

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2023

(Amounts are presented in thousands of Turkish Lira (“TL”)
expressed in 31 December 2023 purchasing power of TL.)

ASSETS	(Audited) Current Period 31.12.2023	(Audited) Previous Period 31.12.2022
Current Assets		
Cash and cash equivalents	95.580	82.630
Financial investments	1.675.308	3.038.170
Trade receivables		
- Related parties	38.340	18.564
- Third parties	1.909.576	1.450.488
Other receivables		
- Third parties	809	82
- Related parties	--	--
Inventories	7.499.653	6.520.094
Prepaid expenses		
- Third parties	1.080.254	528.187
- Related parties	--	--
Current tax assets	7.345	254
Other current assets		
- Third parties	320.305	228.567
TOTAL CURRENT ASSETS	12.627.170	11.867.036
Non-current assets		
Equity accounted investees	1.082.726	947.171
Investment property	6.896.673	4.433.660
Property and equipment	108.748	62.093
Intangible assets	208	333
TOTAL NON-CURRENT ASSETS	8.088.355	5.443.257
TOTAL ASSETS	20.715.525	17.310.293

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LIABILITIES	(Audited) Current Period 31.12.2023	(Audited) Previous Period 31.12.2022
Current Liabilities		
Short-term portion of long-term borrowings	243.904	212.768
Trade payables		
- Related parties	184.588	691.692
- Third parties	305.080	89.575
Payables related to employee benefits	4.782	2.833
Other payables		
- Related parties	--	--
- Third parties	17.866	14.712
Deferred income		
- Third parties	7.252.594	4.966.837
Short-term provisions		
- Provision for vacation pay	1.025	770
TOTAL CURRENT LIABILITIES	8.009.839	5.979.187
Non-current Liabilities		
Long-term borrowings	144.510	459.307
Trade payables		
- Third parties	267.470	--
Long-term provisions		
- Provision for employee benefits	2.574	4.029
- Other provisions	14.428	9.642
TOTAL NON-CURRENT LIABILITIES	428.982	472.978
Equity		
Share capital	1.395.000	1.395.000
Inflation adjustment on share capital	3.678.552	3.678.552
Share premium	1.377.813	1.377.813
Actuarial gain or loss	(1.364)	(2.483)
Restricted reserves	191.908	148.841
Retained earnings	4.217.338	736.068
Net profit for the period	1.417.457	3.524.337
TOTAL EQUITY	12.276.704	10.858.128
TOTAL LIABILITIES AND EQUITY	20.715.525	17.310.293

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 31 DECEMBER 2023

(Amounts are presented in thousands of Turkish Lira (“TL”)
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	(Audited) Current Period 01.01- 31.12.2023	(Audited) Previous Period 01.01- 31.12.2022
Revenue	234.441	2.289.281
Cost of revenue	(53.225)	(856.679)
GROSS PROFIT	181.216	1.432.602
Marketing, selling and distribution expenses	(8.683)	(131.480)
General and administrative expenses	(118.193)	(175.374)
Income from investing activities	2.130.750	2.749.571
Loss from investing activities	(373.579)	--
Other operating income	133.337	62.382
Other operating expenses	(110.185)	(47.896)
OPERATING PROFIT	1.834.663	3.889.805
Share from profit of equity accounted investees	146.853	388.784
OPERATING PROFIT BEFORE FINANCIAL INCOME AND EXPENSES AND MONETARY LOSS	1.981.516	4.278.589
Financial income	52.446	314.883
Financial expenses	(169.765)	(128.068)
Monetary loss	(444.174)	(941.067)
PROFIT BEFORE TAX	1.420.023	3.524.337
Tax expense	(2.566)	--
Current tax expense	(2.566)	--
Deferred tax income (expense)	--	--
Net profit for the year	1.417.457	3.524.337

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
STATEMENT OF OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2023

(Amounts are presented in thousands of Turkish Lira (“TL”)
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	(Audited) Current Period 01.01- 31.12.2023	(Audited) Previous Period 01.01- 31.12.2022
Net profit for the year	1.417.457	3.524.337
Items that will not be reclassified to profit or loss		
- Actuarial gain or loss	1.119	(2.483)
- Tax effect	--	--
OTHER COMPREHENSIVE INCOME	1.119	(2.483)
TOTAL COMPREHENSIVE INCOME	1.418.576	3.521.854

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2023

(Amounts are presented in thousands of Turkish Lira (“TL”)
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	Paid-in capital	Inflation adjustment on share capital	Share premium	Items that will not be reclassified to profit or loss	Restricted Reserves	Retained earnings		Total equity
				Actuarial gain or loss		Previous years profits	Net profit for the year	
As at 1 January 2022	620.000	2.652.119	1.382.672	--	124.885	207.438	552.586	5.539.700
Share capital increase	775.000	1.026.433	(4.859)	--	--	--	--	1.796.574
Transfer	--	--	--	--	23.956	528.630	(552.586)	--
Total comprehensive income	--	--	--	(2.483)	--	--	3.524.337	3.521.854
As at 31 December 2022	1.395.000	3.678.552	1.377.813	(2.483)	148.841	736.068	3.524.337	10.858.128
As at 1 January 2023	1.395.000	3.678.552	1.377.813	(2.483)	148.841	736.068	3.524.337	10.858.128
Share capital increase	--	--	--	--	--	--	--	--
Transfer	--	--	--	--	43.067	3.481.270	(3.524.337)	--
Total comprehensive income	--	--	--	1.119	--	--	1.417.457	1.418.576
As at 31 December 2023	1.395.000	3.678.552	1.377.813	(1.364)	191.908	4.217.338	1.417.457	12.276.704

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2023

(Amounts are presented in thousands of Turkish Lira (“TL”)
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	(Audited) Current Period 01.01- 31.12.2023	(Audited) Previous Period 01.01- 31.12.2022
Net profit for the year	1.417.457	3.524.337
Depreciation	20.626	16.736
Amortisation	162	142
Fair value change for investment property	(1.476.338)	(1.725.223)
Impairment for receivables	100	4.608
Provision for employee benefits	3.073	4.135
Fair value change for financial investments	208.090	(911.170)
Provision for vacation pay liability	255	(211)
Income or expense stemmed from identification	(1.377)	(2.084)
Provision for litigation and claims	8.577	(618)
Gain or loss from disposal of tangible assets	(8.022)	(1.851)
Interest income	(2.315)	(11.463)
Interest expense	151.639	17.300
Unearned finance income from discounted credit purchases	(124.315)	(13.825)
Unearned finance expense from discounted credit sales	10.731	320
Other adjustments related to reconciliation of the profit for the period	(480.902)	--
Undistributed profits from invested accountees	(146.853)	(388.784)
Adjustments due to monetary gain or loss	83.380	236.462
Adjustments for tax	2.566	--
Operating profit before changes in working capital	(333.466)	748.811
Change in trade receivables from related parties	(27.074)	3.418
Change in trade receivables from third parties	(1.050.754)	(643.904)
Change in trade payables to related parties	(235.197)	335.310
Change in trade payables to third parties	642.502	39.722
Change in inventories	(979.559)	(3.078.769)
Change in other receivables from third parties	(7.950)	1.063
Change in other payables to related parties	--	(369)
Change in trade payables to third parties	8.937	2.282
Change in other assets	(180.207)	(81.373)
Change in prepayments	(552.067)	(449.906)
Change in payables related to employee benefits	3.063	492
Change in deferred revenue	2.285.757	1.451.537
Change in blocked deposits	(296)	344
Change in financial investments	1.635.674	(2.069.586)
Taxes paid	(2.566)	--
Payments for employee benefits	(2.297)	(3.161)
A- Cash flows generated from (used in) operating activities	1.204.500	(3.744.089)

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI ANONİM ŞİRKETİ
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2023

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	(Audited) Current Period 01.01- 31.12.2023	(Audited) Previous Period 01.01- 31.12.2022
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of property and equipment	(71.145)	(26.698)
Purchases of intangible assets	(37)	(311)
Proceeds from sales of property and equipment and intangible assets	11.886	4.004
Dividends received	11.387	--
Purchases of investment property	(986.675)	(266.932)
B- Cash flows used in investing activities	(1.034.584)	(289.937)
CASH FLOWS FROM FINANCING ACTIVITIES		
Capital increase	--	1.801.433
Share premium net of expenses	--	(4.859)
Change in financial liabilities	(82.540)	383.006
Interest paid	(77.037)	(12.702)
Interest received	2.315	11.463
C- Cash flows from (used in) financing activities	(157.262)	2.178.341
Change in cash and cash equivalents before foreign currency translation (A+B+C)	12.654	(1.855.685)
D. Effect of foreign currency translation on cash and cash equivalents	--	--
Change in cash and cash equivalents (A+B+C+D)	12.654	(1.855.685)
Cash and cash equivalents at 1 January	82.630	1.938.315
Cash and cash equivalents at 31 December (A+B+C+D+E)	95.284	82.630