

**OMURGA GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY  
YÖNETİMİ 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	2.444.730	2.193.206
Financial Investments	4	21.690	0
Trade Receivables		571.250	252.025
Trade Receivables Due From Related Parties	7	570.986	251.619
Trade Receivables Due From Unrelated Parties	5	264	406
Other Receivables		12.208	13.789
Other Receivables Due From Related Parties	7	11.608	13.189
Other Receivables Due From Unrelated Parties	6	600	600
Prepayments		40.456	12.284
Prepayments to Related Parties	7	0	0
Prepayments to Unrelated Parties	8	40.456	12.284
Current Tax Assets	9	9.266	4.307
Other current assets	10	637	942
<b>SUB-TOTAL</b>		<b>3.100.237</b>	<b>2.476.553</b>
<b>Total current assets</b>		<b>3.100.237</b>	<b>2.476.553</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	11	7.855	0
Intangible assets and goodwill		2.409	3.697
Other intangible assets	12	2.409	3.697
Deferred Tax Asset	15	69.350	45.044
<b>Total non-current assets</b>		<b>79.614</b>	<b>48.741</b>
<b>Total assets</b>		<b>3.179.851</b>	<b>2.525.294</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	13	887	2.089
Trade Payables		22.517	14.063
Trade Payables to Related Parties	7	0	0
Trade Payables to Unrelated Parties	5	22.517	14.063
Employee Benefit Obligations	14	43.891	41.512
Other Payables		0	0
Other Payables to Related Parties	7	0	0
Other Payables to Unrelated Parties	6	0	0
Current provisions		52.554	52.558
Current provisions for employee benefits	16	52.554	52.558
Other current provisions	16	0	0
Other Current Liabilities	17	16.204	12.663
<b>SUB-TOTAL</b>		<b>136.053</b>	<b>122.885</b>
<b>Total current liabilities</b>		<b>136.053</b>	<b>122.885</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		250.786	173.669
Non-current provisions for employee benefits	16	250.786	173.669
<b>Total non-current liabilities</b>		<b>250.786</b>	<b>173.669</b>
<b>Total liabilities</b>		<b>386.839</b>	<b>296.554</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		2.793.012	2.228.740
Issued capital	18	6.000.000	5.500.000
Capital Advance	18	0	250.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-77.888	-57.005
Gains (Losses) on Revaluation and Remeasurement		-77.888	-57.005
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-77.888	-57.005
Restricted Reserves Appropriated From Profits	18	0	0
Prior Years' Profits or Losses	18	-3.464.255	-3.129.806
Current Period Net Profit Or Loss	18	335.155	-334.449
<b>Total equity</b>		<b>2.793.012</b>	<b>2.228.740</b>
<b>Total Liabilities and Equity</b>		<b>3.179.851</b>	<b>2.525.294</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 - 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 Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	19	1.389.892	671.275	692.379	226.235
Cost of sales	19	0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.389.892	671.275	692.379	226.235
GROSS PROFIT (LOSS)		1.389.892	671.275	692.379	226.235
General Administrative Expenses	20	-1.524.750	-1.339.006	-496.243	-429.864
Research and development expense	20	0	0	0	0
Other Income from Operating Activities	22	25.494	64	16.290	0
Other Expenses from Operating Activities	22	-133	0	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-109.497	-667.667	212.426	-203.629
Investment Activity Income	23	2.089	0	426	0
Investment Activity Expenses	23	0	0	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	23	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-107.408	-667.667	212.852	-203.629
Finance income	24	541.548	681.104	132.351	289.708
Finance costs	24	-117.053	-80.291	-76.963	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		317.087	-66.854	268.240	86.079
Tax (Expense) Income, Continuing Operations		18.068	6.970	-4.701	-2.752
Current Period Tax (Expense) Income	15	0	0	0	0
Deferred Tax (Expense) Income	15	18.068	6.970	-4.701	-2.752
PROFIT (LOSS) FROM CONTINUING OPERATIONS		335.155	-59.884	263.539	83.327
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		335.155	-59.884	263.539	83.327
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		335.155	-59.884	263.539	83.327
<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>	26	0,05750000	-0,01090000	0,04520000	0,01520000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-20.883	12.768	-29.978	-2.445
Gains (Losses) on Remeasurements of Defined Benefit Plans	25	-27.121	16.369	-38.490	-3.135
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss	25	6.238	-3.601	8.512	690
Deferred Tax (Expense) Income	25	6.238	-3.601	8.512	690
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-20.883	12.768	-29.978	-2.445
TOTAL COMPREHENSIVE INCOME (LOSS)		314.272	-47.116	233.561	80.882
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		314.272	-47.116	233.561	80.882

# 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>7.835</b>	<b>-116.563</b>
Profit (Loss)		335.155	-59.884
Profit (Loss) from Continuing Operations	18	335.155	-59.884
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-634.336</b>	<b>-590.768</b>
Adjustments for depreciation and amortisation expense	11,12	1.701	930
Adjustments for provisions		49.992	12.484
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	49.992	5.109
Adjustments for (Reversal of) Other Provisions	16	0	7.375
Adjustments for Interest (Income) Expenses		-661.723	-600.813
Adjustments for Interest Income	24	-661.723	-600.813
Adjustments for Tax (Income) Expenses	15	-24.306	-3.369
<b>Changes in Working Capital</b>		<b>-354.707</b>	<b>-66.724</b>
Decrease (Increase) in Financial Investments		-21.690	0
Adjustments for decrease (increase) in trade accounts receivable		-319.225	-20.701
Decrease (Increase) in Trade Accounts Receivables from Related Parties	7	-319.367	-20.701
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	5	142	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.581	-15.369
Decrease (Increase) in Other Related Party Receivables Related with Operations	7	1.581	-7.176
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6	0	-8.193
Decrease (Increase) in Prepaid Expenses	8,9	-28.172	-24.338
Adjustments for increase (decrease) in trade accounts payable		8.454	1.680
Increase (Decrease) in Trade Accounts Payables to Related Parties	5	8.454	1.680
Increase (Decrease) in Employee Benefit Liabilities	14	29.500	-18.715
Adjustments for increase (decrease) in other operating payables		0	0
Increase (Decrease) in Other Operating Payables to Related Parties	7	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	6	0	0
Other Adjustments for Other Increase (Decrease) in Working Capital		-25.155	10.719
Decrease (Increase) in Other Assets Related with Operations	10	-7.813	13.451
Increase (Decrease) in Other Payables Related with Operations	17	-17.342	-2.732
<b>Cash Flows from (used in) Operations</b>		<b>-653.888</b>	<b>-717.376</b>
Interest received	24	661.723	600.813
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-8.268</b>	<b>-2.921</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-8.268	-2.921
Purchase of property, plant and equipment	11	-8.268	0
Purchase of intangible assets	12	0	-2.921
Other inflows (outflows) of cash		0	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>248.798</b>	<b>2.295</b>
Proceeds from Issuing Shares or Other Equity Instruments		500.000	0
Proceeds from issuing shares		500.000	0
Proceeds from borrowings		0	2.295
Proceeds from Loans	13	0	2.295
Repayments of borrowings		-1.202	0
Cash Outflows from Other Financial Liabilities	13	-1.202	0
Other inflows (outflows) of cash		-250.000	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		248.365	-117.189
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		248.365	-117.189

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	2.193.085	2.339.355
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	2.441.450	2.222.166

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		5.500.000	0	-42.838				0	0	-2.563.709	-566.097	2.327.356	0	2.327.356
	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	18	0	0	0			0	0	-566.097	566.097	0	0	0	0
	Total Comprehensive Income (Loss)	18	0	0	12.768			0	0	0	-59.884	-47.116	0	-47.116	
	Profit (loss)														
	Other Comprehensive Income (Loss)														
	Issue of equity	18	0	0	0			0	0	0	0	0	0	0	0
	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		5.500.000	0	-30.070			0	0	-3.129.806	-59.884	2.280.240	0	2.280.240	
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period		5.500.000	250.000	-57.005			0	0	-3.129.806	-334.449	2.228.740	0	2.228.740		
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	18	0	0	0			0	0	-334.449	334.449	0	0	0	0	
Total Comprehensive Income (Loss)	18	0	0	-20.883			0	0	0	335.155	314.272	0	314.272		
Profit (loss)															
Other Comprehensive Income (Loss)															
Issue of equity	18	500.000	-250.000	0			0	0	0	0	250.000	0	250.000		
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													
	Equity at end of period		6.000.000	0		-77.888		0	0	-3.464.255	335.155	2.793.012	0	2.793.012