

**İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi**  
Condensed Statement of Financial Position (Balance Sheet)  
For the Interim Period Ended March 31, 2020  
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Reviewed</i>	<i>Audited</i>
		<b>March 31,</b>	<b>December 31,</b>
	<i>Notes</i>	<b>2020</b>	<b>2019</b>
<b>ASSETS</b>			
<b>Current assets</b>		<b>823.640.954</b>	<b>1.249.783.479</b>
Cash and cash equivalents	5	137.823.888	388.415.387
Financial investments	6	--	173.465.888
Trade receivables	8	114.094.013	116.530.503
<i>Trade receivables from related parties</i>	24	2.966.434	3.064.499
<i>Trade receivables from third parties</i>		111.127.579	113.466.004
Other receivables	9	5.616.004	5.685.288
<i>Other receivables from third parties</i>		5.616.004	5.685.288
Derivatives	6	52.338.147	42.367.396
Inventories	11	372.015.510	381.840.456
Inventories under development	11	128.424.270	121.124.555
Prepaid expenses	16	6.962.203	7.497.215
<i>Prepaid expenses to related parties</i>	24	2.197.796	2.286.461
<i>Prepaid expenses to third parties</i>		4.764.407	5.210.754
Other current assets	16	6.366.919	12.856.791
<b>Non-current assets</b>		<b>4.461.387.592</b>	<b>4.466.573.407</b>
Financial investments	6	215.968.244	221.249.112
Trade receivables	8	25.940.259	32.659.874
<i>Other trade receivables from third parties</i>		25.940.259	32.659.874
Inventories	11	175.123.896	175.000.000
Equity accounted investees	3	4.190.611	3.741.256
Investment properties	10	3.730.529.540	3.724.396.501
Investment properties under development	10	261.827.915	261.537.000
Tangible assets	12	38.104.157	38.460.738
Intangible assets	13	1.190.631	931.084
Prepaid expenses	16	8.512.339	8.597.842
<i>Prepaid expenses to third parties</i>		8.512.339	8.597.842
<b>TOTAL ASSETS</b>		<b>5.285.028.546</b>	<b>5.716.356.886</b>

The accompanying notes form an integral part of these financial statements

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For the Interim Period Ended March 31, 2020  
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Reviewed</i>	<i>Audited</i>
		<b>March 31,</b>	<b>December 31,</b>
	<i>Notes</i>	<b>2020</b>	<b>2019</b>
<b>LIABILITIES</b>			
<b>Short-term liabilities</b>		<b>1.068.554.388</b>	<b>1.232.364.908</b>
Short term loans and borrowings	7	402.209.102	464.336.466
<i>Loans and borrowings to related parties</i>	24	323.606.169	288.256.265
<i>Loans and borrowings to third parties</i>		78.602.933	176.080.201
Current portion of long term loans and borrowings	7	441.316.448	352.420.787
<i>Loans and borrowings to related parties</i>	24	107.019.217	205.710.355
<i>Loans and borrowings to third parties</i>		334.297.231	146.710.432
Trade payables	8	17.937.606	216.937.006
<i>Trade payables to related parties</i>	24	6.110.827	209.645.274
<i>Trade payables to third parties</i>	8	11.826.779	7.291.732
Other payables	9	13.379.807	12.269.184
<i>Other payables to third parties</i>	9	13.379.807	12.269.184
Liabilities from contracts with customers		150.468.804	149.036.245
<i>Contractual obligations from sales of goods and services</i>	17	150.468.804	149.036.245
Deferred income (Excluding liabilities from contracts with customers)	16	22.804.242	22.831.188
<i>Deferred income from related parties</i>	24	62.598	52.091
<i>Deferred income from third parties</i>		22.741.644	22.779.097
Short-term provisions		9.344.039	5.435.702
<i>Provisions for employee benefits</i>	15	577.298	455.484
<i>Other short-term provisions</i>	14	8.766.741	4.980.218
Other short-term liabilities	16	1.164.393	704.787
Derivatives	6	9.929.947	8.393.543
<b>Long-term liabilities</b>		<b>376.985.211</b>	<b>623.764.900</b>
Loans and borrowings	7	374.852.982	621.751.194
<i>Loans and borrowings to related parties</i>	24	336.391.444	368.157.840
<i>Loans and borrowings to third parties</i>		38.461.538	253.593.354
Long term provisions		2.132.229	2.013.706
<i>Provisions for employee benefits</i>	15	2.132.229	2.013.706
<b>EQUITY</b>		<b>3.839.488.947</b>	<b>3.860.227.078</b>
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		(20.738.131)	297.389.779
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>5.285.028.546</b>	<b>5.716.356.886</b>

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 March 31, 2020

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

		<i>Reviewed</i>	<i>Reviewed</i>
		<b>March 31,</b>	<b>March 31,</b>
	<i>Notes</i>	<b>2020</b>	<b>2019</b>
Revenue	19	70.862.599	76.579.090
Cost of revenue (-)	19	(23.889.491)	(25.332.823)
<b>Gross profit</b>		<b>46.973.108</b>	<b>51.246.267</b>
General administrative expense (-)	20	(8.211.625)	(6.978.137)
Marketing expenses (-)	20	(2.950.510)	(4.114.590)
Other operating income	21	2.198.421	1.177.495
Other operating expense (-)	21	(5.427.817)	--
<b>Operating profit</b>		<b>32.581.577</b>	<b>41.331.035</b>
Share of profit of equity-accounted investees	3	449.355	608.666
<b>Operating Profit Before Finance Expense</b>		<b>33.030.932</b>	<b>41.939.701</b>
Financial income	22	7.117.224	15.610.779
Financial expenses (-)	22	(60.886.287)	(63.828.369)
<b>Operating Profit before Tax From Continuing Operations</b>		<b>(20.738.131)</b>	<b>(6.277.889)</b>
<b>Tax Expense From Continuing Operations</b>			
- Corporate tax charge		--	--
- Deferred tax benefit		--	--
<b>Net profit for the period</b>		<b>(20.738.131)</b>	<b>(6.277.889)</b>
Earnings per share	23	(0,0002)	(0,0001)

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**İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi**  
Condensed Statement of Other Comprehensive Income  
For the Interim Period Ended March 31, 2020  
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

	<i>Reviewed</i>	<i>Reviewed</i>
	<b>March 31,</b>	<b>March 31,</b>
<i>Notes</i>	<b>2020</b>	<b>2019</b>
<b>Net profit for the period</b>	<b>(20.738.131)</b>	<b>(6.277.889)</b>
<b>Other comprehensive income</b>		
<b>Other comprehensive income that will never be reclassified to profit or loss</b>	--	--
Revaluation and classification of gains / losses	--	--
Actuarial gain/(loss) arising from defined benefit plans	--	--
<b>Other comprehensive income</b>	<b>(20.738.131)</b>	<b>(6.277.889)</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(20.738.131)</b>	<b>(6.277.889)</b>

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 March 31, 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	Equity
<b>Balances at January 1, 2019</b>		<b>958.750.000</b>	<b>240.146.090</b>	<b>423.981</b>	<b>(383.837)</b>	<b>31.053.049</b>	<b>59.561.684</b>	<b>1.925.777.515</b>	<b>341.610.873</b>	<b>3.556.939.355</b>
Transfers		--	--	--	--	--	6.388.108	335.222.765	(341.610.873)	--
Total comprehensive income		--	--	--	--	--	--	--	(6.277.889)	(6.277.889)
<b>Balances at March 31, 2019</b>	<b>18</b>	<b>958.750.000</b>	<b>240.146.090</b>	<b>423.981</b>	<b>(383.837)</b>	<b>31.053.049</b>	<b>65.949.792</b>	<b>2.261.000.280</b>	<b>(6.277.889)</b>	<b>3.550.661.466</b>
<b>Balances at January 1, 2020</b>		<b>958.750.000</b>	<b>240.146.090</b>	<b>423.981</b>	<b>(384.800)</b>	<b>36.951.956</b>	<b>65.949.792</b>	<b>2.261.000.280</b>	<b>297.389.779</b>	<b>3.860.227.078</b>
Transfers		--	--	--	--	--	4.992.177	292.397.602	(297.389.779)	--
Total comprehensive income		--	--	--	--	--	--	--	(20.738.131)	(20.738.131)
<b>Balances at March 31, 2020</b>	<b>18</b>	<b>958.750.000</b>	<b>240.146.090</b>	<b>423.981</b>	<b>(384.800)</b>	<b>36.951.956</b>	<b>70.941.969</b>	<b>2.553.397.882</b>	<b>(20.738.131)</b>	<b>3.839.488.947</b>

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 March 31, 2020**  
*(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)*

		<i>Revised</i> <i>(Note 2.2)</i>
		<i>Revised</i> <i>Revised</i>
	<i>Notes</i>	<i>March 31,</i> <i>2020</i>
		<i>March 31,</i> <i>2019</i>
<b>A. Cash flows from operating activities</b>		
<b>Net profit for the period</b>		<b>(20.738.131)</b>
<b>Profit adjustments for:</b>		<b>(6.277.889)</b>
Adjustments to depreciation and amortization	12, 13	563.310
Adjustments to impairment or cancelation		1.074.976
- <i>Adjustments to impairment of receivables</i>	8	1.074.976
Adjustments for provisions		363.195
- Adjustments to provision for employee severance indemnity	15	363.195
Adjustments for (gain)/losses on fair value		(3.962.956)
- <i>Adjustments to (gain)/losses on fair value of financial investments</i>	21	3.154.268
- <i>Adjustments to (gain)/losses on fair value of derivatives</i>	22	(7.117.224)
Adjustments for retained earnings of investments valued by equity method		(449.355)
- <i>Adjustments for retained earnings of subsidiaries</i>	3	(449.355)
Adjustments to interest income and expense		38.086.322
- <i>Adjustments to interest income</i>	19	(2.495.781)
- <i>Adjustments to interest expense</i>	22	40.582.103
Adjustments to foreign exchange differences		18.009.768
<b>Operating profit from before the changes in working capital</b>		<b>32.947.129</b>
<b>Changes in working capital</b>		<b>37.512.986</b>
Changes in trade receivables		8.081.129
- <i>Changes in trade receivables from related parties</i>		98.065
- <i>Changes in trade receivables from third parties</i>		7.983.064
Changes in other receivables		69.284
- <i>Changes in other receivables from related parties</i>		--
- <i>Changes in other receivables from third parties</i>		69.284
Changes in inventories		3.414.105
Changes in derivative assets		--
Changes in prepaid expenses		620.515
- <i>Changes in trade payables from related parties</i>		(23.406.912)
- <i>Changes in trade payables from third parties</i>		(27.941.959)
Changes in other payables		4.535.047
- <i>Changes in other payables from third parties</i>		1.110.623
- <i>İlişkili olmayan taraflara faaliyetlerle ilgili diğer borçlardaki artış (azalış)</i>		1.110.623
Changes in liabilities from contracts with customers		1.432.559
- <i>Changes in contractual obligations from sales of goods and services</i>		1.432.559
Changes in deferred income (Excluding liabilities from contracts with customers)		(26.946)
Other changes in working capital		10.736.001
- <i>Changes in other assets</i>		6.489.872
- <i>Changes in other liabilities</i>		4.246.129
		<b>34.977.487</b>
		<b>27.049.740</b>
<b>Cash generated from operating activities</b>		
Employee termination benefits paid	15	(122.858)
Interest received	5, 19	2.836.823
<b>Net cash provided by / (used in) operating activities</b>		<b>37.691.452</b>
<b>B. Cash flows from investing activities</b>		
Cash outflows arising from purchase of investment properties		(6.377.194)
Cash outflows arising from purchases of tangible and intangible assets	12, 13	(466.276)
- <i>Cash outflows arising from purchases of tangible assets</i>		(7.380)
- <i>Cash outflows arising from purchases of intangible assets</i>		(458.896)
<b>Net cash used in investing activities</b>		<b>(6.843.470)</b>
<b>C. Cash flows from financing activities</b>		
Cash outflows arising from derivatives		(1.317.123)
Borrowings received	7	150.000.000
Borrowings paid	7	(393.362.417)
Interest paid	7	(38.706.510)
<b>Net cash provided by financing activities</b>		<b>(283.386.050)</b>
<b>Increase / (decrease) in cash and cash equivalents before effect of changes in foreign currency rates</b>		<b>(252.538.068)</b>
Effect of changes in foreign currency rates over cash and cash equivalents		2.287.611
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>(250.250.457)</b>
Cash and cash equivalents at the beginning of the period	5	386.968.340
<b>Cash and cash equivalents at the end of the period</b>	5	<b>136.717.883</b>
		<b>18.251.543</b>

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