

#### KAMUYU AYDINLATMA PLATFORMU

# ATA GAYRİMENKUL YATIRIM ORTAKLIĞI 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 Perio 31.12.2020
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	578.571	3.458.5
Trade Receivables		18.240	79.2
Trade Receivables Due From Related Parties	5,23		60.2
Trade Receivables Due From Unrelated Parties	5	18.240	18.9
Other Receivables		2.235	10.3
Other Receivables Due From Unrelated Parties	7	2.235	10.3
Prepayments	8	170.228	156.6
Prepayments to Unrelated Parties	8	170.228	156.6
SUB-TOTAL		769.274	3.704.8
Total current assets		769.274	3.704.8
NON-CURRENT ASSETS			
Financial Investments			
	0	01 742 701	01 656 (
Investment property	9	81.743.781	81.656.0
Property, plant and equipment	10	40.512	29.9
Fixtures and fittings	10	40.512	29.9
Prepayments Provide to the selection of	0	176.973	192.2
Prepayments to Unrelated Parties	8	176.973	192.2
Other Non-current Assets		1.322.164	1.372.4
Other Non-Current Assets Due From Unrelated Parties	11	1.322.164	1.372.4
Total non-current assets		83.283.430	83.250.6
Total assets		84.052.704	86.955.4
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		50.000.000	50.029.6
Current Borrowings From Unrelated Parties	6	50.000.000	50.029.6
Issued Debt Instruments	6	50.000.000	50.029.6
Trade Payables		1.197.858	973.9
Trade Payables to Related Parties	5,23	892.311	667.0
Trade Payables to Unrelated Parties	5	305.547	306.8
Employee Benefit Obligations	12	52.688	260.
Other Payables	7	11.421	6.2
Other Payables to Unrelated Parties	7	11.421	6.2
SUB-TOTAL SUB-TOTAL		51.261.967	51.269.
Total current liabilities		51.261.967	51.269.
NON-CURRENT LIABILITIES			
Non-current provisions		588.555	510.
Non-current provisions for employee benefits	13	588.555	510.7
Total non-current liabilities		588.555	510.7
Total liabilities		51.850.522	51.780.7
EQUITY			
Equity attributable to owners of parent		32.202.182	35.174.7
Issued capital	15	23.750.000	23.750.0
Inflation Adjustments on Capital	15	2.285	2.2
Share Premium (Discount)	15	2.353.943	2.353.9
Restricted Reserves Appropriated From Profits		262.863	262.8
Legal Reserves	15	262.863	262.8
Prior Years' Profits or Losses	10	8.805.660	9.862.0
Current Period Net Profit Or Loss		-2.972.569	-1.056.3
		32.202.182	35.174.7
Total equity			



# 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	16	729.685	8.994.14
Cost of sales	16	-273.355	-8.776.64
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		456.330	217.50
GROSS PROFIT (LOSS)		456.330	217.50
General Administrative Expenses	17	-720.171	-750.19
Marketing Expenses			-105.08
Other Income from Operating Activities	19	214.353	242.54
Other Expenses from Operating Activities	19	0	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-49.488	-395.23
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-49.488	-395.23
Finance costs	20	-2.923.081	-1.511.67
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.972.569	-1.906.90
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.972.569	-1.906.90
PROFIT (LOSS)		-2.972.569	-1.906.90
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-2.972.569	-1.906.90
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar	22	-0,12516000	-0,0802900
Diluted Earnings Per Share			
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)		-2.972.569	-1.906.90
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		-2.972.569	-1.906.90



# 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
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		192.079	710.493
Profit (Loss)		-2.972.569	-1.906.90
Adjustments to Reconcile Profit (Loss)		2.888.615	1.509.00
Adjustments for depreciation and amortisation expense	10	3.829	3.49
Adjustments for provisions		77.776	-1.49
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	77.776	-1.49
Adjustments for Interest (Income) Expenses		2.807.010	1.507.00
Adjustments for Interest Income	19	-116.071	-4.66
Adjustments for interest expense	20	2.923.081	1.511.670
Changes in Working Capital		142.794	1.219.443
Adjustments for decrease (increase) in trade accounts receivable		61.018	-90.805
Decrease (Increase) in Trade Accounts Receivables from Related Parties	5	60.299	-28.503
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	5	719	-62.302
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		8.116	-67
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	8.116	-67
Decrease (Increase) in Prepaid Expenses	8	1.708	108.77
Adjustments for increase (decrease) in trade accounts payable		223.954	-322.06
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,23	225.306	17.449
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	-1.352	-339.510
Increase (Decrease) in Employee Benefit Liabilities	12	-207.485	30
Adjustments for increase (decrease) in other operating payables		5.209	-24.025
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	5.209	-24.025
Other Adjustments for Other Increase (Decrease) in Working Capital		50.274	1.547.317
Decrease (Increase) in Other Assets Related with Operations	15	50.274	1.547.317
Cash Flows from (used in) Operations		58.840	821.539
Interest received		133.239	3.987
Payments Related with Provisions for Employee Benefits		0	-115.033
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-102.139	8.058.830
Purchase of Property, Plant, Equipment and Intangible Assets		-14.358	-6.56
Purchase of property, plant and equipment		-14.358	-6.56
Cash Inflows from Sale of Investment Property	9	0	8.250.000
Cash Outflows from Acquition of Investment Property		-87.781	-184.603
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-2.952.753	-2.409.550
Proceeds from borrowings		50.000.000	
Proceeds From Issue of Debt Instruments	6	50.000.000	
Repayments of borrowings		-50.000.000	
Payments of Issued Debt Instruments	6	-50.000.000	2.400.55
Interest paid NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		-2.952.753 -2.862.813	-2.409.550 6.359.773
BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents  CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE	4	-2.862.813 <b>3.441.384</b>	6.359.773 <b>4.370.55</b> 4
PERIOD		3,112,001	10.730.327



### Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

															Equity												
															ibutable to owners of parent [membe												
		Footnote Reference										Other Accumulated Comprehens	ive Income That Will Not Bo	e Reclassified In Profit Or	.05S			(	Other Accumulated Comprehensive Inco	me That Will Be Recl	assified In Profit Or Loss			$\top$	Retain	ed Earnings	Non-controlling
			Issued Capital	Inflation Account Adjustments for on Capital Merger Capital	ng Additional t Capital Contribution r of Il Shareholders	Capital Treasur Advance Shares s	Capital S ry Adjustments due pre s to Cross-Ownership dis	Share Emiums or Entities or Businesses Under Common Control	Put Option Revaluation Fund Related with Non-controlling Interests	Share Sased Accumulated yments Gains (Losses from Investments i Equity Instruments	d s) in Increases (	Increases ( Decreases) Gains (Losses) on Other on Remeasurements Revaluation	Gains (Losses) Due to Change in Fair Value o Financial Liability Attributable to Chang in Credit Risk of Liability	of Instruments that Hedge Usi Notestments in Equity	re Of Other Comprehensive come Of Associates And nt Ventures Accounted for ng Equity Method that will on be Reclassified to Profit or Loss	e Other Exes Of Other Official	xchange Reserve Of Gains or Lot Hedge (Fiferences on Cash Flow Hedges of Net Investment in Inv	Other	Gains (Losses) on Revaluation and Re Gains (Losses) on Emeasuring and/or teclassification of twailable-for-sale Financial Assets Weasured at Fair Value through Other Comprehensive	Reserve of Other	Change in Value of Forward of Time Elements of Options Contracts Spreads		Restric Resen t Gains From Pr or ( [meml hat Losses rofit )	ed equity reser interest [ member ] ]	ner rves Dividend Payments (Net) Prior Years' Profits Losse	Net Profit or Loss	interests [ member]
										institution.	Property, Plant and Equipment	on Remeasurements Revaluation Revaluation of Defined of Intangible Assets Decreases Horizontal Cusses of International Control Control Revaluation Female Control Increases Decreases Increases Office Control Increases Decreases Increases Office Control Increases Decreases Increases Incr	Liability	Instruments	2000		Hedges Foreign Operations	on Hedge	Available-for-sale Financial Assets Comprehensive Income	or Reclassification Adjustments	Contracts Spreads	or Loss					
	Statement of changes in equity [abstract]  Statement of changes in equity [line items]																										
	Equity at beginning of period		23.750.000	2.285	0 0	0 0	0 0 2.3	353.943 0	0	0	0 0	0 0	0 0	0 0	0	0 0 0	0 0	0 0 0	0	0 0	0 0 0	0	0 0 0 26	.863 0	0 0 17.387.0	75 7.525.067 0 3	5.231.099 0 36.231.099
	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																										
	Total Comprehensive Income (Loss)																									1.906.905	1.906.905 -1.906.905
	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																										
Previous Period	Advance Dividend Payments  Dividends Paid																										
01.01.2020 - 31.03.2020	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	15	23.750.000	2.285			2.5	353.943															26	.863	9.862.0	1.906.905	34.324.194
	Statement of changes in equity [abstract]																										
	Statement of changes in equity [line items]  Equity at beginning of period	15	27.500.000	2.205				353.943																.863	0.000	ios -	5.174.751 35.174.751
	Adjustments Related to Accounting Policy Changes		21.300.000	2.203			2.3																26		9.802.0	1.056.348	35.1/4./51
	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																								-1.056.3	48 1.056.348	0
	Total Comprehensive Income (Loss)																									2.972.569	2.972.569 -2.972.569
	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																										

ent Period 21 - 31.03.2021	Dividends Paid									
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	15 23.750.000	2.285	2.353.943				262.863	8.805.660 2.972.569 32.202.182	32.202.