

UTOPYA TURİZM İNŞAAT İŞLETMECİLİK TİCARET A.Ş.
Financial Report
Consolidated
2021 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	YKY BAĞIMSIZ DENETİM VE YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET KONSOLİDE FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Ütopya Turizm İnşaat İşletmecilik Ticaret A.Ş.

Yönetim Kurulu'na

Giriş

Utopya Turizm İnşaat İşletmecilik Ticaret A.Ş.' nin ("Şirket") ve Bağlı Ortaklıklarının ("Grup") **30 Haziran 2021** tarihli ilişikteki ara dönem özet konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait ilgili özet konsolide kâr veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide öz kaynak değişim tablosunun ve özet konsolide nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet konsolide finansal bilgilerin Türkiye Muhasebe Standardı 34' e ("TMS 34 Ara Dönem Finansal Raporlama") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet konsolide 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 özet konsolide 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 özet konsolide 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 özet konsolide 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 konsolide finansal bilgilerin, tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standardı' na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

YKY Bağımsız Denetim ve YMM A.Ş.

İbrahim GÖÇMEN

YMM, Sorumlu Denetçi

Ankara, 19 Ağustos 2021

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	8.595.981	1.761.553
Financial Investments	6		3.620.215
Trade Receivables	8,27	35.352.041	790.752
Trade Receivables Due From Related Parties	8,27	425.992	483.692
Trade Receivables Due From Unrelated Parties	8,	34.926.049	307.060
Other Receivables	9,27	7.283.687	6.258.475
Other Receivables Due From Related Parties	9,27	7.119.666	6.094.637
Other Receivables Due From Unrelated Parties	9	164.021	163.838
Inventories		1.017.360	
Prepayments	10	1.350.794	1.200.234
Other current assets	18	3.724.673	5.290.103
Other Current Assets Due From Unrelated Parties		3.724.673	5.290.103
SUB-TOTAL		57.324.536	18.921.332
Non-current Assets or Disposal Groups Classified as Held for Sale			300.254.963
Total current assets		57.324.536	319.176.295
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates		14.876.810	14.876.810
Other Receivables	9,27	3.157.090	3.136.416
Other Receivables Due From Related Parties	9,27	3.058.493	3.091.372
Other Receivables Due From Unrelated Parties	9	98.597	45.044
Investment property	12	1.822.753	450.253
Property, plant and equipment	13	96.146.774	68.865.349
Intangible assets and goodwill	14	6.345	7.765
Prepayments	10	3.486.112	
Total non-current assets		119.495.884	87.336.593
Total assets		176.820.420	406.512.888
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	19.828.157	
Current Portion of Non-current Borrowings	7	1.866.033	
Other Financial Liabilities	7	233.359	36.206
Trade Payables	8,27	2.619.488	1.256.975
Trade Payables to Related Parties	8,27	389.071	393.254
Trade Payables to Unrelated Parties	8	2.230.417	863.721
Employee Benefit Obligations		22.083	5.729
Other Payables	9,27	2.671.972	26.399
Other Payables to Related Parties	9,27	2.645.543	5.936
Other Payables to Unrelated Parties	9	26.429	20.463
Deferred Income Other Than Contract Liabilities	10	4.739.555	83.495
Other Current Liabilities	18	6.403.362	740.156
SUB-TOTAL		38.384.009	2.148.960
Liabilities included in disposal groups classified as held for sale			347.113.098
Total current liabilities		38.384.009	349.262.058
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	3.523.232	
Deferred Income Other Than Contract Liabilities		13.360	
Non-current provisions	16	90.414	
Non-current provisions for employee benefits		90.414	
Deferred Tax Liabilities	24	2.734.841	4.920.900
Total non-current liabilities		6.361.847	4.920.900
Total liabilities		44.745.856	354.182.958
EQUITY			
Equity attributable to owners of parent		131.708.074	51.979.024
Issued capital	19	25.000.000	25.000.000
Share Premium (Discount)	19	12.174.428	12.174.428

Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		43.701.276	195.798.234
Gains (Losses) on Revaluation and Remeasurement		43.701.276	195.798.234
Restricted Reserves Appropriated From Profits	19	340.767	340.767
Prior Years' Profits or Losses		-180.750.947	-135.202.562
Current Period Net Profit Or Loss		231.242.550	-46.131.843
Non-controlling interests		366.490	350.906
Total equity		132.074.564	52.329.930
Total Liabilities and Equity		176.820.420	406.512.888

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	5	5.309.821	4.020.661	1.552.069	2.058.763
Cost of sales	5	-3.049.353	-7.593.804	1.521.157	-2.758.350
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.260.468	-3.573.143	3.073.226	-699.587
GROSS PROFIT (LOSS)		2.260.468	-3.573.143	3.073.226	-699.587
General Administrative Expenses	20	-674.052	-2.060.441	-12.078	-996.724
Marketing Expenses	20	-5.570	-187.735	53.004	-51.888
Other Income from Operating Activities	21	252.213.593	93.247	1.203.008	-536.513
Other Expenses from Operating Activities	21	-2.345.298	-381.020	492.672	-236.613
PROFIT (LOSS) FROM OPERATING ACTIVITIES		251.449.141	-6.109.092	4.809.832	-2.521.325
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		251.449.141	-6.109.092	4.809.832	-2.521.325
Finance income	22	11.106.191	17.324.775	10.916.536	8.021.894
Finance costs	23	-32.843.727	-44.411.623	-8.775.079	-20.312.725
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		229.711.605	-33.195.940	6.951.289	-14.812.156
Tax (Expense) Income, Continuing Operations		1.546.530	-861.756	2.540.571	460.719
Current Period Tax (Expense) Income		-639.529	-552.833	-350.846	-552.833
Deferred Tax (Expense) Income		2.186.059	-308.923	2.891.417	1.013.552
PROFIT (LOSS) FROM CONTINUING OPERATIONS		231.258.135	-34.057.696	9.491.860	-14.351.437
PROFIT (LOSS)		231.258.135	-34.057.696	9.491.860	-14.351.437
Profit (loss), attributable to [abstract]					
Non-controlling Interests		15.585	15.904	5.455	-20.987
Owners of Parent		231.242.550	-34.073.600	9.486.405	-14.330.450
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		-152.096.957	1.088.617	-152.595.165	1.415.671
Gains (Losses) on Revaluation of Intangible Assets		-157.020.142	1.052.877	-157.136.270	1.195.882
Gains (Losses) on Remeasurements of Defined Benefit Plans		610.789	141.028	442.445	326.399
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		4.312.396	-105.288	4.098.660	-106.610
Deferred Tax (Expense) Income		4.312.396	-105.288	4.098.660	-106.610
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-152.096.957	1.088.617	-152.595.165	1.415.671
TOTAL COMPREHENSIVE INCOME (LOSS)		79.161.178	-32.969.079	-143.103.305	-12.935.766
Total Comprehensive Income Attributable to					
Non-controlling Interests		15.585	15.904	5.455	-20.987
Owners of Parent		79.145.593	-32.984.983	-143.108.760	-12.914.779

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		76.697.653	-18.509.374
Profit (Loss)		231.242.550	-34.073.600
Profit (Loss) from Continuing Operations		231.242.550	-34.073.600
Adjustments to Reconcile Profit (Loss)		-3.116.066	-8.442.628
Adjustments for depreciation and amortisation expense	18-19		704.409
Adjustments for provisions			63.283
Adjustments for (Reversal of) Provisions Related with Employee Benefits			63.283
Adjustments for Interest (Income) Expenses		-59.010	-90.564
Adjustments for Interest Income	31-32		1.261.629
Adjustments for interest expense	31-32	-59.010	-1.288.725
Deferred Financial Expense from Credit Purchases	31-32		-147.483
Unearned Financial Income from Credit Sales			84.015
Adjustments for unrealised foreign exchange losses (gains)		-2.276.473	
Adjustments for Tax (Income) Expenses	34		308.923
Adjustments for losses (gains) on disposal of non-current assets	18-19		-5.649.882
Other adjustments to reconcile profit (loss)		-780.583	-3.778.797
Changes in Working Capital		-151.519.245	24.006.854
Decrease (Increase) in Financial Investments			-1.654.892
Adjustments for decrease (increase) in trade accounts receivable	10	7.130.284	-4.068.209
Decrease (Increase) in Trade Accounts Receivables from Related Parties		57.700	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		7.072.584	-4.068.209
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	1.466.348	-21.611.094
Decrease (Increase) in Other Related Party Receivables Related with Operations	11		-1.252.091
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		1.466.348	-20.359.003
Adjustments for decrease (increase) in inventories		788.303	-1.674.745
Decrease (Increase) in Prepaid Expenses		3.993.948	-448.553
Adjustments for increase (decrease) in trade accounts payable	10	1.521.856	283.784
Increase (Decrease) in Trade Accounts Payables to Related Parties			-444.781
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		1.521.856	728.565
Increase (Decrease) in Employee Benefit Liabilities			-48.766
Adjustments for increase (decrease) in other operating payables	11	15.638.674	-52.783
Increase (Decrease) in Other Operating Payables to Related Parties		15.638.674	-30.310
Increase (Decrease) in Other Operating Payables to Unrelated Parties			-22.473
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	34	-148.450.323	50.315.971
Other Adjustments for Other Increase (Decrease) in Working Capital		-33.608.335	2.966.141
Decrease (Increase) in Other Assets Related with Operations			-958.645
Increase (Decrease) in Other Payables Related with Operations		-33.608.335	3.924.786
Cash Flows from (used in) Operations		76.607.239	-18.509.374
Payments Related with Other Provisions		90.414	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		71.947.012	-1.419.945
Proceeds from sales of property, plant, equipment and intangible assets	18	252.697.894	
Purchase of Property, Plant, Equipment and Intangible Assets			-1.419.945
Other inflows (outflows) of cash		-180.750.882	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-141.810.235	22.031.523
Proceeds from borrowings			22.448.396

Proceeds from Loans			22.448.396
Repayments of borrowings		-131.968.207	
Loan Repayments		-131.968.207	
Interest paid		-9.842.028	-1.288.725
Other inflows (outflows) of cash			871.852
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		6.834.430	2.102.204
Net increase (decrease) in cash and cash equivalents		6.834.430	2.102.204
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		1.761.552	3.143.390
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		8.595.982	5.245.594

[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				-152,266,270					583,458		-151,682,812			-151,682,812
	Equity at end of period		2,500,000	12,174,427	43,090,487	610,789			340,767	-180,750,946	-231,242,550	131,708,074		366,490	132,074,564