



KAMUYU AYDINLATMA PLATFORMU

KIZILBÜK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 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 30.09.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	331.291.419	262.864.459
Trade Receivables		1.099.838.340	
Trade Receivables Due From Related Parties		1.099.706.484	
Trade Receivables Due From Unrelated Parties		131.856	
Other Receivables		1.714.538	125.651
Other Receivables Due From Unrelated Parties		1.714.538	125.651
Inventories	3	0	21.323
Prepayments	3	515.787.714	511.622.147
Prepayments to Related Parties		212.993.103	143.826.649
Prepayments to Unrelated Parties		302.794.611	367.795.498
Current Tax Assets		1.251.478	1.714.538
Other current assets		68.453.004	132.828.865
SUB-TOTAL		2.018.336.493	909.176.983
Total current assets		2.018.336.493	909.176.983
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	3	230.968.058	0
Other Receivables		152.621	152.621
Other Receivables Due From Unrelated Parties		152.621	152.621
Inventories	3	1.352.283.503	580.662.237
Investment property	5	5.877.913.779	5.429.370.000
Property, plant and equipment		2.245.110	2.454.781
Right of Use Assets	4	1.547.994	3.483.368
Intangible assets and goodwill		98.899	98.897
Prepayments		55.833	30.460
Total non-current assets		7.465.265.797	6.016.252.364
Total assets		9.483.602.290	6.925.429.347
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	3	48.853.566	42.326.353
Current Portion of Non-current Borrowings from Related Parties	3	46.536.072	38.662.174
Current Portion of Non-current Borrowings from Unrelated Parties	3	2.317.494	3.664.179
Trade Payables		301.410.197	45.070.359
Trade Payables to Related Parties		134.259.204	12.043.669
Trade Payables to Unrelated Parties		167.150.993	33.026.690
Employee Benefit Obligations		2.464.154	882.745
Other Payables	3	98.477.134	
Other Payables to Related Parties		98.477.134	
Deferred Income Other Than Contract Liabilities	3	9.090	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	3	9.090	0
Current provisions		1.709.400	1.097.225
Current provisions for employee benefits		1.709.400	1.097.225
Other Current Liabilities		13.776.696	8.054.752
SUB-TOTAL		466.700.237	97.431.434
Total current liabilities		466.700.237	97.431.434
NON-CURRENT LIABILITIES			
Long Term Borrowings	3	0	1.082.964
Long Term Borrowings From Unrelated Parties	3	0	1.082.964
Other Payables	3	69.908.875	14.077.025
Other Payables to Unrelated parties	3	69.908.875	14.077.025
Deferred Income Other Than Contract Liabilities	3	3.602.312.425	1.414.897.584
Deferred Income Other Than Contract Liabilities From Related Parties	3	3.602.294.245	1.414.843.044
Deferred Income Other Than Contract Liabilities from Unrelated Parties		18.180	54.540
Non-current provisions		748.070	861.049

Non-current provisions for employee benefits		748.070	861.049
Total non-current liabilities		3.672.969.370	1.430.918.622
Total liabilities		4.139.669.607	1.528.350.056
EQUITY			
Equity attributable to owners of parent		5.343.932.683	5.397.079.291
Issued capital		300.000.000	300.000.000
Effects of Business Combinations Under Common Control		1.857.496.784	1.857.496.784
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-314.931	-463.958
Gains (Losses) on Revaluation and Remeasurement		-314.931	-463.958
Gains (Losses) on Remeasurements of Defined Benefit Plans		-314.931	-463.958
Restricted Reserves Appropriated From Profits		4.314.851	4.314.851
Prior Years' Profits or Losses		3.235.731.614	31.280.575
Current Period Net Profit Or Loss		-53.295.635	3.204.451.039
Total equity		5.343.932.683	5.397.079.291
Total Liabilities and Equity		9.483.602.290	6.925.429.347

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)					
Cost of sales		0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses		-19.066.008	-8.613.500	-7.309.615	-2.744.201
Marketing Expenses		-146.858.607	-25.792.178	-61.912.552	-8.570.507
Other Income from Operating Activities		46.223.131	23.887.476	17.759.133	3.166.090
Other Expenses from Operating Activities		-9.438.692	-7.112.648	598.354	-6.201.402
Other gains (losses)		0	0	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-129.140.176	-17.630.850	-50.864.680	-14.350.020
Investment Activity Income		0	49.120.000	0	-16.461.016
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-129.140.176	31.489.150	-50.864.680	-30.811.036
Finance income		108.022.061	27.397.785	9.467.687	7.759.866
Finance costs		-32.177.520	-31.162.510	-13.705.832	-10.275.654
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-53.295.635	27.724.425	-55.102.825	-33.326.824
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-53.295.635	27.724.425	-55.102.825	-33.326.824
PROFIT (LOSS)		-53.295.635	27.724.425	-55.102.825	-33.326.824
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-53.295.635	27.724.425	-55.102.825	-33.326.824
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	-0,17800000	0,24300000	-0,18400000	0,16780000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		149.026	-1.695	606.777	3.016
Gains (Losses) on Remeasurements of Defined Benefit Plans		149.026	-1.695	606.777	3.016
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		149.026	-1.695	606.777	3.016
TOTAL COMPREHENSIVE INCOME (LOSS)		-53.146.609	27.722.730	-54.496.048	-33.323.808
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-53.146.609	27.722.730	-54.496.048	-33.323.808

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		660.034.508	67.271.695
Profit (Loss)		-53.295.635	27.724.425
Adjustments to Reconcile Profit (Loss)		19.660.529	32.108.361
Adjustments for depreciation and amortisation expense		471.732	1.329.189
Adjustments for provisions		648.223	
Adjustments for (Reversal of) Provisions Related with Employee Benefits		648.223	
Adjustments for Interest (Income) Expenses		1.967.674	30.779.172
Adjustments for unrealised foreign exchange losses (gains)		16.572.900	0
Adjustments for fair value losses (gains)	5	0	0
Changes in Working Capital		693.845.057	7.438.909
Adjustments for decrease (increase) in trade accounts receivable		-1.099.838.340	0
Adjustments for decrease (increase) in inventories	3	-771.599.943	-255.792.595
Decrease (Increase) in Prepaid Expenses	3	-4.190.940	-371.966.959
Adjustments for increase (decrease) in trade accounts payable		256.339.838	-540.254
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	3	2.187.423.931	704.829.383
Other Adjustments for Other Increase (Decrease) in Working Capital		125.710.511	-69.090.666
Cash Flows from (used in) Operations		660.209.951	67.271.695
Payments Related with Provisions for Employee Benefits		-175.443	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-581.296.767	-200.158.938
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-132.490.924	
Purchase of Property, Plant, Equipment and Intangible Assets		-262.064	-1.035.774
Cash Outflows from Acquisition of Investment Property	5	-448.543.779	-199.123.164
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-10.848.646	16.553.109
Proceeds from borrowings	3	20.561.741	363.710.980
Repayments of borrowings	3	-28.756.142	-317.367.533
Interest paid	3	-2.654.245	-29.790.338
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		67.889.095	-116.334.134
Net increase (decrease) in cash and cash equivalents		67.889.095	-116.334.134
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		262.715.753	338.255.830
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		330.604.848	221.921.696

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		240.000.000		1.857.496.784		-43.721					0	-9.069.500	104.664.926	2.193.046.489		2.193.046.489	
	Adjustments Related to Accounting Policy Changes																	
	Adjustments Related to Required Changes in Accounting Policies																	
	Adjustments Related to Voluntary Changes in Accounting Policies																	
	Adjustments Related to Errors																	
	Other Restatements																	
	Restated Balances																	
	Transfers		60.000.000									4.314.851	40.350.075	-104.664.926				
	Total Comprehensive Income (Loss)						-1.695								27.724.425	27.722.730		27.722.730
	Profit (loss)														27.724.425	27.724.425		27.724.425
	Other Comprehensive Income (Loss)						-1.695									-1.695		-1.695
	Issue of equity																	
	Capital Decrease																	
	Capital Advance																	
	Effect of Merger or Liquidation or Division																	
	Effects of Business Combinations Under Common Control																	
	Advance Dividend Payments																	
	Dividends Paid																	
	Decrease through Other Distributions to Owners																	
	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		300.000.000		1.857.496.784		-45.416					4.314.851	31.280.575	27.724.425	2.220.771.219		2.220.771.219		
Statement of changes in equity [abstract]																		
Statement of changes in equity [line items]																		
Equity at beginning of period		300.000.000		1.857.496.784		-463.958					4.314.851	31.280.575	3.204.451.039	5.397.079.291		5.397.079.291		
Adjustments Related to Accounting Policy Changes																		
Adjustments Related to Required Changes in Accounting Policies																		
Adjustments Related to Voluntary Changes in Accounting Policies																		
Adjustments Related to Errors																		
Other Restatements																		
Restated Balances																		
Transfers												3.204.451.039	-3.204.451.039					
Total Comprehensive Income (Loss)														-53.295.635	-53.146.608	-53.146.608		
Profit (loss)						149.027								-53.295.635	-53.295.635	-53.295.635		
Other Comprehensive Income (Loss)						149.027									149.027	149.027		
Issue of equity																		
Capital Decrease																		
Capital Advance																		
Effect of Merger or Liquidation or Division																		
Effects of Business Combinations Under Common Control																		
Advance Dividend Payments																		
Dividends Paid																		

Current Period 01.01.2023 - 30.09.2023													
	Decrease through Other Distributions to Owners												
	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		300.000.000	1.857.496.784	-314.931		4.314.851	3.235.731.614	-53.295.635	5.343.932.683		5.343.932.683	