



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2025 - 2. 3 Monthly Notification

General Information About Financial Statements

Finansal Rapor Konsolide



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

Independent Audit Company	REPORT BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

Özderici Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na

Giriş

Özderici Gayrimenkul Yatırım Ortaklığı A.Ş. (Şirket) ve bağlı ortaklığının (hep birlikte "Grup" olarak anılacaktır) 30 Haziran 2025 tarihli ilişikteki özet konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık hesap dönemine ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem konsolide finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem konsolide 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 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 vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

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

Report Bağımsız Denetim Anonim Şirketi

Cüneyt Morgül, YMM

Sorumlu Denetçi

15 Ağustos 2025

İstanbul, Türkiye



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	5	86.130.581	37.860.994
Trade Receivables	7	3.688.497	2.234.110
Trade Receivables Due From Unrelated Parties	7	3.688.497	2.234.110
Other Receivables		0	3.643
Other Receivables Due From Unrelated Parties	8	0	3.643
Prepayments		2.719.370	937.306
Prepayments to Unrelated Parties	10	2.719.370	937.306
Current Tax Assets	28	236.873	192.796
Other current assets		536.673	5.252.068
Other Current Assets Due From Unrelated Parties	11	536.673	5.252.068
SUB-TOTAL		93.311.994	46.480.917
Total current assets		93.311.994	46.480.917
NON-CURRENT ASSETS			
Financial Investments		48.394.204	146.883.559
Financial Assets Measured at Amortised Cost	6	48.394.204	146.883.559
Other Receivables		2.016.606	4.241.055
Other Receivables Due From Related Parties	4	25.000	29.168
Other Receivables Due From Unrelated Parties	8	1.991.606	4.211.887
Investment property	14	5.524.079.846	5.465.267.546
Property, plant and equipment		32.255.990	32.410.948
Buildings	15	30.714.412	30.714.412
Vehicles	15	1.098.398	1.244.850
Fixtures and fittings	15	443.180	451.686
Right of Use Assets	16	3.445.212	5.179.576
Total non-current assets		5.610.191.858	5.653.982.684
Total assets		5.703.503.852	5.700.463.601
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		2.225.000	1.497.269
Current Borrowings From Related Parties		1.141.023	232.550
Lease Liabilities	18	1.141.023	232.550
Current Borrowings From Unrelated Parties		1.083.977	1.264.719
Lease Liabilities	18	1.083.977	1.264.719
Trade Payables		3.939.248	741.395
Trade Payables to Unrelated Parties	7	3.939.248	741.395
Employee Benefit Obligations	12	656.256	1.793.404
Deferred Income Other Than Contract Liabilities		21.276.021	21.362.160
Deferred Income Other Than Contract Liabilities from Unrelated Parties	10	21.276.021	21.362.160
Current provisions		72.532	84.626
Other current provisions	20	72.532	84.626
Other Current Liabilities		6.930.220	2.188.019
Other Current Liabilities to Unrelated Parties	11	6.930.220	2.188.019
SUB-TOTAL		35.099.277	27.666.873
Total current liabilities		35.099.277	27.666.873
NON-CURRENT LIABILITIES			
Long Term Borrowings		2.256.214	3.538.570
Long Term Borrowings From Related Parties		2.256.214	3.538.570
Lease Liabilities	18	2.256.214	3.538.570
Other Payables		10.644.155	9.099.533
Other Payables to Unrelated parties	8	10.644.155	9.099.533
Non-current provisions		2.929.209	2.280.342
Non-current provisions for employee benefits	20	2.929.209	2.280.342
Deferred Tax Liabilities	28	271.596.914	230.299.029
Total non-current liabilities		287.426.492	245.217.474
Total liabilities		322.525.769	272.884.347
EQUITY			

Equity attributable to owners of parent		5.380.978.083	5.427.579.254
Issued capital	21	250.000.000	250.000.000
Inflation Adjustments on Capital	21	4.388.697.712	4.388.697.712
Treasury Shares (-)	21	-278.825.329	-214.599.021
Share Premium (Discount)	21	4.729.302	4.729.302
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		5.043.786	5.512.727
Gains (Losses) on Revaluation and Remeasurement		5.043.786	5.512.727
Increases (Decreases) on Revaluation of Property, Plant and Equipment	21	6.777.311	6.777.311
Gains (Losses) on Remeasurements of Defined Benefit Plans	21	-1.733.525	-1.264.584
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		1.049.780	-119.419
Exchange Differences on Translation	21	1.049.780	-119.419
Restricted Reserves Appropriated From Profits		98.360.361	98.360.361
Other Restricted Profit Reserves	21	98.360.361	98.360.361
Prior Years' Profits or Losses	21	894.997.592	1.538.359.717
Current Period Net Profit Or Loss	21	16.924.879	-643.362.125
Total equity		5.380.978.083	5.427.579.254
Total Liabilities and Equity		5.703.503.852	5.700.463.601



Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	22	74.873.122	34.504.235	33.899.940	17.732.051
Cost of sales	22	-8.452.509	0	-571.473	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		66.420.613	34.504.235	33.328.467	17.732.051
Revenue from Finance Sector Operations				0	0
Cost of Finance Sector Operations				0	0
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS				0	0
GROSS PROFIT (LOSS)		66.420.613	34.504.235	33.328.467	17.732.051
General Administrative Expenses	23	-29.622.965	-25.550.886	-13.554.237	-15.838.908
Marketing Expenses	23	-11.672.872	-7.736.511	-5.599.837	-2.553.088
Other Income from Operating Activities	24	680.087	42.224.689	341.795	41.696.982
Other Expenses from Operating Activities	24	-147.761	-297.875	-54.169	-209.902
PROFIT (LOSS) FROM OPERATING ACTIVITIES		25.657.102	43.143.652	14.462.019	40.827.135
Investment Activity Income	25	744.326	3.346.614	744.326	618.047
Investment Activity Expenses	25	0	0		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		26.401.428	46.490.266	15.206.345	41.445.182
Finance income	26	117.275.743	83.756.556	60.190.698	22.348.343
Finance costs	26	-2.637.253	-1.658.850	-969.088	-1.069.069
Gains (losses) on net monetary position		-49.905.003	-118.882.822	-18.664.935	-42.851.830
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		91.134.915	9.705.150	55.763.020	19.872.626
Tax (Expense) Income, Continuing Operations		-74.210.036	0	-49.086.172	0
Current Period Tax (Expense) Income	28	0	0		
Deferred Tax (Expense) Income	28	-74.210.036	0	-49.086.172	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		16.924.879	9.705.150	6.676.848	19.872.626
PROFIT (LOSS)		16.924.879	9.705.150	6.676.848	19.872.626
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		16.924.879	9.705.150	6.676.848	19.872.626
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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)		16.924.879	9.705.150	6.676.848	19.872.626
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-468.941	-442.680	-161.769	1.353
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-468.941	-442.680	-161.769	1.353
Taxes Relating to Remeasurements of Defined Benefit Plans		-468.941	-442.680	-161.769	1.353
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		1.169.199	0	1.996.748	0
Exchange Differences on Translation of Foreing Operations		1.169.199	0	1.996.748	0
Gains (losses) on exchange differences on translation of Foreign Operations		1.169.199	0	1.996.748	0
Change in Value of Foreign Currency Basis Spreads		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		700.258	-442.680	1.834.979	1.353
TOTAL COMPREHENSIVE INCOME (LOSS)		17.625.137	9.262.470	8.511.827	19.873.979
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		17.625.137	9.262.470	8.511.827	19.873.979

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		144.660.931	94.237.197
Profit (Loss)		16.924.879	9.705.150
Adjustments to Reconcile Profit (Loss)		118.427.732	73.966.067
Adjustments for depreciation and amortisation expense	23	1.962.488	1.696.549
Adjustments for provisions		505.811	-40.551.830
Adjustments for (Reversal of) Provisions Related with Employee Benefits	23	505.811	392.604
Adjustments for (Reversal of) Other Provisions	24	0	-40.944.434
Adjustments for Interest (Income) Expenses	26	595.843	113.920
Adjustments for interest expense	26	595.843	113.920
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	28	74.210.036	0
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised from Sale of Non-current Assets or Disposal Groups Classified as Held for Sale or as Held for Distribution to Owners		-744.326	0
Adjustments Related to Gain and Losses on Net Monetary Position		41.897.880	112.707.428
Changes in Working Capital		9.308.320	10.565.980
Adjustments for decrease (increase) in trade accounts receivable		-1.454.387	-12.350.059
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	-1.454.387	-12.350.059
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		4.283.381	2.206.218
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8,11	4.283.381	2.206.218
Adjustments for Decrease (Increase) in Contract Assets		0	0
Decrease (Increase) in Prepaid Expenses	10	-1.782.064	-1.366.247
Adjustments for increase (decrease) in trade accounts payable		3.197.854	3.934.905
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	3.197.854	3.934.905
Increase (Decrease) in Employee Benefit Liabilities	12	84.440	1.593.901
Adjustments for increase (decrease) in other operating payables		5.709.230	1.306.485
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8,11	5.709.230	1.306.485
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	10	-730.134	15.240.777
Cash Flows from (used in) Operations		144.660.931	94.237.197
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-35.697.569	-84.975.404
Proceeds from sales of property, plant, equipment and intangible assets		717.000	0
Proceeds from sales of property, plant and equipment	15,16	717.000	0
Purchase of Property, Plant, Equipment and Intangible Assets		-73.165	0
Purchase of property, plant and equipment	15,16	-73.165	0
Cash Inflows from Sale of Investment Property	14	8.050.000	
Cash Outflows from Acquisition of Investment Property	14	-45.783.827	0
Proceeds from sales of other long-term assets	6	76.514.514	0
Purchase of other long-term assets	6	-75.122.091	-84.975.404
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-64.690.335	-399.787
Payments to Acquire Entity's Shares or Other Equity Instruments		-64.226.308	0
Payments to Acquire Entity's Shares	21	-64.226.308	0
Proceeds from borrowings		908.473	770.073
Proceeds from Other Financial Borrowings	18	908.473	770.073
Repayments of borrowings		-1.372.500	-1.169.860
Cash Outflows from Other Financial Liabilities	18	-1.372.500	-1.169.860
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		44.273.027	8.862.006
Net increase (decrease) in cash and cash equivalents		44.273.027	8.862.006

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		37.860.994	6.881.592
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		3.996.560	0
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		86.130.581	15.743.598

[illegible]

Current Period 01.01.2025 - 30.06.2025																0
	Decrease through Other Distributions to Owners															0
	Increase (Decrease) through Treasury Share Transactions	21			-64.226.308									-64.226.308		-64.226.308
	Increase (Decrease) through Share-Based Payment Transactions															0
	Acquisition or Disposal of a Subsidiary															0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity															0
	Transactions with noncontrolling shareholders															0
	Increase through Other Contributions by Owners															0
	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															0
	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															0
	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															0
	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															0
	Increase (decrease) through other changes, equity															0
	Equity at end of period		250.000.000	4.388.697.712	-278.825.329	4.729.302	-1.733.525	9.896.561	-102.351			98.360.361	894.997.592	16.924.879	5.380.978.083	5.380.978.083