



**KAMUYU AYDINLATMA PLATFORMU**

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME  
A.Ş.  
Financial Report  
Unconsolidated  
2024 - 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 31.03.2024	Previous Period 31.12.2023
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	8.103.057	10.850.200
Other Receivables	8	220.413	225.626
Other Receivables Due From Unrelated Parties	8	220.413	225.626
Prepayments	17	144.829	31.736
Prepayments to Unrelated Parties	17	144.829	31.736
Other current assets	17	718.021	688.102
Other Current Assets Due From Unrelated Parties	17	718.021	688.102
<b>SUB-TOTAL</b>		<b>9.186.320</b>	<b>11.795.664</b>
<b>Total current assets</b>		<b>9.186.320</b>	<b>11.795.664</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	8	80.955	84.960
Other Receivables Due From Unrelated Parties	8	80.955	84.960
Investment property	9	1.585.705.601	1.585.705.601
Property, plant and equipment		18.860	20.365
Fixtures and fittings	10	18.860	20.365
Right of Use Assets	11	387.213	342.286
Intangible assets and goodwill	12	2.371	2.933
Other intangible assets	12	2.371	2.933
Prepayments	17	1.893	1.273
Prepayments to Unrelated Parties	17	1.893	1.273
<b>Total non-current assets</b>		<b>1.586.196.893</b>	<b>1.586.157.418</b>
<b>Total assets</b>		<b>1.595.383.213</b>	<b>1.597.953.082</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	13	278.980	221.305
Current Borrowings From Unrelated Parties	13	278.980	221.305
Lease Liabilities	13	278.980	221.305
Trade Payables	7	23.266	66.928
Trade Payables to Unrelated Parties	7	23.266	66.928
Employee Benefit Obligations	16	151.850	163.878
Other Payables	8	1.048.267	31.560
Other Payables to Unrelated Parties	8	1.048.267	31.560
<b>SUB-TOTAL</b>		<b>1.502.363</b>	<b>483.671</b>
<b>Total current liabilities</b>		<b>1.502.363</b>	<b>483.671</b>
<b>NON-CURRENT LIABILITIES</b>			
Employee Benefit Obligations	16	384.769	401.722
Deferred Tax Liabilities	26	377.273.927	375.020.984
<b>Total non-current liabilities</b>		<b>377.658.696</b>	<b>375.422.706</b>
<b>Total liabilities</b>		<b>379.161.059</b>	<b>375.906.377</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.216.222.154	1.222.046.705
Issued capital	18	7.120.696	7.120.696
Inflation Adjustments on Capital		61.367.504	61.367.504
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-387.986	-385.883
Gains (Losses) on Revaluation and Remeasurement		-387.986	-385.883
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-387.986	-385.883
Restricted Reserves Appropriated From Profits	18	4.623.075	4.623.075
Legal Reserves	18	4.623.075	4.623.075
Prior Years' Profits or Losses		1.149.321.313	974.208.623
Current Period Net Profit Or Loss	27	-5.822.448	175.112.690
<b>Total equity</b>		<b>1.216.222.154</b>	<b>1.222.046.705</b>
<b>Total Liabilities and Equity</b>		<b>1.595.383.213</b>	<b>1.597.953.082</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 31.03.2024	Previous Period 01.01.2023 - 31.03.2023
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20,21	-3.103.771	-3.645.944
Other Income from Operating Activities	22	55.203	48.124
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.048.568	-3.597.820
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-3.048.568	-3.597.820
Finance income	24	907.583	1.600.925
Finance costs	24	-20.793	-33.236
Gains (losses) on net monetary position		47.689.071	22.805.142
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		45.527.293	20.775.011
Tax (Expense) Income, Continuing Operations		-51.349.741	-26.450.454
Deferred Tax (Expense) Income	26	-51.349.741	-26.450.454
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-5.822.448	-5.675.443
PROFIT (LOSS)		-5.822.448	-5.675.443
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-5.822.448	-5.675.443
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Pay Başına Kazanç (Zarar)</i>	27	-0,00818000	-0,00797000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.103	14.635
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-2.804	18.295
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		701	-3.660
Taxes Relating to Remeasurements of Defined Benefit Plans		701	-3.660
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-2.103</b>	<b>14.635</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-5.824.551</b>	<b>-5.660.808</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-5.824.551	-5.660.808

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 31.03.2024	Previous Period 01.01.2023 - 31.03.2023
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		-5.822.448	-5.675.443
Profit (Loss) from Continuing Operations		-5.822.448	-5.675.443
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	10,11,12	116.636	57.495
Adjustments for provisions	16	-16.982	-54.902
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-16.982	-54.902
Adjustments for Interest (Income) Expenses	24	-227.928	-1.566.026
Adjustments for Interest Income	24	-248.719	-1.598.984
Adjustments for interest expense	24	20.791	32.958
Adjustments for unrealised foreign exchange losses (gains)	24	-658.864	-1.941
Adjustments for Tax (Income) Expenses	26	51.349.040	26.454.114
Other adjustments to reconcile profit (loss)		-50.523.682	-28.472.344
<b>Changes in Working Capital</b>			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	627.421	-224.858
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	627.421	-224.858
Decrease (Increase) in Prepaid Expenses	17	-118.034	-156.052
Adjustments for increase (decrease) in trade accounts payable	7	-34.900	80.707
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	-34.900	80.707
Increase (Decrease) in Employee Benefit Liabilities	16	9.426	60.716
Adjustments for increase (decrease) in other operating payables	8	1.020.839	1.280.402
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	1.020.839	1.280.402
Other Adjustments for Other Increase (Decrease) in Working Capital	17,26	-120.002	-406.305
Decrease (Increase) in Other Assets Related with Operations	17,26	-120.002	-406.305
<b>Cash Flows from (used in) Operations</b>			
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-159.496	-321.128
Purchase of property, plant and equipment	10,11,12	-159.496	-321.128
Interest received		343.154	942.774
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Payments of Lease Liabilities	13	86.647	368.236
Interest paid	24	-20.791	-32.958
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Effect of exchange rate changes on cash and cash equivalents		1.497.256	3.191.018
Net increase (decrease) in cash and cash equivalents		-2.652.708	-4.476.495
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	6	10.746.164	26.600.259
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
	6	8.093.456	22.123.764

# 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	Inflation Adjustments on 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											
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
Equity at beginning of period	18	7.120.696	61.367.504	-263.061			4.623.075	495.446.664	478.761.959	1.047.056.837	1.047.056.837
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								478.761.959	-478.761.959		0
Total Comprehensive Income (Loss)				14.635					-5.675.443	-5.660.808	-5.660.808
Profit (loss)									-5.675.443	-5.675.443	-5.675.443
Other Comprehensive Income (Loss)	16			14.635						14.635	14.635
Issue of equity											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
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
Transactions with noncontrolling shareholders											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
Equity at end of period	18	7.120.696	61.367.504	-248.426			4.623.075	974.208.623	-5.675.443	1.041.396.029	1.041.396.029
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
Equity at beginning of period	18	7.120.696	61.367.504	-385.883			4.623.075	974.208.623	175.112.690	1.222.046.705	1.222.046.705
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								175.112.690	-175.112.690		0
Total Comprehensive Income (Loss)				-2.103					-5.822.448	-5.824.551	-5.824.551
Profit (loss)									-5.822.448	-5.822.448	-5.822.448
Other Comprehensive Income (Loss)	16			-2.103						-2.103	-2.103
Issue of equity											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  
01.01.2023 - 31.03.2023

