



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
A.Ş.
Financial Report
Unconsolidated
2024 - 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 30.09.2024	Previous Period 31.12.2023
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	2.022.663	12.811.276
Trade Receivables	7	55.290	266.407
Trade Receivables Due From Unrelated Parties	7	55.290	266.407
Prepayments	17	51.476	37.473
Prepayments to Unrelated Parties	17	51.476	37.473
Other current assets		972.341	812.470
Other Current Assets Due From Unrelated Parties	17	972.341	812.470
SUB-TOTAL		3.101.770	13.927.626
Total current assets		3.101.770	13.927.626
NON-CURRENT ASSETS			
Other Receivables	8	85.467	100.315
Other Receivables Due From Unrelated Parties	8	85.467	100.315
Investment property	9	1.872.307.656	1.872.307.656
Property, plant and equipment	10	20.371	24.045
Fixtures and fittings	10	20.371	24.045
Right of Use Assets	11	152.397	404.151
Intangible assets and goodwill	12	1.935	3.463
Prepayments	17	2.727	1.503
Prepayments to Unrelated Parties	17	2.727	1.503
Total non-current assets		1.872.570.553	1.872.841.133
Total assets		1.875.672.323	1.886.768.759
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	99.961	261.304
Current Borrowings From Unrelated Parties	13	99.961	261.304
Lease Liabilities	13	99.961	261.304
Trade Payables	7	44.906	79.025
Trade Payables to Unrelated Parties	7	44.906	79.025
Employee Benefit Obligations	16	178.297	193.498
Other Payables	8	1.022.266	37.264
Other Payables to Unrelated Parties	8	1.022.266	37.264
SUB-TOTAL		1.345.430	571.091
Total current liabilities		1.345.430	571.091
NON-CURRENT LIABILITIES			
Non-current provisions		449.012	474.329
Non-current provisions for employee benefits	16	449.012	474.329
Deferred Tax Liabilities	26	447.128.064	442.802.661
Total non-current liabilities		447.577.076	443.276.990
Total liabilities		448.922.506	443.848.081
EQUITY			
Equity attributable to owners of parent	16,18,27	1.426.749.817	1.442.920.678
Issued capital	18	7.120.696	7.120.696
Inflation Adjustments on Capital		73.746.131	73.746.131
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-483.846	-455.628
Gains (Losses) on Revaluation and Remeasurement		-483.846	-455.628
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-483.846	-455.628
Restricted Reserves Appropriated From Profits	18	5.458.654	5.458.654
Legal Reserves	18	5.458.654	5.458.654
Prior Years' Profits or Losses		1.357.050.825	1.150.288.088
Current Period Net Profit Or Loss	27	-16.142.643	206.762.737
Total equity		1.426.749.817	1.442.920.678
Total Liabilities and Equity		1.875.672.323	1.886.768.759

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023	Current Period 3 Months 01.07.2024 - 30.09.2024	Previous Period 3 Months 01.07.2023 - 30.09.2023
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	20,21	-10.529.300	-11.635.946	-3.185.704	-3.533.134
Other Income from Operating Activities	22	201.110	562.437	65.238	440.713
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-10.328.190	-11.073.509	-3.120.466	-3.092.421
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)	24	-10.328.190	-11.073.509	-3.120.466	-3.092.421
Finance income	24	1.321.698	5.535.815	115.048	1.610.764
Finance costs	24	-72.444	-91.237	-29.226	-13.360
Gains (losses) on net monetary position		114.148.876	81.298.362	28.527.559	41.151.977
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		105.069.940	75.669.431	25.492.915	39.656.960
Tax (Expense) Income, Continuing Operations	26	-121.212.583	-160.823.991	-34.321.478	-47.099.591
Deferred Tax (Expense) Income	26	-121.212.583	-160.823.991	-34.321.478	-47.099.591
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-16.142.643	-85.154.560	-8.828.563	-7.442.631
PROFIT (LOSS)		-16.142.643	-85.154.560	-8.828.563	-7.442.631
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-16.142.643	-85.154.560	-8.828.563	-7.442.631
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç (Zarar)</i>	27	-0,02267000	-0,11959000	-0,01240000	-0,01045000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-28.218	-56	-14.849	4.235
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-37.624	-75	-19.798	5.648
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		9.406	19	4.949	-1.413
Taxes Relating to Remeasurements of Defined Benefit Plans		9.406	19	4.949	-1.413
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-28.218	-56	-14.849	4.235
TOTAL COMPREHENSIVE INCOME (LOSS)		-16.170.861	-85.154.616	-8.843.412	-7.438.396
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-16.170.861	-85.154.616	-8.843.412	-7.438.396

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-16.142.643	-85.154.560
Profit (Loss) from Continuing Operations		-16.142.643	-85.154.560
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	292.877	295.750
Adjustments for provisions		137.506	-129.971
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	137.506	-129.971
Adjustments for Interest (Income) Expenses	24	-455.476	-5.404.931
Adjustments for Interest Income	24	-507.248	-5.495.684
Adjustments for interest expense	24	51.772	90.753
Adjustments for unrealised foreign exchange losses (gains)	24	-793.982	-40.131
Adjustments for Tax (Income) Expenses	26	121.203.177	160.823.972
Adjustments Related to Gain and Losses on Net Monetary Position		-113.486.919	-79.542.400
Changes in Working Capital			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	923.150	-67.764
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	923.150	-67.764
Decrease (Increase) in Prepaid Expenses	17	-25.515	-38.641
Adjustments for increase (decrease) in trade accounts payable	7	-13.260	14.021
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	-13.260	14.021
Increase (Decrease) in Employee Benefit Liabilities	16	35.873	124.553
Adjustments for increase (decrease) in other operating payables	8	994.838	1.137.586
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	994.838	1.137.586
Other Adjustments for Other Increase (Decrease) in Working Capital	17,26	-374.322	-456.793
Decrease (Increase) in Other Assets Related with Operations	17,26	-374.322	-456.793
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-188.324	-379.169
Purchase of property, plant and equipment	10,11,12	-188.324	-379.169
Interest received		630.087	5.668.720
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	13		203.719
Proceeds from Other Financial Borrowings	13		203.719
Payments of Lease Liabilities	13	-92.372	
Interest paid	24	-51.772	-90.753
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-7.407.077	-3.036.792
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	12.934.115	32.151.235
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS			
		-3.504.375	-12.196.074
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	6	2.022.663	16.918.369

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	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	18	7.120.696	73.746.131		-310.607			5.458.654	584.994.201	565.293.886	1.236.302.961		1.236.302.961
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									565.293.886	-565.293.886	0		0
Total Comprehensive Income (Loss)					-56					-85.154.560	-85.154.560		-85.154.560
Profit (loss)										-85.154.560	-85.154.560		-85.154.560
Other Comprehensive Income (Loss)	16				-56						-56		-56
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	18	7.120.696	73.746.131		-310.663			5.458.654	1.150.288.087	-85.154.560	1.151.148.345		1.151.148.345
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	18	7.120.696	73.746.131		-455.628			5.458.654	1.150.288.088	206.762.737	1.442.920.678		1.442.920.678
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									206.762.737	-206.762.737	0		0
Total Comprehensive Income (Loss)					-28.218					-16.142.643	-16.170.861		-16.170.861
Profit (loss)										-16.142.643	-16.142.643		-16.142.643
Other Comprehensive Income (Loss)	16				-28.218						0		0
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													

Previous Period
01.01.2023 - 30.09.2023

