

**Doğuş Gayrimenkul Yatırım Ortaklığı
Anonim Şirketi**

Convenience Translation to English of
Financial Statements

As at and for the Year Ended

31 December 2023

With Independent Auditor's Report

(Originally Issued in Turkish)



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**CONVENIENCE TRANSLATION OF THE INDEPENDENT AUDITOR'S REPORT
ORIGINALLY PREPARED AND ISSUED IN TURKISH TO ENGLISH**

To the Shareholders of Doğuş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

A) Audit of the Financial Statements

Opinion

We have audited the financial statements of Doğuş Gayrimenkul Yatırım Ortaklığı Anonim Şirketi ("the Company"), which comprise the statement of financial position as at 31 December 2023, the statements of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2023, and its financial performance and its cash flows for the year then ended in accordance with Turkish Financial Reporting Standards ("TFRS").

Basis for Opinion

We conducted our audit in accordance with Standards on Auditing which is a component of the Turkish Auditing Standards as adopted within the framework of the Capital Markets Board ("CMB") regulations, published by the Public Oversight Accounting and Auditing Standards Authority ("POA") ("Standards on Auditing issued by POA"). Our responsibilities under Standards on Auditing issued by POA are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We declare that we are independent of the Company in accordance with the Code of Ethics for Auditors issued by POA (*including Independence Standards*) ("POA's Code of Ethics") and the ethical principles regarding independent audit of financial statements in the CMB legislation and other relevant legislation. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Determination of fair value of investment property

Refer to Note 2.3 to the financial statements for summary of significant accounting policies and significant accounting assessments, estimates and assumptions for investment properties.

<u>The key audit matter</u>	<u>How the matter was addressed in our audit</u>
As of 31 December 2023, the investment properties amounting to TL 9.875.860.000 represent 99% of the Company's total assets. The fair values of the Company's investment properties are determined by an independent real estate valuation company. For the year ended 31 December 2023, TL 1.555.729.107 fair value gain is recognized in "other operating income" as a result of the value determined by the independent real estate valuation company. Investment properties constitute a significant part of the Company's financial statements, and valuation methods include important estimates and assumptions. For this reason, determining the fair values of investment properties and reflecting them in the financial statements at the right amount has been considered as a key audit matter.	Our audit procedures in this area included, among others: • The competencies and integrity of the real estate appraisers assigned by the company management were evaluated, • Future plans and explanations were evaluated within the framework of macroeconomic data, by meeting with the company management, • The suitability of the valuation methods used in the calculations and reports prepared by the valuation companies has been evaluated, • Independent external experts were included in the studies to evaluate the estimates and assumptions (discount and capitalization rates, imputed rents) used by the valuation experts that the company management makes use of, • The suitability of key variables such as estimated increase rates, estimated occupancy rates, estimated profitability and accommodation fees used in valuations made using the Discounted Cash Flows ("DNA") method has been evaluated, • Evaluation whether the valuation results are within the acceptable range with sensitivity analysis, • The arithmetic accuracy of the calculations made in the valuation reports and the value increases/decreases to be reflected in the financial statements were checked • Evaluating the appropriateness and adequacy of other disclosures in the financial statements with respect to TFRSs.



Application of TAS- 29 "Financial Reporting in Hyperinflationary Economies"

Refer to Note 2.1.4 to related explanations regarding the application of "TAS 29 Financial Reporting in Hyperinflationary Economies".

<u>The key audit matter</u>	<u>How the matter was addressed in our audit</u>
Since the Company's functional currency (Turkish Lira) is considered as the high-inflation economy currency as of 31 December 2023, the Company applied TAS 29 "Financial Reporting in Hyperinflationary Economies" ("TAS 29") in its financial statements. Current period financial statements and amounts from previous reporting periods are also adjusted and expressed in terms of the purchasing power at the end of the reporting period in accordance with TAS 29 were made using the adjustment coefficient obtained from the Consumer Price Index ("CPI"). The application of TAS 29 has a pervasive and material impact on the financial statements. We identified the application of TAS 29 as a key audit matter.	Our audit procedures in this area include the following: • Understanding and evaluating the process and controls related to application of TAS 29, • Verifying whether management's determination of monetary and non-monetary items is in compliance with TAS 29, • Evaluating the calculation methods used by management in the application of TMS 29 are applied consistently in the comparative financial statements of the current period and the previous period, • Obtaining detailed lists of non-monetary items and testing the original entry dates and amounts on a sample basis to check the completeness and accuracy of the calculations, • Verifying the general price index rates used in calculations with the coefficients obtained from the Consumer Price Index in Turkey published by the Turkish Statistical Institute, • Evaluating the adequacy of disclosures related to the application of TAS 29 in the notes to the financial statements.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with TFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.



Auditor's Responsibilities for the Audit of the Financial Statements

Responsibilities of auditors in an audit are as follows:

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing issued by POA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards on Auditing issued by POA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



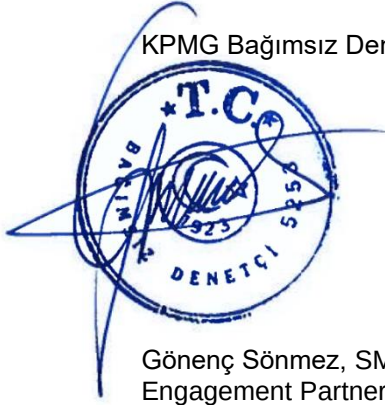
B) Other Legal and Regulatory Requirements

1) Pursuant to the fourth paragraph of Article 398 of Turkish Commercial Code ("TCC") numbered 6102; the Independent Auditor's Report on System and Committee of Early Identification of Risks is presented to the Board of Directors of the Company on 6 March 2024.

2) Pursuant to the fourth paragraph of Article 402 of the TCC; no significant matter has come to our attention that causes us to believe that for the period between 1 January 2023 and 31 December 2023, the Company's bookkeeping activities and financial statements are not in compliance with TCC and provisions of the Company's articles of association in relation to financial reporting.

3) Pursuant to the fourth paragraph of Article 402 of the TCC; the Board of Directors provided us the necessary explanations and required documents in connection with the audit.

KPMG Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi



Gönenç Sönmez, SMMM
Engagement Partner
6 March 2024
İstanbul, Türkiye

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**CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS
ORIGINALLY ISSUED IN TURKISH**

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

STATEMENT OF FINANCIAL POSITION AS OF 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

		Audited	Audited
	Notes	31 December	31 December
		2023	2022
ASSETS			
Current Assets		120.453.536	67.639.066
Cash and Cash Equivalents	3	37.468.103	28.003.698
Trade Receivables		79.107.904	35.705.067
<i>Trade Receivables from Related Parties</i>	5,24	65.843.130	27.012.765
<i>Trade Receivables from Third Parties</i>	5	13.264.774	8.692.302
Other Receivables	6	81.488	96.226
<i>Other Receivables from Third Parties</i>		81.488	96.226
Prepaid Expenses	7	2.027.441	2.364.060
Current Income Tax Assets	8	584.778	598.874
Other Current Assets	13	1.183.822	871.141
Non-Current Assets		9.892.189.925	8.338.240.105
Investment Properties	9	9.875.860.000	8.317.127.271
Tangible Assets	10	7.403.712	9.773.778
Intangible Assets	10	874.004	1.025.087
Prepaid Expenses	7	7.753.054	9.949.229
Other Non-Current Assets	13	299.155	364.740
TOTAL ASSETS		10.012.643.461	8.405.879.171
LIABILITIES			
Current Liabilities		550.653.290	602.790.830
Short-term portion of long-term borrowings	4	387.361.589	391.461.977
Trade Payables		152.182.716	168.016.471
<i>Trade Payables to Related Parties</i>	5, 24	135.843.589	154.955.419
<i>Trade Payables to Third Parties</i>	5	16.339.127	13.061.052
Liabilities for Employee Benefits		651.393	337.552
Other Payables	6	491.061	37.557.628
<i>Other Payables to Related Parties</i>	24	--	37.073.907
<i>Other Payables to Third Parties</i>		491.061	483.721
Short Term Provisions	12	1.853.927	3.819.758
<i>Short Term Provisions Related to Employee Benefits</i>	12	1.853.927	3.737.457
<i>Other Short Term Provisions</i>	12	--	82.301
Other Current Liabilities	13	7.155.699	590.113
Deferred Income		956.905	1.007.331
<i>Deferred Income from Third Parties</i>	7	956.905	1.007.331
Non-Current Liabilities		2.549.159.829	2.735.659.630
Long-term borrowings	4	2.543.211.707	2.727.052.537
Other Payables	6	3.791.169	4.073.982
<i>Other Payables to Third Parties</i>		3.791.169	4.073.982
Deferred Income		22.852	1.484.474
<i>Deferred Income to Third Parties</i>	7	22.852	1.484.474
Long Term Provisions		2.134.101	3.048.637
<i>Long Term Provisions Related to Employee Benefits</i>	12	2.134.101	3.048.637
EQUITY		6.912.830.342	5.067.428.711
Share Capital	15	332.007.786	332.007.786
Adjustment to Share Capital	15	2.694.926.258	2.694.926.258
Share premium	15	2.016.699.918	2.016.699.918
Other Comprehensive Income not to be reclassified to profit or loss	15	(2.211.267)	(1.565.992)
Restricted Reserves		32.088.647	32.088.647
Retained Earnings		(6.727.906)	(3.972.206.831)
Profit / (Loss) for the Period		1.846.046.906	3.965.478.925
TOTAL EQUITY AND LIABILITIES		10.012.643.461	8.405.879.171

The accompanying notes form an integral part of these financial statements.

**CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS
ORIGINALLY ISSUED IN TURKISH**

**DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2023**

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

		Audited	Audited
		1 January- 31 December 2023	1 January- 31 December 2022
	Notes		
PROFIT OR LOSS			
Revenue	16	548.509.665	476.659.617
Cost of Sales (-)	16	(85.150.397)	(82.057.456)
GROSS PROFIT		463.359.268	394.602.161
General Administrative Expenses (-)	17	(56.333.118)	(44.129.826)
Other Operating Income	19	1.572.149.922	2.731.982.577
Other Operating Expenses (-)	19	(39.310.048)	(48.910.012)
OPERATING PROFIT		1.939.866.024	3.033.544.900
Income From Investing Activities	18	--	--
Expenses From Investing Activities (-)	18	--	--
OPERATING PROFIT BEFORE FINANCE INCOME		1.939.866.024	3.033.544.900
Financial Income	20	4.844.696	2.538.581
Financial Expenses (-)	21	(1.665.810.285)	(1.101.239.847)
Monetary Gain Loss		1.567.146.471	2.030.635.291
PROFIT / LOSS FROM CONTINUING OPERATIONS, BEFORE TAX		1.846.046.906	3.965.478.925
Tax (expense) / income	22	--	--
PROFIT / (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.846.046.906	3.965.478.925
PROFIT FOR THE YEAR FROM DISCONTINUED OPERATIONS		--	--
PROFIT / (LOSS) FOR THE PERIOD		1.846.046.906	3.965.478.925
Earnings per Share	23	5,560	11,944
Other comprehensive income/(expense) items that will not to be reclassified to profit or loss			
Gains on Remeasurements of Defined Benefit Plans	12	(645.275)	(1.117.502)
OTHER COMPREHENSIVE INCOME		(645.275)	(1.117.502)
TOTAL COMPREHENSIVE INCOME / (EXPENSE)		1.845.401.631	3.964.361.423

The accompanying notes form an integral part of these financial statements.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

Audited	Notes	Paid-in Capital	Adjustment to Share Capital	Share Premium	Other Comprehensive Expense not to be Reclassified to Profit or Loss	Restricted Reserves	Retained Earnings		Total
					(Loss)/Gain on Benefit Obligations		Retained Earnings	Net Profit/(Loss) for the Period	
Balance at 1 January 2022	15	332.007.786	2.694.926.258	2.016.699.918	(448.490)	32.088.647	(3.351.620.509)	(620.586.322)	1.103.067.288
Transfers		--	--	--	--	--	(620.586.322)	620.586.322	--
Total comprehensive income		--	--	--	(1.117.502)	--	--	3.965.478.925	3.964.361.423
Balance at 31 December 2022		332.007.786	2.694.926.258	2.016.699.918	(1.565.992)	32.088.647	(3.972.206.831)	3.965.478.925	5.067.428.711
Balance at 1 January 2023		332.007.786	2.694.926.258	2.016.699.918	(1.565.992)	32.088.647	(3.972.206.831)	3.965.478.925	5.067.428.711
Transfers		--	--	--	--	--	3.965.478.925	(3.965.478.925)	--
Total comprehensive income		--	--	--	(645.275)	--	--	1.846.046.906	1.845.401.631
Balance at 31 December 2023		332.007.786	2.694.926.258	2.016.699.918	(2.211.267)	32.088.647	(6.727.906)	1.846.046.906	6.912.830.342

The accompanying notes form an integral part of these financial statements.

**CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS
ORIGINALLY ISSUED IN TURKISH**

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

STATEMENTS OF CASH FLOW FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated)

		Audited	Audited
		1 January -	1 January -
		31 December	31 December
	Notes	2023	2022
A. Cash flows from operating activities		400.868.369	318.490.607
Net profit / (loss) for the period		1.846.046.906	3.965.478.925
Adjustments for (loss) / profit for the period		(1.397.089.760)	(3.741.212.801)
Adjustments related to depreciation and amortization expenses	10	3.657.072	3.543.346
Adjustments related with interest income	20	(4.844.696)	(2.196.055)
Adjustments related with interest expenses	21	231.583.363	216.229.252
Adjustments related with provisions	12	(2.438.038)	232.219
Adjustments for fair value gains	19	(1.555.729.107)	(2.716.980.886)
- Gain on sale of investment property		--	(120.822.348)
- Adjustments for fair value gains		(1.555.729.107)	(2.596.158.538)
Adjustments for gains on disposal of fixed assets		5.025	1.123.245
- Gain on sale of tangible assets		5.025	1.123.245
Adjustments related to foreign exchange differences on cash and cash equivalents		(27.831)	(40.658)
Monetary loss / (gain)		(69.295.548)	(1.243.123.264)
Changes in working capital		(51.830.154)	92.032.017
Adjustments for increase in trade receivables		(43.402.837)	88.583.918
Adjustments for increase in other receivables		14.738	(87.762)
Adjustments for increase in trade payables		(15.833.755)	(3.496.657)
Other adjustments for other increase in working capital		7.391.700	7.032.518
- Increase in other assets related to operations		2.299.794	7.411.363
- Increase (decrease) in other liabilities related to operations		5.091.906	(378.845)
Cash flows from operating activities		397.126.992	316.298.141
Interest received		4.828.981	2.192.466
Payments for employment termination benefits	12	(1.087.604)	--
B. Cash flows from investing activities		(4.144.570)	814.903.348
Cash outflow from acquisition of investment properties	9	(3.003.622)	(3.894.581)
Cash inflow from sales of non-current assets classified as held for sale		--	819.319.150
Cash outflows from the acquisition of tangible assets		(1.140.948)	(521.221)
C. Cash flow from financing activities		(376.294.570)	(1.117.864.168)
Cash inflows from borrowing	4	95.438.558	98.264.073
Cash outflows regarding repayment of borrowings	4	(199.735.717)	(1.086.394.961)
Other Cash Inflows (Outflows)		(37.073.907)	37.073.907
Interest paid	4	(234.923.504)	(166.807.187)
D. Monetary gain / (loss) effect on cash and cash equivalents		(11.008.370)	(21.213.933)
Net increase on cash and cash equivalents before effect of foreign exchange rate (A+B+C+D)		9.420.859	(5.684.146)
E. Effect of exchange rate changes on cash and cash equivalents		27.831	40.658
Increase in cash and cash equivalents (A+B+C+D+E)		9.448.690	(5.643.488)
F. Cash and cash equivalents at the beginning of the period		27.999.819	33.643.307
Cash and cash equivalents at the end of the period (A+B+C+D+E+F)	3	37.448.509	27.999.819

The accompanying notes form an integral part of these financial statements.

**CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS
ORIGINALLY ISSUED IN TURKISH**

**DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED
31 DECEMBER 2023**

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

1. COMPANY’S ORGANISATION AND NATURE OF OPERATIONS

Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş. (“Company”) has been incorporated in accordance with capital market law on 25 July 1997.

Doğuş Gayrimenkul Yatırım Ortaklığı A.Ş.’s (the “Company”) which is traded on the Borsa İstanbul, main activity is to invest in properties, create, manage, make the necessary changes in the portfolio, minimize the risk of variation in real estate; property related capital market instruments, invest and monitor continuously the real estate based projects and take the necessary measures to protect, also research to increase the value of the portfolio.

The headquarter of the Company is registered in Doğuş Center Maslak, Maslak Mahallesi Ahi Evran Cad. No: 4/23 Maslak, Sarıyer-İstanbul.

The shareholders structure and information on their shares of the Company which is restricted on commercial register are as follows as of 31 December 2023 and 31 December 2022:

Shareholder	Class	Type	31 December 2023	31 December 2022
			Share rate (%)	Share rate (%)
Doğuş Holding A.Ş. (Non-public)	A	Registered	--	0,78
Doğuş Otomotiv Servis ve Tic. A.Ş. (Non-Public)(*)	A	Registered	0,78	--
Doğuş Holding A.Ş. (Non-public)	B	Bearer	--	14,67
Doğuş Otomotiv Servis ve Tic. A.Ş. (Non-public)(**)	B	Bearer	14,67	--
Public	B	Bearer	84,55	84,55
Total			100	100

(*) Doğuş Otomotiv acquired 0,78% A Group shares of the Company by paying in cash on 21 November 2023.

(**) Doğuş Otomotiv acquired 93,65% shares of the Company by paying in cash on 9 March 2023.

The number of personnel of the Company with respect to education level is as follows:

	31 December 2023	31 December 2022
Post graduate	6	6
Undergraduate	4	5
Other	2	2
Total	12	13

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS

2.1. Basis of Presentation of Financial Statements

2.1.1. Statement of Compliance to TFRS

The accompanying financial statements are prepared in accordance with Turkish Financial Reporting Standards (“TFRS”) published by Public Oversight Accounting and Auditing Standards Authority (“POA”) which was adopted by Capital Markets Board of Turkey (“CMB”) as set out in the Communiqué numbered II-14.1 “Communiqué on Principles of Financial Reporting in Capital Markets” published in the Official Gazette numbered 28676 on 13 June 2013. TFRSs consist of standards and interpretations which are published as Turkish Accounting Standards (“TAS”), Turkish Financial Reporting Standards, interpretations of TAS and interpretations of TFRS.

The financial statements are presented in accordance with “Announcement regarding with TFRS Taxonomy” which was published on 15 April 2019 by POA and templates defined in the Illustrative Financial Statements and User Guide published CMB based on the financial statement and disclosure formats of CMB.

Approval of the financial statements

The financial statements are approved by the Company’s Board of Directors on 6 March 2024. The General Assembly of the Company has the right to amend and relevant regulatory bodies have the right to request the amendment of these financial statements.

2.1.2. Basis of Measurement

The financial statements have been prepared based on the historical costs, except for the investment properties measured at fair value. In accordance with the TAS 29 “Financial Reporting in Hyperinflationary Economies” standard, financial statements prepared based on the currency of a hyperinflationary economy are prepared in the purchasing power of this currency at the balance sheet date and comparative information is expressed in terms of the current measurement unit at the end of the reporting period for the purpose of comparison in the financial statements of the previous period.

2.1.3. Functional and Presentation Currency

These financial statements are presented in Turkish Lira (“TL”), which is the Company’s functional currency.

2.1.4. Correction on financial statements during hyperinflationary periods

With the announcements made by the Public Oversight Accounting and Auditing Standards Authority (POA) on 23 November 2023, entities applying TFRSs have started to apply inflation accounting in accordance with TAS 29 Financial Reporting in Hyperinflation Economies as of financial statements for the annual reporting period ending on or after 31 December 2023.

In accordance with the decision of the Capital Markets Board “CMB” dated 28 December 2023 and numbered 81/1820, it has been decided that issuers and capital market institutions subject to financial reporting regulations that apply the Turkish Accounting/Financial Reporting Standards (TAS) will start applying inflation Accounting by applying the provisions of TAS 29 for their annual Financial statements for the Reporting periods ending on 31 December 2023 and 31 December 2022.

TAS 29 is applied to the financial statements of each entity whose functional currency is the currency of a hyperinflationary economy. If an economy is subject to hyperinflation, TAS 29 requires an entity whose functional currency is the currency of a hyperinflationary economy to present its financial statements in terms of the measuring unit current at the end of the reporting period.

**CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS
ORIGINALLY ISSUED IN TURKISH**

**DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED
31 DECEMBER 2023**

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.1. Basis of Presentation of Financial Statements (Continued)

2.1.4. Correction on financial statements during hyperinflationary periods (Continued)

The adjustments made in accordance with TAS 29 were made using the adjustment coefficient obtained from the Consumer Price Index ("CPI") of Türkiye published by the Turkish Statistical Institute ("TURKSTAT"). As of 31 December 2023, the indices and adjustment coefficients used in the adjustment of the financial statements are as follows:

Date	Index	Conversion factor
31 December 2023	1.859,38	1,000
31 December 2022	1128,45	1,6427
31 December 2021	686,95	2,7067

Comparative figures for prior period are restated into the same current measuring unit.

The main procedures applied for the restatements mentioned above are as follows:

- Monetary assets and liabilities that are carried at amounts current at the reporting date are not restated because they are already expressed in terms of the monetary unit current at the reporting date.
- Non-monetary assets and liabilities that are not carried at amounts current at the balance sheet date, and components of shareholders' equity are restated by applying the relevant conversion factors from the date of the transaction or, if applicable, from the date of their most recent revaluation to the reporting date.
- The effects of inflation on the net monetary positions of the Company, is included in the profit or loss statement as "monetary gain / (loss)".
- All items in the cash flow statement are expressed in terms of the measuring unit current at the reporting date; and all items in the statement of cash flows are, therefore, restated by applying the relevant conversion factors from the date on which the transaction originated.
- All corresponding figures as of and for the period ended 31 December 2023 are restated by applying the change in the index from 31 December 2022 to 31 December 2023.

In the reporting period in which an entity identifies the existence of hyperinflation in the economy of its functional currency, not having been hyperinflationary in the prior period, the entity shall apply the requirements of TAS 29 as if the economy had always been hyperinflationary. Therefore, in relation to non-monetary items measured at historical cost, the entity's opening statement of financial position at the beginning of the earliest period presented in the financial statements shall be restated to reflect the effects of inflation from the date the assets were acquired and the liabilities were incurred or assumed until the end of the reporting period. For non-monetary items carried at the opening statement of financial position at amounts current at dates other than those of acquisition or incurrence, that restatement shall reflect instead the effect of inflation from the dates those carrying amounts were determined until the end of the reporting period.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.1. Basis of Presentation of Financial Statements (Continued)

2.1.4. Correction on financial statements during hyperinflationary periods (Continued)

In the reporting period in which an entity identifies the existence of hyperinflation in the economy of its functional currency, not having been hyperinflationary in the prior period, the entity shall apply the requirements of TAS 29 as if the economy had always been hyperinflationary. Therefore, in relation to non-monetary items measured at historical cost, the entity's opening statement of financial position at the beginning of the earliest period presented in the financial statements shall be restated to reflect the effects of inflation from the date the assets were acquired and the liabilities were incurred or assumed until the end of the reporting period. For non-monetary items carried at the opening statement of financial position at amounts current at dates other than those of acquisition or incurrence, that restatement shall reflect instead the effect of inflation from the dates those carrying amounts were determined until the end of the reporting period.

2.1.5. Comparative Information and Adjustments of Prior Period Financial Statements

Financial statements of the Company have been prepared comparatively with the prior period in order to give information about financial position and performance. In order to maintain consistency with current year financial statements, comparative information is reclassified and significant changes are disclosed if necessary.

2.1.6. Going Concern

The company has prepared its financial statements in accordance with the going concern principle.

As of 31 December 2023, the Company's short-term liabilities exceeded its total current assets by TL 430.199.754, and the net period profit for the year ending was amounting to TL 1.846.046.906. The main reason why short-term liabilities are higher than total current assets is that there are foreign currency loan transactions. Doğu Holding A.Ş. is the guarantor on the existing loan.

Doğu Holding A.Ş. has issued a support letter for at least one year confirming that they will provide continuous financial support to the Company within the scope of the Company's business activities by granting loans to the Company and/or by being a party to the guarantees required for the loans.

2.1.7. Changes in Accounting Estimates and Error

Preparation of financial statements requires the management to make estimations and assumptions which may affect the reported amounts of assets and liabilities as of the financial reporting date, the disclosure of contingent assets and liabilities and the reported amounts of income and expenses during the financial period. The accounting assessments, estimates and assumptions are reviewed considering past experiences, other factors and reasonable expectations about future events under current conditions. Although these estimates and assumptions are based on the best estimates of the management's existing incidents and operations, they may differ from the actual results.

2.1.8. Changes in Accounting Policies

Significant changes in accounting policies are retrospectively applied and previous period financial statements are rearranged. The Company has not changed its accounting policies in the current year due to the effects of changes in standards.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.1. Basis of Presentation of Financial Statements (Continued)

2.1.9. Control of Compliance with the Portfolio Limitations

As of 31 December 2023, presented information in: “Additional Note: control of compliance with the portfolio limitations”, in accordance with Capital Markets Board’s Communiqué Serial: II, No: 14.1 “Financial Reporting in Capital Markets” Amendment No: 16 comprised condensed information and prepared in accordance with Capital Markets Board’s Communiqué Serial: III, No: 48.1 “Real Estate Investment Company” published in the Official Gazette dated 28 May 2013 numbered 28660 and Capital Markets Board’s Communiqué Serial: III, No: 48.1a “Amendment on Real Estate Investment Company” published in the Official Gazette dated 23 January 2014 numbered 28891.

The additional note for “Compliance control of the portfolio restrictions” is prepared according to the accompanying financial statements.

2.1.10. Critical accounting estimates, assumptions and judgments

The preparation of the financial statements in conformity with Communiqué serial: II, No: 14.1 requires the use of assumptions and estimates that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues expenses which are reported throughout the period. Even though, these assumptions and estimates rely on the best estimates of the Company management; the actual results might differ from them. The basis of estimates and assumptions are continuously reviewed and the estimates update according to updates.

As of 31 December 2023 and 2022, significant estimations and assumptions that are stated on financial statements.

The fair value measurement of investment property

In the financial statements, principal assumptions used in valuation reports during the finding fair values of real estates classified as investment property are explained below.

As of 31 December 2023, significant estimations and assumptions that are stated on financial statements are below:

	Valuation report date	Valuation method	Discount rate	Rent increase date	Capitalisation rate	m2 value in TL	Occupancy rate
Gebze Center Shopping Mall	27 December 2023	Discounted cash flow	25%-30%	30%	7%	--	96%
Gebze Center Otel	27 December 2023	Discounted cash flow	25%-30%	30%	8%	--	72.5%
Gebze Center Showroom	27 December 2023	Discounted cash flow	25%-30%	30%	8%	--	100%
Gebze Center Land	27 December 2023	Market approach	--	--	--	14.107	--
D Ofis Maslak	27 December 2023	Discounted cash flow	25%-30%	10%-35%	6%	--	100%
Doğuş Center Maslak	27 December 2023	Discounted cash flow	18.5%-28%	15%-39%	7%	--	96.6%
Doğuş Center Etiler (16 and 17 Independent Areas)	27 December 2023	Discounted cash flow	--	--	5%	--	100%

As of 31 December 2022, significant estimations and assumptions that are stated on financial statements are below:

	Valuation Report Date	Valuation Method	Discount Rate	Rent Increase Rate	Capitalisation Rate	m2 Value in TL	Occupancy Rate
Gebze Center Shopping Mall	23 December 2022	“Discounted cash flow”	22%	25%	7%	--	96%
Gebze Center Hotel	23 December 2022	“Discounted cash flow”	22%	25%	8%	--	100%
Gebze Center Showroom ve Service Area	23 December 2022	“Discounted cash flow”	22%	25%	8%	--	100%
Gebze Land	23 December 2022	“Market approach”	--	--	--	9,069	--
D- Ofis Maslak	23 December 2022	“Discounted cash flow”	22%	7,5%-37.5%	6%	--	100%
Doğuş Center Maslak	23 December 2022	“Discounted cash flow”	22%	7,5%-37.5%	6.50%	--	98%
Doğuş Center Etiler (16 and 17 Independent Areas)	23 December 2022	“Discounted cash flow”	--	--	--	--	100%

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.1. Basis of Presentation of Financial Statements (Continued)

2.1.10. Critical accounting estimates, assumptions and judgments (Continued)

Gebze Center Shopping Mall, Hotel and Additional Buildings Project

Gebze Center Shopping Mall, Hotel and Additional Building Project is classified under investment property as of 31 December 2023 and 31 December 2022 in the financial statements. Gebze Center Shopping Mall, Hotel and Gebze Center Showroom and service area located on the 60,865 m² area, No.2 parcel, 6371 islands and the land located on the 2,000 m² area, No.4 parcel, Province of Kocaeli, Gebze district, Sultanorhan district. Management of the Hotel and Mall is conducted by Doğuş Otel Yatırımları ve Tur. A.Ş. and Fiba CP Gayrimenkul Yönetim Hizmetleri A.Ş. retrospectively.

Based on Net Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.'s valuation report in accordance with Capital Markets Board's Serie: III No:62.1 Communiqué, dated 27 December 2023 with the report number 2023-1275 the aforementioned property's fair value is TL 4.982.260.000 as at 31 December 2023 according to discounted cash flow. (31 December 2022: TL 3.813.356.132).

Doğuş Center Maslak

Doğuş Center Maslak Company is classified under investment property as of 31 December 2023 and 31 December 2022 in the financial statements. Doğuş Center Maslak located in province of İstanbul, Sarıyer district, Ayazağa district, 1 island, total of 31,265 m² on the No:131 parcel. Management of the Mall is conducted by Doğuş Center Maslak Management.

Based on Reel Gayrimenkul Değerleme A.Ş.'s valuation report in accordance with Capital Markets Board's Serie: III No: 62.1 Communiqué, dated 27 December 2023 with the report number DGGYO-2310028 the aforementioned property's fair value is TL 1.838.280.000 as at 31 December 2023 according to discounted cash flow (31 December 2022: TL 1.667.122.959).

Doğuş Centre Etiler Independent Units

Independent areas 16 and 17, which were completed in 2002 and located within the Doğuş Center Etiler complex, consist of a total leasable area of 6,745 m² and the D-GYM sports center operates in the current location.

Based on Reel Gayrimenkul Değerleme A.Ş.'s valuation report dated 27 December 2023 the aforementioned property's fair value is TL 280.320.000 as at 31 December 2023. (31 December 2022: TL 248.353.981).

D-Ofis Maslak

D-Ofis Maslak Independent Areas is classified under investment property as of 31 December 2023 and 31 December 2022 in the financial statements. D-Ofis Maslak located in province of İstanbul, Sarıyer district, Maslak Ayazağa district, 21 independent area, 11 islands, total of 40,438 m² on the No.10 parcel.

Based on Net Kurumsal Gayrimenkul Değerleme ve Danışmanlık A.Ş.'s valuation report in accordance with Capital Markets Board's Serie: III No:62.1 Communiqué, dated 27 December 2023 with the report number 2023-1276 the aforementioned property's fair value is TL 2.775.000.000 as at 31 December 2023 according to discounted cash flow (31 December 2022: TL 2.588.294.199).

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2. Amendments published but not effective and not early effective as of 31 December 2023

Standards issued but not yet effective and not early adopted

A number of new standards, interpretations of and amendments to existing standards are not effective at reporting date and earlier application is permitted; however the Group has not early adopted are as follows.

Classification of Liabilities as Current or Non-current (Amendments to TAS 1)

On 23 January 2020, IASB issued “Classification of Liabilities as Current or Non-Current” which amends IAS 1 Presentation of Financial Statements to clarify its requirements for the presentation of liabilities in the statement of financial position which are issued by POA on 12 March 2020 as amendments to TAS 1.

The amendments clarify one of the criteria in TAS 1 for classifying a liability as non-current—that is, the requirement for an entity to have the right to defer settlement of the liability for at least 12 months after the reporting period.

After reconsidering certain aspects of the 2020 amendments; IASB has removed the requirement for a right to be unconditional and instead, now requires that a right to defer settlement must have substance and exist at the end of the reporting period. Related amendment was published by POA as “TFRS 2023” on 3 January 2023.

This right may be subject to a company complying with conditions (covenants) specified in a loan arrangement. Additional disclosure is also required for non-current liabilities subject to future covenants. The amendments also clarify how an entity classifies a liability that can be settled in its own shares.

The Company shall apply retrospectively these amendments for annual periods beginning on or after 1 January 2024 with earlier application permitted. It also specifies the transition requirements for companies that may have early-adopted the previously issued but not yet effective 2020 amendments

The Company does not expect that application of these amendments to TAS 1 will have significant impact on its financial statements.

Lease Liability in a Sale and Leaseback – Amendments to TFRS 16 Leases

In September 2022, IASB issued Lease Liability in a Sale and Leaseback, which amends IFRS 16 Leases. Related amendment was published by POA as “TFRS 2023” on 3 January 2023. Amendments to TFRS 16 *Leases* impact how a seller-lessee accounts for variable lease payments that arise in a sale-and-leaseback transaction. The amendments introduce a new accounting model for variable payments and will require seller-lessees to reassess and potentially restate sale-and-leaseback transactions entered into since 2019.

The amendments confirm the following:

- On initial recognition, the seller-lessee includes variable lease payments when it measures a lease liability arising from a sale-and-leaseback transaction.
- After initial recognition, the seller-lessee applies the general requirements for subsequent accounting of the lease liability such that it recognises no gain or loss relating to the right of use it retains.

A seller-lessee may adopt different approaches that satisfy the new requirements on subsequent measurement.

The amendments are effective for annual reporting periods beginning on or after 1 January 2024, with earlier application permitted.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2. Amendments published but not effective and not early effective as of 31 December 2023

Standards issued but not yet effective and not early adopted (Continued)

Lease Liability in a Sale and Leaseback – Amendments to TFRS 16 Leases (Continued)

Under TAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*, a seller-lessee will need to apply the amendments retrospectively to sale-and-leaseback transactions entered into or after the date of initial application of TFRS 16. This means that it will need to identify and re-examine sale-and-leaseback transactions entered into since implementation of TFRS 16 in 2019, and potentially restate those that included variable lease payments.

The Company does not expect that application of these amendments to Amendments to TFRS 16 Leases will have significant impact on its financial statements.

Amendments to TAS 7 Statement of Cash Flows and TFRS 7 Financial Instruments: Disclosures – Supplier Finance Arrangements

On 25 May 2023, IASB has amended IAS 7 *Statement of Cash Flows* and TFRS 7 *Financial Instruments: Disclosures*. Related amendment was published by POA on 19 September 2023. The amendments introduce additional disclosure requirements for companies that enter into supplier finance arrangements (referred to as supply chain finance, payables finance or reverse factoring arrangements). However, they do not address the classification and presentation of the related liabilities and cash flows.

The IASB’s amendments apply to supplier finance arrangements¹ that have all of the following characteristics.

- A finance provider pays amounts a company (the buyer) owes its suppliers.
- A company agrees to pay under the terms and conditions of the arrangements on the same date or at a later date than its suppliers are paid.
- The company is provided with extended payment terms or suppliers benefit from early payment terms, compared with the related invoice payment due date.

The amendments do not apply to arrangements for financing receivables or inventory.

The amendments introduce two new disclosure objectives – one in TAS 7 and another in TFRS 7 – for a company to provide information about its supplier finance arrangements that would enable users (investors) to assess the effects of these arrangements on the company’s liabilities and cash flows, and the company’s exposure to liquidity risk.

The amendments are effective for periods beginning on or after 1 January 2024, with early application permitted. However, some relief from providing certain information in the year of initial application is available.

The Company does not expect that application of these amendments to TAS 7 Statement of Cash Flows and TFRS 7 Financial Instruments: Disclosures – Supplier Finance Arrangements will have significant impact on its financial statements.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2. Amendments published but not effective and not early effective as of 31 December 2023

Standards issued but not yet effective and not early adopted (Continued)

TSRS 1 General Requirements for Disclosure of Sustainability-related Financial Information and TSRS 2 Climate-related Disclosures

On 26 June 2023, The International Sustainability Standards Board (ISSB) has issued IFRS® Sustainability Disclosure Standards (IFRS S1 *General Requirements for Disclosure of Sustainability-related Financial Information* and IFRS S2 *Climate-related Disclosures* to create a global baseline of investor-focused sustainability reporting that local jurisdictions can build on. Related standards were published by POA as “TSRS 1 and TSRS 2” on 29 December 2023.

Two standards are designed to be applied together, supporting companies to identify and report information that investors need for informed decision making – in other words, information that is expected to affect the assessments that investors make about companies’ future cash flows.

To achieve this, the general standard provides a framework for companies to report on all relevant sustainability-related topics across the areas of governance, strategy, risk management, and metrics and targets.

The standards are effective for annual reporting periods beginning on or after 1 January 2024, with early application permitted. But it will be for individual jurisdictions to decide whether and when to adopt. Accordingly, POA announced in the Board Decision published in the Official Gazette dated 29 December 2023 that certain entities will be subject to mandatory sustainability reporting as of 1 January 2024.

Although the Company does not meet the criteria specified in the Board Decision, the Company has decided to implement it voluntarily.

The new standards, amendments and interpretations that are issued by the IASB but not issued by POA

Lack of Exchangeability – Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates

In August 2023, the International Accounting Standards Board (IASB) amended IAS 21 to clarify:

- when a currency is exchangeable into another currency; and
- how a company estimates a spot rate when a currency lacks exchangeability.

A currency is exchangeable into another currency when a company is able to exchange that currency for the other currency at the measurement date and for a specified purpose. When a currency is not exchangeable, a company needs to estimate a spot rate.

A company’s objective when estimating a spot rate is only that it reflects the rate at which an orderly exchange transaction would take place at the measurement date between market participants under prevailing economic conditions. The amendments contain no specific requirements for estimating a spot rate.

Therefore, when estimating a spot rate a company can use:

- an observable exchange rate without adjustment; or
- another estimation technique.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

31 DECEMBER 2023

(Amounts are expressed in Turkish Lira ("TL") based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.2. Amendments published but not effective and not early effective as of 31 December 2023

Standards issued but not yet effective and not early adopted (Continued)

The new standards, amendments and interpretations that are issued by the IASB but not issued by POA (Continued)

Under the amendments, companies will need to provide new disclosures to help users assess the impact of using an estimated exchange rate on the financial statements. These disclosures might include:

- the nature and financial impacts of the currency not being exchangeable;
- the spot exchange rate used;
- the estimation process; and
- risks to the company because the currency is not exchangeable.

The amendments apply for annual reporting periods beginning on or after 1 January 2025. Earlier application is permitted. The Company does not expect that application of these Amendments to IAS 21 will have significant impact on its financial statements.

Amendments are effective on 1 January 2023

Changes that have become effective and have been adopted for annual periods beginning on or after 1 January 2023:

- 1- Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction – Amendments to TAS 12 Income Taxes
- 2- Definition of Accounting Estimates (Amendments to TAS 8)
- 3- Disclosure of Accounting Policies (Amendments to TAS 1)
- 4- Amendments to IAS 12- IFRS for SMEs Accounting Standard – International Tax Reform – Pillar Two Model Rules

These newly adopted amendments to standards have not been a significant impact on the financial statements of the Company.

2.3 Summary of significant accounting policies

2.3.1 Accounting of Revenue

Revenue

Company has started to implement IFRS 15 "Revenue from contracts with customers" specifically, the Standard introduces a 5-step approach to revenue recognition:

- (a) Identify the contract(s) with a customer
- (b) Identify the performance obligations in the contract
- (c) Determine the transaction price
- (d) Allocate the transaction price to the performance obligations in the contract
- (e) Recognize revenue when (or as) the entity satisfies a performance obligation

Revenue is rental income that have generated from investment property and recognized in profit or loss on accrual basis. Income is measured at fair value basis over the reasonable value that is received or can be received.

Interest Income

Interest income is charged to statement of income according to accrual basis.

CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS ORIGINALLY ISSUED IN TURKISH

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.3 Summary of significant accounting policies (Continued)

2.3.2 Investment Properties

Investment property is property held either to earn rental income or for capital appreciation or for both, and that is not occupied or utilised by the Company in the normal course of business, is classified at investment property. Investment properties is measured initially at cost. Subsequent to initial recognition, investment properties are measured at fair value, which reflects market conditions at the balance sheet date. Gains or losses arising from changes in the fair value of investment properties are recognised in the statement of profit or loss in the period in which they arise. Investment property is derecognised when it is disposed of, or when an investment property is withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on the disposal of an investment property is recognised in the related income and expense accounts in the period of disposal.

Transfers to investment property are only possible if there is a change in the intended use of the property as a result of the property ceasing to be used by the owner, being leased to another party under an operating lease, or the end of investment work. Transfers from investment property are recognised when there is a change in the intended use of the property as a result of the commencement of use by the owner of the property or the commencement of investment activities for the sale of the property.

2.3.3 Borrowing costs

Borrowing costs directly attributable to the acquisition of a qualifying asset as part of the cost of that asset are capitalized over the respective assets. Other borrowing costs are recognized in the comprehensive income statement in the period they incur.

2.3.4 Financial assets

Classification

The Company, classifies its financial assets measured at amortized cost. The classification of financial assets is determined considering the entity’s business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. The appropriate classification of financial assets is determined at the time of the purchase. Financial assets are not reclassified after initial recognition unless the business model that the Group uses in the management of financial assets has changed; In the event of a change in business model, the financial assets are reclassified on the first day of the following reporting period.

Recognition and Measurement

Financial assets measured at amortized cost” are non-derivative financial assets that are held within the scope of a business model aimed at collecting contractual cash flows and that only include interest and cash flows arising from the principal and principal balance on certain dates. The Company's financial assets accounted for at amortized cost are “cash and cash equivalents”, “trade receivables”, “other receivables” and “financial investments”. Related assets are measured at fair value at initial recognition; in subsequent recognition, it is measured at amortized cost using the effective interest method. Gains and losses arising from the valuation of non-derivative financial assets measured at amortized cost are recognized in the income statement.

Derecognition

The Company derecognized a financial asset when the contractual rights to the cash flows from the asset expired, or it transferred the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset were transferred. Any interest in such transferred financial assets that was created or retained by the Company was recognized as a separate asset or liability.

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2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.3 Summary of significant accounting policies (Continued)

2.3.4 Financial instruments (Continued)

Impairment

Impairment of the financial and contractual assets measured by using “Expected credit loss model” (ECL). The impairment model applies for amortized financial and contractual assets. Provision for loss measured as below; 12- Month ECL: results from default events that are possible within 12 months after reporting date. Lifetime ECL: results from all possible default events over the expected life of financial instrument. Lifetime ECL measurement applies if the credit risk of a financial asset at the reporting date has increased significantly since 12 month ECL measurement if it has not.

The Company may determine that the credit risk of a financial asset has not increased significantly if the asset has low credit risk at the reporting date. However lifetime ECL measurement (simplified approach) always apply for trade receivables and contract assets without a significant financing.

2.3.5 Financial liabilities

Financial liabilities are initially recognized at the value received by deducting transaction costs from the amount of financial liability on the borrowing date. Financial liabilities are measured in the financial statements from their amortised cost using effective interest rate on subsequent dates.

Financial liabilities are removed from the accounts when the debts arising from these liabilities are raised, cancelled and expired.

Financial liabilities

Financial liabilities are accounted for at their fair values on the first recording date. Financial liabilities are recorded with their acquisition costs after deducting transaction costs and then measured at amortized cost using the effective interest rate method.

2.3.6 Capital

Ordinary Shares

Adi hisse senetleri özkaynak olarak sınıflandırılır. Adi hisse ihraçları ile doğrudan ilişkili ek maliyetler vergi etkisi düşüldükten sonra özkaynaklardan azalış olarak kayıtlara alınır.

Repurchased shares

If the Company re-acquires its equity instruments, these instruments (“Repurchased shares”) are deducted from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the entity's equity instruments. Likewise, the Company's own repurchased shares may be repurchased or held by the business. Amounts received or paid are accounted for directly in equity.

2.3.7 Cash and cash equivalents

Cash and cash equivalents are comprised of cash, bank deposits with maturity periods of less than three-months and other highly liquid short-term investments which are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value. The carrying values of these assets are close to their fair values. The Company evaluates its cash and cash equivalents in accordance with expected credit loss model for impairment. In the calculation of the expected credit loss, the Company's future forecasts are taken into account along with past loan loss experiences.

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2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.3 Summary of significant accounting policies (Continued)

2.3.8 Foreign Currency Transactions

Transactions in foreign currencies are translated into TL at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to TL at the exchange rate at that date. Gains or losses on translation of foreign currency denominated transactions to TL are recognised in profit or loss.

The exchange rates used by the Company are as follows:

31 December 2023	USD	EUR
Exchange rates used in the valuation of asset items	29,4382	32,5739
Exchange rates used in the valuation of liability items	29,4913	32,6326

31 December 2022	USD	EUR
Exchange rates used in the valuation of asset items	18,6983	19,9349
Exchange rates used in the valuation of liability items	18,7320	19,9708

2.3.9 Leases

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company uses the definition of a lease in TFRS 16.

Company as a lessor

The Company allocates the price in the contract on the basis of the relative stand-alone price for a contract that includes a lease component and one or more additional lease components or non-lease components, at the inception of the contract or when the contract containing the lease component is modified.

When the company is in the position of lessor, it classifies each of the leases as operating leases or finance leases.

To classify each lease, the Company makes an overall assessment of whether the lease essentially transfers all the risks and rewards of ownership of the asset. A lease is a finance lease when it transfers risks and rewards; otherwise, it is an operating lease. As part of this assessment, the Company considers some other indicators, such as whether the lease term covers most of the economic life of the underlying asset.

The Company reflects the lease payments obtained from operating leases to its financial statements on a straight-line basis (Note 2.3.1).

Company as a lessee

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

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2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.3 Summary of significant accounting policies (Continued)

2.3.9 Leases (Continued)

Sell and Lease Back transaction

A sale and leaseback transaction involves selling an asset and leasing back the same asset. With the financial leasing agreement signed by the Company, the underlying asset was accounted as investment property in the financial statements and the financial liability was accounted as payables from leasing transactions.

2.3.10 Offsetting

Financial assets and liabilities are offset and the net amount is reported in the statement of financial position when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

2.3.11 Earnings per share

Earnings per share are determined by dividing net comprehensive income by the weighted average number of shares that have been outstanding during the period concerned. Weighted average number of shares is number of ordinary shares at the beginning of the period and the number of shares issued during the period or taken back to a time-weight factor multiplied by the number of shares. The time-weight factor is the ratio of the number of days where a certain number of shares issued and total number of days in the period.

In Turkey, companies can increase their share capital by making a pro-rata distribution of their shares “bonus shares” to existing shareholders funded from retained earnings or other reserves. For the purpose of earnings per share computations, such bonus share issuances are regarded as issued shares for all periods presented and accordingly the weighted average number of shares used in earnings per share computations in prior periods is adjusted retroactively for the effects of these shares, issued without receiving cash or another consideration from shareholders.

2.3.12 Subsequent events

Subsequent events represent the events that occur against or on behalf of the Company between the reporting date and the date when reporting was authorised for the issue. There are two types of subsequent events:

- Those that provide evidence of conditions that existed as at reporting date (adjusting events after the reporting date); and
- Those that are indicative of conditions that arose after the reporting date (non-adjusting events after the reporting date).

If there is new evidence that the said events exist as of the reporting date or if the related events occur after the reporting date and these events require the financial statements to be adjusted, the Company adjusts its financial statements in accordance with the new situation. If the aforementioned events do not require the correction of the financial statements, the Company explains the said issues in the related footnotes.

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2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.3 Summary of significant accounting policies (Continued)

2.3.13 Provisions, contingent liabilities and contingent assets

A provision is recognised when the Company has a present implicit or legal obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. If the specified criteria are not met, the Company discloses the related issues in the notes.

If the inflow of economic benefits is probable, contingent assets are disclosed in the notes to the financial statements. If the inflow of the economic benefit is more than likely to occur, such asset and income statement effect are recognised in the financial statements.

2.3.14 Related parties

- (a) A person or a relative of the subject person is considered as related party of the Company in such situations that are described as follows:

If the subject person,

- i) Has a sole control or jointly control over the Company.
- ii) Has a significant impact on or the authority to effect the Company.
- iii) Has a title in a key management personnel of the main Company or a parent company.

- (b) If any of the following conditions apply:

- i) Entity and the company are the members of the same group
- ii) Entity is the subsidiary or business partner of the other entity.
- iii) Both of the entities are the business partners of a third party.
- iv) One of the entities is a business partner of a third entity and the other entity is the subsidiary of the subject third party.
- v) Entity has utility plans for the personnel of the Company or a related party of the Company after quitting the job, these sponsors are also considered as related party.
- vi) Entity is being controlled or jointly controlled by a person that is specified in (a),
- vii) Entity is affected majorly by a person that has the characteristics specified in (a) (i).

Transaction between related parties is the transfers between the reserves, service or the obligations without considering if there is a compensation or not.

2.3.15 Segment reporting

Segment reporting is designed as to supply consistence on reporting to the competent authority on taking decisions about the activities of the group. The competent authority is responsible for evaluation of the departments' performance and decision taking related to the resources which are to be allocated according to departments.

Since the Company operates only in the development of real estate, the Company does not prepare a segment reporting.

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2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS (Continued)

2.3 Summary of significant accounting policies (Continued)

2.3.16 Governments grants and incentives

As disclosed in Note 2.3.17, the Company which operates as a real estate investment trust, is exempt from corporate tax.

2.3.17 Taxation

According to Article 5/1(d) (4) of the New Corporate Tax Law No: 5520, the income of Real Estate Investment Trusts (“REIT”) is exempt from Corporate Income Tax in Turkey. This exemption is also applicable to Quarterly Advance Corporate Tax.

Since the Company is exempt from Corporate Income Tax in Turkey in accordance with Article 5 of the Corporate Tax Law, deferred tax is not recognised.

2.3.18 Employee termination benefits / Retirement pay provision

Vacation pay liability

The vacation pay provision accrued on the financial statements represent the estimated total liability for future probable obligation of the employees.

Retirement pay provision

Provision is related to fair value of defined benefit plan calculated with the method of estimated liability. All actuarial profit and losses are accounted under comprehensive income statement. TFRS requires actuarial valuation methods to be developed to estimate the enterprise’s obligation for such benefits. The liability for this unfunded plan recognized in the balance sheet is the full present value of the defined benefit obligation at the end of the reporting period, calculated using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows from the retirement of its employees using the long term TL interest rates

The principal actuarial assumption is that the maximum liability will increase in line with inflation. Thus the effective discount rate applied represents the expected real interest rate after adjusting for the effects of future inflation. As the maximum liability amount is revised periodically by the authorities, the maximum amount of TL 35.058,58 which is effective from 1 January 2023 has been taken into consideration when calculating the liability (31 December 2022: TL 19.982,83) as of 31 December 2023.

2.3.19 Statements of cash flow

The Company presents statement of cash flows as an integral part of other financial statements to inform the users of financial statements about the changes in its net assets, its financial structure and its ability to manage the amount and timing of its cash flows under new conditions.

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3. CASH AND CASH EQUIVALENTS

As of 31 December 2023 and 31 December 2022, cash and cash equivalents are as follows:

	31 December 2023	31 December 2022
Cash	3.202	7.823
Banks	37.464.901	27.995.875
<i>Demand deposits</i>	2.027.296	9.853.309
<i>Time deposits</i>	35.437.605	18.142.566
Total	37.468.103	28.003.698

	31 December 2023	31 December 2022
Cash and cash equivalents	37.468.103	28.003.698
Interest income accruals on cash equivalents	(19.594)	(3.879)
Cash and cash equivalents in the statement of cash flows	37.448.509	27.999.819

There are no blocked deposits as at 31 December 2023 and 2022.

Demand Deposits

31 December 2023 ve 31 December 2022, the details of demand deposits at banks are as follows:

	31 December 2023	31 December 2022
	TL	TL
	Equivalents	Equivalents
EUR	7.346	147.786
TL	2.019.950	9.705.523
Total	2.027.296	9.853.309

Time Deposits

As of 31 December 2023 and 31 December 2022, the details of time deposits at banks are as follows:

31 December 2023	Amount (TL)	Nominal interest rate	Maturity
EUR	29.888.011	%0.01-%0.45	3 February 2024 - 25 March 2024
TL	5.549.594	41.00%	2 January 2024
Total	35.437.605		

31 December 2022	Amount (TL)	Nominal interest rate	Maturity
EUR	15.206.555	%0.01-%0.45	2 January 2023- 23 March 2023
TL	2.936.011	19.00%	2 January 2023
Total	18.142.566		

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4. FINANCIAL LIABILITIES

The details of financial liabilities from their amortized values are as follows:

	31 December 2023	31 December 2022
Short term portion of long term financial liabilities	217.383.432	220.039.857
Financial leasing	169.978.157	171.422.120
Short-term portion of long-term borrowing	387.361.589	391.461.977
Bank loans	1.804.665.452	1.853.453.558
Financial leasing	738.546.255	873.598.979
Long-term borrowings	2.543.211.707	2.727.052.537
Total financial liabilities	2.930.573.296	3.118.514.514

a) Bank Loans:

31 December 2023	Weighted average effective interest rate (%)	Currency	Maturity	Original balance	TL equivalents
Unsecured short term portion of long term bank loans	TLREF+%4 -%6	TL	2024	90.570.521	90.570.521
Secured short term portion of long term bank loans	Euribor+%4,65	EUR	2026	3.893.083	126.812.911
Unsecured long term bank loans	TLREF+%4 -%6	TL	2024	40.579.571	40.579.571
Secured long term bank loans	Euribor+%4,65	EUR	2026	54.156.422	1.764.085.881
Total bank loans					2.022.048.884

31 December 2022	Weighted average effective interest rate (%)	Currency	Maturity	Original balance	TL equivalents
Unsecured short term portion of long term bank loans	TLREF+%4	TL	2024	10.338.541	10.338.541
Secured short term portion of long term bank loans	TLREF+%5	TL	2023	84.172.421	84.172.421
Secured short term portion of long term bank loans	Euribor+%4,65	EUR	2026	3.821.588	125.528.895
Unsecured long term bank loans	TLREF+%4	TL	2024	72.415.589	72.415.589
Secured long term bank loans	Euribor+%4,65	EUR	2026	54.221.719	1.781.037.969
Total bank loans					2.073.493.415

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4. FINANCIAL LIABILITIES (Continued)

a) Bank Loans: (continued)

Loan repayments according to the original maturities of the loan agreements as of 31 December 2023 and 31 December 2022 are as follows:

	31 December 2023	31 December 2022
2023	--	220.039.857
2024	217.383.432	189.987.350
2025	140.636.611	109.523.035
2026	1.664.028.841	1.553.943.173
Total	2.022.048.884	2.073.493.415

b) Financial lease liabilities

	Minimum lease payments		Present value of minimum lease payments	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
Financial leasing borrowings				
Less than 1 year	174.940.144	176.408.530	169.978.157	171.422.120
2 to 5 years	918.435.775	661.532.044	738.546.255	574.858.686
5 years+	--	396.921.717	--	298.740.293
Future financial expenses	(184.851.507)	(189.841.192)	--	--
Present value of the lease obligations	908.524.412	1.045.021.099	908.524.412	1.045.021.099
To be paid within 12 months payable (shown in the short term payable section)			(169.978.157)	(171.422.120)
Payables payable after 12 months			738.546.255	873.598.979

D-Ofis Maslak real estate, for the purpose of partial closure of the company's existing loan debts and reducing the financial expenses through the Sell and Leaseback method (40,000,000 Euro) with the condition of withdrawal at the end of the contract term, it was sold to Kuveyt Turk Participation Bank A.Ş. on 23 January 2020. Accordingly, financial leasing agreement was signed between the Company and Kuveyt Turk Participation Bank A.Ş. The interest rate is 0.39% (annual interest rate is %4.77) and the due date of the last payment is 23 January 2030.

As of the balance sheet date, the fair value of the assets subject to financial leasing is TL 2.775.000.000 (31 December 2022: TL 2.588.294.199).

Doğuş Holding is the guarantor of the Company's foreign currency loan transactions.

As of 31 December 2023 and 31 December 2022, the movement of bank borrowings and payables from leasing transactions is as follows:

	2023	2022
1 January	3.118.514.514	5.321.560.536
Cash inflows from borrowings	95.438.558	98.264.073
Cash outflows related to debt repayments	(199.735.717)	(1.086.394.961)
Interest paid	(234.923.504)	(166.807.187)
Foreign exchange loss	1.414.677.937	788.689.301
Change in interest accruals	231.583.363	216.229.252
Monetary loss gain	(1.494.981.855)	(2.053.026.500)
31 December	2.930.573.296	3.118.514.514

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5. TRADE RECEIVABLES AND PAYABLES

As of 31 December 2023 and 31 December 2022, trade receivables of the Company are as follows:

Short term trade receivables	31 December 2023	31 December 2022
Trade receivables	13.264.774	8.692.302
Due from related parties (Note 24)	65.843.130	27.012.765
Doubtful trade receivables	16.408.938	25.668.180
Less: Provision for doubtful trade receivables	(16.408.938)	(25.668.180)
Total	79.107.904	35.705.067

As of 31 December 2023 and 2022 provisions for doubtful receivables of the Company are as follows:

The movement of the provision for doubtful receivables	1 January- 31 December 2023	1 January- 31 December 2022
Opening balance	(25.668.180)	(32.479.212)
Provision for the period (Note 19)	(1.798.211)	(7.068.506)
Provision no longer required (Note 19)	911.071	1.097.424
Monetary loss / (gain)	10.146.382	12.782.114
Closing balance	(16.408.938)	(25.668.180)

As of 31 December 2023 and 31 December 2022, trade payables of the Company are as follows:

Short term trade payables	31 December 2023	31 December 2022
Trade payables to third parties	16.339.127	13.061.052
Due to related parties (Note 24)	135.843.589	154.955.419
Total	152.182.716	168.016.471

6. OTHER RECEIVABLES AND PAYABLES

As at 31 December 2023, other receivables from third parties are amounting to TL 81.488 (31 December 2022: TL 96.226).

As at 31 December 2023 other short term payables comprise the short term deposits and guarantee received amounting to TL 491.061 (31 December 2022: TL 483.721). As of 31 December 2023, the Company's other short-term payables to related parties amounting to TL 37.073.907 and arise from intra-group funding transactions.

As at 31 December 2023, other long term payables comprise of deposits and guarantee received TL 3.791.169 (31 December 2022: TL 4.073.982).

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7. PREPAID EXPENSES AND DEFERRED INCOME

As of 31 December 2023 and 31 December 2022, the details of prepaid expenses of the Company are as follows:

Short Term Prepaid Expenses	31 December 2023	31 December 2022
Prepaid insurance expenses	43.822	57.200
Prepaid comission expenses	1.894.044	1.591.893
Prepaid other expenses	89.575	714.967
Total	2.027.441	2.364.060

Long Term Prepaid Expenses	31 December 2023	31 December 2022
Prepaid comission expenses	7.753.054	9.949.229
Total	7.753.054	9.949.229

As of 31 December 2023 and 31 December 2022, the details of deferred income of the Company are as follows:

Short Term Deferred Income	31 December 2023	31 December 2022
Deferred income from non-related parties (*)	956.905	1.007.331
Total	956.905	1.007.331

Long Term Deferred Income	31 December 2023	31 December 2022
Deferred income from non-related parties (*)	22.852	1.484.474
Total	22.852	1.484.474

(*) Income for the coming months consists of rental income collected in advance as per the contract.

8. CURRENT INCOME TAX ASSETS

As at 31 December 2023 and 31 December 2022, the details of current income tax assets of the Company are as follows:

	31 December 2023	31 December 2022
Prepaid taxes and funds	584.778	598.874
Total	584.778	598.874

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9. INVESTMENT PROPERTIES

As of 31 December 2023 and 31 December 2022, investment properties of the Company are as follows:

	31 December 2023	31 December 2022
Investment properties	9.875.860.000	8.317.127.271
Total	9.875.860.000	8.317.127.271

As of 31 December 2023, the fair values of investment properties are as follows:

31 December 2023

Description	Valuation Method	Valuation Report Date	Fair Value
Gebze Center Shopping Mall	“Discounted cash flow”	27 December 2023	4.022.960.000
Gebze Center Otel	“Discounted cash flow”	27 December 2023	667.150.000
Gebze Center Showroom and Service Area	“Discounted cash flow”	27 December 2023	271.150.000
Gebze Land	“Market approach”	27 December 2023	21.000.000
D-Ofis Maslak	“Discounted cash flow”	27 December 2023	2.775.000.000
Doğuş Center Maslak	“Discounted cash flow”	27 December 2023	1.838.280.000
Doğuş Center Etiler	“Discounted cash flow”	27 December 2023	280.320.000
Total			9.875.860.000

As of 31 December 2022, the fair values of investment properties are as follows:

31 December 2022

Description	Valuation Method	Valuation Report Date	Fair Value
Gebze Center Shopping Mall	“Discounted cash flow”	23 December 2022	2.896.592.568
Gebze Center Otel	“Discounted cash flow”	23 December 2022	625.329.703
Gebze Center Showroom and Service Area	“Discounted cash flow”	23 December 2022	269.189.517
Gebze Land	“Market approach”	23 December 2022	22.244.344
D-Ofis Maslak	“Discounted cash flow”	23 December 2022	2.588.294.199
Doğuş Center Maslak	“Discounted cash flow”	23 December 2022	1.667.122.959
Doğuş Center Etiler	“Discounted cash flow”	23 December 2022	248.353.981
Total			8.317.127.271

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9. INVESTMENT PROPERTIES (Continued)

As of 31 December 2023 and 31 December 2022, the movement table of the investment properties are as follows:

	1 January- 31 December 2023	1 January- 31 December 2022
Opening balance	8.317.127.271	5.470.290.260
Additions	3.003.622	3.894.581
Transfer (*)	--	246.783.892
Investment property value increase (Not 19)	1.555.729.107	2.596.158.538
Total	9.875.860.000	8.317.127.271

(*) As of 31 December 2021, sections 16 and 17 in real estate for sale are not included in the sale by management decision. Therefore, it was reclassified to investment properties on 8 April 2022.

As of 31 December 2023 and 31 December 2022, the total insurance amount on investment properties are as follows:

		31 December 2023	31 December 2022
Gebze Center AVM, Otel, Showroom	EUR	102.808.456	73.120.323
D-Ofis Maslak	EUR	79.865.321	49.513.067
Doğuş Center Maslak Binası	EUR	49.573.214	40.045.593
Doğuş Center Etiler Bağımsız Bölümler	EUR	9.992.283	8.940.850
Total (*)		242.239.274	171.619.833

(*) As of 31 December 2023, the TL equivalent of the total insurance amount on investment properties is TL 7.890.677.887 (31 December 2022: TL 5.637.250.970)

There is a mortgage amounting to EUR 100.000.000 on investment properties (31 December 2022: EUR 100.000.000) (Not 11). In the current period, the Company obtained rent income amounting to TL 548.509.665 TL (31 December 2022: TL 476.659.617) from its investment property. Total direct operating expenses related to these properties amount to TL 85.150.397 (31 December 2022: TL 82.057.456).

10. TANGIBLE AND INTANGIBLE ASSETS

As of 31 December 2023 and 31 December 2022, the movement table of the tangible assets are as follows;

Cost	Furniture and fixtures	Leasehold improvements	Total
1 January 2023	22.905.605	8.294.221	31.199.826
Addition	1.140.948	--	1.140.948
Disposal	(26.798)	--	(26.798)
31 December 2023	24.019.755	8.294.221	32.313.976
Accumulated Depreciation			
1 January 2023	(16.715.122)	(4.710.926)	(21.426.048)
Depreciation for the period	(2.178.726)	(1.327.263)	(3.505.989)
Disposal	21.773	--	21.773
31 December 2023	(18.872.075)	(6.038.189)	(24.910.264)
31 December 2023 Net book value	5.147.680	2.256.032	7.403.712

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10. TANGIBLE AND INTANGIBLE ASSETS (Continued)

Cost	Furniture and fixtures	Leasehold improvements	Total
1 January 2022	24.071.583	8.294.221	32.365.804
Addition	521.221	--	521.221
Disposal	(1.687.199)	--	(1.687.199)
31 December 2022	22.905.605	8.294.221	31.199.826

Accumulated Depreciation

1 January 2022	(15.213.950)	(3.384.790)	(18.598.740)
Depreciation for the period	(2.063.996)	(1.326.136)	(3.390.132)
Disposal	562.824	--	562.824
31 December 2022	(16.715.122)	(4.710.926)	(21.426.048)

31 December 2022 Net book value	6.190.483	3.583.295	9.773.778
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As of 31 December 2023 and 31 December 2022, the movement table of the intangible assets are as follows;

Cost	Rights	Total
1 January 2023	2.989.434	2.989.434
Addition	--	--
Disposal	--	--
31 December 2023	2.989.434	2.989.434

Accumulated Amortisation

1 January 2023	(1.964.347)	(1.964.347)
Amortisation for the period	(151.083)	(151.083)
Disposal	--	--
31 December 2023	(2.115.430)	(2.115.430)

31 December 2023 Net book value	874.004	874.004
--	----------------	----------------

Cost	Rights	Total
1 January 2022	2.989.434	2.989.434
Addition	--	--
Disposal	--	--
31 December 2022	2.989.434	2.989.434

Accumulated Amortisation

1 January 2022	(1.812.263)	(1.812.263)
Amortisation for the period	(152.084)	(152.084)
Disposal	--	--
31 December 2022	(1.964.347)	(1.964.347)
31 December 2022 Net book value	1.025.087	1.025.087

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11. PROVISIONS, CONTINGENT ASSETS AND LIABILITIES

As of 31 December 2023 and 2022, the Company's position related to commitments, pledges and mortgages ("CPM") are as follows:

31 December 2023	Original balance		
	EUR	TL	(TL equivalent) Total
A. Total amount of CPM is given on behalf of own legal personality (*)	100.000.000	30.472	3.257.420.472
B. Total amount of CPM is given in favor of subsidiaries which are fully consolidated	--	--	--
C. Total amount of CPM is given for assurance of third party's debts to conduct of usual business activities	--	--	--
D. Total Amount of other CPM	--	--	--
i. Total amount of CPM is given in favor of parent company	--	--	--
ii. Total amount of CPM is given in favor of other company companies, which B and C doesn't include	--	--	--
iii. The amount of CPM is given in favor of third party which C doesn't include	--	--	--
Total	100.000.000	30.472	3.257.420.472

31 December 2022	Original balance		
	EUR	TL	(TL equivalent) Total
A. Total amount of CPM is given on behalf of own legal personality (*)	100.000.000	50.210	3.284.781.865
B. Total amount of CPM is given in favor of subsidiaries which are fully consolidated	--	--	--
C. Total amount of CPM is given for assurance of third party's debts to conduct of usual business activities	--	--	--
D. Total Amount of other CPM	--	--	--
i. Total amount of CPM is given in favor of parent company	--	--	--
ii. Total amount of CPM is given in favor of other company companies, which B and C doesn't include	--	--	--
iii. The amount of CPM is given in favor of third party which C doesn't include	--	--	--
Total	100.000.000	50.210	3.284.781.865

(*) It consists of Credit Europe Bank N.V. in the amount of EUR 100.000.000 (31 December 2022: EUR 100.000.000) at the 1st Degree on the Company's Gebze Center Shopping Mall, Hotel and Showroom real estates mortgage has been established and the guarantee given to Bedaş in the amount of TL 30.472.

There are no other CPM which the company gave as of 31 December 2023 (31 December 2022: None).

Doğuş Holding A.Ş. has a guarantee for the 100 million EUR loan that the Company has used from Credit Europe Bank. In return for this guarantee, there is a credit guarantee commission obligation of 1% on the remaining loan balance in the relevant period. As of 31 December 2023, the Company has a contingent liability of 19.063.695 TL to Doğuş Holding A.Ş., based on the guarantee given regarding the loan used, in case the guarantee continues (31 December 2022: 23.655.527 TL).

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11. PROVISIONS, CONTINGENT ASSETS AND LIABILITIES (Continued)

The details of guarantee received are below as of 31 December 2023 and 2022:

	31 December 2023		31 December 2022	
	Original Amount	TL equivalents	Original Amount	TL equivalents
TL	27.082.642	27.082.642	18.625.445	18.625.445
EUR	886.447	28.875.024	925.707	30.407.005
USD	34.775	1.023.725	11.619	357.976
Total		56.981.391		49.390.426

As of 31 December 2023, the Company have 2 labor cases, 29 execution proceeding case on customer bases, 1 evacuation case, 3 cases regarding bankruptcy and concordat transactions and 0 administrative cases (As of 31 December 2022, the number of labor cases to which the Company is a party is 4, the number of enforcement proceedings on a current basis is 33, the number of eviction lawsuits is 1, the number of lawsuits regarding bankruptcy and concordat transactions is 1, and the number of administrative lawsuits is 1).

Operating Leases

The Company as the lessor in operating lease transactions

The Company signed operating lease agreements as lessor for the investment properties in its portfolio with tenants which are shopping mall tenants, hotel operators and other third parties. The Company's expected income from operating leases under TFRS 16 is as follows:

	31 December 2023	31 December 2022
Less than 1 year	338.113.789	398.037.586
1 to 5 years	235.187.693	165.337.231
More than 5 years	234.840.812	225.464.725
Total	808.142.294	788.839.542

12. SHORT AND LONG TERM PROVISIONS

Provisions For Employee Benefits

As of 31 December 2023 and 31 December 2022, the Company's liabilities within the scope of employee benefits are as follows:

Provision for unused vacation

The provision for unused leave is the total undiscounted liability amount corresponding to the days off that all employees are entitled to but have not yet taken.

	31 December 2023	31 December 2022
Short term liabilities		
Unused vacation	1.853.927	3.737.457
Other provisions	--	82.301
Total	1.853.927	3.819.758

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12. SHORT AND LONG TERM PROVISIONS (Continued)

Provisions For Employee Benefits (Continued)

The movements of the provision for unused vacation during the interim accounting periods ending on 31 December 2023 and 2022 are as follows:

	31 December 2023	31 December 2022
As at 1 January	3.737.457	1.821.579
Provision for the period	(527.228)	2.278.451
Monetary loss / gain	(1.356.302)	(362.573)
Total	1.853.927	3.737.457

Reserve for severance payments

	31 December 2023	31 December 2022
Provisions for severance pay	2.134.101	3.048.637
Total	2.134.101	3.048.637

The provision for severance pay shows the present value of the Company's probable future liabilities, calculated in accordance with the Turkish Labor Law, which will occur due to the retirement of its employees. The provision for severance pay is calculated on an accrual basis as the employees earn and is reflected in the financial statements. The calculation of severance pay provision is based on the severance pay ceiling determined by the government. The severance pay ceiling effective as of 31 December 2023 is TL 35.058,57, respectively (31 December 2022: TL 32.926,29)

TAS 19 - Employee Benefits standard requires actuarial valuation methods to be developed in determining the enterprise's obligation for severance pay. As of 31 December 2023 and 2022, the main actuarial estimates used in the calculation of the severance pay liability are as follows:

	31 December 2023	31 December 2022
Discount rate	%1,56	%2,00
Estimated severance pay entitlement rate	%100	%100

The movement of severance pay

	31 December 2023	31 December 2022
As at 1 January	3.048.637	2.435.903
Service cost	184.306	348.745
Interest cost	385.710	264.134
Actuarial loss /gain	645.275	1.117.502
Payments made during the period	(1.087.604)	--
Monetary loss /gain	(1.042.223)	(1.117.647)
Provision as of 31 December	2.134.101	3.048.637

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12. SHORT AND LONG TERM PROVISIONS (Continued)

Provisions For Employee Benefits (Continued)

Other short-term provisions

	31 December 2023	31 December 2022
Lawsuit provisions	--	82.301
Total	--	82.301

13. OTHER CURRENT / NON-CURRENT ASSETS AND SHORT-TERM LIABILITIES

Other current assets

As at 31 December 2023 and 2022, the details of other current assets are presented below:

	31 December 2023	31 December 2022
Work advances	525.584	221.112
VAT receivables	--	388.632
Other	658.238	261.397
Total	1.183.822	871.141

Other non-current assets

As at 31 December 2023, the other non-current assets amounting to TL 299.155 consist of deposits and guarantees given (31 December 2022: TL 364.740 consists of deposits and guarantees given).

Other short-term liabilities

As of 31 December 2023 and 31 December 2022, the details of other short-term liabilities are presented below:

	31 December 2023	31 December 2022
Taxes payables and other duties	7.155.699	590.113
Total	7.155.699	590.113

14. NON-CONTROLLING INTERESTS

None.

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15. SHAREHOLDER'S EQUITY

15.1. Paid in capital

As of 31 December 2023, The Company's paid in capital is TL 332.007.786 (31 December 2022: TL 332.007.786). As of 31 December 2023 and 31 December 2022, The Company's capital comprise of issued and each carries TL 1 nominal value shares.

As of 31 December 2023 and 31 December 2022, The Company's capital structure shows below:

			31 December 2023		31 December 2022	
Shareholder's						
Name/Title	Class	Type	Capital Amount (TL)	Rate%	Capital Amount (TL)	Rate%
Doğuş Holding A.Ş. (Non-public)	A	Registered	--	--	2.604.451	%0.78
Doğuş Otomotiv Servis ve Tic A.Ş. (Non-public) (*) (***)	A	Registered	2.604.451	%0.78	--	--
Doğuş Holding A.Ş. (Non-public)	B	Bearer	--	--	48.693.875	%14.67
Doğuş Otomotiv Servis ve Tic A.Ş. (Non-public) (**)	B	Bearer	48.693.875	%14.67	--	--
Public	B	Bearer	280.709.460	%84.55	280.709.460	%84.55
Total			332.007.786	%100.00	332.007.786	%100.00
Capital Adjustment Differences			2.694.926.258		2.694.926.258	
			3.026.934.044		3.026.934.044	

(*) Doğuş Otomotiv acquired 0,78% Group A shares of the Company on 21 November 2023 by paying in cash.

(**) Doğuş Otomotiv acquired 93,65% of the shares of the Company on 9 March 2023 by paying in cash.

(***) 2.604.451 Group A shares in the company's capital have the privilege to nominate candidates in the election of the Members of the Board of Directors. There are no privileges regarding voting.

15.2. Restricted reserves

As of 31 December 2023 and 31 December 2022, restricted reserves are consist of legal reserves.

The legal reserves consist of first and second reserves, appropriated in accordance with the Turkish Commercial Code ("TCC"). The TCC stipulates that the first legal reserve is appropriated out of statutory profits at the rate of 5% per annum, until the total reserve balance reaches 20% of the Company's paid-in share capital. The second legal reserve is appropriated at the rate of 10% per annum of all cash distributions in excess of 5% of the paid-in share capital. Under the TCC, the legal reserves can only be used to offset losses and are not available for any other usage unless they exceed 50% of paid-in share capital.

15.3. Dividend distribution

According to Communiqué Serial: IV, No: 27, regarding profit distribution obligation, it has been made possible that shares, issued in cash or through the addition of dividend to the capital upon the decision of the Company's general assembly, can be distributed to the shareholders free of charge or that the distribution can be partly made in cash and partly through the free distribution of shares. It has been further made possible that initial dividend amount be left to the companies without distribution, if such amount is lower than the 5% of the existing paid-up/issued capital amount.

In this context; according to the decision of CMB, the net distributable profit that is calculated per CMB's minimum profit distribution requirements will be wholly distributed if it is met by the net distributable profit of statutory records, if the amount per CMB is not met by statutory records, the amount to be distributed will be limited to the amount at the statutory records. If losses are incurred in either of CMB or statutory financial statements, no profit will be distributed.

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15. SHAREHOLDER'S EQUITY (Continued)

15.4 Retained earnings

As of 31 December 2023 the Company's retained earnings and net profit are TL (6.727.906) and TL 1.846.046.906 respectively (31 December 2022: the Company's retained earnings and net profit are TL (3.972.206.831) and TL 3.965.478.925 respectively).

15.5 Share premium

	31 December 2023	31 December 2022
Share premium	2.016.699.918	2.016.699.918
Total	2.016.699.918	2.016.699.918

15.6 Remeasurements of defined benefit liability

As a result of the adoption of IAS 19 (2011), all actuarial differences are recognised immediately in other comprehensive income.

	31 December 2023	31 December 2022
Remeasurements of defined benefit liability	(2.211.267)	(1.565.992)
Total	(2.211.267)	(1.565.992)

16. REVENUE AND COST OF SALES

Revenue for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Rent income	548.509.665	476.659.617
Total	548.509.665	476.659.617

Cost of the sales for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Cost of Sales		
Common area expenses	49.755.881	53.668.021
Real estate tax expenses	18.466.476	17.895.529
Insurance expenses	9.900.951	6.724.493
Other expenses	7.027.089	3.769.413
Total	85.150.397	82.057.456

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17. GENERAL ADMINISTRATIVE EXPENSES

General administrative expenses for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Personal expenses	36.703.350	29.360.184
Depreciation expenses	3.657.072	3.543.346
Consultancy expenses	2.866.612	923.478
Tax and other duties	1.271.474	1.230.224
Travel and vehicle rent expenses	1.120.316	1.345.616
Head office expenses	1.094.462	993.503
Software expenses	983.701	857.856
Communication expenses	162.087	114.987
Other	8.474.044	5.760.632
Total	56.333.118	44.129.826

18. INCOME/ EXPENSES FROM INVESTMENT ACTIVITIES

None (1 January 2022 – 31 December 2022: None).

19. OTHER OPERATING INCOME/EXPENSES

Other operating income for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Increase in value of investment property (Note 9)	1.555.729.107	2.596.158.538
Gain on sales of investment property (**)	--	120.822.348
Default interest income (*)	12.437.148	11.720.683
Provision no longer required for severance pay	1.166.467	--
Provisions no longer required (Note 5)	911.071	1.097.424
Foreign exchange gains	--	--
Other	1.906.129	2.183.584
Total	1.572.149.922	2.731.982.577

(*) 1 January 2023 – 31 December 2023 The amount of TL 12.403.702 of default interest income consists of invoices issued to related parties and TL 33.446 to third parties (1 January 2022 – 31 December 2022: The amount of TL 11.713.625 of default interest income consists of invoices issued to related parties and TL 7.058 to third parties).

(**) Other income consist of the sale of Doğuş Center Etiler building to Getir Perakende Lojistik A.Ş.

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19. OTHER OPERATING INCOME/EXPENSES (Continued)

Other operating expense for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Default interest expense	28.489.779	17.791.370
Provision for doubtful receivables (Note 5)	1.798.211	7.068.506
Foreign exchange losses	8.743	2.320.057
Other	9.013.315	21.730.079
Total	39.310.048	48.910.012

20. FINANCE INCOME

Finance income for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Finance income		
Interest income	4.844.696	2.196.055
Foreign exchange gains	--	342.526
Total	4.844.696	2.538.581

21. FINANCE EXPENSE

Finance expense for the periods ended 31 December 2023 and 2022 are as follows:

	1 January - 31 December 2023	1 January - 31 December 2022
Finance expense		
Foreign exchange losses	1.409.080.064	858.469.572
Interest expenses	231.583.363	216.229.252
Commission expenses	25.146.858	26.541.023
Total	1.665.810.285	1.101.239.847

22. TAX ASSETS AND LIABILITIES

In accordance with the Corporate Tax Law, the income of the Company is exempted from taxation since it's operations are related to real estate investment trust. Since the earnings of the Company are exempt from tax in accordance with the Corporate Income Tax Law, the Company does not any deferred tax assets and liabilities earnings per share stated in statement of income are calculated by dividing net income for the period by the weighted average number of the Company's shares for the period (31 December 2022: None).

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23. EARNINGS / (LOSS) PER SHARE

Earnings per share amounts, net income is calculated by the weighted average number of shares in the current period, the Company's shares.

	1 January - 31 December 2023	1 January - 31 December 2022
Profit / (Loss) for the period	1.846.046.906	3.965.478.925
Weighted average number of shares	332.007.786	332.007.786
Earnings per share	5,560	11,944

24. RELATED PARTY DISCLOSURES

Due to/from related parties

As of 31 December 2023 and 31 December 2022, the Company's related party balances are as follows:

Trade receivables from related parties	31 December 2023	31 December 2022
Doğuş Holding A.Ş.	48.024.369	--
Doğuş Yayın Grubu A.Ş.	10.440.403	25.189.419
Doğuş Otel Yatırımları ve Tur. A.Ş.	6.807.330	--
Doğuş Center Maslak Yöneticiliği	571.028	1.778.494
Zingat Gayrimenkul Sistemleri A.Ş.	--	33.864
Kral Müzik Medya Hizmetleri A.Ş.	--	10.988
Total	65.843.130	27.012.765
Trade payables to related parties	31 December 2023	31 December 2022
Doğuş Holding A.Ş.	135.708.973	154.900.874
Nahita Restoran İşletmeciliği ve Yat. A.Ş.	122.400	--
Havana Yayıncılık Tur. ve Gıda Paz. Tic. A.Ş.	12.216	29.526
Doğuş Bilgi İşlem ve Teknoloji Hizmetleri A.Ş.	--	25.019
Total	135.843.589	154.955.419

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DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

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24. RELATED PARTY DISCLOSURES (Continued)

Other payables to related parties	31 December 2023	31 December 2022
Doğuş Holding A.Ş.	--	37.073.907
Total	--	37.073.907

There is no collateral for receivables from related parties and payables to related parties. Doğuş Holding has a guarantee on the loan amounting to EUR 58.000.000 as of 31 December 2023, which the Company used from Credit Europe. No expense is defined for doubtful receivables from related parties.

The company's debt amounting to TL 37.073.907 under the heading "Other payables to related parties" as of 31 December 2022 is related to the financing provided from Doğuş Holding A.Ş. to meet its short-term financing needs.

The Company accrues interest from its related companies for its financial receivables and payables. The interest rate varies every month during the year. The interest rate used for 31 December 2023 is 43,74% for TL (31 December 2022: 18.10% for TL). Maturity for related party balances is 30 days.

Transactions with related parties

As of 31 December 2023 and 31 December 2022, the Company's transactions with related parties summary is as follows:

Rent and other income	1 January - 31 December 2023	1 January- 31 December 2022
Doğuş Holding A.Ş.	132.567.906	125.343.660
Doğuş Oto Pazarlama Ticaret A.Ş.	77.507.419	76.323.323
Doğuş Yayın Grubu A.Ş.	38.477.088	36.232.785
Doğuş Spor Kompleksi Yatırım ve İşletme A.Ş.	32.190.690	29.073.681
Doğuş Otel Yatırımları ve Tur. A.Ş.	23.546.452	24.746.604
Doğuş Otomotiv Servis ve Ticaret A.Ş.	5.409.263	4.790.054
Kral Müzik Medya Hizmetleri A.Ş.	429.433	437.615
Zingat Gayrimenkul Bilgi Sist. A.Ş. (*)	203.361	353.581
Dg Financial Advisers LTD	--	1.288.452
Total	310.331.612	298.589.755

(*) On 18 July 2023, Doğuş Holding A.Ş. has transferred all its shares in Zingat Gayrimenkul Bilgi Sistemleri Anonim Şirketi to Propertyfinder FZ LLC. As of that date, there is no related party relationship between Zingat Gayrimenkul Sistemleri A.Ş and the Company.

The Company has a total of TL 12.403.702 default interest income other than rent income from related parties between January 1, 2023 - December 31, 2023. TL 9.105.649 is due from Doğuş Holding A.Ş. and TL 3.298.053 is due from overdue rent receivables from Doğuş Yayın Grubu A.Ş. (Between January 1, 2022 - December 31, 2022, the Company has a total default interest income of TL 11.713.625 from related parties. TL 7.457.947 is due from Doğuş Holding A.Ş., TL 3.977.291 is due from Doğuş Yayın Grubu A.Ş., TL 241.515 is due from DG Financial Advisers LTD, TL 36.873 is due from Kral Müzik Medya Hizmetleri A.Ş.).

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24. RELATED PARTY DISCLOSURES (Continued)

Transactions with related parties (Continued)

	1 January - 31 December 2023	1 January- 31 December 2022
Service and other expenses		
Doğuş Holding A.Ş. (*)	51.230.292	51.440.444
Doğuş Center Maslak Yöneticiliği (**)	2.962.174	2.269.191
VDF Filo Kiralama A.Ş. (***)	1.002.758	1.382.515
Doğuş Bilgi İşlem Ve Teknoloji Hizmetleri A.Ş. (****)	662.584	700.163
Nahita Restoran İşletmeciliği ve Yat. A.Ş.	129.796	--
Antur Turizm A.Ş.	87.134	--
Havana Yayıncılık Tur. Ve Gıda Paz. Tic. A.Ş.	75.942	102.385
Doğuş Verimlilik ve Merkezi Satın Alma Hizm. Tic. A.Ş.	62.973	--
Doğuş Otel Yatırımları ve Tur. A.Ş.	19.671	47.925
Maya Residence T Blok Yöneticiliği	--	302.282
Doğuş Yayın Grubu A.Ş.	--	77.888
Total	56.233.324	56.322.793

(*)Includes the Company's guarantor commission, financing cost and decoration expense.

(**)Includes the Company's common Management expense.

(***)Includes the Company's rent a car expense.

(****)Includes the Company's technology infrastructure expense.

Employee benefits to key management:

The total amount of the benefits provided to the members of the Board of Directors, Board of Directors Consultants and the key management with administrative responsibility. The Company's employee benefits to key management balances are as follows:

	1 January - 31 December 2023	1 January- 31 December 2022
Benefits provided to the members of the Board of Directors	649.333	686.823
Benefits provided to the consultants of the Board of Directors	1.029.113	1.008.919
Benefits provided to key management with administrative	11.747.598	10.502.967
Total	13.426.044	12.198.709

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25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk. The Company has exposure to the following risks from its operations:

- Credit risk,
- Liquidity risk,
- Market risk,
- Capital management

25.1. Credit risk

The ownership of the financial assets brings the risk of not meeting the obligations of the agreement of the counter party. These risks are controlled by credit evaluations and restricting the maximum exposure to a counter party. The Company leased out the majority of its investment property portfolio to the main shareholders, group companies and public institutions. Credit risk of other tenants is limited via letter of guarantee.

As at 31 December 2023, credit risk exposure of financial assets is as follows:

31 December 2023	Receivables				
	Trade Receivables		Other Receivables		
	Related party	Other party	Related party	Other party	Deposits on Banks
Maximum exposed credit risk as of reporting date (A+B+C+D+E) (*)	65.843.130	13.264.774	--	81.488	37.464.901
- Secured portion of the maximum credit risk by guarantees, etc	--	56.981.391	--	--	--
A. Net book value of financial assets that are either not due or not impaired	65.843.130	13.264.774	--	81.488	37.464.901
B. Net book value of the expired but not impaired financial assets	--	--	--	--	--
C. Not past due	--	--	--	--	--
- Covered portion of net book value (with letter of guarantee etc.)	--	--	--	--	--
D. Net carrying value of impaired assets	--	--	--	--	--
- Overdue (Gross book value)	--	16.408.938	--	--	--
- Impairment (-)	--	(16.408.938)	--	--	--
- Covered portion of net book value (with letter of guarantee etc.)	--	--	--	--	--
- Not overdue (Gross book value)	--	--	--	--	--
- Impairment (-)	--	--	--	--	--
- Secured portion of the net value	--	--	--	--	--
E. Off balance sheet items with credit risks	--	--	--	--	--

(*) This field represents the total of the A, B, C, D and E rows in the table. In determining the amount in question, factors that increase credit reliability, such as guarantees received, were not taken into account.

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25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS (Continued)

25.1. Credit risk (Continued)

As at 31 December 2022, credit risk exposure of financial assets is as follows:

31 December 2022	Receivables				
	Trade Receivables		Other Receivables		
	Related party	Other party	Related party	Other party	Deposits on Banks
Maximum exposed credit risk as of reporting date (A+B+C+D+E) (*)	27.012.765	8.692.302	--	96.226	27.995.875
- Secured portion of the maximum credit risk by guarantees, etc	--	49.390.425	--	--	--
A. Net book value of financial assets that are either not due or not impaired	27.012.765	8.692.302	--	96.226	27.995.875
B. Net book value of the expired but not impaired financial assets	--	--	--	--	--
C. Not past due	--	--	--	--	--
- Covered portion of net book value (with letter of guarantee etc.)	--	--	--	--	--
D. Net carrying value of impaired assets	--	--	--	--	--
- Overdue (Gross book value)	--	25.668.180	--	--	--
- Impairment (-)	--	(25.668.180)	--	--	--
- Covered portion of net book value (with letter of guarantee etc.)	--	--	--	--	--
- Not overdue (Gross book value)	--	--	--	--	--
- Impairment (-)	--	--	--	--	--
- Secured portion of the net value	--	--	--	--	--
E. Off balance sheet items with credit risks	--	--	--	--	--

(*) This field represents the total of the A, B, C, D and E rows in the table. In determining the amount in question, factors that increase credit reliability, such as guarantees received, were not taken into account.

25.2. Liquidity risk

Liquidity risk is the inability of the Company to match the net funding requirements with sufficient liquidity.

The following table presents the Company's financial liabilities including interest payments according to their remaining contractual maturities.

Contract terms

31 December 2023	Carrying value	Total of contractual cash flows	Up to 3 months	3 months to 1 year	1 year to 5 years	More than 5 years
Financial liabilities (Non-derivative):						
Bank Loans	2.022.048.884	2.390.346.360	48.669.912	200.944.484	2.140.731.964	--
Financial lease liabilities	908.524.412	1.093.375.919	43.735.036	131.205.108	918.435.775	--
Trade payables	152.182.716	152.182.716	152.182.716	--	--	--
Other payables and liabilities	12.089.322	12.089.322	8.298.153	--	3.791.169	--
Total	3.094.845.334	3.647.994.317	252.885.817	332.149.592	3.062.958.908	--

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**25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS
(Continued)**

25.2. Liquidity risk (Continued)

31 December 2022	Carrying value	Total of contractual cash flows	Up to 3 months	3 months to 1 year	1 year to 5 years	More than 5 years
Financial liabilities (Non-derivative):						
Bank Loans	2.073.493.415	2.527.950.169	190.482.358	80.655.258	2.256.812.553	--
Financial lease liabilities	1.045.021.099	1.234.862.291	44.102.131	132.306.401	705.634.179	352.819.580
Trade payables	168.016.471	168.016.471	168.016.471	--	--	--
Other payables and liabilities	42.559.275	42.559.275	1.411.386	37.073.907	4.073.982	--
Total	3.329.090.260	3.973.388.206	404.012.346	250.035.566	2.966.520.714	352.819.580

As of 31 December 2023 the Company does not have any derivative financial liabilities (31 December 2022: None).

25.3. Market Risk

The Company is exposed to various market risks, including the effects of changes in exchange rates, interest rates, equity prices and credit spreads.

The total risk management program of the Company focuses on the unpredictability of the financial markets and aims at reducing the potential negative effects on the Company's financial performance.

Foreign currency risk

Exchange risk comprises the effects arising from exchange movements in the event foreign currency assets and liabilities. As of 31 December 2023 and 31 December 2022, the Company's foreign currency assets and liabilities are as follows:

Foreign currency in details;

	31 December 2023			31 December 2022		
	Currency Type	Currency Amount	TL Amount	Currency Type	Currency Amount	TL Amount
Assets						
Cash and cash equivalents	EUR	917.801	29.896.363	EUR	467.420	15.353.493
Total			29.896.363			15.353.493
Liabilities						
Bank loans	EUR	58.049.505	1.890.898.792	EUR	58.043.307	1.906.566.864
Financial lease liabilities	EUR	27.891.177	908.524.412	EUR	31.814.504	1.045.021.099
Total			2.799.423.204			2.951.587.963
Net position			(2.769.526.841)			(2.936.234.470)

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25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS
(Continued)

25.3. Market Risk (Continued)

Foreign currency risk (Continued)

31 December 2023	Profit/Loss	
	Valuation of foreign currency	Devaluation of foreign currency
<i>In the case of USD gaining 20% value against TL;</i>		
1-USD net asset / liability	--	--
2- Hedged portion against USD risk (-)	--	--
3- Net effect of USD (1+ 2)	--	--
<i>In the case of EUR gaining 20% value against TL;</i>		
1-EUR net asset / liability	(553.905.368)	553.905.368
2- Hedged portion against EUR risk (-)	--	--
3- Net effect of EUR (1+ 2)	(553.905.368)	553.905.368
31 December 2022	Profit / loss	
	Valuation of foreign currency	Devaluation of foreign currency
<i>In the case of USD gaining 20% value against TL;</i>		
1-USD net asset / liability	--	--
2- Hedged portion against USD risk (-)	--	--
3- Net effect of USD (1+ 2)	--	--
<i>In the case of EUR gaining 20% value against TL;</i>		
1-EUR net asset / liability	(587.246.894)	587.246.894
2- Hedged portion against EUR risk (-)	--	--
3- Net effect of EUR (1+ 2)	(587.246.894)	587.246.894

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**25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS
(Continued)**

25.3. Market Risk (Continued)

Interest rate risk

The Company is exposed to interest rate risk due to interest bearing assets and liabilities. The table below shows the financial instruments sensitive to interest rates as of 31 December 2023 and 31 December 2022:

<i>Financial instruments with fixed interest rates</i>	31 December 2023	31 December 2022
Financial assets	35.437.605	18.142.566
<i>Time deposits</i>	35.437.605	18.142.566
Financial liabilities	908.524.412	1.045.021.099
<i>Financial lease</i>	908.524.412	1.045.021.099
<i>Financial instruments with variable interest rates</i>	31 December 2023	31 December 2022
Financial liabilities	2.022.048.884	2.073.493.415
<i>Borrowings</i>	2.022.048.884	2.073.493.415

Weighted average interest rates which are applied to financial instruments as of 31 December 2023 and 31 December 2022 are as follows:

<i>Financial instruments</i>	31 December 2023	31 December 2022
Time deposits- TL	%41	%19
Time deposits - EUR	%0,01- %0,45	%0,01- %0,45
Time deposits - USD	--	--
Financial liabilities- EUR	Euribor+%4,65	Euribor+%4,65
		TLREF+%4-
Financial liabilities- TL	TLREF+%4 - %6	TLREF+%5

Interest rate sensitivity:

The company's financial claims and debts are generally short term and there is no exposure to the risk of interest. The company reduces interest risk of change by using variable-rate loans and loan term credit.

Cash flow sensitivity analysis for variable rate instruments:

The floating interest loans which are classified by the Company as the financial liabilities in the financial statement are exposed to the interest risk depending on the interest changes.

The following table shows the sensitivity of the Company with regard to the effect of the interest rates on the profit (loss) for a possible change (1%) when all other factors remain as fixed.

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25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS
(Continued)

25.3. Market risk

Interest rate risk (continued)

As of 31 December 2023 and 2022, the aforesaid calculation has been made for the portion that is not included in the Company's interest rate swap transaction:

31 December 2023	Increase / (Decrease)	Effect profit / (loss) before tax and equity
Variable rate instruments	(1%)	487.796
	1%	(486.931)
31 December 2022	Increase / (Decrease)	Effect profit / (loss) before tax and equity
Variable rate instruments	(1%)	3.459
	1%	(3.472)

Non-Financial Asset

Investment properties measured at fair value in the Company's financial statements are based on real estate valuation reports prepared by the real estate appraisal company authorized by the CMB. The fair value calculated in the valuation reports in accordance with International Valuation Standards is determined by income discounting methods and various estimates and assumptions (discount rates, occupancy rates, etc.) are used in these calculations. Future changes in these estimates and assumptions may have a material impact on the Company's financial statements.

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**25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS
(Continued)**

25.3. Market risk

Investment Properties:

The Company does not have any investment properties calculated with the market approach method except for land of Gebze AVM (31 December 2022: None).

As of 31 December 2023 and 31 December 2022 the sensitivity analysis of investment property calculated by using cash discount comparative method is as follows;

31 December 2023	Sensitivity Analysis	Profit / (loss) Effect on Fair Value
Discount Rate	Increase by %1 Decrease by %1	(585.521.092) 634.603.536
Rent Increase Rate	Increase by %1 Decrease by %1	644.327.862 (583.395.241)
Capitalisation Rate	Increase by %1 Decrease by %1	(753.154.282) 1.023.452.942
Occupancy Rate	Increase by %1 Decrease by %1	64.606.184 (96.301.034)
31 December 2022	Sensitivity Analysis	Profit / (loss) Effect on Fair Value
Discount Rate	Increase by %1 Decrease by %1	(421.497.364) 611.991.336
Rent Increase Rate	Increase by %1 Decrease by %1	561.158.890 (508.126.726)
Capitalisation Rate	Increase by %1 Decrease by %1	(636.303.580) 866.853.847
Occupancy Rate	Increase by %1 Decrease by %1	32.246.060 (81.513.163)

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**25. NATURE AND LEVEL OF RISK ARISING FROM FINANCIAL INSTRUMENTS
(Continued)**

25.4. Capital management

The Company manages capital by using effective portfolio management to reduce the risk of investment. The main objectives of the Company are to continue operations with generating revenue, to secure the benefits of the shareholders, cost of capital and to continue the optimum level of net liabilities/equity and to achieve the efficient capital structure continuity.

26. FINANCIAL INSTRUMENTS

Fair Value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date except involuntary liquidation or distress sale. When available, the quoted price in an active market provide the best estimate of its fair value. Foreign currency-based financial receivables and payables are evaluated at the foreign currency exchange rates of the day the financial statements are prepared. The following methods and assumptions are used in estimating the fair values of the Company's financial instruments:

a) Financial Assets

The fair values of some financial assets include their cost values and cash and cash equivalents, interest accruals on them and other short-term financial assets, and because they are short-term, their fair values are considered to be close to their carrying values. Trade receivables are considered to be close to their fair values after carrying the provisions for doubtful receivables.

b) Financial Liabilities

Due to the fact that commercial liabilities and other monetary liabilities are short-term, their fair value is thought to approach the value they carry. Bank loans are expressed at discounted cost and transaction costs are added to the initial book values of the loans. Since the interest rates on it are updated considering the changing market conditions, the fair values of the loans are thought to represent the value they carry. The fair values of commercial liabilities are expected to be close to their carrying values.

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26. FINANCIAL INSTRUMENTS (Continued)

Classification of Fair Value Measurement

TFRS 13 - Financial Instruments requires the classification of fair value measurements into a fair value hierarchy by reference to the observability and significance of the inputs used in measuring fair value of financial instruments measured at fair value to be disclosed. This classification basically relies on whether the relevant inputs are observable or not. Observable inputs refer to the use of market data obtained from independent sources, whereas unobservable inputs refer to the use of predictions and assumptions about the market made by the Company.

This distinction brings about a fair value measurement classification generally as follows:

- Level 1: Financial assets and financial liabilities with standard terms and conditions are valued with quoted market prices which are determined on active liquid markets.
- Level 2: Financial assets and financial liabilities are valued by directly or indirectly observable market prices rather than the quoted market prices mentioned in first level of the regarding assets or liabilities.
- Level 3: Financial assets and financial liabilities are valued by the inputs where there is no observable market data of the fair value of the regarding assets and liabilities.

Classification requires using observable market data if possible.

In this context, classification of fair value of financial assets and liabilities measured at fair value are as follows:

31 December 2023	Level 1	Level 2	Level 3	Total
Investment property	--	--	9.875.860.000	9.875.860.000
Total	--	--	9.875.860.000	9.875.860.000

31 December 2022	Level 1	Level 2	Level 3	Total
Investment property	--	--	8.317.127.271	8.317.127.271
Total	--	--	8.317.127.271	8.317.127.271

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**27. OTHER MATTERS THAT MAY AFFECT THE FINANCIAL STATEMENTS OR
WHICH MUST BE EXPLAINED FOR THE OPEN, INTERPRETABLE AND
UNDERSTANDABLE FINANCIAL STATEMENTS**

1st Degree 100,000,000 mortgage on the Company's Gebze Center Shopping Mall, Hotel and Showroom real estates (31 December 2021: EUR 100,000,000) on behalf of Credit Europe Bank N.V.).

As disclosed with the PDP notification dated 14 December 2022, a two-year credit limit amounting to TL 200.000.000 has been obtained from Halkbank A.Ş. in order to meet the financing needs required by the Company's activities and will be used according to the need.

With the PDP disclosure dated 1 August 2023, Doğuş Otomotiv Servis ve Ticaret A.Ş. announced that it has been decided to purchase all of the Group A shares representing 0,7845% of the company's capital with a nominal value of TL 2.604.451,09 which includes the privilege to nominate candidates for the election of the Board of Directors on Doğuş Gayrimenkul Yatırım Ortaklığı AŞ, from Doğuş Holding A.Ş. and that the transaction will be realized in Borsa İstanbul A.Ş. Wholesale Market, subject to the approval of the application to be made to the Capital Markets Board for the realization of the purchase transaction. As of 21 November 2023, the transfer of Group A shares has been completed.

**28. FEES FOR SERVICES RECEIVED FROM INDEPENDENT AUDITOR/ INDEPENDENT
AUDIT FIRMS**

Information regarding the fees for the services received from the independent audit firms, in accordance with the letter of POA dated 19 August 2021 that was prepared considering the Board Decision published in the Official Gazette on 30 March 2021, are as follows:

	31 December 2023	31 December 2022
Independent audit fee for the reporting period	1.204.089	686.866
Total	1.204.089	686.866

29. SUBSEQUENT EVENTS

None.

**CONVENIENCE TRANSLATION INTO ENGLISH OF FINANCIAL STATEMENTS
ORIGINALLY ISSUED IN TURKISH**

DOĞUŞ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

31 DECEMBER 2023

(Amounts are expressed in Turkish Lira (“TL”) based on the purchasing power of the TL as of 31 December 2023 unless otherwise indicated.)

30. SUPPLEMENTARY INFORMATION: COMPLIANCE CONTROL OF THE PORTFOLIO RESTRICTIONS

Presented information, in accordance with Capital Markets Board’s Communiqué Serial: II, No: 14.1 “Financial Reporting in Capital Markets” Amendment No: 16 comprised condensed information and prepared in accordance with Capital Markets Board’s Communiqué Serial: III, No: 48.1 “Real Estate Investment Company” published in the Official Gazette dated 28 May 2013 numbered 28660 Capital Markets Board’s Communiqué Serial: III, No: 48.1a “Amendment on Real Estate Investment Company” published in the Official Gazette dated 23 January 2014 numbered 28891.

As of 31 December 2023, the information in the table of “control of compliance with the portfolio limitations” is prepared in accordance with the provisions on the control of portfolio limitations of Communiqué Series:III No: 48.1a, and article 22(e), article 24(a,b,c,d) and article 28 and 31 “Principles Regarding Real Estate Investment Companies”, and the limitations are showed below:

Financial Statement Primary Account Items	Related Regulations	31 December 2023	31 December 2022
A Monetary and capital market instruments	Serial III-48.1Art , Md.24/(b)	37.468.103	28.003.698
B Rela estates,projects based on real estates,rights based on real estates	Serial III-48.1Art , Md.24/(a)	9.875.860.000	8.317.127.271
C Subsidiaries	Serial III-48.1Art , Md.24/(b)	--	--
Due from related parties (non-trade)	Serial III-48.1Art , Md.23/(f)	--	--
Other assets		99.315.358	60.748.202
D Total asset	Serial III-48.1Art , Md.3/(p)	10.012.643.461	8.405.879.171
E Financial liabilities	Serial III-48.1Art , Md.31	2.022.048.884	2.073.493.415
F Other financial liabilities	Serial III-48.1Art , Md.31	--	--
G Financial leasing obligations	Serial III-48.1Art , Md.31	908.524.412	1.045.021.099
H Due to related parties (non-trade)	Serial III-48.1Art , Md.23/(f)	--	--
I Equity	Serial III-48.1Art , Md.31	6.912.830.342	5.067.428.711
Other liabilities		169.239.823	219.935.946
D Total liabilities	Serial III-48.1Art , Md.3/(p)	10.012.643.461	8.405.879.171

Financial Information	Related Regulations	31 December 2023	31 December 2022
A1 The portion of money and capital market instruments held for payables of properties for the following 3 years	Serial III-48.1Art , Md.24/(b)	--	--
A2 Time deposit/ demand deposit/TL/foreign currency	Serial III-48.1Art , Md.24/(b)	37.464.901	27.995.875
A3 Foreign capital market instruments	Serial III-48.1Art , Md.24/(d)	--	--
B1 Foreign properties,projects based on properties on rights based on properties	Serial III-48.1Art , Md.24/(d)	--	--
B2 Idle lands	Serial III-48.1Art , Md.24/(c)	--	--
C1 Foreign Subsidiaries	Serial III-48.1Art , Md.24/(d)	--	--
C2 Investments in affiliated operating company	Serial III-48.1Art , Md.28/1(a)	--	--
J Non-cash loans (*)	Serial III-48.1Art , Md.31	30.472	50.210
K Mortgage amounts on lans that project to be developed and the ownership does not belong the partnership	Serial III-48.1Art , Md.28(e)	--	--
L Total investments of monetary and capital market instruments at one company	Serial III-48.1Art , Md.22/(I)	--	--

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30. SUPPLEMENTARY INFORMATION: COMPLIANCE CONTROL OF THE PORTFOLIO RESTRICTIONS (Continued)

Portfolio Restrictions	Related Regulation	Calculation	31 December 2023	31 December 2022	Min/Max Rate
1 Mortgage amounts on lands that projects to be developed and the ownership does not belong the partnership (K/D)	Serial III-48.1Art , Md.22/(e)	K/D	0%	0%	<%10
2 Real estates,projects based on real estates rights based on real estates (B+A1)/D)	Serial III-48.1Art, Md. 24/(a),(b)	(B+A1)/D	98.63%	98.94%	>%50
3 Monetary and capital market instruments (A+C-A1)/D)	Serial III-48.1Art , Md.24/(b)	(A+C-A1)/D	0.37%	0.33%	<%50
4 Foreign properties,projects based on properties rights based on properties affiliated capital market intruments (A3+B1+C1)/D)	Serial III-48.1Art , Md.24/(d)	(A3+B1+C1)/D	0%	0%	<%49
5 Idle lands(B2/D)	Serial III-48.1Art , Md.24/(c)	B2/D	0%	0%	<%20
6 Subsidiaries (operating companies) (C2/D)	Serial III-48.1Art , Md.28/1(a)	C2/D	0%	0%	<%10
7 Borrowing limit (E+F+G+H+J)/I	Serial III-48.1Art , Md.31	(E+F+G+H+J)/İ	42.39%	61.54%	<%500
8 TL and foreign currency, time and demand deposit(A2-A1)/D)	Serial III-48.1Art , Md.24/(b)	(A2-A1)/D	0.37%	0.33%	<%10
9 Total investments of monetary and capital market instruments at one company	Serial III-48.1Art , Md.22/1(l)	L/D	0%	0%	<%10