

**KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2021 - 2. 3 Monthly Notification**

General Information About Financial Statements

Independent Audit Company	EREN BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

## ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

### SINIRLI DENETİM RAPORU

#### Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

#### Genel Kurulu'na

#### İstanbul

#### Giriş

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2021 tarihli ilişikteki ara dönem özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait özet kâr veya zarar tablosunun, özet diğer kapsamlı gelir tablosunun, özet özkaynaklar değişim tablosunun ve özet nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Türkiye Muhasebe Standardı 34, Ara Dönem Finansal Raporlama Standardı'na (TMS 34) uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet finansal bilgilere ilişkin bir sonuç bildirmektir.

#### Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

**Sonuç**

Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

EREN Bağımsız Denetim A.Ş.

Member Firm of Grant Thornton International

Aykut Halit

Sorumlu Denetçi

İstanbul, [09.08.2021](#)

# Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2021	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	141.056	428.371
Financial Investments	6	431.284	0
Trade Receivables		221.831	117.273
Trade Receivables Due From Related Parties	19	14.632	15.030
Trade Receivables Due From Unrelated Parties	6	207.199	102.243
Other Receivables		1.883	1.563
Other Receivables Due From Unrelated Parties		1.883	1.563
Inventories	7	676.327	576.422
Prepayments		13.132	22.063
Prepayments to Unrelated Parties	9	13.132	22.063
Current Tax Assets		977	0
Other current assets		49.402	37.379
Other Current Assets Due From Unrelated Parties	8	49.402	37.379
<b>SUB-TOTAL</b>		<b>1.535.892</b>	<b>1.183.071</b>
<b>Total current assets</b>		<b>1.535.892</b>	<b>1.183.071</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		0	2.132
Trade Receivables Due From Related Parties	19	0	2.132
Investments accounted for using equity method	11	117.898	122.261
Investment property	12	532.206	532.206
Property, plant and equipment	13	15.189	12.451
Intangible assets and goodwill	13	1	7
<b>Total non-current assets</b>		<b>665.294</b>	<b>669.057</b>
<b>Total assets</b>		<b>2.201.186</b>	<b>1.852.128</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Portion of Non-current Borrowings		27.566	34.478
Current Portion of Non-current Borrowings from Unrelated Parties		27.566	34.478
Bank Loans	10	25.295	32.298
Lease Liabilities	10	2.271	2.180
Trade Payables		38.647	64.144
Trade Payables to Related Parties	19	5.086	26.689
Trade Payables to Unrelated Parties		33.561	37.455
Employee Benefit Obligations	15.a	1.527	599
Other Payables		4.776	2.448
Other Payables to Related Parties	19	0	677
Other Payables to Unrelated Parties		4.776	1.771
Deferred Income Other Than Contract Liabilities		856.372	502.291
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	856.372	502.291
Current provisions		180	67
Current provisions for employee benefits		180	67
<b>SUB-TOTAL</b>		<b>929.068</b>	<b>604.027</b>
<b>Total current liabilities</b>		<b>929.068</b>	<b>604.027</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		9.288	18.883
Long Term Borrowings From Unrelated Parties		9.288	18.883
Bank Loans	10	9.135	18.883
Lease Liabilities	10	153	0
Non-current provisions		14.748	14.517
Non-current provisions for employee benefits	14.a	527	356
Other non-current provisions	14.a	14.221	14.161
<b>Total non-current liabilities</b>		<b>24.036</b>	<b>33.400</b>
<b>Total liabilities</b>		<b>953.104</b>	<b>637.427</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.248.082	1.214.701

Issued capital	16.a	620.000	620.000
Share Premium (Discount)	16.b	128.601	128.601
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-205	-128
Gains (Losses) on Revaluation and Remeasurement		-205	-128
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	-205	-128
Restricted Reserves Appropriated From Profits	16.d	18.093	18.093
Prior Years' Profits or Losses	16.e	448.135	461.045
Current Period Net Profit Or Loss		33.458	-12.910
Total equity		1.248.082	1.214.701
Total Liabilities and Equity		2.201.186	1.852.128

# Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020	Current Period 3 Months 01.04.2021 - 30.06.2021	Previous Period 3 Months 01.04.2020 - 30.06.2020
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	3	71.841	115.625	37.510	6.248
Cost of sales	3	-50.949	-58.913	-22.785	-4.106
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		20.892	56.712	14.725	2.142
GROSS PROFIT (LOSS)		20.892	56.712	14.725	2.142
General Administrative Expenses		-16.241	-5.919	-10.953	-2.733
Marketing Expenses		-1.167	-4.999	-691	-232
Other Income from Operating Activities		7.328	3.497	1.081	789
Other Expenses from Operating Activities		-10.566	-4.820	-7.394	-1.346
PROFIT (LOSS) FROM OPERATING ACTIVITIES		246	44.471	-3.232	-1.380
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	-4.358	915	-7.490	419
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-4.112	45.386	-10.722	-961
Finance income		45.155	610	20.279	185
Finance costs		-7.585	-50.699	-3.383	-19.170
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		33.458	-4.703	6.174	-19.946
PROFIT (LOSS) FROM CONTINUING OPERATIONS		33.458	-4.703	6.174	-19.946
PROFIT (LOSS)		33.458	-4.703	6.174	-19.946
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		33.458	-4.703	6.174	-19.946
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-77	83	-45	-29
Gains (Losses) on Remeasurements of Defined Benefit Plans		-77	83	-45	-29
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-77	83	-45	-29
TOTAL COMPREHENSIVE INCOME (LOSS)		33.381	-4.620	6.129	-19.975
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		33.381	-4.620	6.129	-19.975

# Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>127.516</b>	<b>130.528</b>
Profit (Loss)		33.458	-4.703
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-37.043</b>	<b>48.766</b>
Adjustments for depreciation and amortisation expense	13	1.552	423
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.985	1.337
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	1.985	1.337
Adjustments for provisions		-5.744	884
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15.b	190	85
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		60	791
Adjustments for (Reversal of) General Provisions	15.c	113	8
Adjustments for (Reversal of) Other Provisions		-6.107	0
Adjustments for Interest (Income) Expenses		-39.194	42.965
Adjustments for Interest Income		-40.110	-573
Adjustments for interest expense		458	44.273
Deferred Financial Expense from Credit Purchases		580	269
Unearned Financial Income from Credit Sales		-122	-1.004
Adjustments for unrealised foreign exchange losses ( gains)		0	4.072
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	11	4.358	-915
<b>Changes in Working Capital</b>		<b>131.301</b>	<b>86.504</b>
Adjustments for decrease (increase) in trade accounts receivable		-98.183	107.656
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-2.860	-121
Adjustments for decrease (increase) in inventories		-97.387	-73.998
Decrease (Increase) in Prepaid Expenses		8.951	52.115
Adjustments for increase (decrease) in trade accounts payable		-26.077	3.896
Increase (Decrease) in Employee Benefit Liabilities		928	-124
Adjustments for increase (decrease) in other operating payables		2.581	31.871
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		354.081	-27.882
Other Adjustments for Other Increase (Decrease) in Working Capital		-10.733	-6.909
Decrease (Increase) in Other Assets Related with Operations		-10.480	-6.868
Increase (Decrease) in Other Payables Related with Operations		-253	-41
<b>Cash Flows from (used in) Operations</b>		<b>127.716</b>	<b>130.567</b>
Payments Related with Provisions for Employee Benefits	15.b	-114	-39
Other inflows (outflows) of cash		-86	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-436.722</b>	<b>-4.546</b>
Proceeds from sales of property, plant, equipment and intangible assets		190	323
Proceeds from sales of property, plant and equipment		190	323
Purchase of Property, Plant, Equipment and Intangible Assets	13	-6.992	-4.869
Other inflows (outflows) of cash		-429.920	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>21.805</b>	<b>-161.056</b>
Proceeds from borrowings		-16.507	-117.383
Interest paid		-458	-44.246
Interest Received		38.770	573
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-287.401	-35.074
Net increase (decrease) in cash and cash equivalents		-287.401	-35.074
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>428.371</b>	<b>44.439</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	4	<b>140.970</b>	<b>9.365</b>

[illegible]



Current Period 01.01.2021 - 30.06.2021													
	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		620.000	128.601	-205			18.093	448.135	33.458	1.248.082		1.248.082