KAMUYU AYDINLATMA PLATFORMU

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2025 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	EREN BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Yönetim Kurulu'na

Giriş

Kiler Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2025 tarihli ilişikteki ara dönem özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait ara dönem özet kar veya zarar tablosusunun , ara dönem özet diğer kapsamlı gelir tablosunun, ara dönem özet özkaynaklar değişim tablosunun ve ara dönem özet nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" ("TMS 34") hükümlerine uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

İstanbul, 23 Ağustos 2025

Eren Bağımsız Denetim Anonim Şirketi

Member Firm of Grant Thornton International

Özcan Özbuğa

Sorumlu Denetçi

Park Plaza, Reşitpaşa Mahallesi

Eski Büyükdere Caddesi No. 14, Kat 10

Maslak, İstanbul

Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	7.456	88.862
Financial Investments		264.718	979.708
Financial Assets at Fair Value Through Profit or Loss		264.718	979.708
Other Financial Assets Measured at Fair Value Through Profit or Loss	5	264.718	979.708
Trade Receivables		631.569	867.270
Trade Receivables Due From Related Parties	23	23.001	16.389
Trade Receivables Due From Unrelated Parties	6	608.568	850.881
Other Receivables		11.377	6.587
Other Receivables Due From Unrelated Parties	8	11.377	6.587
Inventories	7	11.188.470	10.590.829
Prepayments		932.648	825.638
Prepayments to Related Parties	23	3.126	
Prepayments to Unrelated Parties	9	929.522	825.638
Current Tax Assets		18.341	8.657
Other current assets		112.291	140.413
Other Current Assets Due From Unrelated Parties	8	112.291	140.413
SUB-TOTAL		**13.166.870**	**13.507.964**
Total current assets		**13.166.870**	**13.507.964**
NON-CURRENT ASSETS			
Investments accounted for using equity method	11	1.804.293	1.742.614
Investment property	12	13.345.533	13.344.589
Property, plant and equipment		166.702	172.209
Machinery And Equipments		1.348	1.563
Vehicles		158.970	163.826
Fixtures and fittings		6.384	6.820
Intangible assets and goodwill		166	179
Other intangible assets		166	179
Other Non-current Assets		708.601	709.584
Other Non-Current Assets Due From Unrelated Parties		708.601	709.584
Total non-current assets		**16.025.295**	**15.969.175**
Total assets		**29.192.165**	**29.477.139**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		92.498	225.912
Current Borrowings From Unrelated Parties		92.498	225.912
Bank Loans	10	92.498	225.912
Trade Payables		880.531	1.285.532
Trade Payables to Related Parties	23	8.975	401.265
Trade Payables to Unrelated Parties	6	871.556	884.267
Employee Benefit Obligations	15	15.297	17.687
Other Payables		14.311	22.146
Other Payables to Unrelated Parties		14.311	22.146
Deferred Income Other Than Contract Liabilities		3.186.549	3.068.489
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	3.186.549	3.068.489
Current tax liabilities, current	18	28.560	
Current provisions		7.068	6.872
Current provisions for employee benefits	14	7.068	6.872
SUB-TOTAL		**4.224.814**	**4.626.638**
Total current liabilities		**4.224.814**	**4.626.638**
NON-CURRENT LIABILITIES			
Long Term Borrowings		0	219
Long Term Borrowings From Unrelated Parties		0	219
Bank Loans	10	0	219
Trade Payables		157.512	200.226
Trade Payables To Unrelated Parties	6	157.512	200.226
Non-current provisions		30.740	30.791

Non-current provisions for employee benefits	14	11.242	8.042
Other non-current provisions	14	19.498	22.749
Deferred Tax Liabilities	18	3.495.710	2.938.729
Total non-current liabilities		**3.683.962**	**3.169.965**
Total liabilities		**7.908.776**	**7.796.603**
EQUITY			
Equity attributable to owners of parent		21.283.389	21.680.536
Issued capital	16	1.395.000	1.395.000
Inflation Adjustments on Capital	16	7.151.518	7.151.518
Share Premium (Discount)	16	2.320.959	2.320.959
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-3.147	-3.130
Gains (Losses) on Revaluation and Remeasurement		-3.147	-3.130
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-3.147	-3.130
Restricted Reserves Appropriated From Profits		395.140	352.252
Other Restricted Profit Reserves	16	395.140	352.252
Prior Years' Profits or Losses	16	10.421.049	9.463.158
Current Period Net Profit Or Loss		-397.130	1.000.779
Total equity		**21.283.389**	**21.680.536**
Total Liabilities and Equity		**29.192.165**	**29.477.139**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024	Current Period 3 Months 01.04.2025 - 30.06.2025	Previous Period 3 Months 01.04.2024 - 30.06.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	3	142.522	3.116.596	77.926	26.064
Cost of sales	3	-18.406	-3.168.842	-10.107	-327.028
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		124.116	-52.246	67.819	-300.964
GROSS PROFIT (LOSS)		124.116	-52.246	67.819	-300.964
General Administrative Expenses	17	-101.297	-128.836	-51.052	-43.164
Marketing Expenses	17	-9.141	-106.783	-4.469	-2.731
Other Income from Operating Activities	19	16.773	27.257	5.974	599
Other Expenses from Operating Activities	19	-151.184	-156.346	-33.117	-47.133
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-120.733	-416.954	-14.845	-393.393
Investment Activity Income	20	136.250	1.787.184	89.052	1.285.965
Investment Activity Expenses	20	-54.461	-366.673	-41.140	-226.727
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	121.557	119.603	49.277	24.600
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		82.613	1.123.160	82.344	690.445
Finance income	21	145.015	107.901	40.540	65.358
Finance costs	21	-37.148	-114.970	-19.285	-38.154
Gains (losses) on net monetary position		418.264	-883.017	152.976	-879.931
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		608.744	233.074	256.575	-162.282
Tax (Expense) Income, Continuing Operations		-1.005.874	0	-360.228	
Current Period Tax (Expense) Income	18	-28.560	0	-2.075	
Deferred Tax (Expense) Income	18	-977.314	0	-358.153	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-397.130	233.074	-103.653	-162.282
PROFIT (LOSS)		-397.130	233.074	-103.653	-162.282
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-397.130	233.074	-103.653	-162.282
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-17	-961	-49	-678
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-373	-961	-264	-678
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		356		215	
Taxes Relating to Remeasurements of Defined Benefit Plans	18	356		215	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**-17**	**-961**	**-49**	**-678**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-397.147**	**232.113**	**-103.702**	**-162.960**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-397.147	232.113	-103.702	-162.960

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-131.109**	**82.944**
Profit (Loss)		-397.130	233.074
Profit (Loss) from Continuing Operations		-397.130	233.074
Adjustments to Reconcile Profit (Loss)		**320.504**	**-1.513.726**
Adjustments for depreciation and amortisation expense	15	19.229	19.159
Adjustments for provisions		3.241	2.290
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	4.265	5.399
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	19	-1.024	-3.109
Adjustments for Interest (Income) Expenses		-58.556	82.126
Adjustments for Interest Income	21	-142.539	-87.941
Adjustments for interest expense	21	36.534	131.642
Deferred Financial Expense from Credit Purchases	19	47.449	53.930
Unearned Financial Income from Credit Sales	19	0	-15.505
Adjustments for fair value losses (gains)		0	-749.174
Adjustments for Fair Value Losses (Gains) of Investment Property	12	0	-874.549
Other Adjustments for Fair Value Losses (Gains)		0	125.375
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-121.557	-119.603
Adjustments for undistributed profits of associates	11	-121.557	-119.603
Adjustments for Tax (Income) Expenses	18	1.005.874	0
Adjustments for losses (gains) on disposal of non-current assets		-96	
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	20	-96	
Adjustments Related to Gain and Losses on Net Monetary Position		-445.937	-62.619
Other adjustments to reconcile profit (loss)		-81.694	-685.905
Changes in Working Capital		**-53.872**	**1.364.296**
Decrease (Increase) in Financial Investments		796.684	2.525.680
Adjustments for decrease (increase) in trade accounts receivable		235.701	978.758
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-6.612	-14.059
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		242.313	992.817
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-13.456	11.375
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-13.456	11.375
Adjustments for decrease (increase) in inventories		-597.641	1.079.097
Decrease (Increase) in Prepaid Expenses		-107.010	-714.206
Adjustments for increase (decrease) in trade accounts payable		-505.090	-519.623
Increase (Decrease) in Trade Accounts Payables to Related Parties		-392.290	-307.136
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-112.800	-212.487
Increase (Decrease) in Employee Benefit Liabilities		-2.390	3.826
Adjustments for increase (decrease) in other operating payables		-7.835	-7.605
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-7.835	-7.605
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		118.060	-1.783.898
Other Adjustments for Other Increase (Decrease) in Working Capital		29.105	-209.108
Decrease (Increase) in Other Assets Related with Operations		29.105	-209.108
Cash Flows from (used in) Operations		**-130.498**	**83.644**
Payments Related with Provisions for Employee Benefits	15	-611	-700
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**45.443**	**-31.296**
Proceeds from sales of property, plant, equipment and intangible assets		9.050	7.160

Proceeds from sales of property, plant and equipment		9.050	7.160
Purchase of Property, Plant, Equipment and Intangible Assets		-23.607	-38.456
Purchase of property, plant and equipment	13	-23.563	-38.402
Purchase of intangible assets	13	-44	-54
Dividends received	11	60.000	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**16.953**	**-107.960**
Repayments of borrowings		-80.225	-108.241
Loan Repayments	10	-80.225	-108.241
Interest paid	10	-45.361	-87.660
Interest Received		142.539	87.941
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-68.713	-56.312
Effect of exchange rate changes on cash and cash equivalents		-12.699	-79.518
Net increase (decrease) in cash and cash equivalents		-81.412	-135.830
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**88.706**	**161.006**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**7.294**	**25.176**

Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

		Footnote Reference	Equity											
			Equity attributable to owners of parent [member]										Non-controlling interests [member]	
			Issued Capital	Inflation Adjustments on Capital	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Restricted Reserves Appropriated From Profits [member]	Retained Earnings				
						Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
						Gains (Losses) on Remeasurements of Defined Benefit Plans								
Previous Period 01.01.2024 - 30.06.2024	**Statement of changes in equity [abstract]**													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**1.395.000**	**7.151.519**	**2.320.958**	**-2.512**			**323.274**	**7.104.204**	**2.387.937**	**20.680.380**		**20.680.380**
	Adjustments Related to Accounting Policy Changes													
	Adjustments Related to Required Changes in Accounting Policies													
	Adjustments Related to Voluntary Changes in Accounting Policies													
	Adjustments Related to Errors													
	Other Restatements													
	Restated Balances													
	Transfers								28.979	2.358.958	-2.387.937			
	Total Comprehensive Income (Loss)													
	Profit (loss)										233.074	233.074		233.074
	Other Comprehensive Income (Loss)					-961						-961		-961
	Issue of equity													
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division													
	Effects of Business Combinations Under Common Control													
	Advance Dividend Payments													
	Dividends Paid													
	Decrease through Other Distributions to Owners													
	Increase (Decrease) through Treasury Share Transactions													
	Increase (Decrease) through Share-Based Payment Transactions													
	Acquisition or Disposal of a Subsidiary													
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													
	Transactions with noncontrolling shareholders													
	Increase through Other Contributions by Owners													
	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
	Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
	Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which fair Value Hedge Accounting is Applied													
	Increase (decrease) through other changes, equity													
	Equity at end of period		**1.395.000**	**7.151.519**	**2.320.958**	**-3.473**			**352.253**	**9.463.162**	**233.074**	**20.912.493**		**20.912.493**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**1.395.000**	**7.151.518**	**2.320.959**	**-3.130**			**352.252**	**9.463.158**	**1.000.779**	**21.680.536**		**21.680.536**
	Adjustments Related to Accounting Policy Changes													
	Adjustments Related to Required Changes in Accounting Policies													
	Adjustments Related to Voluntary Changes in Accounting Policies													
	Adjustments Related to Errors													
	Other Restatements													
	Restated Balances													
	Transfers								42.888	957.891	-1.000.779			
	Total Comprehensive Income (Loss)													
	Profit (loss)										-397.130	-397.130		-397.130
	Other Comprehensive Income (Loss)					-17						-17		-17
	Issue of equity													
	Capital Decrease													
	Capital Advance													
	Effect of Merger or Liquidation or Division													
	Effects of Business Combinations Under Common Control													
	Advance Dividend Payments													
	Dividends Paid													

Current Period 01.01.2025 - 30.06.2025														
	Decrease through Other Distributions to Owners													
	Increase (Decrease) through Treasury Share Transactions													
	Increase (Decrease) through Share-Based Payment Transactions													
	Acquisition or Disposal of a Subsidiary													
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													
	Transactions with noncontrolling shareholders													
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	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
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	Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied													
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which fair Value Hedge Accounting is Applied													
	Increase (decrease) through other changes, equity													
	Equity at end of period		**1.395.000**	**7.151.518**	**2.320.959**	**-3.147**			**395.140**	**10.421.049**	**-397.130**	**21.283.389**		**21.283.389**