LOSS) FROM CONTINUING OPERATIONS		218.536.544	69.974.336	89.897.766	23.395.064
PROFIT (LOSS)		218.536.544	69.974.336	89.897.766	23.395.064
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		218.536.544	69.974.336	89.897.766	23.395.064
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülebilir Faaliyetlerden Pay Başına Kazanç</i>	17	1,62820000	0,52130000	0,66980000	0,17430000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-64.135	53.032	-35.824	-18.850
Gains (Losses) on Remeasurements of Defined Benefit Plans		-64.135	53.032	-35.824	-18.850
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-64.135	53.032	-35.824	-18.850
TOTAL COMPREHENSIVE INCOME (LOSS)		218.472.409	70.027.368	89.861.942	23.376.214
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		218.472.409	70.027.368	89.861.942	23.376.214

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		218.536.544	69.974.336
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	39.882	33.122
Adjustments for Impairment Loss (Reversal of Impairment Loss)			-3.740
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	5		-3.740
Adjustments for provisions		39.921	-2.049.886
Adjustments for (Reversal of) Provisions Related with Employee Benefits		39.921	122.237
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions			-2.172.123
Adjustments for Interest (Income) Expenses		-17.340.663	-4.848.751
Adjustments for Interest Income	14	-17.340.663	-4.768.546
Adjustments for interest expense			-80.205
Adjustments for fair value losses (gains)		-64.771.745	-18.908.313
Adjustments for Fair Value Losses (Gains) of Investment Property	9	-61.674.065	-20.446.407
Adjustments for Fair Value Losses (Gains) of Financial Assets	14	-3.097.680	1.538.094
Adjustments for losses (gains) on disposal of non-current assets	14	-28.887.020	
Adjustments for Losses (Gains) Arised From Sale of Investment Property	14	-28.887.020	
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	5	22.946.461	-1.678.227
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-9.562.581	161.484
Adjustments for decrease (increase) in inventories	6-9	2.903.626	5.188.486
Decrease (Increase) in Prepaid Expenses		-2.701.385	-80.078
Adjustments for increase (decrease) in trade accounts payable	5	1.255.797	49.871
Increase (Decrease) in Employee Benefit Liabilities		44.436	121.935
Adjustments for increase (decrease) in other operating payables		-2.001.705	124.465
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	7	-2.189.138	-7.153.701
Other Adjustments for Other Increase (Decrease) in Working Capital		-944.955	
Decrease (Increase) in Other Assets Related with Operations		-944.955	
Cash Flows from (used in) Operations			
		117.367.475	40.931.003
Dividends paid		-64.335.415	-14.230.060
Interest received	14	17.340.663	3.811.936
Income taxes refund (paid)		-603.800	-19.564
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
		-54.943.738	-47.055.466
Purchase of Property, Plant, Equipment and Intangible Assets		-54.374	-41.154
Purchase of property, plant and equipment		-54.374	-41.154
Cash Inflows from Sale of Investment Property	9	49.099.020	
Cash Outflows from Acquisition of Investment Property	9	-1.647.156	
Other inflows (outflows) of cash		-102.341.228	-47.014.312
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
		0	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
		14.825.185	-16.562.151
Net increase (decrease) in cash and cash equivalents		14.825.185	-16.562.151
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	109.041.259	35.827.008

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)		53.032					69.974.336	70.027.368		70.027.368
Profit (loss)							69.974.336	69.974.336		69.974.336
Other Comprehensive Income (Loss)		53.032						53.032		53.032
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					1.497.901	-15.727.961		14.230.060		14.230.060
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	48.972			9.302.078	310.020.317	69.974.336	525.565.165		525.565.165
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)		-64.135					218.536.544	218.472.409		218.472.409
Profit (loss)							218.536.544	218.536.544		218.536.544
Other Comprehensive Income (Loss)		-64.135						-64.135		-64.135
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										

Current Period 01.01.2023 - 30.09.2023						6.772.148	-71.107.563	-64.335.415	-64.335.415	
	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	11	134.219.462	-293.580		16.074.226	982.697.210	218.536.544	1.351.233.862	1.351.233.862