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KAMUYU AYDINLATMA PLATFORMU

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL A.Ş.
Financial Report
Unconsolidated
2025 - 1. 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 31.03.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	73.966.117	77.107.549
Other Receivables		7.858.755	8.606.423
Other Receivables Due From Unrelated Parties	4	7.858.755	8.606.423
Other current assets	10	30.048.022	32.508.022
SUB-TOTAL		**111.872.894**	**118.221.994**
Total current assets		**111.872.894**	**118.221.994**
NON-CURRENT ASSETS			
Investment property	5	1.539.804.483	1.539.804.483
Property, plant and equipment		158.247	0
Fixtures and fittings	6	158.247	0
Total non-current assets		**1.539.962.730**	**1.539.804.483**
Total assets		**1.651.835.624**	**1.658.026.477**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		29.300	278.335
Trade Payables to Related Parties	4	29.300	278.335
Employee Benefit Obligations	9	75.000	0
Other Payables		911.694	1.003.435
Other Payables to Unrelated Parties	8	911.694	1.003.435
Other Current Liabilities	10	286.574	274.770
SUB-TOTAL		**1.302.568**	**1.556.540**
Total current liabilities		**1.302.568**	**1.556.540**
NON-CURRENT LIABILITIES			
Deferred Tax Liabilities	7	35.179.365	23.851.809
Total non-current liabilities		**35.179.365**	**23.851.809**
Total liabilities		**36.481.933**	**25.408.349**
EQUITY			
Equity attributable to owners of parent		1.615.353.691	1.632.618.128
Issued capital	11	46.846.881	46.846.881
Inflation Adjustments on Capital	11	893.642.099	893.642.099
Treasury Shares (-)	11	-5.108.597	-5.108.597
Restricted Reserves Appropriated From Profits	11	279.363.828	279.363.828
Prior Years' Profits or Losses	11	417.873.917	682.785.098
Current Period Net Profit Or Loss		-17.264.437	-264.911.181
Total equity		**1.615.353.691**	**1.632.618.128**
Total Liabilities and Equity		**1.651.835.624**	**1.658.026.477**

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	13	0	0
Cost of sales	13	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS	13	0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	13	-2.524.758	-9.675.866
Other Income from Operating Activities	14	806.155	9.014.429
Other Expenses from Operating Activities	14	-13.972	-1.515.171
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.732.575	-2.176.608
Investment Activity Income	15	0	42.741.967
Investment Activity Expenses	15	0	-1.581
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.732.575	40.563.778
Finance income	16	6.630.554	9.114.371
Finance costs	16	0	-6.219.454
Gains (losses) on net monetary position		-8.654.102	-82.980.160
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-3.756.123	-39.521.465
Tax (Expense) Income, Continuing Operations		-13.508.314	-30.221.348
Current Period Tax (Expense) Income	7	0	0
Deferred Tax (Expense) Income	7	-13.508.314	-30.221.348
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-17.264.437	-69.742.813
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	26.942.991
PROFIT (LOSS)		-17.264.437	-42.799.822
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-17.264.437	-42.799.822
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	11	0	459.153
Gains (Losses) on Remeasurements of Defined Benefit Plans	11	0	612.204
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss	11	0	-153.051
Taxes Relating to Remeasurements of Defined Benefit Plans	11	0	-153.051
Other Comprehensive Income That Will Be Reclassified to Profit or Loss	11	0	102.456.075
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income	11	0	109.286.481
Gains (Losses) on Financial Assets Measured at Fair Value through Other Comprehensive Income	11	0	109.286.481
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss	11	0	-6.830.406
Taxes Relating to Financial Assets Measured at Fair Value through Other Comprehensive Income	11	0	-6.830.406
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**102.915.228**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-17.264.437**	**60.115.406**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-17.264.437	60.115.406

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		**786.765**	**-46.180.058**
Profit (Loss)		-17.264.437	-42.799.822
Profit (Loss) from Continuing Operations		-17.264.437	-69.742.813
Profit (Loss) from Discontinued Operations		0	26.942.991
Adjustments to Reconcile Profit (Loss)		**17.719.310**	**47.437.898**
Adjustments for depreciation and amortisation expense		1.753	39.216
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	0
Adjustments for provisions		0	1.611.852
Adjustments for Interest (Income) Expenses		-6.343.253	-28.620.451
Adjustments for Interest Income		-6.343.253	-28.630.875
Adjustments for interest expense			10.424
Adjustments for fair value losses (gains)		0	12.880
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses		-13.508.314	30.221.348
Other adjustments for non-cash items		-2.460.000	-88.801.008
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position		40.029.124	132.974.061
Changes in Working Capital		**331.892**	**-50.818.134**
Adjustments for decrease (increase) in trade accounts receivable		0	-46.485.085
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		747.668	-12.664.246
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for increase (decrease) in trade accounts payable		-249.035	1.855.117
Increase (Decrease) in Employee Benefit Liabilities		-75.000	-119.343
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		-91.741	244.055
Other Adjustments for Other Increase (Decrease) in Working Capital		0	6.351.368
Cash Flows from (used in) Operations		**786.765**	**-46.180.058**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-160.000**	**28.530.850**
Purchase of Property, Plant, Equipment and Intangible Assets		-160.000	-100.025
Purchase of property, plant and equipment		-160.000	-100.025
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
Interest received		0	28.630.875
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**0**	**17.676.895**
Proceeds from borrowings		0	17.676.895
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		626.765	27.687
Net increase (decrease) in cash and cash equivalents		626.765	27.687
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**77.107.549**	**23.403**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-7.049.901	-3.063
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**70.684.413**	**48.027**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

			Equity											
			Equity attributable to owners of parent [member]										Non-controlling interests [member]	
		Footnote Reference	Issued Capital	Inflation Adjustments on Capital	Treasury Shares	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		Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income						
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		**46.846.881**	**893.642.099**	**-5.108.597**	**-538.064**		**-189.596.915**	**279.363.828**	**1.536.556.232**	**-663.636.761**	**1.897.528.461**	**0**	**1.897.528.461**
	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									-663.636.761	663.636.761	0	0	0
	Total Comprehensive Income (Loss)					459.153		102.456.075			-42.799.822	60.115.406	0	60.115.406
	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		**46.846.881**	**893.642.099**	**-5.108.597**	**-78.911**		**-87.140.840**	**279.363.828**	**872.919.471**	**-42.799.822**	**1.957.643.867**	**0**	**1.957.643.867**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**46.846.881**	**893.642.099**	**-5.108.597**				**279.363.828**	**682.785.098**	**-264.911.181**	**1.632.618.128**		**1.632.618.128**
	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									-264.911.181	264.911.181	0		0
	Total Comprehensive Income (Loss)										-17.264.437	-17.264.437	0	-17.264.437
	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		46.846.881	893.642.099	-5.108.597				279.363.828	417.873.917	-17.264.437	1.615.353.691	0	1.615.353.691