



KAMUYU AYDINLATMA PLATFORMU

ATA GAYRİMENKUL YATIRIM ORTAKLIĞI 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	43.261.071	69.137.220
Trade Receivables	5,24	4.090.451	3.381.343
Trade Receivables Due From Related Parties	5,24	947.005	801.091
Trade Receivables Due From Unrelated Parties	5	3.143.446	2.580.252
Other Receivables	7	1.171.020	131.393
Other Receivables Due From Unrelated Parties	7	1.171.020	131.393
Prepayments	9	1.190.563	346.364
Prepayments to Unrelated Parties	9	1.190.563	346.364
Current Tax Assets	9	522.585	1.322.476
SUB-TOTAL		50.235.690	74.318.796
Total current assets		50.235.690	74.318.796
NON-CURRENT ASSETS			
Investment property	10	757.423.708	726.801.627
Property, plant and equipment	11	234.650	123.068
Right of Use Assets	12	185.753	730.971
Intangible assets and goodwill	11	37.917	22.131
Other intangible assets	11	37.917	22.131
Total non-current assets		757.882.028	727.677.797
Total assets		808.117.718	801.996.593
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		48.348	172.893
Current Borrowings From Related Parties		48.348	172.893
Lease Liabilities	6	48.348	172.893
Trade Payables	5,24	1.752.714	1.500.827
Trade Payables to Related Parties	5,24	274.646	202.944
Trade Payables to Unrelated Parties	5	1.478.068	1.297.883
Employee Benefit Obligations	14	615.178	408.090
Other Payables	7	1.107.091	609.535
Other Payables to Unrelated Parties	7	1.107.091	609.535
Deferred Income Other Than Contract Liabilities	8	134.434	134.433
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	134.434	134.433
Current tax liabilities, current	15	304.582	0
Current provisions	14	221.869	193.911
Current provisions for employee benefits	14	221.869	193.911
SUB-TOTAL		4.184.216	3.019.689
Total current liabilities		4.184.216	3.019.689
NON-CURRENT LIABILITIES			
Long Term Borrowings		0	15.400
Long Term Borrowings From Related Parties		0	15.400
Lease Liabilities	6	0	15.400
Deferred Income Other Than Contract Liabilities	8	11.202	112.028
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	11.202	112.028
Non-current provisions	14	241.944	205.211
Non-current provisions for employee benefits	14	241.944	205.211
Deferred Tax Liabilities	22	97.152.930	93.487.398
Total non-current liabilities		97.406.076	93.820.037
Total liabilities		101.590.292	96.839.726
EQUITY			
Equity attributable to owners of parent		706.527.426	705.156.867
Issued capital	17	47.500.000	47.500.000
Inflation Adjustments on Capital	17	478.168.460	478.168.460
Share Premium (Discount)	17	37.836.484	37.836.484
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	17	-483.501	-464.124
Restricted Reserves Appropriated From Profits	17	5.976.012	5.976.012

Prior Years' Profits or Losses	17	136.140.035	85.355.801
Current Period Net Profit Or Loss	17	1.389.936	50.784.234
Total equity		706.527.426	705.156.867
Total Liabilities and Equity		808.117.718	801.996.593

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	18	31.995.245	26.698.345	10.301.108	8.599.116
Cost of sales	18	-11.380.768	-7.827.714	-4.352.822	-2.684.746
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		20.614.477	18.870.631	5.948.286	5.914.370
GROSS PROFIT (LOSS)		20.614.477	18.870.631	5.948.286	5.914.370
General Administrative Expenses	19	-18.315.973	-21.855.007	-5.924.790	-5.841.666
Other Income from Operating Activities	20	17.792.558	25.262.846	2.619.820	7.707.908
Other Expenses from Operating Activities	20	-9.319	-50.951	-743	-47.141
PROFIT (LOSS) FROM OPERATING ACTIVITIES		20.081.743	22.227.519	2.642.573	7.733.471
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		20.081.743	22.227.519	2.642.573	7.733.471
Finance costs	21	-823.002	-924.768	-202.768	-260.307
Gains (losses) on net monetary position		-13.890.383	-18.440.229	-3.768.432	-5.179.640
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.368.358	2.862.522	-1.328.627	2.293.524
Tax (Expense) Income, Continuing Operations		-3.978.422	0	-2.372.435	0
Current Period Tax (Expense) Income		-304.586	0	249.971	0
Deferred Tax (Expense) Income		-3.673.836	0	-2.622.406	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.389.936	2.862.522	-3.701.062	2.293.524
PROFIT (LOSS)		1.389.936	2.862.522	-3.701.062	2.293.524
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		1.389.936	2.862.522	-3.701.062	2.293.524
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülebilir Faaliyetlerden Pay Başına Kazanç</i>	23	0,02900000	0,06000000	-0,07800000	0,04800000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-19.377	74.511	-86.244	-152.398
Gains (Losses) on Remeasurements of Defined Benefit Plans	17	-19.377	74.511	-86.244	-152.398
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-19.377	74.511	-86.244	-152.398
TOTAL COMPREHENSIVE INCOME (LOSS)		1.370.559	2.937.033	-3.787.306	2.141.126
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		1.370.559	2.937.033	-3.787.306	2.141.126

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		19.721.075	18.640.353
Profit (Loss)	17	1.389.936	2.862.522
Profit (Loss) from Continuing Operations	17	1.389.936	2.862.522
Adjustments to Reconcile Profit (Loss)		4.077.345	-13.482.258
Adjustments for depreciation and amortisation expense	11,12	596.074	581.239
Adjustments for Impairment Loss (Reversal of Impairment Loss)	5	0	34.599
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	5	0	34.599
Adjustments for provisions	14	145.610	801.252
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	145.610	801.252
Adjustments for Interest (Income) Expenses	20	721.114	-14.899.348
Adjustments for Interest Income	20	-99.436	-15.750.289
Adjustments for interest expense	21	820.550	850.941
Adjustments for fair value losses (gains)	20	-1.050.985	0
Adjustments for Fair Value Losses (Gains) of Investment Property	20	-1.050.985	0
Adjustments for Tax (Income) Expenses	22	3.665.532	0
Changes in Working Capital		-783.255	-1.259.348
Adjustments for decrease (increase) in trade accounts receivable	5,24	-1.394.650	2.962.116
Decrease (Increase) in Trade Accounts Receivables from Related Parties	5,24	-1.086.321	3.548.963
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	5	-308.329	-586.847
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	-1.066.267	-50.071
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	-1.066.267	-50.071
Decrease (Increase) in Prepaid Expenses	9	-844.199	-28.075
Adjustments for increase (decrease) in trade accounts payable	5,24	556.168	-5.473.581
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,24	112.847	-1.193.390
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	443.321	-4.280.191
Increase (Decrease) in Employee Benefit Liabilities	14	289.821	124.314
Adjustments for increase (decrease) in other operating payables	7	925.721	-167.059
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	925.721	-167.059
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	8	-100.825	-37.431
Other Adjustments for Other Increase (Decrease) in Working Capital		850.976	1.410.439
Decrease (Increase) in Other Assets Related with Operations		0	600.276
Increase (Decrease) in Other Payables Related with Operations		850.976	810.163
Cash Flows from (used in) Operations		4.684.026	-11.879.084
Interest received	20	99.436	15.066.693
Payments Related with Provisions for Employee Benefits	14	0	-101.889
Income taxes refund (paid)	9	531.769	-658.428
Inflation Effect On Operating Activities		14.405.844	16.213.061
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-29.749.320	-2.075.664
Purchase of Property, Plant, Equipment and Intangible Assets		-178.224	-10.774
Purchase of property, plant and equipment	11	-153.668	-10.774
Purchase of intangible assets	11	-24.556	0
Cash Outflows from Acquisition of Investment Property	10	-29.571.096	-2.064.890
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-1.830.847	-1.836.169
Payments of Lease Liabilities	6	-1.010.297	-985.228
Interest paid	6,21	-820.550	-850.941
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-11.859.092	14.728.520

Net increase (decrease) in cash and cash equivalents		-11.859.092	14.728.520
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	69.137.220	70.162.902
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-14.017.057	-18.519.407
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	43.261.071	66.372.015

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	Share premiums or discounts	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)	Gains/Losses 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 Loss		
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	17	47.500.000	478.168.459	37.836.484	-671.533			5.976.012	137.407.352	58.695.273	764.912.047	764.912.047
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	17								58.695.273	-58.695.273	0	0
Total Comprehensive Income (Loss)					74.511					2.862.522	2.937.033	2.937.033
Profit (loss)	17				0					2.862.522	2.862.522	2.862.522
Other Comprehensive Income (Loss)	17				74.511					0	74.511	74.511
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	17	47.500.000	478.168.459	37.836.484	-597.022			5.976.012	196.102.625	2.862.522	767.849.080	767.849.080
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	17	47.500.000	478.168.459	37.836.484	-464.124			5.976.012	85.355.801	50.784.234	705.156.867	705.156.867
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	17								50.784.234	-50.784.234	0	0
Total Comprehensive Income (Loss)					-19.377					1.389.936	1.370.559	1.370.559
Profit (loss)	17				0					1.389.936	1.389.936	1.389.936
Other Comprehensive Income (Loss)	17				-19.377					0	-19.377	-19.377
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

