



**KAMUYU AYDINLATMA PLATFORMU**

**DAP GAYRİMENKUL 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	1.622.277.059	1.814.210.513
Financial Investments		0	0
Financial Assets at Fair Value Through Profit or Loss		0	0
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		0	3.884.216
Trade Receivables Due From Unrelated Parties	6	0	3.884.216
Receivables From Financial Sector Operations		0	0
Other Receivables		330.585.552	440.057.422
Other Receivables Due From Related Parties	8	9.711.727	18.682.831
Other Receivables Due From Unrelated Parties	5	320.873.825	421.374.591
Contract Assets		5.640.782.555	5.860.801.111
Contract Assets from Ongoing Construction Contracts	9	5.640.782.555	5.860.801.111
Derivative Financial Assets		0	0
Inventories	10	481.680.014	382.728.810
Prepayments		851.046.464	804.357.252
Prepayments to Related Parties	5	822.638.188	773.318.292
Prepayments to Unrelated Parties	11	28.408.276	31.038.960
Current Tax Assets	12	26.454.211	10.170.051
Other current assets		220.220.722	6.582
Other Current Assets Due From Unrelated Parties	20	220.220.722	6.582
<b>SUB-TOTAL</b>		<b>9.173.046.577</b>	<b>9.316.215.957</b>
<b>Total current assets</b>		<b>9.173.046.577</b>	<b>9.316.215.957</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments		0	0
Financial Assets at Fair Value Through Profit or Loss		0	0
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		0	0
Receivables From Financial Sector Operations		0	0
Other Receivables		340.610.442	410.547.722
Other Receivables Due From Unrelated Parties	8	340.610.442	410.547.722
Contract Assets		11.206.447.975	10.322.572.019
Contract Assets from Ongoing Construction Contracts	9	11.206.447.975	10.322.572.019
Derivative Financial Assets		0	0
Investment property	14	22.548.735	23.821.648
Property, plant and equipment	16	226.773.074	237.205.640
Land and Premises		181.659.910	181.659.910
Machinery And Equipments		3.621	4.247
Vehicles		23.771.848	28.122.083
Fixtures and fittings		21.337.695	27.419.400
Right of Use Assets	13	24.812.217	33.413.100
Intangible assets and goodwill	16	19.994.242	13.598.436
Goodwill	16.1	9.043.673	9.043.673
Other intangible assets	16.2	10.950.569	4.554.763
Prepayments		14.331.769	14.066.117
Prepayments to Unrelated Parties	11	14.331.769	14.066.117
Deferred Tax Asset	28	144.943.477	215.056.452
Other Non-current Assets		341.362.933	233.663.916
Other Non-Current Assets Due From Unrelated Parties	20	341.362.933	233.663.916
<b>Total non-current assets</b>		<b>12.341.824.864</b>	<b>11.503.945.050</b>
<b>Total assets</b>		<b>21.514.871.441</b>	<b>20.820.161.007</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	7	5.005.000	6.608.703
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		5.005.000	6.608.703
Lease Liabilities			610.650

Other short-term borrowings		5.005.000	5.998.053
Current Portion of Non-current Borrowings		997.630.741	768.901.630
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		997.630.741	768.901.630
Bank Loans	7	997.630.741	768.901.630
Other Financial Liabilities		0	0
Trade Payables		85.659.934	80.982.356
Trade Payables to Unrelated Parties	6	85.659.934	80.982.356
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	19	7.880.619	11.233.979
Other Payables		142.136.757	239.319.960
Other Payables to Related Parties	5	23.865.087	26.314.189
Other Payables to Unrelated Parties	8	118.271.670	213.005.771
Contract Liabilities		0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities		3.250.555.409	3.569.163.543
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	3.250.555.409	3.569.163.543
Current tax liabilities, current	28	0	155.383
Current provisions		103.701.742	338.398.352
Other current provisions	18	103.701.742	338.398.352
Other Current Liabilities		0	0
<b>SUB-TOTAL</b>		<b>4.592.570.202</b>	<b>5.014.763.906</b>
<b>Total current liabilities</b>		<b>4.592.570.202</b>	<b>5.014.763.906</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	7	1.358.196.646	1.985.749.042
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		1.358.196.646	1.985.749.042
Bank Loans		1.350.639.096	1.970.276.345
Other long-term borrowings		7.557.550	15.472.697
Other Financial Liabilities		0	0
Trade Payables		0	0
Payables on Financial Sector Operations		0	0
Other Payables		6.404.208	13.978.748
Other Payables to Unrelated parties	8	6.404.208	13.978.748
Contract Liabilities		0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities	11	3.676.271.398	3.135.460.931
Deferred Income Other Than Contract Liabilities from Unrelated Parties		3.676.271.398	3.135.460.931
Non-current provisions	18	4.011.035	4.062.192
Non-current provisions for employee benefits	18	4.011.035	4.062.192
Deferred Tax Liabilities	28	2.037.548.702	1.629.011.629
Other non-current liabilities		0	0
<b>Total non-current liabilities</b>		<b>7.082.431.989</b>	<b>6.768.262.542</b>
<b>Total liabilities</b>		<b>11.675.002.191</b>	<b>11.783.026.448</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		9.839.869.250	9.037.134.559
Issued capital	21.1	2.650.000.000	385.000.000
Inflation Adjustments on Capital	21.2	1.167.958.040	1.039.427.772
Capital Advance	21.3	0	1.397.958.750
Share Premium (Discount)	21.4	467.450.038	0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-136.731	-6.319
Gains (Losses) on Revaluation and Remeasurement		-136.731	-6.319
Gains (Losses) on Remeasurements of Defined Benefit Plans	21.5.1	-136.731	-6.319
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Gains (Losses) on Hedge		0	0
Gains (Losses) on Revaluation and Reclassification		0	0
Restricted Reserves Appropriated From Profits		91.966.611	90.490.921
Legal Reserves	21.6	91.966.611	90.490.921
Prior Years' Profits or Losses	21.7	4.659.807.569	3.939.545.931
Current Period Net Profit Or Loss		802.823.723	2.184.717.504
<b>Total equity</b>		<b>9.839.869.250</b>	<b>9.037.134.559</b>
<b>Total Liabilities and Equity</b>		<b>21.514.871.441</b>	<b>20.820.161.007</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	22	5.018.262.337	7.041.060.422	2.204.554.994	3.397.175.424
Cost of sales	22	-1.136.965.866	-2.740.495.516	-556.502.908	-1.131.519.689
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>3.881.296.471</b>	<b>4.300.564.906</b>	<b>1.648.052.086</b>	<b>2.265.655.735</b>
<b>GROSS PROFIT (LOSS)</b>		<b>3.881.296.471</b>	<b>4.300.564.906</b>	<b>1.648.052.086</b>	<b>2.265.655.735</b>
General Administrative Expenses	23	-108.644.554	-144.369.015	-34.273.061	-33.757.274
Marketing Expenses	23	-107.718.825	-329.785.475	-23.841.571	-116.090.227
Other Income from Operating Activities	25	17.492.086	20.190.574	7.013.068	6.477.569
Other Expenses from Operating Activities	25	-4.977.396	-17.086.499	-79.437	-321.943
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>3.677.447.782</b>	<b>3.829.514.491</b>	<b>1.596.871.085</b>	<b>2.121.963.860</b>
Investment Activity Income	26	707.922	0	2.719	0
Investment Activity Expenses	26	-1.910.176	0	-457.222	0
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>3.676.245.528</b>	<b>3.829.514.491</b>	<b>1.596.416.582</b>	<b>2.121.963.860</b>
Finance income	27	566.865.848	138.116.292	201.798.107	70.997.057
Finance costs	27	-370.043.776	-353.855.861	-135.454.084	-136.896.397
Gains (losses) on net monetary position		-2.591.550.357	-2.429.721.416	-1.097.319.295	-1.369.088.576
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>1.281.517.243</b>	<b>1.184.053.506</b>	<b>565.441.310</b>	<b>686.975.944</b>
Tax (Expense) Income, Continuing Operations		-478.693.520	-664.884.421	-310.409.084	-219.795.689
Current Period Tax (Expense) Income	28	0	-124.099	2.979.583	40.596
Deferred Tax (Expense) Income	28	-478.693.520	-664.760.322	-313.388.667	-219.836.285
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>802.823.723</b>	<b>519.169.085</b>	<b>255.032.226</b>	<b>467.180.255</b>
<b>PROFIT (LOSS)</b>		<b>802.823.723</b>	<b>519.169.085</b>	<b>255.032.226</b>	<b>467.180.255</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		802.823.723	519.169.085	255.032.226	467.180.255
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-130.412	-626.564	-41.869	209.623
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-173.883	-835.419	-55.825	209.815
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		43.471	208.855	13.956	-192
Deferred Tax (Expense) Income	28	43.471	208.855	13.956	-192
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Exchange Differences on Translation of Foreign Operations		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-130.412</b>	<b>-626.564</b>	<b>-41.869</b>	<b>209.623</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>802.693.311</b>	<b>518.542.521</b>	<b>254.990.357</b>	<b>467.389.878</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		802.693.311	518.542.521	254.990.357	467.389.878

## 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>		<b>216.819.775</b>	<b>-1.570.129</b>
Profit (Loss)		802.823.723	519.169.085
Profit (Loss) from Continuing Operations		802.823.723	519.169.085
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>265.188.547</b>	<b>778.545.046</b>
Adjustments for depreciation and amortisation expense	23	22.122.793	15.381.067
Adjustments for provisions		-234.878.179	98.130.154
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18-23	-181.569	-2.740.377
Adjustments for (Reversal of) Other Provisions	18	-234.696.610	100.870.531
Adjustments for Interest (Income) Expenses		-706.115	482.359
Deferred Financial Expense from Credit Purchases	25	3.571.599	4.027.092
Unearned Financial Income from Credit Sales	25	-4.277.714	-3.544.733
Adjustments for Tax (Income) Expenses	28	478.650.048	664.551.466
<b>Changes in Working Capital</b>		<b>-851.192.495</b>	<b>-1.299.284.260</b>
Adjustments for decrease (increase) in trade accounts receivable		3.884.216	2.258.927
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	3.884.216	2.258.927
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-211.743.031	153.458.801
Decrease (Increase) in Other Related Party Receivables Related with Operations	6	-40.348.792	-515.353.083
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8-11-20	-171.394.239	668.811.884
Adjustments for Decrease (Increase) in Contract Assets	9	-663.857.400	-1.752.592.771
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts	8	-663.857.400	-1.752.592.771
Adjustments for decrease (increase) in inventories	10	-98.951.204	-37.814.316
Adjustments for increase (decrease) in trade accounts payable		5.383.693	-60.622.441
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	5.383.693	-60.622.441
Increase (Decrease) in Employee Benefit Liabilities	19	-3.353.360	1.770.266
Adjustments for increase (decrease) in other operating payables		117.444.591	394.257.274
Increase (Decrease) in Other Operating Payables to Related Parties	5	-2.449.102	-13.630.738
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8-11	119.893.693	407.888.012
<b>Cash Flows from (used in) Operations</b>		<b>216.819.775</b>	<b>-1.570.129</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-8.367.621</b>	<b>-128.107.117</b>
Proceeds from sales of property, plant, equipment and intangible assets		1.846.724	0
Proceeds from sales of property, plant and equipment	15	1.846.724	0
Purchase of Property, Plant, Equipment and Intangible Assets		-10.058.962	-20.687.037
Purchase of property, plant and equipment	15	-259.951	-19.521.151
Purchase of intangible assets	17	-9.799.011	-1.165.886
Income taxes refund (paid)		-155.383	-107.420.080
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-400.385.608</b>	<b>958.231.289</b>
Proceeds from borrowings		-400.426.988	958.231.289
Proceeds from Other Financial Borrowings	7	-400.426.988	958.231.289
Other inflows (outflows) of cash	21	41.380	0
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-191.933.454</b>	<b>828.554.043</b>
Net increase (decrease) in cash and cash equivalents		-191.933.454	828.554.043
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	4	<b>1.814.210.513</b>	<b>270.280.752</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	4	<b>1.622.277.059</b>	<b>1.098.834.795</b>



