



KAMUYU AYDINLATMA PLATFORMU

ENSARİ SİNÂİ YATIRIMLAR A.Ş. Financial Report Consolidated 2025 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	YEDİTEPE BAĞIMSIZ DENETİM VE YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

Ensari Sınai Yatırımlar Anonim Şirketi

Yönetim Kurulu'na

Giriş

Ensari Sınai Yatırımlar Anonim Şirketi'nin ("Şirket") ve bağlı ortaklıklarının (hep birlikte "Grup" olarak anılacaktır) 30 Haziran 2025 tarihli ilişikteki özet konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynaklar değişim tablosunun ve özet konsolide nakit akış tablosu ile diğer açıklayıcı notlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem özet konsolide finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standartları 34 "Ara Dönem Finansal Raporlama" ("TMS 34")'ya uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet 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 özet 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 özet konsolide 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 özet konsolide 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, Grup'un tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standartı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Yeditepe Bağımsız Denetim ve Yeminli Mali Müşavirlik A.Ş.

(Associate member of PRAXITY AISBL)

Mehmet SAAT

Sorumlu Denetçi, YMM

İstanbul, 19 Ağustos 2025



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	11.795.835	21.447.089
Trade Receivables		150.645.905	170.360.652
Trade Receivables Due From Related Parties	4-6	8.590.676	0
Trade Receivables Due From Unrelated Parties	6	142.055.229	170.360.652
Other Receivables		3.178.787	2.338.157
Other Receivables Due From Unrelated Parties		3.178.787	2.338.157
Inventories	7	639.266.336	673.673.542
Prepayments		20.268.051	7.146.925
Current Tax Assets	16	0	178.549
Other current assets		147.987	2.781.008
SUB-TOTAL		825.302.901	877.925.922
Total current assets		825.302.901	877.925.922
NON-CURRENT ASSETS			
Investment property	11	753.927.533	784.262.793
Property, plant and equipment	9	457.287.014	472.868.882
Intangible assets and goodwill	10	19.453.848	24.358.323
Total non-current assets		1.230.668.395	1.281.489.998
Total assets		2.055.971.296	2.159.415.920
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	46.919.081	72.102.589
Current Portion of Non-current Borrowings	8	239.559.364	198.952.122
Trade Payables		82.037.296	126.218.294
Trade Payables to Unrelated Parties	6	82.037.296	126.218.294
Employee Benefit Obligations		6.953.573	8.702.747
Other Payables		93.128	194.407
Other Payables to Related Parties	4	50.460	145.843
Other Payables to Unrelated Parties		42.668	48.564
Deferred Income Other Than Contract Liabilities		97.458.430	102.657.481
Deferred Income Other Than Contract Liabilities From Related Parties	4	0	4.060.358
Deferred Income Other Than Contract Liabilities from Unrelated Parties		97.458.430	98.597.123
Current provisions	12	2.274.161	1.492.838
Other Current Liabilities		5.601.077	9.047.720
SUB-TOTAL		480.896.110	519.368.198
Total current liabilities		480.896.110	519.368.198
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	44.983.987	63.062.324
Non-current provisions	12	9.456.111	6.433.549
Deferred Tax Liabilities	16	222.238.922	228.623.489
Other non-current liabilities		4.112.569	6.963.928
Total non-current liabilities		280.791.589	305.083.290
Total liabilities		761.687.699	824.451.488
EQUITY			
Equity attributable to owners of parent		1.294.283.597	1.334.964.432
Issued capital	13	116.800.000	116.800.000
Inflation Adjustments on Capital	13	513.369.973	513.369.973
Treasury Shares (-)	13	-4.140.138	0
Share Premium (Discount)		3.603.139	3.603.139
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-13.554.299	-9.230.757
Gains (Losses) on Revaluation and Remeasurement		-13.554.299	-9.230.757
Gains (Losses) on Remeasurements of Defined Benefit Plans		-13.554.299	-9.230.757
Restricted Reserves Appropriated From Profits		1.731.182	1.731.182
Prior Years' Profits or Losses		708.690.895	487.579.174
Current Period Net Profit Or Loss		-32.217.155	221.111.721

Total equity		1.294.283.597	1.334.964.432
Total Liabilities and Equity		2.055.971.296	2.159.415.920

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	14	243.881.832	272.178.091	109.017.765	193.127.530
Cost of sales	14	-227.653.112	-199.507.396	-95.550.508	-129.514.925
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		16.228.720	72.670.695	13.467.257	63.612.605
GROSS PROFIT (LOSS)		16.228.720	72.670.695	13.467.257	63.612.605
General Administrative Expenses		-42.308.211	-39.427.870	-21.272.364	-15.777.772
Marketing Expenses		-10.340.635	-12.464.280	-4.428.280	-6.022.756
Other Income from Operating Activities		23.164.822	27.986.938	4.645.059	7.481.763
Other Expenses from Operating Activities		-19.890.533	-8.790.668	-3.474.009	-169.895
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-33.145.837	39.974.815	-11.062.337	49.123.945
Investment Activity Income		297.859	256.970	-21.056.338	256.970
Investment Activity Expenses		-4.728.993	-3.740.395	19.671.695	-1.044.836
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-37.576.971	36.491.390	-12.446.980	48.336.079
Finance costs	15	-61.448.167	-58.463.582	-30.700.546	-15.987.138
Gains (losses) on net monetary position	17	94.537.414	19.753.156	51.849.452	24.825.012
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-4.487.724	-2.219.036	8.701.926	57.173.953
Tax (Expense) Income, Continuing Operations		-27.729.431	-54.970.920	2.048.787	-51.105.299
Current Period Tax (Expense) Income	16	0	-206.668	0	-206.668
Deferred Tax (Expense) Income	16	-27.729.431	-54.764.252	2.048.787	-50.898.631
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-32.217.155	-57.189.956	10.750.713	6.068.654
PROFIT (LOSS)		-32.217.155	-57.189.956	10.750.713	6.068.654
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-32.217.155	-57.189.956	10.750.713	6.068.654
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	18	-0,27600000	-0,49000000	0,09200000	0,05200000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-4.323.542	-2.455.851	-3.197.076	-311.906
Gains (Losses) on Remeasurements of Defined Benefit Plans	12	-5.764.730	-3.274.468	-4.262.749	-594.537
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.441.188	818.617	1.065.673	282.631
Deferred Tax (Expense) Income	16	1.441.188	818.617	1.065.673	282.631
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-4.323.542	-2.455.851	-3.197.076	-311.906
TOTAL COMPREHENSIVE INCOME (LOSS)		-36.540.697	-59.645.807	7.553.637	5.756.748
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-36.540.697	-59.645.807	7.553.637	5.756.748

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			
Profit (Loss)		-32.217.155	-57.189.956
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	9-10	21.866.046	20.570.939
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-9.888	-1.388.837
Adjustments for provisions	12	2.158.846	3.806.800
Adjustments for Tax (Income) Expenses	16	27.729.431	54.970.920
Adjustments for losses (gains) on disposal of non-current assets		-4.728.993	3.740.395
Adjustments Related to Gain and Losses on Net Monetary Position		-185.107.515	-89.820.381
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	6	19.724.635	-14.103.050
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-840.630	-2.187.622
Adjustments for decrease (increase) in inventories	7	34.407.206	-29.680.486
Adjustments for increase (decrease) in trade accounts payable	6	-44.180.998	59.207.401
Increase (Decrease) in Employee Benefit Liabilities	12	-2.986.923	-1.795.536
Adjustments for increase (decrease) in other operating payables		-101.279	8.530.860
Other Adjustments for Other Increase (Decrease) in Working Capital		-18.913.074	25.298.300
Cash Flows from (used in) Operations			
Income taxes refund (paid)	16	178.549	1.531.045
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	9-10	4.755.610	1.820.798
Purchase of Property, Plant, Equipment and Intangible Assets	9-10	-1.406.320	-11.971.173
Cash Outflows from Acquisition of Investment Property	11	30.335.260	22.211.679
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments to Acquire Entity's Shares or Other Equity Instruments		-4.140.138	0
Proceeds from borrowings	8	189.318.104	262.854.396
Repayments of borrowings	8	-30.368.355	-246.100.904
Payments of Lease Liabilities		-4.821.258	-2.431.695
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		651.161	7.873.893
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	5	21.447.089	13.531.463
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS			
		-10.302.415	-2.683.294
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	5	11.795.835	18.722.062

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity													
	Equity attributable to owners of parent (member)										Non-controlling interests (member)			
	Issued Capital	Inflation Adjustments on Capital	Treasury Shares	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Not Be Reclassified in Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified in Profit Or Loss		Restricted Reserves Appropriated From Profits (member)			Retained Earnings		
					Gains/(Losses) on Revaluation and Remeasurement (member)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses		Net Profit or Loss		
Gains (Losses) on Remeasurements of Defined Benefit Plans														
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	116.800.000	513.369.973		3.603.139	-5.458.749			1.731.182	245.285.205	240.611.700	1.115.942.510	0	1.115.942.510	
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										240.611.700	-240.611.700			
Total Comprehensive Income (Loss)					-2.455.851						-57.189.956	-59.645.807	0	-59.645.807
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														
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											3.853.864	3.853.864	0	3.853.864
Equity at end of period	116.800.000	513.369.973		3.603.139	-7.914.600			1.731.182	489.750.829	-57.189.956	1.060.150.567	0	1.060.150.567	
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	116.800.000	513.369.973		3.603.139	-9.230.757			1.731.182	487.579.174	221.111.721	1.334.964.432	0	1.334.964.432	
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										221.111.721	-221.111.721			
Total Comprehensive Income (Loss)					-4.323.542						-32.217.155	-36.540.697	0	-36.540.697
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														

Previous Period
01.01.2024 - 30.06.2024

