

KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 30.09.2024	Previous Period 31.12.2023
atement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	[3]	37.619.671	92.025.49
Financial Investments		0	
Financial Assets at Fair Value Through Profit or Loss		0	
Financial Assets Held For Trading		0	
Trade Receivables	[6]	196.836.455	765.878.36
Trade Receivables Due From Related Parties		128.980.719	457.193.96
Trade Receivables Due From Unrelated Parties		67.855.736	308.684.40
Other Receivables	[7]	4.513.162	11.758.09
Other Receivables Due From Unrelated Parties		4.513.162	11.758.09
Inventories	[9]	4.926.897.865	3.935.928.92
Prepayments	[14]	1.034.275.969	792.457.33
Prepayments to Related Parties		210.392.573	51.400.93
Prepayments to Unrelated Parties	[46]	823.883.396	741.056.40
Current Tax Assets	[16]	750.143	121 (21 70
Other Current Assets	[17]	196.553.538	131.631.79
Other Current Assets Due From Unrelated Parties		196.553.538	131.631.79
SUB-TOTAL		6.397.446.803	5.729.679.99
Total current assets		6.397.446.803	5.729.679.99
NON-CURRENT ASSETS			
Other Receivables	[7]	3.473.568	
Other Receivables Due From Unrelated Parties		3.473.568	
Investment property	[10]	1.626.492.361	2.401.714.18
Property, plant and equipment	[11]	7.941.999	10.809.37
Vehicles		362.966	679.52
Fixtures and fittings		7.075.095	9.840.44
Leasehold Improvements	51-23	503.938	289.39
Right of Use Assets	[12]	0	3.644.77
Intangible assets and goodwill	[13]	401.211	358.44
Other Rights	[1.4]	401.211	358.44
Prepayments Propayments to Unrelated Paytics	[14]	873.849	69.952.08
Prepayments to Unrelated Parties	[17]	873.849	69.952.08
Other Non-current Assets Other Non-Current Assets Due From Unrelated Parties	[17]	301.061 301.061	
Total non-current assets		1.639.484.049	2.486.478.86
Total assets		8.036.930.852	8.216.158.86
		0.030.330.032	0.210.130.00
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	[5]	16.720.492	338.836.61
Current Borrowings From Unrelated Parties		16.720.492	338.836.61
Bank Loans		16.720.492	338.836.61
Current Portion of Non-current Borrowings	[5]	19.200.776	104.685.17
Current Portion of Non-current Borrowings from		19.200.776	104.685.17
Related Parties		F 402 270	15.612.27
Bank Loans Lease Liabilities		5.403.279	15.613.27
		13.797.497	89.071.90
Current Portion of Non-current Borrowings from Unrelated Parties		0	
Other Financial Liabilities	[5]	0	2.278.97
Other Miscellaneuous Financial Liabilities	10,	0	2.278.97
Trade Payables	[6]	106.156.294	448.644.37
Trade rayables		3.067.462	255.392.05
Trade Payables to Related Parties			193.252.31
*		103.088.832	
Trade Payables to Related Parties	[8]	4.837.876	
Trade Payables to Related Parties Trade Payables to Unrelated Parties	[8] [7]		4.048.42
Trade Payables to Related Parties Trade Payables to Unrelated Parties Employee Benefit Obligations		4.837.876	4.048.420 11.127.450
Trade Payables to Related Parties Trade Payables to Unrelated Parties Employee Benefit Obligations Other Payables		4.837.876 5.339.035	4.048.420 11.127.450 1.273.482 9.853.968
Trade Payables to Related Parties Trade Payables to Unrelated Parties Employee Benefit Obligations Other Payables Other Payables to Related Parties		4.837.876 5.339.035 0	4.048.42 11.127.45 1.273.48

Deferred Income Other Than Contract Liabilities From Related Parties		0	
Deferred Income Other Than Contract Liabilities from Unrelated Parties		29.133.555	14.04
Current provisions	[15]	3.478.830	4.28
Current provisions for employee benefits		1.108.624	90
Other current provisions		2.370.206	3.37
Other Current Liabilities	[17]	17.580.722	18.28
Other Current Liabilities to Unrelated Parties		17.580.722	18.28
SUB-TOTAL		202.447.580	946.22
Total current liabilities		202.447.580	946.2
NON-CURRENT LIABILITIES			
Long Term Borrowings	[5]	93.483.191	93.1
Long Term Borrowings From Unrelated Parties		93.483.191	93.1
Bank Loans		93.483.191	93.1
Other Financial Liabilities	[5]	0	4
Other Miscellaneous Financial Liabilities		0	4
Trade Payables	[6]	0	58.7
Trade Payables To Unrelated Parties		0	58.7
Deferred Income Other Than Contract Liabilities	[14]	4.345.374.133	3.307.6
Deferred Income Other Than Contract Liabilities From Related Parties		0	
Deferred Income Other Than Contract Liabilities from Unrelated Parties		4.345.374.133	3.307.6
Non-current provisions	[15]	6.052.761	4.4
Non-current provisions for employee benefits		6.052.761	4.4
Deferred Tax Liabilities	[16]	107.321.724	101.0
Total non-current liabilities		4.552.231.809	3.565.5
Total liabilities		4.754.679.389	4.511.7
EQUITY			
Equity attributable to owners of parent		3.278.420.632	3.700.0
Issued capital	[19]	318.000.000	318.0
Inflation Adjustments on Capital	[19]	1.156.991.847	1.156.9
Share Premium (Discount)	[19]	809.194.663	809.1
Effects of Business Combinations Under Common Control		0	
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[20]	-2.042.426	-1.3
Gains (Losses) on Revaluation and Remeasurement		-2.042.426	-1.3
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.042.426	-1.3
Restricted Reserves Appropriated From Profits	[21]	10.903.213	10.9
Legal Reserves		10.903.213	10.9
Prior Years' Profits or Losses		1.271.542.776	1.071.6
Current Period Net Profit Or Loss		-286.169.441	334.6
Non-controlling interests		3.830.831	4.3
Total equity		3.282.251.463	3.704.3
Total Liabilities and Equity		8.036.930.852	8.216.15



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency 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 Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	[22]	828.163.338	1.603.549.252	35.551.698	1.572.140.792
Cost of sales	[22]	-857.042.283	-1.394.608.314	13.617.828	-1.392.140.50
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-28.878.945	208.940.938	49.169.526	180.000.291
GROSS PROFIT (LOSS)		-28.878.945	208.940.938	49.169.526	180.000.293
General Administrative Expenses	[23]	-50.288.681	-52.402.406	-9.322.083	-11.498.117
Marketing Expenses	[24]	-13.471.641	-9.203.220	-4.815.629	-2.309.787
Other Income from Operating Activities	[25]	34.650.519	166.531.254	4.556.352	-8.441.975
Other Expenses from Operating Activities	[25]	-100.126.950	-62.838.439	-26.119.257	-18.169.208
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-158.115.698	251.028.127	13.468.909	139.581.20
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	2.303.24
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-310.766.837	266.280.768	-138.861.328	158.835.084
Finance income	[27]	21.381.477	60.346.549	-1.577.413	50.233.673
Finance costs	[27]	-103.884.573	-102.552.208	-25.856.094	-57.854.143
Gains (losses) on net monetary position		139.948.157	558.653.621	107.297.773	578.148.013
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-253.321.776	782.728.730	-58.997.062	729.362.62
Tax (Expense) Income, Continuing Operations		-32.935.450	-364.111.003	-5.956.806	-471.992.198
Deferred Tax (Expense) Income		-32.935.450	-364.111.003	-5.956.806	-471.992.198
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-286.257.226	418.617.727	-64.953.868	257.370.429
PROFIT (LOSS)		-286.257.226	418.617.727	-64.953.868	257.370.429
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-87.785	-8.210	-10.766	-9.488
Owners of Parent		-286.169.441	418.625.937	-64.943.102	257.379.917
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]	-695.990	202.409	168.049	-1.470.575
Gains (Losses) on Remeasurements of Defined Benefit Plans		-698.988	202.409	167.681	-1.470.575
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		2.998	0	368	(
Deferred Tax (Expense) Income		2.998	0	368	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	(
Exchange Differences on Translation of Foreing Operations		0	0	0	(
OTHER COMPREHENSIVE INCOME (LOSS)		-695.990	202.409	168.049	-1.470.57
TOTAL COMPREHENSIVE INCOME (LOSS)		-286.953.216	418.820.136	-64.785.819	255.899.854
Total Comprehensive Income Attributable to					
Non-controlling Interests		-87.785	-8.210	-10.766	-9.488
Owners of Parent		-286.865.431	418.828.346	-64.775.053	255.909.342
- Swiicis Off dictic		200,000,431	710.020.340	-0-,113.033	233.303.342



Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-110.778.005	-377.024.441
Profit (Loss)		-205.876.823	325.834.933
Profit (Loss) from Continuing Operations		-205.876.823	325.834.933
Adjustments to Reconcile Profit (Loss)		152.489.075	-17.701.014
Adjustments for depreciation and amortisation expense	[11,12,13]	5.586.625	3.920.104
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	(
Adjustments for provisions	[15]	1.057.375	-6.368.47
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.057.375	-6.368.477
Adjustments for Interest (Income) Expenses	[6]	-6.806.064	(
Adjustments for Interest Income		-8.339.782	
Adjustments for interest expense		1.533.718	15 252 641
Adjustments for fair value losses (gains) Adjustments for Fair Value Losses (Gains) of		152.651.139	-15.252.641
Investment Property		152.651.139	-15.252.641
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for losses (gains) on disposal of non-current assets		0	0
Changes in Working Capital		59.483.843	-1.244.537.055
Decrease (Increase) in Financial Investments		0	-9.263.277
Adjustments for decrease (increase) in trade accounts receivable	[6]	577.381.695	-224.258.809
Decrease (Increase) in Trade Accounts Receivables from Related Parties		328.213.251	77.762.249
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		249.168.444	-302.021.058
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	[7]	3.771.366	-6.233
Decrease (Increase) in Other Related Party		155.930	C
Receivables Related with Operations Decrease (Increase) in Other Unrelated Party		3.615.436	-6.233
Receivables Related with Operations Adjustments for Decrease (Increase) in Contract Assets		0	
Adjustments for decrease (increase) in inventories	[9]	-990.968.941	122.382.850
Decrease (Increase) in Prepaid Expenses	[14]	-173.041.456	-36.223.200
Adjustments for increase (decrease) in trade accounts	[6]	-402.779.289	-436.769.037
payable Increase (Decrease) in Trade Accounts Payables to		-252.324.593	39.902.050
Related Parties Increase (Decrease) in Trade Accounts Payables to			
Unrelated Parties Adjustments for Increase (Decrease) in Contract		-150.454.696	-476.671.087
Liabilities Adjustments for increase (decrease) in other operating		0	C
payables Increase (Decrease) in Other Operating Payables to	[7]	-4.702.649	-29.262.005
Related Parties		-1.273.482	-33.652.198
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-3.429.167	4.390.193
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[14]	1.052.807.033	-643.111.386
Other Adjustments for Other Increase (Decrease) in Working Capital	[17]	-2.983.916	11.974.042
Decrease (Increase) in Other Assets Related with Operations		-977.946	2.198.259
Increase (Decrease) in Other Payables Related with Operations		-2.005.970	9.775.783
Cash Flows from (used in) Operations		6.096.095	-936.403.136
Income taxes refund (paid)	[16]	-58.434.741	355.928.713
Inflation Effect On Operating Activities		-58.439.359	203.449.982
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		623.453.446	-215.982.873
Proceeds from sales of property, plant, equipment and intangible assets		711.655.708	42.871.325
Proceeds from sales of property, plant and equipment		711.655.708	42.871.325

Purchase of Property, Plant, Equipment and Intangible Assets	[11,12,13]	-2.677.661	-3.011.746
Purchase of property, plant and equipment		-2.496.717	-3.011.746
Purchase of intangible assets		-180.944	0
Cash Outflows from Acquition of Investment Property	[10]	-85.524.601	-255.842.452
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-540.369.778	1.038.304.031
Proceeds from Issuing Shares or Other Equity Instruments		0	904.590.918
Proceeds from issuing shares		0	904.590.918
Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings	[5]	0	272.003.772
Proceeds from Loans		0	272.003.772
Repayments of borrowings	[5]	-339.851.876	-109.551.871
Loan Repayments		-337.132.487	-104.980.884
Cash Outflows from Other Financial Liabilities		-2.719.389	-4.570.987
Payments of Lease Liabilities	[5]	-70.100.747	46.509.479
Dividends Paid		-130.417.155	-75.248.267
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-27.694.337	445.296.717
Net increase (decrease) in cash and cash equivalents		-27.694.337	445.296.717
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	[3]	92.025.491	5.149.030
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-26.711.483	-21.874.842
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	[3]	37.619.671	428.570.905



Statement of changes in equity [abstract]

Nature of Financial Statements

Consolidated

								Equity						
							attributable to owners of parent [member							
		Footnote Reference				Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	ve Income That Will Be Reclassified In Profit Or Loss		Retained Earnin				
			Issued Capital	Inflation Adjustments on Capital Share premiums of	or discounts	Gains/Losses on Revaluation and Remeasurement [member]			Restricted Reserves Appropriated From Profits [member]				Non-controlling interests [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]					Comp (cases) on temesanements of seminal centerior units								
	Statement of changes in equity [line items]													
	Equity at beginning of period		254.140.000	1.111.840.683	0	59.079			209.923	408.289.793	754.171.180	2.528.710.658	4.088.291	2.532.798.949
	Adjustments Related to Accounting Policy Changes				·						101111111	0		0
	Adjustments Related to Required Changes in											0		0
	Accounting Policies Adjustments Related to Voluntary Changes in											0		0
	Accounting Policies											0		0
	Adjustments Related to Errors											0		0
	Other Restatements											0		0
	Restated Balances											0		0
	Transfers								10.285.445	804.440.831	-754.171.180	60.555.096		60.555.096
	Total Comprehensive Income (Loss)					202.409					418.625.937	418.828.346	-8.210	418.820.136
	Profit (loss)										418.625.937	418.625.937		418.625.937
	Other Comprehensive Income (Loss)					202.409						202.409	-8.210	194.199
	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											0		0
	Effects of Business Combinations Under Common											0		0
	Control Advance Dividend Payments											0		0
. ,	Dividends Paid											0		0
riod 09.2023	Decrease through Other Distributions to Owners											0		0
	Increase (Decrease) through Treasury Share											U		0
	Transactions Increase (Decrease) through Share-Based Payment											0		0
	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											0		0
	control, equity Transactions with noncontrolling shareholders											0		0
	Increase through Other Contributions by Owners											0		0
	Amount Removed from Reserve of Cash Flow											0		0
	Annount Reinfower Iron Reserve to Lash Frow 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											0		0
	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											0		0
	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											0		0
	Accounting is Applied Increase (decrease) through other changes, equity									70		75 242 555		75.040
			040 000	4440	000 101					-75.248.267	446 005 55	-75.248.267		-75.248.267
	Equity at end of period		318.000.000	1.143.377.940	809.194.664	261.488			10.495.368	1.137.482.357	418.625.937	3.837.437.754	4.080.081	3.841.517.835
	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	809.194.663	-1.346.436			10.903.213	1.071.684.993	334.624.502	3.700.052.782	4.339.483	3.704.392.265
	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
	Accounting Policies Adjustments Related to Errors											0		0
	Other Restatements											0		0
	Restated Balances											0		0
	Transfers									330.274.938	-334.624 502	-4.349.564		-4.349.564
	Total Comprehensive Income (Loss)					-695.990				330.214.330		-286.865.431	500 CEO	-4.349.364
	Profit (loss)					-035.390						-286.169.441	200.002	-287.374.083
	Other Comprehensive Income (Loss)										-286.169.441			
						-695.990						-695.990	-508.652	-1.204.642
	Issue of equity											0		0
	Capital Decrease											0		0
	Capital Advance											0		0
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common											0		0
	Control											0		0
	Advance Dividend Payments											0		0
	Dividends Paid													

Current Period 01.2024 - 30.09.202

riod									0	0
.09.2024	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	O
	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								U	U
	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	318.000.00	00 1.156.991.847	809.194.663	-2.042.426		10.903.213	1.271.542.776	-286.169.441 3.278.420.632	3.830.831 3.282.251.463