

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

General Information About Financial Statements

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. 30.09.2025 NON-CONSOLIDATED 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	4	337.161.560	12.589.081
Financial Investments		508.325.573	4.094.010
Financial Assets Available-for-sale	11	508.325.573	4.094.010
Trade Receivables		914.479.119	588.326.607
Trade Receivables Due From Related Parties	6-18	0	207.389.106
Trade Receivables Due From Unrelated Parties	6	914.479.119	380.937.501
Other Receivables		276.261	109.528
Other Receivables Due From Unrelated Parties	7	276.261	109.528
Inventories	8	525.834.361	487.436.875
Prepayments		24.498.988	791.887.278
Prepayments to Related Parties	9-18	0	512.864.178
Prepayments to Unrelated Parties	9	24.498.988	279.023.100
Current Tax Assets		4.552.029	261.349
Other current assets	10	2.337.831	21.324.287
SUB-TOTAL		2.317.465.722	1.906.029.015
Total current assets		2.317.465.722	1.906.029.015
NON-CURRENT ASSETS			
Financial Investments		4.254.679.225	4.620.524.994
Financial Assets Available-for-Sale	11	4.254.679.225	4.620.524.994
Other Receivables		3.205.619.241	2.346.317.890
Other Receivables Due From Related Parties	7-18	3.205.619.241	2.346.317.226
Other Receivables Due From Unrelated Parties	7	0	664
Investment property	12	204.185.525	202.926.306
Property, plant and equipment		0	65.439.062
Fixtures and fittings	13	0	65.439.062
Prepayments		0	0
Total non-current assets		7.664.483.991	7.235.208.252
Total assets		9.981.949.713	9.141.237.267
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		81.063.468	840.245.398
Current Borrowings From Related Parties		81.063.468	840.245.398
Issued Debt Instruments	5	81.063.468	840.245.398
Current Portion of Non-current Borrowings	5	0	142.898.286
Current Portion of Non-current Borrowings from Related Parties		0	108.286.059
Lease Liabilities	5	0	108.286.059
Current Portion of Non-current Borrowings from Unrelated Parties			34.612.227
Lease Liabilities			34.612.227
Trade Payables		22.590.237	30.289.956
Trade Payables to Related Parties	6-18	0	4.594.314
Trade Payables to Unrelated Parties	6	22.590.237	25.695.642
Payables on Financial Sector Operations		0	0
Other Payables		0	0
Contract Liabilities		0	331.584.162
Other Contact Liabilities	9	0	331.584.162
Deferred Income Other Than Contract Liabilities		67.634.891	0
Deferred Income Other Than Contract Liabilities From Related Parties		67.634.891	
Current provisions		989.014	10.071.615
Current provisions for employee benefits		899.262	1.856.128
Other current provisions	10	89.752	8.215.487
Other Current Liabilities		1.442.052	286.484.814
Other Current Liabilities to Related Parties	7-18	1.163.989	285.103.180
Other Current Liabilities to Unrelated Parties	7	278.063	1.381.634
SUB-TOTAL		173.719.662	1.641.574.231
Total current liabilities		173.719.662	1.641.574.231

NON-CURRENT LIABILITIES			
Long Term Borrowings		0	27.438.957
Long Term Borrowings From Related Parties		0	27.438.957
Issued Debt Instruments	5	0	27.438.957
Trade Payables	7	977.167.867	1.163.129.601
Trade Payables To Related Parties		977.167.867	1.163.129.601
Employee Benefit Obligations		478.406	1.123.762
Non-current provisions			0
Deferred Tax Liabilities	17	76.007.396	4.180.323
Total non-current liabilities		1.053.653.669	1.195.872.643
Total liabilities		1.227.373.331	2.837.446.874
EQUITY			
Equity attributable to owners of parent		8.754.576.382	6.303.790.393
Issued capital	15	5.000.000.000	2.500.000.000
Inflation Adjustments on Capital	15	2.571.974.057	2.571.974.057
Share Premium (Discount)		31.187.571	28.526
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-316.611	-1.000.056
Gains (Losses) on Revaluation and Remeasurement		-316.611	-1.000.056
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		335.410.145	335.410.145
Legal Reserves		335.410.145	335.410.145
Prior Years' Profits or Losses		897.377.721	1.597.085.182
Current Period Net Profit Or Loss		-81.056.501	-699.707.461
Total equity		8.754.576.382	6.303.790.393
Total Liabilities and Equity		9.981.949.713	9.141.237.267

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	789.619.326	21.762.271	4.462.987	19.345.696
Cost of sales	19	-717.694.136	-29.468.919	-33.545.453	-29.422.707
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		71.925.190	-7.706.648	-29.082.466	-10.077.011
GROSS PROFIT (LOSS)		71.925.190	-7.706.648	-29.082.466	-10.077.011
General Administrative Expenses	20	-111.411.802	-80.727.904	-25.889.154	-30.292.525
Other Income from Operating Activities	21	917.225.512	522.111.338	215.178.010	238.221.962
Other Expenses from Operating Activities	21	-561.673.337	-225.905.867	-54.906.508	-99.415.500
PROFIT (LOSS) FROM OPERATING ACTIVITIES		316.065.563	207.770.919	105.299.882	98.436.926
Investment Activity Income	22	308.747.524	76.721.768	306.623.445	23.769.436
Investment Activity Expenses	22	-49.981.128	-48.661.072	-46.350.598	-434.152
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		574.831.959	235.831.615	365.572.729	121.772.210
Finance income	23	94.162.755	2.990.896	88.972.256	1.362.851
Finance costs	23	-578.928.465	-257.036.253	-136.022.158	-85.747.400
Gains (losses) on net monetary position	25	-99.588.582	-405.945.634	-136.935.842	-26.727.743
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-9.522.333	-424.159.376	181.586.985	10.659.918
Tax (Expense) Income, Continuing Operations		-71.534.168	0	-98.875.184	0
Deferred Tax (Expense) Income		-71.534.168		-98.875.184	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-81.056.501	-424.159.376	82.711.801	10.659.918
PROFIT (LOSS)		-81.056.501	-424.159.376	82.711.801	10.659.918
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-81.056.501	-424.159.376	82.711.801	10.659.918
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		683.445	-203.569	327.824	-15.361
Gains (Losses) on Remeasurements of Defined Benefit Plans		976.350	-290.813	-50.844	-21.944
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-292.905	87.244	378.668	6.583
Deferred Tax (Expense) Income	17		0		0
Taxes Relating to Remeasurements of Defined Benefit Plans		-292.905	87.244	378.668	6.583
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		683.445	-203.569	327.824	-15.361
TOTAL COMPREHENSIVE INCOME (LOSS)		-80.373.056	-424.362.945	83.039.625	10.644.557
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-80.373.056	-424.362.945	83.039.625	10.644.557

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		-1.020.493.682	207.781.035
Profit (Loss)		-81.056.501	-424.159.376
Profit (Loss) from Continuing Operations		-81.056.501	-424.159.376
Adjustments to Reconcile Profit (Loss)		-1.261.572.806	430.480.128
Adjustments for depreciation and amortisation expense	13	10.967.538	16.558.717
Adjustments for Impairment Loss (Reversal of Impairment Loss)		76.591.837	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		76.591.837	0
Adjustments for provisions		51.646	132.714
Adjustments for (Reversal of) Provisions Related with Employee Benefits		51.646	132.714
Adjustments for Interest (Income) Expenses		-9.584.959	251.424.918
Adjustments for Interest Income	23	-31.898.725	-2.990.896
Adjustments for interest expense	23	22.313.766	254.415.814
Adjustments for unrealised foreign exchange losses (gains)		-182.290.912	-294.978.662
Adjustments for fair value losses (gains)		-1.259.219	14.427.941
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-1.259.219	
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	0	14.427.941
Adjustments for Tax (Income) Expenses		71.534.168	0
Adjustments for losses (gains) on disposal of non-current assets		49.981.128	434.152
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	22	49.981.128	434.152
Other adjustments for which cash effects are investing or financing cash flow	22	-29.948.214	-42.831.819
Adjustments Related to Gain and Losses on Net Monetary Position		-1.247.615.819	485.312.167
Changes in Working Capital		322.135.625	201.914.654
Adjustments for decrease (increase) in trade accounts receivable		-141.248.672	455.504.962
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-466.359.511	-488.168.791
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories		-114.989.323	24.221.001
Decrease (Increase) in Prepaid Expenses		512.864.178	-150.324.395
Adjustments for increase (decrease) in trade accounts payable		-3.392.202	-6.941.672
Increase (Decrease) in Employee Benefit Liabilities		-956.866	892.165
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		163.802.218	172.642.931
Increase (Decrease) in Other Operating Payables to Unrelated Parties		163.802.218	172.642.931
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		0	201.416.739
Other Adjustments for Other Increase (Decrease) in Working Capital		372.415.803	-7.328.286
Decrease (Increase) in Other Assets Related with Operations		380.541.545	-877.722
Increase (Decrease) in Other Payables Related with Operations		-8.125.742	-6.450.564
Cash Flows from (used in) Operations		-1.020.493.682	208.235.406
Payments Related with Provisions for Employee Benefits		0	-454.371
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-15.755.942	-464.614.419
Cash Outflows from Purchase of Additional Shares of Subsidiaries		0	-527.995.555
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	11	3.718.024.763	2.510.804.541
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	11	-3.728.845.942	-2.408.687.828

Proceeds from sales of property, plant, equipment and intangible assets		6.013.465	21.742.762
Proceeds from sales of property, plant and equipment		6.013.465	21.742.762
Purchase of Property, Plant, Equipment and Intangible Assets		-1.523.070	-40.041.718
Purchase of property, plant and equipment	13	-1.523.070	-40.041.718
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
Other inflows (outflows) of cash		-9.425.158	-20.436.621
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.361.334.165	279.567.814
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Payments to Acquire Entity's Shares or Other Equity Instruments		2.531.159.045	-52.069.390
Payments to Acquire Entity's Other Equity Instruments		2.531.159.045	-52.069.390
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		2.104.080.872	1.265.306.389
Proceeds From Issue of Debt Instruments	5	2.104.080.872	1.265.306.389
Repayments of borrowings		-2.750.854.444	-719.751.853
Payments of Issued Debt Instruments	5	-2.750.854.444	-719.751.853
Interest paid		-554.916.341	-216.908.228
Interest Received		31.865.033	2.990.896
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		325.084.541	22.734.430
Effect of exchange rate changes on cash and cash equivalents		2.040.248	1.630.558
Net increase (decrease) in cash and cash equivalents		327.124.789	24.364.988
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	12.589.081	3.826.619
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-2.552.310	-3.276.800
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	337.161.560	24.914.807

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity																												Non-controlling interests [member]														
	Equity attributable to owners of parent [member]																																										
	Issued Capital	Inflation Adjustments on Capital	Rebalancing Account for Merger Capital	Additional Capital Contribution of Shareholders	Capital Advance	Treasury Shares	Capital Adjustments due to Cross-Ownership	Share premiums or discounts	Effects of Combinations of Entities or Firms Under Common Control	Put Option Revaluation Fund Related to Non-controlling Interests	Share Based Payments	Accumulated Gains/(Losses) from Investments in Equity Instruments	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					Reserve Of Gains or Losses on Hedge	Gains/(Losses) on Revaluation and Reclassification			Change in Value of Time Value of Options	Change in Value of Forward Elements of Forward Contracts	Change in Value of Foreign Currency Basis Spreads	Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss	Other Gains (Losses)	Restricted Reserves Appropriated From Profits [member]	Other equity interest [member]	Other reserves [member]	Advance Dividend Payments [Net]	Prior Years' Profits or Losses	Retained Earnings						
Statement of changes in equity [abstract]																																											
Statement of changes in equity [line items]																																											
Equity at beginning of period	892.848.272	3.556.700.257						28.525																							208.708.769	1.539.078.330	878.521.687	7.074.923.166	7.074.923.166								
Adjustments Related to Accounting Policy Changes																																	0	0	0								
Adjustments Related to Required Changes in Accounting Policies																																	0	0	0								
Adjustments Related to Voluntary Changes in Accounting Policies																																	0	0	0								
Adjustments Related to Errors																																	0	0	0								
Other Restatements																																	0	0	0								
Restated Balances																																	0	0	0								
Transfers																																126.701.375	751.620.312	878.521.687	0	0							
Total Comprehensive Income (Loss)																																	0	0	0								
Profit (loss)																																424.159.376	-424.159.376	-424.159.376	-203.571	-203.571							
Other Comprehensive Income (Loss)																																											
Issue of equity																																	0	0	0								
Capital Decrease																																	0	0	0								
Capital Advance																																	0	0	0								
Effect of Merger or Liquidation or Division																																	0	0	0								
Effects of Business Combinations Under Common Control																																	0	0	0								
Advance Dividend Payments																																	0	0	0								
Dividends Paid																																	0	0	0								
Decrease through Other Distributions to Owners																																	0	0	0								
Increase (Decrease) through Treasury Share Transactions																																-52.069.390	-52.069.390	-52.069.390	0	0							
Increase (Decrease) through Share-Based Payment Transactions																																	0	0	0								
Acquisition or Disposal of a Subsidiary																																	0	0	0								
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity																																	0	0	0								
Transactions with noncontrolling shareholders																																	0	0	0								
Increase through Other Contributions by Owners																																	0	0	0								
Amount Removed from Reserve of Cash Flow Hedges included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																																	0	0	0								
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																																	0	0	0								
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																																	0	0	0								
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																																	0	0	0								
Increase (decrease) through other changes, equity																																	0	0	0								
Equity at end of period	892																																										

