



KAMUYU AYDINLATMA PLATFORMU

ŞEKER GAYRİMENKUL YATIRIM ORTAKLIĞI 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	146.217.813	316.876.033
Other Receivables	7	391.255	394.237
Other Receivables Due From Related Parties	31	33.063	0
Other Receivables Due From Unrelated Parties		358.192	394.237
Inventories Work-in Progress	8	2.631.417.314	60.856.729
Prepayments	13	18.233.330	18.923.235
Other current assets	16	2.349.179	1.330.366
SUB-TOTAL		2.798.608.891	398.380.600
Total current assets		2.798.608.891	398.380.600
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	4	143.976.033	143.976.033
Other Receivables	7	6.942	26.400
Investment property	9	4.349.907.437	6.787.251.888
Property, plant and equipment	10	127.302.554	306.470.490
Right of Use Assets	12	4.115.326	4.871.009
Intangible assets and goodwill	11	234.012	244.453
Total non-current assets		4.625.542.304	7.242.840.273
Total assets		7.424.151.195	7.641.220.873
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		2.853.880	11.762.310
Current Borrowings From Unrelated Parties		2.853.880	11.762.310
Lease Liabilities	5	2.853.880	11.762.310
Current Portion of Non-current Borrowings		314.157.193	342.273.475
Current Portion of Non-current Borrowings from Unrelated Parties	5	314.157.193	342.273.475
Trade Payables	6	2.680.191	1.116.373
Trade Payables to Related Parties	31	0	514.021
Trade Payables to Unrelated Parties		2.680.191	602.352
Other Payables		6.306.895	5.200.691
Other Payables to Unrelated Parties	7	6.306.895	5.200.691
Contract Liabilities	14	66.069.494	81.609.598
Current provisions		910.639	1.002.274
Current provisions for employee benefits	15	910.639	1.002.274
SUB-TOTAL		392.978.292	442.964.721
Total current liabilities		392.978.292	442.964.721
NON-CURRENT LIABILITIES			
Long Term Borrowings		76.796.162	233.806.591
Long Term Borrowings From Related Parties		5.041.522	5.076.935
Lease Liabilities	12	5.041.522	5.076.935
Long Term Borrowings From Unrelated Parties	5	71.754.640	228.729.656
Non-current provisions	15	537.291	591.356
Non-current provisions for employee benefits		537.291	591.356
Deferred Tax Liabilities	29	633.595.628	480.494.636
Total non-current liabilities		710.929.081	714.892.583
Total liabilities		1.103.907.373	1.157.857.304
EQUITY			
Equity attributable to owners of parent		6.320.243.822	6.483.363.569
Issued capital	18	813.555.283	813.555.283
Inflation Adjustments on Capital	18	4.374.164.862	4.374.164.862
Treasury Shares (-)	19	-31.130.200	-31.130.200
Share Premium (Discount)	20	72.229.779	72.229.779
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	21	76.521.083	76.521.083
Gains (Losses) on Revaluation and Remeasurement		76.521.083	76.521.083
Increases (Decreases) on Revaluation of Property, Plant and Equipment		76.931.141	76.931.141

Gains (Losses) on Remeasurements of Defined Benefit Plans		-410.058	-410.058
Restricted Reserves Appropriated From Profits	22	1.934.100	1.934.100
Prior Years' Profits or Losses		1.176.088.662	1.560.815.878
Current Period Net Profit Or Loss		-163.119.747	-384.727.216
Total equity		6.320.243.822	6.483.363.569
Total Liabilities and Equity		7.424.151.195	7.641.220.873

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	23	79.734.415	252.793.726
Cost of sales	23	-56.336.275	-188.762.739
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		23.398.140	64.030.987
GROSS PROFIT (LOSS)		23.398.140	64.030.987
General Administrative Expenses	24	-27.324.504	-19.666.318
Other Income from Operating Activities	25	498.535	1.783.578
Other Expenses from Operating Activities	25	-263.464	-4.366.927
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.691.293	41.781.320
Investment Activity Income	26	0	0
Investment Activity Expenses	26	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-3.691.293	41.781.320
Finance income	27	17.149.896	57.288.533
Finance costs	27	-48.087.486	-126.812.244
Gains (losses) on net monetary position	28	24.610.128	247.492.944
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-10.018.755	219.750.553
Tax (Expense) Income, Continuing Operations		-153.100.992	
Deferred Tax (Expense) Income	29	-153.100.992	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-163.119.747	219.750.553
PROFIT (LOSS)		-163.119.747	219.750.553
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-163.119.747	219.750.553
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		0	0
Gains (Losses) on Revaluation of Property, Plant and Equipment	10	0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	14	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment	10	0	0
Taxes Relating to Remeasurements of Defined Benefit Plans	14	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-163.119.747	219.750.553
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-163.119.747	219.750.553

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		43.842.825	78.585.163
Profit (Loss)		-163.119.747	219.750.553
Adjustments to Reconcile Profit (Loss)		163.911.254	41.274.446
Adjustments for depreciation and amortisation expense	10,11,12	2.682.460	1.031.430
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-12.192.401	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	8	-12.192.401	0
Adjustments for provisions	15,25	-145.700	-233.291
Adjustments for Interest (Income) Expenses	27	16.711.934	11.598.665
Adjustments for Interest Income		16.711.934	11.598.665
Adjustments for unrealised foreign exchange losses (gains)	27	31.375.552	76.289.378
Adjustments for fair value losses (gains)	9	0	30.794.263
Adjustments for Tax (Income) Expenses	29	153.100.992	0
Adjustments Related to Gain and Losses on Net Monetary Position		-27.621.583	-78.205.999
Changes in Working Capital		43.051.318	-182.439.836
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-996.373	211.952
Adjustments for Decrease (Increase) in Contract Assets	14	-13.673.841	-76.994.784
Adjustments for decrease (increase) in inventories	8	56.227.868	-95.647.279
Decrease (Increase) in Prepaid Expenses		689.905	-455.734
Adjustments for increase (decrease) in trade accounts payable		1.563.818	-14.646.794
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		1.563.818	-14.646.794
Adjustments for increase (decrease) in other operating payables		1.106.204	-3.589.004
Increase (Decrease) in Other Operating Payables to Unrelated Parties		1.106.204	-3.589.004
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-1.866.263	8.681.807
Cash Flows from (used in) Operations		43.842.825	78.585.163
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		0	-1.043.619
Proceeds from sales of property, plant, equipment and intangible assets		0	887.926
Proceeds from sales of intangible assets	25	0	887.926
Purchase of Property, Plant, Equipment and Intangible Assets		0	-1.931.545
Purchase of property, plant and equipment	10,11	0	-1.931.545
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-185.529.853	-264.903.851
Repayments of borrowings	5	-157.200.531	-238.543.933
Payments of Lease Liabilities		-1.047.720	0
Interest paid	5	-27.281.602	-26.359.918
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-141.687.028	-187.362.307
Net increase (decrease) in cash and cash equivalents		-141.687.028	-187.362.307
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	316.876.033	314.951.362
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-28.971.192	-19.996.683
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	146.217.813	107.592.372

