

KAMUYU AYDINLATMA PLATFORMU

AVRUPAKENT GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 3. 3 Monthly Notification

General Information About Financial Statements

30.09.2025 Financial Report





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
tatement of Financial Position (Balance Sheet)		5000012025	02/12/12/2
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	543.442.492	1.325.570.2
Trade Receivables		789.117.654	849.790.3
Trade Receivables Due From Related Parties	5, 19	228.383.056	310.066.2
Trade Receivables Due From Unrelated Parties	5	560.734.598	539.724.1
Other Receivables		25.476.012	42.986.8
Other Receivables Due From Unrelated Parties		25.476.012	42.986.8
Inventories	8	6.372.529.467	8.334.636.5
Prepayments Other current assets	10	21.263.715 866.131.119	25.132.0 623.164.5
SUB-TOTAL	10	8.617.960.459	11.201.280.6
Total current assets		8.617.960.459	11.201.280.0
NON-CURRENT ASSETS		5.52.1.53.1.53	
		1 401 700	1 242 (
Other Receivables Other Receivables Due From Unrelated Parties		1.401.766 1.401.766	1.242.0 1.242.0
Investment property	7	40.970.613.203	38.135.580.
Property, plant and equipment	9	109.408.218	110.051.
Intangible assets and goodwill	3	638.580	941.
Prepayments		6.229.237	311.
Total non-current assets		41.088.291.004	38.247.815.
Total assets		49.706.251.463	49.449.095.
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		410.432.692	360.238.
Trade Payables to Related Parties	5, 19	376.245.431	339.650.9
Trade Payables to Unrelated Parties	5	34.187.261	20.587.3
Employee Benefit Obligations		1.928.655	1.947.
Other Payables		214.251	268.
Other Payables to Unrelated Parties		214.251	268.
Deferred Income Other Than Contract Liabilities	6	31.578.444	675.227.
Current tax liabilities, current	20	413.402.922	
Current provisions		23.581.601	31.964.
Current provisions for employee benefits		568.942	673.
Other current provisions	11	23.012.659	31.291.
Other Current Liabilities		31.642.580	60.785.
SUB-TOTAL Total current liabilities		912.781.145 912.781.145	1.130.432. 1.130.432.
NON-CURRENT LIABILITIES		912.761.145	1.130.432.0
		10.440.004	12.000
Other Payables		19.440.931	13.930.
Other Payables to Unrelated parties Deferred Tax Liabilities	20	19.440.931	13.930.
Total non-current liabilities	20	9.321.830.712 9.341.271.643	9.250.096.9 9.264.027.
Total liabilities		10.254.052.788	10.394.460.
EQUITY		10.254.052.100	10.334.400.
Equity attributable to owners of parent		39.452.198.675	39.054.635.4
Issued capital	12	400.000.000	400.000.0
Inflation Adjustments on Capital	12	5.594.107.588	5.594.107.5
Treasury Shares (-)		-470.695.546	-470.695.5
Share Premium (Discount)	12	6.365.805.668	6.365.805.6
Effects of Business Combinations Under Common	12	-5.333.420.137	-5.333.420.1
Other Accumulated Comprehensive Income (Loss)	12	1.686.767.136	1.686.767.3
that will not be Reclassified in Profit or Loss Restricted Reserves Appropriated From Profits	12	1.734.234.399	1.412.442.4
Prior Years' Profits or Losses	12	27.781.945.424	20.142.171.9
Current Period Net Profit Or Loss		1.693.454.143	9.257.456.3
Total equity		39.452.198.675	39.054.635.4
Total Liabilities and Equity		49.706.251.463	49.449.095.9



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	13	5.082.729.765	7.455.638.708	2.278.601.729	1.084.032.042
Cost of sales	13	-2.848.705.218	-1.151.579.908	-1.627.093.857	-330.830.003
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.234.024.547	6.304.058.800	651.507.872	753.202.039
GROSS PROFIT (LOSS)		2.234.024.547	6.304.058.800	651.507.872	753.202.039
General Administrative Expenses	14	-117.418.372	-104.661.427	-24.369.471	-34.798.802
Marketing Expenses		-12.930.094	-25.903.236	-3.333.004	-3.919.89
Other Income from Operating Activities	15	851.946.009	6.934.094.226	2.384.064	-117.014.27
Other Expenses from Operating Activities		-172.694.604	-37.651.017	-55.068.221	-4.553.44
PROFIT (LOSS) FROM OPERATING ACTIVITIES		2.782.927.486	13.069.937.346	571.121.240	592.915.62
Investment Activity Expenses			-744.443	0	-95.35
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		2.782.927.486	13.069.192.903	571.121.240	592.820.26
Finance income	16	198.994.751	468.921.228	31.737.949	78.713.04
Finance costs		-745.041	-1.289.274	-294.030	-330.22
Gains (losses) on net monetary position	18	-825.901.879	-1.345.343.612	-438.906.160	-569.825.92
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.155.275.317	12.191.481.245	163.658.999	101.377.17
Tax (Expense) Income, Continuing Operations		-461.821.174	0	652.274.245	
Current Period Tax (Expense) Income	20	-390.087.452	0	69.905.997	
Deferred Tax (Expense) Income	20	-71.733.722	0	582.368.248	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.693.454.143	12.191.481.245	815.933.244	101.377.17
PROFIT (LOSS)		1.693.454.143	12.191.481.245	815.933.244	101.377.17
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		1.693.454.143	12.191.481.245	815.933.244	101.377.17
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)	17	4,23000000	30,48000000	2,04000000	0,2500000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	-6.257.321	0	
Gains (Losses) on Remeasurements of Defined Benefit Plans			-6.257.321		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		0	-6.257.321	0	
TOTAL COMPREHENSIVE INCOME (LOSS)		1.693.454.143	12.185.223.924	815.933.244	101.377.17
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		1.693.454.143	12.185.223.924	815.933.244	101.377.17



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
ratement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		2.470.113.937	5.188.562.298
Profit (Loss)		1.693.454.143	12.191.481.245
Adjustments to Reconcile Profit (Loss)		-387.839.785	-11.046.681.883
Adjustments for depreciation and amortisation expense	14	3.933.828	6.234.899
Adjustments for Impairment Loss (Reversal of Impairment Loss)	5	36.458.337	2.421.00
Adjustments for provisions		330.949	2.531.69
Adjustments for Interest (Income) Expenses		-198.182.352	-353.271.779
Adjustments for fair value losses (gains)		-841.709.319	-6.794.982.62
Adjustments for Fair Value Losses (Gains) of Investment Property	7	-841.709.319	-6.794.982.628
Adjustments for Tax (Income) Expenses	20	461.821.174	
Other adjustments for non-cash items Adjustments for losses (gains) on disposal of non-current assets		-1.612.728	-4.316.114.35
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-1.612.728	(
Adjustments Related to Gain and Losses on Net Monetary Position		151.120.326	406.499.280
Changes in Working Capital		1.164.499.579	4.043.762.936
Decrease (Increase) in Financial Investments		0	3.683.059.078
Adjustments for decrease (increase) in trade accounts receivable	5	15.119.695	276.900.565
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		26.445.853	16.502.310
Adjustments for decrease (increase) in inventories	8	1.962.107.092	690.812.843
Decrease (Increase) in Prepaid Expenses		-2.360.927	-10.707.893
Adjustments for increase (decrease) in trade accounts payable	5	50.194.438	-415.382.762
Increase (Decrease) in Employee Benefit Liabilities		-18.508	937.489
Adjustments for increase (decrease) in other operating payables		5.455.752	-71.700
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-643.649.521	152.225.54
Other Adjustments for Other Increase (Decrease) in Working Capital		-248.794.295	-350.512.535
Decrease (Increase) in Other Assets Related with Operations		-242.966.552	-319.563.960
Increase (Decrease) in Other Payables Related with Operations		-5.827.743	-30.948.575
Cash Flows from (used in) Operations		2.470.113.937	5.188.562.298
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES Proceeds from sales of property, plant, equipment and intangible assets		-1.994.698.559 10.457	-5.681.591.55 2 419.694.40
Purchase of Property, Plant, Equipment and Intangible Assets		-2.998.386	-4.711.993
Cash Inflows from Sale of Investment Property		4.531.473	(
Cash Outflows from Acquition of Investment Property	7	-1.996.242.103	-6.096.573.966
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-1.097.708.587	-1.151.983.048
Payments to Acquire Entity's Shares or Other Equity Instruments		0	-394.782.417
Payments to Acquire Entity's Shares		0	-394.782.41
Dividends Paid		-1.295.890.939	-1.110.472.410
Interest paid		-745.041	-1.289.274
Interest Received	16	198.927.393	354.561.053
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-622.293.209	-1.645.012.302
Net increase (decrease) in cash and cash equivalents	4	-622.293.209	-1.645.012.302
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	1.325.570.287	3.082.590.222
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-159.834.586	-417.259.343
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	543.442.492	1.020.318.577



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

IL

			Equity											
			Equity attributable to owners of parent [member]											
		Footnote Reference						Other Accumulated Comprehensive Income Tha	it Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	re Income That Will Be Reclassified In Profit Or Loss	Retained Earnir	gs	
			Issued Capital	Inflation Adjustments on Capita	al Treasury Shares	s Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Contro	ol Gains/Losses on Revaluation and l	Remeasurement [member]	Decomp Of Coine or Larges on Hadro	Restricted Reserves Appropriated From Profits (member) Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Not Profit or Loss	Non-controlling interests [member]
								Increases (Decreases) on Revaluation of Property, Plant and Equipment	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve of Gallis of Losses off neuge	Gains (Losses) On Revaluation and Reclassification	PHOLITERIS PHONES OF LOSSES	Net Floilt of Loss	
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		400.000.000	5.594.212.17	76	6.365.916.741	-5.333.513	.196 2.409.709.3	6.257.321		616.179.0	55 21.172.925.140	5.905.900.829 37.137.587.4	7 37.137.587.457
	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													
	Total Comprehensive Income (Loss)										325.579.8	5.580.321.021	-5.905.900.829	
	Profit (loss)												12.191.481.245 12.191.481.2	5 12.191.481.245
	Other Comprehensive Income (Loss)								-6.257.321				-6.257.3	
	Issue of equity								-0,231.321				-0.231.3	-0,231.321
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division													
	Effects of Business Combinations Under Common Control													
	Advance Dividend Payments													
Previous Period	Dividends Paid											-1.110.472.410	-1.110.472.4	-1.110.472.410
01.01.2024 - 30.09.2024	Decrease through Other Distributions to Owners													
	Increase (Decrease) through Treasury Share Transactions				-394.782.417	1.7							-394.782.4	7 -394.782.417
	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		400.000.000	5.594.212.17	76 -394.782.417	6.365.916.741	-5.333.513	.196 2.409.709.3	B1		941.758.8	73 25.642.773.751	12.191.481.245 47.817.556.5	47.817.556.554
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		400.000.000	5.594.107.5	88 -470.695.546	46 6.365.805.668	-5.333.420	1.686.767.1	36		1.412.442.4	52 20.142.171.944	9.257.456.356 39.054.635.4	1 39.054.635.471
	Adjustments Related to Accounting Policy Changes Adjustments Related to Required Changes in													
	Adjustments Related to Required Changes in Accounting Policies Adjustments Related to Voluntary Changes in													
	Accounting Policies													
	Adjustments Related to Errors Other Restatements													
	Other Restatements Restated Balances													
	Transfers										321.791.9	37 8 935 664 410	-9.257.456.356	
	Total Comprehensive Income (Loss)										321./91.3	0.333.004.413		
	Profit (loss)												1.693.454.143 1.693.454.1	3 1.693.454.143
	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													

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