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KAMUYU AYDINLATMA PLATFORMU

ASCE GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 3. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

KAMUYU AYDINLATMA PLATFORMU

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.059.652.631	26.774.166
Trade Receivables		7.299.412	9.058.530
Trade Receivables Due From Related Parties	7-27	1.569.752	669.007
Trade Receivables Due From Unrelated Parties	7	5.729.660	8.389.523
Other Receivables		1.396.826	1.216.715
Other Receivables Due From Unrelated Parties	8	1.396.826	1.216.715
Inventories	9	290.934.350	281.378.715
Prepayments	11	7.301.030	3.784.403
Current Tax Assets	25	1.331.903	
Other current assets		39.535.632	35.491.178
Other Current Assets Due From Related Parties	10	39.535.632	35.491.178
SUB-TOTAL		**1.407.451.784**	**357.703.707**
Total current assets		**1.407.451.784**	**357.703.707**
NON-CURRENT ASSETS			
Investment property	13	6.348.234.000	5.319.354.000
Property, plant and equipment	14	32.036.711	32.155.141
Intangible assets and goodwill		136.105	159.808
Other intangible assets	15	136.105	159.808
Total non-current assets		**6.380.406.816**	**5.351.668.949**
Total assets		**7.787.858.600**	**5.709.372.656**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		14.213.979	168.486.555
Current Borrowings From Related Parties	12-27	14.213.979	168.486.555
Other Financial Liabilities	12	23.997	2.706
Trade Payables		4.784.554	5.717.699
Trade Payables to Related Parties	7-27	327.202	387.454
Trade Payables to Unrelated Parties	7	4.457.352	5.330.245
Employee Benefit Obligations	17	1.479.723	472.721
Other Payables		3.415.604	14.727
Other Payables to Related Parties	8-27	5.397	
Other Payables to Unrelated Parties	8	3.410.207	14.727
Deferred Income Other Than Contract Liabilities	11	2.512.317	1.911.022
Current tax liabilities, current	25	0	1.199.673
Current provisions		480.591	205.693
Current provisions for employee benefits	17	480.591	205.693
Other Current Liabilities	10	314.069	164.914
SUB-TOTAL		**27.224.834**	**178.175.710**
Total current liabilities		**27.224.834**	**178.175.710**
NON-CURRENT LIABILITIES			
Other Payables		1.335.664	754.269
Other Payables to Unrelated parties	8	1.335.664	754.269
Non-current provisions		737.363	762.518
Non-current provisions for employee benefits	17	737.363	762.518
Deferred Tax Liabilities	25	0	975.748.280
Total non-current liabilities		**2.073.027**	**977.265.067**
Total liabilities		**29.297.861**	**1.155.440.777**
EQUITY			
Equity attributable to owners of parent		7.758.560.739	4.553.931.879
Issued capital	18	659.000.000	560.000.000
Share Premium (Discount)	18	1.104.894.097	0
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		4.936.784.569	3.949.427.655
Gains (Losses) on Revaluation and Reclassification	18	4.936.784.569	3.949.427.655
Restricted Reserves Appropriated From Profits	18	134.442	134.442
Prior Years' Profits or Losses	18	44.369.782	-30.537.544
Current Period Net Profit Or Loss		1.013.377.849	74.907.326

Total equity		**7.758.560.739**	**4.553.931.879**
Total Liabilities and Equity		**7.787.858.600**	**5.709.372.656**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022	Current Period 3 Months 01.07.2023 - 30.09.2023	Previous Period 3 Months 01.07.2022 - 30.09.2022
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	12.989.995	116.515.707	4.094.973	13.147.484
Cost of sales	19	-5.972.675	-82.350.787	-87.067	-4.558.834
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		7.017.320	34.164.920	4.007.906	8.588.650
GROSS PROFIT (LOSS)		7.017.320	34.164.920	4.007.906	8.588.650
General Administrative Expenses	20	-43.555.313	-21.308.956	-15.961.048	-5.610.405
Marketing Expenses	20	-257.948	-1.705.767	-208.807	-424.076
Other Income from Operating Activities	22	4.443.312	8.321.583	3.353.854	2.274.825
Other Expenses from Operating Activities	22	-244.081	-431.242	1.268.019	-97.003
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-32.596.710	19.040.538	-7.540.076	4.731.991
Investment Activity Income	23	1.029.350.307	61.767.789	0	3.730.574
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		996.753.597	80.808.327	-7.540.076	8.462.565
Finance income	24	28.288.416	6.217.401	26.957.260	3.455.693
Finance costs	24	-55.530	-9.610.407	-10.449	-378.098
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.024.986.483	77.415.321	19.406.735	11.540.160
Tax (Expense) Income, Continuing Operations		-11.608.634	-11.280.220	0	-8.218.306
Current Period Tax (Expense) Income	25	0	-13.101.846	0	-6.675.415
Deferred Tax (Expense) Income	25	-11.608.634	1.821.626	0	-1.542.891
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.013.377.849	66.135.101	19.406.735	3.321.854
PROFIT (LOSS)		1.013.377.849	66.135.101	19.406.735	3.321.854
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.013.377.849	66.135.101	19.406.735	3.321.854
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		987.356.914	2.598.222.455	0	2.598.222.455
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	3.247.778.069	0	3.247.778.069
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		987.356.914	-649.555.614	0	-649.555.614
Deferred Tax (Expense) Income		987.356.914	-649.555.614	0	-649.555.614
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**987.356.914**	**2.598.222.455**	**0**	**2.598.222.455**
TOTAL COMPREHENSIVE INCOME (LOSS)		**2.000.734.763**	**2.664.357.556**	**19.406.735**	**2.601.544.309**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		2.000.734.763	2.664.357.556	19.406.735	2.601.544.309

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-14.536.265**	**24.276.412**
Profit (Loss)		1.013.377.849	66.135.101
Adjustments to Reconcile Profit (Loss)		**-1.016.158.011**	**-50.516.263**
Adjustments for depreciation and amortisation expense	14-21	2.370.214	3.493.130
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-2.788.339	82.570
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	7-8	-412.785	82.570
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Other Financial Assets or Investments		-2.375.554	0
Adjustments for provisions		1.569.776	174.468
Adjustments for (Reversal of) Provisions Related with Employee Benefits	17	1.569.776	174.468
Adjustments for Interest (Income) Expenses		-38.296	-4.102.514
Adjustments for Interest Income	24	-184.598	-4.544.717
Adjustments for interest expense	24	146.302	207.869
Deferred Financial Expense from Credit Purchases		0	431.116
Unearned Financial Income from Credit Sales		0	-196.782
Adjustments for unrealised foreign exchange losses (gains)			323.652
Adjustments for fair value losses (gains)		-1.028.880.000	0
Adjustments for Fair Value Losses (Gains) of Investment Property	23	-1.028.880.000	0
Adjustments for Tax (Income) Expenses	25	11.608.634	11.280.220
Adjustments for losses (gains) on disposal of non-current assets			-58.667.789
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets			-58.667.789
Adjustments for Losses (Gains) Arised from Sale of Non-current Assets or Disposal Groups Classified as Held for Sale or as Held for Distribution to Owners			-3.100.000
Changes in Working Capital		**-7.904.494**	**21.456.077**
Adjustments for decrease (increase) in trade accounts receivable		2.025.601	17.439.817
Decrease (Increase) in Trade Accounts Receivables from Related Parties	27	-884.893	12.771.477
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	2.910.494	4.668.340
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		2.195.443	5.927.053
Decrease (Increase) in Other Related Party Receivables Related with Operations	27	0	2.000.999
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	2.195.443	3.926.054
Adjustments for decrease (increase) in inventories	9	-9.555.635	25.489.362
Decrease (Increase) in Prepaid Expenses	11	-3.516.627	-1.235.498
Adjustments for increase (decrease) in trade accounts payable		-748.547	-1.906.979
Increase (Decrease) in Trade Accounts Payables to Related Parties	27	-59.783	-152.627
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	-688.764	-1.754.352
Increase (Decrease) in Employee Benefit Liabilities	17	1.007.002	-205.703
Adjustments for increase (decrease) in other operating payables		3.982.272	-4.728.299
Increase (Decrease) in Other Operating Payables to Related Parties	27	5.397	-4.938.109
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	3.976.875	209.810
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	11	601.295	-27.178.801
Other Adjustments for Other Increase (Decrease) in Working Capital		-3.895.298	7.855.125
Decrease (Increase) in Other Assets Related with Operations	10	-4.044.453	8.192.104

Increase (Decrease) in Other Payables Related with Operations	10	149.155	-336.979
Cash Flows from (used in) Operations		**-10.684.656**	**37.074.915**
Payments Related with Provisions for Employee Benefits	17	-1.320.033	-114.289
Income taxes refund (paid)	25	-2.531.576	-12.684.214
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-2.228.082**	**106.077.723**
Proceeds from sales of property, plant, equipment and intangible assets		9.091	104.267.982
Proceeds from sales of property, plant and equipment		0	104.267.982
Proceeds from sales of intangible assets		9.091	0
Purchase of Property, Plant, Equipment and Intangible Assets		-2.237.173	-7.994.931
Purchase of property, plant and equipment	14	-2.197.002	-7.892.275
Purchase of intangible assets	15	-40.171	-102.656
Cash Outflows from Acquition of Investment Property	13	0	-71.264
Cash Inflows from Sales of Assets Held for Sale	6	0	9.875.936
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**1.049.642.813**	**-128.122.034**
Proceeds from Issuing Shares or Other Equity Instruments		1.203.894.098	0
Proceeds from issuing shares		1.203.894.098	0
Proceeds from Capital Advances		0	2.841.492
Cash Inflows (Outflows) Due to Effects of Combinations Under Common Control		0	2.489.711
Proceeds from borrowings		21.291	9.240
Proceeds from Other Financial Borrowings	12	21.291	9.240
Repayments of borrowings		-154.272.576	-17.654.478
Loan Repayments	12	-154.272.576	-17.654.478
Decrease in Other Payables to Related Parties		0	-120.144.847
Interest paid		0	-207.869
Interest Received		0	4.544.717
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.032.878.466	2.232.101
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		1.032.878.466	2.232.101
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	**26.774.166**	**7.678.247**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**1.059.652.632**	**9.910.348**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Footnote Reference	Equity												
			Equity attributable to owners of parent [member]												
			Issued Capital	Inflation Adjustments on Capital	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Restricted Reserves Appropriated From Profits [member]	Retained Earnings			Non-controlling interests [member]	
							Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Previous Period 01.01.2022 - 30.09.2022	**Statement of changes in equity [abstract]**														
	Statement of changes in equity [line items]														
	Equity at beginning of period	18	**500.000.000**	**1.858.508**		**8.500.000**				**134.442**	**-26.863.997**	**660.145**	**484.289.098**		**484.289.098**
	Adjustments Related to Accounting Policy Changes														0
	Adjustments Related to Required Changes in Accounting Policies														0
	Adjustments Related to Voluntary Changes in Accounting Policies														0
	Adjustments Related to Errors														0
	Other Restatements														0
	Restated Balances														0
	Transfers										660.145	-660.145			0
	Total Comprehensive Income (Loss)	26					2.598.222.455					66.135.101	2.664.357.556		2.664.357.556
	Profit (loss)														0
	Other Comprehensive Income (Loss)														0
	Issue of equity		4.700.000	-1.858.508									2.841.492		2.841.492
	Capital Decrease														0
	Capital Advance														0
	Effect of Merger or Liquidation or Division	3	46.800.000				1.351.205.200				-4.333.692		1.393.671.508		1.393.671.508
	Effects of Business Combinations Under Common Control		8.500.000			-8.500.000									0
	Advance Dividend Payments														0
	Dividends Paid														0
	Decrease through Other Distributions to Owners														0
	Increase (Decrease) through Treasury Share Transactions														0
	Increase (Decrease) through Share-Based Payment Transactions														0
	Acquisition or Disposal of a Subsidiary														0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity														0
	Transactions with noncontrolling shareholders														0
	Increase through Other Contributions by Owners														0
	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														0
	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														0
	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														0
	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														0
	Increase (decrease) through other changes, equity														0
	Equity at end of period	18	**560.000.000**				**3.949.427.655**			**134.442**	**-30.537.544**	**66.135.101**	**4.545.159.654**		**4.545.159.654**
Current Period 01.01.2023 - 30.09.2023	**Statement of changes in equity [abstract]**														
	Statement of changes in equity [line items]														
	Equity at beginning of period	18	**560.000.000**				**3.949.427.655**			**134.442**	**-30.537.544**	**74.907.326**	**4.553.931.879**		**4.553.931.879**
	Adjustments Related to Accounting Policy Changes														0
	Adjustments Related to Required Changes in Accounting Policies														0
	Adjustments Related to Voluntary Changes in Accounting Policies														0
	Adjustments Related to Errors														0
	Other Restatements														0
	Restated Balances														0
	Transfers										74.907.326	-74.907.326			0
	Total Comprehensive Income (Loss)	26					987.356.914					1.013.377.849	2.000.734.763		2.000.734.763
	Profit (loss)														0
	Other Comprehensive Income (Loss)														0
	Issue of equity	18	99.000.000		1.104.894.097								1.203.894.097		1.203.894.097
	Capital Decrease														0
	Capital Advance														0
	Effect of Merger or Liquidation or Division														0
	Effects of Business Combinations Under Common Control														0
	Advance Dividend Payments														0
	Dividends Paid														0
	Decrease through Other Distributions to Owners														0

Increase (Decrease) through Treasury Share Transactions														0
Increase (Decrease) through Share-Based Payment Transactions														0
Acquisition or Disposal of a Subsidiary														0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity														0
Transactions with noncontrolling shareholders														0
Increase through Other Contributions by Owners														0
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														0
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														0
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														0
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														0
Increase (decrease) through other changes, equity														0
Equity at end of period	18	**659.000.000**		**1.104.894.097**		**4.936.784.569**			**134.442**	**44.369.782**	**1.013.377.849**	**7.758.560.739**		**7.758.560.739**