

**VERA VENTURE GAYRİMENKUL VE GİRİŞİM SERMAYESİ  
PORTFÖY YÖNETİMİ A.Ş.  
Financial Report  
Unconsolidated  
2020 - 2. 3 Monthly Notification**

**General Information About Financial Statements**

Independent Audit Company	SER-BERKER BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

## Ara Dönem Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

### Vera Venture Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi Yönetim Kuruluna;

Vera Venture Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi'nin 30 Haziran 2020 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait kâr veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin TMS 34 Ara Dönem Finansal Raporlama Standardı'na uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

### Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem 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 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 finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

### Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin, Vera Venture Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi'nin 30 Haziran 2020 tarihi itibarıyla finansal durumunun ve aynı tarihte sona eren altı aylık döneme ilişkin finansal performansının ve nakit akışlarının TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

SER & BERKER BAĞIMSIZ DENETİM ANONİM ŞİRKETİ

An Independent Member Firm of **DFK INTERNATIONAL**

Serhan AKKOYUNLU

Sorumlu Denetçi

Ankara, 14 Ağustos 2020

# Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	3	52.909	94.353
Financial Investments	4	3.082.698	1.113.899
Trade Receivables		147.043	9.742
Trade Receivables Due From Related Parties	5		4.827
Trade Receivables Due From Unrelated Parties	5	147.043	4.915
Other Receivables		1.872	1.870
Other Receivables Due From Unrelated Parties	6	1.872	1.870
Prepayments	7	2.002	
Current Tax Assets	8-16	3.290	548
<b>SUB-TOTAL</b>		<b>3.289.814</b>	<b>1.220.412</b>
<b>Total current assets</b>		<b>3.289.814</b>	<b>1.220.412</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	10	1.075	1.505
Intangible assets and goodwill	11		947
Deferred Tax Asset	16	2.937	5.181
<b>Total non-current assets</b>		<b>4.012</b>	<b>7.633</b>
<b>Total assets</b>		<b>3.293.826</b>	<b>1.228.045</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Trade Payables		18.673	292
Trade Payables to Unrelated Parties	12	18.673	292
Employee Benefit Obligations	13	22.739	5.424
Current provisions		3.327	3.327
Current provisions for employee benefits	13	3.327	3.327
Other Current Liabilities	14	4.721	12.683
<b>SUB-TOTAL</b>		<b>49.460</b>	<b>21.726</b>
<b>Total current liabilities</b>		<b>49.460</b>	<b>21.726</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions	13	11.358	22.580
Non-current provisions for employee benefits	13	11.358	22.580
Deferred Tax Liabilities		0	232
<b>Total non-current liabilities</b>		<b>11.358</b>	<b>22.812</b>
<b>Total liabilities</b>		<b>60.818</b>	<b>44.538</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		3.233.008	1.183.507
Issued capital	15	4.000.000	2.000.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	15	10.697	6.597
Gains (Losses) on Revaluation and Remeasurement		10.697	6.597
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	10.697	6.597
Prior Years' Profits or Losses		-823.090	-420.093
Current Period Net Profit Or Loss		45.401	-402.997
<b>Total equity</b>		<b>3.233.008</b>	<b>1.183.507</b>
<b>Total Liabilities and Equity</b>		<b>3.293.826</b>	<b>1.228.045</b>

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Current Period	Previous Period	Current Period 3	Previous Period
	Footnote Reference	01.01.2020 - 30.06.2020	01.01.2019 - 30.06.2019	Months 01.04.2020 - 30.06.2020	3 Months 01.04.2019 - 30.06.2019
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue		174.834	0	83.741	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		174.834	0	83.741	0
GROSS PROFIT (LOSS)		174.834	0	83.741	0
General Administrative Expenses	17	-380.426	-306.341	-120.418	-136.457
Other Income from Operating Activities	19	608.892	70.323	431.239	37.880
Other Expenses from Operating Activities	19	-363.439	-70.518	-358.122	-43.955
PROFIT (LOSS) FROM OPERATING ACTIVITIES		39.861	-306.536	36.440	-142.532
Investment Activity Income	20	7.792	28.895	5.214	6.320
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		47.653	-277.641	41.654	-136.212
Finance costs		-1.396	0	-1.396	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		46.257	-277.641	40.258	-136.212
Tax (Expense) Income, Continuing Operations		-856	-1.103	-7.051	-2.180
Deferred Tax (Expense) Income	16	-856	-1.103	-7.051	-2.180
PROFIT (LOSS) FROM CONTINUING OPERATIONS		45.401	-278.744	33.207	-138.392
PROFIT (LOSS)		45.401	-278.744	33.207	-138.392
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		45.401	-278.744	33.207	-138.392
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					

## Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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)		45.401	-278.744	33.207	-138.392
<b>OTHER COMPREHENSIVE INCOME</b>					
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>4.100</b>	<b>-6.091</b>	<b>-4.729</b>	<b>-6.060</b>
Gains (Losses) on Remeasurements of Defined Benefit Plans		5.125	-7.614	-5.911	-7.575
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-1.025	1.523	1.182	1.515
Deferred Tax (Expense) Income		-1.025	1.523	1.182	1.515
<b>Other Comprehensive Income That Will Be Reclassified to Profit or Loss</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>4.100</b>	<b>-6.091</b>	<b>-4.729</b>	<b>-6.060</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>49.501</b>	<b>-284.835</b>	<b>28.478</b>	<b>-144.452</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		49.501	-284.835	28.478	-144.452

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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>-2.041.444</b>	<b>-905.550</b>
Profit (Loss)		45.401	-278.744
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-6.475</b>	<b>-4.115</b>
Adjustments for depreciation and amortisation expense	11	1.377	2.009
Adjustments for provisions		-7.122	-5.156
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	-7.122	-5.156
Adjustments for Tax (Income) Expenses	16	-730	-968
<b>Changes in Working Capital</b>		<b>-2.080.370</b>	<b>-622.691</b>
Decrease (Increase) in Financial Investments	4	-1.968.799	-714.456
Adjustments for decrease (increase) in trade accounts receivable	5	-137.301	-3.312
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-2	-640
Decrease (Increase) in Prepaid Expenses	7	-2.002	-9.563
Adjustments for increase (decrease) in trade accounts payable	12	18.381	40.985
Increase (Decrease) in Employee Benefit Liabilities	13	17.315	15.604
Adjustments for increase (decrease) in other operating payables	14	-7.962	48.691
<b>Cash Flows from (used in) Operations</b>		<b>-2.041.444</b>	<b>-905.550</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>0</b>	<b>0</b>
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>2.000.000</b>	<b>1.000.000</b>
Proceeds from Capital Advances	15	2.000.000	1.000.000
Proceeds from borrowings		0	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-41.444	94.450
Net increase (decrease) in cash and cash equivalents		-41.444	94.450
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	3	<b>94.353</b>	<b>1.181</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>52.909</b>	<b>95.631</b>





Current Period 01.01.2020 - 30.06.2020													
	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		4,000,000		10,697			-823,090	45,401	3,233,008		0	3,233,008