



**KAMUYU AYDINLATMA PLATFORMU**

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME  
A.Ş.  
Financial Report  
Unconsolidated  
2018 - 2. 3 Monthly Notification**

**General Information About Financial Statements**



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

## ARA DÖNEM FİNANSAL TABLOLARI HAKKINDA SINIRLI DENETİM RAPORU

### Türker Proje Gayrimenkul ve Yatırım Geliştirme Anonim Şirketi Yönetim Kurulu'na

#### *Giriş*

Türker Proje Gayrimenkul ve Yatırım Geliştirme Anonim Şirketi'nin ("Şirket") ekte yer alan 30 Haziran 2018 tarihli finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akım tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem 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 finansal bilgilerin, tüm önemli yönleriyle TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

**MGI BAĞIMSIZ DENETİM A.Ş.**

**A member of MGI Worldwide**

**GAMZE TÜRKİN AKSU**

**Sorumlu Ortak Başkan**

( İstanbul, 08 Ağustos 2018 )

## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2018	Previous Period 31.12.2017
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	13.990.042	14.011.919
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
Receivables from Ongoing Construction or Service Contracts		0	0
Derivative Financial Assets		0	0
Prepayments	16	14.010	2.568
Prepayments to Unrelated Parties		14.010	2.568
Current Tax Assets	25	277.204	206.129
Other current assets	16	71.486	43.746
Other Current Assets Due From Unrelated Parties		71.486	43.746
<b>SUB-TOTAL</b>		<b>14.352.742</b>	<b>14.264.362</b>
<b>Total current assets</b>		<b>14.352.742</b>	<b>14.264.362</b>
<b>NON-CURRENT ASSETS</b>			
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	8	11.644	9.672
Other Receivables Due From Unrelated Parties		11.644	9.672
Receivables from Ongoing Construction or Service Contracts		0	0
Derivative Financial Assets		0	0
Investment property	9	175.155.000	175.155.000
Property, plant and equipment	10	14.312	14.045
Fixtures and fittings		14.312	14.045
Intangible assets and goodwill	11	1.563	2.083
Computer Softwares		1.563	2.083
Prepayments	16	1.046	321
Prepayments to Unrelated Parties		1.046	321
Other Non-current Assets		0	0
<b>Total non-current assets</b>		<b>175.183.565</b>	<b>175.181.121</b>
<b>Total assets</b>		<b>189.536.307</b>	<b>189.445.483</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		0	0
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		0	0
Current Portion of Non-current Borrowings		0	0
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		0	0
Other Financial Liabilities		0	0
Trade Payables	7	67.527	12.392
Trade Payables to Unrelated Parties		67.527	12.392
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	15	14.307	0
Other Payables	8	32.453	29.607
Other Payables to Unrelated Parties		32.453	29.607
Payables due to Ongoing Construction or Service Contracts		0	0

Derivative Financial Liabilities		0	0
Deferred Income		0	0
Current provisions		0	0
Other Current Liabilities		0	0
<b>SUB-TOTAL</b>		<b>114.287</b>	<b>41.999</b>
<b>Total current liabilities</b>		<b>114.287</b>	<b>41.999</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		0	0
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		0	0
Other Financial Liabilities		0	0
Trade Payables		0	0
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	15	47.686	24.274
Other Payables		0	0
Payables due to Ongoing Construction or Service Contracts		0	0
Derivative Financial Liabilities		0	0
Deferred Income		0	0
Non-current provisions		0	0
Deferred Tax Liabilities	25	34.036.133	34.062.536
Other non-current liabilities		0	0
<b>Total non-current liabilities</b>		<b>34.083.819</b>	<b>34.086.810</b>
<b>Total liabilities</b>		<b>34.198.106</b>	<b>34.128.809</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		155.338.201	155.316.674
Issued capital	17	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	15, 17	125.907.362	125.916.594
Gains (Losses) on Revaluation and Remeasurement		125.907.362	125.916.594
Gains (Losses) on Remeasurements of Defined Benefit Plans		-779	8.453
Other Revaluation Increases (Decreases)		125.908.141	125.908.141
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	17	597.142	583.775
Legal Reserves		597.142	583.775
Prior Years' Profits or Losses		21.682.242	10.278.005
Current Period Net Profit Or Loss	26	30.759	11.417.604
<b>Total equity</b>		<b>155.338.201</b>	<b>155.316.674</b>
<b>Total Liabilities and Equity</b>		<b>189.536.307</b>	<b>189.445.483</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017	Current Period 3 Months 01.04.2018 - 30.06.2018	Previous Period 3 Months 01.04.2017 - 30.06.2017
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	19	-1.028.577	-819.324	-521.636	-383.811
Other Income from Operating Activities	21	41.013	44.362	20.667	21.666
Other Expenses from Operating Activities	21	-851	-1.237	-803	-1.237
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-988.415	-776.199	-501.772	-363.382
Investment Activity Expenses	22	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-988.415	-776.199	-501.772	-363.382
Finance income	23	1.031.365	845.115	525.188	456.684
Finance costs	23	-1.247	-1.569	-636	-1.093
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		41.703	67.347	22.780	92.209
Tax (Expense) Income, Continuing Operations		-10.944	-13.716	-6.845	-18.639
Current Period Tax (Expense) Income	25	-34.743	-14.620	18.375	6.328
Deferred Tax (Expense) Income	25	23.799	904	-25.220	-24.967
PROFIT (LOSS) FROM CONTINUING OPERATIONS		30.759	53.631	15.935	73.570
PROFIT (LOSS)		30.759	53.631	15.935	73.570
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		30.759	53.631	15.935	73.570
<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>	26	0,00004300	0,00007500	0,00002200	0,00010300
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-9.232	1.844	-12.927	-3.130
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-11.836	2.305	-16.573	-3.913
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		2.604	-461	3.646	783
Taxes Relating to Remeasurements of Defined Benefit Plans	15	2.604	-461	3.646	783
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-9.232</b>	<b>1.844</b>	<b>-12.927</b>	<b>-3.130</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>21.527</b>	<b>55.475</b>	<b>3.008</b>	<b>70.440</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		21.527	55.475	3.008	70.440

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-1.047.693</b>	<b>-925.718</b>
Profit (Loss)		30.759	53.631
Profit (Loss) from Continuing Operations		30.759	53.631
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-981.382</b>	<b>-815.479</b>
Adjustments for depreciation and amortisation expense	10, 11	3.829	3.393
Adjustments for provisions	7, 15	35.210	12.199
Adjustments for (Reversal of) Provisions Related with Employee Benefits		25.883	12.199
Adjustments for (Reversal of) Other Provisions		9.327	0
Adjustments for Interest (Income) Expenses	23	-1.029.393	-844.816
Adjustments for Interest Income		-1.029.393	-844.816
Adjustments for interest expense		0	0
Adjustments for unrealised foreign exchange losses (gains)		-1.972	29
Adjustments for Tax (Income) Expenses	25	10.944	13.716
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	22	0	0
<b>Changes in Working Capital</b>		<b>8.748</b>	<b>-38.584</b>
Adjustments for decrease (increase) in trade accounts receivable		0	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		0	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	0
Decrease (Increase) in Prepaid Expenses	16	-12.167	-18.487
Adjustments for increase (decrease) in trade accounts payable	7	45.807	11.522
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		45.807	11.522
Increase (Decrease) in Employee Benefit Liabilities	15	0	-13.485
Adjustments for increase (decrease) in other operating payables	8	2.846	-2.969
Increase (Decrease) in Other Operating Payables to Unrelated Parties		2.846	-2.969
Other Adjustments for Other Increase (Decrease) in Working Capital	16	-27.738	-15.165
Decrease (Increase) in Other Assets Related with Operations		-27.738	-15.165
<b>Cash Flows from (used in) Operations</b>		<b>-941.875</b>	<b>-800.432</b>
Income taxes refund (paid)	25	-105.818	-125.286
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>982.023</b>	<b>851.140</b>
Purchase of Property, Plant, Equipment and Intangible Assets	10, 11	-3.577	-4.095
Purchase of property, plant and equipment		-3.577	-4.095
Interest received		985.600	855.235
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>0</b>	<b>0</b>
Repayments of borrowings		0	0
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-65.670</b>	<b>-74.578</b>
Effect of exchange rate changes on cash and cash equivalents		0	0
<b>Net increase (decrease) in cash and cash equivalents</b>		<b>-65.670</b>	<b>-74.578</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>6</b>	<b>13.915.545</b>	<b>13.911.171</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>6</b>	<b>13.849.875</b>	<b>13.836.593</b>

# 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	Other Revaluation Increases (Decreases)													
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	17	7.120.696	8.530	125.908.141	125.916.671	125.916.671				10.551.936	309.844	10.961.780	143.899.147	143.899.147
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								583.775	-273.931	-309.844	-583.775	0		0
Total Comprehensive Income (Loss)			1.844		1.844	1.844				53.631	53.631	55.475		55.475
Profit (loss)										53.631	53.631	53.631		53.631
Other Comprehensive Income (Loss)	15		1.844		1.844	1.844						1.844		1.844
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
<b>Equity at end of period</b>	17	7.120.696	10.374	125.908.141	125.918.515	125.918.515		583.775	10.278.005	53.631	10.331.636	143.954.622		143.954.622
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	17	7.120.696	8.453	125.908.141	125.916.594	125.916.594		583.775	10.278.005	11.417.604	21.695.609	155.316.674		155.316.674
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								13.367	11.404.237	-11.417.604	-13.367	0		0
Total Comprehensive Income (Loss)			-9.232		-9.232	-9.232				30.759	30.759	21.527		21.527
Profit (loss)										30.759	30.759	30.759		30.759
Other Comprehensive Income (Loss)	15		-9.232		-9.232	-9.232						-9.232		-9.232
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  
01.01.2017 - 30.06.2017

