



**KAMUYU AYDINLATMA PLATFORMU**

**KİLER 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	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2021	Previous Period 31.12.2020
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	448.988	428.371
Trade Receivables		114.927	117.273
Trade Receivables Due From Related Parties	18	16.885	15.030
Trade Receivables Due From Unrelated Parties	5	98.042	102.243
Inventories	6	638.054	576.422
Prepayments		15.419	22.083
Prepayments to Unrelated Parties	8	15.419	22.083
Other current assets		45.518	38.922
Other Current Assets Due From Unrelated Parties	7	45.518	38.922
<b>SUB-TOTAL</b>		<b>1.262.906</b>	<b>1.183.071</b>
<b>Total current assets</b>		<b>1.262.906</b>	<b>1.183.071</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		2.132	2.132
Trade Receivables Due From Related Parties	18	2.132	2.132
Investments accounted for using equity method	10	125.400	122.261
Investment property	11	532.206	532.206
Property, plant and equipment	12	18.494	12.451
Intangible assets and goodwill	12	5	7
<b>Total non-current assets</b>		<b>678.237</b>	<b>669.057</b>
<b>Total assets</b>		<b>1.941.143</b>	<b>1.852.128</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Portion of Non-current Borrowings		30.873	34.478
Current Portion of Non-current Borrowings from Unrelated Parties		30.873	34.478
Bank Loans	9	28.897	32.298
Lease Liabilities	9	1.976	2.180
Trade Payables		27.735	64.144
Trade Payables to Related Parties	18	0	26.689
Trade Payables to Unrelated Parties		27.735	37.455
Employee Benefit Obligations	14.a	612	599
Other Payables		3.198	2.195
Other Payables to Related Parties	18	9	677
Other Payables to Unrelated Parties		3.189	1.518
Deferred Income Other Than Contract Liabilities		607.620	502.291
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	607.620	502.291
Other Current Liabilities		280	253
Other Current Liabilities to Unrelated Parties		280	253
<b>SUB-TOTAL</b>		<b>670.318</b>	<b>603.960</b>
<b>Total current liabilities</b>		<b>670.318</b>	<b>603.960</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		14.065	18.883
Long Term Borrowings From Unrelated Parties		14.065	18.883
Bank Loans	9	14.065	18.883
Non-current provisions		14.807	14.584
Non-current provisions for employee benefits	13.a	646	423
Other non-current provisions	13.a	14.161	14.161
<b>Total non-current liabilities</b>		<b>28.872</b>	<b>33.467</b>
<b>Total liabilities</b>		<b>699.190</b>	<b>637.427</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.241.953	1.214.701
Issued capital	15.a	620.000	620.000
Additional Capital Contribution of Shareholders	15.b	128.601	128.601
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-160	-128
Gains (Losses) on Revaluation and Remeasurement		-160	-128

Gains (Losses) on Remeasurements of Defined Benefit Plans	15.c	-160	-128
Restricted Reserves Appropriated From Profits	15.d	18.093	18.093
Prior Years' Profits or Losses	15.e	448.135	461.045
Current Period Net Profit Or Loss		27.284	-12.910
<b>Total equity</b>		<b>1.241.953</b>	<b>1.214.701</b>
<b>Total Liabilities and Equity</b>		<b>1.941.143</b>	<b>1.852.128</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	3	34.331	109.377
Cost of sales	3	-28.164	-54.807
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		6.167	54.570
GROSS PROFIT (LOSS)		6.167	54.570
General Administrative Expenses		-5.288	-3.186
Marketing Expenses		-476	-4.767
Other Income from Operating Activities		6.247	2.708
Other Expenses from Operating Activities		-3.172	-3.474
PROFIT (LOSS) FROM OPERATING ACTIVITIES		3.478	45.851
Share of Profit (Loss) from Investments Accounted for Using Equity Method	10	3.132	496
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		6.610	46.347
Finance income		24.876	425
Finance costs		-4.202	-31.529
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		27.284	15.243
PROFIT (LOSS) FROM CONTINUING OPERATIONS		27.284	15.243
PROFIT (LOSS)		27.284	15.243
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		27.284	15.243
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-32	112
Gains (Losses) on Remeasurements of Defined Benefit Plans		-32	112
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-32</b>	<b>112</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>27.252</b>	<b>15.355</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		27.252	15.355

## Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		27.284	15.243
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	12	898	168
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	900
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	5	0	900
Adjustments for provisions		178	774
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14.b	65	58
Adjustments for (Reversal of) Other Provisions	14.c	113	716
Adjustments for Interest (Income) Expenses		-17.041	26.582
Adjustments for Interest Income		-18.707	-406
Adjustments for interest expense		1.579	27.705
Deferred Financial Expense from Credit Purchases		108	218
Unearned Financial Income from Credit Sales		-21	-935
Adjustments for unrealised foreign exchange losses ( gains)		2.729	4.072
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	10	-3.132	-496
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		2.238	55.470
Adjustments for decrease (increase) in inventories		-61.632	-55.508
Adjustments for increase (decrease) in trade accounts payable		-36.388	-2.994
Other Adjustments for Other Increase (Decrease) in Working Capital		106.438	-7.714
<b>Cash Flows from (used in) Operations</b>			
Payments Related with Provisions for Employee Benefits	14.b	-30	-39
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Proceeds from sales of property, plant, equipment and intangible assets		0	323
Proceeds from sales of property, plant and equipment		0	323
Purchase of Property, Plant, Equipment and Intangible Assets	12	-6.939	-1.146
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Repayments of borrowings		-11.152	-45.851
Interest paid		-1.541	-27.678
Interest Received		18.707	406
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		20.617	-37.488
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	4	428.371	44.439
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
		448.988	6.951

# Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity										
	Equity attributable to owners of parent [member]									Non-controlling interests [member]	
	Issued Capital	Share premiums or discounts	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											
<b>Statement of changes in equity [abstract]</b>											
<b>Statement of changes in equity [line items]</b>											
<b>Equity at beginning of period</b>	124.000	126.511	-77				18.093	908.683	-447.638	729.572	729.572
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	0	0	0				0	-447.638	447.638	0	0
Total Comprehensive Income (Loss)	0	0	112				0	0	15.243	15.355	15.355
Profit (loss)											
Other Comprehensive Income (Loss)											
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											
<b>Equity at end of period</b>	0	0	35				18.093	461.045	15.243	744.927	744.927
<b>Statement of changes in equity [abstract]</b>											
<b>Statement of changes in equity [line items]</b>											
<b>Equity at beginning of period</b>	620.000	128.601	-128				18.093	461.045	-12.910	1.214.701	1.214.701
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	0	0	0				0	-12.910	12.910	0	0
Total Comprehensive Income (Loss)	0	0	-32				0	0	27.284	27.252	27.252
Profit (loss)											
Other Comprehensive Income (Loss)											
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

Current Period 01.01.2021 - 31.03.2021														
	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													
	<b>Equity at end of period</b>	<b>620.000</b>	<b>128.601</b>	<b>-160</b>			<b>18.093</b>	<b>448.135</b>	<b>27.284</b>	<b>1.241.953</b>			<b>1.241.953</b>	