

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	14.245.581	14.011.919
Other Receivables	8	100.000	0
Other Receivables Due From Unrelated Parties		100.000	0
Prepayments	16	11.297	2.568
Prepayments to Unrelated Parties		11.297	2.568
Current Tax Assets	25	107.591	206.129
Other current assets	16	89.892	43.746
Other Current Assets Due From Unrelated Parties		89.892	43.746
SUB-TOTAL		14.554.361	14.264.362
Total current assets		14.554.361	14.264.362
NON-CURRENT ASSETS			
Other Receivables	8	15.217	9.672
Other Receivables Due From Unrelated Parties		15.217	9.672
Investment property	9	175.155.000	175.155.000
Property, plant and equipment	10	12.583	14.045
Fixtures and fittings		12.583	14.045
Intangible assets and goodwill	11	1.304	2.083
Computer Softwares		1.304	2.083
Prepayments	16	2.263	321
Prepayments to Unrelated Parties		2.263	321
Total non-current assets		175.186.367	175.181.121
Total assets		189.740.728	189.445.483
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables	7	7.944	12.392
Trade Payables to Unrelated Parties		7.944	12.392
Employee Benefit Obligations	15	14.495	0
Other Payables	8	211.278	29.607
Other Payables to Unrelated Parties		211.278	29.607
SUB-TOTAL		233.717	41.999
Total current liabilities		233.717	41.999
NON-CURRENT LIABILITIES			
Employee Benefit Obligations	15	52.556	24.274
Deferred Tax Liabilities	25	33.976.775	34.062.536
Total non-current liabilities		34.029.331	34.086.810
Total liabilities		34.263.048	34.128.809
EQUITY			
Equity attributable to owners of parent		155.477.680	155.316.674
Issued capital	17	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		125.908.773	125.916.594
Gains (Losses) on Revaluation and Remeasurement	15, 17	125.908.773	125.916.594
Gains (Losses) on Remeasurements of Defined Benefit Plans		632	8.453
Other Revaluation Increases (Decreases)		125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	17	597.142	583.775
Legal Reserves		597.142	583.775
Prior Years' Profits or Losses		21.682.242	10.278.005
Current Period Net Profit Or Loss		168.827	11.417.604
Total equity		155.477.680	155.316.674
Total Liabilities and Equity		189.740.728	189.445.483

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	19	-1.562.319	-1.079.360	-533.742	-260.036
Other Income from Operating Activities	21	61.346	64.175	20.333	19.813
Other Expenses from Operating Activities	21	-915	-1.354	-64	-117
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.501.888	-1.016.539	-513.473	-240.340
Investment Activity Income	22	0	0	0	0
Investment Activity Expenses	22	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.501.888	-1.016.539	-513.473	-240.340
Finance income	23	1.725.154	1.335.906	693.789	490.791
Finance costs	23	-2.000	-2.068	-753	-499
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		221.266	317.299	179.563	249.952
Tax (Expense) Income, Continuing Operations		-52.439	-63.730	-41.495	-50.014
Current Period Tax (Expense) Income	25	-135.994	-66.152	-101.251	-51.532
Deferred Tax (Expense) Income	25	83.555	2.422	59.756	1.518
PROFIT (LOSS) FROM CONTINUING OPERATIONS		168.827	253.569	138.068	199.938
PROFIT (LOSS)		168.827	253.569	138.068	199.938
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		168.827	253.569	138.068	199.938
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç / (Zarar)	26	0,00020000	0,00040000	0,00020000	0,00030000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-7.821	1.844	1.411	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-10.027	2.305	1.809	0
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		2.206	-461	-398	0
Taxes Relating to Remeasurements of Defined Benefit Plans	15	2.206	-461	-398	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Exchange Differences on Translation		0	0	0	0
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0	0	0
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income		0	0	0	0
Other Comprehensive Income (Loss) Related with Cash Flow Hedges		0	0	0	0
Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations		0	0	0	0
Change in Value of Time Value of Options		0	0	0	0
Change in Value of Forward Elements of Forward Contracts		0	0	0	0
Change in Value of Foreign Currency Basis Spreads		0	0	0	0
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss		0	0	0	0

Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-7.821	1.844	1.411	0
TOTAL COMPREHENSIVE INCOME (LOSS)		161.006	255.413	139.479	199.938
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		161.006	255.413	139.479	199.938

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-1.482.369	-1.237.506
Profit (Loss)		168.827	253.569
Profit (Loss) from Continuing Operations		168.827	253.569
Adjustments to Reconcile Profit (Loss)		-1.448.638	-1.254.491
Adjustments for depreciation and amortisation expense	10, 11	5.815	5.158
Adjustments for provisions	8, 15	218.261	12.199
Adjustments for (Reversal of) Provisions Related with Employee Benefits		32.750	12.199
Adjustments for (Reversal of) Other Provisions		185.511	0
Adjustments for Interest (Income) Expenses	23	-1.719.608	-1.335.495
Adjustments for Interest Income		-1.719.608	-1.335.495
Adjustments for unrealised foreign exchange losses (gains)		-5.545	-83
Adjustments for fair value losses (gains)		0	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses	25	52.439	63.730
Changes in Working Capital		-165.105	-37.463
Adjustments for decrease (increase) in trade accounts receivable	7	0	-550
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		0	-550
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	-100.000	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-100.000	0
Decrease (Increase) in Prepaid Expenses	16	-10.671	-9.794
Adjustments for increase (decrease) in trade accounts payable	7	-4.448	3.709
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-4.448	3.709
Increase (Decrease) in Employee Benefit Liabilities	15	0	-13.485
Adjustments for increase (decrease) in other operating payables	8	-3.840	3.969
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-3.840	3.969
Other Adjustments for Other Increase (Decrease) in Working Capital	16	-46.146	-21.312
Decrease (Increase) in Other Assets Related with Operations		-46.146	-21.312
Cash Flows from (used in) Operations		-1.444.916	-1.038.385
Income taxes refund (paid)	25	-37.453	-199.121
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		1.592.666	1.343.371
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	10, 11	-3.577	-4.095
Purchase of property, plant and equipment		-3.577	-4.095
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
Interest received		1.596.243	1.347.466
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		0	0
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		0	0
Repayments of borrowings		0	0
Loan Repayments		0	0
Interest paid		0	0
Interest Received		0	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		110.297	105.865
Net increase (decrease) in cash and cash equivalents		110.297	105.865
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	13.915.545	13.911.171
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	14.025.842	14.017.036

Previous Period 01.01.2017 - 30.09.2017	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period	17	7.120.696	8.530	125.908.141	125.916.671	125.916.671			0	10.551.936	309.844	10.861.780	143.899.147		143.899.147
	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								583.775	-273.931	-309.844	-583.775	0			0
	Total Comprehensive Income (Loss)			1.844		1.844	1.844					253.569	253.569	255.413		255.413
	Profit (loss)											253.569	253.569	253.569		253.569
	Other Comprehensive Income (Loss)	15		1.844		1.844	1.844							1.844		1.844
	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	17	7.120.696	10.374	125.908.141	125.918.515	125.918.515		583.775	10.278.005	253.569	10.531.574	144.154.560		144.154.560	
Statement of changes in equity (abstract)																
Statement of changes in equity (line items)																
Equity at beginning of period	17	7.120.696	8.453	125.908.141	125.916.594	125.916.594		583.775	10.278.005	11.417.604	21.695.609	155.316.674		155.316.674		
Adjustments Related to Accounting Policy Changes														0		
Adjustments Related to Required Changes in Accounting Policies														0		
Adjustments Related to Voluntary Changes in Accounting Policies														0		
Adjustments Related to Errors														0		
Other Restatements														0		
Restated Balances														0		
Transfers								13.367	11.404.237	-11.417.604	-13.367	0		0		
Total Comprehensive Income (Loss)			-7.821		-7.821	-7.821				168.827	168.827	161.006		161.006		
Profit (loss)										168.827	168.827	168.827		168.827		
Other Comprehensive Income (Loss)	15		-7.821		-7.821	-7.821						-7.821		-7.821		
Issue of equity														0		
Capital Decrease														0		
Capital Advance														0		
Effect of Merger or Liquidation or Division														0		
Effects of Business Combinations Under Common Control														0		
Advance Dividend Payments														0		
Dividends Paid																

Current Period 01.01.2018 - 30.09.2018																0
	Decrease through Other Distributions to Owners															0
	Increase (Decrease) through Treasury Share Transactions															0
	Increase (Decrease) through Share-Based Payment Transactions															0
	Acquisition or Disposal of a Subsidiary															0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity															0
	Transactions with noncontrolling shareholders															0
	Increase through Other Contributions by Owners															0
	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															0
	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															0
	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															0
	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															0
	Increase (decrease) through other changes, equity															0
	Equity at end of period	17	7.120.696	632	125.908.141	125.908.773	125.908.773			597.142	21.682.242	168.827	21.851.069	155.477.680		155.477.680