



## KAMUYU AYDINLATMA PLATFORMU

# RÖNESANS GAYRİMENKUL YATIRIM A.Ş. Financial Report Consolidated 2025 - 3. 3 Monthly Notification

### General Information About Financial Statements

Financial Statements (Consolidated)



**MERKEZİ KAYIT  
İSTANBUL**

Türkiye Sermaye Piyasası - Merkezi  
Saklama ve Vadi Depolama Kuruluşu

## Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	24	8.589.847	4.499.238
Financial Investments		38.618	56.400
Trade Receivables		845.316	827.755
Trade Receivables Due From Related Parties	5,6	77.854	222.313
Trade Receivables Due From Unrelated Parties	6	767.462	605.442
Other Receivables		8.154	3.583
Other Receivables Due From Related Parties	5	463	56
Other Receivables Due From Unrelated Parties		7.691	3.527
Inventories	7	5.998	2.304
Prepayments		1.021.768	592.052
Prepayments to Related Parties	5	775.244	455.134
Prepayments to Unrelated Parties		246.524	136.918
Current Tax Assets		10.077	2.408
Other current assets		574.035	248.829
<b>SUB-TOTAL</b>		<b>11.093.813</b>	<b>6.232.569</b>
<b>Total current assets</b>		<b>11.093.813</b>	<b>6.232.569</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables		2.692	2.368
Other Receivables Due From Unrelated Parties		2.692	2.368
Inventories	7	3.991.976	3.529.066
Investments accounted for using equity method	3	9.638.399	20.361.627
Investment property	8	155.316.847	123.322.979
Property, plant and equipment		185.646	181.132
Right of Use Assets		318.593	320.259
Intangible assets and goodwill		1.976	1.972
Other intangible assets		1.976	1.972
Prepayments		7.322	9.378
Deferred Tax Asset	17	931.267	266.355
Other Non-current Assets		14.319	15.360
<b>Total non-current assets</b>		<b>170.409.037</b>	<b>148.010.496</b>
<b>Total assets</b>		<b>181.502.850</b>	<b>154.243.065</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	20	0	240.030
Current Portion of Non-current Borrowings		3.747.580	4.214.770
Trade Payables		1.379.108	1.288.257
Trade Payables to Related Parties	5,6	1.063.320	721.508
Trade Payables to Unrelated Parties	6	315.788	566.749
Employee Benefit Obligations		49.120	17.474
Other Payables		332.012	1.203.325
Other Payables to Related Parties	5	59.575	908.020
Other Payables to Unrelated Parties		272.437	295.305
Derivative Financial Liabilities	19	95.769	145.870
Deferred Income Other Than Contract Liabilities		227.853	70.488
Current tax liabilities, current	17	354.332	276.648
Current provisions		44.306	49.584
Current provisions for employee benefits		20.853	25.342
Other current provisions		23.453	24.242
<b>SUB-TOTAL</b>		<b>6.230.080</b>	<b>7.506.446</b>
<b>Total current liabilities</b>		<b>6.230.080</b>	<b>7.506.446</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	20	26.305.313	18.515.613
Other Payables		3.198.351	2.770.075
Other Payables to Related Parties	5	3.149.359	2.735.148
Other Payables to Unrelated parties		48.992	34.927
Deferred Income Other Than Contract Liabilities		36.288	1.412
Non-current provisions		197.349	147.102

Non-current provisions for employee benefits		197.349	147.102
Deferred Tax Liabilities	17	20.748.252	12.959.721
<b>Total non-current liabilities</b>		<b>50.485.553</b>	<b>34.393.923</b>
<b>Total liabilities</b>		<b>56.715.633</b>	<b>41.900.369</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		124.787.217	112.342.696
Issued capital	10	331.000	331.000
Inflation Adjustments on Capital	10	5.577.325	5.577.325
Share Premium (Discount)	10	15.727.305	15.727.305
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-25.570	-25.570
Gains (Losses) on Revaluation and Remeasurement		-25.570	-25.570
Gains (Losses) on Remeasurements of Defined Benefit Plans		-25.570	-25.570
Restricted Reserves Appropriated From Profits	10	818.234	816.449
Prior Years' Profits or Losses		89.914.402	84.038.326
Current Period Net Profit Or Loss		12.444.521	5.877.861
<b>Total equity</b>		<b>124.787.217</b>	<b>112.342.696</b>
<b>Total Liabilities and Equity</b>		<b>181.502.850</b>	<b>154.243.065</b>

## Profit or loss [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	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
<b>Profit or loss [abstract]</b>					
<b>PROFIT (LOSS)</b>					
Revenue	11	8.475.834	7.430.236	3.111.273	2.524.181
Cost of sales	11	-2.593.474	-2.017.337	-948.672	-754.225
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		5.882.360	5.412.899	2.162.601	1.769.956
GROSS PROFIT (LOSS)		5.882.360	5.412.899	2.162.601	1.769.956
General Administrative Expenses	12	-421.420	-364.224	-172.801	-106.809
Marketing Expenses	12	-58.760	-92.037	-24.120	-6.308
Other Income from Operating Activities	14	7.474.169	7.034.035	656.539	1.058.850
Other Expenses from Operating Activities	14	-1.012.287	-620.673	-134.456	-233.864
PROFIT (LOSS) FROM OPERATING ACTIVITIES		11.864.062	11.370.000	2.487.763	2.481.825
Investment Activity Income	15	7.216.321	1.154	7.215.141	334
Share of Profit (Loss) from Investments Accounted for Using Equity Method	3	-410.642	1.774.959	197.524	888.512
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		18.669.741	13.146.113	9.900.428	3.370.671
Finance income	16	38.592	293.859	38.592	40.187
Finance costs	16	-8.246.468	-8.315.029	-1.673.049	-3.149.302
Gains (losses) on net monetary position	25	4.753.208	9.439.511	1.446.987	1.712.171
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		15.215.073	14.564.454	9.712.958	1.973.727
Tax (Expense) Income, Continuing Operations		-2.770.552	-2.193.909	-776.765	2.295.726
Current Period Tax (Expense) Income	17	-635.597	-494.883	-107.810	-249.488
Deferred Tax (Expense) Income	17	-2.134.955	-1.699.026	-668.955	2.545.214
PROFIT (LOSS) FROM CONTINUING OPERATIONS		12.444.521	12.370.545	8.936.193	4.269.453
PROFIT (LOSS)		12.444.521	12.370.545	8.936.193	4.269.453
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		12.444.521	12.370.545	8.936.193	4.269.453
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>	18	37,60000000	39,17000000	27,00000000	12,90000000
<b>Diluted Earnings Per Share</b>					

## Statement of Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	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
<b>Statement of Other Comprehensive Income</b>					
PROFIT (LOSS)		12.444.521	12.370.545	8.936.193	4.269.453
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>12.444.521</b>	<b>12.370.545</b>	<b>8.936.193</b>	<b>4.269.453</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		12.444.521	12.370.545	8.936.193	4.269.453

## Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		12.444.521	12.370.545
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	13	12.780	14.035
Adjustments for Impairment Loss (Reversal of Impairment Loss)		82.075	41.452
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	82.075	41.452
Adjustments for provisions		90.169	71.316
Adjustments for (Reversal of) Provisions Related with Employee Benefits		84.141	71.905
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		6.028	-589
Adjustments for Interest (Income) Expenses		1.122.179	2.680.192
Adjustments for Interest Income	14	-507.439	-572.497
Adjustments for interest expense	16	1.629.618	3.252.689
Adjustments for unrealised foreign exchange losses ( gains)		7.285.183	4.649.209
Adjustments for fair value losses (gains)		-4.425.405	-4.496.826
Adjustments for Fair Value Losses (Gains) of Investment Property	8	-4.401.034	-4.454.592
Adjustments for Fair Value Losses (Gains) of Financial Assets		-802	0
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		-23.569	-42.234
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	3	410.642	-1.774.959
Adjustments for Tax (Income) Expenses	17	2.770.552	2.193.909
Adjustments for losses (gains) on disposal of non-current assets		-819.623	-450.142
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-819.623	-450.142
Adjustments for (Income) Expense Caused by Sale or Changes in Share of Associates, Joint Ventures and Financial Investments	15	-7.214.558	0
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		-185.382	-344.541
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-185.382	-344.541
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-5.947	309
Adjustments for decrease (increase) in inventories		-1.182.563	-1.739.010
Decrease (Increase) in Prepaid Expenses		-549.595	-271.513
Adjustments for increase (decrease) in trade accounts payable		-170.333	-45.898
Adjustments for increase (decrease) in other operating payables		-1.184.519	-2.843.899
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		177.665	-295.878
<b>Cash Flows from (used in) Operations</b>			
Payments Related with Provisions for Employee Benefits		-2.902	-7.084
Payments Related with Other Provisions		-13.556	0
Income taxes refund (paid)	17	-463.132	-172.027
Inflation Effect On Operating Activities		-3.545.976	-6.858.051
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	21	-2.922.250	0
Purchase of Property, Plant, Equipment and Intangible Assets		-28.007	-3.476
Purchase of property, plant and equipment		-26.642	-2.003
Purchase of intangible assets		-1.365	-1.473
Cash Inflows from Sale of Investment Property	8	-202.725	-347.197
Cash Outflows from Acquisition of Investment Property	8	337.726	236.891
Interest received		670.646	572.539
Other inflows (outflows) of cash		-5.832	11.771

<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>696.589</b>	<b>-507.097</b>
Proceeds from Issuing Shares or Other Equity Instruments		0	5.576.660
Proceeds from issuing shares		0	5.576.660
Proceeds from borrowings	20	7.968.329	4.606.276
Repayments of borrowings	20	-6.652.305	-7.613.901
Increase in Other Payables to Related Parties		213.153	-912.577
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		0	187.883
Cash Payments for Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		-14.290	0
Interest paid		-1.551.549	-2.349.456
Other inflows (outflows) of cash		733.251	-1.982
INFLATION EFFECT		912.187	763.622
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		4.090.609	3.448.192
Net increase (decrease) in cash and cash equivalents		4.090.609	3.448.192
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>4.499.238</b>	<b>2.893.070</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>8.589.847</b>	<b>6.341.262</b>

# Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Consolidated

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				
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	303.717	5.463.630	10.150.255	-16.527	-16.527	-16.527			816.412	50.927.227	33.111.099	84.038.326	100.755.813	100.755.813
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										33.111.099	-33.111.099	0	0	0
Total Comprehensive Income (Loss)											12.370.545	12.370.545	12.370.545	12.370.545
Profit (loss)											12.370.545	12.370.545	12.370.545	12.370.545
Other Comprehensive Income (Loss)														
Issue of equity	27.283	3.244											30.527	30.527
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			5.576.660										5.576.660	5.576.660
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														
<b>Equity at end of period</b>	<b>331.000</b>	<b>5.466.874</b>	<b>15.726.915</b>	<b>-16.527</b>	<b>-16.527</b>	<b>-16.527</b>			<b>816.412</b>	<b>84.038.326</b>	<b>12.370.545</b>	<b>96.408.871</b>	<b>118.793.545</b>	<b>118.793.545</b>
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	331.000	5.577.325	15.727.305	-25.570	-25.570	-25.570			816.440	84.038.326	5.877.861	89.916.187	112.342.696	112.342.696
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									1.785	5.876.076	-5.877.861	-1.785	0	0
Total Comprehensive Income (Loss)											12.444.521	12.444.521	12.444.521	12.444.521
Profit (loss)											12.444.521	12.444.521	12.444.521	12.444.521
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														

Previous Period  
01.01.2024 - 30.09.2024

