

KAMUYU AYDINLATMA PLATFORMU

KIZILBÜK 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
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	5.437.592	5.066.31
Financial Investments		0	
Financial Assets at Fair Value Through Profit or Loss		0	
Financial Assets at Fair Value Through Other Comprehensive Income		0	
Trade Receivables		1.346.031.155	1.992.328.61
Trade Receivables Due From Related Parties	9	1.236.552.614	1.855.698.39
Trade Receivables Due From Unrelated Parties		109.478.541	136.630.21
Other Receivables		25.265	30.07
Other Receivables Due From Unrelated Parties		25.265	30.07
Inventories	3	2.591.871.270	1.738.030.40
Prepayments to Poleted Portice	3	2.464.952.680	1.358.940.82
Prepayments to Related Parties Prepayments to Unrelated Parties	9	135.612 2.464.817.068	1.358.940.82
Other current assets		591.589.145	553.386.33
Other Current Assets Due From Unrelated Parties		591.589.145	553.386.33
SUB-TOTAL		6.999.907.107	5.647.782.56
Total current assets		6.999.907.107	5.647.782.56
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and			
associates	3	604.678.904	582.170.06
Trade Receivables		0	
Receivables From Financial Sector Operations		0	
Other Receivables		152.621	191.43
Other Receivables Due From Unrelated Parties		152.621	191.43
Inventories	3	218.277.099	189.921.05
Investment property	5	23.603.406.719	22.811.136.03
Property, plant and equipment		17.889.759	10.464.32
Right of Use Assets	4	19.373.433	15.993.72
Intangible assets and goodwill		5.331.042	1.274.24
Prepayments	3	457.107	
Other Non-current Assets		0 24.469.566.684	22 611 150 97
Total non-current assets Total assets		31.469.473.791	23.611.150.87 29.258.933.43
LIABILITIES AND EQUITY		31.409.413.191	25.236.533.436
CURRENT LIABILITIES			
Current Borrowings	3	31.246.519	
Current Borrowings From Related Parties	3	0	
Current Borrowings From Unrelated Parties		31.246.519	
Current Portion of Non-current Borrowings	3	1.197.865.855	976.141.48
Current Portion of Non-current Borrowings from Related Parties	3,9	144.250.774	83.643.19
Current Portion of Non-current Borrowings from Unrelated Parties	3	1.053.615.081	892.498.28
Other Financial Liabilities		0	
Trade Payables		665.629.334	698.138.99
Trade Payables to Related Parties	9	160.196.471	127.721.64
Trade Payables to Unrelated Parties		505.432.863	570.417.34
Payables on Financial Sector Operations		0	
Employee Benefit Obligations		7.194.046	5.434.54
Other Payables	3	737.747.280	
Other Payables to Related Parties	9	737.747.280	
Contract Liabilities		0	
Derivative Financial Liabilities	2	42 200 257	10 500 00
Deferred Income Other Than Contract Liabilities Deferred Income Other Than Contract Liabilities From	9	43.380.257	13.530.680 204.260
Related Partice			
Related Parties Deferred Income Other Than Contract Liabilities from	3	43.380.257	13.326.420

Current provisions		4.235.694	6.740.6
Current provisions for employee benefits		4.020.984	6.471.3
Other current provisions		214.710	269.3
Other Current Liabilities		12.337.079	85.426.5
SUB-TOTAL		2.699.636.064	1.785.412.9
Total current liabilities		2.699.636.064	1.785.412.9
NON-CURRENT LIABILITIES			
Long Term Borrowings	3	1.699.347.018	577.464.4
Long Term Borrowings From Related Parties		0	
Long Term Borrowings From Unrelated Parties	3	1.699.347.018	577.464.4
Other Financial Liabilities		0	
Trade Payables		0	
Payables on Financial Sector Operations		0	
Other Payables	3	169.850.376	152.292.1
Other Payables to Unrelated parties	3	169.850.376	152.292.1
Contract Liabilities		0	
Derivative Financial Liabilities		0	
Deferred Income Other Than Contract Liabilities	3	700.708.674	86.869.8
Deferred Income Other Than Contract Liabilities From Related Parties	3,9	695.203.569	81.364.
Deferred Income Other Than Contract Liabilities from Unrelated Parties		5.505.105	5.505.
Non-current provisions		2.462.797	2.649.
Non-current provisions for employee benefits		2.462.797	2.649.3
Deferred Tax Liabilities		5.185.395.312	5.738.952.4
Other non-current liabilities		0	
Total non-current liabilities		7.757.764.177	6.558.228.0
Total liabilities		10.457.400.241	8.343.641.0
EQUITY			
Equity attributable to owners of parent		21.012.073.550	20.915.292.4
Issued capital		1.200.000.000	300.000.0
Inflation Adjustments on Capital		1.596.335.943	1.445.448.0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-447.474	-468.6
Gains (Losses) on Revaluation and Remeasurement		-447.474	-468.6
Gains (Losses) on Remeasurements of Defined Benefit Plans		-447.474	-468.6
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	
Gains (Losses) on Hedge		0	
Gains (Losses) on Revaluation and Reclassification		0	
Restricted Reserves Appropriated From Profits		272.113.434	139.893.6
Prior Years' Profits or Losses		17.847.311.694	9.900.984.
Current Period Net Profit Or Loss		96.759.953	9.129.434.
Total equity		21.012.073.550	20.915.292.4
Total Liabilities and Equity		31.469.473.791	29.258.933.4



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		1.165.126.028	0	149.789.233	
Cost of sales		-172.658.186	0	-52.028.976	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		992.467.842	0	97.760.257	
Revenue from Finance Sector Operations		0	0	0	
Cost of Finance Sector Operations		0	0	0	
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS GROSS PROFIT (LOSS)		992.467.842	0	97.760.257	
General Administrative Expenses		-79.968.874	-97.422.293	-31.361.127	-29.563.4
Marketing Expenses		-142.577.732	-303.676.848	-24.010.926	-190.132.4
Other Income from Operating Activities		61.234.141	144.811.384	-8.146.782	38.578.6
Other Expenses from Operating Activities		-42.489.533	-49.593.809	2.056.444	-9.039.8
Other gains (losses)			6.463.331.140		40.789.0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		788.665.844	6.157.449.574	36.297.866	-149.368.0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		788.665.844	6.157.449.574	36.297.866	-149.368.0
Finance income		78.303.402	3.053.109	49.351.037	871.4
Finance costs Gains (losses) on net monetary position	10	-1.141.151.359 980.890.796	-115.696.759 958.306.608	-402.547.155 335.682.163	-87.563.9 -476.471.6
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE	10	980.890.796	958.306.608	335.682.163	-476.471.6
TAX		706.708.683	7.003.112.532	18.783.911	-712.532.2
Tax (Expense) Income, Continuing Operations		-609.948.730	0	-297.890.137	
Deferred Tax (Expense) Income		-609.948.730		-297.890.137	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		96.759.953	7.003.112.532	-279.106.226	-712.532.2
PROFIT (LOSS)		96.759.953	7.003.112.532	-279.106.226	-712.532.2
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		96.759.953	7.003.112.532	-279.106.226	-712.532.2
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)		0,08060000	5,83590000	-0,23260000	-0,593800
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		21.162	-553.475	-280.406	227.5
Gains (Losses) on Remeasurements of Defined Benefit Plans		21.162	-553.475	-280.406	227.5
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		0	0	0	
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0	0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	
Exchange Differences on Translation of Foreing Operations Cains (Lasses) on Remoscuring or Replaceification		0	0	0	
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets Other Comprehensive Income (Loss) Related with		0	0	0	
Financial Assets Measured at Fair Value through Other Comprehensive Income		0	0	0	
Other Comprehensive Income (Loss) Related with Cash Flow Hedges Other Comprehensive Income (Loss) Related with		0	0	0	
Hedges of Net Investments in Foreign Operations		0	0	0	
Change in Value of Time Value of Options		0	0	0	
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Change in Value of Foreign Currency Basis Spreads	0	0	0	0
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss	0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss	0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)	21.162	-553.475	-280.406	227.501
TOTAL COMPREHENSIVE INCOME (LOSS)	96.781.115	7.002.559.057	-279.386.632	-712.304.707
Total Comprehensive Income Attributable to				
Non-controlling Interests	0	0	0	0
Owners of Parent	96.781.115	7.002.559.057	-279.386.632	-712.304.707



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
tatement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		125.225.590	-231.656.02
Profit (Loss)		96.759.953	7.003.112.53
Adjustments to Reconcile Profit (Loss)		22.413.084	-6.308.878.98
Adjustments for depreciation and amortisation expense		10.775.398	11.012.03
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	
Adjustments for provisions		-2.323.845	1.435.85
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-2.269.245	1.538.48
Adjustments for (Reversal of) Other Provisions		-54.600	-102.63
Adjustments for Interest (Income) Expenses		921.014.319	112.643.65
Adjustments for fair value losses (gains)	5	0	-6.463.331.14
Adjustments for Fair Value Losses (Gains) of Investment Property		0	-6.463.331.14
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	
Adjustments for Tax (Income) Expenses		609.948.730	
Adjustments for losses (gains) on disposal of non-current assets		0	
Adjustments Related to Gain and Losses on Net Monetary Position		-1.517.001.518	29.360.61
Changes in Working Capital		6.420.038	-925.889.57
Adjustments for decrease (increase) in trade accounts receivable		646.297.459	178.161.59
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	
Adjustments for Decrease (Increase) in Contract Assets		0	
Adjustments for decrease (increase) in inventories		-882.196.910	-902.140.16
Decrease (Increase) in Prepaid Expenses		-1.106.468.961	-423.117.82
Adjustments for increase (decrease) in trade accounts payable		41.764.291	-175.446.02
Adjustments for Increase (Decrease) in Contract Liabilities		0	
Adjustments for increase (decrease) in other operating payables		0	
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		643.688.357	273.804.55
Other Adjustments for Other Increase (Decrease) in Working Capital		663.335.802	122.848.28
Cash Flows from (used in) Operations		125.593.075	-231.656.02
Payments Related with Provisions for Employee Benefits		-367.485	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-882.145.944	-494.431.87
Cash Flows Used in Obtaining Control of Subsidiaries or		-74.273.951	-33.642.46
Other Businesses Proceeds from sales of property, plant, equipment and		0	
intangible assets Purchase of Property, Plant, Equipment and Intangible		-15.601.309	-3.489.50
Assets Cash Outflows from Acquition of Investment Property		-792.270.684	-457.299.90
Cash advances and loans made to other parties		-192.210.684	-457.299.90
Cash receipts from repayment of advances and loans made to other parties		0	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		758.318.777	584.111.09
Proceeds from Issuing Shares or Other Equity Instruments		0	307,111,00
Payments to Acquire Entity's Shares or Other Equity Instruments		0	
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	
Proceeds from borrowings		6.286.455.082	724.982.03
Repayments of borrowings		-4.613.108.056	-28.227.29
Interest paid		-915.028.249	-112.643.65
INFLATION EFFECT		-1.027.144	-50.995.24
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		371.279	-192.972.060

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	5.066.313	193.200.389
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	5,437,592	228.329



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

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						Equity attributable to owners of	parent [member]						
		Footnote Reference			Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensiv	ve Income That Will Be Reclassified In Profit Or Loss		Retained Earning	s		Non controlling interests [mambar]	
			Issued Capital	Inflation Adjustments on Capital	Gains/Losses on Revaluation and Remeasurement [member]	D 066		Restricted Reserves Appropriated From Profits [member]	D: V 10 %			Non-controlling interests [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]							II					
	Equity at beginning of period Adjustments Related to Accounting Policy Changes		300.000.000	1.445.448.038	-426.130			22.353.962	15.817.708.047	-3.072.644.490	14.512.439.427		14.512.439.427
	Adjustments Related to Required Changes in												0
	Accounting Policies Adjustments Related to Voluntary Changes in Accounting Policies												0
	Adjustments Related to Errors												0
	Other Restatements												0
	Restated Balances												0
	Transfers							117.539.724	-3.190.184.214	3.072.644.490	0		0
	Total Comprehensive Income (Loss)				-553.475					7.003.112.532	7.002.559.057		7.002.559.057
	Profit (loss)									7.003.112.532			7.003.112.532
	Other Comprehensive Income (Loss)				-553.475					0	-553.475		-553.475
	Issue of equity												0
	Capital Decrease Capital Advance												0
	Effect of Merger or Liquidation or Division												0
	Effects of Business Combinations Under Common												0
	Control Advance Dividend Payments												0
vious Period	Dividends Paid												0
024 - 30.09.2024	Decrease through Other Distributions to Owners												0
	Increase (Decrease) through Treasury Share Transactions												0
	Increase (Decrease) through Share-Based Payment Transactions												0
	Acquisition or Disposal of a Subsidiary												0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of												0
	control, equity Transactions with noncontrolling shareholders												0
	Increase through Other Contributions by Owners												0
	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												0
	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												0
	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												0
	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												0
	Commitment for which fair Value Hedge Accounting is Applied												
	Increase (decrease) through other changes, equity												0
	Equity at end of period		300.000.000	1.445.448.038	-979.605			139.893.686	12.627.523.833	7.003.112.532	21.514.998.484		21.514.998.484
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		300.000.000	1.445.448.037	-468.636			139.893.686	9.900.984.600	9.129.434.748	20.915.292.435		20.915.292.435
	Adjustments Related to Accounting Policy Changes Adjustments Related to Required Changes in												0
	Accounting Policies Adjustments Related to Voluntary Changes in												0
	Accounting Policies Adjustments Related to Errors												0
	Other Restatements												0
	Restated Balances												0
	Transfers		900.000.000	150.887.906				132.219.748	7.946.327.094	-9.129.434.748	0		0
	Total Comprehensive Income (Loss)				21.162					96.759.953	96.781.115		96.781.115
	Profit (loss)									96.759.953	96.759.953		96.759.953
	Other Comprehensive Income (Loss)				21,162					0	21.162		21.162
	Issue of equity												0
	Capital Decrease												0
	Capital Advance												0
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common												0
	Control Advance Dividend Payments												0
	Advance Dividend Edynleins												0

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Equity at end of period

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21.012.073.550

272.113.434 17.847.311.694 96.759.953 21.012.073.550