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KAMUYU AYDINLATMA PLATFORMU

# REYSAŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
# Financial Report
# Unconsolidated
# 2024 - 3. 3 Monthly Notification

## General Information About Financial Statements

MERKEZİ KAYIT İSTANBUL

# 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 | | 1.188.393.634 | 1.611.879.046 |
| Financial Investments | | 1.068.180.000 | 455.981.608 |
| Trade Receivables | | 259.676.079 | 116.637.359 |
| Trade Receivables Due From Related Parties | | 215.113.431 | 42.131.987 |
| Trade Receivables Due From Unrelated Parties | | 44.562.648 | 74.505.372 |
| Other Receivables | | 8.482.632 | 230.047.460 |
| Other Receivables Due From Unrelated Parties | | 8.482.632 | 230.047.460 |
| Prepayments | | 4.439.887 | 47.165.968 |
| Prepayments to Unrelated Parties | | 4.439.887 | 47.165.968 |
| Current Tax Assets | | 25.506.031 | 4.078.177 |
| Other current assets | | | -2 |
| **SUB-TOTAL** | | **2.554.678.263** | **2.465.789.616** |
| **Total current assets** | | **2.554.678.263** | **2.465.789.616** |
| **NON-CURRENT ASSETS** | | | |
| Inventories | | 104.221.293 | 207.891.272 |
| Investments accounted for using equity method | | 202.811.972 | 582.065.879 |
| Investment property | | 40.943.745.075 | 40.943.745.075 |
| Property, plant and equipment | | 2.519.076.956 | 1.734.722.797 |
| Prepayments | | 472.794.260 | 156.177.952 |
| **Total non-current assets** | | **44.242.649.556** | **43.624.602.975** |
| **Total assets** | | **46.797.327.819** | **46.090.392.591** |
| **LIABILITIES AND EQUITY** | | | |
| **CURRENT LIABILITIES** | | | |
| Current Borrowings | | 481.253.753 | 231.386.505 |
| Current Portion of Non-current Borrowings | | 1.155.978.680 | 2.068.050.972 |
| Trade Payables | | 45.877.940 | 950.088.643 |
| Trade Payables to Related Parties | | 19.795.503 | 787.016.773 |
| Trade Payables to Unrelated Parties | | 26.082.437 | 163.071.870 |
| Employee Benefit Obligations | | 1.045.742 | 871.134 |
| Other Payables | | 39.257.911 | 138.176.175 |
| Other Payables to Unrelated Parties | | 39.257.911 | 138.176.175 |
| Deferred Income Other Than Contract Liabilities | | 35.015.119 | 125.331 |
| Current provisions | | 2.526.291 | 7.992.353 |
| Other current provisions | | 2.526.291 | 7.992.353 |
| **SUB-TOTAL** | | **1.760.955.436** | **3.396.691.113** |
| **Total current liabilities** | | **1.760.955.436** | **3.396.691.113** |
| **NON-CURRENT LIABILITIES** | | | |
| Long Term Borrowings | | 2.221.410.546 | 1.661.365.369 |
| Long Term Borrowings From Related Parties | | 2.221.410.546 | 1.661.365.369 |
| Bank Loans | | 2.124.998.593 | 1.477.582.512 |
| Lease Liabilities | | 96.411.953 | 183.782.857 |
| Other Payables | | 3.997.165 | 5.430.562 |
| Other Payables to Unrelated parties | | 3.997.165 | 5.430.562 |
| Deferred Income Other Than Contract Liabilities | | 425.775 | 18.001 |
| Non-current provisions | | 865.229 | 1.315.351 |
| Non-current provisions for employee benefits | | 865.229 | 1.315.351 |
| **Total non-current liabilities** | | **2.226.698.715** | **1.668.129.283** |
| **Total liabilities** | | **3.987.654.151** | **5.064.820.396** |
| **EQUITY** | | | |
| Equity attributable to owners of parent | | 42.809.673.668 | 41.025.572.195 |
| Issued capital | | 2.000.000.000 | 500.000.000 |
| Inflation Adjustments on Capital | | 3.998.623.214 | 3.998.623.214 |
| Share Premium (Discount) | | 1.905.691 | 1.905.691 |
| Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss | | 200.921.754 | 200.921.754 |
| Gains (Losses) on Hedge | | 0 | |
| Gains (Losses) on Revaluation and Reclassification | | 200.921.754 | 200.921.754 |

| | | | |
|---|---|---|---|
| Restricted Reserves Appropriated From Profits | | 74.115.205 | 195.446.054 |
| Prior Years' Profits or Losses | | 34.661.472.485 | 27.591.745.104 |
| Current Period Net Profit Or Loss | | 1.872.635.319 | 8.536.930.378 |
| **Total equity** | | **42.809.673.668** | **41.025.572.195** |
| **Total Liabilities and Equity** | | **46.797.327.819** | **46.090.392.591** |

# Statement of Profit or Loss and Other Comprehensive Income

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| | |
|---|---|
| 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)** | | | | | |
| Revenue | | 2.592.190.996 | 1.072.367.435 | 995.627.090 | 442.375.097 |
| Cost of sales | | -144.767.698 | -105.830.647 | -48.865.682 | -39.608.794 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 2.447.423.298 | 966.536.788 | 946.761.408 | 402.766.303 |
| GROSS PROFIT (LOSS) | | 2.447.423.298 | 966.536.788 | 946.761.408 | 402.766.303 |
| General Administrative Expenses | | -27.530.074 | -13.520.317 | -12.417.567 | -5.545.302 |
| Other Income from Operating Activities | | 495.583.105 | 308.037.483 | 128.980.236 | 36.732.080 |
| Other Expenses from Operating Activities | | -78.884.224 | -55.154.774 | -31.985.330 | -47.492.412 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 2.836.592.105 | 1.205.899.180 | 1.031.338.747 | 386.460.669 |
| Share of Profit (Loss) from Investments Accounted for Using Equity Method | | 49.175.667 | 13.968.719 | -110.171.928 | 13.297.616 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 2.885.767.772 | 1.219.867.899 | 921.166.819 | 399.758.285 |
| Finance income | | 1.447.379.331 | 368.262.023 | 589.851.442 | 81.411.929 |
| Finance costs | | -1.268.281.057 | -818.122.309 | -245.986.894 | -315.824.045 |
| Gains (losses) on net monetary position | | -1.192.230.726 | -257.685.827 | -453.361.323 | -64.812.170 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 1.872.635.320 | 512.321.786 | 811.670.044 | 100.533.999 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | 1.872.635.320 | 512.321.786 | 811.670.044 | 100.533.999 |
| PROFIT (LOSS) | | 1.872.635.320 | 512.321.786 | 811.670.044 | 100.533.999 |
| **Profit (loss), attributable to [abstract]** | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | 0 |
| Owners of Parent | | 1.872.635.320 | 512.321.786 | 811.670.044 | 100.533.999 |
| **Earnings per share [abstract]** | | | | | |
| **Earnings per share [line items]** | | | | | |
| **Basic earnings per share** | | | | | |
| Basic Earnings (Loss) Per Share from Continuing Operations | | | | | |
| *Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)* | 25 | 0,93630000 | 1,02460000 | 0,40580000 | 0,20110000 |
| **Diluted Earnings Per Share** | | | | | |
| **OTHER COMPREHENSIVE INCOME** | | | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | 71.802.310 | 719.467.588 | | |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | 0 | 0 | 0 | 0 |
| **OTHER COMPREHENSIVE INCOME (LOSS)** | | **71.802.310** | **719.467.588** | **0** | **0** |
| **TOTAL COMPREHENSIVE INCOME (LOSS)** | | **1.944.437.630** | **1.231.789.374** | **811.670.044** | **100.533.999** |
| **Total Comprehensive Income Attributable to** | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | 0 |
| Owners of Parent | | 1.944.437.630 | 1.231.789.374 | 811.670.044 | 100.533.999 |

# 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** | | **1.263.694.610** | **751.874.150** |
| Profit (Loss) | | 1.872.635.320 | 512.321.786 |
| **Adjustments to Reconcile Profit (Loss)** | | **-101.321.320** | **134.859.687** |
| Adjustments for depreciation and amortisation expense | | 72.939.345 | 50.607.723 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) | | | 0 |
| Adjustments for provisions | | -6.899.460 | 32.189.500 |
| Adjustments for fair value losses (gains) | | | 0 |
| Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method | | | 0 |
| Adjustments for Tax (Income) Expenses | | -316.616.308 | 52.062.464 |
| Adjustments for losses (gains) on disposal of non-current assets | | | 0 |
| Adjustments Related to Gain and Losses on Net Monetary Position | | 149.255.103 | |
| **Changes in Working Capital** | | **-507.619.390** | **104.692.677** |
| Adjustments for decrease (increase) in trade accounts receivable | | -143.038.720 | 18.872.536 |
| Decrease (Increase) in Trade Accounts Receivables from Related Parties | | -143.038.720 | 18.872.536 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | | 0 | |
| Adjustments for Decrease (Increase) in Contract Assets | | 0 | |
| Adjustments for decrease (increase) in inventories | | 103.669.979 | -6.667.000 |
| Decrease (Increase) in Prepaid Expenses | | 221.564.827 | 131.800 |
| Adjustments for increase (decrease) in trade accounts payable | | -904.210.702 | 21.098.359 |
| Increase (Decrease) in Trade Accounts Payables to Related Parties | | -904.210.702 | 21.098.359 |
| Adjustments for Increase (Decrease) in Contract Liabilities | | 0 | |
| Adjustments for increase (decrease) in other operating payables | | -186.331.516 | 70.117.128 |
| Increase (Decrease) in Other Operating Payables to Related Parties | | -186.331.516 | 70.117.128 |
| Other Adjustments for Other Increase (Decrease) in Working Capital | | 400.726.742 | 1.139.854 |
| Decrease (Increase) in Other Assets Related with Operations | | 400.726.742 | 1.139.854 |
| **Cash Flows from (used in) Operations** | | **1.263.694.610** | **751.874.150** |
| **CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES** | | **-988.515.577** | **-1.498.815.236** |
| Purchase of Property, Plant, Equipment and Intangible Assets | | -988.515.577 | -1.498.815.236 |
| **CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES** | | **-1.124.119.962** | **843.212.581** |
| Proceeds from borrowings | | | 843.212.581 |
| Repayments of borrowings | | -1.124.119.962 | |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | -848.940.929 | 96.271.495 |
| Effect of exchange rate changes on cash and cash equivalents | | 425.455.517 | |
| Net increase (decrease) in cash and cash equivalents | | -423.485.412 | 96.271.495 |
| **CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD** | | **1.611.879.046** | **542.115.443** |
| INFLATION EFFECT ON CASH AND CASH EQUIVALENTS | | 0 | 0 |
| **CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD** | | **1.188.393.634** | **638.386.938** |

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# 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 | Effects of Combinations of Entities or Businesses Under Common Control | 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 | Other Gains (Losses) | | Prior Years' Profits or Losses | Net Profit or Loss | | | |
| Previous Period 01.01.2023 - 30.09.2023 | **Statement of changes in equity [abstract]** | | | | | | | | | | | | | | | | |
| | **Statement of changes in equity [line items]** | | | | | | | | | | | | | | | | |
| | **Equity at beginning of period** | | **500.000.000** | **3.998.623.214** | **331.244** | **2.816.351** | **92.415.234** | **61.302.923** | | | | **9.568.612** | **3.292.441.078** | **8.329.472.076** | **16.286.970.731** | | **16.286.970.731** |
| | Adjustments Related to Accounting Policy Changes | | | | | | | | | | | | | | | | 0 |
| | Adjustments Related to Required Changes in Accounting Policies | | | | | | | | | | | | | | | | 0 |
| | Adjustments Related to Voluntary Changes in Accounting Policies | | | | | | | | | | | | | | | | 0 |
| | Adjustments Related to Errors | | | | | | | | | | | | | | | | 0 |
| | Other Restatements | | | | | | | | | | | | | | | | 0 |
| | Restated Balances | | | | | | | | | | | | | | | | 0 |
| | Transfers | | | | | | | | | | | | | -8.329.472.076 | -8.329.472.076 | | -8.329.472.076 |
| | Total Comprehensive Income (Loss) | | | | | | 405.454.252 | -27.576.993 | | | | -3.052.439 | 4.311.576.984 | 512.321.788 | 5.198.723.592 | | 5.198.723.592 |
| | Profit (loss) | | | | | | | | | | | | | | | | 0 |
| | Other Comprehensive Income (Loss) | | | | | | | | | | | | | | | | 0 |
| | Issue of equity | | | | | | | | | | | | | | | | 0 |
| | Capital Decrease | | | | | | | | | | | | | | | | 0 |
| | Capital Advance | | | | | | | | | | | | | | | | 0 |
| | Effect of Merger or Liquidation or Division | | | | | | | | | | | | | | | | 0 |
| | Effects of Business Combinations Under Common Control | | | | | | | | | | | | | | | | 0 |
| | Advance Dividend Payments | | | | | | | | | | | | | | | | 0 |
| | Dividends Paid | | | | | | | | | | | | | | | | 0 |
| | Decrease through Other Distributions to Owners | | | | | | | | | | | | | | | | 0 |
| | Increase (Decrease) through Treasury Share Transactions | | | | | | | | | | | | | | | | 0 |
| | Increase (Decrease) through Share-Based Payment Transactions | | | | | | | | | | | | | | | | 0 |
| | Acquisition or Disposal of a Subsidiary | | | | | | | | | | | | | | | | 0 |
| | Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity | | | | | | | | | | | | | | | | 0 |
| | Transactions with noncontrolling shareholders | | | | | | | | | | | | | | | | 0 |
| | Increase through Other Contributions by Owners | | | | | | | | | | | | | | | | 0 |
| | 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 | | | | | | | | | | | | | | | | 0 |
| | 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 | | | | | | | | | | | | | | | | 0 |
| | 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 | | | | | | | | | | | | | | | | 0 |
| | 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 | | | | | | | | | | | | | | | | 0 |
| | Increase (decrease) through other changes, equity | | | | | | | | | | | | | | | | 0 |
| | **Equity at end of period** | | **500.000.000** | **3.998.623.214** | **331.244** | **2.816.351** | **497.869.486** | **33.725.930** | | | | **6.516.173** | **7.604.018.062** | **512.321.788** | **13.156.222.247** | | **13.156.222.247** |
| Current Period 01.01.2024 - 30.09.2024 | **Statement of changes in equity [abstract]** | | | | | | | | | | | | | | | | |
| | **Statement of changes in equity [line items]** | | | | | | | | | | | | | | | | |
| | **Equity at beginning of period** | | **500.000.000** | **3.998.623.214** | **1.905.691** | | | | | **200.921.754** | **0** | **195.446.055** | **27.591.745.104** | **8.536.930.378** | **41.025.572.195** | | **41.025.572.195** |
| | 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 | | | | | | | | | | | | | -8.536.930.378 | -8.536.930.378 | | -8.536.930.378 |
| | Total Comprehensive Income (Loss) | | | | | | | | | | | -121.330.850 | 7.069.727.381 | 1.872.635.320 | 8.821.031.851 | | 8.821.031.851 |
| | Profit (loss) | | | | | | | | | | | | | | | | |
| | Other Comprehensive Income (Loss) | | | | | | | | | | | | | | | | |
| | Issue of equity | | 1.500.000.000 | | | | | | | | | | | | | | |
| | Capital Decrease | | | | | | | | | | | | | | 1.500.000.000 | | 1.500.000.000 |
| | 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** | | 2.000.000.000 | 3.998.623.214 | 1.905.691 | | | | | 200.921.754 | | 74.115.205 | 34.661.472.485 | 1.872.635.319 | 42.809.673.668 | | 42.809.673.668 |