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KAMUYU AYDINLATMA PLATFORMU

PANORA GAYRİMENKUL YATIRIM ORTAKLIĞI 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	13	43.096.371	21.365.451
Trade Receivables		14.937.377	13.342.083
Trade Receivables Due From Unrelated Parties	4	14.937.377	13.342.083
Prepayments		3.903.931	3.803.731
Prepayments to Unrelated Parties	5	3.903.931	3.803.731
Current Tax Assets	10	54.961	62.808
SUB-TOTAL		**61.992.640**	**38.574.073**
Total current assets		**61.992.640**	**38.574.073**
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	2	100.000	100.000
Investment property	6	1.114.457.200	1.114.440.000
Property, plant and equipment	7	272.339	291.395
Intangible assets and goodwill		52.861	41.659
Computer Softwares		52.861	41.659
Prepayments		13.182.066	13.890.643
Prepayments to Unrelated Parties	5	13.182.066	13.890.643
Total non-current assets		**1.128.064.466**	**1.128.763.697**
Total assets		**1.190.057.106**	**1.167.337.770**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		1.801.633	2.394.842
Trade Payables to Related Parties	4	958.026	1.232.090
Trade Payables to Unrelated Parties	4	843.607	1.162.752
Employee Benefit Obligations		44.185	15.931
Other Payables		35.691.186	
Other Payables to Related Parties	3	35.691.186	
Deferred Income Other Than Contract Liabilities		532.289	557.286
Deferred Income Other Than Contract Liabilities from Unrelated Parties	5	532.289	557.286
Current provisions		31.214	
Current provisions for employee benefits		31.214	
Other Current Liabilities		1.513.736	1.298.371
Other Current Liabilities to Unrelated Parties		1.513.736	1.298.371
SUB-TOTAL		**39.614.243**	**4.266.430**
Total current liabilities		**39.614.243**	**4.266.430**
NON-CURRENT LIABILITIES			
Non-current provisions		379.933	334.081
Non-current provisions for employee benefits		379.933	334.081
Other non-current liabilities		1.708.880	1.484.233
Other Non-current Liabilities to Unrelated Parties		1.708.880	1.484.233
Total non-current liabilities		**2.088.813**	**1.818.314**
Total liabilities		**41.703.056**	**6.084.744**
EQUITY			
Equity attributable to owners of parent		1.148.354.050	1.161.253.026
Issued capital	12	87.000.000	87.000.000
Inflation Adjustments on Capital		3.031	3.031
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-13.001	-13.001
Gains (Losses) on Revaluation and Remeasurement		-13.001	-13.001
Gains (Losses) on Remeasurements of Defined Benefit Plans		-13.001	-13.001
Restricted Reserves Appropriated From Profits		68.518.240	56.913.521
Prior Years' Profits or Losses		970.074.756	767.436.457
Current Period Net Profit Or Loss		22.771.024	249.913.018
Total equity		**1.148.354.050**	**1.161.253.026**
Total Liabilities and Equity		**1.190.057.106**	**1.167.337.770**

Profit or loss [abstract]

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
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	9	25.380.556	10.072.304
Cost of sales	9	-2.676.899	-1.500.878
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		22.703.657	8.571.426
GROSS PROFIT (LOSS)		22.703.657	8.571.426
General Administrative Expenses		-370.053	-326.413
Marketing Expenses		-791.909	-754.409
Other Income from Operating Activities		1.425.522	312.568
Other Expenses from Operating Activities		-196.193	-117.602
PROFIT (LOSS) FROM OPERATING ACTIVITIES		22.771.024	7.685.570
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		22.771.024	7.685.570
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		22.771.024	7.685.570
PROFIT (LOSS) FROM CONTINUING OPERATIONS		22.771.024	7.685.570
PROFIT (LOSS)		22.771.024	7.685.570
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		22.771.024	7.685.570
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay Başına Kazanç	11	0,26000000	0,09000000
Diluted Earnings Per Share			

Statement of 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 Other Comprehensive Income			
PROFIT (LOSS)		22.771.024	7.685.570
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		**0**	**0**
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		**0**	**0**
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**22.771.024**	**7.685.570**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		22.771.024	7.685.570

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		**21.775.769**	**8.022.712**
Profit (Loss)		22.771.024	7.685.570
Profit (Loss) from Continuing Operations		22.771.024	7.685.570
Adjustments to Reconcile Profit (Loss)		**-986.714**	**-164.522**
Adjustments for depreciation and amortisation expense	7	35.503	40.384
Adjustments for provisions		77.066	21.982
Adjustments for (Reversal of) Provisions Related with Employee Benefits		77.066	21.982
Adjustments for Interest (Income) Expenses		-1.099.283	-226.888
Adjustments for Interest Income		-1.099.283	-226.888
Changes in Working Capital		**-1.107.824**	**286.120**
Adjustments for decrease (increase) in trade accounts receivable		-1.595.294	-802.244
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-1.595.294	-802.244
Adjustments for Decrease (Increase) in Other Receivables Related with Operations			-1.462
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations			-1.462
Decrease (Increase) in Prepaid Expenses		608.377	580.527
Adjustments for increase (decrease) in trade accounts payable		-593.209	481.708
Increase (Decrease) in Trade Accounts Payables to Related Parties		-274.064	22.216
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-319.145	459.492
Increase (Decrease) in Employee Benefit Liabilities		28.254	61.794
Adjustments for increase (decrease) in other operating payables		21.186	16.248
Increase (Decrease) in Other Operating Payables to Related Parties		21.186	16.248
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-24.997	117.679
Other Adjustments for Other Increase (Decrease) in Working Capital		447.859	-168.130
Increase (Decrease) in Other Payables Related with Operations		447.859	-168.130
Cash Flows from (used in) Operations		**20.676.486**	**7.807.168**
Interest received		1.099.283	226.888
Income taxes refund (paid)			-11.344
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-44.849**	**-394.540**
Purchase of Property, Plant, Equipment and Intangible Assets		-27.649	-3.393
Purchase of property, plant and equipment	7	-10.700	-3.393
Purchase of intangible assets		-16.949	
Cash Outflows from Acquition of Investment Property	6	-17.200	-391.147
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**0**	**-17.661.000**
Dividends Paid			-17.661.000
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		21.730.920	-10.032.828
Net increase (decrease) in cash and cash equivalents		21.730.920	-10.032.828
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	13	**21.365.451**	**12.909.285**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	13	**43.096.371**	**2.876.457**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Equity													
		Equity attributable to owners of parent [member]												Non-controlling interests [member]	
				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				Retained Earnings					
	Footnote Reference	Issued Capital	Inflation Adjustments on Capital	Gains/Losses on Revaluation and Remeasurement [member]		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Restricted Reserves Appropriated From Profits [member]	Prior Years' Profits or Losses	Net Profit or Loss				
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		87.000.000	3.031		-13.001				48.639.667	768.041.019	29.854.292				933.525.008
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									8.273.854	21.580.438	-29.854.292				
Total Comprehensive Income (Loss)											7.685.570				7.685.570
Profit (loss)															
Other Comprehensive Income (Loss)															
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										-22.185.000					-22.185.000
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		87.000.000	3.031		-13.001				56.913.521	767.436.457	7.685.570		919.025.578	0	919.025.578
Current Period 01.01.2022 - 31.03.2022															
Statement of changes in equity [abstract]															
Statement of changes in equity [line items]															
Equity at beginning of period		87.000.000	3.031		-13.001				56.913.521	767.436.457	249.913.018				1.161.253.026
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									11.604.719	238.308.299	-249.913.018				
Total Comprehensive Income (Loss)											22.771.024				22.771.024
Profit (loss)															
Other Comprehensive Income (Loss)															
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										-35.670.000					-35.670.000
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		**87.000.000**	**3.031**		**-13.001**			**68.518.240**	**970.074.756**	**22.771.024**	**1.148.354.050**	**0**	**1.148.354.050**