

KIZILBÜK 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	3	252.324.943	9.501.831
Trade Receivables		695.658	0
Trade Receivables Due From Unrelated Parties		695.658	0
Other Receivables		0	56.597.224
Other Receivables Due From Related Parties		0	56.597.224
Prepayments	3	8.141.788	43.208
Prepayments to Unrelated Parties	3	8.141.788	43.208
Current Tax Assets		69.525	0
Other current assets		10.660.218	0
SUB-TOTAL		271.892.132	66.142.263
Total current assets		271.892.132	66.142.263
NON-CURRENT ASSETS			
Inventories	3	50.514.317	25.799.282
Investment property	5	2.317.444.584	2.073.308.253
Property, plant and equipment	4	1.268.012	0
Prepayments	3	542	0
Total non-current assets		2.369.227.455	2.099.107.535
Total assets		2.641.119.587	2.165.249.798
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		27.689.957	76.822.514
Trade Payables to Related Parties		13.016.142	76.822.514
Trade Payables to Unrelated Parties		14.673.815	0
Employee Benefit Obligations		276.501	0
Deferred Income Other Than Contract Liabilities		9.090	0
Other Current Liabilities		3.588.574	
SUB-TOTAL		31.564.122	76.822.514
Total current liabilities		31.564.122	76.822.514
NON-CURRENT LIABILITIES			
Other Payables		1.669.374	0
Other Payables to Unrelated parties		1.669.374	0
Deferred Income Other Than Contract Liabilities		299.172.533	0
Deferred Income Other Than Contract Liabilities From Related Parties	3	299.081.634	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties		90.899	0
Total non-current liabilities		300.841.907	0
Total liabilities		332.406.029	76.822.514
EQUITY			
Equity attributable to owners of parent		2.308.713.558	2.088.427.284
Issued capital		240.000.000	240.000.000
Effects of Business Combinations Under Common Control		1.857.496.784	
Prior Years' Profits or Losses		-9.069.500	1.857.496.784
Current Period Net Profit Or Loss		220.286.274	-9.069.500
Total equity		2.308.713.558	2.088.427.284
Total Liabilities and Equity		2.641.119.587	2.165.249.798

Statement of Profit or Loss and 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 Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Cost of sales		0		-5.299	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0		-5.299	
GROSS PROFIT (LOSS)		0		-5.299	
General Administrative Expenses		-3.474.608		-1.904.543	
Marketing Expenses		-15.763.039		-12.178.233	
Other Income from Operating Activities		10.338.614		8.702.311	
Other Expenses from Operating Activities		-5.932.710		-5.366.114	
Other gains (losses)		226.221.140		0	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		211.389.397		-10.751.878	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		211.389.397		-10.751.878	
Finance income		9.467.110		8.935.256	
Finance costs		-570.233			
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		220.286.274		-1.816.622	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		220.286.274		-1.816.622	
PROFIT (LOSS)		220.286.274		-1.816.622	
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0		0	
Owners of Parent		220.286.274		-1.816.622	
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	7	0,92780470		0,92789340	
Diluted Earnings Per Share					
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)		220.286.274		-1.816.622	
Total Comprehensive Income Attributable to					
Non-controlling Interests		0		0	
Owners of Parent		220.286.274		-1.816.622	

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		261.540.170	
Profit (Loss)		220.286.274	
Adjustments to Reconcile Profit (Loss)		-226.687.318	
Adjustments for depreciation and amortisation expense	4	100.906	
Adjustments for unrealised foreign exchange losses (gains)		-567.084	
Adjustments for fair value losses (gains)		-226.221.140	
Adjustments for Fair Value Losses (Gains) of Investment Property	5	-226.221.140	
Changes in Working Capital		267.664.713	
Adjustments for decrease (increase) in trade accounts receivable		-695.658	
Adjustments for decrease (increase) in inventories	3	-24.715.035	
Decrease (Increase) in Prepaid Expenses	3	-8.099.122	
Adjustments for increase (decrease) in trade accounts payable		-49.132.524	
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	3	299.181.623	
Other Adjustments for Other Increase (Decrease) in Working Capital		51.125.429	
Cash Flows from (used in) Operations		261.263.669	
Payments Related with Provisions for Employee Benefits		276.501	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-19.284.109	
Purchase of Property, Plant, Equipment and Intangible Assets	4	-1.368.918	
Cash Outflows from Acquisition of Investment Property		-17.915.191	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		0	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		242.256.061	
Effect of exchange rate changes on cash and cash equivalents		567.051	
Net increase (decrease) in cash and cash equivalents		242.823.112	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		9.501.831	
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		252.324.943	

[illegible]

	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		240,000,000	1,857,496,784				-9,069,500	220,286,274	2,308,713,558		2,308,713,558