

**YENİ GİMAT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2020 - 2. 3 Monthly Notification**

General Information About Financial Statements

## Independent Audit Comment

Independent Audit Company	DENGE ANKARA BAĞIMSIZ DENETİM VE YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

### ARA DÖNEM ÖZET KONSOLİDE FİNANSAL BİLGİLERE İLİŞKİN

#### SINIRLI DENETİM RAPORU

Yeni Gimat Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na

#### Giriş

1. Yeni Gimat Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") ve bağlı ortaklığının ("Grup") 30 Haziran 2020 tarihli ilişikteki özet konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynaklar değişim tablosunun, özet konsolide nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem konsolide özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem özet konsolide finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet konsolide finansal bilgilere ilişkin bir sonuç bildirmektir.

#### Sınırlı Denetimin Kapsamı

2. Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDs") 2410'a "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi" uygun olarak yürütülmüştür. Ara dönem özet finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem özet finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

#### Sonuç

3. Sınırlı denetimimize göre, ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

DENGE ANKARA BAĞIMSIZ DENETİM YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.

MAZARS ÜYESİ

Taner ALTAN, YMM

Sorumlu Denetçi

Ankara, 5 Ağustos 2020



# Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2020	Previous Period 31.12.2019
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	278.063.119	372.141.334
Trade Receivables		14.102.255	11.938.806
Trade Receivables Due From Unrelated Parties	6	14.102.255	11.938.806
Other Receivables		6.978.497	6.873.881
Other Receivables Due From Unrelated Parties	7	6.978.497	6.873.881
Inventories	8	515.790	540.226
Prepayments	9	216.878	686.482
Current Tax Assets		1.773	2.966
Other current assets		274.198	224.151
<b>SUB-TOTAL</b>		<b>300.152.510</b>	<b>392.407.846</b>
<b>Total current assets</b>		<b>300.152.510</b>	<b>392.407.846</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	5		10.727.879
Investment property	10	1.748.904.561	1.748.904.561
Property, plant and equipment	11	150.148.947	149.748.487
Right of Use Assets	11	44.502	131.653
Intangible assets and goodwill	12	56.830	64.534
Prepayments	9	248.000	
<b>Total non-current assets</b>		<b>1.899.402.840</b>	<b>1.909.577.114</b>
<b>Total assets</b>		<b>2.199.555.350</b>	<b>2.301.984.960</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		69.183	147.886
Current Borrowings From Unrelated Parties		69.183	147.886
Lease Liabilities		69.183	147.886
Trade Payables		3.634.616	4.817.205
Trade Payables to Unrelated Parties	6	3.634.616	4.817.205
Employee Benefit Obligations	14	554.053	614.611
Other Payables		4.941.685	6.052.611
Other Payables to Related Parties	22	1.339.077	1.092.867
Other Payables to Unrelated Parties	7	3.602.608	4.959.744
Deferred Income Other Than Contract Liabilities		6.623.764	6.074.023
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	6.623.764	6.074.023
Current provisions		12.152.272	11.972.265
Current provisions for employee benefits	13	73.885	1.295
Other current provisions	13	12.078.387	11.970.970
<b>SUB-TOTAL</b>		<b>27.975.573</b>	<b>29.678.601</b>
<b>Total current liabilities</b>		<b>27.975.573</b>	<b>29.678.601</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		5.425.626	4.499.953
Long Term Borrowings From Unrelated Parties		5.425.626	4.499.953
Other long-term borrowings	7	5.425.626	4.499.953
Deferred Income Other Than Contract Liabilities		639.370	
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	639.370	
Non-current provisions		327.919	244.100
Non-current provisions for employee benefits	14	327.919	244.100
<b>Total non-current liabilities</b>		<b>6.392.915</b>	<b>4.744.053</b>
<b>Total liabilities</b>		<b>34.368.488</b>	<b>34.422.654</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		2.165.186.862	2.267.562.306
Issued capital	15.a	161.280.000	161.280.000
Treasury Shares (-)	15.b	-33.066.282	-25.492.186
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		1.684.299	1.684.299
Gains (Losses) on Revaluation and Remeasurement		1.684.299	1.684.299
Restricted Reserves Appropriated From Profits	15.c	139.436.832	115.427.085

Prior Years' Profits or Losses		1.824.534.961	1.671.797.378
Current Period Net Profit Or Loss		71.317.052	342.865.730
Total equity		2.165.186.862	2.267.562.306
Total Liabilities and Equity		2.199.555.350	2.301.984.960

# Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019	Current Period 3 Months 01.04.2020 - 30.06.2020	Previous Period 3 Months 01.04.2019 - 30.06.2019
<b>Profit or loss [abstract]</b>					
<b>PROFIT (LOSS)</b>					
Revenue	16	69.028.094	110.349.138	14.013.527	56.182.637
Cost of sales	16	-21.097.771	-21.722.768	-6.403.094	-12.338.964
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		47.930.323	88.626.370	7.610.433	43.843.673
GROSS PROFIT (LOSS)		47.930.323	88.626.370	7.610.433	43.843.673
General Administrative Expenses	17	-2.761.132	-2.091.355	-1.090.626	-994.541
Marketing Expenses		-380.537		-73.252	
Other Income from Operating Activities	18	5.994.510	7.620.359	2.757.623	3.008.253
Other Expenses from Operating Activities	18	-1.031.570	-5.017.133	-476.201	-3.506.603
PROFIT (LOSS) FROM OPERATING ACTIVITIES		49.751.594	89.138.241	8.727.977	42.350.782
Investment Activity Income	19	21.586.148	35.740.556	11.349.225	17.202.684
Investment Activity Expenses	19		-245.899		-162.172
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		71.337.742	124.632.898	20.077.202	59.391.294
Finance costs		-20.690		-15.900	
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		71.317.052	124.632.898	20.061.302	59.391.294
PROFIT (LOSS) FROM CONTINUING OPERATIONS		71.317.052	124.632.898	20.061.302	59.391.294
PROFIT (LOSS)		71.317.052	124.632.898	20.061.302	59.391.294
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		71.317.052	124.632.898	20.061.302	59.391.294
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç	21	0,45485000	0,79241000	0,12819000	0,36929000
<b>Diluted Earnings Per Share</b>					

# Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019	Current Period 3 Months 01.04.2020 - 30.06.2020	Previous Period 3 Months 01.04.2019 - 30.06.2019
<b>Statement of Other Comprehensive Income</b>					
PROFIT (LOSS)		71.317.052	124.632.898	20.061.302	59.391.294
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		0			
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>71.317.052</b>	<b>124.632.898</b>	<b>20.061.302</b>	<b>59.391.294</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	
Owners of Parent		71.317.052	124.632.898	20.061.302	59.391.294

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>48.434.239</b>	<b>88.547.112</b>
Profit (Loss)		71.317.052	124.632.898
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-16.675.907</b>	<b>-27.601.411</b>
Adjustments for depreciation and amortisation expense	11, 12	191.582	36.092
Adjustments for provisions		120.426	2.169.559
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13, 14	156.409	-30.838
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	13	107.417	2.378.963
Adjustments for (Reversal of) General Provisions	6	-143.400	-178.566
Adjustments for Interest (Income) Expenses	18, 19	-17.008.686	-30.052.961
Adjustments for unrealised foreign exchange losses (gains)		20.771	
Adjustments for fair value losses (gains)	5		245.899
<b>Changes in Working Capital</b>		<b>-6.595.064</b>	<b>-8.981.317</b>
Adjustments for decrease (increase) in trade accounts receivable		-2.020.049	-3.459.441
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-4.285.509	-7.115.722
Adjustments for decrease (increase) in inventories		24.436	-434.813
Decrease (Increase) in Prepaid Expenses		221.604	349.736
Adjustments for increase (decrease) in trade accounts payable		-1.182.589	-340.287
Adjustments for increase (decrease) in other operating payables		147.349	5.746.584
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		549.741	-3.781.902
Other Adjustments for Other Increase (Decrease) in Working Capital		-50.047	54.528
<b>Cash Flows from (used in) Operations</b>		<b>48.046.081</b>	<b>88.050.170</b>
Interest received	18	386.965	1.228.451
Payments Related with Provisions for Employee Benefits	14		-70.607
Income taxes refund (paid)		1.193	-660.902
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>31.035.331</b>	<b>34.092.136</b>
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5	10.727.879	
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	5		-577.429
Purchase of Property, Plant, Equipment and Intangible Assets		-497.187	-11.396
Purchase of property, plant and equipment	11	-490.912	
Purchase of intangible assets	12	-6.275	-11.396
Cash Outflows from Acquisition of Investment Property	10		-743.322
Dividends received	19	4.922.450	6.599.773
Interest received		15.882.189	28.824.510
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-173.547.785</b>	<b>-157.812.285</b>
Payments to Acquire Entity's Shares or Other Equity Instruments		-7.574.096	-7.660.605
Repayments of borrowings		-101.499	
Cash Outflows from Other Financial Liabilities		-101.499	
Dividends Paid		-165.872.190	-150.151.680
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-94.078.215	-35.173.037
Net increase (decrease) in cash and cash equivalents		-94.078.215	-35.173.037
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>372.141.334</b>	<b>271.022.785</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	4	<b>278.063.119</b>	<b>235.849.748</b>



		Footnote Reference	Equity													
			Equity attributable to owners of parent [member]										Non-controlling interests [member]			
			Issued Capital	Treasury Shares	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		Restricted Reserves Appropriated From Profits [member]	Retained Earnings						
					Gains/Losses on Revaluation and Remeasurement [member]	Increases (Decreases) on Revaluation of Property, Plant and Equipment	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss					
Previous Period 01.01.2019 - 30.06.2019	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period		161.280.000	-16.267.275						81.573.615	1.580.083.538	275.718.990	2.082.388.868		2.082.388.868	
	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								32.289.164	243.429.826	-275.718.990				0	
	Total Comprehensive Income (Loss)											124.632.898	124.632.898		124.632.898	
	Profit (loss)											124.632.898	124.632.898		124.632.898	
	Other Comprehensive Income (Loss)														0	
	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														0	
	Decrease through Other Distributions to Owners														0	
	Increase (Decrease) through Treasury Share Transactions			-7.660.605										-7.660.605		-7.660.605
	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		161.280.000	-23.927.880						113.862.779	1.673.361.684	124.632.898	2.049.209.481		2.049.209.481		
Statement of changes in equity (abstract)																
Statement of changes in equity (line items)																
Equity at beginning of period		161.280.000	-25.492.186	1.684.299	1.684.299				115.427.085	1.671.797.378	342.865.730	2.267.562.306		2.267.562.306		
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								24.009.747	318.855.983	-342.865.730						
Total Comprehensive Income (Loss)											71.317.052	71.317.052		71.317.052		
Profit (loss)											71.317.052	71.317.052		71.317.052		
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																

Current Period 01.01.2020 - 30.06.2020										-166.118.400		-166.118.400		-166.118.400
	Decrease through Other Distributions to Owners													
	Increase (Decrease) through Treasury Share Transactions			-7.574.096								-7.574.096		-7.574.096
	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		161.280.000	-33.066.282		1.684.299	1.684.299			139.436.832	1.624.534.961	71.317.052	2.165.186.862	2.165.186.862