Date and time of publication on KAP: 08.11.2024 20:14:47
https://www.kap.org.tr/en/Bildirim/1356040

KAMUYU AYDINLATMA PLATFORMU

FUZUL 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	[3]	37.023.363	91.676.288
Trade Receivables	[6]	211.034.620	628.265.302
Trade Receivables Due From Related Parties		143.259.701	321.195.005
Trade Receivables Due From Unrelated Parties		67.774.919	307.070.297
Other Receivables	[7]	4.474.484	11.575.849
Other Receivables Due From Unrelated Parties		4.474.484	11.575.849
Inventories	[9]	4.926.897.865	3.935.928.924
Prepayments	[14]	1.034.169.152	790.997.627
Prepayments to Related Parties		210.392.573	51.400.930
Prepayments to Unrelated Parties		823.776.579	739.596.697
Current Tax Assets	[16]	750.143	0
Other current assets	[17]	194.687.894	131.414.719
Other Current Assets Due From Unrelated Parties		194.687.894	131.414.719
SUB-TOTAL		**6.409.037.521**	**5.589.858.709**
Total current assets		**6.409.037.521**	**5.589.858.709**
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	[4]	128.411.905	128.411.905
Other Receivables	[7]	3.473.568	0
Other Receivables Due From Unrelated Parties		3.473.568	0
Investment property	[10]	996.805.500	1.776.191.435
Property, plant and equipment	[11]	7.924.580	10.788.040
Machinery And Equipments		0	-1.218.029
Vehicles		362.966	1.899.379
Fixtures and fittings		7.057.676	9.817.292
Leasehold Improvements		503.938	289.398
Right of Use Assets	[12]	0	3.644.777
Intangible assets and goodwill		384.135	354.874
Other Rights		384.135	354.874
Prepayments	[14]	873.849	69.952.088
Prepayments to Unrelated Parties		873.849	69.952.088
Total non-current assets		**1.137.873.537**	**1.989.343.119**
Total assets		**7.546.911.058**	**7.579.201.828**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	[5]	16.720.492	338.836.616
Current Borrowings From Related Parties		16.720.492	338.836.616
Other short-term borrowings		16.720.492	338.836.616
Current Portion of Non-current Borrowings	[5]	12.754.959	33.817.909
Current Portion of Non-current Borrowings from Related Parties		12.754.959	33.817.909
Current Portion of other Non-current Borrowings		12.754.959	33.817.909
Other Financial Liabilities	[5]	0	2.278.976
Other Miscellaneous Financial Liabilities		0	2.278.976
Trade Payables	[6]	154.813.506	446.677.011
Trade Payables to Related Parties		52.226.910	253.469.547
Trade Payables to Unrelated Parties		102.586.596	193.207.464
Employee Benefit Obligations	[8]	3.955.948	4.012.339
Other Payables	[7]	5.105.014	10.992.674
Other Payables to Related Parties		0	1.142.646
Other Payables to Unrelated Parties		5.105.014	9.850.028
Deferred Income Other Than Contract Liabilities	[14]	22.833.525	6.098.461
Deferred Income Other Than Contract Liabilities from Unrelated Parties		22.833.525	6.098.461
Current provisions	[15]	3.423.337	4.274.544
Current provisions for employee benefits		1.053.131	895.261
Other current provisions		2.370.206	3.379.283
Other Current Liabilities	[17]	17.273.806	18.210.011

Other Current Liabilities to Unrelated Parties		17.273.806	18.210.011
SUB-TOTAL		**236.880.587**	**865.198.541**
Total current liabilities		**236.880.587**	**865.198.541**
NON-CURRENT LIABILITIES			
Long Term Borrowings	[5]	13.844.531	27.123.674
Long Term Borrowings From Related Parties		13.844.531	27.123.674
Other Long-term borrowings		13.844.531	27.123.674
Other Financial Liabilities	[5]	0	440.413
Other Miscellaneous Financial Liabilities		0	440.413
Trade Payables	[6]	0	58.757.494
Trade Payables To Unrelated Parties		0	58.757.494
Deferred Income Other Than Contract Liabilities	[14]	4.345.374.133	3.307.660.294
Deferred Income Other Than Contract Liabilities from Unrelated Parties		4.345.374.133	3.307.660.294
Non-current provisions	[15]	5.750.288	4.489.284
Other non-current provisions		5.750.288	4.489.284
Total non-current liabilities		**4.364.968.952**	**3.398.471.159**
Total liabilities		**4.601.849.539**	**4.263.669.700**
EQUITY			
Equity attributable to owners of parent		2.945.061.519	3.315.532.128
Issued capital	[19]	318.000.000	318.000.000
Inflation Adjustments on Capital	[19]	1.156.991.847	1.156.991.847
Share Premium (Discount)	[19]	809.194.663	809.194.663
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[20]	-2.033.433	-1.346.436
Gains (Losses) on Revaluation and Remeasurement		-2.033.433	-1.346.436
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.033.433	-1.346.436
Restricted Reserves Appropriated From Profits	[21]	10.903.213	10.903.213
Legal Reserves		10.903.213	10.903.213
Prior Years' Profits or Losses		891.371.686	606.055.165
Current Period Net Profit Or Loss		-239.366.457	415.733.676
Total equity		**2.945.061.519**	**3.315.532.128**
Total Liabilities and Equity		**7.546.911.058**	**7.579.201.828**

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)					
Revenue	[22]	819.694.383	1.603.185.096	30.747.664	1.572.057.794
Cost of sales	[22]	-851.352.855	-1.394.608.314	16.729.340	-1.392.140.501
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-31.658.472	208.576.782	47.477.004	179.917.293
GROSS PROFIT (LOSS)		-31.658.472	208.576.782	47.477.004	179.917.293
General Administrative Expenses	[23]	-43.202.582	-51.765.889	-6.494.809	-10.137.567
Marketing Expenses	[24]	-13.471.641	-9.203.220	-4.815.629	-2.305.599
Other Income from Operating Activities	[25]	34.608.268	166.228.875	4.549.247	-6.292.968
Other Expenses from Operating Activities	[25]	-99.758.682	-62.726.998	-26.029.668	-18.151.170
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-153.483.109	251.109.550	14.686.145	143.029.989
Investment Activity Income	[26]	1.603.815	43.081.872	-143.053	16.950.636
Investment Activity Expenses	[26]	-154.254.954	-27.829.231	-152.187.184	2.303.244
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-306.134.248	266.362.191	-137.644.092	162.283.869
Finance income	[27]	21.296.778	60.244.348	-1.599.686	47.754.544
Finance costs	[27]	-64.285.732	-102.552.059	-14.807.816	-57.829.202
Gains (losses) on net monetary position		109.756.745	536.782.006	91.547.138	80.317.877
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-239.366.457	760.836.486	-62.504.456	232.527.088
Tax (Expense) Income, Continuing Operations		0	105.761.216	0	-26.561.786
Deferred Tax (Expense) Income	0		105.761.216	0	-26.561.786
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-239.366.457	866.597.702	-62.504.456	205.965.302
PROFIT (LOSS)		-239.366.457	866.597.702	-62.504.456	205.965.302
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-239.366.457	866.597.702	-62.504.456	205.965.302
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss	[15]	-686.997	202.409	169.154	-1.111.275
Gains (Losses) on Remeasurements of Defined Benefit Plans		-686.997	202.409	169.154	-1.111.275
Other Comprehensive Income That Will Be Reclassified to Profit or Loss	0	0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-686.997**	**202.409**	**169.154**	**-1.111.275**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-240.053.454**	**866.800.111**	**-62.335.302**	**204.854.027**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-240.053.454	866.800.111	-62.335.302	204.854.027

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		**-165.879.990**	**-384.534.539**
Profit (Loss)		-239.366.457	866.597.702
Profit (Loss) from Continuing Operations		-239.366.457	866.597.702
Adjustments to Reconcile Profit (Loss)		**152.409.719**	**-174.365.098**
Adjustments for depreciation and amortisation expense	[11,12,13]	5.834.253	3.920.104
Adjustments for provisions		731.877	-4.543.973
Adjustments for (Reversal of) Provisions Related with Employee Benefits	[15]	731.877	-4.543.973
Adjustments for Interest (Income) Expenses	[6]	-6.807.550	0
Adjustments for Interest Income		-8.339.396	0
Adjustments for interest expense		1.531.846	0
Adjustments for fair value losses (gains)		152.651.139	-15.252.641
Other Adjustments for Fair Value Losses (Gains)		152.651.139	-15.252.641
Adjustments for Tax (Income) Expenses		0	-158.488.588
Changes in Working Capital		**-35.539.443**	**-1.122.357.884**
Decrease (Increase) in Financial Investments		0	-21.805.415
Adjustments for decrease (increase) in trade accounts receivable	[6]	425.570.076	-228.354.087
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		425.570.076	-228.354.087
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	[7]	3.627.797	21.603
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		3.627.797	21.603
Adjustments for decrease (increase) in inventories	[9]	-984.072.809	-146.758.702
Decrease (Increase) in Prepaid Expenses	[14]	-174.093.286	-36.273.563
Adjustments for increase (decrease) in trade accounts payable	[6]	-352.152.845	-433.081.512
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-352.152.845	-433.081.512
Adjustments for increase (decrease) in other operating payables	[7]	-5.366.453	-29.580.074
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-5.366.453	-29.580.074
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[14]	1.054.448.903	-236.621.414
Other Adjustments for Other Increase (Decrease) in Working Capital	[17]	-3.500.826	10.095.280
Increase (Decrease) in Other Payables Related with Operations		-3.500.826	10.095.280
Cash Flows from (used in) Operations		**-122.496.181**	**-430.125.280**
Income taxes refund (paid)	[16]	-63.045.372	-7.998.045
Inflation Effect On Operating Activities		19.661.563	53.588.786
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**627.379.519**	**-215.982.873**
Proceeds from sales of property, plant, equipment and intangible assets	[11,12,13]	702.471.964	42.871.325
Proceeds from sales of property, plant and equipment		702.471.964	42.871.325
Purchase of Property, Plant, Equipment and Intangible Assets	[11,12,13]	-2.617.228	-3.011.746
Purchase of property, plant and equipment		-2.491.926	-3.011.746
Purchase of intangible assets		-125.302	0
Cash Outflows from Acquition of Investment Property	[10]	-72.475.217	-255.842.452
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-489.594.761**	**1.038.305.034**
Proceeds from Issuing Shares or Other Equity Instruments		0	904.591.921
Proceeds from issuing shares		0	904.591.921
Proceeds from borrowings	[5]	0	275.941.661
Proceeds from Loans		0	275.941.661
Repayments of borrowings	[5]	-359.177.606	-66.980.281
Cash Outflows from Other Financial Liabilities		-359.177.606	-66.980.281
Dividends Paid		-130.417.155	-75.248.267
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-28.095.232	437.787.622
Net increase (decrease) in cash and cash equivalents		-28.095.232	437.787.622
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	[3]	**91.676.288**	**13.646.487**

INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-26.557.693	-24.145.140
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	[3]	**37.023.363**	**427.288.969**

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]								
							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			
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		254.140.000	1.111.839.680			-546.595			209.923	202.251.493	496.203.839	2.064.098.340		2.064.098.340
	Adjustments Related to Accounting Policy Changes												0		0
	Adjustments Related to Required Changes in Accounting Policies												0		0
	Adjustments Related to Voluntary Changes in Accounting Policies												0		0
	Adjustments Related to Errors												0		0
	Other Restatements												0		0
	Restated Balances												0		0
	Transfers									8.504.639	496.203.839	-496.203.839	8.504.639		8.504.639
	Total Comprehensive Income (Loss)						202.409				-10.693.290	866.597.702	856.106.821		856.106.821
	Profit (loss)											866.597.702	866.597.702		866.597.702
	Other Comprehensive Income (Loss)						202.409				-10.693.290		-10.490.881		-10.490.881
	Issue of equity		63.860.000	31.537.257	809.194.664								904.591.921		904.591.921
	Capital Decrease												0		0
	Capital Advance												0		0
	Effect of Merger or Liquidation or Division					-24.977.613							-24.977.613		-24.977.613
	Effects of Business Combinations Under Common Control												0		0
	Advance Dividend Payments												0		0
	Dividends Paid												0		0
	Decrease through Other Distributions to Owners												0		0
	Increase (Decrease) through Treasury Share Transactions												0		0
	Increase (Decrease) through Share-Based Payment Transactions												0		0
	Acquisition or Disposal of a Subsidiary												0		0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity												0		0
	Transactions with noncontrolling shareholders												0		0
	Increase through Other Contributions by Owners												0		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		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		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		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		0
	Increase (decrease) through other changes, equity												0		0
	Equity at end of period		318.000.000	1.143.376.937	809.194.664	-24.977.613	-344.186			8.714.562	687.762.042	866.597.702	3.808.324.108		3.808.324.108
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period		318.000.000	1.156.991.847	809.194.664		-1.346.436			10.903.212	606.055.165	415.733.676	3.315.532.128		3.315.532.128
	Adjustments Related to Accounting Policy Changes												0		0
	Adjustments Related to Required Changes in Accounting Policies												0		0
	Adjustments Related to Voluntary Changes in Accounting Policies												0		0
	Adjustments Related to Errors												0		0
	Other Restatements												0		0
	Restated Balances												0		0
	Transfers										415.733.676	-415.733.676	0		0
	Total Comprehensive Income (Loss)						-686.997					-239.366.457	-240.053.454		-240.053.454
	Profit (loss)											-239.366.457	-239.366.457		-239.366.457
	Other Comprehensive Income (Loss)						-686.997						-686.997		-686.997
	Issue of equity												0		0
	Capital Decrease												0		0
	Capital Advance												0		0
	Effect of Merger or Liquidation or Division												0		0
	Effects of Business Combinations Under Common Control												0		0
	Advance Dividend Payments												0		0
	Dividends Paid														

Current Period 01.01.2024 - 30.09.2024														0		0
	Decrease through Other Distributions to Owners													0		0
	Increase (Decrease) through Treasury Share Transactions													0		0
	Increase (Decrease) through Share-Based Payment Transactions													0		0
	Acquisition or Disposal of a Subsidiary													0		0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0		0
	Transactions with noncontrolling shareholders													0		0
	Increase through Other Contributions by Owners													0		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		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		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		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		0
	Increase (decrease) through other changes, equity											-130.417.155		-130.417.155		-130.417.155
	Equity at end of period		**318.000.000**	**1.156.991.847**	**809.194.663**		**-2.033.433**				**10.903.213**	**891.371.686**	**-239.366.457**	**2.945.061.519**		**2.945.061.519**