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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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	543.442.492	1.325.570.287
Trade Receivables		789.117.654	849.790.389
Trade Receivables Due From Related Parties	5, 19	228.383.056	310.066.239
Trade Receivables Due From Unrelated Parties	5	560.734.598	539.724.150
Other Receivables		25.476.012	42.986.844
Other Receivables Due From Unrelated Parties		25.476.012	42.986.844
Inventories	8	6.372.529.467	8.334.636.559
Prepayments		21.263.715	25.132.025
Other current assets	10	866.131.119	623.164.567
SUB-TOTAL		**8.617.960.459**	**11.201.280.671**
Total current assets		**8.617.960.459**	**11.201.280.671**
NON-CURRENT ASSETS			
Other Receivables		1.401.766	1.242.084
Other Receivables Due From Unrelated Parties		1.401.766	1.242.084
Investment property	7	40.970.613.203	38.135.580.526
Property, plant and equipment	9	109.408.218	110.051.179
Intangible assets and goodwill		638.580	941.518
Prepayments		6.229.237	0
Total non-current assets		**41.088.291.004**	**38.247.815.307**
Total assets		**49.706.251.463**	**49.449.095.978**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		410.432.692	360.238.254
Trade Payables to Related Parties	5, 19	376.245.431	339.650.953
Trade Payables to Unrelated Parties	5	34.187.261	20.587.301
Employee Benefit Obligations		1.928.655	1.947.163
Other Payables		214.251	268.734
Other Payables to Unrelated Parties		214.251	268.734
Deferred Income Other Than Contract Liabilities	6	31.578.444	675.227.965
Current tax liabilities, current	20	413.402.922	0
Current provisions		23.581.601	31.964.912
Current provisions for employee benefits		568.942	673.130
Other current provisions	11	23.012.659	31.291.782
Other Current Liabilities		31.642.580	60.785.793
SUB-TOTAL		**912.781.145**	**1.130.432.821**
Total current liabilities		**912.781.145**	**1.130.432.821**
NON-CURRENT LIABILITIES			
Other Payables		19.440.931	13.930.696
Other Payables to Unrelated parties		19.440.931	13.930.696
Deferred Tax Liabilities	20	9.321.830.712	9.250.096.990
Total non-current liabilities		**9.341.271.643**	**9.264.027.686**
Total liabilities		**10.254.052.788**	**10.394.460.507**
EQUITY			
Equity attributable to owners of parent		39.452.198.675	39.054.635.471
Issued capital	12	400.000.000	400.000.000
Inflation Adjustments on Capital	12	5.594.107.588	5.594.107.588
Treasury Shares (-)		-470.695.546	-470.695.546
Share Premium (Discount)	12	6.365.805.668	6.365.805.668
Effects of Business Combinations Under Common Control	12	-5.333.420.137	-5.333.420.137
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	12	1.686.767.136	1.686.767.136
Restricted Reserves Appropriated From Profits	12	1.734.234.399	1.412.442.462
Prior Years' Profits or Losses		27.781.945.424	20.142.171.944
Current Period Net Profit Or Loss		1.693.454.143	9.257.456.356
Total equity		**39.452.198.675**	**39.054.635.471**
Total Liabilities and Equity		**49.706.251.463**	**49.449.095.978**

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	-3.919.890
Other Income from Operating Activities	15	851.946.009	6.934.094.226	2.384.064	-117.014.274
Other Expenses from Operating Activities		-172.694.604	-37.651.017	-55.068.221	-4.553.445
PROFIT (LOSS) FROM OPERATING ACTIVITIES		2.782.927.486	13.069.937.346	571.121.240	592.915.628
Investment Activity Expenses			-744.443	0	-95.359
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		2.782.927.486	13.069.192.903	571.121.240	592.820.269
Finance income	16	198.994.751	468.921.228	31.737.949	78.713.045
Finance costs		-745.041	-1.289.274	-294.030	-330.220
Gains (losses) on net monetary position	18	-825.901.879	-1.345.343.612	-438.906.160	-569.825.922
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.155.275.317	12.191.481.245	163.658.999	101.377.172
Tax (Expense) Income, Continuing Operations		-461.821.174	0	652.274.245	0
Current Period Tax (Expense) Income	20	-390.087.452	0	69.905.997	0
Deferred Tax (Expense) Income	20	-71.733.722	0	582.368.248	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.693.454.143	12.191.481.245	815.933.244	101.377.172
PROFIT (LOSS)		1.693.454.143	12.191.481.245	815.933.244	101.377.172
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		1.693.454.143	12.191.481.245	815.933.244	101.377.172
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	0,25000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	-6.257.321	0	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**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.693.454.143**	**12.185.223.924**	**815.933.244**	**101.377.172**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.693.454.143	12.185.223.924	815.933.244	101.377.172

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		**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	2.421.003
Adjustments for provisions		330.949	2.531.697
Adjustments for Interest (Income) Expenses		-198.182.352	-353.271.779
Adjustments for fair value losses (gains)		-841.709.319	-6.794.982.628
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	0
Other adjustments for non-cash items		0	-4.316.114.355
Adjustments for losses (gains) on disposal of non-current assets		-1.612.728	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-1.612.728	0
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	152.225.541
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		**-1.994.698.559**	**-5.681.591.552**
Proceeds from sales of property, plant, equipment and intangible assets		10.457	419.694.407
Purchase of Property, Plant, Equipment and Intangible Assets		-2.998.386	-4.711.993
Cash Inflows from Sale of Investment Property		4.531.473	0
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	-394.782.417
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	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Equity / Equity attributable to owners of parent [member] / Issued Capital	Inflation Adjustments on Capital	Treasury Shares	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss / Gains/Losses on Revaluation and Remeasurement [member] / Increases (Decreases) on Revaluation of Property, Plant and Equipment	Gains (Losses) on Remeasurements of Defined Benefit Plans	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss / Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits [member]	Retained Earnings / Prior Years' Profits or Losses	Net Profit or Loss	Total equity attributable to owners of parent	Non-controlling interests [member]	Equity total
Previous Period 01.01.2024 - 30.09.2024																
Statement of changes in equity [abstract]																
Statement of changes in equity [line items]																
Equity at beginning of period		**400.000.000**	**5.594.212.176**		**6.365.916.741**	**-5.333.513.196**	**2.409.709.381**	**6.257.321**			**616.179.065**	**21.172.925.140**	**5.905.900.829**	**37.137.587.457**		**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											325.579.808	5.580.321.021	-5.905.900.829			
Total Comprehensive Income (Loss)																
Profit (loss)													12.191.481.245	12.191.481.245		12.191.481.245
Other Comprehensive Income (Loss)								-6.257.321						-6.257.321		-6.257.321
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												-1.110.472.410		-1.110.472.410		-1.110.472.410
Decrease through Other Distributions to Owners																
Increase (Decrease) through Treasury Share Transactions				-394.782.417										-394.782.417		-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**	**5.594.212.176**	**-394.782.417**	**6.365.916.741**	**-5.333.513.196**	**2.409.709.381**				**941.758.873**	**25.642.773.751**	**12.191.481.245**	**47.817.556.554**		**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**	**5.594.107.588**	**-470.695.546**	**6.365.805.668**	**-5.333.420.137**	**1.686.767.136**				**1.412.442.462**	**20.142.171.944**	**9.257.456.356**	**39.054.635.471**		**39.054.635.471**
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											321.791.937	8.935.664.419	-9.257.456.356			
Total Comprehensive Income (Loss)																
Profit (loss)													1.693.454.143	1.693.454.143		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																

Current Period 01.01.2025 - 30.09.2025													-1.295.890.939		-1.295.890.939		-1.295.890.939
	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		**400.000.000**	**5.594.107.588**	**-470.695.546**	**6.365.805.668**	**-5.333.420.137**	**1.686.767.136**				**1.734.234.399**	**27.781.945.424**	**1.693.454.143**	**39.452.198.675**		**39.452.198.675**