



KAMUYU AYDINLATMA PLATFORMU

KORAY GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2021 - 3. 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	14.950.264	13.580.293
Financial Investments	5	9.696.574	13.912.376
Trade Receivables	7,20	5.763.376	3.828.709
Trade Receivables Due From Related Parties	7,20	1.152	56.424
Trade Receivables Due From Unrelated Parties	7	5.762.224	3.772.285
Other Receivables	8	747.768	166.160
Other Receivables Due From Unrelated Parties	8	747.768	166.160
Inventories	9	4.267	2.956.583
Prepayments		613.390	610.103
Prepayments to Unrelated Parties		613.390	610.103
Current Tax Assets	17	656.893	804.233
Other current assets	13	796.250	638.522
Other Current Assets Due From Unrelated Parties	13	796.250	638.522
SUB-TOTAL		33.228.782	36.496.979
Total current assets		33.228.782	36.496.979
NON-CURRENT ASSETS			
Trade Receivables	7	353.812	507.446
Trade Receivables Due From Unrelated Parties	7	353.812	507.446
Other Receivables	8	274.086	360.820
Other Receivables Due From Unrelated Parties	8	274.086	360.820
Inventories	9	1.504.794	1.425.097
Investment property	10	66.111.924	56.811.924
Property, plant and equipment	11	2.567.224	1.414.466
Intangible assets and goodwill	12	8.695	15.265
Deferred Tax Asset	17	433.638	368.243
Total non-current assets		71.254.173	60.903.261
Total assets		104.482.955	97.400.240
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		548.080	
Current Borrowings From Related Parties		548.080	
Lease Liabilities	6	548.080	
Trade Payables		3.982.893	3.409.953
Trade Payables to Related Parties	7,20	4.232	577.176
Trade Payables to Unrelated Parties	7	3.978.661	2.832.777
Employee Benefit Obligations	15	1.181.928	1.094.671
Other Payables		243.115	489.818
Other Payables to Related Parties	8,20		273.849
Other Payables to Unrelated Parties		243.115	215.969
Deferred Income Other Than Contract Liabilities		954.870	350.695
Current provisions	16	2.493.984	2.568.802
Other current provisions	16	2.493.984	2.568.802
SUB-TOTAL		9.404.870	7.913.939
Total current liabilities		9.404.870	7.913.939
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.853.254	
Long Term Borrowings From Related Parties		1.853.254	
Lease Liabilities	6	1.853.254	
Other Payables	8	369.893	369.361
Other Payables to Unrelated parties	8	369.893	369.361
Non-current provisions		3.763.410	5.351.142
Non-current provisions for employee benefits		1.610.415	2.232.528
Other non-current provisions		2.152.995	3.118.614
Total non-current liabilities		5.986.557	5.720.503
Total liabilities		15.391.427	13.634.442
EQUITY			
Equity attributable to owners of parent		87.565.531	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		-1.148.417	-886.560
Gains (Losses) on Revaluation and Remeasurement		-1.148.417	-886.560
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.148.417	-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		5.468.117	1.540.396
Non-controlling interests		1.525.997	1.406.527
Total equity		89.091.528	83.765.798
Total Liabilities and Equity		104.482.955	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 - 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)					
Revenue		43.957.635	37.203.659	14.831.901	12.303.375
Cost of sales		-34.841.196	-28.996.098	-12.092.988	-9.250.687
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		9.116.439	8.207.561	2.738.913	3.052.688
GROSS PROFIT (LOSS)		9.116.439	8.207.561	2.738.913	3.052.688
General Administrative Expenses		-7.514.458	-7.775.395	-3.206.835	-2.424.435
Marketing Expenses		-564.260	-823.893	-151.578	-354.394
Other Income from Operating Activities	18	4.509.709	688.035	4.412.661	-35.678
Other Expenses from Operating Activities	18	-2.538.920	-2.215.435	-366.265	-739.943
PROFIT (LOSS) FROM OPERATING ACTIVITIES		3.008.510	-1.919.127	3.426.896	-501.762
Investment Activity Income		1.449.728	1.123.153	424.350	346.543
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.458.238	-795.974	3.851.246	-155.219
Finance income	19	3.297.163	1.526.544	954.300	1.000.094
Finance costs	19	-774.680	-34.528	-397.576	-1.451
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.980.721	696.042	4.407.970	843.424
Tax (Expense) Income, Continuing Operations		-634.710	-452.017	-238.330	-219.822
Current Period Tax (Expense) Income	17	-624.085	-505.564	-259.679	-214.893
Deferred Tax (Expense) Income	17	-10.625	53.547	21.349	-4.929
PROFIT (LOSS) FROM CONTINUING OPERATIONS		6.346.011	244.025	4.169.640	623.602
PROFIT (LOSS)		6.346.011	244.025	4.169.640	623.602
Profit (loss), attributable to [abstract]					
Non-controlling Interests		877.894	630.136	393.313	286.026
Owners of Parent		5.468.117	-386.111	3.776.327	337.576
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kar(Zarar)</i>		0,13670000	0,10800000	0,00970000	0,00840000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-410.856	140.125	810.842	99.584
Gains (Losses) on Remeasurements of Defined Benefit Plans		-486.876	152.002	1.022.347	117.352
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		76.020	-11.877	-211.505	-17.768
Deferred Tax (Expense) Income		76.020	-11.877	-211.505	-17.768
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-410.856	140.125	810.842	99.584
TOTAL COMPREHENSIVE INCOME (LOSS)		5.935.155	384.150	4.980.482	723.186
Total Comprehensive Income Attributable to					
Non-controlling Interests		728.895	653.416	807.863	320.853
Owners of Parent		5.206.260	-269.266	4.172.619	402.333

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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)		6.346.011	244.025
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	11,12	182.661	96.013
Adjustments for provisions		147.661	1.309.844
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-175.216	380.519
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	18	224	154.162
Adjustments for (Reversal of) Provisions Arised From Sectoral Requirements		322.653	775.163
Adjustments for Interest (Income) Expenses	19	-1.020.591	-480.244
Adjustments for interest expense	19	-1.020.591	-480.244
Adjustments for Tax (Income) Expenses	17	634.710	452.017
Adjustments for losses (gains) on disposal of non-current assets	11	-4.321.740	-730.774
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	11	-4.321.740	-137.160
Adjustments for Losses (Gains) Arised From Sale of Investment Property	18		-593.614
Other adjustments to reconcile profit (loss)	18	-88.675	-51.265
Changes in Working Capital			
Decrease (Increase) in Financial Investments	5	4.215.802	-1.128.898
Adjustments for decrease (increase) in trade accounts receivable		-1.692.583	249.560
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-1.692.583	249.560
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-655.889	-76.744
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-655.889	-76.744
Adjustments for decrease (increase) in inventories		2.872.619	-181.643
Adjustments for increase (decrease) in trade accounts payable		572.940	-438.504
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		572.940	-438.504
Adjustments for increase (decrease) in other operating payables		-164.252	54.491
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-164.252	54.491
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		604.175	635.825
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-933.773	-259.075
Income taxes refund (paid)		-471.408	-482.146
Other inflows (outflows) of cash		-1.363.089	-1.363.089
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	11,12	5.509.027	137.830
Purchase of Property, Plant, Equipment and Intangible Assets	11,12	-84.445	-71.521
Cash Inflows from Sale of Investment Property			3.138.614
Cash Outflows from Acquisition of Investment Property		-9.300.000	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Repayments of borrowings		-95.000	
Cash Outflows from Other Financial Liabilities		-95.000	
Dividends Paid		-609.425	-91.283
Interest Received		1.091.836	542.196
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.376.572	1.505.229
Net increase (decrease) in cash and cash equivalents		1.376.572	1.505.229
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		13.572.694	10.610.125
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		14.949.266	12.115.354

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]	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	91.448.175		-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			
Total Comprehensive Income (Loss)				116.844					-386.111	-269.267	653.416	384.149
Profit (loss)									-386.111	-386.111	630.136	244.025
Other Comprehensive Income (Loss)				116.844							116.844	244.025
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												
Equity at end of period	40.000.000	91.448.175		-796.930			5.228.249	-54.971.989	-386.111	80.522.394	1.425.745	81.952.139
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	40.000.000	91.448.175		-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			
Total Comprehensive Income (Loss)				-261.857					5.468.117	5.206.260	728.895	5.935.155
Profit (loss)									5.468.117	5.468.117	877.894	6.346.011
Other Comprehensive Income (Loss)				-261.857							-148.999	-410.856
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											-609.425	-609.425
Decrease through Other Distributions to Owners												

Previous Period
01.01.2020 - 30.09.2020

Current Period
01.01.2021 - 30.09.2021

