



KAMUYU AYDINLATMA PLATFORMU

DAP GAYRİMENKUL GELİŞTİRME A.Ş. Financial Report Unconsolidated 2024 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	PKF ADAY BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

1 OCAK – 30 HAZİRAN 2024 ARA HESAP DÖNEMİNE AİT

FINANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

Dap Gayrimenkul Geliştirme A.Ş.

Yönetim Kurulu'na,

Giriş

Dap Gayrimenkul Geliştirme A.Ş.'nin ve Müşterek Faaliyeti'nin ("Şirket") 30 Haziran 2024 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık hesap dönemine ait ilgili kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre, ilişikteki ara dönem finansal bilgilerin, tüm önemli yönleriyle TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

İstanbul, 19 Ağustos 2024

PKF Aday Bağımsız Denetim A.Ş.

(A Member Firm of PKF International)

Abdülkadir Şahin

Sorumlu Denetçi



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2024	Previous Period 31.12.2023
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.449.226.076	1.665.642.833
Trade Receivables	6	0	3.566.133
Trade Receivables Due From Unrelated Parties	6	0	3.566.133
Other Receivables		303.799.780	404.020.638
Other Receivables Due From Related Parties	5	4.828.359	17.152.873
Other Receivables Due From Unrelated Parties	8	298.971.421	386.867.765
Contract Assets		4.915.606.528	5.380.853.710
Contract Assets from Ongoing Construction Contracts	9	4.915.606.528	5.380.853.710
Inventories	10	420.864.694	351.386.730
Prepayments		1.134.356.693	738.487.559
Prepayments to Related Parties	5	1.090.989.309	709.990.413
Prepayments to Unrelated Parties	11	43.367.384	28.497.146
Current Tax Assets	12	15.483.472	9.337.215
Other current assets		54.158.180	6.043
Other Current Assets Due From Unrelated Parties	20	54.158.180	6.043
SUB-TOTAL		8.293.495.423	8.553.300.861
Total current assets		8.293.495.423	8.553.300.861
NON-CURRENT ASSETS			
Other Receivables		333.525.593	376.927.521
Other Receivables Due From Unrelated Parties	8	333.525.593	376.927.521
Contract Assets		9.850.858.447	9.477.245.328
Contract Assets from Ongoing Construction Contracts	9	9.850.858.447	9.477.245.328
Investment property	14	21.091.752	21.870.867
Property, plant and equipment		210.914.830	217.780.611
Land and Premises	15	166.783.582	166.783.582
Machinery And Equipments	15	3.516	3.899
Vehicles	15	22.600.906	25.819.134
Fixtures and fittings	15	21.526.826	25.173.996
Right of Use Assets	13	25.412.500	30.676.864
Intangible assets and goodwill		15.472.258	12.484.846
Goodwill	16	8.303.077	8.303.077
Other intangible assets	16	7.169.181	4.181.769
Prepayments		13.044.976	12.914.227
Prepayments to Unrelated Parties	11	13.044.976	12.914.227
Deferred Tax Asset	28	125.691.773	197.445.245
Other Non-current Assets		299.901.238	214.528.923
Other Non-Current Assets Due From Unrelated Parties	20	299.901.238	214.528.923
Total non-current assets		10.895.913.367	10.561.874.432
Total assets		19.189.408.790	19.115.175.293
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		4.799.975	6.067.510
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		4.799.975	6.067.510
Lease Liabilities	7	0	560.643
Other short-term borrowings	7	4.799.975	5.506.867
Current Portion of Non-current Borrowings		915.386.056	705.935.436
Current Portion of Non-current Borrowings from Unrelated Parties		915.386.056	705.935.436
Bank Loans	7	915.386.056	705.935.436
Trade Payables		59.048.923	74.350.623
Trade Payables to Unrelated Parties	6	59.048.923	74.350.623
Employee Benefit Obligations	19	7.132.086	10.314.016
Other Payables		156.779.865	219.721.786
Other Payables to Related Parties	5	21.561.294	24.159.291
Other Payables to Unrelated Parties	8	135.218.571	195.562.495
Deferred Income Other Than Contract Liabilities		2.896.824.559	3.276.880.845

Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	2,896,824,559	3,276,880,845
Current tax liabilities, current	28	2,735,582	142,659
Current provisions		103,914,242	310,686,542
Other current provisions	18	103,914,242	310,686,542
SUB-TOTAL		4,146,621,288	4,604,099,417
Total current liabilities		4,146,621,288	4,604,099,417
NON-CURRENT LIABILITIES			
Long Term Borrowings		1,465,789,142	1,823,133,885
Long Term Borrowings From Unrelated Parties		1,465,789,142	1,823,133,885
Bank Loans	7	1,456,900,769	1,808,928,265
Other long-term borrowings	7	8,888,373	14,205,620
Other Payables		6,382,158	12,834,013
Other Payables to Unrelated parties	8	6,382,158	12,834,013
Deferred Income Other Than Contract Liabilities		3,190,649,483	2,878,694,613
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	3,190,649,483	2,878,694,613
Non-current provisions		4,406,649	3,729,534
Non-current provisions for employee benefits	18	4,406,649	3,729,534
Deferred Tax Liabilities	28	1,575,597,376	1,495,610,089
Total non-current liabilities		6,242,824,808	6,214,002,134
Total liabilities		10,389,446,096	10,818,101,551
EQUITY			
Equity attributable to owners of parent		8,799,962,694	8,297,073,742
Issued capital	21	413,599,221	385,000,000
Inflation Adjustments on Capital	21	929,853,654	922,779,826
Capital Advance	21	0	1,283,478,382
Share Premium (Discount)	21	1,247,843,324	0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-80,585	707
Gains (Losses) on Revaluation and Remeasurement		-80,585	707
Gains (Losses) on Remeasurements of Defined Benefit Plans	21.5.1	-80,585	707
Restricted Reserves Appropriated From Profits		84,435,364	83,080,520
Legal Reserves	21.6	84,435,364	83,080,520
Prior Years' Profits or Losses	22	5,621,379,463	3,616,925,704
Current Period Net Profit Or Loss		502,932,253	2,005,808,603
Total equity		8,799,962,694	8,297,073,742
Total Liabilities and Equity		19,189,408,790	19,115,175,293

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.06.2024	Previous Period 01.01.2023 - 30.06.2023	Current Period 3 Months 01.04.2024 - 30.06.2024	Previous Period 3 Months 01.04.2023 - 30.06.2023
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	22	2.583.289.777	3.345.483.278	1.098.779.946	2.315.345.150
Cost of sales	22	-532.928.213	-1.477.215.040	-201.828.306	-1.083.985.783
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.050.361.564	1.868.268.238	896.951.640	1.231.359.367
GROSS PROFIT (LOSS)		2.050.361.564	1.868.268.238	896.951.640	1.231.359.367
General Administrative Expenses	23	-68.281.130	-101.553.625	-33.303.365	-35.830.505
Marketing Expenses	23	-77.008.454	-196.195.510	-25.075.704	-102.207.212
Other Income from Operating Activities	25	9.620.880	12.590.032	2.283.134	37.574
Other Expenses from Operating Activities	25	-4.496.860	-15.391.688	138.318	-5.105.091
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.910.196.000	1.567.717.447	840.994.023	1.088.254.133
Investment Activity Income	26	647.453	0	0	0
Investment Activity Expenses	26	-1.333.970	0	-394.484	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.909.509.483	1.567.717.447	840.599.539	1.088.254.133
Finance income	27	335.171.945	61.622.768	166.242.670	45.237.658
Finance costs	27	-215.378.886	-199.192.418	-136.905.408	-120.972.642
Gains (losses) on net monetary position		-1.371.866.849	-973.776.459	-461.289.249	-326.675.989
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		657.435.693	456.371.338	408.647.552	685.843.160
Tax (Expense) Income, Continuing Operations		-154.503.440	-408.639.930	-15.038.183	-430.339.247
Current Period Tax (Expense) Income	28	-2.735.582	-151.208	-2.735.582	73.106
Deferred Tax (Expense) Income	28	-151.767.858	-408.488.722	-12.302.601	-430.412.353
PROFIT (LOSS) FROM CONTINUING OPERATIONS		502.932.253	47.731.408	393.609.369	255.503.913
PROFIT (LOSS)		502.932.253	47.731.408	393.609.369	255.503.913
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		502.932.253	47.731.408	393.609.369	255.503.913
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		-81.292	-767.710	58.913	-854.820
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-108.390	-959.638	78.549	-1.068.524
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		27.098	191.928	-19.636	213.704
Deferred Tax (Expense) Income	28	27.098	191.928	-19.636	213.704
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-81.292	-767.710	58.913	-854.820
TOTAL COMPREHENSIVE INCOME (LOSS)		502.850.961	46.963.698	393.668.282	254.649.093
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		502.850.961	46.963.698	393.668.282	254.649.093

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.06.2024	Previous Period 01.01.2023 - 30.06.2023
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		502.932.253	47.731.408
Profit (Loss) from Continuing Operations		502.932.253	47.731.408
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	23	13.535.249	9.238.795
Adjustments for provisions		-206.176.477	-92.214.472
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18-23	595.823	-2.546.327
Adjustments for (Reversal of) Other Provisions	18	-206.772.300	-89.668.145
Adjustments for Interest (Income) Expenses		321.604	-25.113
Deferred Financial Expense from Credit Purchases	25	3.279.117	3.990.010
Unearned Financial Income from Credit Sales	25	-2.957.513	-4.015.123
Adjustments for Tax (Income) Expenses	28	151.740.759	408.296.796
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		3.566.133	1.698.999
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	3.566.133	1.698.999
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-398.047.806	-649.653.288
Decrease (Increase) in Other Related Party Receivables Related with Operations	6	-368.674.382	-630.050.573
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8-11-20	-29.373.424	-19.602.715
Adjustments for Decrease (Increase) in Contract Assets		91.634.063	-1.118.071.355
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts	9	91.634.063	-1.118.071.355
Adjustments for decrease (increase) in inventories	10	-69.477.964	-29.571.883
Adjustments for increase (decrease) in trade accounts payable		-15.623.304	-37.431.583
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	-15.623.304	-37.431.583
Increase (Decrease) in Employee Benefit Liabilities	19	-3.181.930	-325.779
Adjustments for increase (decrease) in other operating payables		-134.759.609	894.880.218
Increase (Decrease) in Other Operating Payables to Related Parties	5	-2.597.997	-6.348.583
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8-11	-132.161.612	901.228.801
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		1.667.769	0
Proceeds from sales of property, plant and equipment	15	1.667.769	0
Purchase of Property, Plant, Equipment and Intangible Assets		-5.281.171	-17.871.549
Purchase of property, plant and equipment	15	-238.663	-16.801.137
Purchase of intangible assets	17	-5.042.508	-1.070.412
Income taxes refund (paid)		-142.659	-98.623.332
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		-149.161.658	1.215.203.951
Proceeds from Other Financial Borrowings	7	-149.161.658	1.215.203.951
Other inflows (outflows) of cash	21	37.991	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-216.416.757	533.261.813
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	1.665.642.833	248.147.166
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	1.449.226.076	781.408.979



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity												
	Equity attributable to owners of parent (member)										Non-controlling interests (member)		
	Issued Capital	Inflation Adjustments on Capital	Capital Advance	Share premiums or discounts	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	
					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			
Gains (Losses) on Remeasurements of Defined Benefit Plans													
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	21	200.000.000	777.737.173			-150.868			65.580.920	1.537.340.478	2.427.127.479	5.007.635.182	5.007.635.182
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										2.427.127.479	-2.427.127.479	0	0
Total Comprehensive Income (Loss)						-767.710					47.731.408	46.963.698	46.963.698
Profit (loss)											47.731.408	47.731.408	47.731.408
Other Comprehensive Income (Loss)						-767.710						-767.710	-767.710
Issue of equity		185.000.000	145.042.653						17.499.600	-347.542.253		0	0
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		385.000.000	922.779.826			-918.578			83.080.520	3.616.925.704	47.731.408	5.054.598.880	5.054.598.880
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	21	385.000.000	922.779.826	1.283.478.382		707			83.080.520	3.616.925.704	2.005.808.603	8.297.073.742	8.297.073.742
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										2.005.808.603	-2.005.808.603	0	0
Total Comprehensive Income (Loss)						-81.292					502.932.253	502.850.961	502.850.961
Profit (loss)											502.932.253	502.932.253	502.932.253
Other Comprehensive Income (Loss)						-81.292						-81.292	-81.292
Issue of equity		28.599.221	7.073.828	-1.283.478.382	1.247.843.324				1.354.844	-1.354.844		37.991	37.991
Capital Decrease													
Capital Advance													
Effect of Merger or Liquidation or Division													
Effects of Business Combinations Under Common Control													
Advance Dividend Payments													
Dividends Paid													

Previous Period
01.01.2023 - 30.06.2023

