

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Statement of Financial Position (Balance Sheet)
For the Interim Period Ended September 30, 2020
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Reviewed</i>	<i>Audited</i>
	<i>Notes</i>	September 30, 2020	December 31, 2019
ASSETS			
Current assets		543.378.455	1.249.783.479
Cash and cash equivalents	5	81.412.072	388.415.387
Financial investments	6	--	173.465.888
Trade receivables	8	128.053.021	116.530.503
<i>Trade receivables from related parties</i>	24	3.722.530	3.064.499
<i>Trade receivables from third parties</i>		124.330.491	113.466.004
Other receivables	9	7.087.020	5.685.288
<i>Other receivables from related parties</i>	24	1.175.000	--
<i>Other receivables from third parties</i>		5.912.020	5.685.288
Derivatives	6	55.991.436	42.367.396
Inventories	11	265.565.990	381.840.456
Inventories under development	11	--	121.124.555
Prepaid expenses	16	5.028.812	7.497.215
<i>Prepaid expenses to related parties</i>	24	1.058.413	2.286.461
<i>Prepaid expenses to third parties</i>		3.970.399	5.210.754
Other current assets	16	240.104	12.856.791
Non-current assets		4.476.093.251	4.466.573.407
Financial investments	6	222.012.300	221.249.112
Trade receivables	8	16.213.407	32.659.874
<i>Other trade receivables from third parties</i>		16.213.407	32.659.874
Inventories	11	190.451.666	175.000.000
Equity accounted investees	3	3.746.950	3.741.256
Investment properties	10	3.733.214.758	3.724.396.501
Investment properties under development	10	263.194.549	261.537.000
Tangible assets	12	37.623.780	38.460.738
Intangible assets	13	955.387	931.084
Prepaid expenses	16	8.680.454	8.597.842
<i>Prepaid expenses to third parties</i>		8.680.454	8.597.842
TOTAL ASSETS		5.019.471.706	5.716.356.886

The accompanying notes form an integral part of these financial statements

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Statement of Financial Position (Balance Sheet)
For the Interim Period Ended September 30, 2020
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Reviewed</i>	<i>Audited</i>
		September 30,	December 31,
	<i>Notes</i>	2020	2019
LIABILITIES			
Short-term liabilities		843.824.806	1.232.364.908
Short term loans and borrowings	7	323.666.512	464.336.466
<i>Loans and borrowings to related parties</i>	24	323.666.512	288.256.265
<i>Loans and borrowings to third parties</i>		--	176.080.201
Current portion of long term loans and borrowings	7	426.498.627	352.420.787
<i>Loans and borrowings to related parties</i>	24	110.164.295	205.710.355
<i>Loans and borrowings to third parties</i>		316.334.332	146.710.432
Trade payables	8	10.806.327	216.937.006
<i>Trade payables to related parties</i>	24	3.589.841	209.645.274
<i>Trade payables to third parties</i>	8	7.216.486	7.291.732
Other payables	9	13.160.807	12.269.184
<i>Other payables to third parties</i>	9	13.160.807	12.269.184
Liabilities from contracts with customers		46.832.175	149.036.245
<i>Contractual obligations from sales of goods and services</i>	17	46.832.175	149.036.245
Deferred income (Excluding liabilities from contracts with customers)	16	2.819.467	22.831.188
<i>Deferred income from related parties</i>	24	95.488	52.091
<i>Deferred income from third parties</i>		2.723.979	22.779.097
Short-term provisions		10.660.339	5.435.702
<i>Provisions for employee benefits</i>	15	464.143	455.484
<i>Other short-term provisions</i>	14	10.196.196	4.980.218
Other short-term liabilities	16	4.825.294	704.787
Derivatives	6	4.555.258	8.393.543
Long-term liabilities		324.484.891	623.764.900
Loans and borrowings	7	322.235.299	621.751.194
<i>Loans and borrowings to related parties</i>	24	322.235.299	368.157.840
<i>Loans and borrowings to third parties</i>		--	253.593.354
Long term provisions		2.249.592	2.013.706
<i>Provisions for employee benefits</i>	15	2.249.592	2.013.706
EQUITY		3.851.162.009	3.860.227.078
Share capital	18	958.750.000	958.750.000
Inflation restatement difference on share capital	18	240.146.090	240.146.090
Share premium	18	423.981	423.981
Other comprehensive income that will never be reclassified to profit or loss		36.567.156	36.567.156
<i>Revaluation and classification of gains / losses</i>		36.951.956	36.951.956
<i>Other earnings/ losses</i>		(384.800)	(384.800)
Restricted reserves	18	70.941.969	65.949.792
Prior years' profits	18	2.553.397.882	2.261.000.280
Net profit for the period		(9.065.069)	297.389.779
TOTAL EQUITY AND LIABILITIES		5.019.471.706	5.716.356.886

The accompanying notes form an integral part of these financial statements

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Statement of Profit or Loss
For the Interim Period Ended September 30, 2020
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>
		January 1- September 30, 2020	July 1- September 30, 2020	January 1- September 30, 2019	July 1- September 30, 2019
	<i>Notes</i>				
Revenue	19	444.892.579	224.958.034	388.687.696	140.150.256
Cost of revenue (-)	19	(290.937.616)	(170.892.716)	(211.385.600)	(80.347.632)
Gross profit		153.954.963	54.065.318	177.302.096	59.802.624
General administrative expense (-)	20	(24.058.783)	(6.590.945)	(23.191.002)	(6.628.145)
Marketing expenses (-)	20	(5.370.235)	(1.392.544)	(10.730.020)	(2.638.588)
Other operating income	21	11.121.683	3.578.106	7.391.436	115.921
Other operating expense (-)	21	(2.566.813)	(292.934)	(1.209.782)	(1.207.998)
Operating profit		133.080.815	49.367.001	149.562.728	49.443.814
Share of profit of equity-accounted investees	3	1.505.694	450.526	1.261.591	377.764
Operating Profit Before Finance Expense		134.586.509	49.817.527	150.824.319	49.821.578
Financial income	22	23.884.495	13.273.888	--	(6.582.227)
Financial expenses (-)	22	(167.536.073)	(60.248.795)	(182.369.774)	(56.244.420)
Operating Profit before Tax From Continuing Operations		(9.065.069)	2.842.620	(31.545.455)	(13.005.069)
Tax Expense From Continuing Operations		--	--	--	--
- Corporate tax charge		--	--	--	--
- Deferred tax benefit		--	--	--	--
Net profit for the period		(9.065.069)	2.842.620	(31.545.455)	(13.005.069)
Earnings per share	23	(0,0001)	0,0002	(0,0003)	(0,0001)

The accompanying notes form an integral part of these financial statements

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Statement of Other Comprehensive Income
For the Interim Period Ended September 30, 2020
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>
	January 1- September 30, 2020	July 1- September 30, 2020	January 1- September 30, 2019	July 1- September 30,2019
Notes				
Net profit for the period	(9.065.069)	2.842.620	(31.545.455)	(13.005.069)
Other comprehensive income				
Other comprehensive income that will never be reclassified to profit or loss				
Revaluation and classification of gains / losses	--	--	--	--
Actuarial gain/(loss) arising from defined benefit plans	--	--	--	--
Other comprehensive income	--	--	--	--
TOTAL COMPREHENSIVE INCOME	(9.065.069)	2.842.620	(31.545.455)	(13.005.069)

The accompanying notes form an integral part of these financial statements

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Condensed Statement of Changes in Equity

For the Interim Period Ended September 30, 2020

(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

				Other comprehensive income that will never be reclassified to profit or loss						
	Notes	Share capital	Inflation restatement difference on share capital	Share premium	Other earnings/ losses	Revaluation and classification of gains / losses	Legal reserves	Prior years' profits	Net profit for the period	Total Equity
Balances at January 1, 2019		958.750.000	240.146.090	423.981	(383.837)	31.053.049	59.561.684	1.925.777.515	341.610.873	3.556.939.355
Transfers		--	--	--	--	--	6.388.108	335.222.765	(341.610.873)	--
Total comprehensive income		--	--	--	--	--	--	--	(31.545.455)	(31.545.455)
Balances at September 30, 2019	18	958.750.000	240.146.090	423.981	(383.837)	31.053.049	65.949.792	2.261.000.280	(31.545.455)	3.525.393.900
Balances at January 1, 2020		958.750.000	240.146.090	423.981	(384.800)	36.951.956	65.949.792	2.261.000.280	297.389.779	3.860.227.078
Transfers		--	--	--	--	--	4.992.177	292.397.602	(297.389.779)	--
Total comprehensive income		--	--	--	--	--	--	--	(9.065.069)	(9.065.069)
Balances at September 30, 2020	18	958.750.000	240.146.090	423.981	(384.800)	36.951.956	70.941.969	2.553.397.882	(9.065.069)	3.851.162.009

The accompanying notes form an integral part of these financial statements

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Statement of Cash Flow
For the Interim Period Ended September 30, 2020
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Revised</i>	<i>Revised</i>
		January 1- September 30, 2020	January 1- September 30, 2019
	<i>Notes</i>		
A. Cash flows from operating activities			
Net profit for the period		(9.065.069)	(31.545.455)
<i>Profit adjustments for:</i>			
Adjustments to depreciation and amortization	12, 13	1.714.482	1.493.869
Adjustments to impairment or cancellation		1.140.432	2.850.300
- Adjustments to impairment of receivables	8	1.140.432	2.850.300
Adjustments to impairment of inventories		--	--
Adjustments for provisions		509.921	1.699.745
- Adjustments to provision for employee severance indemnity	15	509.921	491.748
- Adjustments to litigation and claims		--	1.207.997
Adjustments for (gain)/losses on fair value		(26.774.283)	7.675.952
- Adjustments to (gain)/losses on fair value of financial investments	21	(2.889.788)	--
- Adjustments to (gain)/losses on fair value of investment properties	10	--	(2.740.000)
- Adjustments to (gain)/losses on fair value of derivatives	22	(23.884.495)	10.415.952
Adjustments for retained earnings of investments valued by equity method		(1.505.694)	(1.261.591)
- Adjustments for retained earnings of subsidiaries	3	(1.505.694)	(1.261.591)
Adjustments to interest income and expense		100.301.748	143.392.285
- Adjustments to interest income	19	(4.906.582)	(8.192.774)
- Adjustments to interest expense	22	105.208.330	151.585.059
Adjustments to foreign exchange differences		52.546.895	18.106.857
Operating profit from before the changes in working capital		118.868.432	142.411.962
<i>Changes in working capital</i>			
Changes in trade receivables		3.783.517	(23.687.641)
- Changes in trade receivables from related parties		(658.031)	1.979.350
- Changes in trade receivables from third parties		4.441.548	(25.666.991)
Changes in other receivables		98.268	(3.855.662)
- Changes in other receivables from related parties		325.000	1.035.610
- Changes in other receivables from third parties		(226.732)	(4.891.272)
Changes in inventories		222.981.147	106.888.277
Changes in derivative assets		--	(4.426.958)
Changes in prepaid expenses		2.385.791	3.354.494
Changes in trade payables		(30.538.191)	(15.110.431)
- Changes in trade payables from related parties		(30.462.945)	(5.174.475)
- Changes in trade payables from third parties		(75.246)	(9.935.956)
Changes in other payables		891.623	(6.311.077)
- Changes in other payables from third parties		891.623	(6.311.077)
Changes in derivative liabilities		--	4.582.320
Changes in liabilities from contracts with customers		(102.204.070)	(88.014.823)
- Changes in contractual obligations from sales of goods and services		(102.204.070)	(88.014.823)
Changes in deferred income (Excluding liabilities from contracts with customers)		(20.011.721)	(4.296.302)
Other changes in working capital		21.953.172	25.080.784
- Changes in other assets		12.616.687	23.305.602
- Changes in other liabilities		9.336.485	1.775.182
		218.207.968	136.614.943
Cash generated from operating activities			
Employee termination benefits paid	15	(265.376)	(120.206)
Interest received	5, 19	6.114.931	8.800.872
Net cash provided by / (used in) operating activities		224.057.523	145.295.609
B. Cash flows from investing activities			
Cash outflows arising from purchase of investment properties		(10.425.571)	(9.934.771)
Cash inflows arising from sales of investment property		--	--
Cash outflows arising from purchases of tangible and intangible assets	12, 13	(901.827)	(464.050)
- Cash outflows arising from purchases of tangible assets		(297.236)	(7.488)
- Cash outflows arising from purchases of intangible assets		(604.591)	(456.562)
Net cash used in investing activities		(11.327.398)	(10.398.821)
C. Cash flows from financing activities			
Cash inflows arising from derivatives		12.951.242	9.919.208
Cash outflows arising from derivatives		(6.529.072)	--
Borrowings received	7	233.236.250	1.071.072.948
Borrowings paid	7	(665.359.387)	(1.049.288.932)
Interest paid	7	(101.539.608)	(169.111.714)
Net cash provided by financing activities		(527.240.575)	(137.408.490)
Increase / (decrease) in cash and cash equivalents before effect of changes in foreign currency rates		(314.510.450)	(2.511.702)
Effect of changes in foreign currency rates over cash and cash equivalents		8.715.484	(19.697)
Net increase / (decrease) in cash and cash equivalents		(305.794.966)	(2.531.399)
Cash and cash equivalents at the beginning of the period	5	386.968.340	53.467.044
Cash and cash equivalents at the end of the period	5	81.173.374	50.935.645

The accompanying notes form an integral part of these financial statements