

**ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2020 - 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 30.09.2020	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	57.210.181	4.370.554
Trade Receivables		65.131	2.360
Trade Receivables Due From Related Parties	24	2.360	2.360
Trade Receivables Due From Unrelated Parties	5	62.771	0
Other Receivables	7	4.483	203
Other Receivables Due From Unrelated Parties	7	4.483	203
Prepayments		116.113	371.495
Prepayments to Unrelated Parties	8	116.113	371.495
<b>SUB-TOTAL</b>		<b>57.395.908</b>	<b>4.744.612</b>
<b>Total current assets</b>		<b>57.395.908</b>	<b>4.744.612</b>
<b>NON-CURRENT ASSETS</b>			
Investment property	9	74.526.000	82.567.000
Property, plant and equipment		12.227	12.896
Fixtures and fittings	10	12.227	12.896
Prepayments		219.802	0
Prepayments to Unrelated Parties	8	219.802	0
Other Non-current Assets		1.319.613	2.939.194
Other Non-Current Assets Due From Unrelated Parties	12	1.319.613	2.939.194
<b>Total non-current assets</b>		<b>76.077.642</b>	<b>85.519.090</b>
<b>Total assets</b>		<b>133.473.550</b>	<b>90.263.702</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		101.041.053	51.950.758
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		101.041.053	51.950.758
Issued Debt Instruments	6	101.041.053	51.950.758
Trade Payables		1.184.569	1.535.789
Trade Payables to Related Parties	5,24	550.543	355.638
Trade Payables to Unrelated Parties	5	634.026	1.180.151
Employee Benefit Obligations	13	30.814	124.517
Other Payables		10.128	50.620
Other Payables to Unrelated Parties	7	10.128	50.620
<b>SUB-TOTAL</b>		<b>102.266.564</b>	<b>53.661.684</b>
<b>Total current liabilities</b>		<b>102.266.564</b>	<b>53.661.684</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		269.121	370.919
Non-current provisions for employee benefits	14	269.121	370.919
<b>Total non-current liabilities</b>		<b>269.121</b>	<b>370.919</b>
<b>Total liabilities</b>		<b>102.535.685</b>	<b>54.032.603</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		30.937.865	36.231.099
Issued capital	16	23.750.000	23.750.000
Inflation Adjustments on Capital	16	2.285	2.285
Share Premium (Discount)	16	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	16	262.863	262.863
Prior Years' Profits or Losses	16	9.862.008	17.387.075
Current Period Net Profit Or Loss		-5.293.234	-7.525.067
<b>Total equity</b>		<b>30.937.865</b>	<b>36.231.099</b>
<b>Total Liabilities and Equity</b>		<b>133.473.550</b>	<b>90.263.702</b>

# Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	17	10.122.308	10.088.122	749.434	8.579.703
Cost of sales	17	-9.317.360	-9.466.049	-261.889	-9.363.637
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		804.948	622.073	487.545	-783.934
GROSS PROFIT (LOSS)		804.948	622.073	487.545	-783.934
General Administrative Expenses	18,19	-1.633.617	-1.833.202	-530.663	-661.631
Other Income from Operating Activities	20	703.785	829.253	235.331	193.210
Other Expenses from Operating Activities	20	0	-89.734	0	961.037
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-124.884	-471.610	192.213	-291.318
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-124.884	-471.610	192.213	-291.318
Finance costs	21	-5.168.350	-6.801.303	-2.016.874	-2.408.633
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-5.293.234	-7.272.913	-1.824.661	-2.699.951
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-5.293.234	-7.272.913	-1.824.661	-2.699.951
PROFIT (LOSS)		-5.293.234	-7.272.913	-1.824.661	-2.699.951
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-5.293.234	-7.272.913	-1.824.661	-2.699.951
<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					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	23	-0,22287000	-0,30623000	-0,07683000	0,11368000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income 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
Current Period Tax (Expense) Income	22	0	0	0	0
Deferred Tax (Expense) Income	22	0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-5.293.234	-7.272.913	-1.824.661	-2.699.951
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-5.293.234	-7.272.913	-1.824.661	-2.699.951

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>862.760</b>	<b>4.923.065</b>
Profit (Loss)		-5.293.234	-7.272.913
Profit (Loss) from Continuing Operations		-5.293.234	-7.272.913
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>5.064.607</b>	<b>7.272.779</b>
Adjustments for depreciation and amortisation expense	10	7.236	15.156
Adjustments for provisions		20.435	51.114
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	20.435	51.114
Adjustments for Interest (Income) Expenses		5.036.936	6.296.220
Adjustments for Interest Income	20	-131.414	-505.083
Adjustments for interest expense	21	5.168.350	6.801.303
Adjustments for fair value losses (gains)		0	-50.748
Adjustments for Fair Value Losses (Gains) of Investment Property	9,20	0	-84.266
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	33.518
Adjustments for losses (gains) on disposal of non-current assets		0	961.037
Adjustments for Losses (Gains) Arised From Sale of Investment Property		0	961.037
<b>Changes in Working Capital</b>		<b>1.102.694</b>	<b>4.244.959</b>
Adjustments for decrease (increase) in trade accounts receivable		-62.771	-33.693
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0	-36.905
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-62.771	3.212
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-4.280	-6.494
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6	-4.280	-6.494
Decrease (Increase) in Prepaid Expenses	8	35.580	200.770
Adjustments for increase (decrease) in trade accounts payable		-351.220	126.026
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,24	194.905	69.321
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	-546.125	56.705
Increase (Decrease) in Employee Benefit Liabilities	13	-93.703	13.204
Adjustments for increase (decrease) in other operating payables		-40.493	-216.446
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	-40.493	-216.446
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		0	-113.710
Other Adjustments for Other Increase (Decrease) in Working Capital		1.619.581	4.275.302
Decrease (Increase) in Other Assets Related with Operations	12	1.619.581	4.275.302
<b>Cash Flows from (used in) Operations</b>		<b>874.067</b>	<b>4.244.825</b>
Interest received		110.926	678.240
Payments Related with Provisions for Employee Benefits		-122.233	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>8.034.433</b>	<b>-4.345.852</b>
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		0	1.720.000
Purchase of Property, Plant, Equipment and Intangible Assets		-6.567	0
Purchase of property, plant and equipment		-6.567	0
Cash Inflows from Sale of Investment Property	8	8.250.000	7.962.963
Cash Outflows from Acquition of Investment Property	9	-209.000	-13.938.217
Cash advances and loans made to other parties		0	-90.598
Other Cash Advances and Loans Made to Other Parties	12	0	-90.598
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>43.912.208</b>	<b>-9.448.161</b>
Proceeds from borrowings		50.000.000	0
Proceeds From Issue of Debt Instruments		50.000.000	0
Interest paid		-6.078.055	-9.469.815

Other inflows (outflows) of cash		-9.737	21.654
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		52.809.401	-8.870.948
Net increase (decrease) in cash and cash equivalents		52.809.401	-8.870.948
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		4.370.554	12.512.087
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		57.179.955	3.641.139

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