



KAMUYU AYDINLATMA PLATFORMU

**TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME
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	6	9.813.801	2.921.589
Other Receivables	8	78.940	58.245
Other Receivables Due From Unrelated Parties	8	78.940	58.245
Prepayments	17	323.475	36.941
Prepayments to Unrelated Parties	17	323.475	36.941
Other current assets	17	1.293.403	1.264.961
Other Current Assets Due From Unrelated Parties	17	1.293.403	1.264.961
SUB-TOTAL		11.509.619	4.281.736
Total current assets		11.509.619	4.281.736
NON-CURRENT ASSETS			
Other Receivables	8	94.656	97.185
Other Receivables Due From Unrelated Parties	8	94.656	97.185
Investment property	9	2.303.338.547	2.303.338.547
Property, plant and equipment	10	27.905	19.341
Fixtures and fittings	10	27.905	19.341
Right of Use Assets	11	989.208	0
Intangible assets and goodwill	12	42.515	44.975
Other intangible assets	12	42.515	44.975
Prepayments	17	1.409	0
Prepayments to Unrelated Parties	17	1.409	0
Total non-current assets		2.304.494.240	2.303.500.048
Total assets		2.316.003.859	2.307.781.784
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	169.572	0
Current Borrowings From Unrelated Parties	13	169.572	0
Lease Liabilities	13	169.572	0
Trade Payables	7	54.841	48.512
Trade Payables to Unrelated Parties	7	54.841	48.512
Employee Benefit Obligations	16	245.389	206.087
Other Payables	8	1.244.543	84.985
Other Payables to Unrelated Parties	8	1.244.543	84.985
SUB-TOTAL		1.714.345	339.584
Total current liabilities		1.714.345	339.584
NON-CURRENT LIABILITIES			
Long Term Borrowings	13	833.855	0
Long Term Borrowings From Unrelated Parties	13	833.855	0
Lease Liabilities	13	833.855	0
Non-current provisions		608.802	638.536
Non-current provisions for employee benefits	16	608.802	638.536
Deferred Tax Liabilities	26	547.423.503	545.565.657
Total non-current liabilities		548.866.160	546.204.193
Total liabilities		550.580.505	546.543.777
EQUITY			
Equity attributable to owners of parent		1.765.423.354	1.761.238.007
Issued capital	18	7.120.696	7.120.696
Inflation Adjustments on Capital		87.464.130	87.464.130
Capital Advance		15.503.138	5.503.138
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	16,18	-531.200	-559.507
Gains (Losses) on Revaluation and Remeasurement	16,18	-531.200	-559.507
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-531.200	-559.507
Restricted Reserves Appropriated From Profits	18	6.384.643	6.384.643
Legal Reserves	18	6.384.643	6.384.643
Prior Years' Profits or Losses		1.655.324.907	1.587.256.746
Current Period Net Profit Or Loss	27	-5.842.960	68.068.161

Total equity		1.765.423.354	1.761.238.007
Total Liabilities and Equity		2.316.003.859	2.307.781.784

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)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20,21	-4.053.589	-4.286.427
Other Income from Operating Activities	22	104.465	76.237
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.949.124	-4.210.190
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-3.949.124	-4.210.190
Finance income	24	314.771	1.253.406
Finance costs	24	-128.927	-28.716
Gains (losses) on net monetary position		49.648.449	65.860.433
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		45.885.169	62.874.933
Tax (Expense) Income, Continuing Operations		-51.728.129	-70.915.959
Deferred Tax (Expense) Income	26	-51.728.129	-70.915.959
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-5.842.960	-8.041.026
PROFIT (LOSS)		-5.842.960	-8.041.026
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-5.842.960	-8.041.026
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Pay Başına Kazanç (Zarar)</i>	27	-0,00821000	-0,01129000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		28.307	-2.904
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	37.743	-3.872
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-9.436	968
Taxes Relating to Remeasurements of Defined Benefit Plans		-9.436	968
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		28.307	-2.904
TOTAL COMPREHENSIVE INCOME (LOSS)		-5.814.653	-8.043.930
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-5.814.653	-8.043.930

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			
Profit (Loss)		-5.842.960	-5.822.448
Profit (Loss) from Continuing Operations		-5.842.960	-5.822.448
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	62.887	116.636
Adjustments for provisions		-9.097	-16.982
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-9.097	-16.982
Adjustments for Interest (Income) Expenses		-179.334	-227.928
Adjustments for Interest Income	24	-308.261	-248.719
Adjustments for interest expense	24	128.927	20.791
Adjustments for unrealised foreign exchange losses (gains)	24	-6.510	-658.864
Adjustments for Tax (Income) Expenses	26	51.737.565	51.349.040
Adjustments Related to Gain and Losses on Net Monetary Position		-49.721.600	-50.523.682
Changes in Working Capital			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-25.867	627.421
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-25.867	627.421
Decrease (Increase) in Prepaid Expenses	17	-291.320	-118.034
Adjustments for increase (decrease) in trade accounts payable		10.764	-34.900
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	10.764	-34.900
Increase (Decrease) in Employee Benefit Liabilities	16	58.144	9.426
Adjustments for increase (decrease) in other operating payables		1.167.328	1.020.839
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	1.167.328	1.020.839
Other Adjustments for Other Increase (Decrease) in Working Capital		-144.094	-120.002
Decrease (Increase) in Other Assets Related with Operations	17,26	-144.094	-120.002
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-1.058.197	-159.496
Purchase of property, plant and equipment	10,11,12	-1.058.197	-159.496
Interest received		269.496	343.154
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from Capital Advances	18	10.000.000	0
Repayments of borrowings		1.003.427	86.647
Cash Outflows from Other Financial Liabilities	13	1.003.427	86.647
Interest paid	24	-128.927	-20.791
INFLATION EFFECT		-157.686	1.497.256
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		6.744.019	-2.652.708
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	2.921.589	10.746.164
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	6	9.665.608	8.093.456

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	Capital Advance	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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss		
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	18	7.120.696	87.464.131		-532.919			6.384.644	1.345.419.415	241.837.331	1.687.693.298	1.687.693.298
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									241.837.331	-241.837.331		
Total Comprehensive Income (Loss)					-2.904					-8.041.026	-8.043.930	-8.043.930
Profit (loss)										-8.041.026	-8.041.026	-8.041.026
Other Comprehensive Income (Loss)	16				-2.904						-2.904	-2.904
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	7.120.696	87.464.131		-535.823			6.384.644	1.587.256.746	1.533.391.671	1.679.649.368	1.679.649.368
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period	18	7.120.696	87.464.130	5.503.138	-559.507			6.384.643	1.587.256.746	68.068.161	1.761.238.007	1.761.238.007
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									68.068.161	-68.068.161		
Total Comprehensive Income (Loss)					28.307					-5.842.960	-5.814.653	-5.814.653
Profit (loss)										-5.842.960	-5.842.960	-5.842.960
Other Comprehensive Income (Loss)	16				28.307						28.307	28.307
Issue of equity												
Capital Decrease												
Capital Advance											9.496.862	9.496.862
Effect of Merger or Liquidation or Division												
Effects of Business Combinations Under Common Control												
Advance Dividend Payments												
Dividends Paid												

Previous Period
01.01.2024 - 31.03.2024

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	18	7.120.696	87.464.130	15.503.138		-331.200			6.384.643	1.655.324.907	-5.339.822	1.765.423.354	1.765.423.354