



## KAMUYU AYDINLATMA PLATFORMU

# ASCE GAYRİMENKUL YATIRIM ORTAKLIĞI 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	1.356.789.779	1.552.820.326
Trade Receivables		7.284.599	15.806.825
Trade Receivables Due From Related Parties	7-27	375.617	8.990.539
Trade Receivables Due From Unrelated Parties	7	6.908.982	6.816.286
Other Receivables		9.787.380	3.429.801
Other Receivables Due From Unrelated Parties	8	9.787.380	3.429.801
Inventories	9	10.501.537.206	1.163.163.959
Prepayments	11	18.126.336	19.267.146
Current Tax Assets	25	14.399.541	9.537.323
Other current assets		82.726.049	111.060.861
Other Current Assets Due From Unrelated Parties	10	82.726.049	111.060.861
<b>SUB-TOTAL</b>		<b>11.990.650.890</b>	<b>2.875.086.241</b>
<b>Total current assets</b>		<b>11.990.650.890</b>	<b>2.875.086.241</b>
<b>NON-CURRENT ASSETS</b>			
Investment property	13	6.674.337.000	17.350.825.441
Property, plant and equipment	14	69.890.610	81.590.564
Intangible assets and goodwill		169.031	350.739
Other intangible assets	15	169.031	350.739
<b>Total non-current assets</b>		<b>6.744.396.641</b>	<b>17.432.766.744</b>
<b>Total assets</b>		<b>18.735.047.531</b>	<b>20.307.852.985</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		0	4.719.930
Current Borrowings From Related Parties	12-27	0	4.719.930
Other Financial Liabilities	12	35.042	0
Trade Payables		15.350.420	57.887.905
Trade Payables to Related Parties	7-27	2.414.341	42.908.407
Trade Payables to Unrelated Parties	7	12.936.079	14.979.498
Employee Benefit Obligations	17.a	2.126.581	2.292.938
Other Payables		127.800	107.944
Other Payables to Unrelated Parties	8	127.800	107.944
Deferred Income Other Than Contract Liabilities	11	3.588.381	4.070.612
Current provisions		1.416.933	1.146.123
Current provisions for employee benefits	17.b	1.416.933	1.146.123
Other Current Liabilities	10	538.284	1.964.996
<b>SUB-TOTAL</b>		<b>23.183.441</b>	<b>72.190.448</b>
<b>Total current liabilities</b>		<b>23.183.441</b>	<b>72.190.448</b>
<b>NON-CURRENT LIABILITIES</b>			
Other Payables		4.123.853	2.190.141
Other Payables to Unrelated parties	8	4.123.853	2.190.141
Non-current provisions		2.214.590	2.643.985
Non-current provisions for employee benefits	17.c	2.214.590	2.643.985
<b>Total non-current liabilities</b>		<b>6.338.443</b>	<b>4.834.126</b>
<b>Total liabilities</b>		<b>29.521.884</b>	<b>77.024.574</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		18.705.525.647	20.230.828.411
Issued capital	18	659.000.000	659.000.000
Inflation Adjustments on Capital	18	2.394.843.863	2.394.843.863
Share Premium (Discount)	18	1.728.377.152	1.728.377.152
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-163.184	-874.108
Other Gains (Losses)		-163.184	-874.108
Restricted Reserves Appropriated From Profits	18	11.371.812	941.550
Prior Years' Profits or Losses	18	15.291.603.416	10.079.886.385
Current Period Net Profit Or Loss		-1.379.507.412	5.368.653.569
<b>Total equity</b>		<b>18.705.525.647</b>	<b>20.230.828.411</b>
<b>Total Liabilities and Equity</b>		<b>18.735.047.531</b>	<b>20.307.852.985</b>

## 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	19	31.548.677	21.114.589	12.347.336	4.041.172
Cost of sales	19	-83.043.251	-9.500.865	-29.828.966	1.768.983
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-51.494.574	11.613.724	-17.481.630	5.810.155
GROSS PROFIT (LOSS)		-51.494.574	11.613.724	-17.481.630	5.810.155
General Administrative Expenses	20	-2.274.372	-385.336	-1.198.611	-293.489
Marketing Expenses	20	-72.379.897	-81.335.251	-21.268.025	-24.898.393
Other Income from Operating Activities	22	1.665.160	9.417.300	637.333	6.302.512
Other Expenses from Operating Activities	22	-12.936.472	-953.350	-4.657.041	1.894.961
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-137.420.155	-61.642.913	-43.967.974	-11.184.254
Investment Activity Income	23	4.598.465	688.985	1.733.037	-173.037
Investment Activity Expenses	23	-1.270.811.999	-2.447.388.767	-598.825.719	-2.387.018.423
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.403.633.689	-2.508.342.695	-641.060.656	-2.398.375.714
Finance income	24	497.071.814	44.801.995	166.425.907	42.240.422
Finance costs	24	-473.682	-198.485	42.250	-7.980
Gains (losses) on net monetary position	30	-472.471.855	-407.767.577	-130.732.191	-243.684.692
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.379.507.412	-2.871.506.762	-605.324.690	-2.599.827.964
Tax (Expense) Income, Continuing Operations		0	287.524.595	0	-72.211.412
Current Period Tax (Expense) Income	25	0	0	0	0
Deferred Tax (Expense) Income	25	0	287.524.595	0	-72.211.412
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.379.507.412	-2.583.982.167	-605.324.690	-2.672.039.376
PROFIT (LOSS)		-1.379.507.412	-2.583.982.167	-605.324.690	-2.672.039.376
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent	26	-1.379.507.412	-2.583.982.167	-605.324.690	-2.672.039.376
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>	26	-2,28829000	-4,61425000	-1,00410000	-4,77150000
<b>Diluted Earnings Per Share</b>					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç</i>	26	-2,28829000	-4,61425000	-1,00410000	-4,77150000
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-6.725.184	1.999.052.749	-7.717.078	0
Gains (Losses) on Revaluation of Property, Plant and Equipment		-7.436.108	0	-7.436.108	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		710.924	1.999.052.749	-280.970	0
Deferred Tax (Expense) Income		0	1.999.052.749	0	0
Taxes Relating to Remeasurements of Defined Benefit Plans	17.c	710.924	0	-280.970	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-6.725.184</b>	<b>1.999.052.749</b>	<b>-7.717.078</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-1.386.232.596</b>	<b>-584.929.418</b>	<b>-613.041.768</b>	<b>-2.672.039.376</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-1.386.232.596	-584.929.418	-613.041.768	-2.672.039.376

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		-1.379.507.412	-2.583.982.167
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	14	9.608.955	7.987.550
Adjustments for Impairment Loss (Reversal of Impairment Loss)	9	60.585.862	0
Adjustments for provisions	17.c-17.b	2.033.556	2.345.009
Adjustments for fair value losses (gains)	23	1.270.811.999	2.432.806.355
Adjustments for Tax (Income) Expenses	25	0	-287.524.595
Adjustments for losses (gains) on disposal of non-current assets	23	-4.598.465	-688.985
Adjustments Related to Gain and Losses on Net Monetary Position		5.309.387	-121.036.982
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		8.522.226	13.539.654
Decrease (Increase) in Trade Accounts Receivables from Related Parties	27	8.614.922	-849.219
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	-92.696	14.388.873
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.357.579	637.107
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-6.357.579	637.107
Adjustments for decrease (increase) in inventories	9	10.544.666	543.809.933
Adjustments for increase (decrease) in trade accounts payable		-42.537.485	-5.652.296
Increase (Decrease) in Trade Accounts Payables to Related Parties	27	-40.494.066	-363.058
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	-2.043.419	-5.289.238
Increase (Decrease) in Employee Benefit Liabilities	17	-1.877.680	431.138
Adjustments for increase (decrease) in other operating payables		1.953.568	5.376.199
Increase (Decrease) in Other Operating Payables to Related Parties	27	0	8.062
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	1.953.568	5.368.137
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	11	-482.231	-525.009
Other Adjustments for Other Increase (Decrease) in Working Capital		28.048.910	18.055.774
<b>Cash Flows from (used in) Operations</b>			
Income taxes refund (paid)		-4.862.218	-4.675.264
Other inflows (outflows) of cash		-480.818	-6.137.291
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Proceeds from sales of property, plant, equipment and intangible assets	13-14-15	206.092	52.531
Purchase of Property, Plant, Equipment and Intangible Assets	13-14-15	-9.196.824	-12.332.686
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Proceeds from borrowings	12	-4.684.888	-355.912.426
Other inflows (outflows) of cash		-139.070.168	1.876.451.540
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		-196.030.547	1.523.025.089
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	4	1.552.820.326	59.936.929
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
	4	1.356.789.779	1.582.962.018



# 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]	Other Reserves Of Other Gains (Losses)	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
<b>Statement of changes in equity [abstract]</b>													
<b>Statement of changes in equity [line items]</b>													
Equity at beginning of period	18	560.000.000	3.146.246.972	0		0		941.550	7.312.546.113	-357.453.838	10.662.280.797	0	10.662.280.797
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		0	0	0		0		0	-357.453.838	357.453.838	0	0	0
Total Comprehensive Income (Loss)		0	0	0		0		0	1.999.052.749	-2.583.982.167	-584.929.418	0	-584.929.418
Profit (loss)													
Other Comprehensive Income (Loss)													
Issue of equity		99.000.000	48.891.144	1.728.560.396		0		0	0	0	1.876.451.540	0	1.876.451.540
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	659.000.000	3.195.138.116	1.728.560.396		0		941.550	8.954.145.024	-2.583.982.167	11.953.802.919	0	11.953.802.919
<b>Statement of changes in equity [abstract]</b>													
<b>Statement of changes in equity [line items]</b>													
Equity at beginning of period	18	659.000.000	2.394.843.863	1.728.377.152		-874.108		941.550	10.079.886.385	5.368.653.569	20.230.828.411	0	20.230.828.411
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		0	0	0		0		10.430.262	5.358.223.307	-5.368.653.569	0	0	0
Total Comprehensive Income (Loss)		0	0	0		710.924		0	-7.436.108	-1.379.507.412	-1.386.232.596	0	-1.386.232.596
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	2	0	0	0		0		0	-139.070.168	0	-139.070.168	0	-139.070.168
Decrease through Other Distributions to Owners													

Previous Period  
01.01.2023 - 30.09.2023

Current Period  
01.01.2024 - 30.09.2024

