



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2021 - 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	15.526.407	14.859.006
Trade Receivables	7	550	0
Trade Receivables Due From Unrelated Parties	7	550	0
Other Receivables	8	214.838	100.000
Other Receivables Due From Unrelated Parties	8	214.838	100.000
Prepayments	17	20.698	3.591
Prepayments to Unrelated Parties	17	20.698	3.591
Current Tax Assets	26	0	198.740
Other current assets	17	198.934	162.520
Other Current Assets Due From Unrelated Parties	17	198.934	162.520
SUB-TOTAL		15.961.427	15.323.857
Total current assets		15.961.427	15.323.857
NON-CURRENT ASSETS			
Other Receivables	8	22.350	18.593
Other Receivables Due From Unrelated Parties	8	22.350	18.593
Investment property	9	169.210.000	169.210.000
Property, plant and equipment	10	1.355	2.506
Right of Use Assets	11	10.672	41.588
Intangible assets and goodwill	12	1.987	2.530
Other intangible assets	12	1.987	2.530
Prepayments	17	178	369
Prepayments to Unrelated Parties	17	178	369
Total non-current assets		169.246.542	169.275.586
Total assets		185.207.969	184.599.443
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	16.565	52.885
Current Borrowings From Unrelated Parties	13	16.565	52.885
Lease Liabilities	13	16.565	52.885
Trade Payables	7	7.374	10.793
Trade Payables to Unrelated Parties	7	7.374	10.793
Employee Benefit Obligations	16	24.250	22.579
Other Payables	8	245.489	8.554
Other Payables to Unrelated Parties	8	245.489	8.554
Deferred Income Other Than Contract Liabilities	17	525	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	17	525	0
Current tax liabilities, current	26	26.310	0
SUB-TOTAL		320.513	94.811
Total current liabilities		320.513	94.811
NON-CURRENT LIABILITIES			
Non-current provisions	16	154.151	119.756
Non-current provisions for employee benefits	16	154.151	119.756
Deferred Tax Liabilities	26	32.711.278	32.729.538
Total non-current liabilities		32.865.429	32.849.294
Total liabilities		33.185.942	32.944.105
EQUITY			
Equity attributable to owners of parent		152.022.027	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	125.892.717	125.897.103
Gains (Losses) on Revaluation and Remeasurement	16,18	125.892.717	125.897.103
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-15.424	-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	371.075	5.407.503
Total equity		152.022.027	151.655.338
Total Liabilities and Equity		185.207.969	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 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	20, 21	-1.637.322	-1.520.660	-601.880	-564.003
Other Income from Operating Activities	22	64.073	58.653	20.067	21.402
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.573.249	-1.462.007	-581.813	-542.601
Investment Activity Income	23	0	0	0	0
Investment Activity Expenses	23	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.573.249	-1.462.007	-581.813	-542.601
Finance income	24	2.067.570	1.108.810	700.436	371.238
Finance costs	24	-13.208	-20.356	-2.527	-3.494
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		481.113	-373.553	116.096	-174.857
Tax (Expense) Income, Continuing Operations		-110.038	81.338	-90.457	37.578
Current Period Tax (Expense) Income	26	-127.201	0	-100.566	0
Deferred Tax (Expense) Income	26	17.163	81.338	10.109	37.578
PROFIT (LOSS) FROM CONTINUING OPERATIONS		371.075	-292.215	25.639	-137.279
PROFIT (LOSS)		371.075	-292.215	25.639	-137.279
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		371.075	-292.215	25.639	-137.279
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç (Zarar)	27	0,00052000	-0,00041000	0,00004000	-0,00019000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-4.386	-2.960	1.968	1.314
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-5.483	-3.795	2.460	1.685
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.097	835	-492	-371
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-4.386	-2.960	1.968	1.314
TOTAL COMPREHENSIVE INCOME (LOSS)		366.689	-295.175	27.607	-135.965
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		366.689	-295.175	27.607	-135.965

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		371.075	-292.215
Profit (Loss) from Continuing Operations		371.075	-292.215
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	35.917	33.968
Adjustments for provisions		28.912	23.187
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	28.912	23.187
Adjustments for Interest (Income) Expenses	24	-2.051.884	-1.085.230
Adjustments for Interest Income		-2.063.813	-1.104.140
Adjustments for interest expense		11.929	18.910
Adjustments for unrealised foreign exchange losses (gains)	24	-3.757	-4.670
Adjustments for Tax (Income) Expenses	26	110.038	-81.338
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	7	-550	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-550	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	-114.838	-137.054
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-114.838	-137.054
Decrease (Increase) in Prepaid Expenses	17	-16.916	-7.150
Adjustments for increase (decrease) in trade accounts payable	7	-3.419	-3.378
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-3.419	-3.378
Increase (Decrease) in Employee Benefit Liabilities	16	1.671	0
Adjustments for increase (decrease) in other operating payables	8	236.935	228.968
Increase (Decrease) in Other Operating Payables to Unrelated Parties		236.935	228.968
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	17	525	0
Other Adjustments for Other Increase (Decrease) in Working Capital	17, 26	162.326	25.025
Cash Flows from (used in) Operations			
Income taxes refund (paid)	26	-100.891	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-3.307	-4.447
Interest received		2.017.823	1.018.276
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments of Lease Liabilities	13	-36.320	-30.064
Interest paid	24	-11.929	-18.910
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		621.411	-335.032
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	15.410.278	14.947.112

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		
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										
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							2.323.147	-2.323.147	0	0
Total Comprehensive Income (Loss)			-2.960					-292.215	-292.215	-292.175
Profit (loss)								-292.215	-292.215	-292.215
Other Comprehensive Income (Loss)	16		-2.960						-2.960	-2.960
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										
Equity at end of period	18	7.120.696	125.897.921			635.983	12.594.053	-292.215	145.956.438	145.956.438
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			680.357	12.549.079	5.407.503	151.655.338	151.655.338
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							5.407.503	-5.407.503		
Total Comprehensive Income (Loss)			-4.386					371.075	366.689	366.689
Profit (loss)								371.075	371.075	371.075
Other Comprehensive Income (Loss)	16		-4.386						-4.386	-4.386
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										

Previous Period
01.01.2020 - 30.09.2020

Current Period
01.01.2021 - 30.09.2021

