

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

General Information About Financial Statements

# Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 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	4	618.572	428.371
Financial Investments	5	52.138	0
Trade Receivables		176.941	117.273
Trade Receivables Due From Related Parties	20	13.888	15.030
Trade Receivables Due From Unrelated Parties	6	163.053	102.243
Other Receivables		1.517	1.563
Other Receivables Due From Related Parties		1.517	1.563
Inventories	7	678.803	576.422
Prepayments		128.887	22.063
Prepayments to Unrelated Parties	9	128.887	22.063
Current Tax Assets		1.011	
Other current assets		38.272	37.379
Other Current Assets Due From Unrelated Parties	8	38.272	37.379
<b>SUB-TOTAL</b>		<b>1.696.141</b>	<b>1.183.071</b>
<b>Total current assets</b>		<b>1.696.141</b>	<b>1.183.071</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		0	2.132
Trade Receivables Due From Unrelated Parties	6	0	2.132
Investments accounted for using equity method	11	121.317	122.261
Investment property	12	546.231	532.206
Property, plant and equipment	13	14.364	12.451
Intangible assets and goodwill	13	51	7
<b>Total non-current assets</b>		<b>681.963</b>	<b>669.057</b>
<b>Total assets</b>		<b>2.378.104</b>	<b>1.852.128</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		21.032	34.478
Current Borrowings From Unrelated Parties		21.032	34.478
Bank Loans	10	19.885	32.298
Lease Liabilities	10	1.147	2.180
Trade Payables		116.379	64.144
Trade Payables to Related Parties	20	76.161	26.689
Trade Payables to Unrelated Parties		40.218	37.455
Employee Benefit Obligations	15.a	1.241	599
Other Payables		15.637	2.448
Other Payables to Related Parties	20	0	677
Other Payables to Unrelated Parties		15.637	1.771
Deferred Income Other Than Contract Liabilities		737.096	502.291
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	737.096	502.291
Current provisions		167	67
Current provisions for employee benefits	14.a	167	67
<b>SUB-TOTAL</b>		<b>891.552</b>	<b>604.027</b>
<b>Total current liabilities</b>		<b>891.552</b>	<b>604.027</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		5.997	18.883
Long Term Borrowings From Unrelated Parties		5.997	18.883
Bank Loans	10	5.844	18.883
Lease Liabilities	10	153	0
Non-current provisions		9.744	14.517
Non-current provisions for employee benefits	14.b	703	356
Other non-current provisions	14.b	9.041	14.161
<b>Total non-current liabilities</b>		<b>15.741</b>	<b>33.400</b>
<b>Total liabilities</b>		<b>907.293</b>	<b>637.427</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.470.811	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		-346	-128
Gains (Losses) on Revaluation and Remeasurement		-346	-128
Gains (Losses) on Remeasurements of Defined Benefit Plans	16.c	-346	-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		256.328	-12.910
Total equity		1.470.811	1.214.701
Total Liabilities and Equity		2.378.104	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 - 30.09.2021	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	3	493.450	192.301	421.609	76.676
Cost of sales	3	-280.540	-109.870	-229.591	-50.957
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		212.910	82.431	192.018	25.719
GROSS PROFIT (LOSS)		212.910	82.431	192.018	25.719
General Administrative Expenses		-23.265	-8.544	-7.024	-2.625
Marketing Expenses		-4.860	-5.531	-3.693	-532
Other Income from Operating Activities		19.627	5.932	12.299	2.435
Other Expenses from Operating Activities		-22.131	-7.433	-11.565	-2.613
PROFIT (LOSS) FROM OPERATING ACTIVITIES		182.281	66.855	182.035	22.384
Investment Activity Income	18	25.461	0	25.461	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	-939	3.654	3.419	2.739
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		206.803	70.509	210.915	25.123
Finance income		70.193	1.429	25.038	819
Finance costs		-20.668	-53.832	-13.083	-3.133
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		256.328	18.106	222.870	22.809
PROFIT (LOSS) FROM CONTINUING OPERATIONS		256.328	18.106	222.870	22.809
PROFIT (LOSS)		256.328	18.106	222.870	22.809
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		256.328	18.106	222.870	22.809
<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		-218	174	-141	91
Gains (Losses) on Remeasurements of Defined Benefit Plans		-218	174	-141	91
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-218	174	-141	91
TOTAL COMPREHENSIVE INCOME (LOSS)		256.110	18.280	222.729	22.900
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		256.110	18.280	222.729	22.900

# Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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>228.557</b>	<b>135.742</b>
Profit (Loss)		256.328	18.106
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-66.672</b>	<b>48.120</b>
Adjustments for depreciation and amortisation expense	13	2.510	958
Adjustments for Impairment Loss (Reversal of Impairment Loss)		587	1.337
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	587	1.337
Adjustments for provisions		-5.910	1.016
Adjustments for (Reversal of) Provisions Related with Employee Benefits		436	219
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		159	791
Adjustments for (Reversal of) Other Provisions		-6.505	6
Adjustments for Interest (Income) Expenses		-42.163	44.391
Adjustments for Interest Income		-64.124	-1.382
Adjustments for interest expense		10.597	46.575
Deferred Financial Expense from Credit Purchases		11.380	260
Unearned Financial Income from Credit Sales		-16	-1.062
Adjustments for unrealised foreign exchange losses ( gains)		2.826	4.072
Adjustments for fair value losses (gains)		-25.461	0
Adjustments for Fair Value Losses (Gains) of Investment Property	18	-1.998	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	18	-23.463	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		939	-3.654
Adjustments for undistributed profits of associates	11	939	-3.654
<b>Changes in Working Capital</b>		<b>39.239</b>	<b>69.712</b>
Adjustments for decrease (increase) in trade accounts receivable		-62.897	96.486
Adjustments for decrease (increase) in inventories		-107.969	-167.106
Adjustments for increase (decrease) in trade accounts payable		52.251	79.052
Other Adjustments for Other Increase (Decrease) in Working Capital		157.854	61.280
<b>Cash Flows from (used in) Operations</b>		<b>228.895</b>	<b>135.938</b>
Payments Related with Other Provisions		-338	-196
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-47.687</b>	<b>-10.085</b>
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-28.675	0
Proceeds from sales of property, plant, equipment and intangible assets		174	323
Proceeds from sales of property, plant and equipment	13	174	323
Purchase of Property, Plant, Equipment and Intangible Assets	13	-7.159	-10.408
Cash Outflows from Acquisition of Investment Property		-12.027	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>9.331</b>	<b>-151.831</b>
Repayments of borrowings		-26.332	-106.665
Interest paid		-10.561	-46.548
Interest Received		46.224	1.382
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		190.201	-26.174
Net increase (decrease) in cash and cash equivalents		190.201	-26.174
<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>		<b>618.572</b>	<b>18.265</b>

[illegible]

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		620.000	128.601	-346			18.093	448.135	256.328	1.470.811		1.470.811