

# AKFEN GAYRİMENKUL PORTFÖY YÖNETİMİ A.Ş.

## Financial Report

### Unconsolidated

### 2021 - 3. 3 Monthly Notification

#### General Information About Financial Statements

Akfen GPYŞ 30.09.2021 CMB Report

# Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2021	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	3	2.768.254	2.958.688
Trade Receivables		334.782	356.469
Trade Receivables Due From Related Parties	4 ve 5	334.782	356.469
Other Receivables		0	1.551
Other Receivables Due From Related Parties	4 ve 5	0	1.551
Prepayments	6	18.406	4.919
Current Tax Assets	15	6.840	0
<b>SUB-TOTAL</b>		<b>3.128.282</b>	<b>3.321.627</b>
<b>Total current assets</b>		<b>3.128.282</b>	<b>3.321.627</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	9	10.526	15.779
Deferred Tax Asset	15	103.918	91.949
<b>Total non-current assets</b>		<b>114.444</b>	<b>107.728</b>
<b>Total assets</b>		<b>3.242.726</b>	<b>3.429.355</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Trade Payables		38.731	171.910
Trade Payables to Related Parties	4 ve 5	4.886	4.680
Trade Payables to Unrelated Parties	5	33.845	167.230
Employee Benefit Obligations	8	122.114	99.575
Other Payables		83	1.227
Other Payables to Unrelated Parties		83	1.227
Current tax liabilities, current	15	0	63.945
Current provisions		322.125	221.306
Current provisions for employee benefits	8	322.125	221.306
<b>SUB-TOTAL</b>		<b>483.053</b>	<b>557.963</b>
<b>Total current liabilities</b>		<b>483.053</b>	<b>557.963</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		149.142	238.441
Non-current provisions for employee benefits	8	149.142	238.441
<b>Total non-current liabilities</b>		<b>149.142</b>	<b>238.441</b>
<b>Total liabilities</b>		<b>632.195</b>	<b>796.404</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		2.610.531	2.632.951
Issued capital	10	2.700.000	2.700.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	10	-48.693	-33.834
Prior Years' Profits or Losses	10	-33.215	-401.711
Current Period Net Profit Or Loss		-7.561	368.496
<b>Total equity</b>		<b>2.610.531</b>	<b>2.632.951</b>
<b>Total Liabilities and Equity</b>		<b>3.242.726</b>	<b>3.429.355</b>

# Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Current Period	Previous Period	Current Period 3	Previous Period
	Footnote Reference	01.01.2021 - 30.09.2021	01.01.2020 - 30.09.2020	Months 01.07.2021 - 30.09.2021	3 Months 01.07.2020 - 30.09.2020
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	11	2.747.052	2.678.549	965.091	901.879
Cost of sales	12	0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.747.052	2.678.549	965.091	901.879
GROSS PROFIT (LOSS)		2.747.052	2.678.549	965.091	901.879
General Administrative Expenses	13	-2.999.577	-2.542.844	-1.019.773	-675.197
Other Income from Operating Activities		42	0	0	0
Other Expenses from Operating Activities		-682	-1.440	-170	-517
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-253.165	134.265	-54.852	226.165
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-253.165	134.265	-54.852	226.165
Finance income	14	243.603	135.041	91.008	40.891
Finance costs	14	-931	-471	-377	-284
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-10.493	268.835	35.779	266.772
Tax (Expense) Income, Continuing Operations		2.932	-64.039	-5.997	-59.166
Current Period Tax (Expense) Income	15	-5.322	-32.040	-5.322	-32.040
Deferred Tax (Expense) Income	15	8.254	-31.999	-675	-27.126
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-7.561	204.796	29.782	207.606
PROFIT (LOSS)		-7.561	204.796	29.782	207.606
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-7.561	204.796	29.782	207.606
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					

# Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
<b>Statement of Other Comprehensive Income</b>					
PROFIT (LOSS)		-7.561	204.796	29.782	207.606
<b>OTHER COMPREHENSIVE INCOME</b>					
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>-14.859</b>	<b>0</b>	<b>0</b>	<b>0</b>
Gains (Losses) on Remeasurements of Defined Benefit Plans	8	-18.574	0	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		3.715	0	0	0
Deferred Tax (Expense) Income	15	3.715	0	0	0
<b>Other Comprehensive Income That Will Be Reclassified to Profit or Loss</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-14.859</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-22.420</b>	<b>204.796</b>	<b>29.782</b>	<b>207.606</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0		
Owners of Parent		-22.420	204.796	29.782	207.606

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-434.006</b>	<b>-251.335</b>
Profit (Loss)		-7.561	204.796
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-52.901</b>	<b>-4.464</b>
Adjustments for depreciation and amortisation expense	9 ve 13	5.253	5.253
Adjustments for provisions		188.353	61.285
Adjustments for (Reversal of) Provisions Related with Employee Benefits	8	188.353	61.285
Adjustments for Interest (Income) Expenses	14	-243.575	-135.041
Adjustments for Tax (Income) Expenses	15	-2.932	64.039
<b>Changes in Working Capital</b>		<b>-102.031</b>	<b>-451.667</b>
Adjustments for decrease (increase) in trade accounts receivable		21.687	-3.587
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-11.937	16.910
Adjustments for increase (decrease) in trade accounts payable		-133.176	-454.571
Adjustments for increase (decrease) in other operating payables		21.395	-10.419
<b>Cash Flows from (used in) Operations</b>		<b>-162.493</b>	<b>-251.335</b>
Payments Related with Provisions for Employee Benefits	8	-195.406	0
Income taxes refund (paid)	15	-76.107	
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>0</b>	<b>-22.782</b>
Purchase of Property, Plant, Equipment and Intangible Assets	9	0	-22.782
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>243.256</b>	<b>135.134</b>
Interest Received		243.256	135.134
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-190.750	-138.983
Net increase (decrease) in cash and cash equivalents		-190.750	-138.983
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	3	<b>2.957.975</b>	<b>2.746.974</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	3	<b>2.767.225</b>	<b>2.607.991</b>



Current Period 01.01.2021 - 30.09.2021													
	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		2.700.000			-48.693				-33.215	-7.561	2.610.531	2.610.531