



KAMUYU AYDINLATMA PLATFORMU

RÖNESANS GAYRİMENKUL YATIRIM A.Ş. Financial Report Consolidated 2024 - 3. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	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	22	4.757.493	2.170.508
Financial Investments		41.352	63.766
Trade Receivables		632.497	550.377
Trade Receivables Due From Related Parties	5-6	112.663	124.781
Trade Receivables Due From Unrelated Parties	6	519.834	425.596
Other Receivables		2.345	2.934
Other Receivables Due From Related Parties	5	511	437
Other Receivables Due From Unrelated Parties		1.834	2.497
Derivative Financial Assets	18	0	120.126
Inventories	7	1.083	1.736
Prepayments		574.198	502.796
Other current assets		118.101	80.710
SUB-TOTAL		6.127.069	3.492.953
Total current assets		6.127.069	3.492.953
NON-CURRENT ASSETS			
Other Receivables		1.819	3.038
Other Receivables Due From Unrelated Parties		1.819	3.038
Inventories	7	2.109.652	1.705.630
Investments accounted for using equity method	3	16.481.181	15.149.528
Investment property	8	95.730.043	91.904.915
Property, plant and equipment		100.348	111.965
Right of Use Assets		237.038	243.911
Intangible assets and goodwill		1.804	1.996
Other intangible assets		1.804	1.996
Prepayments		7.605	10.894
Deferred Tax Asset	16	824.270	1.145.292
Other Non-current Assets		7.987	13.176
Total non-current assets		115.501.747	110.290.345
Total assets		121.628.816	113.783.298
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	19	665.456	720.997
Current Portion of Non-current Borrowings		7.943.540	3.505.625
Current Portion of Non-current Borrowings from Related Parties	5-19	58.683	40.922
Current Portion of Non-current Borrowings from Unrelated Parties	19	7.884.857	3.464.703
Trade Payables		814.003	616.288
Trade Payables to Related Parties	5-6	349.349	180.755
Trade Payables to Unrelated Parties	6	464.654	435.533
Employee Benefit Obligations		32.247	22.519
Other Payables		2.141.712	1.727.713
Other Payables to Related Parties	5	2.014.015	1.475.827
Other Payables to Unrelated Parties		127.697	251.886
Derivative Financial Liabilities	18	124.953	183.598
Deferred Income Other Than Contract Liabilities		81.366	297.152
Current tax liabilities, current	16	244.174	123.610
Current provisions		34.411	35.467
Current provisions for employee benefits		17.822	20.586
Other current provisions		16.589	14.881
SUB-TOTAL		12.081.862	7.232.969
Total current liabilities		12.081.862	7.232.969
NON-CURRENT LIABILITIES			
Long Term Borrowings	19	11.884.532	21.842.666
Long Term Borrowings From Related Parties	5-19	2.395.485	5.493.255
Long Term Borrowings From Unrelated Parties	19	9.489.047	16.349.411
Trade Payables		0	54.972
Trade Payables To Related Parties	5-6	0	54.972

Other Payables		1.010.255	2.454.092
Other Payables to Related Parties	5	981.907	2.424.009
Other Payables to Unrelated parties		28.348	30.083
Deferred Income Other Than Contract Liabilities		2.578	6.941
Non-current provisions		125.563	115.330
Non-current provisions for employee benefits		125.563	115.330
Deferred Tax Liabilities	16	7.365.046	6.411.845
Total non-current liabilities		20.387.974	30.885.846
Total liabilities		32.469.836	38.118.815
EQUITY			
Equity attributable to owners of parent		89.158.980	75.664.483
Issued capital	10	331.000	303.717
Inflation Adjustments on Capital	10	4.101.489	4.099.055
Share Premium (Discount)	10	11.799.021	7.615.166
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-12.399	-12.399
Gains (Losses) on Revaluation and Remeasurement		-12.399	-12.399
Gains (Losses) on Remeasurements of Defined Benefit Plans		-12.399	-12.399
Restricted Reserves Appropriated From Profits	10	612.508	612.508
Prior Years' Profits or Losses		63.046.436	38.205.038
Current Period Net Profit Or Loss		9.280.925	24.841.398
Total equity		89.158.980	75.664.483
Total Liabilities and Equity		121.628.816	113.783.298

Profit or loss [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	11	5.574.489	4.849.755	1.893.734	1.756.618
Cost of sales	11	-1.513.495	-1.513.975	-565.849	-575.602
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.060.994	3.335.780	1.327.885	1.181.016
GROSS PROFIT (LOSS)		4.060.994	3.335.780	1.327.885	1.181.016
General Administrative Expenses	12	-273.257	-111.883	-80.132	-35.113
Marketing Expenses	12	-69.050	-20.885	-4.732	-10.183
Other Income from Operating Activities	14	5.277.241	12.382.098	794.373	-586.155
Other Expenses from Operating Activities	14	-465.656	-398.653	-175.454	-343.447
PROFIT (LOSS) FROM OPERATING ACTIVITIES		8.530.272	15.186.457	1.861.940	206.118
Investment Activity Income		866	0	251	-9.114
Investment Activity Expenses		0	-4.570	0	32.592
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	1.331.652	1.409.131	666.597	-624.552
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		9.862.790	16.591.018	2.528.788	-394.956
Finance income	15	220.466	1.030.505	30.149	260.413
Finance costs	15	-6.238.299	-13.511.420	-2.362.725	-1.087.654
Gains (losses) on net monetary position		7.081.935	11.731.316	1.578.249	5.424.052
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		10.926.892	15.841.419	1.774.461	4.201.855
Tax (Expense) Income, Continuing Operations		-1.645.967	-6.169.554	1.761.951	-4.257.902
Current Period Tax (Expense) Income	16	-371.283	-28.635	-187.177	-28.635
Deferred Tax (Expense) Income	16	-1.274.684	-6.140.919	1.949.128	-4.229.267
PROFIT (LOSS) FROM CONTINUING OPERATIONS		9.280.925	9.671.865	3.536.412	-56.047
PROFIT (LOSS)		9.280.925	9.671.865	3.536.412	-56.047
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		9.280.925	9.671.865	3.536.412	-56.047
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>		29,38000000	31,84000000	11,64000000	-0,18000000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	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 Other Comprehensive Income					
PROFIT (LOSS)		9.280.925	9.671.865	3.536.412	-56.047
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		9.280.925	9.671.865	3.536.412	-56.047
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		9.280.925	9.671.865	3.536.412	-56.047

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	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)		9.280.925	9.671.865
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	10.530	14.012
Adjustments for Impairment Loss (Reversal of Impairment Loss)		31.099	1.186
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	31.099	1.186
Adjustments for provisions		53.504	37.004
Adjustments for (Reversal of) Provisions Related with Employee Benefits		53.946	33.830
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		-442	3.174
Adjustments for Interest (Income) Expenses		2.010.798	2.507.139
Adjustments for Interest Income	14	-429.512	-70.581
Adjustments for interest expense	15	2.440.310	2.577.720
Adjustments for unrealised foreign exchange losses (gains)		3.488.040	10.010.976
Adjustments for fair value losses (gains)		-3.373.716	-10.817.913
Adjustments for Fair Value Losses (Gains) of Investment Property	8	-3.342.030	-10.509.646
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	4.570
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		-31.686	-312.837
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	3	-1.331.652	-1.409.131
Adjustments for Tax (Income) Expenses	16	1.645.967	6.169.554
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-113.219	-299.128
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.808	275.708
Adjustments for decrease (increase) in inventories		-854.025	-3.520
Decrease (Increase) in Prepaid Expenses		-68.113	-143.790
Adjustments for increase (decrease) in trade accounts payable		142.743	-46.370
Adjustments for increase (decrease) in other operating payables		-1.029.637	138.058
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-220.149	276.314
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-5.315	-16.469
Income taxes refund (paid)		-129.062	-9.939
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-2.608	-4.669
Purchase of property, plant and equipment		-1.503	-3.038
Purchase of intangible assets		-1.105	-1.631
Cash Outflows from Acquisition of Investment Property		-82.756	-124.362
Interest received		429.544	138.099
Other inflows (outflows) of cash		8.831	714.893
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from Issuing Shares or Other Equity Instruments		4.183.855	0
Proceeds from issuing shares		4.183.855	0
Proceeds from borrowings	19	3.455.830	8.592.065
Repayments of borrowings	19	-5.712.282	-8.603.760
Increase in Other Payables to Related Parties		0	332.739
Decrease in Other Payables to Related Parties		-684.655	0
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		140.958	757.216
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		0	-366.828
Interest paid		-1.762.665	-4.089.017
Other inflows (outflows) of cash		-1.487	1.255

INFLATION EFFECT		-6.926.106	-14.093.627
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		2.586.985	-390.440
Net increase (decrease) in cash and cash equivalents		2.586.985	-390.440
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	22	2.170.508	2.430.179
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	22	4.757.493	2.039.739

Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses		Net Profit or Loss				
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	303.717	4.099.055	7.615.166	-12.309	-12.309	-12.309			612.508	15.592.121	16.763.773	44.974.031	44.974.031	
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										16.763.773	-16.763.773	0		0
Total Comprehensive Income (Loss)											9.671.865	9.671.865		9.671.865
Profit (loss)											9.671.865	9.671.865		9.671.865
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	303.717	4.099.055	7.615.166	-12.309	-12.309	-12.309			612.508	32.355.894	9.671.865	54.645.896	54.645.896	
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	303.717	4.099.055	7.615.166	-12.309	-12.309	-12.309			612.508	38.205.038	24.841.398	75.664.483	75.664.483	
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										24.841.398	-24.841.398	0		0
Total Comprehensive Income (Loss)											9.280.925	9.280.925		9.280.925
Profit (loss)											9.280.925	9.280.925		9.280.925
Other Comprehensive Income (Loss)														0
Issue of equity	27.283	2.434										29.717		29.717
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

Previous Period
01.01.2023 - 30.09.2023

