



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2019 - 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	15.080.449	14.598.929
Trade Receivables	7	371	1.324
Trade Receivables Due From Unrelated Parties		371	1.324
Prepayments	17	20.213	3.094
Prepayments to Unrelated Parties		20.213	3.094
Current Tax Assets	26	49.670	79.028
Other current assets	17	93.052	90.296
Other Current Assets Due From Unrelated Parties		93.052	90.296
SUB-TOTAL		15.243.755	14.772.671
Total current assets		15.243.755	14.772.671
NON-CURRENT ASSETS			
Other Receivables	8	14.313	13.394
Other Receivables Due From Unrelated Parties		14.313	13.394
Investment property	9	160.260.000	160.260.000
Property, plant and equipment	10	9.318	11.002
Fixtures and fittings		9.318	11.002
Right of Use Assets	11	113.097	0
Intangible assets and goodwill	12	786	1.045
Other Rights		786	1.045
Prepayments	17	1.144	26
Prepayments to Unrelated Parties		1.144	26
Total non-current assets		160.398.658	160.285.467
Total assets		175.642.413	175.058.138
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	23.136	0
Current Borrowings From Unrelated Parties		23.136	0
Lease Liabilities		23.136	0
Trade Payables	7	34.390	11.717
Trade Payables to Unrelated Parties		34.390	11.717
Employee Benefit Obligations	16	17.754	0
Other Payables	8	232.933	29.065
Other Payables to Unrelated Parties		232.933	29.065
SUB-TOTAL		308.213	40.782
Total current liabilities		308.213	40.782
NON-CURRENT LIABILITIES			
Long Term Borrowings	13	93.897	0
Long Term Borrowings From Unrelated Parties		93.897	0
Lease Liabilities		93.897	0
Employee Benefit Obligations	16	61.088	62.630
Deferred Tax Liabilities	26	30.968.562	31.021.343
Total non-current liabilities		31.123.547	31.083.973
Total liabilities		31.431.760	31.124.755
EQUITY			
Equity attributable to owners of parent		144.210.653	143.933.383
Issued capital	18	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		125.904.218	125.905.798
Gains (Losses) on Revaluation and Remeasurement	16, 18	125.904.218	125.905.798
Gains (Losses) on Remeasurements of Defined Benefit Plans		-3.923	-2.343
Other Revaluation Increases (Decreases)		125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	18	597.142	597.142
Legal Reserves		597.142	597.142
Prior Years' Profits or Losses		10.309.747	21.682.242
Current Period Net Profit Or Loss	27	278.850	-11.372.495
Total equity		144.210.653	143.933.383

Total Liabilities and Equity

175.642.413

175.058.138

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20	-529.107	-506.941
Other Income from Operating Activities	22	121.123	20.346
Other Expenses from Operating Activities	22	-1.058	-48
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-409.042	-486.643
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-409.042	-486.643
Finance income	24	778.934	506.177
Finance costs	24	-9.790	-611
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		360.102	18.923
Tax (Expense) Income, Continuing Operations		-81.252	-4.099
Current Period Tax (Expense) Income	26	-133.587	-53.118
Deferred Tax (Expense) Income	26	52.335	49.019
PROFIT (LOSS) FROM CONTINUING OPERATIONS		278.850	14.824
PROFIT (LOSS)		278.850	14.824
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		278.850	14.824
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</i>	27	0,00039000	0,00002000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-1.580	3.695
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-2.026	4.737
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		446	-1.042
Taxes Relating to Remeasurements of Defined Benefit Plans	16	446	-1.042
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-1.580	3.695
TOTAL COMPREHENSIVE INCOME (LOSS)		277.270	18.519
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		277.270	18.519

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		278.850	14.824
Profit (Loss) from Continuing Operations		278.850	14.824
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10, 11, 12	12.224	1.840
Adjustments for provisions		236.233	226.034
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	14.186	21.363
Adjustments for (Reversal of) Other Provisions	7, 8	222.047	204.671
Adjustments for Interest (Income) Expenses	24	-768.910	-505.583
Adjustments for Interest Income		-778.015	-505.583
Adjustments for interest expense		9.105	0
Adjustments for unrealised foreign exchange losses (gains)		-919	-442
Adjustments for Tax (Income) Expenses	26	81.252	4.099
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	7	953	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		953	0
Adjustments for increase (decrease) in trade accounts payable	7	8.148	5.698
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		8.148	5.698
Adjustments for increase (decrease) in other operating payables	8	-3.654	-5.988
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-3.654	-5.988
Other Adjustments for Other Increase (Decrease) in Working Capital	17	-20.993	-28.045
Decrease (Increase) in Other Assets Related with Operations		-20.993	-28.045
Cash Flows from (used in) Operations			
Income taxes refund (paid)	26	-104.229	-74.289
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,12	0	-3.577
Purchase of property, plant and equipment		0	-3.577
Interest received		870.965	495.268
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments of Lease Liabilities	13	-6.345	0
Interest paid	24	-9.105	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		574.470	129.839
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	14.406.477	13.915.545
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	6	14.980.947	14.045.384

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity									
	Equity attributable to owners of parent (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			Retained Earnings		Non-controlling interests (member)
		Gains/Losses on Revaluation and Remeasurement (member)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses	Net Profit or Loss	
Gains (Losses) on Remeasurements of Defined Benefit Plans		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	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													
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								13.367	11.404.237	-11.417.604	-13.367	0	0
Total Comprehensive Income (Loss)			3.695		3.695	3.695				14.824	14.824	18.519	18.519
Profit (loss)										14.824	14.824	14.824	14.824
Other Comprehensive Income (Loss)	16		3.695		3.695	3.695						3.695	3.695
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	12.148	125.908.141	125.920.289	125.920.289		597.142	21.682.242	14.824	21.697.066	155.335.193	155.335.193
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	18	7.120.696	-2.343	125.908.141	125.905.798			597.142	21.682.242	-11.372.495	10.309.747	143.933.383	143.933.383
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									-11.372.495	11.372.495	0	0	0
Total Comprehensive Income (Loss)			-1.580		-1.580					278.850	278.850	277.270	277.270
Profit (loss)										278.850	278.850	278.850	278.850
Other Comprehensive Income (Loss)	16		-1.580		-1.580							-1.580	-1.580
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
01.01.2018 - 31.03.2018

Current Period 01.01.2019 - 31.03.2019																				
	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																			
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	Increase (decrease) through other changes, equity																			
	Equity at end of period	18	7.120.696	-3.923	125.908.141	125.904.218				597.142	10.309.747	278.850	10.588.597	144.210.653						144.210.653