

KAMUYU AYDINLATMA PLATFORMU

DAP GAYRIMENKUL 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
ratement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.890.084.487	2.097.300.
Other Receivables	8	419.941.624	490.296.
Other Receivables Due From Related Parties	5	19.374.946	7.181
Other Receivables Due From Unrelated Parties	8	400.566.678	483.115
Contract Assets	9	5.085.451.869	6.627.784
Contract Assets from Ongoing Construction Contracts	9	5.085.451.869	6.627.784
Inventories	10	1.702.718.948	419.111
Prepayments	11	2.603.686.475	1.431.035
Prepayments to Related Parties	5	2.453.524.550	1.294.571
Prepayments to Unrelated Parties	11	150.161.925	136.463
Current Tax Assets	12	11.483.281	39.638
Other current assets	20	624.930.584	400.469
Other Current Assets Due From Unrelated Parties	20	624.930.584	400.469
SUB-TOTAL		12.338.297.268	11.505.635
Total current assets		12.338.297.268	11.505.635
NON-CURRENT ASSETS			
Other Receivables	8	558.663.776	576.376
Other Receivables Due From Unrelated Parties	8	558.663.776	576.376
Contract Assets	9	16.788.964.015	15.832.150
Contract Assets from Ongoing Construction Contracts	9	16.788.964.015	15.832.150
Investment property	14	280.553.266	282.75
Property, plant and equipment	15	54.855.645	67.303
Buildings	15	3.713	4
Machinery And Equipments	15	27.275.485	30.560
Vehicles	15	27.576.447	36.738
Right of Use Assets	13	23.794.370	29.251
Intangible assets and goodwill	16	24.939.880	25.145
Goodwill	16.1	12.054.675	12.054
Other intangible assets	16.2	12.885.205	13.090
Prepayments	11	24.199.154	22.29
Prepayments to Unrelated Parties	11	24.199.154	22.29
Deferred Tax Asset	28	311.840.956	399.180
Total non-current assets		18.067.811.062	17.234.462
Total assets		30.406.108.330	28.740.098
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	9.396.309	6.54
Current Borrowings From Unrelated Parties	7	9.396.309	6.545
Other short-term borrowings	<u> </u>	9.396.309	6.545
Current Portion of Non-current Borrowings	7	1.497.931.521	1.375.565
Current Portion of Non-current Borrowings from	_		
Unrelated Parties	7	1.497.931.521	1.375.565
Bank Loans	7	1.497.931.521	1.375.565
Trade Payables	6	56.854.971	60.218
Trade Payables to Unrelated Parties	6	56.854.971	60.218
Employee Benefit Obligations	19	9.478.657	9.916
Other Payables	8	160.059.463	191.715
Other Payables to Related Parties	5	29.616.490	27.173
Other Payables to Unrelated Parties	8	130.442.973	164.54
Deferred Income Other Than Contract Liabilities	11	3.443.171.040	4.177.362
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	3.443.171.040	4.177.362
	18	98.656.101	177.62
Current provisions		98.656.101	177.621
Current provisions Other current provisions	18		
•	18	5.275.548.062	5.998.944
Other current provisions	18	5.275.548.062 5.275.548.062	
Other current provisions SUB-TOTAL	18		5.998.944 5.998.944

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	2.938.539.78	
Cost of sales	22.2	-1.194.296.358	-1.515.507.412	-369.656.857	-741.785.05	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.337.800.865	5.173.535.763	1.541.827.892	2.196.754.73	
GROSS PROFIT (LOSS)		4.337.800.865	5.173.535.763	1.541.827.892	2.196.754.73	
General Administrative Expenses	23.1	-137.591.642	-144.816.684	-44.786.981	-45.683.93	
Marketing Expenses	23.2	-120.634.844	-143.582.743	-35.265.383	-31.779.38	
Other Income from Operating Activities	25.1	16.833.941	23.315.903	2.355.344	9.347.99	
Other Expenses from Operating Activities	25.2	-67.557.844	-6.634.571	-3.105.246	-105.88	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.028.850.476	4.901.817.668	1.461.025.626	2.128.533.52	
Investment Activity Income	26.1	5.603.123	943.618	1.971.494	3.62	
Investment Activity Expenses	26.2	-2.554.897	-2.546.150	-1.085.682	-609.44	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.031.898.702	4.900.215.136	1.461.911.438	2.127.927.70	
Finance income	27.1	461.277.263	755.598.228	156.203.019	268.984.79	
Finance costs	27.2	-528.918.943	-493.246.194	-223.112.961	-180.552.18	
Gains (losses) on net monetary position		-2.554.230.771	-3.454.381.430	-843.386.442	-1.462.660.90	
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.410.026.251	1.708.185.740	551.615.054	753.699.40	
Tax (Expense) Income, Continuing Operations		-400.062.265	-638.069.795	-192.426.796	-413.756.71	
Current Period Tax (Expense) Income	28				3.971.60	
Deferred Tax (Expense) Income	28	-400.062.265	-638.069.795	-192.426.796	-417.728.32	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.009.963.986	1.070.115.945	359.188.258	339.942.68	
PROFIT (LOSS)		1.009.963.986	1.070.115.945	359.188.258	339.942.68	
Profit (loss), attributable to [abstract]						
Non-controlling Interests		0	0	0		
Owners of Parent		1.009.963.986	1.070.115.945	359.188.258	339.942.68	
		1.003.303.300	1.0 / 0.1110.0 / 10	333,133,233	333.2.33	
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			
	23	0,3800000	0,9300000			
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	-55.81	
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	18.60	
Deferred Tax (Expense) Income	28	29.362	57.944	-15.268	18.60	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0				
OTHER COMPREHENSIVE INCOME (LOSS)		-88.087	-173.832	45.806	-55.81	
TOTAL COMPREHENSIVE INCOME (LOSS)		1.009.875.899	1.069.942.113	359.234.064	339.886.87	
Total Comprehensive Income Attributable to						
·						
Non-controlling Interests		1 000 075 000	0	0	222 222 ==	
Owners of Parent		1.009.875.899	1.069.942.113	359.234.064	339.886.87	



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		-392.650.114	-30.381.65
Profit (Loss)		1.009.963.986	1.070.115.94
Profit (Loss) from Continuing Operations		1.009.963.986	1.070.115.94
Adjustments to Reconcile Profit (Loss)		3.460.162.691	2.600.872.35
Adjustments for depreciation and amortisation expense	23	34.561.603	29.488.35
Adjustments for provisions		-78.025.351	-313.078.54
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18-23	939.550	-242.02
Adjustments for (Reversal of) Other Provisions	18	-78.964.901	-312.836.520
Adjustments for Interest (Income) Expenses Deferred Financial Expense from Credit Purchases	25.2	1.162.116 4.828.786	-941.210 4.760.72
Unearned Financial Income from Credit Sales	25.1	-3.666.670	-5.701.93
Adjustments for Tax (Income) Expenses	28	400.032.900	638.011.849
Adjustments Related to Gain and Losses on Net	20		
Monetary Position		3.102.431.423	2.247.391.906
Changes in Working Capital		-4.862.776.791	-3.701.369.95
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		-1.882.924.512	-716.644.871
Related with Operations Decrease (Increase) in Other Related Party	6	-1.435.064.207	-249.397.510
Receivables Related with Operations Decrease (Increase) in Other Unrelated Party	8-11-20	-447.860.305	-467.247.361
Receivables Related with Operations Adjustments for Decrease (Increase) in Contract Assets	9	-3.968.006.850	-4.935.459.173
Decrease (Increase) In Contract Assets from Ongoing	8	-3.968.006.850	-4.935.459.173
Construction Contracts Adjustments for decrease (increase) in inventories	10	-1.368.577.769	-199.972.484
Adjustments for increase (decrease) in trade accounts	6	7.683.117	26.994.083
payable Increase (Decrease) in Trade Accounts Payables to	7	7.683.117	26.994.083
Unrelated Parties Increase (Decrease) in Employee Benefit Liabilities	19	1.572.879	-388.151
Adjustments for increase (decrease) in other operating	19		
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 Proceeds from sales of property, plant, equipment and		-14.247.119	-11.153.537
intangible assets	15 15	156.901 156.901	2.461.573 2.461.573
Proceeds from sales of property, plant and equipment Purchase of Property, Plant, Equipment and Intangible	15	136.901	
Assets		-6.394.524	-13.407.993
Purchase of property, plant and equipment	15	-284.837	-346.498
Purchase of other long term assets	17 14-15	-6.109.687 -8.009.496	-13.061.495
Purchase of other long-term assets Income taxes refund (paid)	14-15	-8.009.496	-207.117
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		624.888.199	328.462.655
Proceeds from Capital Advances	21	024.306.133	55.157
Payments to Acquire Entity's Shares or Other Equity Instruments	21	-10.364.300	33,123
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
			-542.763.260



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

										Equity						
									tributable to owners	s of parent [member]						
		Footnote Reference					Other Accumulated Compr	ehensive Income That Will Not Be Reclassified In P	Profit Or Loss	Other Accumulated Comprehensive	e Income That Will Be Reclassified In Profit Or Loss		Retained Earnings			
			Issued Capital Inflation Adjustme	nents on Capital Cap	pital Advance Treasury	Shares Share premiums or discount	ts Gains/Losses	on Revaluation and Remeasurement [member]				Restricted Reserves Appropriated From Profits [member]			Non-controlling interests [member]	
							Gains (Losses	s) on Remeasurements of Defined Benefit Plans		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses Net Profit or L	SS		
	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			120.618.97	5.251.158.056 2.912.097	12.045.959.18		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	500		
	Total Comprehensive Income (Loss)								-173.832				1.070.115	1.069.942.113		1.069.942.113
	Profit (loss)												1.070.115	945 1.070.115.94		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	623.082.9	907					1.967.000	-1.952.031.972	55.17	i	55.175
	Capital Decrease															
	Capital Advance															
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common															
	Control															
D	Advance Dividend Payments Dividends Paid															
Previous Period)1.2024 - 30.09.2024	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		623.082.9	907		-161,492			122.585.98	6.211.223.684 1.070.115	945 13.115.956.45		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.	416.377 623.082.9	907		-165.907			132.002.36	6.201.821.958 1.038.568	309 13.075.002.67		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			
	Total Comprehensive Income (Loss)								-88.087					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					-88.08		-88.087
	Issue of equity Capital Decrease															
	Capital Decrease Capital Advance															
	Effect of Merger or Liquidation or Division															
	Effects of Business Combinations Under Common															
	Control Advance Dividend Payments															
	Dividends Paid															