



**KAMUYU AYDINLATMA PLATFORMU**

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME  
A.Ş.  
Financial Report  
Unconsolidated  
2019 - 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 30.09.2019	Previous Period 31.12.2018
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	15.575.681	14.598.929
Trade Receivables	7	575	1.324
Trade Receivables Due From Unrelated Parties		575	1.324
Prepayments	17	13.420	3.094
Prepayments to Unrelated Parties		13.420	3.094
Current Tax Assets	26	67.294	79.028
Other current assets	17	110.096	90.296
Other Current Assets Due From Unrelated Parties		110.096	90.296
<b>SUB-TOTAL</b>		<b>15.767.066</b>	<b>14.772.671</b>
<b>Total current assets</b>		<b>15.767.066</b>	<b>14.772.671</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	8	14.390	13.394
Other Receivables Due From Unrelated Parties		14.390	13.394
Investment property	9	160.260.000	160.260.000
Property, plant and equipment	10	6.065	11.002
Fixtures and fittings		6.065	11.002
Right of Use Assets	11	92.534	0
Intangible assets and goodwill	12	311	1.045
Other Rights		311	1.045
Prepayments	17	0	26
Prepayments to Unrelated Parties		0	26
<b>Total non-current assets</b>		<b>160.373.300</b>	<b>160.285.467</b>
<b>Total assets</b>		<b>176.140.366</b>	<b>175.058.138</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	13	37.184	0
Current Borrowings From Unrelated Parties		37.184	0
Lease Liabilities		37.184	0
Trade Payables	7	24.084	11.717
Trade Payables to Unrelated Parties		24.084	11.717
Employee Benefit Obligations	16	19.993	0
Other Payables	8	231.414	29.065
Other Payables to Unrelated Parties		231.414	29.065
<b>SUB-TOTAL</b>		<b>312.675</b>	<b>40.782</b>
<b>Total current liabilities</b>		<b>312.675</b>	<b>40.782</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	13	65.002	0
Long Term Borrowings From Unrelated Parties		65.002	0
Lease Liabilities		65.002	0
Employee Benefit Obligations	16	71.068	62.630
Deferred Tax Liabilities	26	30.961.425	31.021.343
<b>Total non-current liabilities</b>		<b>31.097.495</b>	<b>31.083.973</b>
<b>Total liabilities</b>		<b>31.410.170</b>	<b>31.124.755</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		144.730.196	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		125.906.962	125.905.798
Gains (Losses) on Revaluation and Remeasurement		125.906.962	125.905.798
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-1.179	-2.343
Other Revaluation Increases (Decreases)	18	125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	18	635.983	597.142
Legal Reserves		635.983	597.142
Prior Years' Profits or Losses		10.270.906	21.682.242
Current Period Net Profit Or Loss	27	795.649	-11.372.495
<b>Total equity</b>		<b>144.730.196</b>	<b>143.933.383</b>

Total Liabilities and Equity

176.140.366

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 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
<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	21	-1.490.540	-1.562.319	-473.809	-533.742
Other Income from Operating Activities	22	159.041	61.346	18.443	20.333
Other Expenses from Operating Activities	22	-1.260	-915	-65	-64
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.332.759	-1.501.888	-455.431	-513.473
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.332.759	-1.501.888	-455.431	-513.473
Finance income	24	2.382.444	1.725.154	769.202	693.789
Finance costs	24	-27.883	-2.000	-8.753	-753
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.021.802	221.266	305.018	179.563
Tax (Expense) Income, Continuing Operations		-226.153	-52.439	-67.522	-41.495
Current Period Tax (Expense) Income	26	-286.399	-135.994	-116.432	-101.251
Deferred Tax (Expense) Income	26	60.246	83.555	48.910	59.756
PROFIT (LOSS) FROM CONTINUING OPERATIONS		795.649	168.827	237.496	138.068
PROFIT (LOSS)		795.649	168.827	237.496	138.068
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		795.649	168.827	237.496	138.068
<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	0,00110000	0,00020000	0,00030000	0,00020000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		1.164	-7.821	1.467	1.411
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	1.492	-10.027	1.881	1.809
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-328	2.206	-414	-398
Taxes Relating to Remeasurements of Defined Benefit Plans	16	-328	2.206	-414	-398
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>1.164</b>	<b>-7.821</b>	<b>1.467</b>	<b>1.411</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>796.813</b>	<b>161.006</b>	<b>238.963</b>	<b>139.479</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		796.813	161.006	238.963	139.479

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		795.649	168.827
Profit (Loss) from Continuing Operations		795.649	168.827
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	10,11,12	36.515	5.815
Adjustments for provisions		230.132	218.261
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	29.923	32.750
Adjustments for (Reversal of) Other Provisions	7,8	200.209	185.511
Adjustments for Interest (Income) Expenses	24	-2.355.690	-1.719.608
Adjustments for Interest Income		-2.381.448	-1.719.608
Adjustments for interest expense		25.758	0
Adjustments for unrealised foreign exchange losses ( gains)		-996	-5.545
Adjustments for Tax (Income) Expenses	26	226.153	52.439
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable	7	749	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		749	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	-100.000
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		0	-100.000
Decrease (Increase) in Prepaid Expenses	17	-10.300	-10.671
Adjustments for increase (decrease) in trade accounts payable	7	15.967	-4.448
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		15.967	-4.448
Adjustments for increase (decrease) in other operating payables	8	-1.460	-3.840
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-1.460	-3.840
Other Adjustments for Other Increase (Decrease) in Working Capital	17	-19.800	-46.146
Decrease (Increase) in Other Assets Related with Operations		-19.800	-46.146
<b>Cash Flows from (used in) Operations</b>			
Income taxes refund (paid)	26	-274.665	-37.453
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Purchase of Property, Plant, Equipment and Intangible Assets	10,12	0	-3.577
Purchase of property, plant and equipment		0	-3.577
Interest received		2.338.340	1.596.243
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Payments of Lease Liabilities	13	-21.192	0
Interest paid	13,24	-25.758	0
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		933.644	110.297
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	6	14.406.477	13.915.545
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
	6	15.340.121	14.025.842

# 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>	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														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)			-7.821		-7.821	-7.821					168.827	168.827	161.006	161.006
Profit (loss)											168.827	168.827	168.827	168.827
Other Comprehensive Income (Loss)	16		-7.821		-7.821	-7.821							-7.821	-7.821
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>	18	7.120.696	632	125.908.141	125.908.773	125.908.773			597.142	21.682.242	168.827	21.851.069	155.477.680	155.477.680
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	18	7.120.696	-2.343	125.908.141	125.905.798	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														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									38.841	-11.411.336	11.372.495	-38.841	0	0
Total Comprehensive Income (Loss)			1.164		1.164	1.164					795.649	795.649	796.813	796.813
Profit (loss)											795.649	795.649	795.649	795.649
Other Comprehensive Income (Loss)	16		1.164		1.164	1.164							1.164	1.164
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  
01.01.2018 - 30.09.2018

Current Period

01.01.2019 - 30.09.2019

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  
 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

18	7.120.696	-1.179	125.908.141	125.906.962	125.906.962	635.983	10.270.906	795.649	11.066.555	144.730.196	144.730.196
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