

YENİ GİMAT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2021 - 3. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	370.477.153	355.675.578
Trade Receivables		20.637.108	13.296.014
Trade Receivables Due From Unrelated Parties	6.a	20.637.108	13.296.014
Other Receivables		1.512.241	3.728.695
Other Receivables Due From Unrelated Parties	7.a	1.512.241	3.728.695
Inventories	8	771.724	524.660
Prepayments	9.a	2.006.491	579.909
Current Tax Assets		1.434	2.893
Other current assets		1.562.470	521.813
SUB-TOTAL		396.968.621	374.329.562
Total current assets		396.968.621	374.329.562
NON-CURRENT ASSETS			
Investment property	11	1.705.068.110	1.705.068.110
Property, plant and equipment	12	153.558.896	152.387.470
Right of Use Assets	10	204.173	345.524
Intangible assets and goodwill	13	26.116	42.211
Prepayments	9.b	17.039.332	2.368.769
Total non-current assets		1.875.896.627	1.860.212.084
Total assets		2.272.865.248	2.234.541.646
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		26.856.773	6.876.169
Trade Payables to Unrelated Parties	6.b	26.856.773	6.876.169
Employee Benefit Obligations	15.a	793.644	519.694
Other Payables		3.795.310	1.864.688
Other Payables to Related Parties	23	1.585.288	1.339.077
Other Payables to Unrelated Parties	7.b	2.210.022	525.611
Deferred Income Other Than Contract Liabilities		4.147.130	3.699.873
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9.c	4.147.130	3.699.873
Current provisions		10.258.092	11.786.066
Current provisions for employee benefits	14	263.933	100.751
Other current provisions	14	9.994.159	11.685.315
SUB-TOTAL		46.048.830	24.927.152
Total current liabilities		46.048.830	24.927.152
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		247.347	376.702
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9.d	247.347	376.702
Non-current provisions		498.752	301.744
Non-current provisions for employee benefits	15.c	498.752	301.744
Total non-current liabilities		7.315.459	6.426.279
Total liabilities		53.364.289	31.353.431
EQUITY			
Equity attributable to owners of parent		2.219.500.959	2.203.188.215
Issued capital	16.a	161.280.000	161.280.000
Treasury Shares (-)	16.b	-34.005.929	-34.005.929
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		3.068.540	3.068.540
Gains (Losses) on Revaluation and Remeasurement		3.068.540	3.068.540

Restricted Reserves Appropriated From Profits	16.c	154.745.061	140.376.479
Prior Years' Profits or Losses		1.751.982.143	1.823.595.314
Current Period Net Profit Or Loss		182.431.144	108.873.811
Total equity		2.219.500.959	2.203.188.215
Total Liabilities and Equity		2.272.865.248	2.234.541.646

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	180.736.753	114.802.793	84.231.694	45.774.699
Cost of sales	17	-44.492.970	-34.474.394	-19.448.670	-13.376.623
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		136.243.783	80.328.399	64.783.024	32.398.076
GROSS PROFIT (LOSS)		136.243.783	80.328.399	64.783.024	32.398.076
General Administrative Expenses	18.a	-5.188.472	-4.546.031	-1.722.817	-1.784.899
Marketing Expenses	18.b	-4.311.645	-538.025	-699.625	-157.488
Other Income from Operating Activities	19.a	24.969.668	15.990.123	3.063.687	9.995.613
Other Expenses from Operating Activities	19.b	-7.769.329	-3.555.900	-962.605	-2.524.330
PROFIT (LOSS) FROM OPERATING ACTIVITIES		143.944.005	87.678.566	64.461.664	37.926.972
Investment Activity Income	20	38.128.403	28.012.313	11.102.165	6.426.165
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		182.072.408	115.690.879	75.563.829	44.353.137
Finance income		408.487		355.674	
Finance costs		-49.751	-2.770	301.433	17.920
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		182.431.144	115.688.109	76.220.936	44.371.057
PROFIT (LOSS) FROM CONTINUING OPERATIONS		182.431.144	115.688.109	76.220.936	44.371.057
PROFIT (LOSS)		182.431.144	115.688.109	76.220.936	44.371.057
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		182.431.144	115.688.109	76.220.936	44.371.057
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	1,16650000	0,73780000	0,48740000	0,28350000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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)		182.431.144	115.688.109	76.220.936	44.371.057
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		0			
TOTAL COMPREHENSIVE INCOME (LOSS)		182.431.144	115.688.109	76.220.936	44.371.057
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		182.431.144	115.688.109	76.220.936	44.371.057

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		145.541.438	84.899.790
Profit (Loss)		182.431.144	115.688.109
Adjustments to Reconcile Profit (Loss)		-34.432.377	-25.451.042
Adjustments for depreciation and amortisation expense	10,12,13	302.018	292.108
Adjustments for provisions		-1.834.143	-2.088.404
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14,15	360.190	145.613
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	14	-1.691.156	-3.597.900
Adjustments for (Reversal of) General Provisions		-503.177	1.363.883
Adjustments for Interest (Income) Expenses	19,20	-33.627.316	-23.622.782
Adjustments for unrealised foreign exchange losses (gains)		727.064	-31.964
Changes in Working Capital		-3.039.705	-5.927.010
Adjustments for decrease (increase) in trade accounts receivable		-6.837.917	-6.232.070
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.318.892	-1.221.144
Adjustments for decrease (increase) in inventories		-247.064	74.401
Decrease (Increase) in Prepaid Expenses		-16.097.145	418.248
Adjustments for increase (decrease) in trade accounts payable		19.980.604	325.930
Adjustments for increase (decrease) in other operating payables		2.074.109	442.708
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		447.257	416.947
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.040.657	-152.030
Cash Flows from (used in) Operations		144.959.062	84.310.057
Interest received	19	580.917	589.367
Income taxes refund (paid)		1.459	366
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		35.265.747	36.080.239
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	5		10.727.879
Purchase of Property, Plant, Equipment and Intangible Assets		-1.315.998	-1.286.187
Purchase of property, plant and equipment	12	-1.315.998	-1.279.912
Purchase of intangible assets	13		-6.275
Dividends received	20	4.997.513	4.922.450
Interest received		31.584.232	21.716.097
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-166.005.610	-173.544.344
Payments to Acquire Entity's Shares or Other Equity Instruments			-7.574.096
Repayments of borrowings		-133.420	-98.058
Cash Outflows from Other Financial Liabilities		-133.420	-98.058
Dividends Paid		-165.872.190	-165.872.190
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		14.801.575	-52.564.315
Net increase (decrease) in cash and cash equivalents		14.801.575	-52.564.315
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		355.675.578	372.141.334
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	370.477.153	319.577.019

[illegible]

Current Period 01.01.2021 - 30.09.2021										-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		3.068.540	3.068.540			154.745.061	1.751.982.143	182.431.144	2.219.500.959	2.219.500.959