



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
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	6	11.458.274	14.196.139
Other Receivables	8	150.208	172.112
Other Receivables Due From Unrelated Parties	8	150.208	172.112
Prepayments	17	36.246	13.847
Prepayments to Unrelated Parties	17	36.246	13.847
Current Tax Assets	26	0	0
Other current assets	17	537.440	346.062
Other Current Assets Due From Unrelated Parties	17	537.440	346.062
SUB-TOTAL		12.182.168	14.728.160
Total current assets		12.182.168	14.728.160
NON-CURRENT ASSETS			
Other Receivables	8	68.684	46.983
Other Receivables Due From Unrelated Parties	8	68.684	46.983
Investment property	9	660.000.000	660.000.000
Property, plant and equipment	10	8.618	10.511
Fixtures and fittings	10	8.618	10.511
Right of Use Assets	11	199.434	124.674
Intangible assets and goodwill	12	763	1.222
Other intangible assets	12	763	1.222
Prepayments	17	634	1.030
Prepayments to Unrelated Parties	17	634	1.030
Total non-current assets		660.278.133	660.184.420
Total assets		672.460.301	674.912.580
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	178.601	61.018
Current Borrowings From Unrelated Parties	13	178.601	61.018
Lease Liabilities	13	178.601	61.018
Trade Payables	7	34.967	38.214
Trade Payables to Unrelated Parties	7	34.967	38.214
Employee Benefit Obligations	16	126.236	64.024
Other Payables	8	772.141	15.877
Other Payables to Unrelated Parties	8	772.141	15.877
SUB-TOTAL		1.111.945	179.133
Total current liabilities		1.111.945	179.133
NON-CURRENT LIABILITIES			
Long Term Borrowings	13	53.550	82.062
Long Term Borrowings From Unrelated Parties	13	53.550	82.062
Lease Liabilities	13	53.550	82.062
Non-current provisions	16	173.783	389.627
Non-current provisions for employee benefits	16	173.783	389.627
Deferred Tax Liabilities	26	162.534.188	130.652.905
Total non-current liabilities		162.761.521	131.124.594
Total liabilities		163.873.466	131.303.727
EQUITY			
Equity attributable to owners of parent		508.586.835	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	125.754.008	125.754.045
Gains (Losses) on Revaluation and Remeasurement	16,18	125.754.008	125.754.045
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-154.133	-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	-35.021.981	361.207.853

Total equity		508.586.835	543.608.853
Total Liabilities and Equity		672.460.301	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 - 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)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	20,21	-6.425.913	-3.202.529	-2.363.276	-1.182.766
Other Income from Operating Activities	22	353.463	96.887	291.976	21.499
Other Expenses from Operating Activities	22	0	0	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-6.072.450	-3.105.642	-2.071.300	-1.161.267
Investment Activity Income	23	0	0	0	0
Investment Activity Expenses	23	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-6.072.450	-3.105.642	-2.071.300	-1.161.267
Finance income	24	2.992.778	2.270.201	1.010.306	850.761
Finance costs	24	-61.013	-40.050	-19.357	-12.306
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-3.140.685	-875.491	-1.080.351	-322.812
Tax (Expense) Income, Continuing Operations		-31.881.296	198.835	269.333	74.872
Current Period Tax (Expense) Income	26	0	0	0	0
Deferred Tax (Expense) Income	26	-31.881.296	198.835	269.333	74.872
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-35.021.981	-676.656	-811.018	-247.940
PROFIT (LOSS)		-35.021.981	-676.656	-811.018	-247.940
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-35.021.981	-676.656	-811.018	-247.940
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	-0,04918000	-0,00095000	-0,00114000	-0,00035000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-37	-101.410	2.259	-32.684
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-50	-126.762	3.012	-40.854
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		13	25.352	-753	8.170
Taxes Relating to Remeasurements of Defined Benefit Plans		13	25.352	-753	8.170
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-37	-101.410	2.259	-32.684
TOTAL COMPREHENSIVE INCOME (LOSS)		-35.022.018	-778.066	-808.759	-280.624
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-35.022.018	-778.066	-808.759	-280.624

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)		-35.021.981	-676.656
Profit (Loss) from Continuing Operations		-35.021.981	-676.656
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	113.912	48.679
Adjustments for provisions	16	-215.894	16.421
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-215.894	16.421
Adjustments for Interest (Income) Expenses	24	-2.910.327	-2.217.159
Adjustments for Interest Income	24	-2.971.078	-2.256.385
Adjustments for interest expense	24	60.751	39.226
Adjustments for unrealised foreign exchange losses (gains)	24	-21.700	-13.816
Adjustments for Tax (Income) Expenses	26	31.881.296	-198.835
Changes in Working Capital			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	21.903	105.749
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	21.903	105.749
Decrease (Increase) in Prepaid Expenses	17	-22.003	-32.463
Adjustments for increase (decrease) in trade accounts payable	7	-3.247	-6.071
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	-3.247	-6.071
Increase (Decrease) in Employee Benefit Liabilities	16	62.212	35.918
Adjustments for increase (decrease) in other operating payables	8	756.264	470.176
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	756.264	470.176
Other Adjustments for Other Increase (Decrease) in Working Capital	17,26	-191.378	-154.777
Decrease (Increase) in Other Assets Related with Operations	17,26	-191.378	-154.777
Cash Flows from (used in) Operations			
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		3.004.151	2.305.736
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments of Lease Liabilities	13	89.071	155.712
Interest paid	24	-60.751	-39.226
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-2.704.792	-387.623
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	11.325.347	14.888.290



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		
Other Revaluation Increases (Decreases)										
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	17.956.582	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						13.470	30.875.050	-30.888.720	0	0
Total Comprehensive Income (Loss)			-101.410					-676.656	-778.066	-778.066
Profit (loss)								-676.656	-676.656	-676.656
Other Comprehensive Income (Loss)	16		-101.410						-101.410	-101.410
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	125.791.385			694.427	48.831.632	-476.656	181.761.694	181.761.694
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			694.427	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	0
Total Comprehensive Income (Loss)			-37					-35.021.981	-35.022.018	-35.022.018
Profit (loss)								-35.021.981	-35.021.981	-35.021.981
Other Comprehensive Income (Loss)	16		-37						-37	-37
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 - 30.09.2022

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	125.754.008		694.627	410.039.485	-35.021.981	508.586.835		508.586.835	