



KAMUYU AYDINLATMA PLATFORMU

EYG GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2024 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	VİZYON GRUP BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Eyg Gayrimenkul Yatırım Ortaklığı A. Ş.

Yönetim Kurulu'na

Giriş

Eyg Gayrimenkul Yatırım Ortaklığı A. Ş. ve bağlı ortaklıklarının (hep birlikte "Grup" olarak anılacaktır.) 30 Haziran 2024 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait konsolide kâr veya zarar ve konsolide diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34 Ara Dönem Finansal Raporlama Standardı 'na ("TMS 34") 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 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 finansal bilgilerin sınırlı denetimi, denetim kuruluşunun, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem konsolide finansal bilgilerin, Grup'un 30 Haziran 2024 tarihi itibarıyla finansal durumunun, finansal performansının ve

aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının TMS 34 Ara Dönem Finansal Raporlama Standardı 'na uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

26 Eylül 2024, İstanbul

VİZYON GRUP BAĞIMSIZ DENETİM A.Ş.

A Member of MGI Worldwide

İsmail ARDA

Sorumlu Denetçi, SMMM



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	5	22.617.343	29.847.991
Financial Investments	6	3.725.995	60.575.918
Trade Receivables		48.695.047	70.809.585
Trade Receivables Due From Related Parties	4	157.791	0
Trade Receivables Due From Unrelated Parties	8	48.537.256	70.809.585
Other Receivables		1.685.478	52.269.864
Other Receivables Due From Unrelated Parties	9	1.685.478	52.269.864
Inventories	10	1.466.305.466	1.515.629.170
Prepayments		21.985.608	24.539.663
Prepayments to Unrelated Parties	11	21.985.608	24.539.663
Current Tax Assets	24	60.517	24.640
Other current assets	17	47.406.873	56.799.275
SUB-TOTAL		1.612.482.327	1.810.496.106
Total current assets		1.612.482.327	1.810.496.106
NON-CURRENT ASSETS			
Trade Receivables		15.128.362	30.650.577
Trade Receivables Due From Unrelated Parties	8	15.128.362	30.650.577
Other Receivables		27.404	362.593
Other Receivables Due From Unrelated Parties	9	27.404	362.593
Inventories	10	295.700.541	291.841.171
Investment property	12	425.556.364	424.594.642
Property, plant and equipment	13	41.648.350	40.912.612
Intangible assets and goodwill	14	303.343	350.977
Prepayments	11	57	38.590
Total non-current assets		778.364.421	788.751.162
Total assets		2.390.846.748	2.599.247.268
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	432.038.679	555.452.576
Trade Payables		28.036.817	79.423.537
Trade Payables to Related Parties	4	17.238.998	26.991.688
Trade Payables to Unrelated Parties	8	10.797.819	52.431.849
Employee Benefit Obligations	16	3.634.646	3.002.235
Other Payables		8.655.960	3.304.257
Other Payables to Related Parties	4	7.233.000	0
Other Payables to Unrelated Parties	9	1.422.960	3.304.257
Deferred Income Other Than Contract Liabilities		28.399.662	140.709.016
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	28.399.662	140.709.016
Current provisions		2.333.408	3.126.871
Current provisions for employee benefits	15	2.165.208	2.917.067
Other current provisions	15	168.200	209.804
SUB-TOTAL		503.099.172	785.018.492
Total current liabilities		503.099.172	785.018.492
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	235.096.992	167.915.115
Employee Benefit Obligations	15	1.410.475	1.399.139
Deferred Tax Liabilities	24	18.907.032	21.484.956
Total non-current liabilities		255.414.499	190.799.210
Total liabilities		758.513.671	975.817.702
EQUITY			
Equity attributable to owners of parent		1.632.333.077	1.623.429.566
Issued capital	18	200.000.000	200.000.000
Inflation Adjustments on Capital	18	257.954.026	257.954.026
Share Premium (Discount)	18	292.856.150	292.856.150
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		15.396.984	15.192.728

Gains (Losses) on Revaluation and Remeasurement		15.396.984	15.192.728
Increases (Decreases) on Revaluation of Property, Plant and Equipment	18	-374.116	-578.372
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	15.771.100	15.771.100
Restricted Reserves Appropriated From Profits	18	9.430.002	0
Prior Years' Profits or Losses	18	847.996.660	554.945.696
Current Period Net Profit Or Loss		8.699.255	302.480.966
Total equity		1.632.333.077	1.623.429.566
Total Liabilities and Equity		2.390.846.748	2.599.247.268



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	19	140.736.672	470.914.912	50.608.745	245.572.362
Cost of sales	19	-109.315.530	-255.795.203	-59.514.457	-176.020.086
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		31.421.142	215.119.709	-8.905.712	69.552.276
GROSS PROFIT (LOSS)		31.421.142	215.119.709	-8.905.712	69.552.276
General Administrative Expenses	20	-27.449.618	-23.584.326	-12.545.735	-12.473.504
Marketing Expenses	20	-4.956.405	-3.827.670	-2.555.165	-1.826.909
Other Income from Operating Activities	21	1.046.351	7.750.601	-550.933	940.115
Other Expenses from Operating Activities	21	-6.078.080	-30.160.897	-1.766.896	-10.891.847
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-6.016.610	165.297.417	-26.324.441	45.300.131
Investment Activity Income	22	1.891.099	35.780.105	343.039	31.083.431
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-4.125.511	201.077.522	-25.981.402	76.383.562
Finance income	23	6.651.707	24.879.740	1.235.711	22.575.135
Finance costs	23	-47.759.061	-5.999.854	-44.106.885	-2.193.910
Gains (losses) on net monetary position		51.354.197	-211.120.699	61.879.764	-300.467.478
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.121.332	8.836.709	-6.972.812	-203.702.691
Tax (Expense) Income, Continuing Operations		2.577.923	284.578	78.530	-5.615.391
Deferred Tax (Expense) Income	24	2.577.923	284.578	78.530	-5.615.391
PROFIT (LOSS) FROM CONTINUING OPERATIONS		8.699.255	9.121.287	-6.894.282	-209.318.082
PROFIT (LOSS)		8.699.255	9.121.287	-6.894.282	-209.318.082
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		8.699.255	9.121.287	-6.894.282	-209.318.082
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		204.256	1.216.262	732.504	65.684
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	204.256	1.216.262	732.504	65.684
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		204.256	1.216.262	732.504	65.684
TOTAL COMPREHENSIVE INCOME (LOSS)		8.903.511	10.337.549	-6.161.778	-209.252.398
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		8.903.511	10.337.549	-6.161.778	-209.252.398

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		49.724.950	-384.666.564
Profit (Loss)		8.699.255	9.121.287
Adjustments to Reconcile Profit (Loss)		-138.302.372	4.250.374
Adjustments for depreciation and amortisation expense	14-15	1.662.813	540.070
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-139.653.034	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	9	861.108	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		-140.514.142	0
Adjustments for provisions		-577.871	1.219.753
Adjustments for (Reversal of) Provisions Related with Employee Benefits	17	-536.267	1.282.317
Adjustments for (Reversal of) Other Provisions		-41.604	-62.564
Adjustments for Interest (Income) Expenses		2.843.644	1.110.466
Adjustments for interest expense	22	81.131	185.423
Deferred Financial Expense from Credit Purchases	22	2.590.392	372.924
Unearned Financial Income from Credit Sales	22	172.121	552.119
Adjustments for Tax (Income) Expenses	25	-2.577.924	1.380.085
Changes in Working Capital		179.363.944	-398.041.078
Decrease (Increase) in Financial Investments	7	56.849.923	-102.852.320
Adjustments for decrease (increase) in trade accounts receivable		36.603.524	26.342.349
Decrease (Increase) in Trade Accounts Receivables from Related Parties	5	-157.791	36.644.034
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	9	36.761.315	-10.301.685
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		50.919.575	24.363
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	-88.083
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	10	50.919.575	112.446
Adjustments for decrease (increase) in inventories	11	185.978.474	46.783.008
Decrease (Increase) in Prepaid Expenses	12	2.592.588	248.258.320
Adjustments for increase (decrease) in trade accounts payable		-53.977.112	-261.745.997
Increase (Decrease) in Trade Accounts Payables to Related Parties	5	-9.752.690	1.732.611
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	9	-44.224.422	-263.478.608
Increase (Decrease) in Employee Benefit Liabilities	17	632.411	-1.477.260
Adjustments for increase (decrease) in other operating payables		5.351.703	5.240.435
Increase (Decrease) in Other Operating Payables to Related Parties	5	7.233.000	1.776.347
Increase (Decrease) in Other Operating Payables to Unrelated Parties	10	-1.881.297	3.464.088
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	12	-112.309.354	-313.088.776
Other Adjustments for Other Increase (Decrease) in Working Capital		6.722.212	-45.525.200
Decrease (Increase) in Other Assets Related with Operations	18	6.722.212	-45.612.777
Increase (Decrease) in Other Payables Related with Operations		0	87.577
Cash Flows from (used in) Operations		49.760.827	-384.669.417
Income taxes refund (paid)	25	-35.877	2.853
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.188.078	-702.929
Proceeds from sales of property, plant, equipment and intangible assets	14-15	0	0
Purchase of Property, Plant, Equipment and Intangible Assets	14-15	-226.357	-702.929
Cash Outflows from Acquisition of Investment Property	12	-961.721	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-55.767.520	21.752.598
Proceeds from borrowings		0	22.507.579

Repayments of borrowings	8	-55.485.031	0
Payments of Lease Liabilities	8	-282.489	-754.981
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES	6	-7.230.648	-363.616.895
Net increase (decrease) in cash and cash equivalents	6	-7.230.648	-363.616.895
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	29.847.991	419.724.034
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		22.617.343	56.107.139

[illegible]

Current Period 01.01.2024 - 30.06.2024															
	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	18	200.000.000	257.954.026	292.856.150		15.771.100	-374.116			9.430.002	847.996.660	8.699.255	1.632.333.077	1.632.333.077