

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI 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	4	578.571	3.458.553
Trade Receivables		18.240	79.258
Trade Receivables Due From Related Parties	5,23		60.299
Trade Receivables Due From Unrelated Parties	5	18.240	18.959
Other Receivables		2.235	10.351
Other Receivables Due From Unrelated Parties	7	2.235	10.351
Prepayments	8	170.228	156.665
Prepayments to Unrelated Parties	8	170.228	156.665
SUB-TOTAL		769.274	3.704.827
Total current assets		769.274	3.704.827
NON-CURRENT ASSETS			
Financial Investments			0
Investment property	9	81.743.781	81.656.000
Property, plant and equipment		40.512	29.983
Fixtures and fittings	10	40.512	29.983
Prepayments		176.973	192.244
Prepayments to Unrelated Parties	8	176.973	192.244
Other Non-current Assets		1.322.164	1.372.438
Other Non-Current Assets Due From Unrelated Parties	11	1.322.164	1.372.438
Total non-current assets		83.283.430	83.250.665
Total assets		84.052.704	86.955.492
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		50.000.000	50.029.673
Current Borrowings From Unrelated Parties	6	50.000.000	50.029.673
Issued Debt Instruments	6	50.000.000	50.029.673
Trade Payables		1.197.858	973.904
Trade Payables to Related Parties	5,23	892.311	667.005
Trade Payables to Unrelated Parties	5	305.547	306.899
Employee Benefit Obligations	12	52.688	260.173
Other Payables	7	11.421	6.212
Other Payables to Unrelated Parties	7	11.421	6.212
SUB-TOTAL		51.261.967	51.269.962
Total current liabilities		51.261.967	51.269.962
NON-CURRENT LIABILITIES			
Non-current provisions		588.555	510.779
Non-current provisions for employee benefits	13	588.555	510.779
Total non-current liabilities		588.555	510.779
Total liabilities		51.850.522	51.780.741
EQUITY			
Equity attributable to owners of parent		32.202.182	35.174.751
Issued capital	15	23.750.000	23.750.000
Inflation Adjustments on Capital	15	2.285	2.285
Share Premium (Discount)	15	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	15	262.863	262.863
Prior Years' Profits or Losses		8.805.660	9.862.008
Current Period Net Profit Or Loss		-2.972.569	-1.056.348
Total equity		32.202.182	35.174.751
Total Liabilities and Equity		84.052.704	86.955.492

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)			
Revenue	16	729.685	8.994.147
Cost of sales	16	-273.355	-8.776.646
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		456.330	217.501
GROSS PROFIT (LOSS)		456.330	217.501
General Administrative Expenses	17	-720.171	-750.192
Marketing Expenses			-105.085
Other Income from Operating Activities	19	214.353	242.541
Other Expenses from Operating Activities	19	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-49.488	-395.235
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-49.488	-395.235
Finance costs	20	-2.923.081	-1.511.670
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.972.569	-1.906.905
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.972.569	-1.906.905
PROFIT (LOSS)		-2.972.569	-1.906.905
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-2.972.569	-1.906.905
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)	22	-0,12516000	-0,08029000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-2.972.569	-1.906.905
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-2.972.569	-1.906.905

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		192.079	710.493
Profit (Loss)		-2.972.569	-1.906.905
Adjustments to Reconcile Profit (Loss)		2.888.615	1.509.001
Adjustments for depreciation and amortisation expense	10	3.829	3.494
Adjustments for provisions		77.776	-1.499
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	77.776	-1.499
Adjustments for Interest (Income) Expenses		2.807.010	1.507.006
Adjustments for Interest Income	19	-116.071	-4.664
Adjustments for interest expense	20	2.923.081	1.511.670
Changes in Working Capital		142.794	1.219.443
Adjustments for decrease (increase) in trade accounts receivable		61.018	-90.805
Decrease (Increase) in Trade Accounts Receivables from Related Parties	5	60.299	-28.503
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	5	719	-62.302
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		8.116	-67
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	8.116	-67
Decrease (Increase) in Prepaid Expenses	8	1.708	108.778
Adjustments for increase (decrease) in trade accounts payable		223.954	-322.061
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,23	225.306	17.449
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	-1.352	-339.510
Increase (Decrease) in Employee Benefit Liabilities	12	-207.485	306
Adjustments for increase (decrease) in other operating payables		5.209	-24.025
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	5.209	-24.025
Other Adjustments for Other Increase (Decrease) in Working Capital		50.274	1.547.317
Decrease (Increase) in Other Assets Related with Operations	15	50.274	1.547.317
Cash Flows from (used in) Operations		58.840	821.539
Interest received		133.239	3.987
Payments Related with Provisions for Employee Benefits		0	-115.033
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-102.139	8.058.830
Purchase of Property, Plant, Equipment and Intangible Assets		-14.358	-6.567
Purchase of property, plant and equipment		-14.358	-6.567
Cash Inflows from Sale of Investment Property	9	0	8.250.000
Cash Outflows from Acquisition of Investment Property		-87.781	-184.603
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-2.952.753	-2.409.550
Proceeds from borrowings		50.000.000	0
Proceeds From Issue of Debt Instruments	6	50.000.000	0
Repayments of borrowings		-50.000.000	0
Payments of Issued Debt Instruments	6	-50.000.000	0
Interest paid		-2.952.753	-2.409.550
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.862.813	6.359.773
Net increase (decrease) in cash and cash equivalents		-2.862.813	6.359.773
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	3.441.384	4.370.554
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	578.571	10.730.327

[illegible]

[illegible]