Date and time of publication on KAP: 28.07.2022 18:13:33
https://www.kap.org.tr/en/Bildirim/1048723

KAMUYU AYDINLATMA PLATFORMU

REYSAŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2022 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	ULUSLARARASI BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

Ara Dönem Konsolide Finansal Tablolara İlişkin Sınırlı Denetim Raporu

Reysaş Gayrimenkul Yatırım Ortaklığı A.Ş. Yönetim Kurulu'na

Giriş

Reysaş Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2022 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait konsolide kâr veya zarar ve konsolide diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile açıklayıcı konsolide dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal tabloların Türkiye Muhasebe Standardı 34, Ara Dönem Finansal Raporlama Standardı'na (TMS 34) uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Diğer Husus

Şirket'in 31 Aralık 2021 tarihinde sona eren yıla ait finansal tablolarının tam kapsamlı denetimi başka bir bağımsız denetim şirketi tarafından gerçekleştirilmiş olup, söz konusu bağımsız denetim şirketi 07 Şubat 2022 tarihli tam kapsamlı denetim raporunda olumlu görüş bildirmiştir. Şirket'in 30 Haziran 2021 tarihi itibarıyla sona eren hesap dönemine ait finansal tablolarının sınırlı kapsamlı denetimi yine aynı bağımsız denetim şirketi tarafından gerçekleştirilmiş olup, ilgili döneme ait finansal tablolar üzerinde, söz konusu bağımsız denetim şirketi 17 Ağustos 2021 tarihli raporunda olumlu sonuç bildirmiştir.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal tabloların, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Uluslararası Bağımsız Denetim Anonim Şirketi

Mustafa Ozan Mısırlıoğlu, SMMM

Sorumlu Denetçi

28 Temmuz 2022

İstanbul, Türkiye

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents		431.995.940	426.697.788
Financial Investments		0	
Financial Assets at Fair Value Through Profit or Loss		0	
Financial Assets at Fair Value Through Other Comprehensive Income		0	
Trade Receivables		31.977.852	43.567.727
Trade Receivables Due From Related Parties		399.590	23.987.039
Trade Receivables Due From Unrelated Parties		31.578.262	19.580.688
Receivables From Financial Sector Operations		0	
Other Receivables		95.583.781	61.027.121
Other Receivables Due From Related Parties		93.747.836	55.594.526
Other Receivables Due From Unrelated Parties		1.835.945	5.432.595
Inventories		380.743	287.767
Prepayments		8.070.762	2.328.289
Prepayments to Unrelated Parties		8.070.762	2.328.289
Current Tax Assets		578.430	1.638.877
Other current assets		9.774.504	20.100.262
Other Current Assets Due From Unrelated Parties		9.774.504	20.100.262
SUB-TOTAL		**578.362.012**	**555.647.831**
Total current assets		**578.362.012**	**555.647.831**
NON-CURRENT ASSETS			
Other Receivables		3.394	3.394
Other Receivables Due From Unrelated Parties		3.394	3.394
Inventories		57.072.416	56.897.916
Investments accounted for using equity method		72.092.480	76.978.147
Investment property		5.093.318.462	4.872.329.172
Property, plant and equipment		97.431.829	84.337.102
Prepayments		21.557.833	24.067.873
Prepayments to Unrelated Parties		21.557.833	24.067.873
Deferred Tax Asset		0	122.205
Total non-current assets		**5.341.476.414**	**5.114.735.809**
Total assets		**5.919.838.426**	**5.670.383.640**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		126.159.655	155.870.675
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		126.159.655	155.870.675
Bank Loans		126.159.655	155.870.675
Current Portion of Non-current Borrowings		454.392.566	630.106.089
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		454.392.566	630.106.089
Bank Loans		422.666.567	604.785.007
Lease Liabilities		31.725.999	25.321.082
Trade Payables		4.796.249	23.717.784
Trade Payables to Related Parties		0	14.490.103
Trade Payables to Unrelated Parties		4.796.249	9.227.681
Employee Benefit Obligations		526.188	453.533
Other Payables		34.493.051	22.500.788
Other Payables to Related Parties		10.593.895	13.475.432
Other Payables to Unrelated Parties		23.899.156	9.025.356
Deferred Income Other Than Contract Liabilities		1.476.908	758.726
Current tax liabilities, current		365.056	59.310
Current provisions		9.061.003	8.823.791
Current provisions for employee benefits		248.249	148.621
Other current provisions		8.812.754	8.675.170
Other Current Liabilities		0	

SUB-TOTAL		**631.270.676**	**842.290.696**
Total current liabilities		**631.270.676**	**842.290.696**
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.267.982.934	867.267.798
Long Term Borrowings From Unrelated Parties		1.267.982.934	867.267.798
Bank Loans		1.207.375.635	843.468.718
Lease Liabilities		60.607.299	23.799.080
Other Payables		4.049.780	5.494.163
Other Payables to Related Parties		2.790.371	2.790.371
Other Payables to Unrelated parties		1.259.409	2.703.792
Deferred Income Other Than Contract Liabilities		61.568	226.502
Non-current provisions		1.207.519	1.036.041
Non-current provisions for employee benefits		1.012.630	699.149
Other non-current provisions		194.889	336.892
Deferred Tax Liabilities		5.122.913	4.247.648
Other non-current liabilities		0	
Total non-current liabilities		**1.278.424.714**	**878.272.152**
Total liabilities		**1.909.695.390**	**1.720.562.848**
EQUITY			
Equity attributable to owners of parent		4.010.143.036	3.949.820.792
Issued capital		500.000.000	500.000.000
Treasury Shares (-)		-3.052.439	-3.052.439
Effects of Business Combinations Under Common Control		-12.770.341	-10.633.456
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		146.620.158	141.430.834
Gains (Losses) on Revaluation and Remeasurement		102.303.924	99.075.327
Share of Other Comprehensive Income of Investments Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		44.494.527	42.533.800
Other Gains (Losses)		-178.293	-178.293
Restricted Reserves Appropriated From Profits		5.607.893	9.568.612
Other equity interest		331.244	331.244
Prior Years' Profits or Losses		3.314.046.274	1.764.526.292
Current Period Net Profit Or Loss		59.360.247	1.547.649.705
Total equity		**4.010.143.036**	**3.949.820.792**
Total Liabilities and Equity		**5.919.838.426**	**5.670.383.640**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021	Current Period 3 Months 01.04.2022 - 30.06.2022	Previous Period 3 Months 01.04.2021 - 30.06.2021
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		251.045.015	146.554.526	140.291.154	77.213.678
Cost of sales		-52.436.461	-25.673.877	-21.060.156	-11.326.870
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		198.608.554	120.880.649	119.230.998	65.886.808
GROSS PROFIT (LOSS)		198.608.554	120.880.649	119.230.998	65.886.808
General Administrative Expenses		-2.803.250	-2.590.930	-396.437	-1.680.088
Marketing Expenses		-250.262	-109.822	-130.017	-52.190
Research and development expense		0	0	0	0
Other Income from Operating Activities		13.964.783	4.339.872	3.107.694	2.565.454
Other Expenses from Operating Activities		-21.305.682	-2.736.386	-9.062.937	-927.256
PROFIT (LOSS) FROM OPERATING ACTIVITIES		188.214.143	119.783.383	112.749.301	65.792.728
Investment Activity Income		3.781.804	13.750.795	2.240.348	13.750.795
Share of Profit (Loss) from Investments Accounted for Using Equity Method		5.427.302	237.223	0	764.469
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		197.423.249	133.771.401	114.989.649	80.307.992
Finance income		106.954.968	30.140.769	63.304.966	12.068.224
Finance costs		-243.912.611	-156.457.211	-130.933.988	-73.865.891
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		60.465.606	7.454.959	47.360.627	18.510.325
Tax (Expense) Income, Continuing Operations		-1.105.360	-48.911	-338.723	133.993
Current Period Tax (Expense) Income		-997.472	-189.483	-156.688	118.947
Deferred Tax (Expense) Income		-107.888	140.572	-182.035	15.046
PROFIT (LOSS) FROM CONTINUING OPERATIONS		59.360.246	7.406.048	47.021.904	18.644.318
PROFIT (LOSS)		59.360.246	7.406.048	47.021.904	18.644.318
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0		0	
Owners of Parent		59.360.246	7.406.048	47.021.904	18.644.318
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		3.052.439	-26.776	4.144.151	-15.329
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		3.052.439	-26.776	4.144.151	-15.329
Deferred Tax (Expense) Income		3.052.439	8.926	4.144.151	5.110
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		0	-35.702	0	-20.439
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**3.052.439**	**-26.776**	**4.144.151**	**-15.329**
TOTAL COMPREHENSIVE INCOME (LOSS)		**62.412.685**	**7.379.272**	**51.166.055**	**18.628.989**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		62.412.685	7.379.272	51.166.055	18.628.989

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**84.548.728**	**10.500.824**
Profit (Loss)		59.360.247	7.406.048
Adjustments to Reconcile Profit (Loss)		**8.167.343**	**39.232.499**
Adjustments for depreciation and amortisation expense		5.329.111	5.186.410
Adjustments for provisions		-729.947	1.033.840
Adjustments for Interest (Income) Expenses		0	149.928
Adjustments for Interest Income		0	385.057
Adjustments for interest expense		0	-235.129
Adjustments for unrealised foreign exchange losses (gains)		0	46.715.993
Adjustments for fair value losses (gains)		0	-13.448.576
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	-237.223
Adjustments for undistributed profits of associates		0	-237.223
Adjustments for Tax (Income) Expenses		3.568.179	48.911
Other adjustments to reconcile profit (loss)		0	-216.784
Changes in Working Capital		**17.021.138**	**-35.445.157**
Adjustments for decrease (increase) in trade accounts receivable		11.589.875	-13.068.350
Decrease (Increase) in Trade Accounts Receivables from Related Parties			4.203.517
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties			-17.271.867
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-34.556.660	205.970
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations			205.970
Adjustments for Decrease (Increase) in Contract Assets		0	
Adjustments for decrease (increase) in inventories		-267.476	-22.077
Decrease (Increase) in Prepaid Expenses			541.674
Adjustments for increase (decrease) in trade accounts payable		-18.921.535	-26.246.759
Increase (Decrease) in Trade Accounts Payables to Related Parties			-31.727.385
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties			5.480.626
Increase (Decrease) in Employee Benefit Liabilities			560.810
Adjustments for Increase (Decrease) in Contract Liabilities		0	
Adjustments for increase (decrease) in other operating payables		48.635.549	4.904.694
Increase (Decrease) in Other Operating Payables to Related Parties			1.961.095
Increase (Decrease) in Other Operating Payables to Unrelated Parties			2.943.599
Increase (Decrease) in Deferred Income Other Than Contract Liabilities			-549.734
Other Adjustments for Other Increase (Decrease) in Working Capital		10.541.385	-1.771.385
Cash Flows from (used in) Operations		**84.548.728**	**11.193.390**
Income taxes refund (paid)			-692.566
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-238.694.946**	**-58.783.751**
Proceeds from sales of property, plant, equipment and intangible assets		0	9.204.472
Purchase of Property, Plant, Equipment and Intangible Assets		-238.694.946	-20.689.201
Cash Outflows from Acquition of Investment Property			-47.299.022
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**159.444.372**	**106.244.301**
Proceeds from borrowings		159.444.372	106.244.301
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		5.298.154	57.961.374
Net increase (decrease) in cash and cash equivalents		5.298.154	57.961.374
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**426.697.787**	**223.048.020**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**431.995.941**	**281.009.394**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

		Footnote Reference	Equity													
			Equity attributable to owners of parent [member]												Non-controlling interests [member]	
			Issued Capital	Additional Capital Contribution of Shareholders	Treasury Shares	Effects of Combinations of Entities or Businesses Under Common Control	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Restricted Reserves Appropriated From Profits [member]	Retained Earnings				
							Gains/Losses on Revaluation and Remeasurement [member]	Other Reserves Of Other Gains (Losses)	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Previous Period 01.01.2021 - 30.06.2021	**Statement of changes in equity [abstract]**															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**246.000.001**		**-1.047.230**	**-10.633.456**	**99.075.327**	**-47.348**			**7.563.403**	**1.356.369.865**	**410.426.474**	**2.107.707.036**		**2.107.707.036**
	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											410.426.474	-410.426.474			0
	Total Comprehensive Income (Loss)							-44.424					7.406.048	7.361.624		7.361.624
	Profit (loss)															0
	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															0
	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											-216.784		-216.784		-216.784
	Equity at end of period		**246.000.001**		**-1.047.230**	**-10.633.456**	**99.075.327**	**-91.772**			**7.563.403**	**1.766.579.555**	**7.406.048**	**2.114.851.876**		**2.114.851.876**
Current Period 01.01.2022 - 30.06.2022	**Statement of changes in equity [abstract]**															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**500.000.000**	**331.244**	**-3.052.439**	**-10.633.456**	**99.075.327**	**42.177.214**			**9.568.612**	**1.764.526.292**	**1.547.649.705**	**3.949.642.499**		**3.949.642.499**
	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												-1.547.649.705	-1.547.649.705		-1.547.649.705
	Total Comprehensive Income (Loss)					-2.136.885	3.228.597	2.139.020			-3.960.719	1.549.519.982	59.360.247	1.608.150.242		1.608.150.242
	Profit (loss)															0
	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															0
	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		**500.000.000**	**331.244**	**-3.052.439**	**-12.770.341**	**102.303.924**	**44.316.234**			**5.607.893**	**3.314.046.274**	**59.360.247**	**4.010.143.036**		**4.010.143.036**