KAMUYU AYDINLATMA PLATFORMU

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL A.Ş.
Financial Report
Unconsolidated
2022 - 1. 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 31.03.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	318.783	257.256
Financial Investments		109.687	108.726
Financial Assets at Fair Value Through Profit or Loss		109.687	108.726
Financial Assets Held For Trading	4-21	109.687	108.726
Trade Receivables		66.912.690	47.913.520
Trade Receivables Due From Unrelated Parties	5	66.912.690	47.913.520
Other Receivables		8.455.391	8.301.438
Other Receivables Due From Related Parties	11-21	485.742	444.184
Other Receivables Due From Unrelated Parties	11	7.969.649	7.857.254
Prepayments		108.959	205.454
Prepayments to Unrelated Parties	6	108.959	205.454
Other current assets		2.560	3.330
Other Current Assets Due From Unrelated Parties	13	2.560	3.330
SUB-TOTAL		**75.908.070**	**56.789.724**
Non-current Assets or Disposal Groups Classified as Held for Sale		39.500	39.500
Total current assets		**75.947.570**	**56.829.224**
NON-CURRENT ASSETS			
Financial Investments		646.845.352	711.214.952
Financial Assets at Fair Value Through Profit or Loss		474.497.367	517.323.468
Financial Assets Designated As at Fair Value Through Profit or Loss	4	474.497.367	517.323.468
Financial Assets at Fair Value Through Other Comprehensive Income		172.347.985	193.891.484
Financial Assets Measured At Fair Value Through Other Comprehensive Income	4	172.347.985	193.891.484
Investment property	7	193.785.000	193.785.000
Property, plant and equipment		20.333	19.908
Fixtures and fittings	8	20.333	19.908
Total non-current assets		**840.650.685**	**905.019.860**
Total assets		**916.598.255**	**961.849.084**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		1.026.900	125.017
Trade Payables to Related Parties	5-21	813.261	45.420
Trade Payables to Unrelated Parties	5	213.639	79.597
Employee Benefit Obligations		361.789	69.499
Other Payables		438.158	408.406
Other Payables to Unrelated Parties	11	438.158	408.406
Current provisions		343.904	242.903
Current provisions for employee benefits	12	281.524	143.405
Other current provisions	12	62.380	99.498
Other Current Liabilities		1.841.802	1.385.875
Other Current Liabilities to Unrelated Parties	13	1.841.802	1.385.875
SUB-TOTAL		**4.012.553**	**2.231.700**
Total current liabilities		**4.012.553**	**2.231.700**
NON-CURRENT LIABILITIES			
Other Payables		236.255.251	213.756.943
Other Payables to Related Parties	21	236.255.251	213.756.943
Non-current provisions		309.271	202.334
Non-current provisions for employee benefits	12	309.271	202.334
Deferred Tax Liabilities	10	82.928.710	95.320.376
Total non-current liabilities		**319.493.232**	**309.279.653**
Total liabilities		**323.505.785**	**311.511.353**
EQUITY			
Equity attributable to owners of parent		593.092.470	650.337.731
Issued capital	14	46.846.881	46.846.881
Treasury Shares (-)	14	-466.028	-466.028

Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		252	-5.743
Gains (Losses) on Revaluation and Remeasurement		252	-5.743
Gains (Losses) on Remeasurements of Defined Benefit Plans		252	-5.743
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		105.032.128	125.433.821
Gains (Losses) on Revaluation and Reclassification		105.032.128	125.433.821
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		105.032.128	125.433.821
Restricted Reserves Appropriated From Profits		13.317.151	13.317.151
Legal Reserves	14	6.758.642	6.758.642
Other Restricted Profit Reserves	14	6.558.509	6.558.509
Prior Years' Profits or Losses		465.211.649	166.409.651
Current Period Net Profit Or Loss		-36.849.563	298.801.998
Total equity		**593.092.470**	**650.337.731**
Total Liabilities and Equity		**916.598.255**	**961.849.084**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	17	11.230.093	6.309.668
Cost of sales	17	-2.041.639	-1.812.216
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		9.188.454	4.497.452
GROSS PROFIT (LOSS)		9.188.454	4.497.452
General Administrative Expenses	16	-1.548.478	-871.217
Other Income from Operating Activities	18	1.701.220	1.306.963
Other Expenses from Operating Activities	18	-42.965.651	-331.765
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-33.624.455	4.601.433
Investment Activity Income	20	9.069.409	2.821.908
Investment Activity Expenses	20	-1.990.921	-569
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-26.545.967	7.422.772
Finance income	19	4.660.205	1.480.695
Finance costs	19	-26.215.161	-18.541.698
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-48.100.923	-9.638.231
Tax (Expense) Income, Continuing Operations		11.251.360	1.933.535
Deferred Tax (Expense) Income	10	11.251.360	1.933.535
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-36.849.563	-7.704.696
PROFIT (LOSS)		-36.849.563	-7.704.696
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-36.849.563	-7.704.696
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		5.995	5.696
Gains (Losses) on Remeasurements of Defined Benefit Plans		5.995	5.696
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-20.401.693	-66.973.152
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-20.401.693	-66.973.152
Gains (losses) on Remeasuring Available-for-sale Financial Assets	4	-20.401.693	-66.973.152
OTHER COMPREHENSIVE INCOME (LOSS)		**-20.395.698**	**-66.967.456**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-57.245.261**	**-74.672.152**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-57.245.261	-74.672.152

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-9.085.347**	**1.205.055**
Profit (Loss)		-36.849.563	-7.704.696
Profit (Loss) from Continuing Operations		-36.849.563	-7.704.696
Adjustments to Reconcile Profit (Loss)		**45.186.885**	**13.485.124**
Adjustments for depreciation and amortisation expense	8	2.088	2.145
Adjustments for Impairment Loss (Reversal of Impairment Loss)		20.703	42.705
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	11	20.703	42.705
Adjustments for provisions		215.432	49.462
Adjustments for (Reversal of) Provisions Related with Employee Benefits	12	252.550	24.587
Adjustments for (Reversal of) Other Provisions	12	-37.118	24.875
Adjustments for Interest (Income) Expenses		5.313.974	6.610.431
Adjustments for Interest Income		-586.848	1.210.380
Adjustments for interest expense	19	5.900.822	5.400.051
Adjustments for unrealised foreign exchange losses (gains)	18-19-20	8.060.907	8.706.708
Adjustments for fair value losses (gains)		42.825.141	7.208
Adjustments for Fair Value Losses (Gains) of Financial Assets	4	42.825.141	7.208
Adjustments for Tax (Income) Expenses	10	-11.251.360	-1.933.535
Changes in Working Capital		**-17.422.669**	**-4.575.373**
Adjustments for decrease (increase) in trade accounts receivable		-19.019.873	-8.704.077
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-19.019.873	-8.704.077
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-153.953	-93.566
Decrease (Increase) in Other Related Party Receivables Related with Operations		-41.558	-5.831
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-112.395	-87.735
Adjustments for increase (decrease) in trade accounts payable		901.883	3.650.720
Increase (Decrease) in Trade Accounts Payables to Related Parties		767.841	3.590.384
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		134.042	60.336
Increase (Decrease) in Employee Benefit Liabilities		292.290	33.867
Adjustments for increase (decrease) in other operating payables		29.752	21.422
Increase (Decrease) in Other Operating Payables to Unrelated Parties		29.752	21.422
Other Adjustments for Other Increase (Decrease) in Working Capital		527.232	516.261
Increase (Decrease) in Other Payables Related with Operations		527.232	516.261
Cash Flows from (used in) Operations		**-9.085.347**	**1.205.055**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**365.991**	**6.027.090**
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets		-5.559	-15.211
Purchase of property, plant and equipment	8	-5.559	-15.211
Cash Outflows from Acquition of Investment Property	7	0	5.916.667
Interest received		371.550	125.634
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**8.751.877**	**-7.274.228**
Decrease in Other Payables to Related Parties		18.042.684	-2.450.051
Interest paid		-9.290.807	-4.824.177
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		32.521	-42.083
Effect of exchange rate changes on cash and cash equivalents		29.006	97.883
Net increase (decrease) in cash and cash equivalents		61.527	55.800
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**257.256**	**145.211**

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3		**318.783**	**201.011**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Footnote Reference	Equity / Equity attributable to owners of parent [member] / Issued Capital	Treasury Shares	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss / Gains/Losses on Revaluation and Remeasurement [member] / Gains (Losses) on Remeasurements of Defined Benefit Plans	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss / Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification / Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	Restricted Reserves Appropriated From Profits [member]	Retained Earnings / Prior Years' Profits or Losses	Retained Earnings / Net Profit or Loss		Non-controlling interests [member]	
Previous Period 01.01.2021 - 31.03.2021	**Statement of changes in equity [abstract]**												
	Statement of changes in equity [line items]												
	Equity at beginning of period		**46.846.881**	**-466.028**	**-9.797**		**310.334.857**	**13.317.151**	**15.486.000**	**26.960.370**	**412.469.434**	**0**	**412.469.434**
	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								26.960.370	-26.960.370	0	0	0
	Total Comprehensive Income (Loss)				5.696		-66.973.152			-7.704.696	-74.672.152	0	-74.672.152
	Profit (loss)									-7.704.696	-7.704.696	0	-7.704.696
	Other Comprehensive Income (Loss)				5.696		-66.973.152				-66.967.456	0	-66.967.456
	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		**46.846.881**	**-466.028**	**-4.101**		**243.361.705**	**13.317.151**	**42.446.370**	**-7.704.696**	**337.797.282**	**0**	**337.797.282**
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		**46.846.881**	**-466.028**	**-5.743**		**125.433.821**	**13.317.151**	**166.409.651**	**298.801.998**	**650.337.731**	**0**	**650.337.731**
	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								298.801.998	-298.801.998	0	0	0
	Total Comprehensive Income (Loss)				5.995		-20.401.693			-36.849.563	-57.245.261	0	-57.245.261
	Profit (loss)									-36.849.563	-36.849.563	0	-36.849.563
	Other Comprehensive Income (Loss)				5.995		-20.401.693				-20.395.698	0	-20.395.698
	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												

Current Period 01.01.2022 - 31.03.2022	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		**46.846.881**	**-466.028**	**252**		**105.032.128**	**13.317.151**	**465.211.649**	**-36.849.563**	**593.092.470**	**0**	**593.092.470**