



KAMUYU AYDINLATMA PLATFORMU

TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME A.Ş. Financial Report Unconsolidated 2025 - 3. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	29.149.637	3.329.497
Other Receivables		272.778	66.376
Other Receivables Due From Unrelated Parties	8	272.778	66.376
Prepayments		157.034	42.099
Prepayments to Unrelated Parties	17	157.034	42.099
Other current assets		1.650.790	1.441.574
Other Current Assets Due From Unrelated Parties	17	1.650.790	1.441.574
SUB-TOTAL		31.230.239	4.879.546
Total current assets		31.230.239	4.879.546
NON-CURRENT ASSETS			
Other Receivables		103.988	110.753
Other Receivables Due From Unrelated Parties	8	103.988	110.753
Investment property	9	2.624.927.699	2.624.927.699
Property, plant and equipment		47.218	22.040
Fixtures and fittings	10	47.218	22.040
Right of Use Assets	11	928.382	0
Intangible assets and goodwill		43.262	51.254
Other intangible assets	12	43.262	51.254
Prepayments		2.259	0
Prepayments to Unrelated Parties	17	2.259	0
Total non-current assets		2.626.052.808	2.625.111.746
Total assets		2.657.283.047	2.629.991.292
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		236.593	0
Current Borrowings From Unrelated Parties		236.593	0
Lease Liabilities	13	236.593	0
Trade Payables		158.056	55.284
Trade Payables to Unrelated Parties	7	158.056	55.284
Employee Benefit Obligations	16	362.056	234.861
Other Payables		1.258.412	96.850
Other Payables to Unrelated Parties	8	1.258.412	96.850
SUB-TOTAL		2.015.117	386.995
Total current liabilities		2.015.117	386.995
NON-CURRENT LIABILITIES			
Long Term Borrowings		696.038	0
Long Term Borrowings From Unrelated Parties		696.038	0
Lease Liabilities	13	696.038	0
Non-current provisions		849.190	727.687
Non-current provisions for employee benefits	16	849.190	727.687
Deferred Tax Liabilities	26	625.716.842	621.736.829
Total non-current liabilities		627.262.070	622.464.516
Total liabilities		629.277.187	622.851.511
EQUITY			
Equity attributable to owners of parent		2.028.005.860	2.007.139.781
Issued capital	18	128.172.525	7.120.696
Inflation Adjustments on Capital	18	0	100.669.941
Capital Advance	18	0	6.271.479
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-654.720	-637.625
Gains (Losses) on Revaluation and Remeasurement		-654.720	-637.625
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-654.720	-637.625
Restricted Reserves Appropriated From Profits		0	7.276.059
Legal Reserves	18	0	7.276.059
Prior Years' Profits or Losses	18	1.827.878.992	1.808.867.482
Current Period Net Profit Or Loss	18	72.609.063	77.571.749

Total equity		2.028.005.860	2.007.139.781
Total Liabilities and Equity		2.657.283.047	2.629.991.292

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	20,21	-16.156.623	-14.034.926	-6.186.693	-4.246.352
Other Income from Operating Activities	22	1.133.909	268.068	881.623	86.958
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-15.022.714	-13.766.858	-5.305.070	-4.159.394
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-15.022.714	-13.766.858	-5.305.070	-4.159.394
Finance income	24	2.207.664	1.761.744	872.722	153.352
Finance costs	24	-450.382	-96.564	-142.683	-38.957
Gains (losses) on net monetary position		215.911.098	152.153.616	127.733.613	38.025.528
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		202.645.666	140.051.938	123.158.582	33.980.529
Tax (Expense) Income, Continuing Operations		-130.036.603	-161.569.114	-38.287.633	-45.748.475
Deferred Tax (Expense) Income	26	-130.036.603	-161.569.114	-38.287.633	-45.748.475
PROFIT (LOSS) FROM CONTINUING OPERATIONS		72.609.063	-21.517.176	84.870.949	-11.767.946
PROFIT (LOSS)		72.609.063	-21.517.176	84.870.949	-11.767.946
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		72.609.063	-21.517.176	84.870.949	-11.767.946
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç (Zarar)</i>	27	0,00837000	-0,00252000	0,00952000	-0,00138000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-17.095	-37.613	28.806	-19.793
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-22.794	-50.151	38.407	-26.390
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		5.699	12.538	-9.601	6.597
Taxes Relating to Remeasurements of Defined Benefit Plans	16	5.699	12.538	-9.601	6.597
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-17.095	-37.613	28.806	-19.793
TOTAL COMPREHENSIVE INCOME (LOSS)		72.591.968	-21.554.789	84.899.755	-11.787.739
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		72.591.968	-21.554.789	84.899.755	-11.787.739

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		72.609.063	-21.517.176
Profit (Loss) from Continuing Operations		72.609.063	-21.517.176
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	284.809	390.388
Adjustments for provisions		263.335	183.287
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	263.335	183.287
Adjustments for Interest (Income) Expenses		-1.740.098	-607.122
Adjustments for Interest Income	24	-2.190.480	-676.131
Adjustments for interest expense	24	450.382	69.009
Adjustments for unrealised foreign exchange losses (gains)	24	-17.184	-1.058.330
Adjustments for Tax (Income) Expenses	26	130.030.904	161.556.577
Adjustments Related to Gain and Losses on Net Monetary Position		-213.704.543	-151.271.268
Changes in Working Capital			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-218.363	1.230.504
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-218.363	1.230.504
Decrease (Increase) in Prepaid Expenses	17	-125.729	-34.010
Adjustments for increase (decrease) in trade accounts payable		113.979	-17.675
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	113.979	-17.675
Increase (Decrease) in Employee Benefit Liabilities	16	174.811	47.817
Adjustments for increase (decrease) in other operating payables		1.181.197	1.326.059
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	1.181.197	1.326.059
Other Adjustments for Other Increase (Decrease) in Working Capital		-501.481	-498.949
Decrease (Increase) in Other Assets Related with Operations	17,26	-501.481	-498.949
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-1.230.376	-251.025
Interest received		1.974.641	839.868
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from Issuing Shares or Other Equity Instruments		36.452.696	0
Proceeds from issuing shares	18	36.452.696	0
Proceeds from borrowings		1.022.250	0
Proceeds from Other Financial Borrowings		1.022.250	0
Repayments of borrowings		-89.618	-123.126
Cash Outflows from Other Financial Liabilities	13	-89.618	-123.126
Interest paid	24	-450.382	-69.009
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		26.029.911	-9.873.190
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	3.204.791	17.240.401
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS			
		-425.610	-4.671.122
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		28.809.092	2.696.089

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity											
	Equity attributable to owners of parent [member]										Non-controlling interests [member]	
	Issued Capital	Inflation Adjustments on Capital	Capital Advance	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Restricted Reserves Appropriated From Profits [member]	Retained Earnings			
				Gains/Losses on Revaluation and Remeasurement (member)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss		
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	18	7.120.696	100.669.941		-607.325			7.276.059	1.533.265.136	275.602.346	1.923.326.853	1.923.326.853
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									275.602.346	-275.602.346	0	0
Total Comprehensive Income (Loss)					-37.613				-21.517.176	-21.554.789		-21.554.789
Profit (loss)										-21.517.176	-21.554.789	-21.554.789
Other Comprehensive Income (Loss)	16				-37.613						-37.613	-37.613
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	18	7.120.696	100.669.941		-444.938			7.276.059	1.808.867.482	-21.517.176	1.901.772.064	1.901.772.064
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	18	7.120.696	100.669.941	6.271.479	-637.625			7.276.059	1.808.867.482	77.571.749	2.007.139.781	2.007.139.781
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		78.327.654	-100.669.941					-7.276.059	19.011.510	-77.571.749	-88.178.585	-88.178.585
Total Comprehensive Income (Loss)					-17.095					72.609.063	72.591.968	72.591.968
Profit (loss)										72.609.063	72.609.063	72.609.063
Other Comprehensive Income (Loss)	16				-17.095						-17.095	-17.095
Issue of equity		42.724.175		-6.271.479							36.452.696	36.452.696
Capital Decrease												
Capital Advance												
Effect of Merger or Liquidation or Division												
Effects of Business Combinations Under Common Control												
Advance Dividend Payments												
Dividends Paid												

Previous Period
01.01.2024 - 30.09.2024

