



KAMUYU AYDINLATMA PLATFORMU

VERA KONSEPT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 1. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	2.030.468	4.364.419
Trade Receivables	6	12.017.997	14.024.299
Other Receivables	7	5.019.061	5.502.808
Inventories	8	4.034.293.412	4.054.691.925
Prepayments	9	1.536.010.835	1.522.244.351
Other current assets	15	63.450.080	72.759.727
SUB-TOTAL		5.652.821.853	5.673.587.529
Total current assets		5.652.821.853	5.673.587.529
NON-CURRENT ASSETS			
Investment property	10	357.569.715	357.569.715
Property, plant and equipment	11	3.156.139	1.759.540
Total non-current assets		360.725.854	359.329.255
Total assets		6.013.547.707	6.032.916.784
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	151.176.128	159.284.617
Trade Payables	6	696.966	1.353.649
Employee Benefit Obligations	12	709.402	1.163.415
Deferred Income Other Than Contract Liabilities	9	129.168.190	127.915.876
Current provisions		660.915	727.421
Other current provisions	13	660.915	727.421
Other Current Liabilities	15	21.561.092	25.977.161
SUB-TOTAL		303.972.693	316.422.139
Total current liabilities		303.972.693	316.422.139
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	852.966	
Non-current provisions	12	166.412	166.264
Non-current provisions for employee benefits		166.412	166.264
Deferred Tax Liabilities	17	1.236.993.093	1.242.508.043
Total non-current liabilities		1.238.012.471	1.242.674.307
Total liabilities		1.541.985.164	1.559.096.446
EQUITY			
Equity attributable to owners of parent		4.471.562.543	4.473.820.338
Issued capital		820.000.000	820.000.000
Inflation Adjustments on Capital		548.151.471	548.151.471
Share Premium (Discount)		566.439.286	566.439.286
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		4.412	105.178
Gains (Losses) on Revaluation and Remeasurement		4.412	105.178
Gains (Losses) on Remeasurements of Defined Benefit Plans		4.412	105.178
Restricted Reserves Appropriated From Profits		699.892	699.892
Prior Years' Profits or Losses		2.538.424.511	3.005.724.753
Current Period Net Profit Or Loss		-2.157.029	-467.300.242
Total equity		4.471.562.543	4.473.820.338
Total Liabilities and Equity		6.013.547.707	6.032.916.784

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	18	14.856.699	
Cost of sales	18	-20.398.513	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-5.541.814	
GROSS PROFIT (LOSS)		-5.541.814	
General Administrative Expenses	19	-5.019.068	-1.161.209
Other Income from Operating Activities	20	691.315	291.533
Other Expenses from Operating Activities	21	-1.090.208	-3.119.631
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-10.959.775	-3.989.307
Investment Activity Income	22		101.740.142
Investment Activity Expenses	23		-1.849.641
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-10.959.775	95.901.194
Finance income	24	141.828	27.022.251
Finance costs	24	-4.805.277	-7.596
Gains (losses) on net monetary position	24	121.565.244	-161.996.277
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		105.942.020	-39.080.428
Tax (Expense) Income, Continuing Operations		-108.099.049	10.751
Deferred Tax (Expense) Income	17	-108.099.049	10.751
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.157.029	-39.069.677
PROFIT (LOSS)		-2.157.029	-39.069.677
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-2.157.029	-39.069.677
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Pay Başına Kazanç	25	0,00300000	0,19100000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-100.766	23.088
Gains (Losses) on Remeasurements of Defined Benefit Plans		-115.327	47.229
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		14.561	-24.141
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-100.766	23.088
TOTAL COMPREHENSIVE INCOME (LOSS)		-2.257.795	-39.046.589
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-2.257.795	-39.046.589

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-5.181.754	134.475.993
Profit (Loss)		-2.157.029	-39.069.677
Adjustments to Reconcile Profit (Loss)		-17.291.496	-4.973.512
Adjustments for depreciation and amortisation expense	11	342.753	102.994
Adjustments for provisions	12-13	-66.358	31.039
Adjustments for Interest (Income) Expenses		-5.157.368	132.850
Adjustments for Tax (Income) Expenses	17	-5.514.950	
Adjustments Related to Gain and Losses on Net Monetary Position		-6.895.573	-5.240.395
Changes in Working Capital		14.266.771	178.519.182
Decrease (Increase) in Financial Investments			21.413.009
Adjustments for decrease (increase) in trade accounts receivable	6	2.248.375	4.166.253
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	483.747	-1.608.341
Adjustments for decrease (increase) in inventories	8	20.398.513	
Decrease (Increase) in Prepaid Expenses	9	-13.766.484	249.898.255
Adjustments for increase (decrease) in trade accounts payable	6	-688.493	1.011.700
Increase (Decrease) in Employee Benefit Liabilities	12	-454.013	49.105
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	1.252.314	-95.259.609
Other Adjustments for Other Increase (Decrease) in Working Capital		4.792.812	-1.151.190
Cash Flows from (used in) Operations		-5.181.754	134.475.993
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.597.524	
Purchase of Property, Plant, Equipment and Intangible Assets	11	-1.739.352	
Interest received		141.828	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		4.445.327	
Proceeds from borrowings	5	79.574.364	
Repayments of borrowings	5	-79.934.314	
Interest paid		4.805.277	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.333.951	134.475.993
Net increase (decrease) in cash and cash equivalents		-2.333.951	134.475.993
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	4.364.419	478.979.909
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	2.030.468	613.455.902

Previous Period 01.01.2024 - 31.03.2024	Statement of changes in equity (abstract)																
	Statement of changes in equity (line items)																
	Equity at beginning of period		205.000.000	404.146.271	1.341.606.380	70.000				216.203	2.869.637.997	913.707.417				5.734.384.268	
	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										913.707.417	-913.707.417					
	Total Comprehensive Income (Loss)						23.088						-39.069.677				-39.046.589
	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		205.000.000	404.146.271	1.341.606.380	93.088				216.203	3.783.345.414	-39.069.677	5.695.337.679				5.695.337.679
	Statement of changes in equity (abstract)																
	Statement of changes in equity (line items)																
	Equity at beginning of period		620.000.000	548.151.471	566.439.286	105.178				699.892	3.005.724.753	-467.300.242					4.473.820.338
	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										-467.300.242	467.300.242						
Total Comprehensive Income (Loss)						-100.766						-2.157.029				-2.257.795	
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 01.01.2025 - 31.03.2025														
	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		820.000.000	548.151.471	566.439.286	4.412			699.892	2.538.424.511	-2.157.029	4.471.562.543		4.471.562.543