

MARTI 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 31.12.2020	Previous Period 31.03.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	Not:6	101.600	112.359
Trade Receivables	Not:10	29.097.733	33.108.156
Trade Receivables Due From Related Parties	Not:10-37	29.097.733	33.108.156
Other Receivables	Not:11	97.453.254	92.930.203
Other Receivables Due From Related Parties	Not:11-37	97.237.704	91.203.841
Other Receivables Due From Unrelated Parties	Not:11	215.550	1.726.362
Prepayments	Not:26	1.827.397	2.631.548
Prepayments to Related Parties		29.546	
Prepayments to Unrelated Parties	Not:26	1.797.851	2.631.548
Other current assets	Not:26	326.930	159.062
Other Current Assets Due From Unrelated Parties	Not:26		159.062
SUB-TOTAL		128.806.914	128.941.328
Total current assets		128.806.914	128.941.328
NON-CURRENT ASSETS			
Other Receivables	Not:11	19.105.768	19.012.769
Other Receivables Due From Unrelated Parties	Not:11	19.105.768	19.012.769
Investment property	Not:17	746.719.159	561.507.700
Property, plant and equipment	Not:18	157.223	36.327
Other property, plant and equipment	Not:18	157.223	36.327
Intangible assets and goodwill	Not:19	5.549	7.330
Other intangible assets	Not:19	5.549	7.330
Prepayments	Not:26	26.492.035	27.090.709
Prepayments to Related Parties	Not:26-37	25.884.732	24.254.492
Prepayments to Unrelated Parties	Not:26	607.303	2.836.217
Total non-current assets		792.479.734	607.654.835
Total assets		921.286.648	736.596.163
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	Not:8	34.181.927	26.019.231
Current Portion of Non-current Borrowings	Not:8	422.131.029	330.688.847
Trade Payables	Not:10	1.830.811	1.809.314
Trade Payables to Related Parties	Not:10-37	225.837	566.357
Trade Payables to Unrelated Parties	Not:10	1.604.974	1.242.957
Employee Benefit Obligations	Not:12	998.652	669.819
Other Payables	Not:11	23.039.930	17.554.418
Other Payables to Related Parties	Not:11-37	238.385	238.384
Other Payables to Unrelated Parties	Not:11	22.801.545	17.316.034
Deferred Income Other Than Contract Liabilities	Not:26	162.268	772.532
Deferred Income Other Than Contract Liabilities from Unrelated Parties	Not:26	162.268	772.532
Current provisions	Not:22	2.489.043	2.025.949
Current provisions for employee benefits	Not:22	280.569	198.081
Other current provisions	Not:22	2.208.474	1.827.868
SUB-TOTAL		484.833.660	379.540.110
Total current liabilities		484.833.660	379.540.110
NON-CURRENT LIABILITIES			
Other Payables		25.153.561	
Other Payables to Related Parties		25.153.561	
Non-current provisions	Not:24	673.980	608.953
Non-current provisions for employee benefits	Not:24	673.980	608.953
Other non-current liabilities	Not:26	7.073.057	70.043
Other Non-current Liabilities to Unrelated Parties	Not:26	7.073.057	70.043
Total non-current liabilities		32.900.598	678.996
Total liabilities		517.734.258	380.219.106
EQUITY			
Equity attributable to owners of parent	Not:27	403.552.390	356.377.057
Issued capital		110.000.000	110.000.000

Treasury Shares (-)		-1.519.741	-1.519.741
Share Premium (Discount)		18.716.606	18.716.606
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-137.505	-181.544
Gains (Losses) on Revaluation and Remeasurement		-137.505	-181.544
Other Revaluation Increases (Decreases)		-137.505	-181.544
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		389.160.669	303.204.847
Exchange Differences on Translation		389.160.669	303.204.847
Restricted Reserves Appropriated From Profits		3.685.272	3.685.272
Legal Reserves		3.685.272	3.685.272
Prior Years' Profits or Losses		-77.528.383	-96.360.702
Current Period Net Profit Or Loss		-38.824.528	18.832.319
Total equity		403.552.390	356.377.057
Total Liabilities and Equity		921.286.648	736.596.163



Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.04.2020 - 31.12.2020	Previous Period 01.04.2019 - 31.12.2019	Current Period 3 Months 01.10.2020 - 31.12.2020	Previous Period 3 Months 01.10.2019 - 31.12.2019
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	Not:28	5.458.424	23.303.946	1.525.366	3.058.500
Cost of sales	Not:28	-993.607	-1.741.253	-353.633	-450.424
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.464.817	21.562.693	1.171.733	2.608.076
GROSS PROFIT (LOSS)		4.464.817	21.562.693	1.171.733	2.608.076
General Administrative Expenses	Not:29	-3.214.793	-4.813.526	-1.213.162	169.092
Other Income from Operating Activities	Not:31	4.057.718	1.188.710	3.076.359	38.542
Other Expenses from Operating Activities	Not:31	-2.166.431	-2.442.036	-309.870	-226.983
PROFIT (LOSS) FROM OPERATING ACTIVITIES		3.141.311	15.495.841	2.725.060	2.588.727
Investment Activity Income	Not:32	10.966.141	12.373.573	3.488.926	4.178.532
Investment Activity Expenses	Not:32	-2.248.588		-124.695	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		11.858.864	27.869.414	6.089.291	6.767.259
Finance income	Not:32	488.151	1.403.093	34.526	-71.846
Finance costs	Not:33	-51.171.543	-24.531.869	-2.063.276	-5.568.333
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-38.824.528	4.740.638	4.060.541	1.127.080
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-38.824.528	4.740.638	4.060.541	1.127.080
PROFIT (LOSS)		-38.824.528	4.740.638	4.060.541	1.127.080
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-38.824.528	4.740.638	4.060.541	1.127.080
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 01.04.2020 - 31.12.2020	Previous Period 01.04.2019 - 31.12.2019	Current Period 3 Months 01.10.2020 - 31.12.2020	Previous Period 3 Months 01.10.2019 - 31.12.2019
Statement of Other Comprehensive Income					
PROFIT (LOSS)	Not:36	-38.824.528	4.740.638	4.060.541	1.127.080
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		44.039	-26.210	44.039	-19.185
Gains (Losses) on Remeasurements of Defined Benefit Plans		44.039	-26.210	44.039	-19.185
Other Comprehensive Income That Will Be Reclassified to Profit or Loss	2.01	85.955.822	15.592.716	61.890.745	22.836.485
Exchange Differences on Translation		85.955.822	15.592.716	61.890.745	22.836.485
OTHER COMPREHENSIVE INCOME (LOSS)		85.999.861	15.566.506	61.934.784	22.817.300
TOTAL COMPREHENSIVE INCOME (LOSS)		47.175.333	20.307.144	65.995.325	23.944.380
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		47.175.333	20.307.144	65.995.325	23.944.380

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.04.2020 - 31.12.2020	Previous Period 01.04.2019 - 31.12.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		16.768.557	-27.588.718
Profit (Loss)		-38.824.528	4.740.638
Profit (Loss) from Continuing Operations		-38.824.528	4.740.638
Adjustments to Reconcile Profit (Loss)		23.873.188	-5.982.234
Adjustments for depreciation and amortisation expense	Not:17-18-19	24.592	185.364
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.189.293	-18.066
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		-1.189.293	-18.066
Adjustments for provisions		-49.698	128.490
Adjustments for (Reversal of) Provisions Related with Employee Benefits	Not:24	-49.698	128.490
Adjustments for Interest (Income) Expenses		20.309.737	3.727.992
Adjustments for Interest Income	Not:33	-10.966.141	-12.373.573
Adjustments for interest expense	Not:33	31.275.878	16.089.924
Deferred Financial Expense from Credit Purchases	Not:10-11		2.926
Unearned Financial Income from Credit Sales	Not:10-11		8.715
Adjustments for unrealised foreign exchange losses (gains)		4.777.850	-10.006.014
Changes in Working Capital		31.719.897	-33.854.008
Adjustments for decrease (increase) in trade accounts receivable	Not:10	12.237.674	-9.845.954
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	Not:10	12.237.674	-9.845.954
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	Not:11	24.470.366	-26.422.747
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	Not:11	24.470.366	-26.422.747
Adjustments for decrease (increase) in inventories	Not:13		74.068
Decrease (Increase) in Prepaid Expenses	Not:26	8.788.693	-2.251.155
Adjustments for increase (decrease) in trade accounts payable	Not:10	-428.109	-1.862.381
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	Not:10	-428.109	-1.862.381
Increase (Decrease) in Employee Benefit Liabilities	Not:12	162.385	-155.385
Adjustments for increase (decrease) in other operating payables		8.108.912	2.050.267
Increase (Decrease) in Other Operating Payables to Unrelated Parties		8.108.912	2.050.267
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-802.235	668.445
Other Adjustments for Other Increase (Decrease) in Working Capital		-20.817.789	3.890.834
Increase (Decrease) in Other Payables Related with Operations		-20.817.789	3.890.834
Cash Flows from (used in) Operations		16.768.557	-35.095.604
Payments Related with Provisions for Employee Benefits			-48.183
Income taxes refund (paid)			7.555.069
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		5.628.799	14.550.983
Purchase of Property, Plant, Equipment and Intangible Assets	Not:17-18-19		-110.170
Purchase of intangible assets	Not:17-18-19		-110.170
Cash Outflows from Acquisition of Investment Property	Not:17-18-19	-5.337.342	-1.392.124
Cash advances and loans made to other parties	Not:11		3.679.704
Other Cash Advances and Loans Made to Other Parties	Not:11		3.679.704
Interest received	Not:33	10.966.141	12.373.573
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-22.408.115	12.964.986
Repayments of borrowings	Not:8	10.964.281	29.602.845
Loan Repayments			29.602.845
Cash Outflows from Other Financial Liabilities	Not:8	10.964.281	
Interest paid	Not:33	-33.372.396	-16.637.859
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-10.759	-72.749
Effect of exchange rate changes on cash and cash equivalents			8.358
Net increase (decrease) in cash and cash equivalents		-10.759	-64.391

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	Not:6	112.359	190.746
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	Not:6	101.600	126.355

		Footnote Reference	Equity												
			Equity attributable to owners of parent [member]										Non-controlling interests [member]		
			Issued Capital	Treasury Shares	Share premiums or discounts	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]	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Previous Period 01.04.2019 - 31.12.2019	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		110.000.000	-1.519.741	18.716.606	-118.972	259.470.764			3.685.272	-20.953.605	-75.407.097	293.873.227		293.873.227
	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	Not:27									-75.407.097	75.407.097			
	Total Comprehensive Income (Loss)	Not:27				-26.210	15.592.716					4.740.638	20.307.144		20.307.144
	Profit (loss)														
	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														
	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		110.000.000	-1.519.741	18.716.606	-145.182	275.063.480			3.685.272	-96.360.702	4.740.638	314.180.371		314.180.371	
Current Period 01.04.2020 - 31.12.2020	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		110.000.000	-1.519.741	18.716.606	-181.544	303.204.847			3.685.272	-96.360.702	18.832.319	356.377.057		356.377.057
	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		110.000.000	-1.519.741	18.716.606										
	Transfers	Not:27									18.832.319	-18.832.319			
	Total Comprehensive Income (Loss)	Not:27				44.039	85.955.822					-38.824.528	47.175.333		47.175.333
	Profit (loss)														
	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														
	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		110,000,000	-1,519,741	18,716,606	-137,505	389,160,669			3,685,272	-77,528,383	-38,824,528	403,552,390		403,552,390	