KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

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	171.297	144.943.038
Trade Receivables		5.355.230	139.015.846
Trade Receivables Due From Related Parties		1.336.643	138.978.975
Trade Receivables Due From Unrelated Parties		4.018.587	36.871
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	1.448.264.388	1.130.832.404
Prepayments to Related Parties		240.600.307	766.134.142
Prepayments to Unrelated Parties		1.207.664.081	364.698.262
Current Tax Assets		32	2.381.281
Other current assets		476.431.979	305.367.833
SUB-TOTAL		**1.930.259.242**	**2.137.054.190**
Total current assets		**1.930.259.242**	**2.137.054.190**
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	3	432.656.468	407.417.177
Other Receivables		152.622	207.353
Other Receivables Due From Unrelated Parties		152.622	207.353
Inventories	3	5.212.506.533	4.535.701.811
Investment property	5	15.861.144.194	10.669.139.715
Property, plant and equipment		7.762.758	7.656.059
Right of Use Assets	4 kiralama?	13.498.684	2.944.018
Intangible assets and goodwill		1.017.077	297.532
Prepayments	3	0	0
Total non-current assets		**21.528.738.336**	**15.623.363.665**
Total assets		**23.458.997.578**	**17.760.417.855**
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		226.587.915	358.211.251
Trade Payables to Related Parties		70.936.020	34.954.144
Trade Payables to Unrelated Parties		155.651.895	323.257.107
Employee Benefit Obligations		4.682.945	4.345.888
Other Payables	3	16.176.052	85.401.379
Other Payables to Related Parties		16.176.052	85.401.379
Deferred Income Other Than Contract Liabilities	3	1.448.230.736	0
Deferred Income Other Than Contract Liabilities From Related Parties		1.438.040.663	
Deferred Income Other Than Contract Liabilities from Unrelated Parties	3	10.190.073	0
Current provisions		7.034.161	6.871.663
Current provisions for employee benefits		6.819.451	6.579.957
Other current provisions		214.710	291.706
Other Current Liabilities		18.516.125	62.669.667
SUB-TOTAL		**2.156.762.444**	**613.207.893**
Total current liabilities		**2.156.762.444**	**613.207.893**
NON-CURRENT LIABILITIES			
Long Term Borrowings	3	182.893.751	0
Long Term Borrowings From Unrelated Parties	3	182.893.751	0
Other Payables	3	69.817.413	109.252.577
Other Payables to Unrelated parties	3	69.817.413	109.252.577
Deferred Income Other Than Contract Liabilities	3	4.906.502.235	6.149.318.973

Deferred Income Other Than Contract Liabilities From Related Parties		4.407.180	24.704
Deferred Income Other Than Contract Liabilities from Unrelated Parties	3	4.902.095.055	6.149.294.269
Non-current provisions		2.012.664	1.097.955
Non-current provisions for employee benefits		2.012.664	1.097.955
Total non-current liabilities		**5.161.226.063**	**6.259.669.505**
Total liabilities		**7.317.988.507**	**6.872.877.398**
EQUITY			
Equity attributable to owners of parent		16.141.009.071	10.887.540.457
Issued capital		300.000.000	300.000.000
Inflation Adjustments on Capital		1.009.472.210	1.009.472.210
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		9.473.436.723	11.866.780.715
Current Period Net Profit Or Loss		5.253.883.843	-2.305.163.193
Total equity		**16.141.009.071**	**10.887.540.457**
Total Liabilities and Equity		**23.458.997.578**	**17.760.417.855**

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)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0			
GROSS PROFIT (LOSS)		0			
General Administrative Expenses		-73.088.274	-34.063.993	-22.179.118	-10.944.981
Marketing Expenses		-227.824.825	-228.353.045	-142.641.382	-64.894.094
Other Income from Operating Activities		108.640.578	119.914.558	28.942.537	64.274.887
Other Expenses from Operating Activities		-37.206.330	-21.093.515	-6.781.895	-1.201.584
Other gains (losses)		4.848.928.372		30.600.810	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.619.449.521	-163.595.995	-112.059.048	-12.765.772
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.619.449.521	-163.595.995	-112.059.048	-12.765.772
Finance income		2.290.507	162.684.749	653.796	-21.764.801
Finance costs		-86.798.167	-48.070.537	-65.692.371	-13.546.429
Gains (losses) on net monetary position		718.941.982	215.514.516	-357.459.182	965.411.880
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.253.883.843	166.532.733	-534.556.805	917.334.878
Tax (Expense) Income, Continuing Operations			0		
PROFIT (LOSS) FROM CONTINUING OPERATIONS		5.253.883.843	166.532.733	-534.556.805	917.334.878
PROFIT (LOSS)		5.253.883.843	166.532.733	-534.556.805	917.334.878
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		5.253.883.843	166.532.733	-534.556.805	917.334.878
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	1.078.171
Gains (Losses) on Remeasurements of Defined Benefit Plans		-415.229	222.623	170.676	1.078.171
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**	**1.078.171**
TOTAL COMPREHENSIVE INCOME (LOSS)		**5.253.468.614**	**166.755.356**	**-534.386.129**	**918.413.049**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		5.253.468.614	166.755.356	-534.386.129	918.413.049

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		**-173.793.276**	**1.451.780.335**
Profit (Loss)		5.253.883.843	166.532.733
Adjustments to Reconcile Profit (Loss)		**-4.733.055.087**	**249.293.292**
Adjustments for depreciation and amortisation expense		8.261.460	5.552.927
Adjustments for provisions		1.077.207	-450.637
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.154.203	-450.637
Adjustments for (Reversal of) Other Provisions		-76.996	
Adjustments for Interest (Income) Expenses		84.507.660	-114.614.212
Adjustments for fair value losses (gains)	5	-4.848.928.372	
Adjustments for Fair Value Losses (Gains) of Investment Property		-4.848.928.372	
Adjustments Related to Gain and Losses on Net Monetary Position		22.026.958	358.805.214
Changes in Working Capital		**-694.622.032**	**1.036.216.394**
Adjustments for decrease (increase) in trade accounts receivable		133.660.616	-1.642.993.437
Adjustments for decrease (increase) in inventories		-676.804.722	-1.426.920.812
Decrease (Increase) in Prepaid Expenses		-317.431.984	355.316.407
Adjustments for increase (decrease) in trade accounts payable		-131.623.336	349.366.619
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		205.413.998	2.981.930.450
Other Adjustments for Other Increase (Decrease) in Working Capital		92.163.396	419.517.167
Cash Flows from (used in) Operations		**-173.793.276**	**1.452.042.419**
Payments Related with Provisions for Employee Benefits			-262.084
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-370.933.302**	**-1.277.605.803**
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-25.239.291	-447.777.683
Purchase of Property, Plant, Equipment and Intangible Assets		-2.617.904	-330.680
Cash Inflows from Sale of Investment Property		-343.076.107	-829.497.440
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**438.212.556**	**90.417.556**
Proceeds from borrowings		543.896.931	7.304.620
Repayments of borrowings		-21.176.715	-31.501.276
Interest paid		-84.507.660	114.614.212
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-106.514.022	264.592.088
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-106.514.022	264.592.088
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**144.943.038**	**588.451.134**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-38.257.719	-358.143.556
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**171.297**	**494.899.666**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Period		Footnote Reference	Equity / Equity attributable to owners of parent [member] / Issued Capital	Inflation Adjustments on Capital	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	1.009.472.210	-940.747			12.046.997	7.510.978.399	4.360.525.735	13.192.082.594	0	13.192.082.594
	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								4.360.525.735	-4.360.525.735			
	Total Comprehensive Income (Loss)				222.623					166.532.733			166.755.356
	Profit (loss)									166.532.733			166.755.356
	Other Comprehensive Income (Loss)				222.623								222.623
	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												
	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	1.009.472.210	-718.124			12.046.997	11.871.504.134	166.532.733	13.358.837.950	0	13.358.837.950
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		300.000.000	1.009.472.210	-319.692			16.770.417	11.866.780.715	-2.305.163.193	10.887.540.457	0	10.887.540.457
	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	-2.393.343.992	2.305.163.193			
	Total Comprehensive Income (Loss)				-415.229					5.314.418.923			5.253.468.614
	Profit (loss)									5.314.418.923			5.253.883.843
	Other Comprehensive Income (Loss)				-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**	**1.009.472.210**	**-734.921**			**104.951.216**	**9.473.436.723**	**5.253.883.843**	**16.141.009.071**	**0**	**16.141.009.071**