

**ATAKULE 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	7.338.270	340.406
Trade Receivables		4.413.164	2.762.202
Trade Receivables Due From Unrelated Parties	5	4.413.164	2.762.202
Other Receivables		158.463	242.927
Other Receivables Due From Unrelated Parties	9	158.463	242.927
Prepayments		1.118.662	4.200.441
Prepayments to Unrelated Parties	10	1.118.662	4.200.441
Other current assets		2.384.220	2.299.026
Other Current Assets Due From Unrelated Parties	9	2.384.220	2.299.026
<b>SUB-TOTAL</b>		<b>15.412.779</b>	<b>9.845.002</b>
<b>Total current assets</b>		<b>15.412.779</b>	<b>9.845.002</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables		156.624	156.624
Other Receivables Due From Unrelated Parties	9	156.624	156.624
Investment property	6	476.199.383	474.462.000
Property, plant and equipment	7	3.839.572	4.467.024
Right of Use Assets	8	813.433	1.247.754
Intangible assets and goodwill		99.971	185.937
Other intangible assets		99.971	185.937
Prepayments	10	7.561.401	7.503.497
Deferred Tax Asset		31.228	0
Other Non-current Assets	9	30.341.887	30.545.945
<b>Total non-current assets</b>		<b>519.043.499</b>	<b>518.568.781</b>
<b>Total assets</b>		<b>534.456.278</b>	<b>528.413.783</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		73.105	43.607
Current Borrowings From Unrelated Parties		73.105	43.607
Bank Loans	4	73.105	43.607
Current Portion of Non-current Borrowings		485.481	1.561.476
Current Portion of Non-current Borrowings from Unrelated Parties		485.481	1.561.476
Lease Liabilities	4	485.481	1.561.476
Trade Payables		1.416.339	3.199.077
Trade Payables to Unrelated Parties	5	1.416.339	3.199.077
Other Payables		193	26.304.984
Other Payables to Related Parties	19	22	26.304.063
Other Payables to Unrelated Parties		171	921
Deferred Income Other Than Contract Liabilities		92.097	141.735
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	92.097	141.735
Current provisions		462.846	306.715
Current provisions for employee benefits	12	462.846	306.715
Other Current Liabilities		481.408	286.685
Other Current Liabilities to Unrelated Parties	9	481.408	286.685
<b>SUB-TOTAL</b>		<b>3.011.469</b>	<b>31.844.279</b>
<b>Total current liabilities</b>		<b>3.011.469</b>	<b>31.844.279</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		556.766	681.845
Long Term Borrowings From Unrelated Parties		556.766	681.845
Lease Liabilities	4	556.766	681.845
Non-current provisions		643.773	500.717
Non-current provisions for employee benefits	12	643.773	500.717
Deferred Tax Liabilities		0	14.054
Other non-current liabilities		3.215.454	2.778.754
Other Non-current Liabilities to Unrelated Parties	9	3.215.454	2.778.754
<b>Total non-current liabilities</b>		<b>4.415.993</b>	<b>3.975.370</b>
<b>Total liabilities</b>		<b>7.427.462</b>	<b>35.819.649</b>

EQUITY			
Equity attributable to owners of parent		527.028.816	492.594.134
Issued capital	13	263.340.000	231.000.000
Inflation Adjustments on Capital		34.771.919	34.771.919
Share Based payments (-)		195.249	80.674
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-271.005	-258.862
Gains (Losses) on Revaluation and Remeasurement		-271.005	-258.862
Gains (Losses) on Remeasurements of Defined Benefit Plans		-271.005	-258.862
Restricted Reserves Appropriated From Profits	13	7.427.280	7.427.280
Prior Years' Profits or Losses		219.573.123	218.299.773
Current Period Net Profit Or Loss		1.992.250	1.273.350
Total equity		527.028.816	492.594.134
Total Liabilities and Equity		534.456.278	528.413.783

# Statement of Profit or Loss and 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	14	23.858.922	18.732.308	9.721.896	7.223.350
Cost of sales	14	-11.157.072	-10.761.318	-4.307.247	-3.534.119
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		12.701.850	7.970.990	5.414.649	3.689.231
GROSS PROFIT (LOSS)		12.701.850	7.970.990	5.414.649	3.689.231
General Administrative Expenses	15	-7.572.881	-4.803.182	-2.596.353	-1.816.443
Marketing Expenses		-3.105.363	-3.461.492	-1.125.961	-1.085.148
Other Income from Operating Activities		2.186.974	589.520	629.035	305.415
Other Expenses from Operating Activities		-2.348.692	-1.655.626	-309.794	-379.110
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.861.888	-1.359.790	2.011.576	713.945
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.861.888	-1.359.790	2.011.576	713.945
Finance income	16	763.312	1.253.273	401.588	766.758
Finance costs	17	-678.232	-2.428.182	-125.903	-1.148.860
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.946.968	-2.534.699	2.287.261	331.843
Tax (Expense) Income, Continuing Operations		45.282	0	8.965	0
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		45.282	0	8.965	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.992.250	-2.534.699	2.296.226	331.843
PROFIT (LOSS)		1.992.250	-2.534.699	2.296.226	331.843
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent	18	1.992.250	-2.534.699	2.296.226	331.843
<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>	18	0,00008000	-0,00011000	0,00009000	0,00001000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-12.143	10.735	5.778	23.438
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-12.143	10.735	5.778	23.438
Taxes Relating to Remeasurements of Defined Benefit Plans		-12.143	10.735	5.778	23.438
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-12.143</b>	<b>10.735</b>	<b>5.778</b>	<b>23.438</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>1.980.107</b>	<b>-2.523.964</b>	<b>2.302.004</b>	<b>355.281</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.980.107	-2.523.964	2.302.004	355.281

# 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>3.899.138</b>	<b>3.278.719</b>
Profit (Loss)		1.992.250	-2.534.699
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>2.085.149</b>	<b>3.599.369</b>
Adjustments for depreciation and amortisation expense	15	1.225.231	1.015.843
Adjustments for Impairment Loss (Reversal of Impairment Loss)		550.573	512.926
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	5	550.573	512.926
Adjustments for provisions		239.511	232.712
Adjustments for (Reversal of) Provisions Related with Employee Benefits		239.511	232.712
Adjustments for Interest (Income) Expenses		-334.533	823.186
Adjustments for Interest Income	17	-445.037	-41.642
Adjustments for interest expense	17	110.504	864.828
Adjustments for unrealised foreign exchange losses ( gains)		449.649	1.014.702
Adjustments for Tax (Income) Expenses		-45.282	0
<b>Changes in Working Capital</b>		<b>-176.035</b>	<b>2.214.049</b>
Adjustments for decrease (increase) in trade accounts receivable		-2.201.535	-316.324
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-2.201.535	-316.324
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		203.328	232.042
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		203.328	232.042
Decrease (Increase) in Prepaid Expenses		3.023.875	2.446.266
Adjustments for increase (decrease) in trade accounts payable		-1.782.738	-694.303
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-1.782.738	-694.303
Other Adjustments for Other Increase (Decrease) in Working Capital		581.035	546.368
Increase (Decrease) in Other Payables Related with Operations		581.035	546.368
<b>Cash Flows from (used in) Operations</b>		<b>3.901.364</b>	<b>3.278.719</b>
Payments Related with Provisions for Employee Benefits		-2.226	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-1.814.875</b>	<b>-1.041.440</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-77.492	-78.626
Purchase of property, plant and equipment	7	-77.492	-78.626
Cash Outflows from Acquisition of Investment Property	6	-1.737.383	-962.814
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>4.913.601</b>	<b>-127.719</b>
Proceeds from Issuing Shares or Other Equity Instruments		6.037.277	0
Proceeds from issuing shares		6.037.277	0
Repayments of borrowings		-1.507.968	-6.070.165
Loan Repayments		-306.895	-238.040
Cash Outflows from Other Financial Liabilities		-1.201.073	-5.832.125
Increase in Other Payables to Related Parties		0	6.738.430
Interest paid		-60.745	-837.626
Interest Received	17	445.037	41.642
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		6.997.864	2.109.560
Net increase (decrease) in cash and cash equivalents		6.997.864	2.109.560
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>3</b>	<b>340.406</b>	<b>604.818</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>3</b>	<b>7.338.270</b>	<b>2.714.378</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		0	0	114.575	0				0	0	0	114.575		114.575
	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		263.340.000	34.771.919	195.249	-271.005				7.427.280	219.573.123	1.992.250	527.028.816		527.028.816