

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Condensed Statement of Financial Position (Balance Sheet)

For the Interim Period Ended March 31, 2023

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

		<i>Reviewed</i>	<i>Audited</i>
	<i>Notes</i>	March 31, 2023	December 31, 2022
ASSETS			
Current assets		1.634.662.689	1.837.079.701
Cash and cash equivalents	5	334.249.570	1.246.119.883
Financial investments	6	--	128.943.342
Trade receivables	8	169.455.873	144.545.368
<i>Trade receivables from related parties</i>	24	3.078.899	10.193.000
<i>Trade receivables from third parties</i>		166.376.974	134.352.368
Other receivables	9	11.608.332	9.028.038
<i>Other receivables from related parties</i>	24	77.556	--
<i>Other receivables from third parties</i>		11.530.776	9.028.038
Inventories	11	55.622.883	58.508.963
Inventories in progress	11	763.900.575	--
Prepaid expenses	16	237.208.721	193.575.742
<i>Prepaid expenses to related parties</i>	24	2.727.143	397.621
<i>Prepaid expenses to third parties</i>		234.481.578	193.178.121
Other current assets	16	62.616.735	56.358.365
Non-current assets		16.136.569.724	15.580.139.555
Financial investments	6	553.768.701	555.334.332
Trade receivables	8	79.296	117.453
<i>Other trade receivables from third parties</i>		79.296	117.453
Inventories	11	1.764.256.447	1.043.171.764
Equity accounted investees	3	11.962.414	10.342.436
Investment properties	10	11.910.194.442	12.077.814.730
Investment properties under development	10	1.738.946.068	1.735.642.000
Tangible assets	12	141.974.830	143.597.505
Intangible assets	13	3.270.532	2.653.667
Prepaid expenses	16	12.116.994	11.465.668
<i>Prepaid expenses to third parties</i>		12.116.994	11.465.668
TOTAL ASSETS		17.771.232.413	17.417.219.256

The accompanying notes are 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 March 31, 2023
(Amounts expressed in Turkish Lira (“TL”) unless otherwise indicated.)

		<i>Reviewed</i>	<i>Audited</i>
	Notes	March 31, 2023	December 31, 2022
LIABILITIES			
Short-Term Obligations		3.828.676.252	3.488.283.156
Short term loans and borrowings	7	3.071.530.410	2.783.057.890
<i>Loans and borrowings to related parties</i>	24	1.028.863.177	909.896.992
<i>Loans and borrowings to third parties</i>		2.042.667.233	1.873.160.898
Current portion of long term loans and borrowings	7	538.338.868	615.429.589
<i>Loans and borrowings to related parties</i>	24	122.517.066	122.645.658
<i>Loans and borrowings to third parties</i>		415.821.802	492.783.931
Trade payables	8	77.004.830	18.433.078
<i>Trade payables to related parties</i>	24	10.990.427	7.466.348
<i>Trade payables to third parties</i>		66.014.403	10.966.730
Other payables	9	26.990.913	24.213.754
<i>Other payables to third parties</i>		26.990.913	24.213.754
Liabilities from contracts with customers	17	53.877.072	15.327.577
<i>Contractual obligations from sales of goods and services</i>		53.877.072	15.327.577
Deferred income (Excluding liabilities from contracts with customers)	16	28.237.865	2.022.923
<i>Deferred income from related parties</i>	24	121.679	104.619
<i>Deferred income from third parties</i>		28.116.186	1.918.304
Short-term provisions		10.973.414	6.374.683
<i>Provisions for employee benefits</i>	15	1.739.163	958.829
<i>Other short-term provisions</i>	14	9.234.251	5.415.854
Other short-term liabilities	16	12.976.534	9.212.963
Derivatives	6	8.746.346	14.210.699
Long-term liabilities		9.225.320	8.700.038
Long term provisions		9.225.320	8.700.038
<i>Provisions for employee benefits</i>	15	9.225.320	8.700.038
EQUITY		13.933.330.841	13.920.236.062
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		135.964.985	135.964.985
<i>Revaluation and classification of gains / losses</i>		141.279.787	141.279.787
<i>Other earnings/ losses</i>		(5.314.802)	(5.314.802)
Legal reserves	18	99.286.803	77.792.818
Prior years' profits	18	12.485.664.203	4.142.968.926
Net profit for the period		13.094.779	8.364.189.262
TOTAL EQUITY AND LIABILITIES		17.771.232.413	17.417.219.256

The accompanying notes are 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, 2023

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

		<i>Reviewed</i>	<i>Reviewed</i>
	<i>Notes</i>	1 January- 31 March 2023	1 January - 31 March 2022
Revenue	19	188.795.169	139.481.365
Cost of sales (-)	19	(33.505.628)	(43.861.149)
Gross Profit		155.289.541	95.620.216
General administrative expenses (-)	20	(26.906.640)	(9.834.602)
Marketing expenses (-)	20	(7.128.194)	(4.475.639)
Other operating income	21	10.412.586	7.896.952
Other operating expenses (-)	21	(1.597.641)	(1.083.372)
Operating profit		130.069.652	88.123.555
Expenses under investment activities (-)	21	(7.197.754)	--
Share of profit of equity-accounted investees	3	1.619.978	1.405.332
Operating Profit Before Financing Expense		124.491.876	89.528.887
Financing income	22	--	2.905.962
Financing expenses (-)	22	(111.397.097)	(26.327.233)
Operating Profit before Tax From Continuing Operations		13.094.779	66.107.616
Tax Expense From Continuing Operations		--	--
- Corporate tax charge		--	--
- Deferred tax benefit		--	--
Period Profit		13.094.779	66.107.616
Earnings per share	23	0,0001	0,0007

The accompanying notes are an integral part of these financial statements.

İş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi
Condensed Statement of Other Comprehensive Income
For the Interim Period Ended March 31, 2023

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

	<i>Reviewed</i>	
	1 January- 31	1 January - 31
	<i>Notes</i>	March 2022
Net profit for the period	13.094.779	66.107.616
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 revenue	13.094.779	66.107.616
TOTAL COMPREHENSIVE REVENUE	13.094.779	66.107.616

The accompanying notes are 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, 2023

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

	Notes	Share capital	Inflation restatement difference on share capital	Share premium	Other comprehensive income that will never be reclassified to profit or loss		Legal reserves	Prior years' profits	Net profit for the period	Equity
					Other earnings/losses	Revaluation and classification of gains/losses				
Balances as of January 1, 2022		958.750.000	240.146.090	423.981	(462.510)	56.043.574	71.190.580	2.819.651.274	1.329.919.890	5.475.662.879
Transfers		--	--	--	--	--	6.602.238	1.323.317.652	(1.329.919.890)	--
Total comprehensive income		--	--	--	--	--	--	--	66.107.616	66.107.616
Balances as of March 31, 2022	18	958.750.000	240.146.090	423.981	(462.510)	56.043.574	77.792.818	4.142.968.926	66.107.616	5.541.770.495
Balances as of January 1, 2023		958.750.000	240.146.090	423.981	(5.314.802)	141.279.787	77.792.818	4.142.968.926	8.364.189.262	13.920.236.062
Transfers		--	--	--	--	--	21.493.985	8.342.695.277	(8.364.189.262)	--
Total comprehensive income		--	--	--	--	--	--	--	13.094.779	13.094.779
Balances as of March 31, 2023	18	958.750.000	240.146.090	423.981	(5.314.802)	141.279.787	99.286.803	12.485.664.203	13.094.779	13.933.330.841

The accompanying notes are 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, 2023

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

		<i>Reviewed</i>	<i>Reviewed</i>
	Notes	1 January- 31 March 2023	1 January - 31 March 2022
A. Cash flows from operating activities			
Net profit for the period		13.094.779	66.107.616
<i>Profit adjustments for:</i>			
Adjustments to depreciation and amortization	12, 13	1.812.753	683.347
Adjustments to impairment or cancellation		(126.887)	(82.434)
- Adjustments to impairment of receivables	8	(126.887)	(82.434)
Adjustments for provisions		1.305.616	1.556.314
- Adjustments to provision for employee severance indemnity	15	1.305.616	1.556.314
Adjustments for (gain)/losses on fair value		14.227.738	(1.921.309)
- Adjustments to (gain)/losses on fair value of financial assets	21	8.763.385	984.653
- Adjustments to (gain)/losses on fair value of derivatives		5.464.353	(2.905.962)
Adjustments for retained earnings of investments valued by equity method		(1.619.978)	(1.405.332)
- Adjustments for retained earnings of subsidiaries	3	(1.619.978)	(1.405.332)
Adjustments to interest income and expense		94.441.079	21.973.456
- Adjustments to interest income	5,19	(11.865.734)	(4.328.095)
- Adjustments to interest expense	22	106.306.813	26.301.551
Adjustments to foreign exchange differences		(9.172.447)	(3.819.894)
Operating profit from before the changes in working capital		113.962.653	83.091.764
<i>Changes in working capital</i>			
Changes in trade receivables		(24.745.461)	(3.981.451)
- Changes in trade receivables from related parties		7.114.101	(373.576)
- Changes in trade receivables from third parties		(31.859.562)	(3.607.875)
Changes in other receivables		(2.580.294)	(72.382)
- Changes in other receivables from related parties		(77.556)	--
- Changes in other receivables from third parties		(2.502.738)	(72.382)
Changes in inventories		(1.194.333.421)	(193.983.115)
Changes in prepaid expenses		(44.284.305)	(2.728.750)
Changes in trade payables		58.571.752	3.938.524
- Changes in trade payables from related parties		3.524.079	3.660.483
- Changes in trade payables from third parties		55.047.673	278.041
Changes in other payables		2.777.159	1.659.553
- Changes in other payables from third parties		2.777.159	1.659.553
Changes in liabilities from contracts with customers		38.549.495	15.807.299
- Changes in contractual obligations from sales of goods and services		38.549.495	15.807.299
Changes in deferred income (Excluding liabilities from contracts with customers)		26.214.942	5.012.808
Other changes in working capital		(2.494.799)	4.168.419
- Changes in other assets		(6.258.370)	(8.862.878)
- Changes in other liabilities		3.763.571	13.031.297
		(1.028.362.279)	(87.087.331)
Cash generated from operating activities			--
Employee termination benefits paid	15	--	(99.599)
Interest received	5,19	4.613.172	4.166.288
Net cash provided by / (used in) operating activities		(377.554.732)	(83.020.642)
B. Cash flows from investment activities			
Cash outflows from the purchase of financial assets		121.745.588	--
Cash outflows arising from purchase of investment properties	10	(19.877.264)	(59.493.547)
Cash outflows arising from purchases of tangible and intangible assets	12, 13	(806.943)	(1.168.307)
- Cash outflows arising from purchases of tangible assets		(25.760)	(565.136)
- Cash outflows arising from purchases of intangible assets		(781.183)	(603.171)
Net cash used in investing activities		101.061.381	(60.661.854)
C. Cash flows from financing activities			
Cash inflows arising from derivatives		--	8.523.189
Cash outflows arising from derivatives		(7.232.100)	--
Borrowings received	7	870.000.000	540.081.950
Borrowings paid	7	(720.000.000)	(200.685.450)
Interest paid	7	(134.120.710)	(55.453.487)
Net cash provided by financing activities		8.647.190	292.466.202
Increase / (decrease) in cash and cash equivalents before effect of changes in foreign currency rates		(914.040.536)	148.783.706
Effect of changes in foreign currency rates over cash and cash equivalents		9.172.447	3.819.894
Net increase / (decrease) in cash and cash equivalents		(904.868.089)	152.603.600
Cash and cash equivalents at the beginning of the period	5	1.238.867.321	137.997.601
Cash and cash equivalents at the end of the period	5	333.999.232	290.601.201

The accompanying notes are an integral part of these summary financial statement