

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2019 - 2. 3 Monthly Notification**

General Information About Financial Statements

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

ARA DÖNEM FİNANSAL TABLOLARI HAKKINDA SINIRLI DENETİM RAPORU

Türker Proje Gayrimenkul ve Yatırım Geliştirme Anonim Şirketi Yönetim Kurulu'na

Giriş

Türker Proje Gayrimenkul ve Yatırım Geliştirme Anonim Şirketi'nin ("Şirket") ekte yer alan 30 Haziran 2019 tarihli finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akım tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin 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 Standartları'na 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 vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin, tüm önemli yönleriyle TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

A member of MGI Worldwide

GAMZE TRKİN AKSU

Sorumlu Ortak Bařdenetçi

(İstanbul, 8 Ağustos 2019)

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	15.124.461	14.598.929
Trade Receivables	7	525	1.324
Trade Receivables Due From Unrelated Parties		525	1.324
Prepayments	17	15.872	3.094
Prepayments to Unrelated Parties		15.872	3.094
Current Tax Assets	26	105.659	79.028
Other current assets	17	99.861	90.296
Other Current Assets Due From Unrelated Parties		99.861	90.296
SUB-TOTAL		15.346.378	14.772.671
Total current assets		15.346.378	14.772.671
NON-CURRENT ASSETS			
Other Receivables	8	14.630	13.394
Other Receivables Due From Unrelated Parties		14.630	13.394
Investment property	9	160.260.000	160.260.000
Property, plant and equipment	10	7.633	11.002
Fixtures and fittings		7.633	11.002
Right of Use Assets	11	102.815	0
Intangible assets and goodwill	12	527	1.045
Other Rights		527	1.045
Prepayments	17	1.144	26
Prepayments to Unrelated Parties		1.144	26
Total non-current assets		160.386.749	160.285.467
Total assets		175.733.127	175.058.138
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	34.529	0
Current Borrowings From Unrelated Parties		34.529	0
Lease Liabilities		34.529	0
Trade Payables	7	11.208	11.717
Trade Payables to Unrelated Parties		11.208	11.717
Employee Benefit Obligations	16	19.993	0
Other Payables	8	24.686	29.065
Other Payables to Unrelated Parties		24.686	29.065
SUB-TOTAL		90.416	40.782
Total current liabilities		90.416	40.782
NON-CURRENT LIABILITIES			
Long Term Borrowings	13	75.355	0
Long Term Borrowings From Related Parties		75.355	0
Lease Liabilities		75.355	0
Employee Benefit Obligations	16	66.202	62.630
Deferred Tax Liabilities	26	31.009.921	31.021.343
Total non-current liabilities		31.151.478	31.083.973
Total liabilities		31.241.894	31.124.755
EQUITY			
Equity attributable to owners of parent		144.491.233	143.933.383
Issued capital	18	7.120.696	7.120.696
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		125.905.495	125.905.798
Gains (Losses) on Revaluation and Remeasurement		125.905.495	125.905.798
Gains (Losses) on Remeasurements of Defined Benefit Plans	16, 18	-2.646	-2.343
Other Revaluation Increases (Decreases)	18	125.908.141	125.908.141
Restricted Reserves Appropriated From Profits	18	635.983	597.142
Legal Reserves		635.983	597.142
Prior Years' Profits or Losses		10.270.906	21.682.242
Current Period Net Profit Or Loss	27	558.153	-11.372.495
Total equity		144.491.233	143.933.383

Total Liabilities and Equity		175.733.127	175.058.138
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Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018	Current Period 3 Months 01.04.2019 - 30.06.2019	Previous Period 3 Months 01.04.2018 - 30.06.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	21	-1.016.731	-1.028.577	-487.624	-521.636
Other Income from Operating Activities	22	140.598	41.013	19.475	20.667
Other Expenses from Operating Activities	22	-1.195	-851	-137	-803
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-877.328	-988.415	-468.286	-501.772
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-877.328	-988.415	-468.286	-501.772
Finance income	24	1.613.242	1.031.365	834.308	525.188
Finance costs	24	-19.130	-1.247	-9.340	-636
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		716.784	41.703	356.682	22.780
Tax (Expense) Income, Continuing Operations		-158.631	-10.944	-77.379	-6.845
Current Period Tax (Expense) Income	26	-169.967	-34.743	-36.380	18.375
Deferred Tax (Expense) Income	26	11.336	23.799	-40.999	-25.220
PROFIT (LOSS) FROM CONTINUING OPERATIONS		558.153	30.759	279.303	15.935
PROFIT (LOSS)		558.153	30.759	279.303	15.935
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		558.153	30.759	279.303	15.935
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç (Zarar)	27	0,00078400	0,00004300	0,00039200	0,00002200
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-303	-9.232	1.277	-12.927
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-389	-11.836	1.637	-16.573
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		86	2.604	-360	3.646
Taxes Relating to Remeasurements of Defined Benefit Plans		86	2.604	-360	3.646
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-303	-9.232	1.277	-12.927
TOTAL COMPREHENSIVE INCOME (LOSS)		557.850	21.527	280.580	3.008
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		557.850	21.527	280.580	3.008

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-1.055.273	-1.047.693
Profit (Loss)		558.153	30.759
Profit (Loss) from Continuing Operations		558.153	30.759
Adjustments to Reconcile Profit (Loss)		-1.391.697	-981.382
Adjustments for depreciation and amortisation expense	10, 11, 12	24.450	3.829
Adjustments for provisions		20.757	35.210
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	23.176	25.883
Adjustments for (Reversal of) Other Provisions	7, 8	-2.419	9.327
Adjustments for Interest (Income) Expenses	24	-1.594.299	-1.029.393
Adjustments for Interest Income		-1.612.005	-1.029.393
Adjustments for interest expense		17.706	0
Adjustments for unrealised foreign exchange losses (gains)		-1.236	-1.972
Adjustments for Tax (Income) Expenses	26	158.631	10.944
Changes in Working Capital		-25.131	8.748
Adjustments for decrease (increase) in trade accounts receivable	7	799	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		799	0
Decrease (Increase) in Prepaid Expenses	16	-13.896	-12.167
Adjustments for increase (decrease) in trade accounts payable	7	1.910	45.807
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		1.910	45.807
Adjustments for increase (decrease) in other operating payables	8	-4.379	2.846
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-4.379	2.846
Other Adjustments for Other Increase (Decrease) in Working Capital	17	-9.565	-27.738
Decrease (Increase) in Other Assets Related with Operations		-9.565	-27.738
Cash Flows from (used in) Operations		-858.675	-941.875
Income taxes refund (paid)	26	-196.598	-105.818
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		1.686.888	982.023
Purchase of Property, Plant, Equipment and Intangible Assets	10, 12	0	-3.577
Purchase of property, plant and equipment		0	-3.577
Interest received		1.686.888	985.600
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-31.200	0
Payments of Lease Liabilities	13	-13.494	0
Interest paid	13, 24	-17.706	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		600.415	-65.670
Net increase (decrease) in cash and cash equivalents		600.415	-65.670
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	14.406.477	13.915.545
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	15.006.892	13.849.875

Previous Period 01.01.2019 - 30.06.2018	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period	18	7.120.696	8.453	125.908.141	125.916.594	125.916.594			583.775	10.278.005	11.417.604	21.695.609	155.316.674		155.316.674
	Adjustments Related to Accounting Policy Changes															
	Adjustments Related to Required Changes in Accounting Policies															
	Adjustments Related to Voluntary Changes in Accounting Policies															
	Adjustments Related to Errors															
	Other Restatements															
	Restated Balances															
	Transfers									13.367	11.404.237	-11.417.604	-13.367	0		
	Total Comprehensive Income (Loss)			-9.232		-9.232	-9.232					30.759	30.759	21.527		21.527
	Profit (loss)											30.759	30.759	30.759		30.759
	Other Comprehensive Income (Loss)	16		-9.232		-9.232	-9.232							-9.232		-9.232
	Issue of equity															
	Capital Decrease															
	Capital Advance															
	Effect of Merger or Liquidation or Division															
	Effects of Business Combinations Under Common Control															
	Advance Dividend Payments															
	Dividends Paid															
	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	18	7.120.696	-779	125.908.141	125.907.362	125.907.362			597.142	21.682.242	30.759	21.713.001	155.338.201		155.338.201
Statement of changes in equity (abstract)																
Statement of changes in equity (line items)																
Equity at beginning of period	18	7.120.696	-2.343	125.908.141	125.905.798	125.905.798			597.142	21.682.242	-11.372.495	10.309.747	143.933.383		143.933.383	
Adjustments Related to Accounting Policy Changes																
Adjustments Related to Required Changes in Accounting Policies																
Adjustments Related to Voluntary Changes in Accounting Policies																
Adjustments Related to Errors																
Other Restatements																
Restated Balances																
Transfers									38.841	-11.411.336	11.372.495	-38.841	0		0	
Total Comprehensive Income (Loss)			-303		-303	-303					558.153	558.153	557.850		557.850	
Profit (loss)											558.153	558.153	558.153		558.153	
Other Comprehensive Income (Loss)	16		-303		-303	-303							-303		-303	
Issue of equity																
Capital Decrease																
Capital Advance																
Effect of Merger or Liquidation or Division																
Effects of Business Combinations Under Common Control																
Advance Dividend Payments																
Dividends Paid																

Current Period 01.01.2019 - 30.06.2019																
	Decrease through Other Distributions to Owners															
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	Increase (decrease) through other changes, equity															
	Equity at end of period	18	7.120.696	-2.646	125.908.141	125.905.495	125.905.495			635.983	10.270.906	558.153	10.829.059	144.491.233		144.491.233