



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2021 - 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 31.03.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	15.164.631	14.859.006
Trade Receivables	7	550	0
Trade Receivables Due From Unrelated Parties	7	550	0
Other Receivables	8	100.000	100.000
Other Receivables Due From Unrelated Parties	8	100.000	100.000
Prepayments	17	38.956	3.591
Prepayments to Unrelated Parties	17	38.956	3.591
Current Tax Assets	26	204.712	198.740
Other current assets	17	174.520	162.520
Other Current Assets Due From Unrelated Parties	17	174.520	162.520
SUB-TOTAL		15.683.369	15.323.857
Total current assets		15.683.369	15.323.857
NON-CURRENT ASSETS			
Other Receivables	8	21.057	18.593
Other Receivables Due From Unrelated Parties	8	21.057	18.593
Investment property	9	169.210.000	169.210.000
Property, plant and equipment	10	2.122	2.506
Fixtures and fittings	10	2.122	2.506
Right of Use Assets	11	32.018	41.588
Intangible assets and goodwill	12	2.349	2.530
Other Rights	12	2.349	2.530
Prepayments	17	249	369
Prepayments to Unrelated Parties	17	249	369
Total non-current assets		169.267.795	169.275.586
Total assets		184.951.164	184.599.443
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	46.231	52.885
Current Borrowings From Unrelated Parties	13	46.231	52.885
Lease Liabilities	13	46.231	52.885
Trade Payables	7	12.308	10.793
Trade Payables to Unrelated Parties	7	12.308	10.793
Employee Benefit Obligations	16	16.324	22.579
Other Payables	8	246.164	8.554
Other Payables to Unrelated Parties	8	246.164	8.554
SUB-TOTAL		321.027	94.811
Total current liabilities		321.027	94.811
NON-CURRENT LIABILITIES			
Non-current provisions	16	135.252	119.756
Non-current provisions for employee benefits	16	135.252	119.756
Deferred Tax Liabilities	26	32.723.918	32.729.538
Total non-current liabilities		32.859.170	32.849.294
Total liabilities		33.180.197	32.944.105
EQUITY			
Equity attributable to owners of parent		151.770.967	151.655.338
Issued capital	18	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	16,18	125.892.258	125.897.103
Gains (Losses) on Revaluation and Remeasurement	16,18	125.892.258	125.897.103
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-15.883	-11.038
Other Revaluation Increases (Decreases)	18	125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	18	680.957	680.957
Legal Reserves	18	680.957	680.957
Prior Years' Profits or Losses		17.956.582	12.549.079
Current Period Net Profit Or Loss	27	120.474	5.407.503
Total equity		151.770.967	151.655.338

Total Liabilities and Equity

184.951.164

184.599.443

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20,21	-528.757	-478.796
Other Income from Operating Activities	22	23.313	17.269
Other Expenses from Operating Activities	22	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-505.444	-461.527
Investment Activity Income	23	0	0
Investment Activity Expenses	23	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-505.444	-461.527
Finance income	24	655.163	396.088
Finance costs	24	-7.147	-10.573
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		142.572	-76.012
Tax (Expense) Income, Continuing Operations		-22.098	16.677
Current Period Tax (Expense) Income	26	-26.507	-34.089
Deferred Tax (Expense) Income	26	4.409	50.766
PROFIT (LOSS) FROM CONTINUING OPERATIONS		120.474	-59.335
PROFIT (LOSS)		120.474	-59.335
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		120.474	-59.335
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 (Zarar)</i>	27	0,00017000	-0,00008000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-4.845	1.426
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-6.056	1.828
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.211	-402
Taxes Relating to Remeasurements of Defined Benefit Plans		1.211	-402
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-4.845	1.426
TOTAL COMPREHENSIVE INCOME (LOSS)		115.629	-57.909
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		115.629	-57.909

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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)		120.474	-59.335
Profit (Loss) from Continuing Operations		120.474	-59.335
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	13.441	12.197
Adjustments for provisions		9.441	5.287
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	9.441	5.287
Adjustments for Interest (Income) Expenses		-645.904	-384.739
Adjustments for Interest Income	24	-652.699	-394.648
Adjustments for interest expense	24	6.795	9.909
Adjustments for unrealised foreign exchange losses (gains)	24	-2.464	-1.440
Adjustments for Tax (Income) Expenses	26	22.098	-16.677
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	7	-550	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	-550	0
Decrease (Increase) in Prepaid Expenses	17	-35.245	0
Adjustments for increase (decrease) in trade accounts payable	7	1.515	-3.327
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	1.515	-3.327
Increase (Decrease) in Employee Benefit Liabilities	16	-6.255	0
Adjustments for increase (decrease) in other operating payables	8	237.610	227.985
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	237.610	227.985
Other Adjustments for Other Increase (Decrease) in Working Capital	17,26	-17.972	-58.887
Decrease (Increase) in Other Assets Related with Operations	17,26	-17.972	-58.887
Cash Flows from (used in) Operations			
Income taxes refund (paid)	26	-26.507	-34.089
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-3.307	-3.060
Purchase of intangible assets	10,11,12	-3.307	-3.060
Interest received		649.570	366.736
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments of Lease Liabilities	13	-6.654	-27
Interest paid	24	-6.795	-9.909
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		302.496	40.715
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	14.788.867	15.282.144
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	6	15.091.363	15.322.859



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)	Other Revaluation Increases (Decreases)	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	18	7.120.696	125.900.881			635.983	10.270.906	2.323.147	146.251.613	146.251.613
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							2.323.147	-2.323.147		0
Total Comprehensive Income (Loss)			1.426					-59.335	-57.909	-57.909
Profit (loss)								-59.335	-59.335	-59.335
Other Comprehensive Income (Loss)	16		1.426						1.426	1.426
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	125.902.307			635.983	12.594.053	-59.335	146.193.704	146.193.704
Statement of changes in equity (abstract)										
Statement of changes in equity (line items)										
Equity at beginning of period	18	7.120.696	125.897.103			680.957	12.549.079	5.407.503	151.655.338	151.655.338
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							5.407.503	-5.407.503		0
Total Comprehensive Income (Loss)			-4.845					120.474	115.629	115.629
Profit (loss)								120.474	120.474	120.474
Other Comprehensive Income (Loss)	16		-4.845						-4.845	-4.845
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
01.01.2020 - 31.03.2020

