



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements



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

Independet Audit Comment

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

FUZUL GAYRİMENUL YATIRIM ORTAKLIĞI A.Ş. Yönetim Kurulu'na

1. Giriş

FUZUL GAYRİMENUL YATIRIM ORTAKLIĞI A.Ş.'nin ("Şirket") ve bağlı ortaklıklarının (hep birlikte "Topluluk" olarak anılacaktır) 30 Haziran 2025 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynaklar değişim tablosunun, konsolide nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem konsolide finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Topluluk 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.

2. Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, işletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem konsolide 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 konsolide finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı konsolide finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem konsolide 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 konsolide finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

18 Ağustos 2025

ALİ OSMAN EFLATUN

Sorumlu Denetçi

KARAR BAĞIMSIZ DENETİM VE DANIŞMANLIK A.Ş.

Member Firm of Abacus

Ankara,



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		68.390.501	398.091.449
Trade Receivables		85.351.925	112.280.230
Trade Receivables Due From Related Parties		1.809.513	50.562.452
Trade Receivables Due From Unrelated Parties		83.542.412	61.717.778
Other Receivables		4.575.088	4.949.689
Other Receivables Due From Related Parties		3.731	3.966
Other Receivables Due From Unrelated Parties		4.571.357	4.945.723
Inventories		7.977.224.561	6.671.417.987
Prepayments		645.016.012	783.917.146
Prepayments to Related Parties		18.506.686	161.046.936
Prepayments to Unrelated Parties		626.509.326	622.870.210
Current Tax Assets		630.797	2.288.116
Other current assets		504.485.848	323.017.106
Other Current Assets Due From Unrelated Parties		504.485.848	323.017.106
SUB-TOTAL		9.285.674.732	8.295.961.723
Total current assets		9.285.674.732	8.295.961.723
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates		510.000	0
Other Receivables		4.732.518	4.055.483
Other Receivables Due From Unrelated Parties		4.732.518	4.055.483
Investment property		2.055.108.202	2.020.134.429
Property, plant and equipment		8.975.013	8.698.123
Fixtures and fittings		8.480.997	8.116.897
Leasehold Improvements		494.016	581.226
Intangible assets and goodwill		360.509	416.494
Other Rights		360.509	416.494
Prepayments		510.326.690	482.720.010
Prepayments to Unrelated Parties		510.326.690	482.720.010
Other Non-current Assets		1.168.605	577.478
Other Non-Current Assets Due From Unrelated Parties		1.168.605	577.478
Total non-current assets		2.581.181.537	2.516.602.017
Total assets		11.866.856.269	10.812.563.740
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		158.777.920	355.799.422
Current Borrowings From Unrelated Parties		158.777.920	355.799.422
Bank Loans		158.777.920	5.777.631
Issued Debt Instruments		0	350.021.791
Current Portion of Non-current Borrowings		104.261.165	49.720.071
Current Portion of Non-current Borrowings from Unrelated Parties		104.261.165	49.720.071
Lease Liabilities		104.261.165	49.720.071
Trade Payables		148.341.237	155.206.336
Trade Payables to Related Parties		83.456.696	6.192.832
Trade Payables to Unrelated Parties		64.884.541	149.013.504
Employee Benefit Obligations		9.199.423	5.776.812
Other Payables		3.097.181	5.109.736
Other Payables to Related Parties		140.000	2.817
Other Payables to Unrelated Parties		2.957.181	5.106.919
Deferred Income Other Than Contract Liabilities		15.870.202	22.597.813
Deferred Income Other Than Contract Liabilities From Related Parties		1.114	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties		15.869.088	22.597.813
Current provisions		4.394.274	5.456.084
Current provisions for employee benefits		2.024.068	2.690.671
Other current provisions		2.370.206	2.765.413
Other Current Liabilities		32.753.772	45.209.511

Other Current Liabilities to Unrelated Parties		32.753.772	45.209.511
SUB-TOTAL		476.695.174	644.875.785
Total current liabilities		476.695.174	644.875.785
NON-CURRENT LIABILITIES			
Long Term Borrowings		492.790.024	65.926.562
Long Term Borrowings From Related Parties		492.790.024	65.926.562
Bank Loans		237.218.294	0
Lease Liabilities		255.571.730	65.926.562
Trade Payables		36.060.836	0
Trade Payables To Unrelated Parties		36.060.836	0
Deferred Income Other Than Contract Liabilities		6.404.959.156	5.858.074.072
Deferred Income Other Than Contract Liabilities From Related Parties		184.508.861	116.580.725
Deferred Income Other Than Contract Liabilities from Unrelated Parties		6.220.450.295	5.741.493.347
Non-current provisions		9.586.490	9.132.335
Non-current provisions for employee benefits		9.586.490	9.132.335
Deferred Tax Liabilities		242.064.436	207.411.085
Total non-current liabilities		7.185.460.942	6.140.544.054
Total liabilities		7.662.156.116	6.785.419.839
EQUITY			
Equity attributable to owners of parent		4.199.629.461	4.022.554.873
Issued capital		318.000.000	318.000.000
Inflation Adjustments on Capital		1.510.833.175	1.510.833.175
Share Premium (Discount)		1.003.315.407	1.003.315.407
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-2.497.927	-3.347.845
Gains (Losses) on Revaluation and Remeasurement		-2.497.927	-3.347.845
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.497.927	-3.347.845
Restricted Reserves Appropriated From Profits		13.518.827	13.518.827
Legal Reserves		13.518.827	13.518.827
Prior Years' Profits or Losses		1.180.235.309	1.483.324.050
Current Period Net Profit Or Loss		176.224.670	-303.088.741
Non-controlling interests		5.070.692	4.589.028
Total equity		4.204.700.153	4.027.143.901
Total Liabilities and Equity		11.866.856.269	10.812.563.740



Statement of Profit or Loss and 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 Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	[22]	92.362.937	982.754.221	50.094.314	720.751.213
Cost of sales	[22]	-36.106.690	-1.079.526.031	-6.718.633	-850.634.458
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		56.256.247	-96.771.810	43.375.681	-129.883.245
GROSS PROFIT (LOSS)		56.256.247	-96.771.810	43.375.681	-129.883.245
General Administrative Expenses		-50.862.997	-50.794.229	-21.928.601	-17.246.987
Marketing Expenses		-20.088.656	-10.732.536	-12.596.964	-5.347.737
Other Income from Operating Activities		42.464.374	37.313.568	29.359.004	5.363.174
Other Expenses from Operating Activities		-56.544.786	-91.761.676	-47.115.744	-65.303.697
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-28.775.818	-212.746.683	-8.906.624	-212.418.492
Investment Activity Income		0	2.165.931	0	1.689.599
Investment Activity Expenses		-27.937	-2.563.815	1.678	-2.563.815
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-28.803.755	-213.144.567	-8.904.946	-213.292.708
Finance income		30.140.273	28.466.585	10.801.635	21.963.300
Finance costs		-85.672.693	-96.747.024	-46.971.467	-63.487.436
Gains (losses) on net monetary position		295.572.944	40.483.007	144.963.657	-66.397.686
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		211.236.769	-240.941.999	99.888.879	-321.214.530
Tax (Expense) Income, Continuing Operations		-34.530.435	-33.450.652	-10.047.975	-18.759.545
Deferred Tax (Expense) Income		-34.530.435	-33.450.652	-10.047.975	-18.759.545
PROFIT (LOSS) FROM CONTINUING OPERATIONS		176.706.334	-274.392.651	89.840.904	-339.974.075
PROFIT (LOSS)		176.706.334	-274.392.651	89.840.904	-339.974.075
Profit (loss), attributable to [abstract]					
Non-controlling Interests		481.664	-95.496	436.541	-43.319
Owners of Parent		176.224.670	-274.297.155	89.404.363	-339.930.756
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		849.918	-1.166.874	-1.615.519	-1.334.876
Gains (Losses) on Remeasurements of Defined Benefit Plans		972.833	-1.170.426	-1.792.947	-1.338.428
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-122.915	3.552	177.428	3.552
Deferred Tax (Expense) Income		-122.915	3.552	177.428	3.552
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Exchange Differences on Translation of Foreing Operations		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		849.918	-1.166.874	-1.615.519	-1.334.876
TOTAL COMPREHENSIVE INCOME (LOSS)		177.556.252	-275.559.525	88.225.385	-341.308.951
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		177.556.252	-275.559.525	88.225.385	-341.308.951

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		-420.361.182	-488.492.859
Profit (Loss)		176.706.334	-274.914.038
Adjustments to Reconcile Profit (Loss)		-278.669	-4.088.489
Adjustments for depreciation and amortisation expense		1.676.872	6.395.949
Adjustments for provisions		794.073	226.312
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.304.073	226.312
Adjustments for (Reversal of) General Provisions		-510.000	0
Adjustments for Interest (Income) Expenses		-2.749.614	-8.544.819
Adjustments for Interest Income			1.795.624
Adjustments for interest expense		-2.749.614	-10.340.443
Adjustments for losses (gains) on disposal of non-current assets		0	-2.165.931
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		0	-2.165.931
Changes in Working Capital		-578.959.878	-113.994.905
Decrease (Increase) in Financial Investments		0	-383.883
Adjustments for decrease (increase) in trade accounts receivable		29.230.209	356.644.093
Decrease (Increase) in Trade Accounts Receivables from Related Parties		48.752.939	50.145.934
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-19.522.730	306.498.159
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-302.434	3.788.151
Decrease (Increase) in Other Related Party Receivables Related with Operations		-3.731	193.336
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-298.703	3.594.815
Adjustments for decrease (increase) in inventories		-1.305.806.574	-773.992.575
Decrease (Increase) in Prepaid Expenses		138.312.098	-140.734.257
Adjustments for increase (decrease) in trade accounts payable		29.643.447	-471.863.993
Increase (Decrease) in Trade Accounts Payables to Related Parties		77.263.864	-314.386.418
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-47.620.417	-157.477.575
Adjustments for increase (decrease) in other operating payables		75.807	-2.162.682
Increase (Decrease) in Other Operating Payables to Related Parties		137.183	-1.358.212
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-61.376	-804.470
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		540.157.473	919.920.605
Other Adjustments for Other Increase (Decrease) in Working Capital		-10.269.904	-5.210.364
Decrease (Increase) in Other Assets Related with Operations		1.913.396	-956.694
Increase (Decrease) in Other Payables Related with Operations		-12.183.300	-4.253.670
Cash Flows from (used in) Operations		-402.532.213	-392.997.432
Income taxes refund (paid)		-147.073.559	-8.873.451
Inflation Effect On Operating Activities		129.244.590	-86.621.976
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-36.871.550	977.902.619
Proceeds from sales of property, plant, equipment and intangible assets		0	4.044.474
Proceeds from sales of property, plant and equipment		0	4.044.474
Purchase of Property, Plant, Equipment and Intangible Assets		-1.897.777	-1.397.881
Purchase of property, plant and equipment		-1.775.447	-1.397.881
Purchase of intangible assets		-122.330	0
Cash Inflows from Sale of Investment Property		0	1.346.349.465
Cash Outflows from Acqition of Investment Property		-34.973.773	-371.093.439
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		177.909.336	-357.669.285
Proceeds from borrowings		390.218.583	0

Proceeds from Loans		390.218.583	0
Repayments of borrowings		-350.021.791	-339.909.792
Loan Repayments		0	-337.413.603
Payments of Issued Debt Instruments		-350.021.791	0
Cash Outflows from Other Financial Liabilities		0	-2.496.189
Payments of Lease Liabilities		137.712.544	-17.759.493
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-279.323.396	131.740.475
Net increase (decrease) in cash and cash equivalents		-279.323.396	131.740.475
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		398.091.449	114.101.831
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-50.377.552	-34.990.013
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		68.390.501	210.852.293

[illegible]

[illegible]