

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**AS AT 31 MARCH 2024**  
**STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)**

(All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024,  
as Thousands of Turkish Liras unless otherwise stated.)

<b>ASSETS</b>	<b>(Unaudited) Current Period 31 March 2024</b>	<b>(Audited) Previous Period 31 December 2023</b>
<b>Current Assets</b>		
Cash and cash equivalents	62.527	109.977
Financial investments	613.222	1.927.670
Trade receivable due from;		
- Related Parties	42.863	44.116
- Third Parties	1.377.331	2.197.228
Other receivable due from;		
- Third Parties	3.212	931
- Related Parties	--	--
Inventories	7.958.251	8.629.372
Prepayments due to;		
- Third Parties	1.197.668	1.242.980
- Related Parties	766.551	--
Current tax assets	487	8.451
Other current assets due from;		
- Third Parties	420.786	368.549
<b>TOTAL CURRENT ASSETS</b>	<b>12.442.898</b>	<b>14.529.274</b>
<b>Non-current assets</b>		
Investments Accounted by Using Equity Method	1.310.567	1.245.824
Investment Properties	7.935.562	7.935.562
Property and Equipment	139.300	125.129
Intangible Assets	229	239
<b>TOTAL NON-CURRENT ASSETS</b>	<b>9.385.658</b>	<b>9.306.754</b>
<b>TOTAL ASSETS</b>	<b>21.828.556</b>	<b>23.836.028</b>

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**AS AT 31 MARCH 2024**  
**STATEMENT OF FINANCIAL POSITION (BALANCE SHEET)**

(All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024,  
as Thousands of Turkish Liras unless otherwise stated.)

<b>LIABILITIES</b>	<b>(Unaudited) Current Period 31 March 2024</b>	<b>(Audited) Previous Period 31 December 2023</b>
<b>Current Liabilities</b>		
Short-Term Portion of Long-Term Borrowings	269.433	280.645
Trade payable due to;		
- Related Parties	10.355	212.394
- Third Parties	410.769	351.037
Payables Related to Employee Benefits	8.342	5.502
Other payable due to;		
- Related Parties	--	--
- Third Parties	23.120	20.557
Deferred Income due to;		
- Third Parties	6.288.947	8.345.098
Short-Term Provisions		
- Provision for vacation pay	1.025	1.179
<b>TOTAL CURRENT LIABILITIES</b>	<b>7.011.991</b>	<b>9.216.412</b>
<b>Non-current Liabilities</b>		
Long-Term Borrowings	159.113	166.278
Trade payable due to;		
- Third Parties	244.190	307.761
Long -Term Provisions		
- Provision for employee benefits	2.963	2.962
- Other provision	14.428	16.602
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>420.694</b>	<b>493.603</b>
<b>Equity</b>		
Share capital	1.395.000	1.395.000
Inflation Adjustment on Share Capital	4.442.812	4.442.812
Share premium	1.585.362	1.585.362
Actuarial Losses on Retirement Pay Obligation	(1.908)	(1.715)
Restricted Profit Reserves	220.817	220.817
Retained Earnings	6.483.737	4.852.620
Net Profit for the Period	270.051	1.631.117
<b>TOTAL EQUITY</b>	<b>14.395.871</b>	<b>14.126.013</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>21.828.556</b>	<b>23.836.028</b>

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**STATEMENT OF PROFIT OR LOSS**  
**FOR THE THREE MONTHS' PERIOD ENDED 31 MARCH 2024**  
**(INCOME STATEMENT)**

(All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024,  
as Thousands of Turkish Liras unless otherwise stated.)

<b>PROFIT OR LOSS</b>	<b>(Unaudited) Current Period 01.01- 31.03.2024</b>	<b>(Unaudited) Previous Period 01.01- 31.03.2023</b>
Revenue	2.111.028	82.046
Cost of Revenue	(1.941.139)	(14.991)
<b>GROSS PROFIT</b>	<b>169.889</b>	<b>67.055</b>
Pazarlama, satış ve dağıtım giderleri	(75.855)	(2.421)
Genel yönetim giderleri	(53.738)	(53.167)
Yatırım faaliyetlerinden gelirler	349.318	544.713
Yatırım faaliyetlerinden giderler	(102.546)	(431.823)
Esas faaliyetlerden diğer gelirler	18.209	993
Esas faaliyetlerden diğer giderler	(74.600)	(64.028)
<b>OPERATING PROFIT BEFORE INVESTMENT ACTIVITIES</b>	<b>230.677</b>	<b>61.322</b>
Share of Investments' Profit/(Loss) Accounted by Using The Equity Method	64.893	(112.052)
<b>OPERATING PROFIT</b>	<b>295.570</b>	<b>(50.730)</b>
Finance income	29.059	4.614
Finance cost	(52.470)	(32.588)
Monetary gain/(loss)	(2.108)	(331.209)
<b>PROFIT/(LOSS) BEFORE TAX</b>	<b>270.051</b>	<b>(409.913)</b>
<b>Tax (Expense)/Income</b>	<b>--</b>	<b>--</b>
Current tax expense	--	--
Deferred tax income/expense	--	--
<b>Net profit for the year</b>	<b>270.051</b>	<b>(409.913)</b>

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**STATEMENT OF OTHER COMPREHENSIVE INCOME STATEMENT**  
**FOR THE THREE MONTHS' PERIOD ENDED 31 MARCH 2024**

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**

((All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024,  
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<b>OTHER COMPREHENSIVE INCOME</b>	<b>(Unaudited) Current Period 01.01-31.03.2024</b>	<b>(Unaudited) Previous Period 01.01-31.03.2023</b>
<b>Net profit for the year</b>	<b>270.051</b>	<b>(409.913)</b>
<b>Items that will not be reclassified subsequently to profit or loss</b>		
- Actuarial Losses on Retirement Pay Obligation	(193)	(6)
- Related Tax of Other Comprehensive Income	--	--
<b>OTHER COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>(193)</b>	<b>(6)</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>269.858</b>	<b>(409.919)</b>

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**STATEMENT OF CHANGES IN EQUITY (EQUITY MOVEMENT)**  
**FOR THE THREE MONTHS' PERIOD ENDED 31 MARCH 2024**

(All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024, as Thousands of Turkish Liras unless otherwise stated.)

	Paid-in Capital	Inflation Adjustment on Share Capital	Share Premiums	Items That Will Not Be Reclassified Subsequently To Profit or Loss	Restricted Profit Reserves	Retained Earnings		Paid-in Capital
				Actuarial Losses Retirement Pay Obligation		Previous Years Profit	Net profit for the year	
<b>Balance as at 01.01.2023</b>	<b>1.395.000</b>	<b>4.442.812</b>	<b>1.585.362</b>	<b>(2.858)</b>	<b>171.262</b>	<b>1.377.838</b>	<b>3.524.337</b>	<b>12.493.753</b>
Share capital increase	--	--	--	--	--	--	--	--
Transfers	--	--	--	--	--	3.524.337	(3.524.337)	--
Total comprehensive income	--	--	--	(6)	--	--	(409.913)	<b>(409.919)</b>
<b>Balance as at 31.03.2023</b>	<b>1.395.000</b>	<b>4.442.812</b>	<b>1.585.362</b>	<b>(2.864)</b>	<b>171.262</b>	<b>4.902.175</b>	<b>(409.913)</b>	<b>12.083.834</b>
<b>Balance as at 01.01.2024</b>	<b>1.395.000</b>	<b>4.442.812</b>	<b>1.585.362</b>	<b>(1.715)</b>	<b>220.817</b>	<b>4.852.620</b>	<b>1.631.117</b>	<b>14.126.013</b>
Share capital increase	--	--	--	--	--	--	--	--
Transfers	--	--	--	--	--	1.631.117	(1.631.117)	--
Total comprehensive income	--	--	--	(193)	--	--	270.051	<b>269.858</b>
<b>Balance as at 31.03.2024</b>	<b>1.395.000</b>	<b>4.442.812</b>	<b>1.585.362</b>	<b>(1.908)</b>	<b>220.817</b>	<b>6.483.737</b>	<b>270.051</b>	<b>14.395.871</b>

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**STATEMENT OF CASH FLOWS**  
**FOR THE THREE MONTHS' PERIOD ENDED 31 MARCH 2024**  
(All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024,  
as Thousands of Turkish Liras unless otherwise stated.)

	(Unaudited) Current Period 01.01- 31.03.2024	(Unaudited) Previous Period 01.01- 31.03.2023
<b>Net profit for the year</b>	<b>270.051</b>	<b>(409.913)</b>
Depreciation	6.417	5.379
Amortisation expense	47	47
Fair value change for Investment Properties	--	(468.809)
Provision for employee benefits	2.272	492
Fair value change for Financial Investments	102.546	355.919
Provision for vacation pay liability	24	153
Income or Expense stemmed from identification	(2.278)	--
Interest income	(14.459)	(1.138)
Interest expense	64.550	26.296
Unearned finance expense from discounted credit sales	11.922	--
Unearned finance income from discounted credit purchases	(10.970)	(274)
Other adjustments related to reconciliation of the profit for the period	(349.318)	(46.679)
Undistributed profits due from invested accountees	(64.893)	112.052
Adjustments due to monetary loss or profit	(65.717)	(87.954)
<b>Operating Profit Before Changes in Working Capital</b>	<b>(49.806)</b>	<b>(514.429)</b>
Change in trade receivables due from related parties	1.253	(6.426)
Change in trade receivables due from third parties	788.367	(569.030)
Change in trade receivables due from related parties	(202.039)	107.613
Change in trade receivables due from third parties	7.131	1.224.599
Change in inventories	671.121	(212.410)
Change in other receivables due from third parties	5.683	(751)
Change in other payables due to related parties	2.563	(4.017)
Change in other assets	(49.959)	(1.165)
Change in prepayments	(721.239)	(265.294)
Change in payable related to employee benefits	2.840	452
Change in deferred revenue	(2.056.151)	606.634
Change in deposits under blockage	(119)	--
Change in financial investments	1.561.220	769.355
Payment for employee benefit provision	(2.043)	(133)
<b>A- Net Cash Flows From Operating Activities</b>	<b>(41.178)</b>	<b>1.134.998</b>

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ**  
**STATEMENT OF CASH FLOWS**  
**FOR THE THREE MONTHS' PERIOD ENDED 31 MARCH 2024**  
(All amounts are expressed on the purchasing power of the Turkish Lira as of 31 March 2024,  
as Thousands of Turkish Liras unless otherwise stated.)

	(Unaudited) Current Period 01.01- 31.03.2024	(Unaudited) Previous Period 01.01- 31.03.2023
<b>CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES</b>		
Cash Payments From Purchasing of Property, Plant, Equipment, Equipment	(25.336)	(20)
Cash Payments From Purchasing of Intangible Assets	(37)	(36)
Cash Receipts Proceed From Sales of Property, Plant, Equipment and Intangible Assets	4.748	--
Cash Payments From Purchasing of Investment Properties	--	(1.108.464)
<b>B- Net Cash Flows From Investing Activities</b>	<b>(20.625)</b>	<b>(1.108.520)</b>
<b>CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES</b>		
Change in financial liabilities	(72)	(4.565)
Interest paid	(153)	(89)
Interest received	14.459	1.138
<b>C- Net Cash Flows From Financing Activities</b>	<b>14.234</b>	<b>(3.516)</b>
<b>Change in cash and cash equivalents before foreign currency translation (A+B+C)</b>		<b>22.962</b>
<b>D. Effect on cash and cash equivalents stemmed from foreign currency translation</b>	<b>--</b>	<b>--</b>
<b>Change in cash and cash equivalents (A+B+C+D)</b>	<b>(47.569)</b>	<b>22.962</b>
<b>At 1 January, cash and cash equivalents</b>	<b>109.977</b>	<b>95.077</b>
<b>At 31 March, change in cash and cash equivalents (A+B+C+D+E)</b>	<b>62.408</b>	<b>118.039</b>