

**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 Period 31.12.2020
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	578.571	3.458.553
Trade Receivables		18.240	79.258
Trade Receivables Due From Related Parties	5,23		60.299
Trade Receivables Due From Unrelated Parties	5	18.240	18.959
Other Receivables		2.235	10.351
Other Receivables Due From Unrelated Parties	7	2.235	10.351
Prepayments	8	170.228	156.665
Prepayments to Unrelated Parties	8	170.228	156.665
<b>SUB-TOTAL</b>		<b>769.274</b>	<b>3.704.827</b>
<b>Total current assets</b>		<b>769.274</b>	<b>3.704.827</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments			0
Investment property	9	81.743.781	81.656.000
Property, plant and equipment		40.512	29.983
Fixtures and fittings	10	40.512	29.983
Prepayments		176.973	192.244
Prepayments to Unrelated Parties	8	176.973	192.244
Other Non-current Assets		1.322.164	1.372.438
Other Non-Current Assets Due From Unrelated Parties	11	1.322.164	1.372.438
<b>Total non-current assets</b>		<b>83.283.430</b>	<b>83.250.665</b>
<b>Total assets</b>		<b>84.052.704</b>	<b>86.955.492</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		50.000.000	50.029.673
Current Borrowings From Unrelated Parties	6	50.000.000	50.029.673
Issued Debt Instruments	6	50.000.000	50.029.673
Trade Payables		1.197.858	973.904
Trade Payables to Related Parties	5,23	892.311	667.005
Trade Payables to Unrelated Parties	5	305.547	306.899
Employee Benefit Obligations	12	52.688	260.173
Other Payables	7	11.421	6.212
Other Payables to Unrelated Parties	7	11.421	6.212
<b>SUB-TOTAL</b>		<b>51.261.967</b>	<b>51.269.962</b>
<b>Total current liabilities</b>		<b>51.261.967</b>	<b>51.269.962</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		588.555	510.779
Non-current provisions for employee benefits	13	588.555	510.779
<b>Total non-current liabilities</b>		<b>588.555</b>	<b>510.779</b>
<b>Total liabilities</b>		<b>51.850.522</b>	<b>51.780.741</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		32.202.182	35.174.751
Issued capital	15	23.750.000	23.750.000
Inflation Adjustments on Capital	15	2.285	2.285
Share Premium (Discount)	15	2.353.943	2.353.943
Restricted Reserves Appropriated From Profits		262.863	262.863
Legal Reserves	15	262.863	262.863
Prior Years' Profits or Losses		8.805.660	9.862.008
Current Period Net Profit Or Loss		-2.972.569	-1.056.348
<b>Total equity</b>		<b>32.202.182</b>	<b>35.174.751</b>
<b>Total Liabilities and Equity</b>		<b>84.052.704</b>	<b>86.955.492</b>

# 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	16	729.685	8.994.147
Cost of sales	16	-273.355	-8.776.646
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		456.330	217.501
GROSS PROFIT (LOSS)		456.330	217.501
General Administrative Expenses	17	-720.171	-750.192
Marketing Expenses			-105.085
Other Income from Operating Activities	19	214.353	242.541
Other Expenses from Operating Activities	19	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-49.488	-395.235
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-49.488	-395.235
Finance costs	20	-2.923.081	-1.511.670
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.972.569	-1.906.905
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.972.569	-1.906.905
PROFIT (LOSS)		-2.972.569	-1.906.905
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-2.972.569	-1.906.905
<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>	22	-0,12516000	-0,08029000
<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
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-2.972.569</b>	<b>-1.906.905</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-2.972.569	-1.906.905

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>192.079</b>	<b>710.493</b>
Profit (Loss)		-2.972.569	-1.906.905
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>2.888.615</b>	<b>1.509.001</b>
Adjustments for depreciation and amortisation expense	10	3.829	3.494
Adjustments for provisions		77.776	-1.499
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	77.776	-1.499
Adjustments for Interest (Income) Expenses		2.807.010	1.507.006
Adjustments for Interest Income	19	-116.071	-4.664
Adjustments for interest expense	20	2.923.081	1.511.670
<b>Changes in Working Capital</b>		<b>142.794</b>	<b>1.219.443</b>
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	108.778
Adjustments for increase (decrease) in trade accounts payable		223.954	-322.061
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	306
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
<b>Cash Flows from (used in) Operations</b>		<b>58.840</b>	<b>821.539</b>
Interest received		133.239	3.987
Payments Related with Provisions for Employee Benefits		0	-115.033
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-102.139</b>	<b>8.058.830</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-14.358	-6.567
Purchase of property, plant and equipment		-14.358	-6.567
Cash Inflows from Sale of Investment Property	9	0	8.250.000
Cash Outflows from Acquisition of Investment Property		-87.781	-184.603
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-2.952.753</b>	<b>-2.409.550</b>
Proceeds from borrowings		50.000.000	0
Proceeds From Issue of Debt Instruments	6	50.000.000	0
Repayments of borrowings		-50.000.000	0
Payments of Issued Debt Instruments	6	-50.000.000	0
Interest paid		-2.952.753	-2.409.550
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.862.813	6.359.773
Net increase (decrease) in cash and cash equivalents		-2.862.813	6.359.773
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>4</b>	<b>3.441.384</b>	<b>4.370.554</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>578.571</b>	<b>10.730.327</b>

[illegible]

[illegible]