



KAMUYU AYDINLATMA PLATFORMU

ŞEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2025 - 1. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	161.830.105	333.896.624
Other Receivables	6	362.596	411.026
Other Receivables Due From Unrelated Parties		362.596	411.026
Inventories Work-in Progress	7	2.631.417.314	60.856.729
Prepayments	12	18.238.543	18.958.937
Other current assets	15	5.509.292	4.720.802
SUB-TOTAL		2.817.357.850	418.844.118
Total current assets		2.817.357.850	418.844.118
NON-CURRENT ASSETS			
Other Receivables	6	6.942	26.402
Other Receivables Due From Unrelated Parties		6.942	26.402
Investment property	8	4.520.468.036	6.957.812.487
Property, plant and equipment	9	132.487.677	311.751.192
Right of Use Assets	11	4.115.326	4.871.009
Intangible assets and goodwill	10	234.012	244.453
Total non-current assets		4.657.311.993	7.274.705.543
Total assets		7.474.669.843	7.693.549.661
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	4	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 Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties	4	314.157.193	342.273.475
Trade Payables	5	2.826.846	1.116.373
Trade Payables to Related Parties	30	0	635.545
Trade Payables to Unrelated Parties		2.826.846	480.828
Other Payables		6.541.933	5.548.419
Other Payables to Unrelated Parties	6	6.541.933	5.548.419
Contract Liabilities	13	66.069.494	81.609.598
Current provisions		910.639	1.002.274
Current provisions for employee benefits	14	910.639	1.002.274
SUB-TOTAL		393.359.985	443.312.449
Total current liabilities		393.359.985	443.312.449
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	11	5.041.522	5.076.935
Long Term Borrowings From Unrelated Parties	4	71.754.640	228.729.656
Non-current provisions	14	537.291	591.356
Non-current provisions for employee benefits		537.291	591.356
Deferred Tax Liabilities	28	648.861.090	496.673.758
Total non-current liabilities		726.194.543	731.071.705
Total liabilities		1.119.554.528	1.174.384.154
EQUITY			
Equity attributable to owners of parent		6.355.115.315	6.519.165.507
Issued capital	17	813.555.283	813.555.283
Inflation Adjustments on Capital	17	4.374.164.862	4.374.164.862
Treasury Shares (-)	18	-31.130.200	-31.130.200
Share Premium (Discount)	19	72.229.779	72.229.779
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	20	74.611.550	74.611.550
Gains (Losses) on Revaluation and Remeasurement		74.611.550	74.611.550
Increases (Decreases) on Revaluation of Property, Plant and Equipment		75.021.608	75.021.608

Gains (Losses) on Remeasurements of Defined Benefit Plans		-410.058	-410.058
Restricted Reserves Appropriated From Profits	21	1.994.767	1.994.767
Prior Years' Profits or Losses		1.213.739.466	1.598.634.759
Current Period Net Profit Or Loss		-164.050.192	-384.895.293
Total equity		6.355.115.315	6.519.165.507
Total Liabilities and Equity		7.474.669.843	7.693.549.661

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	22	80.721.316	256.955.916
Cost of sales	22	-56.336.275	-188.762.739
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		24.385.041	68.193.177
GROSS PROFIT (LOSS)		24.385.041	68.193.177
General Administrative Expenses	23	-29.747.021	-21.685.755
Other Income from Operating Activities	24	498.535	1.817.730
Other Expenses from Operating Activities	24	-263.464	-4.367.160
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-5.126.909	43.957.992
Investment Activity Income	25	0	0
Investment Activity Expenses	25	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-5.126.909	43.957.992
Finance income	26	18.609.702	58.529.087
Finance costs	26	-48.087.486	-126.812.244
Gains (losses) on net monetary position	27	22.741.833	244.928.700
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-11.862.860	220.603.535
Tax (Expense) Income, Continuing Operations		-152.187.331	-2.648.450
Deferred Tax (Expense) Income	28	-152.187.331	-2.648.450
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-164.050.191	217.955.085
PROFIT (LOSS)		-164.050.191	217.955.085
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-164.050.191	217.955.085
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)		-164.050.191	217.955.085
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-164.050.191	217.955.085

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		43.990.677	126.541.397
Profit (Loss)		-164.980.637	217.955.085
Adjustments to Reconcile Profit (Loss)		165.545.803	43.939.892
Adjustments for depreciation and amortisation expense	9,10,11	2.778.038	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	7	-12.192.401	0
Adjustments for provisions	14,24	-145.700	-233.291
Adjustments for Interest (Income) Expenses	26	16.711.934	11.598.665
Adjustments for unrealised foreign exchange losses (gains)	26	31.375.552	76.289.378
Adjustments for fair value losses (gains)	8	0	30.794.263
Adjustments for Tax (Income) Expenses	28	151.273.672	2.648.450
Adjustments Related to Gain and Losses on Net Monetary Position		-24.255.292	-78.189.003
Changes in Working Capital		43.425.511	-135.353.580
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-720.600	70.456
Adjustments for Decrease (Increase) in Contract Assets	13	-13.673.841	-76.978.073
Adjustments for decrease (increase) in inventories	7	56.227.868	-95.647.279
Decrease (Increase) in Prepaid Expenses		720.394	-455.734
Adjustments for increase (decrease) in trade accounts payable		1.857.128	10.297.675
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		1.857.128	10.297.675
Adjustments for increase (decrease) in other operating payables		880.825	18.677.568
Increase (Decrease) in Other Operating Payables to Unrelated Parties		880.825	18.677.568
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-1.866.263	8.681.807
Cash Flows from (used in) Operations		43.990.677	126.541.397
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	24	0	887.926
Purchase of Property, Plant, Equipment and Intangible Assets		0	-1.931.545
Purchase of property, plant and equipment	9,10	0	-1.931.545
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-185.529.853	-264.903.851
Repayments of borrowings	4	-157.200.531	-238.543.933
Payments of Lease Liabilities		-1.047.720	0
Interest paid	4	-27.281.602	-26.359.918
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-141.539.176	-139.406.073
Net increase (decrease) in cash and cash equivalents		-141.539.176	-139.406.073
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		333.896.624	329.204.038
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-30.527.343	-20.901.605
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		161.830.105	168.896.360

