

KAMUYU AYDINLATMA PLATFORMU

RE-PIE GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş. Financial Report Unconsolidated 2020 - 2. 3 Monthly Notification

General Information About Financial Statements





Independet Audit Comment

Independent Audit Company	ATA ULUSLARARASI BAĞIMSIZ DENETİM VE SMMM A.Ş.				
Audit Type	Limited				
Audit Result	Positive				

RE-PIE GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ ANONİM ŞİRKETİ 30 HAZİRAN 2020 TARİHİNDE SONA EREN ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

RE-PIE Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi

Yönetim Kurulu'na

İstanbul

Giriş

1. RE-PIE Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi'nin ("Şirket") 30 Haziran 2020 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait kâr veya zarar tablosunun, 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 Türkiye Muhasebe Standartlarına 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

2. 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

3. Sınırlı denetimimize göre, ilişikteki ara dönem finansal bilgilerin, RE-PIE Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi'nin 30 Haziran 2020 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının Türkiye Muhasebe Standartlarına uygun olarak, doğru ve gerçeğe uygun bir görünümünü sağlamadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

ATA Uluslararası Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.

Member Firm of Kreston International

Seyfettin Erol

Sorumlu Denetçi

İstanbul 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
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	2.283.439	40.4
Trade Receivables	6	18.928.645	21.430.5
Trade Receivables Due From Related Parties	3,6	18.928.645	21.426.6
Trade Receivables Due From Unrelated Parties	6		3.9
Other Receivables	7	999.838	906.7
Other Receivables Due From Related Parties	3,7	989.461	906.7
Other Receivables Due From Unrelated Parties	7	10.377	01.6
Prepayments to Unrelated Parties	9	227.282 227.282	91.9
Prepayments to Unrelated Parties Current Tax Assets	23	7.337	5.8
SUB-TOTAL	23	22.446.541	22.475.
Total current assets		22.446.541	22.475.
NON-CURRENT ASSETS			
		110 200	122.6
Property, plant and equipment	11	119.386 119.386	133.9 133.9
Fixtures and fittings Right of Use Assets	10	243.464	404.
Intangible assets and goodwill	10	39.092	48.
Other Rights	12	39.092	48.0
Prepayments	9	0	10.
Total non-current assets	•	401.942	586.0
Total assets		22.848.483	23.062.
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
		221.733	464.:
Current Borrowings Current Borrowings From Unrelated Parties		221.733	464
Lease Liabilities	5	221.733	464.2
Trade Payables	6	283.382	389.2
Trade Payables to Related Parties	6	283.382	
Trade Payables to Unrelated Parties	7		389.2
Employee Benefit Obligations	8	27.834	104.9
Other Payables		216.551	100.
Other Payables to Unrelated Parties	7	216.551	100.
Deferred Income Other Than Contract Liabilities		0	11.9
Deferred Income Other Than Contract Liabilities from	9		11.9
Unrelated Parties		12.025	
Current provisions	13	13.935	15.
Current provisions for employee benefits SUB-TOTAL	13	13.935 763.435	15. 1.085.
Total current liabilities		763.435	1.085.
NON-CURRENT LIABILITIES		103.433	1.005.
Long Term Borrowings		45.337	45.:
Long Term Borrowings From Unrelated Parties		45.337	45.
Lease Liabilities Deferred Income Other Than Contract Liabilities	5	45.337 5.945	45.:
Deferred Income Other Than Contract Liabilities from		5.945	18.3
Unrelated Parties	9	5.945	18.
Non-current provisions	13	64.633	59.
Non-current provisions for employee benefits	13	64.633	59.0
Deferred Tax Liabilities	22	4.013.018	4.042.9
Total non-current liabilities		4.128.933	4.165.
Total liabilities		4.892.368	5.251.
EQUITY			
Equity attributable to owners of parent		17.956.115	17.810.
Issued capital	15,1	4.000.000	4.000.0
Other Accumulated Comprehensive Income (Loss)		14.386	10.1
that will not be Reclassified in Profit or Loss			
Gains (Losses) on Revaluation and Remeasurement		14.386	10.1

Gains (Losses) on Remeasurements of Defined Benefit Plans	15,5	14.386	10.131
Prior Years' Profits or Losses	15,4	13.800.806	17.843.835
Current Period Net Profit Or Loss	24	140.923	-4.043.029
Total equity		17.956.115	17.810.937
Total Liabilities and Equity		22.848.483	23.062.277



Statement of Profit or Loss and 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
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	16	6.382.109	2.537.970	3.817.071	1.301.657
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		6.382.109	2.537.970	3.817.071	1.301.65
GROSS PROFIT (LOSS)		6.382.109	2.537.970	3.817.071	1.301.65
General Administrative Expenses	18	-2.877.527	-2.163.988	-1.710.344	-1.243.68
Marketing Expenses	19	-747.124	-636.971	-385.720	-306.918
Other Income from Operating Activities	20	28.022	3.187	-3.844	1.983
Other Expenses from Operating Activities	20	-2.650.013	-5.482.578	-1.682.467	-1.002.74
PROFIT (LOSS) FROM OPERATING ACTIVITIES		135.467	-5.742.380	34.696	-1.249.71
Investment Activity Income	21	43.804	72.793	43.804	72.79
Investment Activity Expenses	21		-33.505		-26.32
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		179.271	-5.703.092	78.500	-1.203.24
Finance income	22	31.523	9.286	20.007	4.70
Finance costs	22	-100.892	-87.736	-49.128	-45.81
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		109.902	-5.781.542	49.379	-1.244.36
Tax (Expense) Income, Continuing Operations		31.021	1.271.842	169.280	275.76
Deferred Tax (Expense) Income	23	31.021	1.271.842	169.280	275.76
PROFIT (LOSS) FROM CONTINUING OPERATIONS		140.923	-4.509.700	218.659	-968.59
PROFIT (LOSS)		140.923	-4.509.700	218.659	-968.59
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		140.923	-4.509.700	218.659	-968.59
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		4.255	-3.861	7.700	-3.26
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		4.255	-3.861	7.700	-3.26
Deferred Tax (Expense) Income	23	-1.064	965	-1.925	81
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss	14	5.319	-4.826	9.625	-4.07
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	
OTHER COMPREHENSIVE INCOME (LOSS)		4.255	-3.861	7.700	-3.26
TOTAL COMPREHENSIVE INCOME (LOSS)		145.178	-4.513.561	226.359	-971.85
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		145.178	-4.513.561	226.359	-971.858



Statement of cash flows (Indirect Method)

Presentation Currency TL
Nature of Financial Statements Unconsolidated

Statement of cash flows (Indirect Method) CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES Profit (Loss)		01.01.2020 - 30.06.2020 2.515.739	01.01.2019 - 30.06.2019
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		2 515 730	
· · · · · · · · · · · · · · · · · · ·			-134.499
Front (Loss)		140.923	-4.509.700
Profit (Loss) from Continuing Operations	24	140.923	-4.509.700 -4.509.700
Adjustments to Reconcile Profit (Loss)	24	196.109	-1.210.382
Adjustments for depreciation and amortisation expense	18	215.008	57.670
Adjustments for provisions	10	10.925	5.031
Adjustments for (Reversal of) Provisions Related with		10.323	5.051
Employee Benefits	14	10.925	5.031
Adjustments for Interest (Income) Expenses		1.197	-1.241
Deferred Financial Expense from Credit Purchases	20	-3.721	-3.187
Unearned Financial Income from Credit Sales	20	4.918	1.946
Adjustments for Tax (Income) Expenses	23	-31.021	-1.271.842
Changes in Working Capital		2.180.239	5.586.920
Adjustments for decrease (increase) in trade accounts receivable		2.497.009	5.444.029
Decrease (Increase) in Trade Accounts Receivables from Related Parties	3,6	2.493.085	5.444.029
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	3.924	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	3,7	-93.080	64.270
Decrease (Increase) in Other Related Party Receivables Related with Operations	3	-82.703	77.771
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	-10.377	-13.501
Decrease (Increase) in Prepaid Expenses	9	-135.293	41.745
Adjustments for increase (decrease) in trade accounts payable	6	-102.129	19.559
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	-102.129	19.559
Increase (Decrease) in Employee Benefit Liabilities	8	-77.125	10.136
Adjustments for increase (decrease) in other operating payables	7	116.428	6.519
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	116.428	6.519
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	-24.364	0
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.207	662
Decrease (Increase) in Other Assets Related with Operations	14	-1.207	662
Cash Flows from (used in) Operations		2.517.271	-133.162
Income taxes refund (paid)	23	-1.532	-1.337
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-30.269	94.821
Proceeds from sales of property, plant, equipment and intangible assets		0	244.558
Proceeds from sales of property, plant and equipment	11		244.558
Purchase of Property, Plant, Equipment and Intangible Assets		-30.269	-149.737
Purchase of property, plant and equipment	11	-30.269	-149.737
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-242.503	-27.132
Proceeds from borrowings		-242.503	-27.132
Proceeds from Other Financial Borrowings	5	-242.503	-27.132
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		2.242.967	-66.810
Net increase (decrease) in cash and cash equivalents		2.242.967	-66.810
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	40.472	163.181
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	2.283.439	96.371



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

			Equity								
				Equity attributable to owners of parent [member]							
		Footnote Reference		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			Non-controlling interests for an experience
			Issued Capital	Gains/Losses on Revaluation and Remeasurement [member]		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss		Non-controlling interests [member]
				Gains (Losses) on Remeasurements of Defined Benefit Plans		Reserve or dums of Education Reage	ouris (20323) on revolution and reclassification	Thorneas Trong of Educa	Net Foll of 2033		
	Statement of changes in equity [abstract]										
	Statement of changes in equity [line items]		4 000 000		400				40.070.007		
	Equity at beginning of period Adjustments Related to Accounting Policy Changes		4.000.000	469	469			-1.132.792	18.976.627	17.843.835 21.844.304	21.844.304
	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							18.976.627	-18.976.627	0 0	0
	Total Comprehensive Income (Loss)	24		-3.861	-3.861			10.370.027		-4.509.700 -4.513.561	-4.513.561
	Profit (loss)	24							-4.509.700	-4.509.700 -4.509.700	-4.509.700
	Other Comprehensive Income (Loss)	15		-3.861	-3.861					-3.861	-3.861
	Issue of equity										
	Capital Decrease Capital Advance										
	Effect of Merger or Liquidation or Division										
	Effects of Business Combinations Under Common Control										
	Advance Dividend Payments										
us Period 9 - 30.06.2019	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										
	Non-Financia Assectizability of Film Commitment for which fair Value Hedge Accounting is Applied										
	Increase (decrease) through other changes, equity		4.000.000	-3.392	-3.392			17.843.835	-4.509.700	13.334.135 17.330.743	17.330.743
	Equity at end of period										
	Statement of changes in equity [abstract] Statement of changes in equity [line items]										
	Equity at beginning of period		4.000.000	10.131	10.131			17.843.835	-4.043.029	13.800.806 17.810.937	17.810.937
	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							-4.043.029	4.043.029	0 0	0 0
	Total Comprehensive Income (Loss)	24		4.255	4.255			0	140.923	140.923 145.178	0 145.178
	Profit (loss)	24						0	140.923	140.923 140.923	0 140.923
	Other Comprehensive Income (Loss) Issue of equity	15		4.255	4.255					4.255	0 4.255
	Capital Decrease										
	Capital Advance										
	Effect of Merger or Liquidation or Division										
	Effects of Business Combinations Under Common Control										
	Advance Dividend Payments										
	Dividends Paid										

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