

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL A.Ş.
Financial Report
Unconsolidated
2021 - 1. 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 31.03.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	201.011	145.211
Financial Investments		88.663	95.871
Financial Assets at Fair Value Through Profit or Loss		88.663	95.871
Other Financial Assets Measured at Fair Value Through Profit or Loss	4, 21	88.663	95.871
Trade Receivables		20.223.483	11.562.111
Trade Receivables Due From Unrelated Parties	5	20.223.483	11.562.111
Other Receivables		9.083.772	8.990.206
Other Receivables Due From Related Parties	11, 21	475.232	469.401
Other Receivables Due From Unrelated Parties	11	8.608.540	8.520.805
Prepayments		41.148	156.325
Prepayments to Unrelated Parties	6	41.148	156.325
Other current assets		2.560	83.949
Other Current Assets Due From Unrelated Parties	13	2.560	83.949
SUB-TOTAL		29.640.637	21.033.673
Non-current Assets or Disposal Groups Classified as Held for Sale		133.617	134.198
Total current assets		29.774.254	21.167.871
NON-CURRENT ASSETS			
Financial Investments		381.154.009	450.268.112
Financial Assets Available-for-Sale	4	381.154.009	450.268.112
Investment property	7	103.640.000	109.556.667
Property, plant and equipment		26.342	13.276
Fixtures and fittings	8	26.342	13.276
Total non-current assets		484.820.351	559.838.055
Total assets		514.594.605	581.005.926
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		4.022.155	371.435
Trade Payables to Related Parties	5,21	3.604.502	14.118
Trade Payables to Unrelated Parties	5	417.653	357.317
Employee Benefit Obligations		92.130	58.263
Other Payables		291.543	270.121
Other Payables to Unrelated Parties	11	291.543	270.121
Current provisions		225.566	186.280
Current provisions for employee benefits	12	113.793	99.382
Other current provisions	12	111.773	86.898
Other Current Liabilities		1.582.611	1.270.706
Other Current Liabilities to Unrelated Parties	13	1.582.611	1.270.706
SUB-TOTAL		6.214.005	2.156.805
Total current liabilities		6.214.005	2.156.805
NON-CURRENT LIABILITIES			
Other Payables		152.973.435	144.699.798
Other Payables to Related Parties	21	152.973.435	144.699.798
Non-current provisions		131.043	127.987
Non-current provisions for employee benefits	12	131.043	127.987
Deferred Tax Liabilities	10	17.478.840	21.551.902
Total non-current liabilities		170.583.318	166.379.687
Total liabilities		176.797.323	168.536.492
EQUITY			
Equity attributable to owners of parent		337.797.282	412.469.434
Issued capital	14	46.846.881	46.846.881
Treasury Shares (-)	14	-466.028	-466.028
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-4.101	-9.797
Gains (Losses) on Revaluation and Remeasurement		-4.101	-9.797
Gains (Losses) on Remeasurements of Defined Benefit Plans		-4.101	-9.797

Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		243.361.705	310.334.857
Gains (Losses) on Revaluation and Reclassification		243.361.705	310.334.857
Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income		243.361.705	310.334.857
Restricted Reserves Appropriated From Profits		13.317.151	13.317.151
Legal Reserves	14	6.758.642	6.758.642
Other Restricted Profit Reserves	14	6.558.509	6.558.509
Prior Years' Profits or Losses		42.446.370	15.486.000
Current Period Net Profit Or Loss		-7.704.696	26.960.370
Total equity		337.797.282	412.469.434
Total Liabilities and Equity		514.594.605	581.005.926

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	17	6.309.668	5.887.168
Cost of sales	17	-1.812.216	-1.835.398
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.497.452	4.051.770
GROSS PROFIT (LOSS)		4.497.452	4.051.770
General Administrative Expenses	16	-871.217	-458.040
Other Income from Operating Activities	18	1.306.963	726.729
Other Expenses from Operating Activities	18	-331.765	-449.244
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.601.433	3.871.215
Investment Activity Income	20	2.821.908	1.719.364
Investment Activity Expenses	20	-569	-160
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		7.422.772	5.590.419
Finance income	19	1.480.695	2.766.385
Finance costs	19	-18.541.698	-13.428.146
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-9.638.231	-5.071.342
Tax (Expense) Income, Continuing Operations		1.933.535	1.106.540
Deferred Tax (Expense) Income	10	1.933.535	1.106.540
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-7.704.696	-3.964.802
PROFIT (LOSS)		-7.704.696	-3.964.802
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-7.704.696	-3.964.802
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		5.696	-21.851
Gains (Losses) on Remeasurements of Defined Benefit Plans		5.696	-21.851
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-66.973.152	7.784.574
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-66.973.152	7.784.574
Gains (losses) on Remeasuring Available-for-sale Financial Assets	4	-66.973.152	7.784.574
OTHER COMPREHENSIVE INCOME (LOSS)		-66.967.456	7.762.723
TOTAL COMPREHENSIVE INCOME (LOSS)		-74.672.152	3.797.921
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		-74.672.152	3.797.921

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-134.861	-16.196.483
Profit (Loss)		-7.704.696	-3.964.802
Adjustments to Reconcile Profit (Loss)		12.145.208	-5.081.143
Adjustments for depreciation and amortisation expense	8-9	0	558
Adjustments for Impairment Loss (Reversal of Impairment Loss)		42.705	94.854
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	5	42.705	94.854
Adjustments for provisions		49.462	41.350
Adjustments for (Reversal of) Provisions Related with Employee Benefits	12	24.587	14.835
Adjustments for (Reversal of) Other Provisions	12	24.875	26.515
Adjustments for Interest (Income) Expenses		5.274.417	-6.366.942
Adjustments for Interest Income	20	-125.634	-113.999
Adjustments for interest expense	19	5.400.051	-6.252.943
Adjustments for unrealised foreign exchange losses (gains)	18-19-20	8.712.159	2.505.577
Adjustments for fair value losses (gains)		0	-250.000
Other Adjustments for Fair Value Losses (Gains)	7	0	-250.000
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses	10	-1.933.535	-1.106.540
Adjustments for losses (gains) on disposal of non-current assets		0	0
Changes in Working Capital		-4.575.373	-7.150.538
Adjustments for decrease (increase) in trade accounts receivable		-8.704.077	-8.684.953
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-8.704.077	-8.684.953
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-93.566	-310.053
Decrease (Increase) in Other Related Party Receivables Related with Operations		-5.831	-117.528
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-87.735	-192.525
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for increase (decrease) in trade accounts payable		3.650.720	1.823.059
Increase (Decrease) in Trade Accounts Payables to Related Parties		3.590.384	1.694.080
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		60.336	128.979
Increase (Decrease) in Employee Benefit Liabilities		33.867	31.108
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		21.422	-468.006
Increase (Decrease) in Other Operating Payables to Related Parties		0	-481.187
Increase (Decrease) in Other Operating Payables to Unrelated Parties		21.422	13.181
Other Adjustments for Other Increase (Decrease) in Working Capital		516.261	458.307
Increase (Decrease) in Other Payables Related with Operations		516.261	458.307
Cash Flows from (used in) Operations		-134.861	-16.196.483
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		6.030.721	108.150
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets		-11.580	-5.849
Purchase of property, plant and equipment	8	-11.580	-5.849
Cash Outflows from Acquisition of Investment Property		5.916.667	0
Cash advances and loans made to other parties		0	0

Cash receipts from repayment of advances and loans made to other parties		0	0
Interest received		125.634	113.999
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-5.941.845	16.189.000
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		0	0
Repayments of borrowings		0	0
Increase in Other Payables to Related Parties		-1.117.668	
Decrease in Other Payables to Related Parties			21.506.710
Interest paid		-4.824.177	-5.317.710
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-45.985	100.667
Effect of exchange rate changes on cash and cash equivalents		101.785	9.734
Net increase (decrease) in cash and cash equivalents		55.800	110.401
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	145.211	212.798
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	201.011	323.199

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Current Period 01.01.2021 - 31.03.2021																	
	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		46.846.881	-466.028	-4.101		243.361.705	13.317.151	42.446.370		-7.704.696	337.797.262				337.797.262	