KAMUYU AYDINLATMA PLATFORMU

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2024 - 2. 3 Monthly Notification

General Information About Financial Statements

30.06.2024 Financial Statements

Independet Audit Comment

Independent Audit Company	PwC BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş. Genel Kurulu'na

Giriş

Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2024 tarihli ilişikteki özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait ilgili özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun ve nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet 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 özet 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 özet 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 özet finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet 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 özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Diğer Hususlar

Şirket'in 31 Aralık 2023 hesap dönemine ait finansal tablolarının denetimi başka bir bağımsız denetim firması tarafından yapılmış, söz konusu bağımsız denetim firması tarafından hazırlanan 6 Mart 2024 tarihli bağımsız denetim raporunda olumlu görüş verilmiştir.

PwC Bağımsız Denetim ve

Serbest Muhasebeci Mali Müşavirlik A.Ş.

Ali Yörük, SMMM

Sorumlu Denetçi

İstanbul, 19 Ağustos 2024

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	3	35.058.483	46.735.684
Trade Receivables	5	123.615.921	98.674.919
Trade Receivables Due From Related Parties	24	101.473.236	82.129.158
Trade Receivables Due From Unrelated Parties	5	22.142.685	16.545.761
Other Receivables	6	81.488	101.644
Other Receivables Due From Unrelated Parties		81.488	101.644
Prepayments	7	11.752.013	2.528.920
Current Tax Assets	8	831.620	729.420
Other current assets	13	1.155.015	1.476.636
SUB-TOTAL		**172.494.540**	**150.247.223**
Total current assets		**172.494.540**	**150.247.223**
NON-CURRENT ASSETS			
Investment property	9	12.331.681.484	12.318.613.376
Property, plant and equipment	10	8.627.278	9.234.990
Intangible assets and goodwill	10	997.837	1.090.185
Prepayments	7	30.501.902	9.670.740
Other Non-current Assets	13	786.355	373.149
Total non-current assets		**12.372.594.856**	**12.338.982.440**
Total assets		**12.545.089.396**	**12.489.229.663**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	4	450.440.686	483.173.886
Trade Payables	5	211.472.285	189.824.485
Trade Payables to Related Parties	24	185.140.277	169.443.942
Trade Payables to Unrelated Parties	5	26.332.008	20.380.543
Employee Benefit Obligations		476.373	812.512
Other Payables	6	8.583.077	612.523
Other Payables to Unrelated Parties		8.583.077	612.523
Deferred Income Other Than Contract Liabilities		1.048.374	1.193.592
Deferred Income Other Than Contract Liabilities from Unrelated Parties	7	1.048.374	1.193.592
Current provisions		3.339.742	2.312.488
Current provisions for employee benefits	12	3.339.742	2.312.488
Other Current Liabilities	13	14.744.482	8.925.632
SUB-TOTAL		**690.105.019**	**686.855.118**
Total current liabilities		**690.105.019**	**686.855.118**
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	2.632.695.184	3.172.264.669
Other Payables	6	4.054.645	4.728.899
Other Payables to Unrelated parties		4.054.645	4.728.899
Deferred Income Other Than Contract Liabilities		21.986	28.504
Deferred Income Other Than Contract Liabilities from Unrelated Parties		21.986	28.504
Non-current provisions	12	1.889.082	2.661.962
Non-current provisions for employee benefits		1.889.082	2.661.962
Total non-current liabilities		**2.638.660.897**	**3.179.684.034**
Total liabilities		**3.328.765.916**	**3.866.539.152**
EQUITY			
Equity attributable to owners of parent		9.216.323.480	8.622.690.511
Issued capital	15	332.007.786	332.007.786
Inflation Adjustments on Capital	15	3.443.625.952	3.443.625.952
Share Premium (Discount)	15	2.515.522.353	2.515.522.353
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	15	-2.214.586	-2.758.215
Restricted Reserves Appropriated From Profits		40.025.642	40.025.642
Prior Years' Profits or Losses	15	2.294.266.993	-8.392.027
Current Period Net Profit Or Loss	15	593.089.340	2.302.659.020
Total equity		**9.216.323.480**	**8.622.690.511**

Total Liabilities and Equity		12.545.089.396	12.489.229.663

Statement of Profit or Loss and Other Comprehensive Income

KAMUYU AYDINLATMA PLATFORMU

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	16	342.642.482	410.991.626	180.412.984	257.082.643
Cost of sales	16	-58.516.863	-58.661.972	-27.253.499	-30.792.189
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		284.125.619	352.329.654	153.159.485	226.290.454
GROSS PROFIT (LOSS)		284.125.619	352.329.654	153.159.485	226.290.454
General Administrative Expenses	17	-29.277.786	-47.044.409	-10.866.369	-32.915.404
Other Income from Operating Activities	19	23.603.452	6.184.473	12.885.773	2.885.159
Other Expenses from Operating Activities	19	-45.997.957	-21.914.630	-20.661.125	-12.981.141
PROFIT (LOSS) FROM OPERATING ACTIVITIES		232.453.328	289.555.088	134.517.764	183.279.068
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		232.453.328	289.555.088	134.517.764	183.279.068
Finance income	20	4.192.096	2.165.656	2.213.110	1.588.485
Finance costs	21	-399.451.540	-1.469.200.785	-124.017.410	-1.256.478.882
Gains (losses) on net monetary position		755.895.456	696.796.463	279.774.574	253.326.950
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		593.089.340	-480.683.578	292.488.038	-818.284.379
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income	22	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		593.089.340	-480.683.578	292.488.038	-818.284.379
PROFIT (LOSS)		593.089.340	-480.683.578	292.488.038	-818.284.379
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		593.089.340	-480.683.578	292.488.038	-818.284.379
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç/(Kayıp)	23	1,78600000	-1,44800000	0,88100000	-2,46500000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		543.629	1.057.756	95.293	-192.560
Gains (Losses) on Remeasurements of Defined Benefit Plans		543.629	1.057.756	95.293	-192.560
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**543.629**	**1.057.756**	**95.293**	**-192.560**
TOTAL COMPREHENSIVE INCOME (LOSS)		**593.632.969**	**-479.625.822**	**292.583.331**	**-818.476.939**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		593.632.969	-479.625.822	292.583.331	-818.476.939

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		**122.602.041**	**86.050.915**
Profit (Loss)		593.089.340	-480.683.578
Adjustments to Reconcile Profit (Loss)		**-457.424.858**	**637.300.056**
Adjustments for depreciation and amortisation expense		2.283.000	4.576.483
Adjustments for provisions		2.221.587	947.305
Adjustments for Interest (Income) Expenses		141.225.146	162.182.574
Adjustments for Interest Income		-4.192.096	-2.165.656
Adjustments for interest expense		145.417.242	164.348.230
Adjustments for unrealised foreign exchange losses (gains)		133.611.828	1.344.542.844
Adjustments for losses (gains) on disposal of non-current assets		154.105	0
Adjustments Related to Gain and Losses on Net Monetary Position		-736.920.524	-874.949.150
Changes in Working Capital		**-16.943.821**	**-71.330.659**
Adjustments for decrease (increase) in trade accounts receivable		-20.796.434	-36.973.375
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		20.156	19.816
Adjustments for increase (decrease) in trade accounts payable		21.647.800	-10.001.242
Other Adjustments for Other Increase (Decrease) in Working Capital		-17.815.343	-24.375.858
Decrease (Increase) in Other Assets Related with Operations		-30.442.618	-5.341.613
Increase (Decrease) in Other Payables Related with Operations		12.627.275	-19.034.245
Cash Flows from (used in) Operations		**118.720.661**	**85.285.819**
Interest received		4.192.096	2.165.656
Payments Related with Provisions for Employee Benefits		-310.716	-1.400.560
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-14.805.154**	**-1.826.909**
Purchase of Property, Plant, Equipment and Intangible Assets		-1.737.046	-48.216
Purchase of property, plant and equipment	10	-1.737.046	-48.216
Cash Outflows from Acquition of Investment Property		-13.068.108	-1.778.693
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-110.401.084**	**-44.256.445**
Proceeds from borrowings		0	92.294.412
Proceeds from Loans		0	92.294.412
Repayments of borrowings		-33.113.421	-35.096.403
Loan Repayments		-33.113.421	-35.096.403
Interest paid		-77.287.663	-115.182.226
Other inflows (outflows) of cash		0	13.727.772
INFLATION EFFECT		-9.145.853	-18.282.199
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-11.750.050	21.685.362
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-11.750.050	21.685.362
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**46.711.244**	**34.930.298**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**34.961.194**	**56.615.660**

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	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								
Previous Period 01.01.2023 - 30.06.2023	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		332.007.786	3.443.625.952	2.515.522.353	-1.953.335			40.025.642	-5.484.644.516	5.476.252.489	6.320.836.371	0	6.320.836.371
	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									5.476.252.489	-5.476.252.489			0
	Total Comprehensive Income (Loss)					1.057.756					-480.683.578	-479.625.822	0	-479.625.822
	Profit (loss)													
	Other Comprehensive Income (Loss)													
	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		332.007.786	3.443.625.952	2.515.522.353	-895.579			40.025.642	-8.392.027	-480.683.578	5.841.210.549	0	5.841.210.549
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		332.007.786	3.443.625.952	2.515.522.353	-2.758.215			40.025.642	-8.392.027	2.302.659.020	8.622.690.511	0	8.622.690.511
	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									2.302.659.020	-2.302.659.020			
	Total Comprehensive Income (Loss)					543.629					593.089.340	593.632.969	0	593.632.969
	Profit (loss)													
	Other Comprehensive Income (Loss)													
	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 01.01.2024 - 30.06.2024																		
	Decrease through Other Distributions to Owners																	
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	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		**332.007.786**	**3.443.625.952**	**2.515.522.353**	**-2.214.586**						**40.025.642**	**2.294.266.993**	**593.089.340**		**9.216.323.480**	**0**	**9.216.323.480**