



## KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

## Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	14.005	95.530
Financial Investments		230.958	1.053.229
Financial Assets at Fair Value Through Profit or Loss		230.958	1.053.229
Other Financial Assets Measured at Fair Value Through Profit or Loss	5	230.958	1.053.229
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		514.905	932.353
Trade Receivables Due From Related Parties	23	29.508	17.619
Trade Receivables Due From Unrelated Parties	6	485.397	914.734
Receivables From Financial Sector Operations		0	0
Other Receivables		6.864	7.081
Other Receivables Due From Unrelated Parties	8	6.864	7.081
Contract Assets		0	0
Derivative Financial Assets		0	0
Inventories	7	12.553.943	11.385.605
Prepayments		985.848	887.597
Prepayments to Unrelated Parties	9	985.848	887.597
Current Tax Assets		18.392	9.307
Other current assets		114.796	150.954
Other Current Assets Due From Unrelated Parties	8	114.796	150.954
<b>SUB-TOTAL</b>		<b>14.439.711</b>	<b>14.521.656</b>
<b>Total current assets</b>		<b>14.439.711</b>	<b>14.521.656</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments		0	0
Financial Assets at Fair Value Through Profit or Loss		0	0
Financial Assets at Fair Value Through Other Comprehensive Income		0	0
Trade Receivables		0	0
Receivables From Financial Sector Operations		0	0
Other Receivables		0	0
Contract Assets		0	0
Derivative Financial Assets		0	0
Investments accounted for using equity method	11	1.998.962	1.873.385
Investment property	12	14.347.033	14.346.018
Property, plant and equipment		190.105	185.133
Machinery And Equipments	13	1.330	1.680
Vehicles	13	181.942	176.121
Fixtures and fittings	13	6.833	7.332
Intangible assets and goodwill		234	192
Other intangible assets	13	234	192
Prepayments		0	0
Other Non-current Assets		802.829	762.833
Other Non-Current Assets Due From Unrelated Parties	8	802.829	762.833
<b>Total non-current assets</b>		<b>17.339.163</b>	<b>17.167.561</b>
<b>Total assets</b>		<b>31.778.874</b>	<b>31.689.217</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		0	0
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		0	0
Current Portion of Non-current Borrowings		99.210	242.865
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		99.210	242.865
Bank Loans	10	99.210	242.865
Other Financial Liabilities		0	0
Trade Payables		1.515.319	1.382.004

Trade Payables to Related Parties	23	456.446	431.378
Trade Payables to Unrelated Parties	6	1.058.873	950.626
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	15	17.268	19.015
Other Payables		18.061	23.808
Other Payables to Unrelated Parties		18.061	23.808
Contract Liabilities		0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities		3.386.196	3.298.760
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	3.386.196	3.298.760
Current tax liabilities, current	18	43.392	
Current provisions		8.128	7.388
Current provisions for employee benefits	14	8.128	7.388
Other Current Liabilities		0	0
<b>SUB-TOTAL</b>		<b>5.087.574</b>	<b>4.973.840</b>
<b>Total current liabilities</b>		<b>5.087.574</b>	<b>4.973.840</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		0	235
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		0	235
Bank Loans	10		235
Other Financial Liabilities		0	0
Trade Payables		95.076	215.251
Trade Payables To Unrelated Parties	6	95.076	215.251
Payables on Financial Sector Operations		0	0
Other Payables		0	0
Contract Liabilities		0	0
Derivative Financial Liabilities		0	0
Deferred Income Other Than Contract Liabilities		0	0
Non-current provisions		33.631	33.101
Non-current provisions for employee benefits	14	14.133	8.645
Other non-current provisions	14	19.498	24.456
Deferred Tax Liabilities	18	3.986.655	3.159.263
Other non-current liabilities		0	0
<b>Total non-current liabilities</b>		<b>4.115.362</b>	<b>3.407.850</b>
<b>Total liabilities</b>		<b>9.202.936</b>	<b>8.381.690</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		22.575.938	23.307.527
Issued capital	16	1.395.000	1.395.000
Inflation Adjustments on Capital	16	7.792.881	7.792.881
Share Premium (Discount)	16	2.495.132	2.495.132
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-3.706	-3.365
Gains (Losses) on Revaluation and Remeasurement		-3.706	-3.365
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-3.706	-3.365
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Gains (Losses) on Hedge		0	0
Gains (Losses) on Revaluation and Reclassification		0	0
Restricted Reserves Appropriated From Profits		424.792	378.686
Other Restricted Profit Reserves	16	424.792	378.686
Prior Years' Profits or Losses	16	11.203.087	10.173.310
Current Period Net Profit Or Loss		-731.248	1.075.883
<b>Total equity</b>		<b>22.575.938</b>	<b>23.307.527</b>
<b>Total Liabilities and Equity</b>		<b>31.778.874</b>	<b>31.689.217</b>

## 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 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	3	254.444	3.651.923	101.227	301.446
Cost of sales	3	-36.704	-3.749.968	-16.917	-343.324
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>217.740</b>	<b>-98.045</b>	<b>84.310</b>	<b>-41.878</b>
<b>GROSS PROFIT (LOSS)</b>		<b>217.740</b>	<b>-98.045</b>	<b>84.310</b>	<b>-41.878</b>
General Administrative Expenses	17	-166.205	-180.677	-57.306	-42.173
Marketing Expenses	17	-24.937	-115.872	-15.110	-1.076
Other Income from Operating Activities	19	33.065	29.935	15.033	633
Other Expenses from Operating Activities	19	-248.605	-198.851	-86.076	-30.772
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>-188.942</b>	<b>-563.510</b>	<b>-59.149</b>	<b>-115.266</b>
Investment Activity Income	20	235.781	1.937.558	89.306	16.257
Investment Activity Expenses	20	-158.777	-394.190	-100.229	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	185.544	224.047	54.865	95.469
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>73.606</b>	<b>1.203.905</b>	<b>-15.207</b>	<b>-3.540</b>
Finance income	21	172.558	220.168	16.661	104.170
Finance costs	21	-54.284	-154.456	-14.348	-30.858
Gains (losses) on net monetary position		588.642	-1.141.399	138.990	-192.117
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>780.522</b>	<b>128.218</b>	<b>126.096</b>	<b>-122.345</b>
Tax (Expense) Income, Continuing Operations		-1.511.770	0	-430.412	0
Current Period Tax (Expense) Income	18	-43.392	0	-12.689	0
Deferred Tax (Expense) Income	18	-1.468.378	0	-417.723	0
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-731.248</b>	<b>128.218</b>	<b>-304.316</b>	<b>-122.345</b>
<b>PROFIT (LOSS)</b>		<b>-731.248</b>	<b>128.218</b>	<b>-304.316</b>	<b>-122.345</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-731.248	128.218	-304.316	-122.345
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-341	-829	-323	204
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-816	-829	-415	204
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		475	0	92	0
Taxes Relating to Remeasurements of Defined Benefit Plans	18	475	0	92	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-341</b>	<b>-829</b>	<b>-323</b>	<b>204</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-731.589</b>	<b>127.389</b>	<b>-304.639</b>	<b>-122.141</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-731.589	127.389	-304.639	-122.141

## Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		-731.248	128.218
Profit (Loss) from Continuing Operations		-731.248	128.218
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	13	26.350	30.463
Adjustments for provisions		8.311	6.330
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	8.311	6.330
Adjustments for Interest (Income) Expenses		-34.184	33.665
Adjustments for Interest Income	21	-169.651	-197.724
Adjustments for interest expense	21	51.457	165.986
Deferred Financial Expense from Credit Purchases	19	84.010	82.073
Unearned Financial Income from Credit Sales	19	0	-16.670
Adjustments for fair value losses (gains)		0	-821.651
Adjustments for Fair Value Losses (Gains) of Investment Property	12	0	-940.176
Other Adjustments for Fair Value Losses (Gains)		0	118.525
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-185.544	-224.047
Adjustments for undistributed profits of associates	11	-185.544	-224.047
Adjustments for Tax (Income) Expenses	18	1.511.770	
Adjustments for losses (gains) on disposal of non-current assets		-2.083	
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	20	-2.083	
Adjustments Related to Gain and Losses on Net Monetary Position		-683.145	-110.030
Other adjustments to reconcile profit (loss)		-74.921	-721.716
<b>Changes in Working Capital</b>			
Decrease (Increase) in Financial Investments		897.192	2.687.688
Adjustments for decrease (increase) in trade accounts receivable		417.448	1.014.288
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-11.889	-23.886
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		429.337	1.038.174
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-8.872	8.037
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-8.872	8.037
Adjustments for decrease (increase) in inventories		-1.168.338	722.280
Decrease (Increase) in Prepaid Expenses		-98.251	-428.004
Adjustments for increase (decrease) in trade accounts payable		-85.379	-721.163
Increase (Decrease) in Trade Accounts Payables to Related Parties		25.068	-284.192
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-110.447	-436.971
Increase (Decrease) in Employee Benefit Liabilities		-1.747	10.005
Adjustments for increase (decrease) in other operating payables		-5.747	-12.173
Increase (Decrease) in Other Operating Payables to Related Parties			433
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-5.747	-12.606
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		87.436	-1.355.170
Other Adjustments for Other Increase (Decrease) in Working Capital		-3.838	-285.937
Decrease (Increase) in Other Assets Related with Operations		-3.838	-285.937
<b>Cash Flows from (used in) Operations</b>			
Payments Related with Provisions for Employee Benefits	15	-941	-720
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Proceeds from sales of property, plant, equipment and intangible assets		22.735	7.916

Proceeds from sales of property, plant and equipment			22.735	7.916
Purchase of Property, Plant, Equipment and Intangible Assets			-53.031	-74.835
Purchase of property, plant and equipment	13		-52.919	-74.778
Purchase of intangible assets	13		-112	-57
Interest paid	11		60.000	43.987
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			<b>43.866</b>	<b>4.121</b>
Repayments of borrowings			-80.360	-106.930
Loan Repayments	10		-80.360	-106.930
Interest paid	10		-45.425	-86.673
Interest Received			169.651	197.724
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			-62.161	-58.448
Effect of exchange rate changes on cash and cash equivalents			-19.368	-97.581
Net increase (decrease) in cash and cash equivalents			-81.529	-156.029
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			<b>95.362</b>	<b>173.089</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			<b>13.833</b>	<b>17.060</b>

# 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											
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	1.395.000	7.792.881	2.495.133	-2.701			347.533	7.637.330	2.567.136	22.232.312	22.232.312
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							31.153	2.535.983	-2.567.136		
Total Comprehensive Income (Loss)											
Profit (loss)									128.218	128.218	128.218
Other Comprehensive Income (Loss)				-829						-829	-829
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											
<b>Equity at end of period</b>	1.395.000	7.792.881	2.495.133	-3.530			378.686	10.173.313	1.075.883	22.359.701	22.359.701
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	1.395.000	7.792.881	2.495.132	-3.365			378.686	10.173.310	1.075.883	23.307.527	23.307.527
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							46.106	1.029.777	-1.075.883		
Total Comprehensive Income (Loss)											
Profit (loss)									-731.248	-731.248	-731.248
Other Comprehensive Income (Loss)				-341						-341	-341
Issue of equity											
Capital Decrease											
Capital Advance											
Effect of Merger or Liquidation or Division											
Effects of Business Combinations Under Common Control											
Advance Dividend Payments											
Dividends Paid											

Previous Period  
01.01.2024 - 30.09.2024

