



KAMUYU AYDINLATMA PLATFORMU

YAPI KREDİ KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş

**Financial Report
Consolidated
2021 - 1. 3 Monthly Notification**

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	13.157.256	13.580.293
Financial Investments	5	15.635.216	13.912.376
Trade Receivables		7.068.391	3.828.709
Trade Receivables Due From Related Parties	6, 18	74.156	56.424
Trade Receivables Due From Unrelated Parties	6	6.994.235	3.772.285
Other Receivables		876.278	166.160
Other Receivables Due From Unrelated Parties	7	876.278	166.160
Inventories	8	0	2.956.583
Prepayments		532.590	610.103
Current Tax Assets	17	752.397	804.233
Other current assets	9	18.682	638.522
SUB-TOTAL		38.040.810	36.496.979
Total current assets		38.040.810	36.496.979
NON-CURRENT ASSETS			
Trade Receivables		443.425	507.446
Trade Receivables Due From Unrelated Parties	6	443.425	507.446
Other Receivables		275.587	360.820
Other Receivables Due From Unrelated Parties	7	275.587	360.820
Inventories	8	1.437.434	1.425.097
Investment property	10	56.811.924	56.811.924
Property, plant and equipment	11	1.386.721	1.414.466
Intangible assets and goodwill	12	13.090	15.265
Deferred Tax Asset	17	361.627	368.243
Total non-current assets		60.729.808	60.903.261
Total assets		98.770.618	97.400.240
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		3.258.985	3.409.953
Trade Payables to Related Parties	6, 18	172.290	577.176
Trade Payables to Unrelated Parties	6	3.086.695	2.832.777
Employee Benefit Obligations	14	1.041.454	1.094.671
Other Payables		853.861	489.818
Other Payables to Related Parties	7	609.425	273.849
Other Payables to Unrelated Parties	7	244.436	215.969
Deferred Income Other Than Contract Liabilities	15	887.742	350.695
Current provisions		2.587.664	2.568.802
Other current provisions	16	2.587.664	2.568.802
SUB-TOTAL		8.629.706	7.913.939
Total current liabilities		8.629.706	7.913.939
NON-CURRENT LIABILITIES			
Other Payables		369.361	369.361
Other Payables to Unrelated parties	7	369.361	369.361
Non-current provisions		5.322.606	5.351.142
Non-current provisions for employee benefits		2.088.863	2.232.528
Other non-current provisions	16	3.233.743	3.118.614
Total non-current liabilities		5.691.967	5.720.503
Total liabilities		14.321.673	13.634.442
EQUITY			
Equity attributable to owners of parent		83.643.085	82.359.271
Issued capital		40.000.000	40.000.000
Inflation Adjustments on Capital		91.449.175	91.449.175
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-749.761	-886.560
Gains (Losses) on Revaluation and Remeasurement		-749.761	-886.560
Gains (Losses) on Remeasurements of Defined Benefit Plans		-749.761	-886.560
Restricted Reserves Appropriated From Profits		5.228.249	5.228.249

Prior Years' Profits or Losses		-53.431.593	-54.971.989
Current Period Net Profit Or Loss		1.147.015	1.540.396
Non-controlling interests		805.860	1.406.527
Total equity		84.448.945	83.765.798
Total Liabilities and Equity		98.770.618	97.400.240

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		16.315.983	13.485.845
Cost of sales		-13.005.896	-10.583.561
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.310.087	2.902.284
GROSS PROFIT (LOSS)		3.310.087	2.902.284
General Administrative Expenses		-2.921.498	-2.831.510
Marketing Expenses		-189.306	-274.088
Other Income from Operating Activities	19	88.357	72.334
Other Expenses from Operating Activities	19	-796.400	-846.840
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-508.760	-977.820
Investment Activity Income		719.133	439.532
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		210.373	-538.288
Finance income	20	1.085.518	231.609
Finance costs	20	-19.217	-344
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.276.674	-307.023
Tax (Expense) Income, Continuing Operations		-143.377	-117.209
Current Period Tax (Expense) Income	17	-148.229	-165.949
Deferred Tax (Expense) Income	17	4.852	48.740
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.133.297	-424.232
PROFIT (LOSS)		1.133.297	-424.232
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-13.718	98.842
Owners of Parent		1.147.015	-523.074
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen faaliyetlerden pay başına kazanç (zarar)</i>		0,02870000	-0,01310000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		159.275	144.838
Gains (Losses) on Remeasurements of Defined Benefit Plans		170.743	151.896
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-11.468	-7.058
Deferred Tax (Expense) Income		-11.468	-7.058
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		159.275	144.838
TOTAL COMPREHENSIVE INCOME (LOSS)		1.292.572	-279.394
Total Comprehensive Income Attributable to			
Non-controlling Interests		8.759	112.675
Owners of Parent		1.283.813	-392.069

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		1.133.297	-424.232
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	11, 12	32.004	31.222
Adjustments for provisions		439.431	677.014
Adjustments for (Reversal of) Provisions Related with Employee Benefits		303.142	375.751
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	19	2.298	27.260
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		133.991	274.003
Adjustments for Interest (Income) Expenses	20	-76.301	-231.609
Adjustments for Tax (Income) Expenses		143.377	117.209
Adjustments for losses (gains) on disposal of non-current assets		0	-137.160
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	11	0	-137.160
Other adjustments to reconcile profit (loss)	19	136.339	-57.663
Changes in Working Capital			
Decrease (Increase) in Financial Investments	5	-1.722.840	-1.037.193
Adjustments for decrease (increase) in trade accounts receivable	6	-3.314.296	-917.339
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		72.468	-450.164
Adjustments for decrease (increase) in inventories	8	2.944.246	-39.435
Adjustments for increase (decrease) in trade accounts payable	6	-150.968	634.292
Adjustments for increase (decrease) in other operating payables		-24.750	470.973
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		537.047	235.958
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-276.065	-151.627
Income taxes refund (paid)		-96.393	-130.119
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	11, 12	0	137.830
Purchase of Property, Plant, Equipment and Intangible Assets	11, 12	-2.084	-24.423
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Dividends Paid		-273.849	0
Interest Received		78.142	238.605
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-421.195	-1.057.861
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	13.572.694	10.610.125
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	13.151.499	9.552.264

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss				
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	40.000.000	91.449.145		-913.774			5.228.249	-58.850.302	3.878.313	80.791.661	1.141.461	81.933.122	
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									3.878.313	-3.878.313	0	0	
Total Comprehensive Income (Loss)				131.004					-523.074	-392.070		112.675	-279.395
Profit (loss)				0					-523.074	-523.074		98.842	-424.232
Other Comprehensive Income (Loss)				131.004					0	131.004		13.833	144.837
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												-365.132	-365.132
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													0
Equity at end of period	40.000.000	91.449.145		-762.770			5.228.249	-54.971.989	-523.074	80.399.591	889.004	81.288.595	
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	40.000.000	91.449.145		-886.560			5.228.249	-54.971.989	1.540.396	82.359.271	1.406.527	83.765.798	
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									1.540.396	-1.540.396	0	0	
Total Comprehensive Income (Loss)				136.799					1.147.015	1.283.814		8.758	1.292.572
Profit (loss)				0					1.147.015	1.147.015		-13.718	1.133.297
Other Comprehensive Income (Loss)				136.799					0	136.799		22.476	159.275
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
01.01.2020 - 31.03.2020

