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KAMUYU AYDINLATMA PLATFORMU

KIZILBÜK 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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	333.593	145.221.187
Trade Receivables		184.378.084	781.366.269
Trade Receivables Due From Related Parties		180.529.800	781.173.214
Trade Receivables Due From Unrelated Parties		3.848.284	193.055
Other Receivables		36.316	414.513.788
Other Receivables Due From Related Parties		11.550	414.494.035
Other Receivables Due From Unrelated Parties		24.766	19.753
Inventories	3	0	0
Prepayments	3	1.212.956.478	365.552.239
Prepayments to Related Parties		88.130	506.062
Prepayments to Unrelated Parties		1.212.868.348	365.046.177
Current Tax Assets		39	2.381.281
Other current assets		484.198.076	309.167.402
SUB-TOTAL		**1.881.902.586**	**2.018.202.166**
Total current assets		**1.881.902.586**	**2.018.202.166**
NON-CURRENT ASSETS			
Other Receivables		152.622	207.353
Other Receivables Due From Unrelated Parties		152.622	207.353
Inventories	3	5.225.809.070	4.538.156.485
Investment property	5	15.861.144.194	10.669.139.715
Property, plant and equipment		13.561.303	13.542.628
Right of Use Assets	4	13.498.684	2.944.018
Intangible assets and goodwill		1.017.077	297.532
Prepayments	3	89.342	0
Prepayments to Unrelated Parties		89.342	
Total non-current assets		**21.115.272.292**	**15.224.287.731**
Total assets		**22.997.174.878**	**17.242.489.897**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	3	435.534.510	95.708.045
Current Portion of Non-current Borrowings from Related Parties	3	53.292.718	92.965.021
Current Portion of Non-current Borrowings from Unrelated Parties	3	382.241.792	2.743.024
Trade Payables		224.950.331	360.520.872
Trade Payables to Related Parties		72.309.427	33.613.974
Trade Payables to Unrelated Parties		152.640.904	326.906.898
Employee Benefit Obligations	3	4.730.943	4.665.070
Other Payables		16.176.052	85.405.434
Other Payables to Related Parties		16.176.052	85.401.379
Other Payables to Unrelated Parties		0	4.055
Deferred Income Other Than Contract Liabilities		1.463.509.390	3.602
Deferred Income Other Than Contract Liabilities From Related Parties		1.437.870.171	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties		25.639.219	3.602
Current provisions		7.930.761	8.089.787
Current provisions for employee benefits		6.819.451	6.579.957
Other current provisions		1.111.310	1.509.830
Other Current Liabilities		18.557.563	62.728.356
SUB-TOTAL		**2.171.389.550**	**617.121.166**
Total current liabilities		**2.171.389.550**	**617.121.166**
NON-CURRENT LIABILITIES			
Long Term Borrowings	3	182.893.751	0
Long Term Borrowings From Unrelated Parties	3	182.893.751	0
Other Payables		69.817.413	109.252.573
Other Payables to Unrelated parties		69.817.413	109.252.573
Deferred Income Other Than Contract Liabilities		4.923.892.270	6.155.852.200

Deferred Income Other Than Contract Liabilities From Related Parties		1.546.632.126	1.460.540.917
Deferred Income Other Than Contract Liabilities from Unrelated Parties		3.377.260.144	4.695.311.283
Non-current provisions		3.240.807	2.766.515
Non-current provisions for employee benefits		3.240.807	2.766.515
Deferred Tax Liabilities		0	0
Total non-current liabilities		**5.179.844.241**	**6.267.871.288**
Total liabilities		**7.351.233.791**	**6.884.992.454**
EQUITY			
Equity attributable to owners of parent		15.646.873.308	10.357.201.039
Issued capital		300.000.000	300.000.000
Inflation Adjustments on Capital		1.009.472.211	1.009.472.211
Effects of Business Combinations Under Common Control		-260.901.392	-260.901.392
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-734.921	-319.692
Gains (Losses) on Revaluation and Remeasurement		-734.921	-319.692
Gains (Losses) on Remeasurements of Defined Benefit Plans		-734.921	-319.692
Restricted Reserves Appropriated From Profits		104.951.216	16.770.417
Prior Years' Profits or Losses		9.204.091.084	11.866.780.717
Current Period Net Profit Or Loss		5.289.995.110	-2.574.601.222
Non-controlling interests		-932.221	296.404
Total equity		**15.645.941.087**	**10.357.497.443**
Total Liabilities and Equity		**22.997.174.878**	**17.242.489.897**

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)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0			
GROSS PROFIT (LOSS)		0		0	
General Administrative Expenses		-79.616.127	-37.797.929	-22.968.277	-10.470.446
Marketing Expenses		-267.181.882	-231.526.314	-179.150.890	-88.343.591
Other Income from Operating Activities		556.040.095	121.408.709	476.040.774	65.218.599
Other Expenses from Operating Activities		-37.316.920	-21.418.621	-6.852.097	-1.357.453
Other gains (losses)		4.848.928.372		30.600.810	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		5.020.853.538	-169.334.155	297.670.320	-34.952.891
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		5.020.853.538	-169.334.155	297.670.320	-34.952.891
Finance income		2.290.650	162.684.749	653.783	-21.764.801
Finance costs		-86.804.786	-48.070.538	-65.692.969	-13.546.430
Gains (losses) on net monetary position		352.519.471	113.893.480	-765.796.809	863.790.841
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.288.858.873	59.173.536	-533.165.675	793.526.719
Tax (Expense) Income, Continuing Operations			-12.502.041		3.044.780
Deferred Tax (Expense) Income			-12.502.041		3.044.780
PROFIT (LOSS) FROM CONTINUING OPERATIONS		5.288.858.873	46.671.495	-533.165.675	796.571.499
PROFIT (LOSS)		5.288.858.873	46.671.495	-533.165.675	796.571.499
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-1.136.237	-7.955	-191.190	-7.955
Owners of Parent		5.289.995.110	46.679.450	-532.974.485	796.579.454
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		-415.229	222.623	170.676	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		-415.229	222.623	170.676	0
Taxes Relating To Components Of 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			
OTHER COMPREHENSIVE INCOME (LOSS)		**-415.229**	**222.623**	**170.676**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**5.288.443.644**	**46.894.118**	**-532.994.999**	**796.571.499**
Total Comprehensive Income Attributable to					
Non-controlling Interests		-1.136.237	-7.955	-191.190	-7.955
Owners of Parent		5.289.579.881	46.902.073	-532.803.809	796.579.454

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
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-199.141.944**	**1.110.957.939**
Profit (Loss)		5.288.858.873	46.671.495
Adjustments to Reconcile Profit (Loss)		**-4.734.931.462**	**57.488.647**
Adjustments for depreciation and amortisation expense		8.261.460	5.552.927
Adjustments for provisions		315.266	2.461.327
Adjustments for (Reversal of) Provisions Related with Employee Benefits		713.786	1.121.941
Adjustments for (Reversal of) Other Provisions		-398.520	1.339.386
Adjustments for Interest (Income) Expenses		84.514.136	-114.614.211
Adjustments for fair value losses (gains)		-4.848.928.372	
Adjustments for Fair Value Losses (Gains) of Investment Property		-4.848.928.372	
Adjustments for Tax (Income) Expenses			12.502.041
Adjustments Related to Gain and Losses on Net Monetary Position		20.906.048	151.586.563
Changes in Working Capital		**-753.069.355**	**1.007.125.703**
Adjustments for decrease (increase) in trade accounts receivable		596.988.185	-1.518.431.607
Adjustments for decrease (increase) in inventories		-687.652.585	-1.426.920.812
Decrease (Increase) in Prepaid Expenses		-847.493.581	352.288.847
Adjustments for increase (decrease) in trade accounts payable		-135.570.541	193.033.400
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		231.545.858	2.989.507.222
Other Adjustments for Other Increase (Decrease) in Working Capital		89.113.309	417.648.653
Cash Flows from (used in) Operations		**-199.141.944**	**1.111.285.845**
Payments Related with Provisions for Employee Benefits			-327.906
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-345.694.011**	**-829.828.120**
Purchase of Property, Plant, Equipment and Intangible Assets		-2.617.904	-330.680
Cash Outflows from Acquition of Investment Property		-343.076.107	-829.497.440
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**438.206.080**	**90.417.555**
Proceeds from borrowings		543.896.931	7.304.620
Repayments of borrowings		-21.176.715	-31.501.276
Interest paid		-84.514.136	
Interest Received			114.614.211
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-106.629.875	371.547.374
Effect of exchange rate changes on cash and cash equivalents		-38.257.719	-358.143.554
Net increase (decrease) in cash and cash equivalents		-144.887.594	13.403.820
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**145.221.187**	**588.451.134**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		0	0
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**333.593**	**601.854.954**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

		Footnote Reference	Equity / Equity attributable to owners of parent [member] / Issued Capital	Inflation Adjustments on Capital	Effects of Combinations of Entities or Businesses Under Common Control	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss / Gains/Losses on Revaluation and Remeasurement [member] / Gains (Losses) on Remeasurements of Defined Benefit Plans	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss / Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits [member]	Retained Earnings / Prior Years' Profits or Losses	Net Profit or Loss		Non-controlling interests [member]	
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		**300.000.000**	**1.009.472.211**		**-940.747**			**12.046.998**	**7.510.978.398**	**4.360.525.735**	**13.192.082.595**		**13.192.082.595**
	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									4.360.144.803	-4.360.525.735	-380.932	380.932	0
	Total Comprehensive Income (Loss)					222.623					46.679.450	46.902.073	-7.955	46.894.118
	Profit (loss)										46.679.450	46.679.450	-7.955	46.671.495
	Other Comprehensive Income (Loss)					222.623						222.623		222.623
	Issue of equity													
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division				-331.569.957							-331.569.957		-331.569.957
	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		**300.000.000**	**1.009.472.211**	**-331.569.957**	**-718.124**			**12.046.998**	**11.871.123.201**	**46.679.450**	**12.907.033.779**	**372.977**	**12.907.406.756**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**300.000.000**	**1.009.472.211**	**-260.901.392**	**-319.692**			**16.770.417**	**11.866.780.717**	**-2.574.601.222**	**10.357.201.039**	**296.404**	**10.357.497.443**
	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								88.180.799	-2.662.689.633	2.574.601.222	92.388	-92.388	0
	Total Comprehensive Income (Loss)					-415.229					5.289.995.110	5.289.579.881	-1.136.237	5.288.443.644
	Profit (loss)										5.289.995.110	5.289.995.110	-1.136.237	5.288.858.873
	Other Comprehensive Income (Loss)					-415.229						-415.229		-415.229
	Issue of equity													
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division													
	Effects of Business Combinations Under Common Control													
	Advance Dividend Payments													
	Dividends Paid													

Current Period 01.01.2024 - 30.09.2024														
	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		300.000.000	1.009.472.211	-260.901.392	-734.921			104.951.216	9.204.091.084	5.289.995.110	15.646.873.308	-932.221	15.645.941.087