

KAMUYU AYDINLATMA PLATFORMU

BAŞKENT DOĞALGAZ DAĞITIM GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 2. 3 Monthly Notification

General Information About Financial Statements





Independet Audit Comment

Independent Audit Company	PwC Bağımsız denetim ve serbest muhasebeci mali müşavirlik a.ş
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Başkent Doğalgaz Dağıtım Gayrimenkul Yatırım Ortaklığı A.Ş. Genel Kurulu'na

Giris

Başkent Doğalgaz Dağıtım Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2025 tarihli ilişikteki özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait ilgili özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun ve nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet 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 özet finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem özet 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 özet finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç
Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.
PwC Bağımsız Denetim ve
Serbest Muhasebeci Mali Müşavirlik A.Ş.
Mehmet Cenk Uslu, SMMM
Sorumlu Denetçi
İstanbul, 11 Ağustos 2025



Statement of Financial Position (Balance Sheet)

	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	3	3.499.302.185	5.093.413.
Financial Investments	22	47.676.236	49.392.
Time Deposits	22	47.676.236	49.392.
Trade Receivables	4	1.356.888.813	4.988.946.
Trade Receivables Due From Unrelated Parties	4	1.356.888.813	4.988.946.
Other Receivables	5	4.366.893	7.563.
Other Receivables Due From Unrelated Parties	5	4.366.893	7.563.
Inventories	7	107.960.574	138.952.
Prepayments	8	40.578.909	3.136
Prepayments to Unrelated Parties	8	40.578.909	3.136
Other current assets		239.826.052	353.886
Other Current Assets Due From Unrelated Parties		239.826.052	353.886
SUB-TOTAL		5.296.599.662	10.635.290
Total current assets		5.296.599.662	10.635.290
NON-CURRENT ASSETS			
Other Receivables	5	19.750.507	17.202
Other Receivables Due From Unrelated Parties	5	19.750.507	17.202
Investments accounted for using equity method		4.020.642.002	3.664.554
Property, plant and equipment	9	180.635.475	182.354
Land and Premises	9	165.943.465	165.943
Vehicles	9	21.042	22
Fixtures and fittings	9	13.853.870	15.290
Leasehold Improvements	9	817.098	1.097
Right of Use Assets	11	248.909.187	399.187
Intangible assets and goodwill	10	38.703.939.881	37.947.097
Rights Regarding Concession Arrangements	10	38.421.551.113	37.653.625
Other intangible assets	10	282.388.768	293.471
Prepayments	8	21.501.368	84.811
Prepayments to Unrelated Parties	8	21.501.368	84.811
Deferred Tax Asset	20	57.059.652	42 205 200
Total non-current assets Total assets		43.252.438.072 48.549.037.734	42.295.208
		48.549.031.134	52.930.499
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		76.975.250	94.834
Current Borrowings From Related Parties	11	76.975.250	94.834
Lease Liabilities	11	76.975.250	94.834
Current Portion of Non-current Borrowings		1.252.214.771	925.538
Current Portion of Non-current Borrowings from Related Parties	23	1.252.214.771	925.538
Bank Loans	23	1.252.214.771	925.538
Other Financial Liabilities	23	1.126.042	480
Other Miscellaneuous Financial Liabilities	23	1.126.042	480
Trade Payables	4-26	2.873.672.411	9.004.995
Trade Payables to Related Parties	26	1.313.269.300	2.669.956
Trade Payables to Unrelated Parties	4	1.560.403.111	6.335.039
Employee Benefit Obligations	13	118.516.363	110.587
Other Payables	5-26	1.407.813.542	6.390
Other Payables to Related Parties	26	1.050.000.000	
Other Payables to Unrelated Parties	5	357.813.542	6.390
Contract Liabilities	6	9.346.312.213	9.114.451
Other Contact Liabilities	6	9.346.312.213	9.114.451
Deferred Income Other Than Contract Liabilities	8	2.001.216.206	2.838.348
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	2.001.216.206	2.838.348
Current tax liabilities, current	20	142.622.556	194.813
Current provisions	12-13	61.114.254	59.230
Current provisions for employee benefits	13	34.180.428	32.139

Other current provisions	12	26.933.826	27.091.479
Other Current Liabilities		829.955	1.344.398
Other Current Liabilities to Unrelated Parties		829.955	1.344.398
SUB-TOTAL		17.282.413.563	22.351.016.055
Total current liabilities		17.282.413.563	22.351.016.055
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.288.417.219	1.741.635.216
Long Term Borrowings From Related Parties	11	216.389.068	244.145.153
Lease Liabilities	11	216.389.068	244.145.153
Long Term Borrowings From Unrelated Parties	23	1.072.028.151	1.497.490.063
Bank Loans	23	1.072.028.151	1.497.490.063
Deferred Income Other Than Contract Liabilities	8	4.797.288.588	4.774.059.333
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	4.797.288.588	4.774.059.333
Non-current provisions	13	160.635.860	149.330.226
Non-current provisions for employee benefits	13	160.635.860	149.330.226
Deferred Tax Liabilities	20	0	79.680.878
Total non-current liabilities		6.246.341.667	6.744.705.653
Total liabilities		23.528.755.230	29.095.721.708
EQUITY			
Equity attributable to owners of parent	14	25.020.282.504	23.834.777.482
Issued capital	14	700.000.000	700.000.000
Inflation Adjustments on Capital	14	15.072.916.594	15.072.916.594
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-145.965.344	-143.472.162
Gains (Losses) on Revaluation and Remeasurement		-145.965.344	-143.472.162
Gains (Losses) on Remeasurements of Defined Benefit Plans		-145.965.344	-143.472.162
Restricted Reserves Appropriated From Profits	14	2.163.088.746	1.949.199.857
Legal Reserves	14	2.163.088.746	1.949.199.857
Prior Years' Profits or Losses		4.642.244.304	3.480.554.798
Current Period Net Profit Or Loss		2.587.998.204	2.775.578.395
Total equity		25.020.282.504	23.834.777.482
Total Liabilities and Equity		48.549.037.734	52.930.499.190



Profit or loss [abstract]

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024	Current Period 3 F Months 01.04.2025 - 30.06.2025	Previous Period 3 Months 01.04.2024 - 30.06.2024
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	15	23.713.048.666	22.068.068.212	8.055.597.848	5.840.675.86
Cost of sales	15	-21.489.067.686	-19.551.540.859	-8.134.323.231	-5.389.986.72
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.223.980.980	2.516.527.353	-78.725.383	450.689.14
GROSS PROFIT (LOSS)		2.223.980.980	2.516.527.353	-78.725.383	450.689.14
General Administrative Expenses	16	-297.533.609	-314.254.672	-161.142.867	-169.327.42
Marketing Expenses	16	-25.527.755	-26.752.364	-8.412.104	-7.530.59
Other Income from Operating Activities	17	145.191.072	118.561.305	81.554.138	49.515.91
Other Expenses from Operating Activities	17	-42.463.550	-30.638.294	-30.743.756	-16.317.65
PROFIT (LOSS) FROM OPERATING ACTIVITIES		2.003.647.138	2.263.443.328	-197.469.972	307.029.37
Investment Activity Income	18	1.294.759.407	1.015.889.363	602.402.194	506.891.09
Share of Profit (Loss) from Investments Accounted for Using Equity Method		356.087.258	211.367.734	369.746.254	207.697.08
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		3.654.493.803	3.490.700.425	774.678.476	1.021.617.54
Finance income	19		215.033.150		111.486.11
Finance costs	19	-624.472.359	-437.794.207	-296.216.076	-276.092.08
Gains (losses) on net monetary position	28	314.929.526	-397.490.005	-82.097.242	-432.534.31
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		3.344.950.970	2.870.449.363	396.365.158	424.477.26
Tax (Expense) Income, Continuing Operations		-756.952.766	-330.973.915	150.432.168	608.970.77
Current Period Tax (Expense) Income		-892.624.789	-137.224.795	-731.772.002	588.927.44
Deferred Tax (Expense) Income		135.672.023	-193.749.120	882.204.170	20.043.33
PROFIT (LOSS) FROM CONTINUING OPERATIONS		2.587.998.204	2.539.475.448	546.797.326	1.033.448.04
PROFIT (LOSS)		2.587.998.204	2.539.475.448	546.797.326	1.033.448.04
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		2.587.998.204	2.539.475.448	546.797.326	1.033.448.04
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç	24	3,70000000	3,63000000	0,78000000	1,4800000
Diluted Earnings Per Share					



Statement of Other Comprehensive Income

	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
Statement of Other Comprehensive Income					
PROFIT (LOSS)		2.587.998.204	2.539.475.448	546.797.326	1.033.448.047
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.493.182	-13.407.227	-1.887.372	31.898
Gains (Losses) on Remeasurements of Defined Benefit Plans		-3.561.689	-19.153.181	-2.696.246	45.569
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss	20	1.068.507	5.745.954	808.874	-13.671
Deferred Tax (Expense) Income	20	1.068.507	5.745.954	808.874	-13.671
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-2.493.182	-13.407.227	-1.887.372	31.898
TOTAL COMPREHENSIVE INCOME (LOSS)		2.585.505.022	2.526.068.221	544.909.954	1.033.479.945
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		2.585.505.022	2.526.068.221	544.909.954	1.033.479.945



Statement of cash flows (Indirect Method)

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		251.324.807	1.037.136.75
Profit (Loss)		2.587.998.202	2.539.475.44
Profit (Loss) from Continuing Operations		2.587.998.202	2.539.475.44
Adjustments to Reconcile Profit (Loss)		1.670.831.106	1.930.756.06
Adjustments for depreciation and amortisation expense	9-10-11	1.418.389.270	1.236.647.58
Adjustments for Impairment Loss (Reversal of Impairment Loss)	4	8.760.201	6.501.69
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	4	8.760.201	6.501.69
Adjustments for provisions	12-13	41.136.225	27.135.09
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	37.236.517	25.171.59
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	12	3.899.708	1.963.50
Adjustments for Interest (Income) Expenses	17-18-19	-777.754.238	-864.821.19
Adjustments for Interest Income	17-18-19	-1.402.226.598	-1.302.615.39
Adjustments for interest expense	19	624.472.360	437.794.20
Adjustments for unrealised foreign exchange losses (gains)	23	63.984.441	13.779.39
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-356.087.258	-211.367.73
Adjustments for undistributed profits of associates		-356.087.258	-211.367.73
Adjustments for Tax (Income) Expenses	20	756.952.766	330.973.91
Adjustments Related to Gain and Losses on Net Monetary Position		-983.763.936	499.993.13
Other adjustments to reconcile profit (loss)	3	1.499.213.635	891.914.16
Changes in Working Capital		-3.132.247.675	-3.222.919.94
Adjustments for decrease (increase) in trade accounts receivable		3.632.057.874	3.409.135.39
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		3.632.057.874	3.409.135.39
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		114.709.044	-411.481.94
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		114.709.044	-411.481.94
Adjustments for decrease (increase) in inventories		30.991.640	-71.745.44
Decrease (Increase) in Prepaid Expenses		25.867.703	-13.345.20
Adjustments for increase (decrease) in trade accounts payable		-6.131.323.176	-4.751.644.73
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-6.131.323.176	-4.751.644.73
Adjustments for increase (decrease) in other operating payables		9.352.472	222.30
Increase (Decrease) in Other Operating Payables to Unrelated Parties		9.352.472	222.30
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-813.903.232	-1.384.060.31
Cash Flows from (used in) Operations		1.126.581.633	1.247.311.56
Payments Related with Provisions for Employee Benefits	13	-3.906.620	-8.140.04
Income taxes refund (paid)	20	-871.350.206	-202.034.76
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES Purchase of Property, Plant, Equipment and Intangible Assets	9-10	-726.758.934 -2.017.558.983	-1.031.226.98 -2.347.164.27
Purchase of property, plant and equipment	9	-1.131.828	-2.947.12
Purchase of intangible assets	10	-2.016.427.155	-2.344.217.14
Interest received	18	1.294.759.407	1.015.889.36
Other inflows (outflows) of cash	11	-3.959.358 - 390.774.769	300.047.92 - 716.611.3 6
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES Proceeds from borrowings	23	1.050.957.105	1.714.195.81
Proceeds from Loans	23	1.050.957.105	1.714.195.81
Proceeds from Other Financial Borrowings	25	956.019	1.114.133.01
Repayments of borrowings	23	-1.137.317.333	-370.173.36
Loan Repayments	23	-1.137.317.333	-370.173.36
		-197.871.643	-163.353.85
Payments of Lease Liabilities	11	-191.011.043	-103.333.03.

Interest paid	-106.542.898	-32.563.790
Interest Received		215.033.150
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES	-866.208.896	-710.701.594
Effect of exchange rate changes on cash and cash equivalents	-99.946.597	-17.872.328
Net increase (decrease) in cash and cash equivalents	-966.155.493	-728.573.922
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5.093.413.363	4.039.044.723
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS	-727.902.282	-800.933.500
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3.399.355.588	2.509.537.301



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

													1
						Equity attributable to owners of p	parent [member]						
		Footnote Reference			Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	e Income That Will Be Reclassified In Profit Or Loss		Retained Earnii	ngs		Non-controlling interests [member]	
			Issued Capital	I Inflation Adjustments on Capital	Gains/Losses on Revaluation and Remeasurement [member]	December of Colored Landson Hades		Restricted Reserves Appropriated From Profits [member]		Nat Dar Straut		mon-condoming interests [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		700.000.000	0 15.072.916.594	-77.518.896			1.841.819.649	-247.014.466	6.568.072.798	23.858.275.679		23.858.275.679
	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							107.380.208	6.460.692.590	-6.568.072.798	3 0		0
	Total Comprehensive Income (Loss)				-13.407.227					2.539.475.448	3 2.526.068.221		2.526.068.221
	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												
riod	Dividends Paid								-2.079.749.320		-2.079.749.320		-2.079.749.320
06.2024	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		700.000.000	0 15.072.916.594	-90.926.123			1.949.199.857	4.133.928.804	2.539.475.448	24.304.594.580		24.304.594.580
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		700.000.000	0 15.072.916.594	-143.472.162			1.949.199.857	3.480.554.798	2.775.578.395	23.834.777.482		23.834.777.482
	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												
	Restated Balances Transfers								2 775 670 206	-2.775.578.395			
	Total Comprehensive Income (Loss)				-2.493.182				2.113.310.393		4 2.585.505.022		2.585.505.022
	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												
	Advance Dividend Payments Dividends Paid												