

YENİ GİMAT 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 |
|--|--------------------|------------------------------|-------------------------------|
| Statement of Financial Position (Balance Sheet) | | | |
| Assets [abstract] | | | |
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 4 | 318.654.604 | 370.730.029 |
| Trade Receivables | | 17.080.126 | 11.471.259 |
| Trade Receivables Due From Related Parties | 22 | 647.740 | 561.822 |
| Trade Receivables Due From Unrelated Parties | 6 | 16.432.386 | 10.909.437 |
| Other Receivables | | 4.479.817 | 6.855.729 |
| Other Receivables Due From Unrelated Parties | 7 | 4.479.817 | 6.855.729 |
| Inventories | 8 | 63.742 | 65.987 |
| Prepayments | 9 | 76.759 | 630.643 |
| Other current assets | | 15.099 | 17.927 |
| SUB-TOTAL | | 340.370.147 | 389.771.574 |
| Total current assets | | 340.370.147 | 389.771.574 |
| NON-CURRENT ASSETS | | | |
| Financial Investments | 5 | 2.000.000 | 12.727.879 |
| Investment property | 10 | 1.898.747.789 | 1.897.846.289 |
| Property, plant and equipment | 11 | 749.946 | 497.494 |
| Right of Use Assets | 11 | 926 | 131.653 |
| Intangible assets and goodwill | 12 | 22.971 | 34.630 |
| Prepayments | 9 | 93.000 | |
| Total non-current assets | | 1.901.614.632 | 1.911.237.945 |
| Total assets | | 2.241.984.779 | 2.301.009.519 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Borrowings | | 20.634 | 147.886 |
| Current Borrowings From Unrelated Parties | | 20.634 | 147.886 |
| Lease Liabilities | | 20.634 | 147.886 |
| Trade Payables | | 4.722.672 | 4.203.966 |
| Trade Payables to Unrelated Parties | 6 | 4.722.672 | 4.203.966 |
| Employee Benefit Obligations | 14 | 320.098 | 107.114 |
| Other Payables | | 4.388.231 | 6.012.147 |
| Other Payables to Related Parties | 22 | 1.339.077 | 1.092.867 |
| Other Payables to Unrelated Parties | 7 | 3.049.154 | 4.919.280 |
| Deferred Income Other Than Contract Liabilities | | 6.433.855 | 6.053.067 |
| Deferred Income Other Than Contract Liabilities from Unrelated Parties | 9 | 6.433.855 | 6.053.067 |
| Current provisions | | 8.388.371 | 11.965.570 |
| Current provisions for employee benefits | 13 | 20.701 | |
| Other current provisions | 13 | 8.367.670 | 11.965.570 |
| SUB-TOTAL | | 24.273.861 | 28.489.750 |
| Total current liabilities | | 24.273.861 | 28.489.750 |
| NON-CURRENT LIABILITIES | | | |
| Long Term Borrowings | | 5.874.137 | 4.499.953 |
| Long Term Borrowings From Unrelated Parties | | 5.874.137 | 4.499.953 |
| Other long-term borrowings | 7 | 5.874.137 | 4.499.953 |
| Deferred Income Other Than Contract Liabilities | | 718.363 | |
| Deferred Income Other Than Contract Liabilities from Unrelated Parties | 9 | 718.363 | |
| Non-current provisions | | 249.839 | 210.283 |
| Non-current provisions for employee benefits | 14 | 249.839 | 210.283 |
| Total non-current liabilities | | 6.842.339 | 4.710.236 |
| Total liabilities | | 31.116.200 | 33.199.986 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 2.210.868.579 | 2.267.809.533 |
| Issued capital | 15.a | 161.280.000 | 161.280.000 |
| Treasury Shares (-) | 15.b | -33.066.282 | -25.492.186 |
| Restricted Reserves Appropriated From Profits | 15.c | 139.436.832 | 115.427.085 |
| Prior Years' Profits or Losses | | 1.826.466.487 | 1.671.797.378 |
| Current Period Net Profit Or Loss | | 116.751.542 | 344.797.256 |

| | | | |
|------------------------------|--|---------------|---------------|
| Total equity | | 2.210.868.579 | 2.267.809.533 |
| Total Liabilities and Equity | | 2.241.984.779 | 2.301.009.519 |

Profit or loss [abstract]

| | |
|--------------------------------|----------------|
| 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 |
|--|--------------------|--|---|--|---|
| Profit or loss [abstract] | | | | | |
| PROFIT (LOSS) | | | | | |
| Revenue | 16 | 108.517.076 | 167.233.749 | 43.421.168 | 56.884.611 |
| Cost of sales | 16 | -28.642.956 | -34.137.669 | -11.483.034 | -12.414.901 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 79.874.120 | 133.096.080 | 31.938.134 | 44.469.710 |
| GROSS PROFIT (LOSS) | | 79.874.120 | 133.096.080 | 31.938.134 | 44.469.710 |
| General Administrative Expenses | 17 | -3.604.284 | -3.244.313 | -1.423.495 | -1.152.958 |
| Other Income from Operating Activities | 18 | 15.967.677 | 9.738.713 | 9.987.963 | 2.118.354 |
| Other Expenses from Operating Activities | 18 | -3.478.568 | -6.974.660 | -2.521.421 | -1.957.527 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 88.758.945 | 132.615.820 | 37.981.181 | 43.477.579 |
| Investment Activity Income | 19 | 27.995.367 | 50.995.367 | 6.420.722 | 15.254.811 |
| Investment Activity Expenses | 19 | | | | 245.899 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 116.754.312 | 183.611.187 | 44.401.903 | 58.978.289 |
| Finance income | | | 11.394 | | 11.394 |
| Finance costs | | -2.770 | | 20.026 | |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |
| PROFIT (LOSS) | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |
| Profit (loss), attributable to [abstract] | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | 0 |
| Owners of Parent | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |
| Earnings per share [abstract] | | | | | |
| Earnings per share [line items] | | | | | |
| Basic earnings per share | | | | | |
| Basic Earnings (Loss) Per Share from Continuing Operations | | | | | |
| Pay Başına Kazanç | 21 | 0,74000000 | 1,17000000 | 0,28000000 | 0,37000000 |
| Diluted Earnings Per Share | | | | | |

Statement of Other Comprehensive Income

| | |
|--------------------------------|----------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Unconsolidated |

| | Footnote Reference | Current Period 01.01.2020 - 30.09.2020 | 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 |
|--|--------------------|--|---|--|---|
| Statement of Other Comprehensive Income | | | | | |
| PROFIT (LOSS) | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |
| OTHER COMPREHENSIVE INCOME | | | | | |
| 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 | | | |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |
| Total Comprehensive Income Attributable to | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | |
| Owners of Parent | | 116.751.542 | 183.622.581 | 44.421.929 | 58.989.683 |

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 |
|---|--------------------|---|--|
| Statement of cash flows (Indirect Method) | | | |
| CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES | | 85.345.939 | 129.640.761 |
| Profit (Loss) | | 116.751.542 | 183.622.581 |
| Adjustments to Reconcile Profit (Loss) | | -25.649.923 | -44.167.469 |
| Adjustments for depreciation and amortisation expense | 11, 12 | 214.934 | 66.750 |
| Adjustments for provisions | | -2.227.057 | 1.775.984 |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits | 13, 14 | 60.257 | -19.942 |
| Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions | 13 | -3.597.900 | 2.381.894 |
| Adjustments for (Reversal of) General Provisions | 6 | 1.310.586 | -585.968 |
| Adjustments for Interest (Income) Expenses | 18, 19 | -23.605.836 | -43.610.164 |
| Adjustments for unrealised foreign exchange losses (gains) | | -31.964 | |
| Adjustments for fair value losses (gains) | 5 | | -2.400.039 |
| Changes in Working Capital | | -6.898.931 | -8.616.774 |
| Adjustments for decrease (increase) in trade accounts receivable | | -6.919.453 | -5.608.528 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | | -1.226.450 | -6.601.662 |
| Adjustments for decrease (increase) in inventories | | 2.245 | -430.342 |
| Decrease (Increase) in Prepaid Expenses | | -93.000 | 295.439 |
| Adjustments for increase (decrease) in trade accounts payable | | 518.706 | -61.079 |
| Adjustments for increase (decrease) in other operating payables | | 435.405 | 5.934.605 |
| Increase (Decrease) in Deferred Income Other Than Contract Liabilities | | 380.788 | -2.135.265 |
| Other Adjustments for Other Increase (Decrease) in Working Capital | | 2.828 | -9.942 |
| Cash Flows from (used in) Operations | | 84.202.688 | 130.838.338 |
| Interest received | 18 | 589.367 | 1.919.568 |
| Payments Related with Provisions for Employee Benefits | 14 | | -70.607 |
| Income taxes refund (paid) | | 553.884 | -3.046.538 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | 36.122.980 | 46.946.754 |
| 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 | | -325.000 | -15.470 |
| Purchase of property, plant and equipment | 11 | -325.000 | |
| Purchase of intangible assets | 12 | | -15.470 |
| Cash Outflows from Acquisition of Investment Property | 10 | -901.500 | -739.322 |
| Dividends received | 19 | 4.922.450 | 6.599.773 |
| Interest received | | 21.699.151 | 41.679.202 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | -173.544.344 | -159.376.591 |
| Payments to Acquire Entity's Shares or Other Equity Instruments | | -7.574.096 | -9.224.911 |
| Repayments of borrowings | | -98.058 | |
| Cash Outflows from Other Financial Liabilities | | -98.058 | |
| Dividends Paid | | -165.872.190 | -150.151.680 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | -52.075.425 | 17.210.924 |
| Net increase (decrease) in cash and cash equivalents | | -52.075.425 | 17.210.924 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | | 370.730.029 | 271.022.785 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | 4 | 318.654.604 | 288.233.709 |

| | | 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] | 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 - 30.09.2019 | 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 | | | | | | | | | | | |
| | 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 | | | | | | 33.853.470 | | 241.865.520 | -275.718.990 | | |
| | Total Comprehensive Income (Loss) | | | | | | | | | 183.622.581 | 183.622.581 | |
| | Profit (loss) | | | | | | | | | 183.622.581 | 183.622.581 | |
| | 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 | | | | | | | | -150.151.680 | -150.151.680 | -150.151.680 | |
| | Decrease through Other Distributions to Owners | | | | | | | | | | | |
| | Increase (Decrease) through Treasury Share Transactions | | | -9.224.911 | | | | | | -9.224.911 | -9.224.911 | |
| | 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 | -23.927.880 | | | | 115.427.085 | 1.671.797.378 | 183.622.581 | 2.106.634.858 | 2.106.634.858 | |
| Current Period 01.01.2020 - 30.09.2020 | Statement of changes in equity [abstract] | | | | | | | | | | | |
| | Statement of changes in equity [line items] | | | | | | | | | | | |
| | Equity at beginning of period | | 161.280.000 | -25.492.186 | | | | 115.427.085 | 1.671.797.378 | 344.797.256 | 2.267.809.533 | 2.267.809.533 |
| | 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 | | 320.787.509 | -344.797.256 | | |
| | Total Comprehensive Income (Loss) | | | | | | | | | 116.751.542 | 116.751.542 | |
| | Profit (loss) | | | | | | | | | 116.751.542 | 116.751.542 | |
| | 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 | | | | | | | | -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 | | | | 139,436,832 | 1,826,466,487 | 116,751,542 | 2,210,868,579 | 2,210,868,579 |