



## KAMUYU AYDINLATMA PLATFORMU

# VERA KONSEPT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 2. 3 Monthly Notification

### General Information About Financial Statements



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

# Independent Audit Comment

Independent Audit Company	DENEYİM BAĞIMSIZ DENETİM VE DANIŞMANLIK A.Ş.
Audit Type	Limited
Audit Result	Positive

## ARA DÖNEM FİNANSAL TABLOLARA İLİŞKİN

### SINIRLI DENETİM RAPORU

#### VERA KONSEPT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

##### Genel Kurulu'na;

##### 1.Giriş

Vera Konsept Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2025 tarihli ilişikteki finansal tablosunun ve aynı tarihte sona eren altı aylık döneme ait kâr veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

##### 2.Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410'a "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi" uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

##### 3.Sonuç

Sınırlı denetimimize göre, ilişikteki ara dönem finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

4 Ağustos 2025, Ankara

Deneyim Bağımsız Denetim ve Danışmanlık A.Ş.

Member of Nexia

Harun Aktaş

Sorumlu Denetçi, YMM



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.820.247	4.626.578
Trade Receivables	6	45.422.671	14.866.700
Other Receivables	7	5.129.160	5.833.347
Inventories	8	4.505.312.086	4.298.245.977
Prepayments	9	1.326.651.695	1.613.681.330
Other current assets	15	82.463.731	77.130.200
SUB-TOTAL		5.966.799.590	6.014.384.132
Total current assets		5.966.799.590	6.014.384.132
NON-CURRENT ASSETS			
Investment property	10	473.877.036	379.047.932
Property, plant and equipment	11	2.956.270	1.865.231
Total non-current assets		476.833.306	380.913.163
Total assets		6.443.632.896	6.395.297.295
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		136.625.779	168.852.400
Current Borrowings From Unrelated Parties		136.625.779	168.852.400
Bank Loans	5	135.828.241	168.852.400
Lease Liabilities	5	797.538	
Trade Payables	6	2.328.755	1.434.958
Employee Benefit Obligations	12	1.187.524	1.233.299
Other Payables		168.798.880	
Other Payables to Related Parties	7	168.798.880	
Deferred Income Other Than Contract Liabilities	9	80.926.883	135.599.427
Current provisions		660.915	771.116
Other current provisions	13	660.915	771.116
Other Current Liabilities	15	19.581.703	27.537.536
SUB-TOTAL		410.110.439	335.428.736
Total current liabilities		410.110.439	335.428.736
NON-CURRENT LIABILITIES			
Long Term Borrowings		628.926	
Long Term Borrowings From Unrelated Parties		628.926	
Lease Liabilities	5	628.926	
Non-current provisions		49.707	176.251
Non-current provisions for employee benefits	12	49.707	176.251
Deferred Tax Liabilities	17	1.368.227.383	1.317.142.041
Total non-current liabilities		1.368.906.016	1.317.318.292
Total liabilities		1.779.016.455	1.652.747.028
EQUITY			
Equity attributable to owners of parent		4.664.616.441	4.742.550.267
Issued capital		820.000.000	820.000.000
Inflation Adjustments on Capital		630.332.522	630.332.522
Share Premium (Discount)		600.463.717	600.463.717
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		102.906	111.496
Gains (Losses) on Revaluation and Remeasurement		102.906	111.496
Gains (Losses) on Remeasurements of Defined Benefit Plans		102.906	111.496
Restricted Reserves Appropriated From Profits		741.933	741.933
Prior Years' Profits or Losses		2.690.900.599	3.186.270.269
Current Period Net Profit Or Loss		-77.925.236	-495.369.670
Total equity		4.664.616.441	4.742.550.267
Total Liabilities and Equity		6.443.632.896	6.395.297.295

# Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024	Current Period 3 Months 01.04.2025 - 30.06.2025	Previous Period 3 Months 01.04.2024 - 30.06.2024
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	18	105.432.046		89.682.946	
Cost of sales	18	-50.430.107		-28.806.312	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		55.001.939		60.876.634	
GROSS PROFIT (LOSS)		55.001.939		60.876.634	
General Administrative Expenses	19	-11.696.722	-4.192.871	-6.376.173	-3.031.662
Other Income from Operating Activities	20	751.330	3.047.930	18.490	2.756.397
Other Expenses from Operating Activities	21	-6.059.215	-6.318.081	-4.903.521	-3.198.450
PROFIT (LOSS) FROM OPERATING ACTIVITIES		37.997.332	-7.463.022	49.615.430	-3.473.715
Investment Activity Income	22	3.625.783	122.792.640	3.625.783	21.052.498
Investment Activity Expenses	23		-22.893.674		-21.044.033
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		41.623.115	92.435.944	53.241.213	-3.465.250
Finance income	24	902.263	49.889.909	751.916	22.867.658
Finance costs	24	-25.517.352	-25.999	-20.423.435	-18.403
Gains (losses) on net monetary position	24	144.357.842	-42.590.884	15.490.512	119.405.393
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		161.365.868	99.708.970	49.060.206	138.789.398
Tax (Expense) Income, Continuing Operations		-239.291.104	28.617	-124.698.846	17.866
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income	17	-239.291.104	28.617	-124.698.846	17.866
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-77.925.236	99.737.587	-75.638.640	138.807.264
PROFIT (LOSS)		-77.925.236	99.737.587	-75.638.640	138.807.264
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-77.925.236	99.737.587	-75.638.640	138.807.264
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç	25	-0,10000000	0,49000000	-0,09000000	0,68000000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-8.590	71.136	98.229	48.049
Gains (Losses) on Remeasurements of Defined Benefit Plans		16.430	96.514	138.685	49.285
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-25.020	-25.378	-40.456	-1.236
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-8.590	71.136	98.229	48.049
TOTAL COMPREHENSIVE INCOME (LOSS)		-77.933.826	99.808.723	-75.540.411	138.855.313
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-77.933.826	99.808.723	-75.540.411	138.855.313

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>98.016.344</b>	<b>-16.472.939</b>
Profit (Loss)		-77.925.236	99.737.587
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>26.982.900</b>	<b>174.166.986</b>
Adjustments for depreciation and amortisation expense	11	776.495	343.518
Adjustments for provisions	12-13	-236.745	-31.905
Adjustments for Interest (Income) Expenses		2.835.519	365.710
Adjustments for Interest Income		2.835.519	365.710
Adjustments for Tax (Income) Expenses		51.060.322	
Adjustments Related to Gain and Losses on Net Monetary Position		-27.452.691	173.489.663
<b>Changes in Working Capital</b>		<b>148.958.680</b>	<b>-290.377.512</b>
Decrease (Increase) in Financial Investments		-18.967	-55.204.489
Adjustments for decrease (increase) in trade accounts receivable	6	-33.415.752	5.910.128
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	704.187	
Adjustments for Decrease (Increase) in Contract Assets		0	
Adjustments for decrease (increase) in inventories	8	-207.066.109	-2.747.601
Decrease (Increase) in Prepaid Expenses	9	287.029.635	-1.310.893
Adjustments for increase (decrease) in trade accounts payable		918.059	489.620
Increase (Decrease) in Employee Benefit Liabilities	12	-45.775	280.704
Adjustments for increase (decrease) in other operating payables		168.798.880	
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	-54.672.544	-115.835.117
Other Adjustments for Other Increase (Decrease) in Working Capital		-13.272.934	-121.959.864
<b>Cash Flows from (used in) Operations</b>		<b>98.016.344</b>	<b>-16.472.939</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-96.696.638</b>	<b>2.278.758</b>
Purchase of Property, Plant, Equipment and Intangible Assets	11	-1.867.534	2.278.758
Cash Outflows from Acquisition of Investment Property		-94.829.104	
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-3.464.848</b>	<b>0</b>
Proceeds from borrowings	5	220.504.915	
Repayments of borrowings	5	-223.969.763	
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-2.145.142</b>	<b>-14.194.181</b>
Net increase (decrease) in cash and cash equivalents		-2.145.142	-14.194.181
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	6	<b>4.626.578</b>	<b>530.450.128</b>
<b>INFLATION EFFECT ON CASH AND CASH EQUIVALENTS</b>		<b>-661.189</b>	<b>-215.553.949</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	6	<b>1.820.247</b>	<b>300.701.998</b>

Previous Period 01.01.2024 - 30.06.2024	Statement of changes in equity (abstract)																	
	Statement of changes in equity (line items)																	
	Equity at beginning of period	205.000.000	440.735.991		14.221.952.938	74.205				229.188	3.042.009.167	968.591.276				6.078.832.765		
	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										968.591.276	-968.591.276						
	Total Comprehensive Income (Loss)						71.136						99.737.587				99.808.723	
	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			-81.432.341							81.432.343	-81.432.343					-81.432.341	
	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	440.735.991	-81.432.341	1.422.192.938	145.341				81.661.531	3.929.168.100	99.737.587	6.097.209.147			6.097.209.147	
		Statement of changes in equity (abstract)																
		Statement of changes in equity (line items)																
		Equity at beginning of period	820.000.000	630.332.522		600.463.717	111.496				741.933	3.186.270.269	-495.369.670				4.742.550.267	
		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										-495.369.670	495.369.670						
	Total Comprehensive Income (Loss)					-8.590						-77.925.236				-77.933.826		
	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 - 30.06.2025															
	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														
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	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	630.332.522		600.463.717	102.906			741.933	2.690.900.599	-77.925.236	4.664.616.441		4.664.616.441