KAMUYU AYDINLATMA PLATFORMU

EYG 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	5	63.294.622	31.720.315
Financial Investments	6	26.540.126	65.969.165
Trade Receivables		48.601.962	75.569.075
Trade Receivables Due From Related Parties	4	0	0
Trade Receivables Due From Unrelated Parties	8	48.601.962	75.569.075
Other Receivables		15.432.653	73.856.396
Other Receivables Due From Related Parties	4	13.787.805	16.924.301
Other Receivables Due From Unrelated Parties	9	1.644.848	56.932.095
Inventories	10	1.557.999.921	1.596.412.747
Prepayments		28.715.144	26.728.488
Prepayments to Unrelated Parties	11	28.715.144	26.728.488
Current Tax Assets	24	77.912	26.804
Other current assets	17	50.808.349	61.061.172
SUB-TOTAL		**1.791.470.689**	**1.931.344.162**
Total current assets		**1.791.470.689**	**1.931.344.162**
NON-CURRENT ASSETS			
Financial Investments	6	119.521.817	119.521.817
Trade Receivables		10.586.434	33.267.092
Trade Receivables Due From Unrelated Parties	8	10.586.434	33.267.092
Other Receivables		45.097	394.029
Other Receivables Due From Unrelated Parties	9	45.097	394.029
Inventories	10	322.277.521	317.872.061
Investment property	12	197.310.900	197.310.900
Property, plant and equipment	13	15.054.285	15.172.196
Intangible assets and goodwill	14	304.458	382.282
Total non-current assets		**665.100.512**	**683.920.377**
Total assets		**2.456.571.201**	**2.615.264.539**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	450.519.034	598.602.330
Trade Payables		3.295.254	86.439.235
Trade Payables to Related Parties	4	984.395	29.399.223
Trade Payables to Unrelated Parties	8	2.310.859	57.040.012
Employee Benefit Obligations	16	3.583.605	3.270.021
Other Payables		26.808.894	3.298.406
Other Payables to Related Parties	4	23.852.830	0
Other Payables to Unrelated Parties	9	2.956.064	3.298.406
Deferred Income Other Than Contract Liabilities		25.836.398	152.421.998
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	25.836.398	152.421.998
Current provisions		2.394.205	3.405.773
Current provisions for employee benefits	15	2.226.005	3.177.256
Other current provisions	15	168.200	228.517
SUB-TOTAL		**512.437.390**	**847.437.763**
Total current liabilities		**512.437.390**	**847.437.763**
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	365.761.348	180.969.492
Non-current provisions		1.410.474	1.523.936
Non-current provisions for employee benefits	15	1.410.474	1.523.936
Deferred Tax Liabilities	24	490.691	551.393
Total non-current liabilities		**367.662.513**	**183.044.821**
Total liabilities		**880.099.903**	**1.030.482.584**
EQUITY			
Equity attributable to owners of parent		1.576.471.298	1.584.781.955
Issued capital	18	200.000.000	200.000.000
Inflation Adjustments on Capital	18	298.801.419	298.801.419
Share Premium (Discount)	18	318.977.571	318.977.571

Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-839.345	-629.960
Gains (Losses) on Revaluation and Remeasurement		-839.345	-629.960
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-839.345	-629.960
Restricted Reserves Appropriated From Profits	18	10.791.254	0
Prior Years' Profits or Losses	18	733.082.342	460.942.485
Current Period Net Profit Or Loss		15.658.057	306.690.440
Total equity		**1.576.471.298**	**1.584.781.955**
Total Liabilities and Equity		**2.456.571.201**	**2.615.264.539**

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	19	193.974.569	991.308.091	43.585.563	488.445.193
Cost of sales	19	-182.116.741	-823.200.297	-63.056.822	-546.371.685
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		11.857.828	168.107.794	-19.471.259	-57.926.492
GROSS PROFIT (LOSS)		11.857.828	168.107.794	-19.471.259	-57.926.492
General Administrative Expenses	20	-45.212.946	-35.090.080	-15.622.012	-9.946.535
Marketing Expenses	20	-10.655.147	-14.745.584	-5.256.654	-10.576.503
Other Income from Operating Activities	21	1.449.422	13.835.252	309.741	6.009.301
Other Expenses from Operating Activities	21	-6.109.413	-33.032.428	-218.359	-2.598.483
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-48.670.256	99.074.954	-40.258.543	-75.038.712
Investment Activity Income	22	2.060.348	51.705.449	2.439	12.733.921
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-46.609.908	150.780.403	-40.256.104	-62.304.791
Finance income	23	10.609.999	34.026.601	3.376.242	7.133.229
Finance costs	23	-229.195.566	-28.906.537	-76.195.063	-23.693.493
Gains (losses) on net monetary position		280.792.830	225.486.064	127.940.742	470.866.685
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		15.597.355	381.386.531	14.865.817	392.001.630
Tax (Expense) Income, Continuing Operations		60.702	9.548.850	-101.347	-2.921.143
Deferred Tax (Expense) Income	24	60.702	9.548.850	-101.347	-2.921.143
PROFIT (LOSS) FROM CONTINUING OPERATIONS		15.658.057	390.935.381	14.764.470	389.080.487
PROFIT (LOSS)		15.658.057	390.935.381	14.764.470	389.080.487
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		15.658.057	390.935.381	14.764.470	389.080.487
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		-209.385	1.219.518	-431.860	68.940
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-209.385	1.219.518	-431.860	68.940
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-209.385**	**1.219.518**	**-431.860**	**68.940**
TOTAL COMPREHENSIVE INCOME (LOSS)		**15.448.672**	**392.154.899**	**14.332.610**	**389.149.427**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		15.448.672	392.154.899	14.332.610	389.149.427

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		**18.443.085**	**-430.771.553**
Profit (Loss)		15.658.057	390.935.381
Adjustments to Reconcile Profit (Loss)		**-172.506.432**	**-66.342.682**
Adjustments for depreciation and amortisation expense	13-14	2.590.965	596.614
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-177.019.771	511.888
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	8	0	641.937
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	10	-176.959.454	0
Other Adjustments for Impairment Loss (Reversal of Impairment Loss)		-60.317	-130.049
Adjustments for provisions		-1.274.097	484.866
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-1.274.097	484.866
Adjustments for Interest (Income) Expenses		3.247.579	-124.437
Adjustments for interest expense	23	118.342	239.058
Deferred Financial Expense from Credit Purchases	8	2.881.436	-104.189
Unearned Financial Income from Credit Sales	8	247.801	-259.306
Adjustments for Tax (Income) Expenses	24	-51.108	-10.540
Adjustments for losses (gains) on disposal of non-current assets		0	-67.801.073
Adjustments for Losses (Gains) Arised From Sale of Investment Property		0	-67.801.073
Changes in Working Capital		**175.352.162**	**-755.782.237**
Decrease (Increase) in Financial Investments	6	39.429.038	-42.019.708
Adjustments for decrease (increase) in trade accounts receivable		49.399.970	95.570.376
Decrease (Increase) in Trade Accounts Receivables from Related Parties	4	0	40.314.641
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	8	49.399.970	55.255.735
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		58.772.675	2.258.421
Decrease (Increase) in Other Related Party Receivables Related with Operations	4	3.136.496	1.538.276
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	9	55.636.179	720.145
Adjustments for decrease (increase) in inventories	10	210.966.820	191.252.467
Decrease (Increase) in Prepaid Expenses	11	-1.986.656	378.116.241
Adjustments for increase (decrease) in trade accounts payable		-86.025.417	-254.799.819
Increase (Decrease) in Trade Accounts Payables to Related Parties	4	-28.414.828	36.540.177
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	8	-57.610.589	-291.339.996
Increase (Decrease) in Employee Benefit Liabilities	16	313.584	568.948
Adjustments for increase (decrease) in other operating payables		23.510.488	-378.848
Increase (Decrease) in Other Operating Payables to Related Parties	4	23.852.830	-110.748
Increase (Decrease) in Other Operating Payables to Unrelated Parties	9	-342.342	-268.100
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	11	-126.585.600	-1.074.382.254
Other Adjustments for Other Increase (Decrease) in Working Capital		7.557.260	-51.968.061
Decrease (Increase) in Other Assets Related with Operations	17	7.557.260	-51.968.061
Cash Flows from (used in) Operations		**18.503.787**	**-431.189.538**
Income taxes refund (paid)	24	-60.702	417.985
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-81.169**	**-1.889.195**
Purchase of Property, Plant, Equipment and Intangible Assets	13-14	-81.169	-1.889.195
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**13.212.391**	**57.631.746**
Proceeds from borrowings	7	37.784.183	58.819.993

Payments of Lease Liabilities	7	-812.463	-1.188.247
Dividends Paid		-23.759.329	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		31.574.307	-375.029.002
Net increase (decrease) in cash and cash equivalents		31.574.307	-375.029.002
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	**31.720.315**	**456.360.153**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**63.294.622**	**81.331.151**

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	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]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
						Gains (Losses) on Remeasurements of Defined Benefit Plans								
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	18	**82.500.000**	**246.601.514**	**488.677.476**	**-800.527**				**204.879.012**	**256.063.477**	**1.277.920.952**		**1.277.920.952**
	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									256.063.477	-256.063.477			0
	Total Comprehensive Income (Loss)					1.219.518					390.935.381	392.154.899		392.154.899
	Profit (loss)													
	Other Comprehensive Income (Loss)													
	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	18	**82.500.000**	**246.601.514**	**488.677.476**	**418.991**				**460.942.489**	**390.935.381**	**1.670.075.851**		**1.670.075.851**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period	18	**200.000.000**	**298.801.419**	**318.977.571**	**-629.960**				**460.942.485**	**306.690.440**	**1.584.781.955**		**1.584.781.955**
	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								10.791.254	295.899.186	-306.690.440			0
	Total Comprehensive Income (Loss)					-209.385					15.658.057	15.448.672		15.448.672
	Profit (loss)													
	Other Comprehensive Income (Loss)													
	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										-23.759.329		-23.759.329		-23.759.329
	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	18	**200.000.000**	**298.801.419**	**318.977.571**	**-839.345**			**10.791.254**	**733.082.342**	**15.658.057**	**1.576.471.298**		**1.576.471.298**