

YENİ GİMAT 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	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	4	367.906.354	354.523.790
Trade Receivables		22.071.159	13.390.499
Trade Receivables Due From Related Parties	23.a	2.860.079	364.604
Trade Receivables Due From Unrelated Parties	6.a	19.211.080	13.025.895
Other Receivables		1.499.981	3.663.520
Other Receivables Due From Unrelated Parties	7.a	1.499.981	3.663.520
Inventories	8	78.185	69.941
Prepayments	9.a	1.889.511	500.947
Other current assets		11.670	14.842
SUB-TOTAL		393.456.860	372.163.539
Total current assets		393.456.860	372.163.539
NON-CURRENT ASSETS			
Financial Investments	5	2.000.000	2.000.000
Investment property	11	1.857.818.721	1.856.744.956
Property, plant and equipment	12	434.858	428.664
Right of Use Assets	10	204.173	345.524
Intangible assets and goodwill	13	14.122	19.673
Prepayments	9.b	17.021.650	2.368.769
Total non-current assets		1.877.493.524	1.861.907.586
Total assets		2.270.950.384	2.234.071.125
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		197.881	180.662
Current Borrowings From Unrelated Parties		197.881	180.662
Lease Liabilities		197.881	180.662
Trade Payables		25.843.474	6.301.762
Trade Payables to Unrelated Parties	6.b	25.843.474	6.301.762
Employee Benefit Obligations	15.a	134.760	129.054
Other Payables		3.738.516	1.834.520
Other Payables to Related Parties	23	1.585.288	1.339.077
Other Payables to Unrelated Parties	7.b	2.153.228	495.443
Deferred Income Other Than Contract Liabilities		3.924.085	3.653.806
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9.c	3.924.085	3.653.806
Current provisions		10.020.176	11.679.815
Current provisions for employee benefits	15.b	31.517	
Other current provisions	14.a	9.988.659	11.679.815
SUB-TOTAL		43.858.892	23.779.619
Total current liabilities		43.858.892	23.779.619
NON-CURRENT LIABILITIES			
Long Term Borrowings		17.600	168.239
Long Term Borrowings From Unrelated Parties		17.600	168.239
Lease Liabilities		17.600	168.239
Other Payables		6.551.760	5.579.594
Other Payables to Unrelated parties	7.c	6.551.760	5.579.594
Deferred Income Other Than Contract Liabilities		247.348	376.702
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9.d	247.348	376.702
Non-current provisions		322.392	281.400
Non-current provisions for employee benefits	15.c	322.392	281.400
Total non-current liabilities		7.139.100	6.405.935
Total liabilities		50.997.992	30.185.554
EQUITY			
Equity attributable to owners of parent		2.219.952.392	2.203.885.571
Issued capital	16.a	161.280.000	161.280.000
Treasury Shares (-)	16.b	-34.005.929	-34.005.929
Restricted Reserves Appropriated From Profits	16.c	154.745.061	140.376.479

Prior Years' Profits or Losses		1.755.748.039	1.825.526.840
Current Period Net Profit Or Loss		182.185.221	110.708.181
Total equity		2.219.952.392	2.203.885.571
Total Liabilities and Equity		2.270.950.384	2.234.071.125

Profit or loss [abstract]

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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	17	166.594.550	108.517.076	78.438.361	43.421.168
Cost of sales	17	-33.292.753	-28.642.956	-15.203.877	-11.483.034
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		133.301.797	79.874.120	63.234.484	31.938.134
GROSS PROFIT (LOSS)		133.301.797	79.874.120	63.234.484	31.938.134
General Administrative Expenses	18.a	-3.970.813	-3.604.284	-1.288.264	-1.423.495
Marketing Expenses	18.b	-3.511.424		-319.325	
Other Income from Operating Activities	19.a	25.665.254	15.967.677	3.721.406	9.987.963
Other Expenses from Operating Activities	19.b	-7.735.880	-3.478.568	-955.369	-2.521.421
PROFIT (LOSS) FROM OPERATING ACTIVITIES		143.748.934	88.758.945	64.392.932	37.981.181
Investment Activity Income	20	38.077.551	27.995.367	11.066.447	6.420.722
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		181.826.485	116.754.312	75.459.379	44.401.903
Finance income		408.487		355.674	
Finance costs		-49.751	-2.770	301.433	20.026
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		182.185.221	116.751.542	76.116.486	44.421.929
PROFIT (LOSS) FROM CONTINUING OPERATIONS		182.185.221	116.751.542	76.116.486	44.421.929
PROFIT (LOSS)		182.185.221	116.751.542	76.116.486	44.421.929
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		182.185.221	116.751.542	76.116.486	44.421.929
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç	22	1,16500000	0,74460000	0,48670000	0,28380000
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)		182.185.221	116.751.542	76.116.486	44.421.929
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		0	0		
TOTAL COMPREHENSIVE INCOME (LOSS)		182.185.221	116.751.542	76.116.486	44.421.929
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		182.185.221	116.751.542	76.116.486	44.421.929

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		143.400.207	85.345.939
Profit (Loss)		182.185.221	116.751.542
Adjustments to Reconcile Profit (Loss)		-35.570.499	-25.649.923
Adjustments for depreciation and amortisation expense	10,12,13	206.323	214.934
Adjustments for provisions		-2.127.349	-2.227.057
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14,15	72.509	60.257
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	14	-1.691.156	-3.597.900
Adjustments for (Reversal of) General Provisions	6	-508.702	1.310.586
Adjustments for Interest (Income) Expenses	19,20	-34.376.537	-23.605.836
Adjustments for unrealised foreign exchange losses (gains)		727.064	-31.964
Changes in Working Capital		-4.595.505	-6.345.047
Adjustments for decrease (increase) in trade accounts receivable		-8.171.958	-6.919.453
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.968.261	-1.226.450
Adjustments for decrease (increase) in inventories		-8.244	2.245
Decrease (Increase) in Prepaid Expenses		-16.041.445	460.884
Adjustments for increase (decrease) in trade accounts payable		19.541.712	518.706
Adjustments for increase (decrease) in other operating payables		1.779.240	435.405
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		270.279	380.788
Other Adjustments for Other Increase (Decrease) in Working Capital		3.172	2.828
Cash Flows from (used in) Operations		142.019.217	84.756.572
Interest received	19	1.380.990	589.367
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		36.012.947	36.122.980
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5		10.727.879
Purchase of Property, Plant, Equipment and Intangible Assets		-65.615	-325.000
Purchase of property, plant and equipment	12	-65.615	-325.000
Cash Outflows from Acquisition of Investment Property	11	-1.073.765	-901.500
Dividends received	20	4.997.513	4.922.450
Interest received		32.154.814	21.699.151
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-166.030.590	-173.544.344
Payments to Acquire Entity's Shares or Other Equity Instruments			-7.574.096
Repayments of borrowings		-158.400	-98.058
Cash Outflows from Other Financial Liabilities		-158.400	-98.058
Dividends Paid		-165.872.190	-165.872.190
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		13.382.564	-52.075.425
Net increase (decrease) in cash and cash equivalents		13.382.564	-52.075.425
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		354.523.790	370.730.029
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	367.906.354	318.654.604

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		161.280.000	-25.492.106					115.427.085	1.671.797.378	344.797.256	2.267.809.533		2.267.809.533	
	Adjustments Related to Accounting Policy Changes													0	
	Adjustments Related to Required Changes in Accounting Policies													0	
	Adjustments Related to Voluntary Changes in Accounting Policies													0	
	Adjustments Related to Errors													0	
	Other Restatements													0	
	Restated Balances													0	
	Transfers								24.009.747	320.787.509	-344.797.256			0	
	Total Comprehensive Income (Loss)										116.751.542	116.751.542		116.751.542	
	Profit (loss)										116.751.542	116.751.542		116.751.542	
	Other Comprehensive Income (Loss)													0	
	Issue of equity													0	
	Capital Decrease													0	
	Capital Advance													0	
	Effect of Merger or Liquidation or Division													0	
	Effects of Business Combinations Under Common Control													0	
	Advance Dividend Payments													0	
	Dividends Paid									-166.118.400		-166.118.400		-166.118.400	
	Decrease through Other Distributions to Owners													0	
	Increase (Decrease) through Treasury Share Transactions				-7.574.096							-7.574.096		-7.574.096	
	Increase (Decrease) through Share-Based Payment Transactions													0	
	Acquisition or Disposal of a Subsidiary													0	
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0	
	Transactions with noncontrolling shareholders													0	
	Increase through Other Contributions by Owners													0	
	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													0	
	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													0	
	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													0	
	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													0	
	Increase (decrease) through other changes, equity													0	
	Equity at end of period			161.280.000	-33.066.282					139.436.832	1.826.466.487	116.751.542	2.210.868.579		2.210.868.579
	Current Period 01.01.2021 – 30.09.2021	Statement of changes in equity (abstract)													
		Statement of changes in equity (line items)													
		Equity at beginning of period		161.280.000	-34.005.929					140.376.479	1.825.526.840	110.708.181	2.203.885.571		2.203.885.571
Adjustments Related to Accounting Policy Changes													0		
Adjustments Related to Required Changes in Accounting Policies													0		
Adjustments Related to Voluntary Changes in Accounting Policies													0		
Adjustments Related to Errors													0		
Other Restatements													0		
Restated Balances													0		
Transfers									14.368.582	96.339.599	-110.708.181		0		
Total Comprehensive Income (Loss)											182.185.221	182.185.221	182.185.221		
Profit (loss)											182.185.221	182.185.221	182.185.221		
Other Comprehensive Income (Loss)													0		
Issue of equity													0		
Capital Decrease													0		
Capital Advance													0		
Effect of Merger or Liquidation or Division													0		
Effects of Business Combinations Under Common Control													0		
Advance Dividend Payments													0		
Dividends Paid										-166.118.400		-166.118.400	-166.118.400		
Decrease through Other Distributions to Owners												0			

	Increase (Decrease) through Treasury Share Transactions												0
	Increase (Decrease) through Share-Based Payment Transactions												0
	Acquisition or Disposal of a Subsidiary												0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity												0
	Transactions with noncontrolling shareholders												0
	Increase through Other Contributions by Owners												0
	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												0
	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												0
	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												0
	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												0
	Increase (decrease) through other changes, equity												0
	Equity at end of period		161,280,000	-34,005,929				154,745,061	1,755,748,039	182,185,221	2,219,952,392		2,219,952,392