



KAMUYU AYDINLATMA PLATFORMU

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL A.Ş. Financial Report Unconsolidated 2025 - 3. 3 Monthly Notification

General Information About Financial Statements

Financial Statements for the Period Ended 30 September 2025



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

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	66.271.169	87.873.019
Financial Investments	4	17.702.775	
Other Receivables	9	219.566	9.808.020
Other Receivables Due From Unrelated Parties	9	219.566	9.808.020
Prepayments	10	50.750	
Other current assets	11	32.713.555	37.046.671
SUB-TOTAL		116.957.815	134.727.710
Total current assets		116.957.815	134.727.710
NON-CURRENT ASSETS			
Investment property	6	2.425.642.871	1.754.786.274
Property, plant and equipment	7	163.646	
Prepayments	10	101.500	
Total non-current assets		2.425.908.017	1.754.786.274
Total assets		2.542.865.832	1.889.513.984
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables	5	544	317.195
Trade Payables to Unrelated Parties	5	544	317.195
Other Payables	9	911.692	1.143.532
Other Payables to Unrelated Parties	9	911.692	1.143.532
Other Current Liabilities	11	351.186	313.133
SUB-TOTAL		1.263.422	1.773.860
Total current liabilities		1.263.422	1.773.860
NON-CURRENT LIABILITIES			
Deferred Tax Liabilities	8	278.825.803	27.181.910
Total non-current liabilities		278.825.803	27.181.910
Total liabilities		280.089.225	28.955.770
EQUITY			
Equity attributable to owners of parent		2.262.776.607	1.860.558.214
Issued capital	13	46.846.881	46.846.881
Inflation Adjustments on Capital	13	1.024.949.680	1.024.949.680
Treasury Shares (-)	13	-5.821.841	-5.821.841
Restricted Reserves Appropriated From Profits	13	260.661.031	318.367.570
Prior Years' Profits or Losses	13	533.922.463	778.113.021
Current Period Net Profit Or Loss		402.218.393	-301.897.097
Total equity		2.262.776.607	1.860.558.214
Total Liabilities and Equity		2.542.865.832	1.889.513.984

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	15	0	117.893.539	0	37.629.567
Cost of sales	15	0	-35.267.147	0	-13.680.020
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	82.626.392	0	23.949.547
GROSS PROFIT (LOSS)		0	82.626.392	0	23.949.547
General Administrative Expenses	16	-8.180.028	-25.039.780	-2.528.235	-5.694.134
Other Income from Operating Activities	17	955.270	23.740.474	-420.648	8.170.347
Other Expenses from Operating Activities	17	-7.558.314	-2.422.711	618.969	-1.434.117
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-14.783.072	78.904.375	-2.329.914	24.991.643
Investment Activity Income	18	649.274.193	131.170.067	-38.482.663	43.691.220
Investment Activity Expenses	18		-406.533		-400.534
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		634.491.121	209.667.909	-40.812.577	68.282.329
Finance income	19	944.533	10.596.151	944.533	100.384
Finance costs	19	-32.443	-1.051.282	33.945	2.300.971
Gains (losses) on net monetary position	24	23.969.934	-110.139.164	39.613.236	36.373.887
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		659.373.145	109.073.614	-220.863	107.057.571
Tax (Expense) Income, Continuing Operations		-257.154.752	-60.246.990	-30.149.916	-19.256.379
Deferred Tax (Expense) Income	8	-257.154.752	-60.246.990	-30.149.916	-19.256.379
PROFIT (LOSS) FROM CONTINUING OPERATIONS		402.218.393	48.826.624	-30.370.779	87.801.192
PROFIT (LOSS)		402.218.393	48.826.624	-30.370.779	87.801.192
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		402.218.393	48.826.624	-30.370.779	87.801.192
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		0	130.585	0	119.083
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss			130.585	0	119.083
Taxes Relating to Remeasurements of Defined Benefit Plans			130.585	0	119.083
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	-32.786.157	0	-411.343.263
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income			-32.786.157	0	-411.343.263
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss					0
OTHER COMPREHENSIVE INCOME (LOSS)		0	-32.655.572	0	-411.224.180
TOTAL COMPREHENSIVE INCOME (LOSS)		402.218.393	16.171.052	-30.370.779	-323.422.988
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		402.218.393	16.171.052	-30.370.779	-323.422.988

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		402.218.393	48.826.625
Profit (Loss) from Continuing Operations		402.218.393	48.826.625
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	7	2.783	140.405
Adjustments for provisions		7.522.519	1.260.735
Adjustments for Interest (Income) Expenses		-25.144.899	-108.120.974
Adjustments for Interest Income		-25.144.899	-108.174.910
Adjustments for interest expense			53.936
Adjustments for fair value losses (gains)		-649.274.193	-74.206
Adjustments for Tax (Income) Expenses	8	257.154.752	60.246.990
Other adjustments for non-cash items		4.371.169	-30.620.533
Adjustments Related to Gain and Losses on Net Monetary Position	24	-27.178.853	84.989.750
Changes in Working Capital			
Decrease (Increase) in Financial Investments	4	-17.702.775	
Adjustments for decrease (increase) in trade accounts receivable	5		-60.015.738
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	9	2.065.935	-136.859.664
Decrease (Increase) in Prepaid Expenses	10	-50.750	
Adjustments for increase (decrease) in trade accounts payable	5	-316.651	3.599.595
Increase (Decrease) in Employee Benefit Liabilities			165.611
Adjustments for increase (decrease) in other operating payables	9	-231.840	-3.646.652
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-182.339	-113.990
Purchase of property, plant and equipment	7	-182.339	-113.990
Interest received		25.144.899	108.174.909
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings			32.039.713
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-21.601.850	-7.424
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	3	87.873.019	33.708
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	3	66.271.169	26.284

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity											
	Equity attributable to owners of parent (member)										Non-controlling interests (member)	
	Issued Capital	Inflation Adjustments on Capital	Treasury Shares	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		Prior Years' Profits or Losses	Net Profit or Loss		
Gains (Losses) on Remeasurements of Defined Benefit Plans				Other Revaluation Increases (Decreases)								
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	46.846.881	1.024.949.680	-5.821.841	-613.186	-216.067.924			318.367.570	1.751.086.005	-756.291.934	2.162.455.311	2.162.455.311
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									-756.291.934	756.291.934		
Total Comprehensive Income (Loss)				130.585	-32.786.157					48.826.625	16.171.053	16.171.053
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												
Equity at end of period	46.846.881	1.024.949.680	-5.821.841	-482.601	-248.854.081			318.367.570	994.794.131	48.826.625	2.178.626.364	2.178.626.364
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	46.846.881	1.024.949.680	-5.821.841					318.367.570	778.113.021	-301.897.097	1.860.558.214	1.860.558.214
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								-57.706.539	-244.190.558	301.897.097		
Total Comprehensive Income (Loss)										402.218.393	402.218.393	402.218.393
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 - 30.09.2024

