

KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

	Footnote Reference	Current Period 31.12.2024	Previous Period 31.03.2024
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	131.246	1.180.74
Trade Receivables		156.956.557	77.076.27
Trade Receivables Due From Related Parties	10	156.956.557	77.076.27
Other Receivables		320.509	1.555.21
Other Receivables Due From Related Parties	13820	26.749	994.58
Other Receivables Due From Unrelated Parties	11	293.760	560.63
Prepayments	0.0	12.839.770	12.180.97
Prepayments to Unrelated Parties	26	12.839.770	12.180.97
Other current assets Other Current Assets Due From Unrelated Parties	26	435.441 435.441	566.68 566.68
SUB-TOTAL	26	435.441 170.683.523	92.559.89
Total current assets		170.683.523	92.559.89
		170.003.323	92.339.63
NON-CURRENT ASSETS			
Other Receivables		19.035.945	19.035.91
Other Receivables Due From Unrelated Parties	11	19.035.945	19.035.91
Investment property	17	9.629.035.331	8.081.696.65
Property, plant and equipment		15.169.730	15.554.24
Other property, plant and equipment	18	15.169.730	15.554.24
Intangible assets and goodwill	10	2.617	4.99
Other intangible assets	19	2.617	4.9
Total non-current assets Total assets		9.663.243.623	8.116.291.7 8.208.851.6
LIABILITIES AND EQUITY		9.833.927.146	8.208.851.0
•			
CURRENT LIABILITIES			
Current Borrowings	8	100.598.105	101.349.83
Current Portion of Non-current Borrowings	8	22.192.386	19.663.16
Trade Payables	12700	5.707.942	7.109.7
Trade Payables to Related Parties Trade Payables to Unrelated Parties	13789	5.707.942	7.109.7
Employee Benefit Obligations	12	5.428.066	2.717.1
Other Payables	12	23.376.273	11.201.13
Other Payables to Related Parties	13820	5.826.836	2.681.2
Other Payables to Unrelated Parties	11	17.549.437	8.519.8
Deferred Income Other Than Contract Liabilities		20.098	20.1
Deferred Income Other Than Contract Liabilities from			
Unrelated Parties	26	20.098	20.1
Current provisions		5.370.884	16.844.5
Current provisions for employee benefits	22	1.446.248	1.379.13
Other current provisions	22	3.924.636	15.465.39
Other Current Liabilities	26	138.557	
SUB-TOTAL		162.832.311	158.905.60
Total current liabilities		162.832.311	158.905.60
NON-CURRENT LIABILITIES			
Long Term Borrowings		800.193.975	740.154.29
Long Term Borrowings From Unrelated Parties		800.193.975	740.154.29
Bank Loans	8	800.193.975	740.154.29
Other Payables		0	
Other Payables to Unrelated parties	11	0	
Non-current provisions	22-24	1.589.090	739.5
Non-current provisions for employee benefits	24	1.589.090	739.5
Other non-current liabilities		3.422.308	5.288.0
Other Non-current Liabilities to Unrelated Parties	26	3.422.308	5.288.0
Total non-current liabilities		805.205.373	746.181.8
Total liabilities		968.037.684	905.087.4
EQUITY			
Equity attributable to owners of parent		8.865.889.462	7.303.764.1
Issued capital	27	1.090.980.000	376.200.00

Treasury Shares (-)	-11.733.494	-11.733.494
Share Premium (Discount)	18.716.606	18.716.606
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	-892.242	-534.438
Gains (Losses) on Revaluation and Remeasurement	-892.242	-534.438
Gains (Losses) on Remeasurements of Defined Benefit Plans	-892.242	-534.438
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss	4.524.692.115	4.122.558.487
Exchange Differences on Translation	4.524.692.115	4.122.558.487
Restricted Reserves Appropriated From Profits	4.549.954	4.549.954
Legal Reserves	4.549.954	4.549.954
Prior Years' Profits or Losses	2.079.227.069	1.510.735.574
Current Period Net Profit Or Loss	1.160.349.454	1.283.271.495
Total equity	8.865.889.462	7.303.764.184
Total Liabilities and Equity	9.833.927.146	8.208.851.663



Profit or loss [abstract]

	Footnote Reference	Current Period 01.04.2024 - 31.12.2024	Previous Period 01.04.2023 - 31.12.2023	Current Period 3 Months 01.10.2024 - 31.12.2024	Previous Perioc 3 Months 01.10.2023 - 31.12.2023
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue		139.079.560	79.002.188	34.248.444	13.131.71
Cost of sales		-7.212.106	-4.491.404	-3.947.457	-1.524.13
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		131.867.454	74.510.784	30.300.987	11.607.57
Revenue from Finance Sector Operations		0	0	0	
Cost of Finance Sector Operations		0	0	0	
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	0	0	
GROSS PROFIT (LOSS)		131.867.454	74.510.784	30.300.987	11.607.5
General Administrative Expenses	Not:29	-35.990.396	-18.423.821	-10.819.344	-6.152.4
Other Income from Operating Activities	Not:31	1.076.890.507	850.771.777	11.431.341	50.919.7
Other Expenses from Operating Activities	Not:31	-1.068.318	-8.424.095	-576.221	-432.3
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.171.699.247	898.434.645	30.336.763	55.942.4
Investment Activity Income	Not:32	5.616.078	4.424.941	833.392	1.276.5
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.177.315.325	902.859.586	31.170.155	57.218.9
Finance income	Not:32	65.631.886	126.360.464	3.776.193	122.718.3
Finance costs	Not:33	-82.597.757	-72.029.948	-31.042.878	8.791.0
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.160.349.454	957.190.102	3.903.470	188.728.3
Tax (Expense) Income, Continuing Operations		0	0	0	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.160.349.454	957.190.102	3.903.470	188.728.3
PROFIT (LOSS)		1.160.349.454	957.190.102	3.903.470	188.728.3
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		1.160.349.454	957.190.102	3.903.470	188.728.3
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					



Statement of Other Comprehensive Income

	Footnote Reference	Current Period 01.04.2024 - 31.12.2024	Previous Period ⁶ 01.04.2023 - 31.12.2023	Current Period 3 Months 01.10.2024 -	3 Months 01.10.2023 -
Statement of Other Comprehensive Income		0212212021	0111211201	31.12.2024	31.12.2023
PROFIT (LOSS)		1.160.349.454	957.190.102	3.903.470	188.728.366
OTHER COMPREHENSIVE INCOME		1.100.545,454	337.130.102	3.303.410	100.720.300
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-357.804	-302.709	-197.981	648.224
Gains (losses) on revaluation of Right-of-use Assets					
Gains (Losses) on Remeasurements of Defined Benefit Plans		-357.804	-302.709	-197.981	648.22
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		0	0	0	
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0	0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		402.133.628	1.986.081.938	-337.550.006	533.727.38
Exchange Differences on Translation of Foreing Operations		402.133.628	1.986.081.938	-337.550.006	533.727.38
Gains (losses) on exchange differences on translation of Foreign Operations		402.133.628	1.986.081.938	-337.550.006	533.727.38
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0	0	
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income		0	0	0	
Other Comprehensive Income (Loss) Related with Cash Flow Hedges		0	0	0	
Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations		0	0	0	
Change in Value of Time Value of Options		0	0	0	
Change in Value of Forward Elements of Forward Contracts		0	0	0	
Change in Value of Foreign Currency Basis Spreads		0	0	0	
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss		0	0	0	
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	
OTHER COMPREHENSIVE INCOME (LOSS)		401.775.824	1.985.779.229	-337.747.987	534.375.60
TOTAL COMPREHENSIVE INCOME (LOSS)		1.562.125.278	2.942.969.331	-333.844.517	723.103.97
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		1.562.125.278	2.942.969.331	-333.844.517	723.103.97



Statement of cash flows (Indirect Method)

	Footnote Reference	Current Period 01.04.2024 - 31.12.2024	Previous Period 01.04.2023 - 31.12.2023
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-5.379.812	54.989.195
Profit (Loss)		61.916.248	957.190.102
Profit (Loss) from Continuing Operations		61.916.248	957.190.102
Adjustments to Reconcile Profit (Loss)		-4.630.759	-918.989.398
Adjustments for depreciation and amortisation expense		1.708.043	1.091.708
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-166.886	-333.85
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables		-33.105	-333.850
Other Adjustments for Impairment Loss (Reversal of Impairment Loss)		-133.781	
Adjustments for provisions		-11.968.522	786.888
Adjustments for (Reversal of) Provisions Related with Employee Benefits		434.595	-350.788
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		513.666	1.137.670
Adjustments for (Reversal of) Other Provisions		-12.916.783	(
Adjustments for Interest (Income) Expenses		5.730.767	13.791.689
Adjustments for Interest Income		0	-7.146.104
Adjustments for interest expense		5.730.767	20.937.793
Adjustments for unrealised foreign exchange losses (gains)		65.839	-88.895.85
Adjustments for fair value losses (gains)		0	-845.429.982
Adjustments for Fair Value Losses (Gains) of Investment Property		0	-845.429.982
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method			
Adjustments for losses (gains) on disposal of non-current assets			
Changes in Working Capital		-62.665.301	16.788.49
Adjustments for decrease (increase) in trade accounts receivable		-75.549.355	8.858.570
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-75.549.355	8.858.570
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		2.516.631	13.456.370
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		2.516.631	13.456.370
Adjustments for Decrease (Increase) in Contract Assets			(
Decrease (Increase) in Prepaid Expenses		20.429	10.378.566
Adjustments for increase (decrease) in trade accounts payable		-1.798.198	1.811.988
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-1.798.198	1.811.988
Increase (Decrease) in Employee Benefit Liabilities		2.559.400	2.519.168
Adjustments for Increase (Decrease) in Contract Liabilities			(
Adjustments for increase (decrease) in other operating payables		11.550.572	-28.530.860
Increase (Decrease) in Other Operating Payables to Unrelated Parties		11.550.572	-28.530.860
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-1.139	-11.33
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.963.641	8.306.019
Increase (Decrease) in Other Payables Related with Operations		-1.963.641	8.306.019
Cash Flows from (used in) Operations		-5.379.812	54.989.19
Payments Related with Provisions for Employee Benefits		0	(
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-3.736.799	-32.200.698
Proceeds from sales of property, plant, equipment and intangible assets			(
Purchase of Property, Plant, Equipment and Intangible Assets		-482.949	-5.101.112
Purchase of property, plant and equipment		-482.949	-5.101.112
Cash Outflows from Acquition of Investment Property		-3.253.850	-34.245.690

Cash advances and loans made to other parties		0
Cash receipts from repayment of advances and loans made to other parties		0
Interest received	0	7.146.104
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES	8.067.111	-76.820.957
Proceeds from Issuing Shares or Other Equity Instruments		0
Payments to Acquire Entity's Shares or Other Equity Instruments		0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0
Proceeds from borrowings	0	0
Proceeds from Other Financial Borrowings	0	0
Repayments of borrowings	13.797.878	-55.883.164
Cash Outflows from Other Financial Liabilities	13.797.878	-55.883.164
Interest paid	-5.730.767	-20.937.793
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES	-1.049.500	-54.032.460
Net increase (decrease) in cash and cash equivalents	-1.049.500	-54.032.460
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	1.180.746	55.210.993
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	131.246	1.178.533



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Jnconsolidated

							Equity					
						Equity attributable	to owners of parent [member]					
	Footnote Reference				Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumi	lated Comprehensive Income That Will Be	Reclassified In Profit Or Loss		Retained Earni	ngs	
		Issued Capital	Treasury Shares	Share premiums or discounts	. Gains/Losses on Revaluation and Remeasurement [member]				Restricted Reserves Appropriated From Profits [member]			Non-controlling interests [member]
		issucu capitat	Treasury Shares	onate premiums of discounts	Gains (Losses) on Remeasurements of Defined Benefit Plans	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	restricted reserves, appropriated from forms [include]	Prior Years' Profits or Losses	Net Profit or Loss	
Statement of changes in equity [abstract]					gains (Losses) on Remeasurements of Defined Benefit Plans							
Statement of changes in equity [line items]												
Equity at beginning of period		330.000.000	0 -11.733.494	18.716.606	-586.056	1.548.790.325			3.685.27	148.106.804	1.409.693.452 3.446.672.915	3.446.672.915
Adjustments Related to Accounting Policy Changes												0
Adjustments Related to Required Changes in Accounting Policies Adjustments Related to Voluntary Changes in												0
Accounting Policies Adjustments Related to Errors												0
Other Restatements												0
Restated Balances												0
Transfers Total Comprehensive Income (Loss)					202 700	1,000,001,020			864.68	2 1.408.828.770	-1.409.693.452	2042.000.223
Profit (loss)					-302.709	1.986.081.938					957.190.102 2.942.969.331 957.190.102 957.190.102	2.942.969.331 957.190.102
Other Comprehensive Income (Loss)					-302.70	1.986.081.938					1.985.779.229	1.985.779.229
Issue of equity												0
Capital Decrease												0
Capital Advance												0
Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common												0
Control Advance Dividend Payments												0
Dividends Paid												0
Decrease through Other Distributions to Owners												0
Increase (Decrease) through Treasury Share Transactions												0
Increase (Decrease) through Share-Based Payment Transactions												0
Acquisition or Disposal of a Subsidiary Increase (decrease) through changes in ownership												0
interests in subsidiaries that do not result in loss of control, equity												0
Transactions with noncontrolling shareholders												0
Increase through Other Contributions by Owners Amount Removed from Reserve of Cash Flow												0
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
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
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												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												0
Accounting is Applied Increase (decrease) through other changes, equity												0
Equity at end of period		330.000.000	0 -11.733.494	18.716.606	-888.759	3.534.872.263			4.594.95	1.556.935.574	957.190.102 6.389.642.246	6.389.642.246
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period		376.200.000	0 -11.733.494	18.716.606	-534.434	4.122.558.487			4.594.95	1.510.735.574	1.283.271.495 7.303.764.184	7.303.764.184
Adjustments Related to Accounting Policy Changes Adjustments Related to Required Changes in												0
Accounting Policies Adjustments Related to Voluntary Changes in												0
Accounting Policies Adjustments Related to Errors												0
Other Restatements												0
Restated Balances												0
Transfers										1.283.271.495	-1.283.271.495	0
Total Comprehensive Income (Loss) Profit (loss)					-357.804	402.133.628					1.160.349.454 1.562.125.278 1.160.349.454 1.160.349.454	1.562.125.278 1.160.349.454
Other Comprehensive Income (Loss)					-357.80	402.133.628					1.160.349.454 1.160.349.454 -357.804	1.160.349.454
Issue of equity		714.780.000	0							-714.780.000		0
Capital Decrease												0
Capital Advance												0
Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common												0
Control Advance Dividend Payments									0			
Dividends Paid												

Current Period ..04.2024 - 31.12.20

										0
Decrease through Other Distributions to Owners										0
Increase (Decrease) through Treasury Share Transactions										0
Increase (Decrease) through Share-Based Payment Transactions										0
Acquisition or Disposal of a Subsidiary										0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity										0
Transactions with noncontrolling shareholders										0
Increase through Other Contributions by Owners										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
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
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
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									402.133.628	402.133.628
Increase (decrease) through other changes, equity										0
Equity at end of period	1.090.980.000	-11.733.494 18.716.0	-8	92.242 4.524.692.11	5	4.594.954	2.079.227.069	1.160.349.454 8	865.889.462	8.865.889.462