



**KAMUYU AYDINLATMA PLATFORMU**

**ATA GAYRİMENKUL YATIRIM ORTAKLIĞI 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	4.042.226	3.458.553
Trade Receivables		51.103	79.258
Trade Receivables Due From Related Parties	6,26	0	60.299
Trade Receivables Due From Unrelated Parties	6	51.103	18.959
Other Receivables		16.673	10.351
Other Receivables Due From Unrelated Parties	8	16.673	10.351
Prepayments		140.566	156.665
Prepayments to Unrelated Parties	10	140.566	156.665
<b>SUB-TOTAL</b>		<b>4.250.568</b>	<b>3.704.827</b>
<b>Total current assets</b>		<b>4.250.568</b>	<b>3.704.827</b>
<b>NON-CURRENT ASSETS</b>			
Investment property	11	81.819.860	81.656.000
Property, plant and equipment	12	32.606	29.983
Fixtures and fittings	12	32.606	29.983
Prepayments		162.933	192.244
Prepayments to Unrelated Parties	10	162.933	192.244
Other Non-current Assets		1.293.742	1.372.438
Other Non-Current Assets Due From Unrelated Parties	13	1.293.742	1.372.438
<b>Total non-current assets</b>		<b>83.309.141</b>	<b>83.250.665</b>
<b>Total assets</b>		<b>87.559.709</b>	<b>86.955.492</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		60.038.010	50.029.673
Current Borrowings From Unrelated Parties		60.038.010	50.029.673
Issued Debt Instruments	7	60.038.010	50.029.673
Trade Payables		1.627.034	973.904
Trade Payables to Related Parties	6,26	1.405.267	667.005
Trade Payables to Unrelated Parties	6	221.767	306.899
Employee Benefit Obligations	15	83.833	260.173
Other Payables		13.953	6.212
Other Payables to Unrelated Parties		13.953	6.212
<b>SUB-TOTAL</b>		<b>61.762.830</b>	<b>51.269.962</b>
<b>Total current liabilities</b>		<b>61.762.830</b>	<b>51.269.962</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		619.720	510.779
Non-current provisions for employee benefits	16	619.720	510.779
<b>Total non-current liabilities</b>		<b>619.720</b>	<b>510.779</b>
<b>Total liabilities</b>		<b>62.382.550</b>	<b>51.780.741</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		25.177.159	35.174.751
Issued capital	18	23.750.000	23.750.000
Inflation Adjustments on Capital	18	2.285	2.285
Share Premium (Discount)	18	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	18	262.863	262.863
Prior Years' Profits or Losses	18	8.805.660	9.862.008
Current Period Net Profit Or Loss		-9.997.592	-1.056.348
<b>Total equity</b>		<b>25.177.159</b>	<b>35.174.751</b>
<b>Total Liabilities and Equity</b>		<b>87.559.709</b>	<b>86.955.492</b>

## 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	19	2.787.960	10.122.308	1.218.479	749.434
Cost of sales	19	-1.019.760	-9.317.360	-370.302	-261.889
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.768.200	804.948	848.177	487.545
GROSS PROFIT (LOSS)		1.768.200	804.948	848.177	487.545
Marketing Expenses	20,21	-2.365.093	-1.633.617	-800.674	-530.663
Other Income from Operating Activities	22	712.787	703.785	426.572	235.331
PROFIT (LOSS) FROM OPERATING ACTIVITIES		115.894	-124.884	474.075	192.213
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		115.894	-124.884	474.075	192.213
Finance costs	23	-10.113.486	-5.168.350	-3.948.324	-2.016.874
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-9.997.592	-5.293.234	-3.474.249	-1.824.661
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	24	0	0	0	0
Deferred Tax (Expense) Income	24	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-9.997.592	-5.293.234	-3.474.249	-1.824.661
PROFIT (LOSS)		-9.997.592	-5.293.234	-3.474.249	-1.824.661
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-9.997.592	-5.293.234	-3.474.249	-1.824.661
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	25	-0,42095000	-0,22287000	-0,14628000	-0,07683000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-9.997.592</b>	<b>-5.293.234</b>	<b>-3.474.249</b>	<b>-1.824.661</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-9.997.592	-5.293.234	-3.474.249	-1.824.661

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>881.634</b>	<b>862.760</b>
Profit (Loss)		-9.997.592	-5.293.234
Profit (Loss) from Continuing Operations		-9.997.592	-5.293.234
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>9.880.036</b>	<b>5.064.607</b>
Adjustments for depreciation and amortisation expense	10	11.736	7.236
Adjustments for provisions		108.941	20.435
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	108.941	20.435
Adjustments for Interest (Income) Expenses		9.759.359	5.036.936
Adjustments for Interest Income	20	-354.127	-131.414
Adjustments for interest expense	21	10.113.486	5.168.350
Adjustments for fair value losses (gains)		0	0
Adjustments for Fair Value Losses (Gains) of Investment Property	9,20	0	0
<b>Changes in Working Capital</b>		<b>630.470</b>	<b>1.102.694</b>
Adjustments for decrease (increase) in trade accounts receivable		28.155	-62.771
Decrease (Increase) in Trade Accounts Receivables from Related Parties		60.299	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-32.144	-62.771
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.322	-4.280
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6	-6.322	-4.280
Decrease (Increase) in Prepaid Expenses	8	45.410	35.580
Adjustments for increase (decrease) in trade accounts payable		653.130	-351.220
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,24	738.262	194.905
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	-85.132	-546.125
Increase (Decrease) in Employee Benefit Liabilities	13	-176.340	-93.703
Adjustments for increase (decrease) in other operating payables		7.741	-40.493
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	7.741	-40.493
Other Adjustments for Other Increase (Decrease) in Working Capital		78.696	1.619.581
Decrease (Increase) in Other Assets Related with Operations	12	78.696	1.619.581
<b>Cash Flows from (used in) Operations</b>		<b>512.914</b>	<b>874.067</b>
Interest received		368.720	110.926
Payments Related with Provisions for Employee Benefits		0	-122.233
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-178.218</b>	<b>8.034.433</b>
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		0	8.250.000
Cash Outflows from Acquisition of Investment Property		-163.860	-209.000
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-105.149</b>	<b>43.912.208</b>
Proceeds from borrowings		170.000.000	50.000.000
Proceeds From Issue of Debt Instruments	6	170.000.000	50.000.000
Repayments of borrowings		-160.000.000	0
Payments of Issued Debt Instruments	6	-160.000.000	0
Interest paid		-10.105.149	-6.078.055
Other inflows (outflows) of cash		0	-9.737
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>598.267</b>	<b>52.809.401</b>
Net increase (decrease) in cash and cash equivalents		598.267	52.809.401
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>4</b>	<b>3.441.384</b>	<b>4.370.554</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>4.039.651</b>	<b>57.179.955</b>



