KAMUYU AYDINLATMA PLATFORMU

DAP GAYRİMENKUL GELİŞTİRME A.Ş.
Financial Report
Unconsolidated
2025 - 3. 3 Monthly Notification

General Information About Financial Statements

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	1.890.084.487	2.097.300.011
Other Receivables	8	419.941.624	490.296.910
Other Receivables Due From Related Parties	5	19.374.946	7.181.406
Other Receivables Due From Unrelated Parties	8	400.566.678	483.115.504
Contract Assets	9	5.085.451.869	6.627.784.388
Contract Assets from Ongoing Construction Contracts	9	5.085.451.869	6.627.784.388
Inventories	10	1.702.718.948	419.111.904
Prepayments	11	2.603.686.475	1.431.035.074
Prepayments to Related Parties	5	2.453.524.550	1.294.571.119
Prepayments to Unrelated Parties	11	150.161.925	136.463.955
Current Tax Assets	12	11.483.281	39.638.514
Other current assets	20	624.930.584	400.469.140
Other Current Assets Due From Unrelated Parties	20	624.930.584	400.469.140
SUB-TOTAL		**12.338.297.268**	**11.505.635.941**
Total current assets		**12.338.297.268**	**11.505.635.941**
NON-CURRENT ASSETS			
Other Receivables	8	558.663.776	576.376.947
Other Receivables Due From Unrelated Parties	8	558.663.776	576.376.947
Contract Assets	9	16.788.964.015	15.832.150.658
Contract Assets from Ongoing Construction Contracts	9	16.788.964.015	15.832.150.658
Investment property	14	280.553.266	282.757.089
Property, plant and equipment	15	54.855.645	67.303.229
Buildings	15	3.713	4.548
Machinery And Equipments	15	27.275.485	30.560.172
Vehicles	15	27.576.447	36.738.509
Right of Use Assets	13	23.794.370	29.251.711
Intangible assets and goodwill	16	24.939.880	25.145.616
Goodwill	16.1	12.054.675	12.054.675
Other intangible assets	16.2	12.885.205	13.090.941
Prepayments	11	24.199.154	22.297.081
Prepayments to Unrelated Parties	11	24.199.154	22.297.081
Deferred Tax Asset	28	311.840.956	399.180.549
Total non-current assets		**18.067.811.062**	**17.234.462.880**
Total assets		**30.406.108.330**	**28.740.098.821**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	9.396.309	6.545.943
Current Borrowings From Unrelated Parties	7	9.396.309	6.545.943
Other short-term borrowings		9.396.309	6.545.943
Current Portion of Non-current Borrowings	7	1.497.931.521	1.375.565.160
Current Portion of Non-current Borrowings from Unrelated Parties	7	1.497.931.521	1.375.565.160
Bank Loans	7	1.497.931.521	1.375.565.160
Trade Payables	6	56.854.971	60.218.416
Trade Payables to Unrelated Parties	6	56.854.971	60.218.416
Employee Benefit Obligations	19	9.478.657	9.916.185
Other Payables	8	160.059.463	191.715.492
Other Payables to Related Parties	5	29.616.490	27.173.889
Other Payables to Unrelated Parties	8	130.442.973	164.541.603
Deferred Income Other Than Contract Liabilities	11	3.443.171.040	4.177.362.065
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	3.443.171.040	4.177.362.065
Current provisions	18	98.656.101	177.621.002
Other current provisions	18	98.656.101	177.621.002
SUB-TOTAL		**5.275.548.062**	**5.998.944.263**
Total current liabilities		**5.275.548.062**	**5.998.944.263**
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	1.462.937.237	1.546.685.537

Long Term Borrowings From Unrelated Parties	7	1.462.937.237	1.546.685.537
Bank Loans	7	1.462.937.237	1.546.685.537
Other Payables	8	1.247.554.164	6.215.623
Other Payables to Related Parties	5	1.242.500.000	
Other Payables to Unrelated parties	9	5.054.164	6.215.623
Deferred Income Other Than Contract Liabilities		5.000.681.308	5.082.098.382
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	5.000.681.308	5.082.098.382
Non-current provisions	18	7.141.868	6.114.231
Non-current provisions for employee benefits	18	7.141.868	6.114.231
Deferred Tax Liabilities	28	3.337.731.415	3.025.038.108
Total non-current liabilities		**11.056.045.992**	**9.666.151.881**
Total liabilities		**16.331.594.054**	**15.665.096.144**
EQUITY			
Equity attributable to owners of parent		14.074.514.276	13.075.002.677
Issued capital	21.1	2.650.000.000	2.650.000.000
Inflation Adjustments on Capital	21.2	2.439.109.427	2.439.109.427
Treasury Shares (-)	21.3	-19.780.677	-9.416.377
Share Premium (Discount)	21.4	623.082.907	623.082.907
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	21.5	-253.994	-165.907
Gains (Losses) on Revaluation and Remeasurement		-253.994	-165.907
Gains (Losses) on Remeasurements of Defined Benefit Plans	21.5.1	-253.994	-165.907
Restricted Reserves Appropriated From Profits		142.366.660	132.002.360
Legal Reserves	21.6	142.366.660	132.002.360
Prior Years' Profits or Losses	21.7	7.230.025.967	6.201.821.958
Current Period Net Profit Or Loss		1.009.963.986	1.038.568.309
Total equity		**14.074.514.276**	**13.075.002.677**
Total Liabilities and Equity		**30.406.108.330**	**28.740.098.821**

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	22.1	5.532.097.223	6.689.043.175	1.911.484.749	2.938.539.787
Cost of sales	22.2	-1.194.296.358	-1.515.507.412	-369.656.857	-741.785.050
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.337.800.865	5.173.535.763	1.541.827.892	2.196.754.737
GROSS PROFIT (LOSS)		4.337.800.865	5.173.535.763	1.541.827.892	2.196.754.737
General Administrative Expenses	23.1	-137.591.642	-144.816.684	-44.786.981	-45.683.938
Marketing Expenses	23.2	-120.634.844	-143.582.743	-35.265.383	-31.779.387
Other Income from Operating Activities	25.1	16.833.941	23.315.903	2.355.344	9.347.999
Other Expenses from Operating Activities	25.2	-67.557.844	-6.634.571	-3.105.246	-105.885
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.028.850.476	4.901.817.668	1.461.025.626	2.128.533.526
Investment Activity Income	26.1	5.603.123	943.618	1.971.494	3.624
Investment Activity Expenses	26.2	-2.554.897	-2.546.150	-1.085.682	-609.449
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.031.898.702	4.900.215.136	1.461.911.438	2.127.927.701
Finance income	27.1	461.277.263	755.598.228	156.203.019	268.984.792
Finance costs	27.2	-528.918.943	-493.246.194	-223.112.961	-180.552.182
Gains (losses) on net monetary position		-2.554.230.771	-3.454.381.430	-843.386.442	-1.462.660.907
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.410.026.251	1.708.185.740	551.615.054	753.699.404
Tax (Expense) Income, Continuing Operations		-400.062.265	-638.069.795	-192.426.796	-413.756.719
Current Period Tax (Expense) Income	28				3.971.606
Deferred Tax (Expense) Income	28	-400.062.265	-638.069.795	-192.426.796	-417.728.325
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.009.963.986	1.070.115.945	359.188.258	339.942.685
PROFIT (LOSS)		1.009.963.986	1.070.115.945	359.188.258	339.942.685
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.009.963.986	1.070.115.945	359.188.258	339.942.685
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	29	0,38000000	0,95000000		
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-88.087	-173.832	45.806	-55.810
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-117.449	-231.776	61.074	-74.412
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		29.362	57.944	-15.268	18.602
Deferred Tax (Expense) Income	28	29.362	57.944	-15.268	18.602
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**-88.087**	**-173.832**	**45.806**	**-55.810**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.009.875.899**	**1.069.942.113**	**359.234.064**	**339.886.875**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.009.875.899	1.069.942.113	359.234.064	339.886.875

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		**-392.650.114**	**-30.381.658**
Profit (Loss)		1.009.963.986	1.070.115.945
Profit (Loss) from Continuing Operations		1.009.963.986	1.070.115.945
Adjustments to Reconcile Profit (Loss)		**3.460.162.691**	**2.600.872.356**
Adjustments for depreciation and amortisation expense	23	34.561.603	29.488.358
Adjustments for provisions		-78.025.351	-313.078.547
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18-23	939.550	-242.021
Adjustments for (Reversal of) Other Provisions	18	-78.964.901	-312.836.526
Adjustments for Interest (Income) Expenses		1.162.116	-941.210
Deferred Financial Expense from Credit Purchases	25.2	4.828.786	4.760.727
Unearned Financial Income from Credit Sales	25.1	-3.666.670	-5.701.937
Adjustments for Tax (Income) Expenses	28	400.032.900	638.011.849
Adjustments Related to Gain and Losses on Net Monetary Position		3.102.431.423	2.247.391.906
Changes in Working Capital		**-4.862.776.791**	**-3.701.369.959**
Adjustments for decrease (increase) in trade accounts receivable	6	0	2.858.977
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	0	2.858.977
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.882.924.512	-716.644.871
Decrease (Increase) in Other Related Party Receivables Related with Operations	6	-1.435.064.207	-249.397.510
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8-11-20	-447.860.305	-467.247.361
Adjustments for Decrease (Increase) in Contract Assets	9	-3.968.006.850	-4.935.459.173
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts	8	-3.968.006.850	-4.935.459.173
Adjustments for decrease (increase) in inventories	10	-1.368.577.769	-199.972.484
Adjustments for increase (decrease) in trade accounts payable	6	7.683.117	26.994.083
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	7.683.117	26.994.083
Increase (Decrease) in Employee Benefit Liabilities	19	1.572.879	-388.151
Adjustments for increase (decrease) in other operating payables		2.347.476.344	2.121.241.660
Increase (Decrease) in Other Operating Payables to Related Parties	5	1.250.451.834	4.496.529
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8-11	1.097.024.510	2.116.745.131
Cash Flows from (used in) Operations		**-392.650.114**	**-30.381.658**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-14.247.119**	**-11.153.537**
Proceeds from sales of property, plant, equipment and intangible assets	15	156.901	2.461.573
Proceeds from sales of property, plant and equipment	15	156.901	2.461.573
Purchase of Property, Plant, Equipment and Intangible Assets		-6.394.524	-13.407.993
Purchase of property, plant and equipment	15	-284.837	-346.498
Purchase of intangible assets	17	-6.109.687	-13.061.495
Purchase of other long-term assets	14-15	-8.009.496	0
Income taxes refund (paid)		0	-207.117
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**624.888.199**	**328.462.655**
Proceeds from Capital Advances	21		55.157
Payments to Acquire Entity's Shares or Other Equity Instruments	21	-10.364.300	
Payments to Acquire Entity's Shares	21	-10.364.300	
Proceeds from borrowings		635.252.499	328.407.498
Proceeds from Other Financial Borrowings	7	635.252.499	328.407.498
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		217.990.966	286.927.460
Net increase (decrease) in cash and cash equivalents		217.990.966	286.927.460
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**2.097.300.011**	**2.418.233.969**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS	4	-425.206.490	-542.763.260

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**1.890.084.487**	**2.162.398.169**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

			Equity													
			Equity attributable to owners of parent [member]												Non-controlling interests [member]	
								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			Retained Earnings				
								Gains/Losses on Revaluation and Remeasurement [member]								
		Footnote Reference	Issued Capital	Inflation Adjustments on Capital	Capital Advance	Treasury Shares	Share premiums or discounts	Gains (Losses) on Remeasurements of Defined Benefit Plans	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			
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	21.1	**385.000.000**	**1.513.676.917**	**1.863.395.296**			**12.340**			**120.618.977**	**5.251.158.056**	**2.912.097.600**	**12.045.959.186**		**12.045.959.186**
	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											2.912.097.600	-2.912.097.600			
	Total Comprehensive Income (Loss)							-173.832					1.070.115.945	1.069.942.113		1.069.942.113
	Profit (loss)												1.070.115.945	1.070.115.945		1.070.115.945
	Other Comprehensive Income (Loss)							-173.832						-173.832		-173.832
	Issue of equity		2.265.000.000	925.432.510	-1.863.395.296		623.082.907				1.967.008	-1.952.031.972		55.175		55.175
	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		**2.650.000.000**	**2.439.109.427**			**623.082.907**	**-161.492**			**122.585.985**	**6.211.223.684**	**1.070.115.945**	**13.115.956.456**		**13.115.956.456**
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period	21.1	**2.650.000.000**	**2.439.109.427**		**-9.416.377**	**623.082.907**	**-165.907**			**132.002.360**	**6.201.821.958**	**1.038.568.309**	**13.075.002.677**		**13.075.002.677**
	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											1.038.568.309	-1.038.568.309			
	Total Comprehensive Income (Loss)							-88.087					1.009.963.986	1.009.875.899		1.009.875.899
	Profit (loss)												1.009.963.986	1.009.963.986		1.009.963.986
	Other Comprehensive Income (Loss)							-88.087						-88.087		-88.087
	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																
	Decrease through Other Distributions to Owners															
	Increase (Decrease) through Treasury Share Transactions					-10.364.300					10.364.300	-10.364.300		-10.364.300		-10.364.300
	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		**2.650.000.000**	**2.439.109.427**		**-19.780.677**	**623.082.907**	**-253.994**			**142.366.660**	**7.230.025.967**	**1.009.963.986**	**14.074.514.276**		**14.074.514.276**