

**ULAŞLAR TURİZM YATIRIMLARI VE DAYANIKLI TÜKETİM
MALLARI TİCARET PAZARLAMA A.Ş.
Financial Report
Unconsolidated
2021 - 3. 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	7	12.383.660	9.339.699
Other Receivables		4.789	1.078.146
Other Receivables Due From Unrelated Parties	9	4.789	1.078.146
Other current assets		464.999	518.825
Other Current Assets Due From Unrelated Parties	13	464.999	518.825
SUB-TOTAL		12.853.448	10.936.670
Total current assets		12.853.448	10.936.670
NON-CURRENT ASSETS			
Investment property	14	22.935.000	23.900.000
Property, plant and equipment	15	574.326	662.857
Land and Premises		22.136	22.137
Buildings		69.909	71.201
Machinery And Equipments		10.053	12.591
Vehicles		346.268	407.475
Fixtures and fittings		125.960	149.453
Intangible assets and goodwill	16	12.455	13.599
Computer Softwares		12.455	13.599
Total non-current assets		23.521.781	24.576.456
Total assets		36.375.229	35.513.126
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		189.280	396.063
Current Borrowings From Unrelated Parties		189.280	396.063
Bank Loans	11	189.280	396.063
Trade Payables		2.992	2.727
Trade Payables to Unrelated Parties		2.992	2.727
Employee Benefit Obligations	20	91.630	103.303
Other Payables		43.570	42.728
Other Payables to Unrelated Parties		43.570	42.728
Deferred Income Other Than Contract Liabilities		375.537	1.137.778
Deferred Income Other Than Contract Liabilities from Unrelated Parties	19	375.537	1.137.778
SUB-TOTAL		703.009	1.682.599
Total current liabilities		703.009	1.682.599
NON-CURRENT LIABILITIES			
Long Term Borrowings		0	72.231
Long Term Borrowings From Unrelated Parties		0	72.231
Bank Loans	11	0	72.231
Deferred Income Other Than Contract Liabilities		0	21.820
Deferred Income Other Than Contract Liabilities from Unrelated Parties	19	0	21.820
Non-current provisions		231.445	185.391
Non-current provisions for employee benefits	21	201.445	155.391
Other non-current provisions	17	30.000	30.000
Deferred Tax Liabilities	28	2.375.251	2.444.841
Total non-current liabilities		2.606.696	2.724.283
Total liabilities		3.309.705	4.406.882
EQUITY			
Equity attributable to owners of parent		33.065.524	31.106.244
Issued capital		25.382.175	25.382.175
Treasury Shares (-)		0	0
Share Premium (Discount)		1.934.762	1.934.762
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		2.788.930	2.823.316
Gains (Losses) on Revaluation and Remeasurement		2.788.930	2.823.316
Increases (Decreases) on Revaluation of Property, Plant and Equipment		2.912.346	2.942.024

Gains (Losses) on Remeasurements of Defined Benefit Plans		-123.416	-118.708
Restricted Reserves Appropriated From Profits		1.912.819	1.912.819
Profit from Sales of Participation Shares or Property that will be Added to Share Capital		1.871.926	1.871.926
Legal Reserves		40.893	40.893
Prior Years' Profits or Losses		-917.150	-6.865.715
Current Period Net Profit Or Loss		1.963.988	5.918.887
Total equity	22	33.065.524	31.106.244
Total Liabilities and Equity		36.375.229	35.513.126

Profit or loss [abstract]

Presentation Currency	TL
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	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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	23	0	0	0	0
Cost of sales	23	0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	24-25	-1.504.590	-1.574.195	-521.401	-639.768
Other Income from Operating Activities	26	2.230.802	378.741	611.438	150.986
Other Expenses from Operating Activities	26	-596.558	-489.342	-371.292	-211.977
PROFIT (LOSS) FROM OPERATING ACTIVITIES		129.654	-1.684.796	-281.255	-700.759
Investment Activity Income	26	1.500.099	10.955.325	918.817	1.645.829
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.629.753	9.270.529	637.562	945.070
Finance income	27	325.786	289.694	89.235	29.606
Finance costs	27	-59.964	-415.538	-1.135	-94.247
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.895.575	9.144.685	725.662	880.429
Tax (Expense) Income, Continuing Operations	28	68.413	-2.092.250	76.112	9.078
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		68.413	-2.092.250	76.112	9.078
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.963.988	7.052.435	801.774	889.507
PROFIT (LOSS)		1.963.988	7.052.435	801.774	889.507
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.963.988	7.052.435	801.774	889.507
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	29	0,07740000	0,63200000	0,03160000	0,08000000
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
Statement of Other Comprehensive Income					
PROFIT (LOSS)		1.963.988	7.052.435	801.774	889.507
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-4.708	25.061	-6.442	-3.068
Gains (Losses) on Revaluation of Property, Plant and Equipment	22	0	33.645	0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	22	-5.885	-2.319	-8.053	-3.835
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.177	-6.265	1.611	767
Current Period Tax (Expense) Income		0	0	0	0
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment	22	0	-6.729	0	0
Taxes Relating to Remeasurements of Defined Benefit Plans		1.177	464	1.611	767
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-4.708	25.061	-6.442	-3.068
TOTAL COMPREHENSIVE INCOME (LOSS)		1.959.280	7.077.496	795.332	886.439
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.959.280	7.077.496	795.332	886.439

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
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		1.467.815	-673.924
Profit (Loss)		1.963.988	7.052.435
Profit (Loss) from Continuing Operations		1.963.988	7.052.435
Adjustments to Reconcile Profit (Loss)		-892.338	-7.258.030
Adjustments for depreciation and amortisation expense	15-16	95.624	95.916
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-11.415	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		-11.415	0
Adjustments for provisions		40.169	-10.439
Adjustments for (Reversal of) Provisions Related with Employee Benefits	21	40.169	32.779
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	17	0	-43.218
Adjustments for Interest (Income) Expenses	27	-283.303	-371.388
Adjustments for Interest Income		-325.786	-274.228
Adjustments for interest expense		42.483	-97.160
Adjustments for fair value losses (gains)	14	0	-9.189.410
Adjustments for Tax (Income) Expenses	28	-68.413	2.092.250
Adjustments for losses (gains) on disposal of non-current assets		-665.000	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-665.000	0
Other adjustments for which cash effects are investing or financing cash flow		0	125.041
Changes in Working Capital		396.165	-468.329
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.190.792	-195.658
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		1.190.792	-195.658
Adjustments for increase (decrease) in trade accounts payable		265	20.236
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	8	265	20.236
Increase (Decrease) in Employee Benefit Liabilities	20	-11.673	24.302
Adjustments for increase (decrease) in other operating payables		842	5.936
Increase (Decrease) in Other Operating Payables to Unrelated Parties		842	5.936
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	19	-784.061	-323.145
Cash Flows from (used in) Operations		1.467.815	-673.924
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		1.897.644	9.634.817
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		0	9.394.915
Purchase of Property, Plant, Equipment and Intangible Assets	15-16	-5.948	0
Cash Inflows from Sale of Investment Property	14	1.630.000	0
Interest received		273.592	239.902
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-321.498	-2.727.641
Repayments of borrowings	11	-279.014	-2.901.177
Loan Repayments		-279.014	-2.901.177
Interest paid	27	-42.484	173.536
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		3.043.961	6.233.252
Net increase (decrease) in cash and cash equivalents		3.043.961	6.233.252
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	7	9.339.699	3.830.875
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	7	12.383.660	10.064.127

Previous Period 01.01.2020 - 30.09.2020	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		11.157.000	1.934.762	2.944.786	-117.637				16.137.994	-5.837.087	-1.058.306	25.161.512	25.161.512
	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										-1.058.306	1.058.306		
	Total Comprehensive Income (Loss)	22			26.916	-1.855						7.052.435	7.077.496	7.077.496
	Profit (loss)													
	Other Comprehensive Income (Loss)													
	Issue of equity		14.225.175							14.225.175				
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division													
	Effects of Business Combinations Under Common Control													
	Advance Dividend Payments													
	Dividends Paid													
	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		25.382.175	1.934.762	2.971.702	-119.402				1.912.819	-6.895.393	7.052.435	32.239.008	32.239.008	
Statement of changes in equity [abstract]														
Statement of changes in equity [line items]														
Equity at beginning of period		25.382.175	1.934.762	2.942.024	-118.708				1.912.819	-6.865.715	5.918.887	31.106.244	31.106.244	
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										5.918.887	-5.918.887			
Total Comprehensive Income (Loss)	22				-4.708						1.963.988	1.959.280	1.959.280	
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														
Dividends Paid														

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	22										0		0
	Equity at end of period		25.382.175	1.934.762	2.942.024	-123.416			1.912.819	-946.828	1.963.988	33.065.524		33.065.524